

# HONEY BROOK BOROUGH AND HONEY BROOK TOWNSHIP APPENDICES



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## Appendix A: Plan Consistency

### Comprehensive Plan Organization and Interrelationships

This section outlines how the 2015 Multi-Municipal Comprehensive Plan's individual chapters (along with the accompanying appendices) interrelate to form a collective blueprint for the future of Honey Brook Township and Honey Brook Borough, and how the document satisfies all necessary County and State planning requirements for both municipalities.

The Multi-Municipal Comprehensive Plan document is structured to be brief and to the point, focusing on recommendations/action items for each topic area (future land use, natural and cultural resources, urban area revitalization plan, transportation, etc.). The Plan also contains a brief, introductory discussion of planning issues, growth patterns, and demographics in both the Township and Borough.

All supporting existing conditions documentation and maps are contained in the separate volume of appendices.

**Chapter One** summarizes the mission and vision of the Honey Brook Township Board of Supervisors and provides a brief introduction to the planning climate and development trends in both the Township and Borough. It also provides overviews of the results of both the Community Values Survey and the Cost of Community Services Study, conducted for the Township's 2006 Plan but still relevant today, as well as the results of a Visioning Survey conducted for use in developing this Multi-Municipal Plan. (The complete data pertaining to these subjects can be found in Appendices D and E). Finally, the introductory chapter outlines the goals of the Multi-Municipal Comprehensive Plan, and discusses the two municipalities' planning rationale.

**Chapters Two, Three, and Four** recommend action items related to future land use. Chapter Two contains the Future Land Use Plan for both Township and Borough, and the recommended steps needed to put this plan in place. Chapter Three sets forth a fair share/housing plan for both municipalities, and Chapter Four contains the Borough's Urban Revitalization Plan. Backup data and information for these chapters, including an existing land use plan, is provided in Appendices B, F, G, and N.

**Chapters Five, Six, and Seven** provide recommendations for preserving the two Honey Brooks' natural and cultural resources. Chapter Five provides a plan for protecting and restoring the Township's natural resources, including headwater areas, riparian buffers, woodlands, wetlands, and wildlife. The Borough has very few areas of natural resource value. Chapter Six outlines a plan for preserving the Township's precious farmlands, while Chapter Seven provides action items for protecting both the Township's and Borough's abundant historic and scenic resources. Existing conditions document for these chapters is provided in Appendices I, J, and K.

**Chapters Eight and Nine** provide recommendations for improving park and recreation lands and facilities for both municipalities, including incorporating the implementation steps both municipalities have proposed as integral parts of the Brandywine Creek Greenway. An inventory and assessment of existing parks and recreation facilities serving both municipalities is provided in Appendix L.

**Chapter Ten** provides an extensive list of Township and Borough action items related to transportation and circulation, including specific changes needed to implement the Future Land Use Plan (Chapter Two)

and the Urban Revitalization Plan (Chapter Four). All transportation/circulation backup data and existing conditions analysis is contained in Appendix H.

**Chapters Eleven and Twelve** provide recommendations for improving the two municipalities' community facilities such as police, fire protection, public works, and township administration. Chapter Twelve, the Water and Sewer Plan, deals specifically with the future provision of public water and sewer, and the relationship these utilities will play in planning for appropriate future growth. An inventory of existing community facilities is provided in Appendix M.

Finally, **Chapter Thirteen** is an implementation strategy for all of the action items in the 2015 Multi-Municipal Comprehensive Plan. Included in this Implementation Plan is an identification of timeframe and responsibility for each recommendation.

### Consistency with Municipalities Planning Code (MPC)

This 20-year plan for both Honey Brook Township and Honey Brook Borough meets the comprehensive planning requirements of the MPC (Article III, Section 301) as follows:

- Statement of Community Objectives: Chapter One (Introduction).
- Future Land Use Plan: Chapter Two (Future Land Use Plan); Chapter 4 (Urban Revitalization Plan).
- Housing Plan: Chapter Three (Fair Share/Housing Plan).
- Transportation Plan: Chapter Ten (Transportation/Circulation Plan); Chapter 4 (Urban Revitalization Plan).
- Community Facilities and Utilities Plan: Chapter 11 (Community Facilities Plan); Chapter 4 (Urban Revitalization Plan).
- Statement of Interrelationships Among Plan Components: Appendix A (Plan Consistency).
- Statement of Plan's Relationship to Adjacent Communities: Appendix C (Summary of Neighboring Municipal Planning Documents).
- Implementation Strategies: Chapter Thirteen (Implementation Plan).
- Natural and Historic Resource Protection Plan: Chapter 5 (Natural Resources Plan) and Chapter Seven (Scenic and Historic Resources Plan).
- Water Supply Plan: Chapter Twelve (Water and Sewer Plan - in lieu of Water Supply Plan).
- Identification of Areas Where Growth and Development Will Occur: Chapter Two (Future Land Use Plan) and Appendix G (Assessment of Current Land Use Regulations; Build-out and Residential Fair Share Analyses; and Future Land Use Scenario).

### Consistency with County Planning Goals

This comprehensive plan is fully consistent with Chester County's Landscapes2 Comprehensive Plan, Linking Landscapes, and the recently adopted Public Transportation Plan. It expands on the ideas and planning framework expressed in those County planning documents (as applied to Honey Brook Township and Honey Brook Borough).

Landscapes2, the policy element of Chester County's comprehensive plan, outlines a strategy for accommodating future growth in a way that protects prime farmlands, natural resources, and historic sites. Specifically, Landscapes2 guides projected growth and development primarily to the County's

urban places for continued investment and redevelopment, while guiding other anticipated growth to suburban centers and village centers. This leaves the County's productive agricultural and other rural areas free from significant development pressure and encroaching infrastructure. The 2015 Multi-Municipal Comprehensive Plan for Honey Brook Township and Borough is consistent with these very principles. It presents a 20-year strategy for accommodating future growth largely in the borough and in a compact, non-agricultural area with public water and sewer on the Township's eastern end, while protecting surrounding farms and countryside. Specially, this Plan's Future Land Use Plan (Chapter 2), Housing Plan (Chapter 3), and Urban Revitalization Plan (Chapter 4) contain policy discussion and action items. The rest of the chapters in the comprehensive plan, including the Transportation/ Circulation Plan (Chapter 10), the Community Facilities Plan (Chapter 11), and the Water and Sewer Plan (Chapter 12) bolster this overall strategy of focusing future development, limiting the boundaries of future growth, and protecting the Township's farmlands.

Linking Landscapes is the County's comprehensive plan element for trails and greenways. Again, this multi-municipal comprehensive plan for the Township and Borough refines the County's goals and makes specific what are set forth, in Linking Landscapes, as general guidelines for connecting urban and rural centers, providing recreational opportunities, improving pedestrian and bicycle circulation within the borough, and increasing access to publicly-owned lands. It also incorporates the two municipalities' action plans for implementing the Brandywine Creek Greenway, a recommendation of Linking Landscapes. These principles are set forth in Chapter 8 (Parks and Recreation Plan) and Chapter 9 (Trails Plan).

The County's Public Transportation Plan encourages alternative modes of travel, and the two Honey Brook municipalities are fairly distant from employment centers located along Route 30 and Route 202 in central Chester County, and other employment opportunities of even greater distance. The Borough has expressed interest in providing its residents with a park and ride lot where van- and car-pooling opportunities could be better facilitated, and several portions of this Multi-Municipal Plan (Chapter 4, Urban Revitalization Plan and Chapter 10, Transportation/Circulation) address this multi-modal aspect.



## Appendix B: Demographics

### Introduction

Analysis of demographics is fundamental to the planning process. Trends in population, income, employment, and housing are major drivers of land use change and have important implications for the quality of life in Honey Brook Township and Borough. Underlying several elements of this Comprehensive Plan, demographic information provides the needed context for deliberation of proposed policies and programs, including those related to land use, housing, resource protection, and municipal service delivery.

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Demographic data was presented to the Township Planning Commission and Borough Comprehensive Plan Task Force early in the planning process. Data on current and historic population, income, employment, and housing was presented at their January 2014 meeting. Discussion of population projections and forecasts, though initiated at the January meeting carried over to their February meeting, in part to allow Task Force members to refine projections by completing a “future development potential” exercise.

This appendix summarizes demographic information discussed at Task Force meetings and later used in the preparation of various Comprehensive Plan elements. The majority of data comes from the U.S. Census Bureau’s decennial Census of Population and Housing, as well as the 2012 American Community Survey 5-year estimates. Where available, data from the Chester County Planning Commission, Twin Valley School District, and Honey Brook Township and Borough were used to supplement Census data. A complete set of data tables is included at the end of this appendix.

### Population

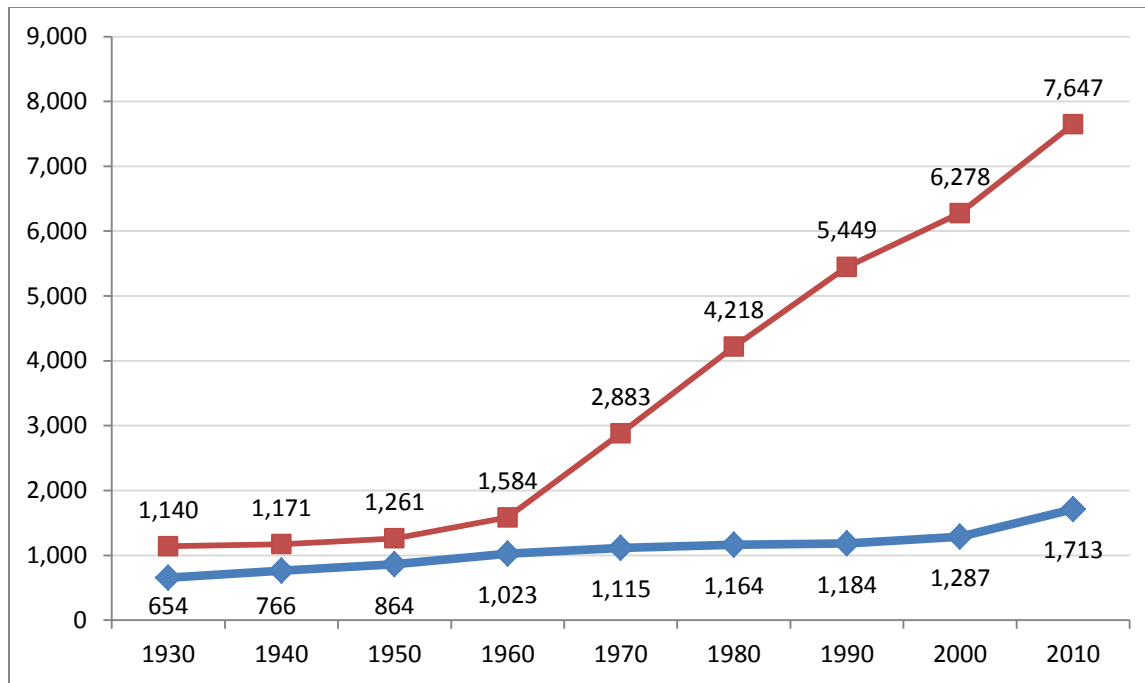
#### ***Historic Trends***

As of 2010, the population of Honey Brook Township was 7,647. Figure B-1, on the following page, depicts population growth in Honey Brook Township and Honey Brook Borough between 1930 and 2010. While growth in Honey Brook Township between 1990 and 2000 – in both absolute and percentage terms – was weaker than in the decades between 1960 and 1990, population growth since 2000 has increased again, but still below that of the decades prior to 2000.

While Honey Brook Borough’s population has remained fairly steady, and had not doubled in the seventy years between 1930 and 2000, the Borough has since seen its largest population growth rate since 1930 in the decade leading up to 2010. The some 420+ people added to the Borough between the years of 2000-2010 exceed the absolute numbers added in the fifty years prior to 2000.

#### ***Regional Change***

Between 2000 and 2010 both Honey Brook Township’s (22%) and Honey Brook Borough’s (33%) population grew at a rate that far exceeded both Chester County’s (15%) and the Commonwealth as a whole (3%), a trend similar to that seen in neighboring communities, bar those of West Brandywine and West Nantmeal that saw growth rates at levels below the County as a whole (3% and 7% respectively). In contrast, Caernarvon Township’s population almost doubled between the years of 2000 and 2010. (See Table B-3).



*Figure B-1: Population Growth in Honey Brook Borough Between 1930 and 2010*

*(Sources: Honey Brook Township Joint Comprehensive Plan of 1993; U.S. Census Bureau; 2010 Census of Population and Housing; Summary File 1A.)*

### **Population Density**

Population density in Honey Brook Township in 2010 was 301 persons per square mile, up 54 persons per square mile from 2000. Indicative of a rural settlement pattern, this density is far below the County average (657) and a majority of the Township's neighboring municipalities. Only Salisbury, Caernarvon, and West Nantmeal Townships have a lower population density.

Population density in Honey Brook Borough in 2010 was 3,426 persons per square mile, up 852 persons per square mile from 2000. As with population growth as a whole for the Borough, this marks a considerable increase compared to the five decades prior to 2000.

### **Median Age and Age Structure**

Like most communities in Chester County, median age in Honey Brook Township is increasing. Median age in 2010 was 40.8, up from 36.1 in 2000. In Honey Brook Borough median age in 2010 was 34.1, up from 33.0 on 2000. Surrounding municipalities, as well as the County and Commonwealth, exhibit the same general trend.

Population by age group and sex as a percent of total population in 2000 and 2010 for both Honey Brook Township and Honey Brook Borough are presented in Figures B-2, B-3, B-4, and B-5 on the following pages. In Honey Brook Township, age structure across the population between 2000 and 2010 has remained fairly constant, besides a slight growth in the proportion of ages between 45 and 54. In addition, the proportion of 10-14 year olds and 15-19 year olds has declined marginally. These two trends, along with marginal declines in young children under the age of 9, suggests a decline in young families moving into the Township as those graduating high school move away from home. The general

trend also appears to show an aging of the overall population, as indicated by the increase in median age of over four years.

For the Borough, the most noticeable changes between 2000 and 2010 show a considerable decrease in the population between the ages of 35 and 44 and a corresponding increase in those 10 years older. There has also been a decrease in the number of pre-teens and teens in the Borough and no sizeable increase in young adults, suggesting a flight of young adults once they graduate high school. The smaller increase in median age for the Borough, when compared to the Township, would suggest a more stable population composition than that of the Township and County as a whole.

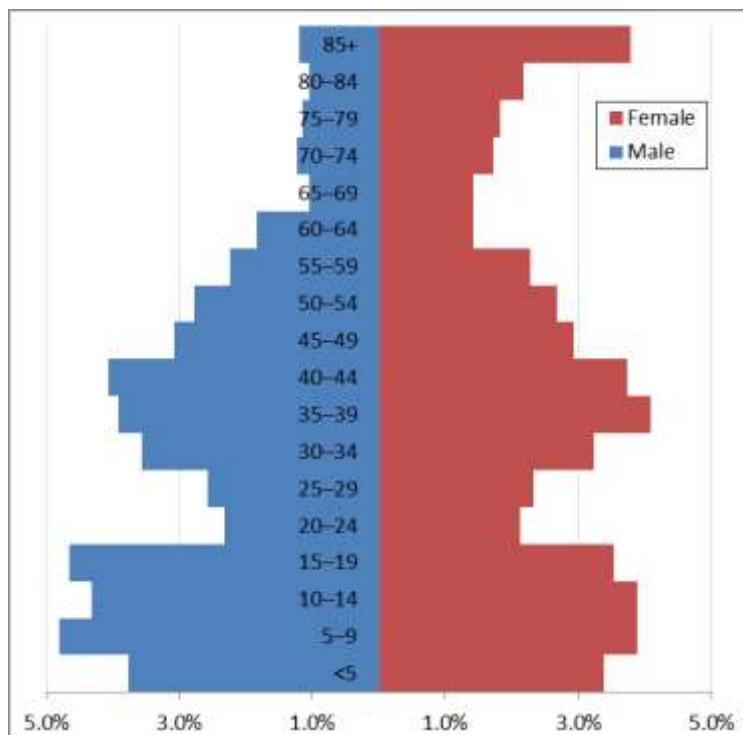


Figure B-2: Population by Age and Sex, 2000; Honey Brook Township  
(Sources: U.S. Census Bureau; 2000 Census of Population and Housing; Summary Tape File 1)

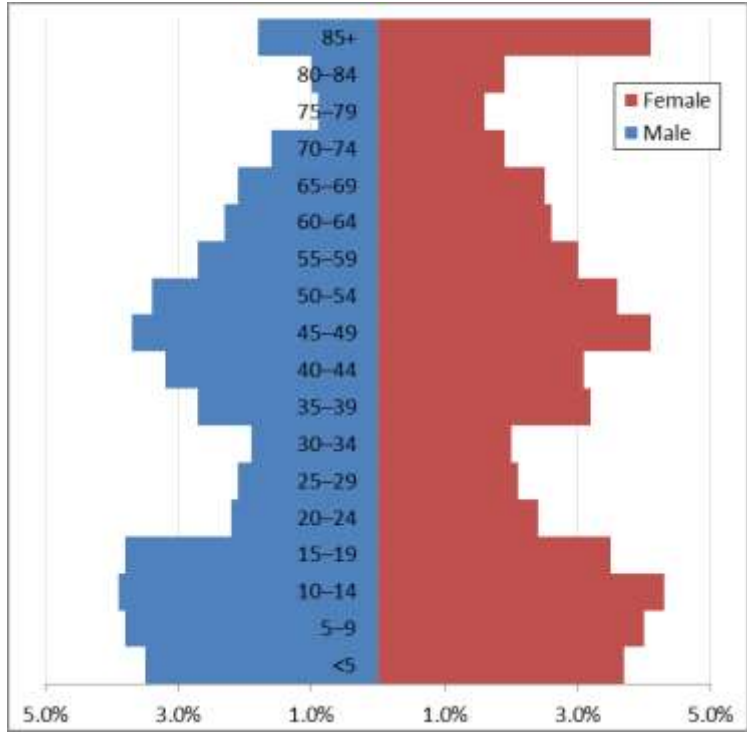


Figure B-3: Population by Age and Sex, 2010; Honey Brook Township  
(Sources: U.S. Census Bureau; 2010 Census of Population and Housing; Summary File 1A)

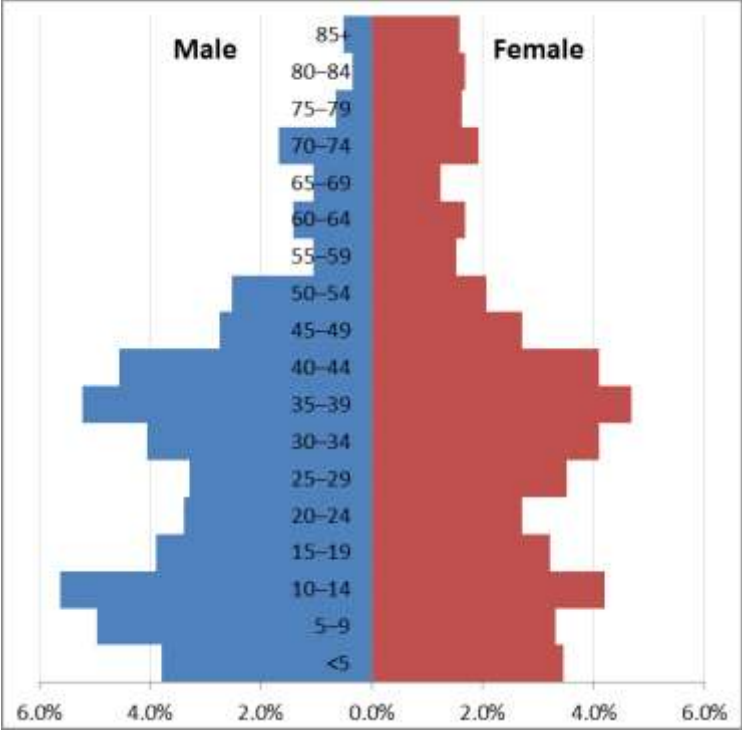
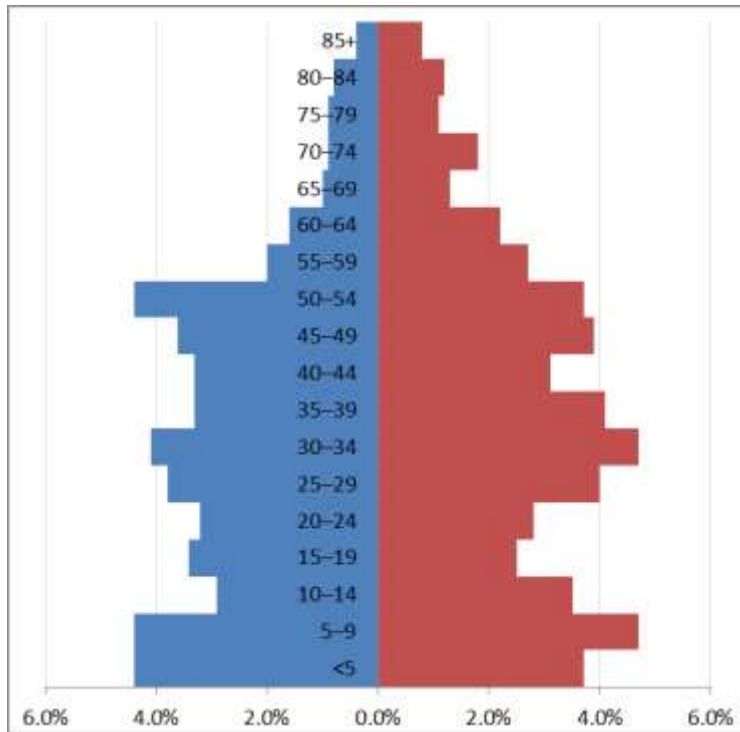


Figure B-4: Population by Age and Sex, 2000; Honey Brook Borough  
(Sources: U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 1A)



*Figure B-5: Population by Age and Sex, 2010; Honey Brook Borough*  
 (Sources: U.S. Census Bureau; 2010 Census of Population and Housing; Summary File 1A)

Age distribution in Honey Brook Township is unique *vis-à-vis* Chester County in one major respect: a much larger proportion of Honey Brook's population is aged 75 years or older. 11.3 percent Honey Brook Township's residents are 75 years or older while only 6.1 percent of Chester County's population falls within this age group. In addition, the median age of the Township rose over 4 years between 2000 and 2010, and remains just above the County's, although not as high as some surrounding communities. This finding is not surprising given the high concentration of senior housing in the Township. While the proportion of seniors (65 years old and older) did not change significantly between 2000 and 2010, this age group did increase in absolute terms.

Age distribution in the Borough is quite different to that of the Township and County. The Borough's population is much younger than the County as a whole, has a lower median age, and a larger proportion of individuals aged between 25 and 54 when compared to both the Township and the County. In addition, besides Salisbury Township in Lancaster County, the Borough has the lowest median age of the surrounding communities, by a considerable margin in many cases.

### ***Household Size***

The average number of persons per household is declining in Honey Brook Township, from 2.9 in 2000 to 2.82 in 2010 (see Table B-7). Though mimicking a national trend, average household size in Honey Brook Township has not dropped to the level it has in Chester County (2.65) or the US (2.58). The same decline in persons per household can also be seen in Honey Brook Borough where the persons per household has fallen from 2.71 in 2000 to 2.62 in 2010, more in line with the numbers seen at the County and National level.

### ***Educational Attainment and School Enrollment***

Roughly 80 percent of Township residents in 2010 had a high school diploma, while 19 percent had a bachelor's degree or higher (see Table B-8). These figures are significantly lower than County educational attainment levels, and among neighboring municipalities, only Caernarvon and Salisbury Townships in Lancaster County have lower educational attainment. Honey Brook Township's large Amish population probably accounts for this, as Amish attend school only through the eighth grade.

Within the Borough, 90 percent of residents had a high school diploma in 2010, while 20 percent has a bachelor's degree. While the Borough's high school diploma rate is more in line with the County, the number with a bachelor's degree is below the County as a whole, and only the Township, Caernarvon and Salisbury Townships in Lancaster County have lower rates of bachelor's degrees amongst its residents.

Honey Brook Township is part of the Twin Valley School District, which includes Honey Brook Borough, Elverson Borough, and West Nantmeal Township in Chester County, and New Morgan Borough, Caernarvon Township, and Robeson Township in Berks County. Enrollment in the Twin Valley School District in 2010 was 3,408 students. 924 students (27 percent) were from Honey Brook Township and a further 296 students (9 percent) were from the Borough.

## **Income and Poverty**

### ***Family and Household Income***

Median family income in Honey Brook Township in 2012 was \$85,987, up from \$57,500 in 2000. Similarly, median household income in Honey Brook Township in 2012 was \$67,348, up from \$50,609 in 2000.<sup>1</sup> Both figures are significantly lower than County-wide median incomes in 2012 and moderately lower than the median incomes of Honey Brook's eastern neighbors, besides that of West Nantmeal which has a very similar median household and family income as Honey Brook Township (see Tables B-9 and B-10).

Median family income in Honey Brook Borough is lower than that of the Township at \$76,528, up from \$56,417 in 2000. On the other side, Honey Brook Borough's median household income is actually higher than that of the Township at \$72,829, still lower than the County as a whole. In fact, Honey Brook Borough saw the highest increase in median household income for the surrounding communities, and much higher than the County as a whole, between the years of 2000 and 2012.

### ***Poverty***

Given the economic recession of 2007/8, it's no surprise that the level of poverty rates at the household level for both the Township and Borough have increased since 2000, although this is not the case in all of the surrounding communities. The poverty level for the Township increased dramatically from 5.2% in 2000 to 12.6% in 2012, a level three times as high as the County as a whole. For the Borough, the level also increased, albeit less dramatically, from 6.2% in 2000 to 8.5% in 2012, but still sits at a rate double that for the County as a whole. Both the Township and the Borough's poverty rates sit higher than surrounding communities.

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<sup>1</sup> Families are a subset of households, excluding persons or groups who are not related. Persons living alone or cohabiting (and not related) are excluded from family income measurements.

## Employment and Commuting

### Employment by Industry

The distribution of employment by industry in Honey Brook Township is presented in Figure B-6 (see also Table B-11). The largest source of employment for Township residents is professional services (22.3 percent), followed by manufacturing (19.2 percent), retail (18 percent), and education and health services (16.5 percent). The largest source of employment for Borough residents is education and health services (24.7 percent), followed by manufacturing (18.1 Percent), and professional services (17.5 percent).

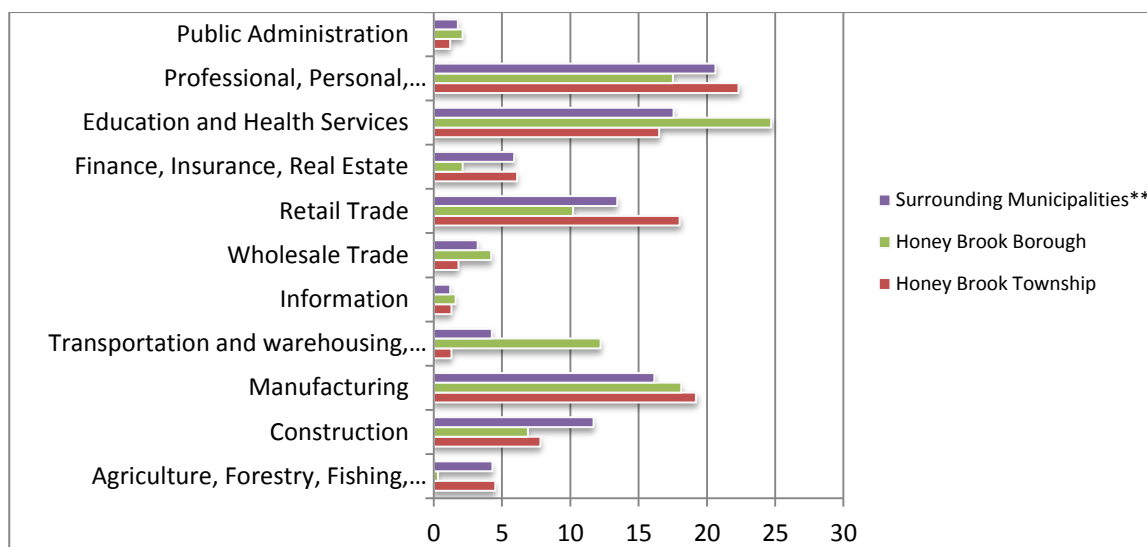


Figure B-6: Distribution of Employment by Industry

(Sources: U.S. Census Bureau; 2008-2012 American Community Survey 5-Year Estimates)

\*\*Surrounding Municipalities include West Nantmeal, West Brandywine, West Caln, Caernarvon (LC), Salisbury (LC), and Caernarvon (BC)

### Unemployment

As of 2012, the unemployment rate in Honey Brook Township was 5.1 percent, up from 2.1 percent in 2000<sup>2</sup> which is not surprising given the economic recession of 2007/8. Unemployment rates also climbed in Honey Brook Borough, but less dramatically. In 2012 the unemployment rate in the Borough was 3.0 percent, up from 2.2 percent in 2000. Rates also increased in most of the surrounding communities and for the County as a whole.

### Commuting Mode

The majority of Honey Brook Township residents drive to work (see Table B-12). 77.9 percent of residents drive to work alone, while 10 percent carpool. Few use public transportation (1 percent) and 1.2 percent walk to work. Roughly 7 percent of residents work from home. Very similar trends are apparent in Honey Brook Borough where even more people drive to work (83.3 percent) and a few less work from home (4 percent). These figures are similar to the habits of residents in the surrounding communities and county as a whole.

<sup>2</sup> The unemployment rate is calculated by dividing the total labor force by unemployed persons. It excludes people 16 years and older "not in labor force" (students, housewives, retirees, off-season seasonal workers, unpaid family labor, etc...).

### Workplace Location

Around 72 percent of Township residents work in Chester County, 26 percent work in another County in Pennsylvania, and 2 percent work outside Pennsylvania. Around 74 percent of Borough residents work in Chester County, while 25 percent work in another County in Pennsylvania, and the remaining 1 percent work outside of the State. Similar trends are seen in the surrounding communities and the County as a whole. (See Table B-13).

### Commuting Time

For Honey Brook Township and Borough, as well as Chester County, mean travel time to work remained steady between 2000 and 2012 (see Table B-14). In Honey Brook Township, mean travel time to work in 2012 was 28.9 minutes, up 1.5 minutes from 2000, while travel time in the Borough actually decreased around 45 seconds and within the County remained steady at 27.5 minutes. Figure B-5, below, displays the distribution of travel time to work in Honey Brook Township (HBT), Borough (HBB), and Chester County (CC) in 2000 versus 2012.

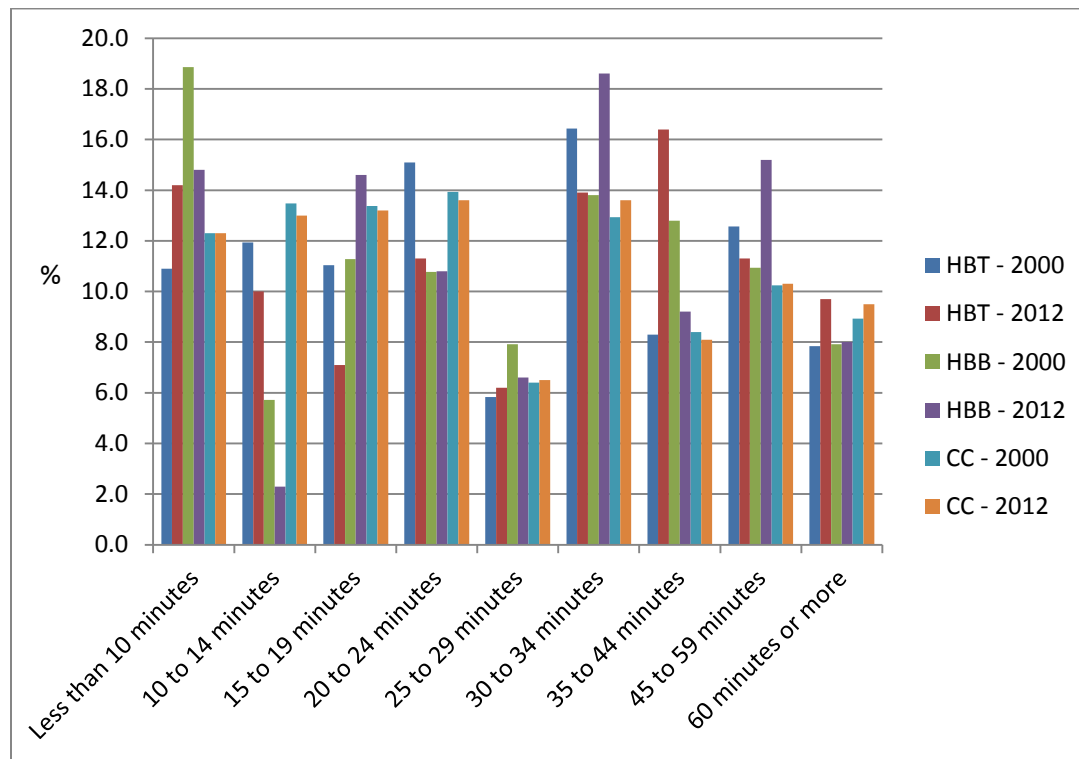


Figure B-7: Distribution of Time Travel to Work

(Sources: U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 3A; U.S. Census Bureau; 2008-2012 American Community Survey 5-Year Estimates)

## Housing

### ***Occupancy and Quantity***

There were 2,756 homes in Honey Brook Township in 2010, 29.1 percent more than there were in 2000 (see Tables B-15 and B-16). The majority of these homes are owner occupied (75.7 percent), while approximately one quarter are rented. Few homes in Honey Brook are vacant (4.9 percent), although this has increased since 2000. Of these, about two thirds are for sale or rent, with the remainder seasonal, rented or sold but not occupied, or below code. Most surrounding municipalities have a similar owner/renter breakdown, with the exception of West Brandywine and West Caln Townships, which have greater proportions of homeowners.

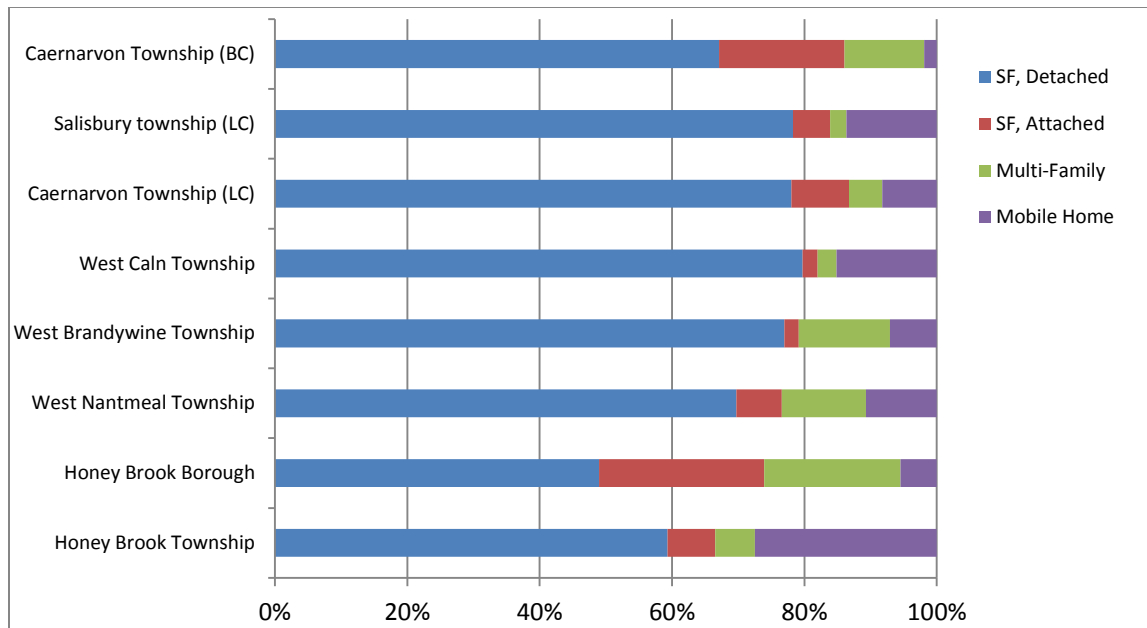
In 2010 there were 700 homes in Honey Brook Borough, 40 percent more than there were in 2000 (see Tables B-15 and B-16). The majority of these homes are owner occupied (70.1 percent), while approximately one third are rented. Of the forty-seven vacant homes in the Borough (6.7 percent), the vast majority (85 percent) are for sale or rent.

The respective growth rates of 29.1 percent and 40 percent for the Township and Borough between 2000 and 2010 is ahead of Chester County's growth rate (17.5 percent). More recent data from the Chester County Planning Commission indicates a slowing in the pace of home construction in both Honey Brook Township and Honey Brook Borough, but at a rate still higher than Chester County as a whole (see Table B-17 and B-18). Between 2010 and 2012, 111 new homes were built in the Township and 24 new homes were built in the Borough. This represents a growth rate of 4 percent in the Township and 3.4 percent in the Borough. Over the same time period, Chester County's housing stock grew by 1.9 percent.

### ***Diversity of Housing Stock***

While most of the Township's housing units are single-family detached (59.3 percent), Honey Brook is unique among neighboring municipalities and Chester County in its provision of a variety of housing types, particularly mobile homes. Remarkably, 40.7 percent of Honey Brook Township's housing stock was of non-single-family detached type in 2012, and over a quarter of the housing stock is made up of mobile homes (see Table B-19). Between 2010 and 2012, the 111 new housing units built were evenly distributed between single-family detached units and single-family attached units.

Honey Brook Borough also provides a variety of housing types, but most noticeably a greater proportion of attached single-family housing, and multi-family housing than the surrounding municipalities, not unsurprising given the Borough's history and role as a rural center. However, of the 24 new units built between 2010 and 2012 in the Borough, none were multi-family units and the majority (15) was single-family detached units.



*Figure B-8: Housing Stock Diversity, 2012*

*(Sources: U.S. Census Bureau; 2008-2012 American Community Survey 5-Year Estimate)*

### ***Age of Housing Stock***

As of 2010, more than one quarter of Honey Brook Township's housing units were built since 2000 (see Table B-20). This figure is higher when compared to the Borough (12 percent), Chester County (15 percent) and most neighboring municipalities. Of the neighboring communities, only Caernarvon has a higher proportion of newer housing units. Most notable in comparing the Township to the Borough is that 82 percent of the Townships housing units have been built since 1970, while for the Borough that figure is much lower at 45 percent.

### ***Housing Value and Rent***

In 2012, the estimated median value of owner occupied housing in Honey Brook Township (excluding homes on lots greater than 10 acres or that include business uses) was \$253,500 (see Table B-22), significantly lower than Chester County's median home value (\$329,700). Honey Brook Borough, on the other hand, has the lowest median home value amongst the region, a third lower than the County as a whole. The Township saw the lowest increase in median home value in the years between 2000 and 2012 in the region, and significantly lower than the County.

Data on the median sales price of homes is collected annually by the Chester County Planning Commission (Figure B-9). Since 1990 (the oldest data available), the median sales price of homes in Honey Brook Township gradually converged on, and as of 2003, surpassed the County median. Since then, median sales price for homes in Honey Brook Township have fluctuated, and dropped significantly during the last recession, more so than for the County as a whole. Recent years have shown a steady increase in median home sale prices as the economy begins to pick-up. Median home sale prices for Honey Brook Borough have historically been lower than those for the County (30-40 percent) and the Township (20-30 percent), and follow the same trends related to the broader economy.

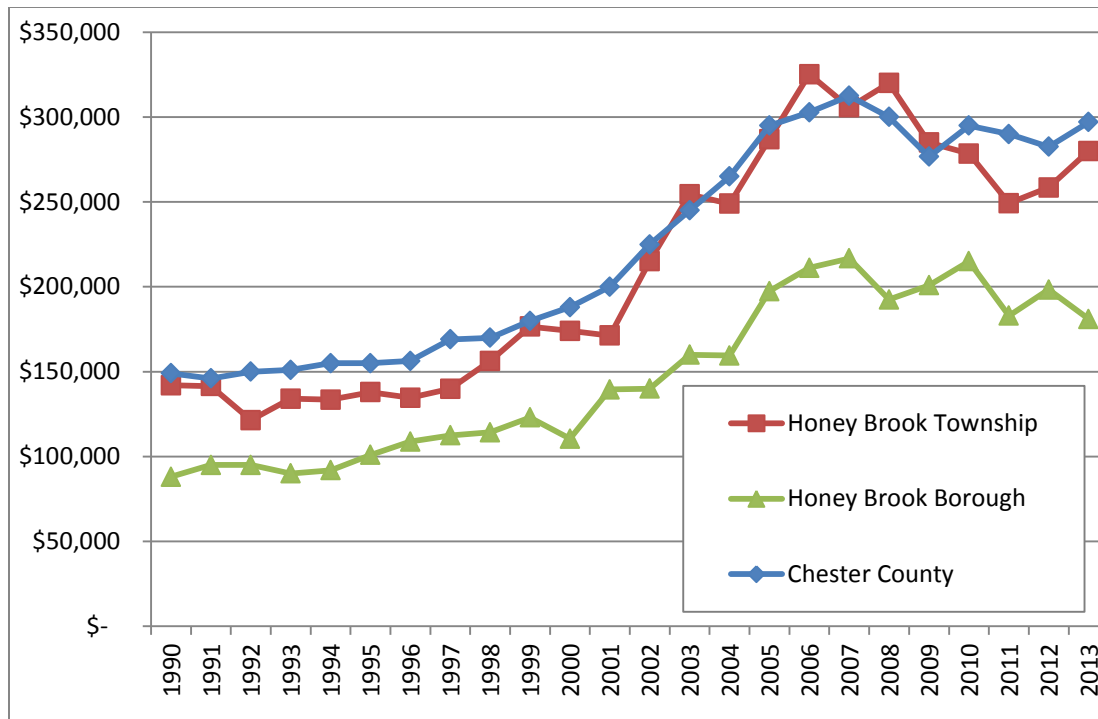


Figure B-9: Median Home Price

(Sources: Chester County Planning Commission; Housing Cost Profiles, 1990 through 2013)

Median gross rent – contract rent plus utilities – in Honey Brook Township in 2012 was \$1,270, up from \$618 in 2000 (see Table B-23). In comparison to 2000, when rent in Honey Brook Township was below that of the County as a whole, rent in 2012 in the Township now exceeds that of Chester County (\$1,142). Median gross rent in Honey Brook Borough in 2012 was \$898, up from \$610 in 2000.

### **Housing Affordability**

Housing affordability can be measured a variety of ways. Generally, expenditure of 30 percent or more of one's income on housing – for both owner-occupied and rental housing – is considered the threshold for overpayment. Data Tables B-24 through B-27 describe housing costs for homeowners and renters as a percentage of household income in Honey Brook Township, Honey Brook Borough, surrounding municipalities, and Chester County.

The percentage of homeowners in Honey Brook Township paying 30 percent or more of their incomes on housing rose from 20.7 to 36.3 percent between 2000 and 2012. A similar trend is apparent in Honey Brook Borough where the percentage of homeowners paying 30 percent or more of their incomes on housing rose from 21.6 percent in 2000 to 35.7 percent in 2012. In comparison to the year 2000, when Honey Brook appeared moderately affordable in comparison to neighboring communities and Chester County, both the Borough and Township now have a larger percentage of residents paying 30 percent or more on housing than Chester County as a whole (30.6 percent). However, this pattern of a greater number of people paying higher proportions (30+ percent) of their income on housing in 2012 than in 2000 is exhibited throughout the surrounding communities.

While the proportions of renters paying 30 percent or more on housing remains high for the township (59.6 percent), it has only seen a moderate increase from the levels seen in 2000 (58 percent). The

same cannot be said for the Borough. While only 27.8 percent of Borough renters paid more than 30 percent of income on housing in 2000, this number has increased to 40 percent in 2012. However, this remains below that of Chester County as a whole (45.6 percent) which has also seen an increase in the percentage of households paying 30 percent or more of their income on housing.

Without considering the incomes of homeowners and renters, it is difficult to gauge just how severe the affordability problem is. Measuring the gap between median family income and the median value of homes in 2012 is one reasonable way of doing so. In 2012, the estimated median family income in Honey Brook and Chester County was \$85,987 and \$104,431, respectively. The estimated median value of homes in 2012 in Honey Brook Township was \$253,500, and in Chester County, \$329,700. The difference between income and home value in Honey Brook (\$167,513) is less than the difference between income and home value in the County (\$225,269), indicating that it costs *relatively* less to buy a home in Honey Brook for the average Honey Brook family than it does to buy a home in Chester County for the average Chester County family. The same could be said in Honey Brook Borough where the difference between median family income (\$76,528) and the median value of homes (\$217,700) in 2012 is less (\$141,172) than the differences for the County as a whole.

Focusing on the Township's low (less than \$35,000 a year) and lowest (less than \$20,000 a year) income households – those most affected by escalating housing costs – provides another means of gauging affordability. Figures B-10 and B-11 break down housing costs as a percentage of household income for all residents, for low income residents, and for lowest income residents. The proportion of low income owner-occupied households that pay greater than 30 percent of their income on housing (66.2 percent) is less than that of the County (77.5 percent) and is third lowest among surrounding townships (see Table B-28 and B-29). Overpayment among renter-occupied households is even more severe. Approximately 79.3 percent of low income renters pay greater than 30 percent of their incomes on housing. In both cases, overpayment among lowest-income households is more severe, though fewer households fall into this category.

For the Borough, the situation is even starker with owner-occupied households, where 100% of both low and lowest income households pay 30% or more of income on housing. For renter-occupied households in the Borough, 81.3 percent of low income renters pay 30 percent or more on housing while 70.7 percent of lowest income renters overpay. In both cases (for owner-occupiers and renters), these figures are either above or on par with those of the County as a whole, except in the case of lowest income renters where a smaller proportion pay more than 30% on rent than for the County, though very few (only 41) households fall into this category.

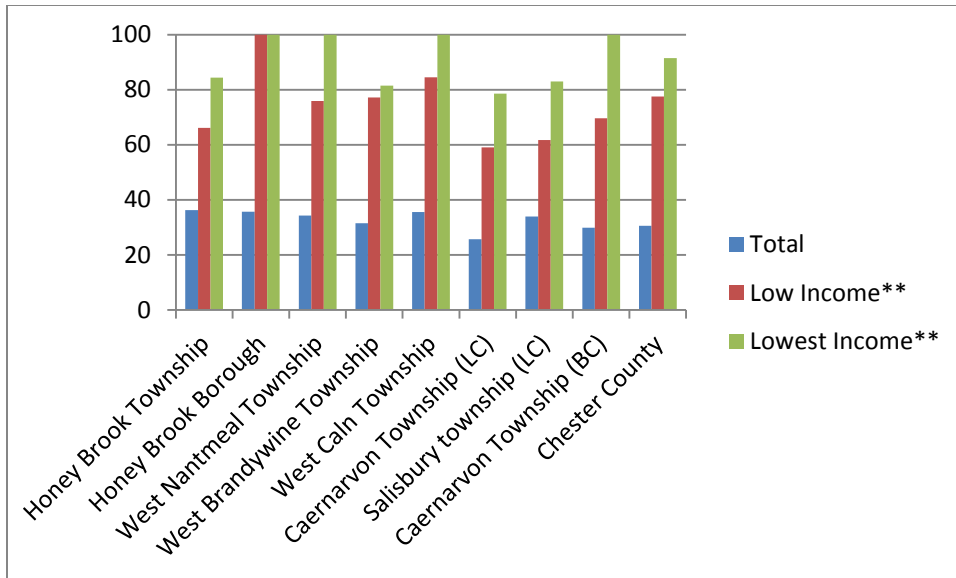


Figure B-10: Owner Overpayment, Honey Brook Township, Honey Brook Borough and Surrounding Municipalities, 2012

(Sources: U.S. Census Bureau; 2008-2012 American Community Survey 5-Year Estimates)

\*\*Low income households earn less than \$35,000 per year. Lowest income households earn less than \$20,000 per year.

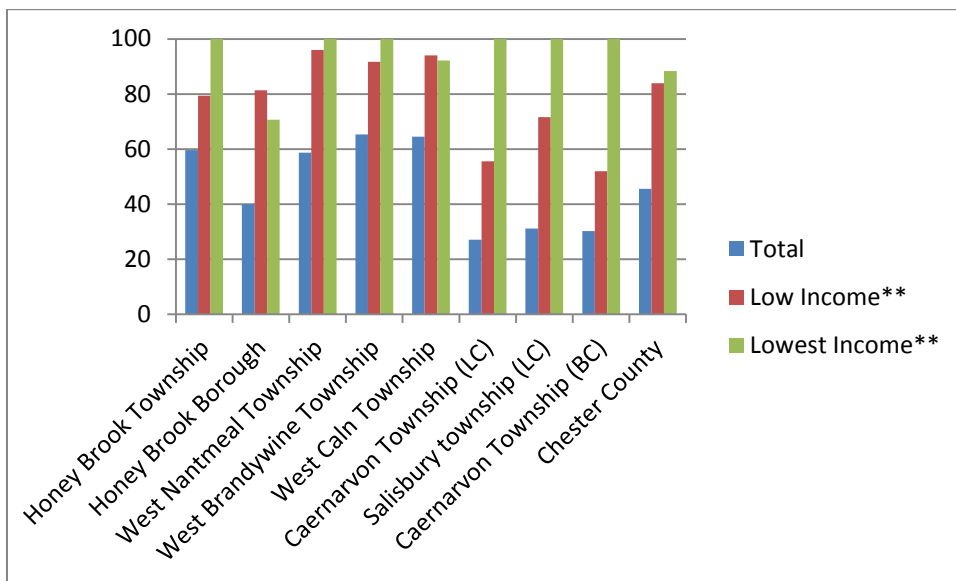


Figure B-11: Renter Overpayment, Honey Brook Township, Honey Brook Borough and Surrounding Municipalities, 2012

(Sources: U.S. Census Bureau; 2008-2012 American Community Survey 5-Year Estimates)

\*\*Low income households earn less than \$35,000 per year. Lowest income households earn less than \$20,000 per year.

## Projections and Forecasts

### Overview

At the municipal level, projections are typically made using straight-line graph and trend extrapolation techniques. These techniques require the selection of (1) an historical time period reflective of anticipated growth rates and (2) the extension of the trend observed in that time period into future years. In order to develop a range of growth scenarios through 2040, the Comprehensive Plan relies on the following projection techniques:

- Average Arithmetic and Geometric Growth – Absolute growth and growth rates are averaged over an appropriate time period and applied to the 2000, 2010, and 2020 populations. The arithmetic method results in a constant, linear growth pattern while the geometric method results in an upward sloping pattern, adding increasingly larger quantities in future years. This technique assumes that the population will grow by the same number or at the same rate it has in the past. Neither method accounts for projected demographic change at the County level.
- Ratio-Share – The Township’s share of Chester County’s population is determined over an appropriate time interval, in this case 1990-2010. From that, a medium, high, and low scenario are calculated based upon plus (high) or minus (low) two standard deviation points from the average (medium) share over the time period calculated. These scenarios are then calculated forward based upon the projected population of Chester County for the years 2020, 2030, and 2040.

### Projections, Forecasts, and Caveats

In simplistic terms, population projection is little more than an exercise in connecting the dots, “where the dots are the pattern of population over time and the player has a set of equations from which to find the one that fits the pattern best”.<sup>3</sup> Causal factors, such as employment growth or physical constraints to development, do not factor into *projections*, as projections are simply conditional statements about the future based on historical data.

*Forecasts* on the other hand, incorporate factors that exist outside mathematical models. For example, if a municipality drastically lowers development potential through zoning, the potential for population growth also declines, other factors held equal. Forecasting, then, is the selection of the trend most likely to occur in the future. This requires knowledge about future land use policy, trends in regional housing and employment markets, expansion plans for public services, physical constraints to development, and the likelihood that landowners will sell their land to developers.

The last factor – landowner disposition – is sometimes the most difficult to meaningfully incorporate in projections for rural communities. It often takes just one landowner to sell his or her land to a developer to have an enormous impact on population growth, especially in a community where the population is relatively small to begin with. For this reason, multiple projections are done for smaller areas to account for the wider range of possible outcomes. Additionally, the probability of error in projections increases with the length of time the projection is carried out to. Trends may change for any number of reasons within a 30 year planning horizon, bearing no resemblance to historic population change. Thus, projections should always be revisited when new data becomes available.

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<sup>3</sup> Isserman, Andrew M. 1984. “Projection, Forecast, and Plan: On the Future of Population Forecasting”. *Journal of the American Planning Association*. 50: 208-221.

The remainder of this section describes the results of each projection technique and summarizes the results in a chart and table.

### ***Average Arithmetic and Geometric Growth***

The time period selected to average absolute and percent growth for the arithmetic and geometric projections was 1930 to 2010. Using these figures, population projections for the years 2020, 2030, and 2040 are as follows:

Method	Honey Brook Township			Honey Brook Borough		
	<b>2020</b>	<b>2030</b>	<b>2040</b>	<b>2020</b>	<b>2030</b>	<b>2040</b>
<i>Linear</i>	7,878	8,750	9,623	1,633	1,743	1,852
<i>Geometric</i>	10,857	14,308	18,855	1,748	1,937	2,147

As described earlier, both methods assume population will grow by the same number (arithmetic) or at the same rate (geometric) it has in the past. The trajectory of historic population growth was not extrapolated into the future.

### ***Ratio-Share***

Utilizing historic data for the Township, Borough, and County, average share ratios are calculated for both the Borough and Township against historic Chester County Data between the years 1990 and 2010. The average of these share ratios then represents the medium growth rate applied over the period 2020-2040, again utilizing projected County populations from the Delaware Valley Regional Planning Commission. The low and high rates calculated represent plus or minus two standard deviation points from the average during the period in question (1990-2010). Utilizing this method, the population estimates for Honey Brook Township and Borough are as follows:

Ratio Share	Honey Brook Township			Honey Brook Borough		
	<b>2020</b>	<b>2030</b>	<b>2040</b>	<b>2020</b>	<b>2030</b>	<b>2040</b>
<i>Low</i>	7,523	8,480	9,038	1,506	1,697	1,809
<i>Medium</i>	7,954	8,967	9,556	1,714	1,932	2,059
<i>High</i>	8,385	9,453	10,074	1,922	2,167	2,309

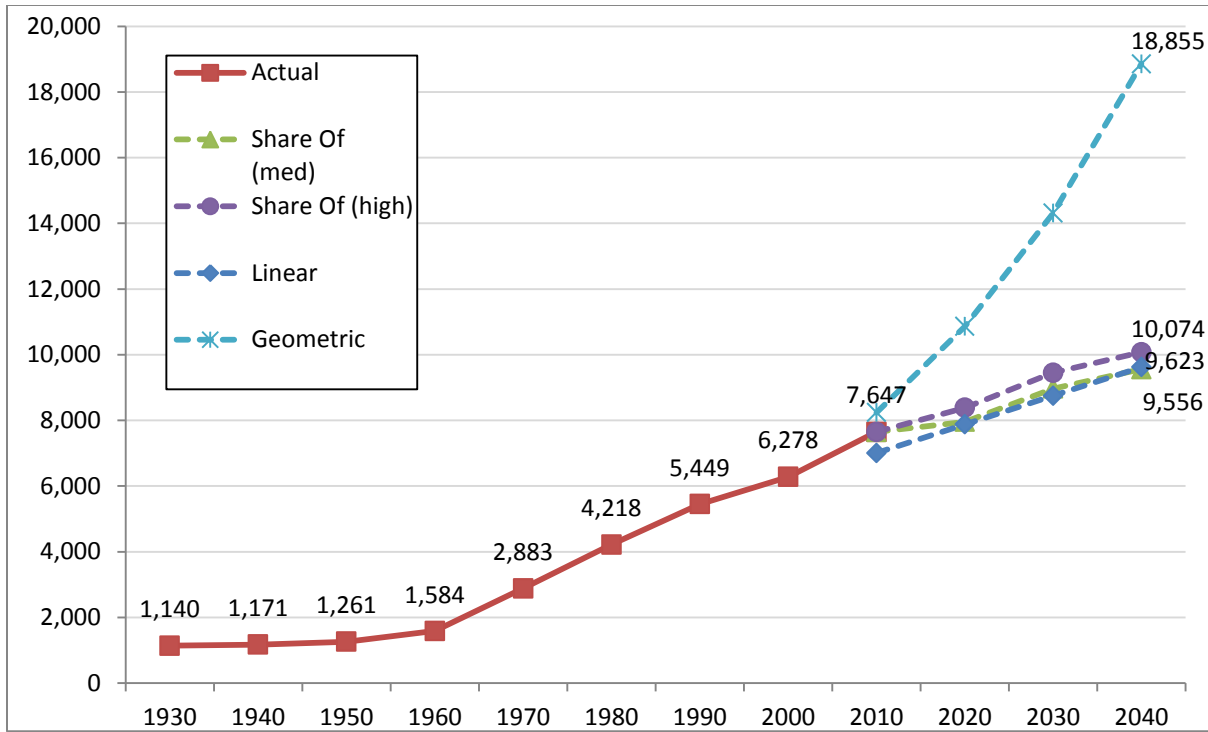


Figure B-12: Population Projections for Honey Brook Township under four model scenarios

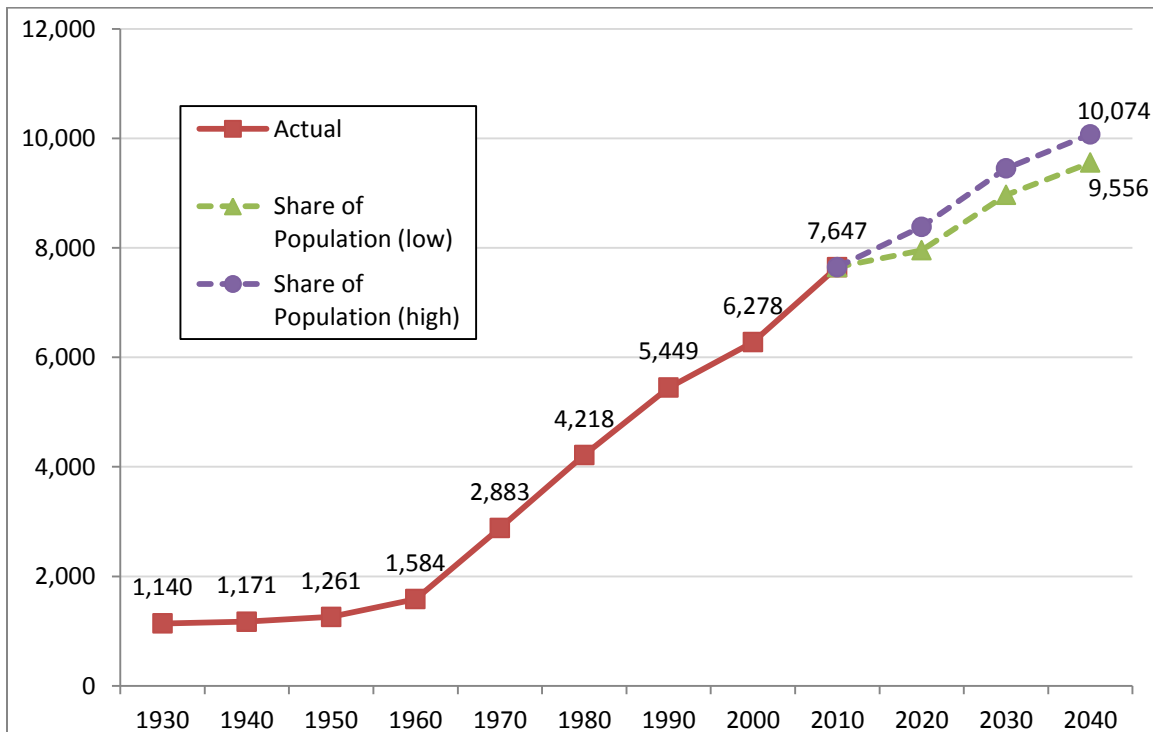


Figure B-13: Population projections for Honey Brook Township utilizing the fair-share ratio model

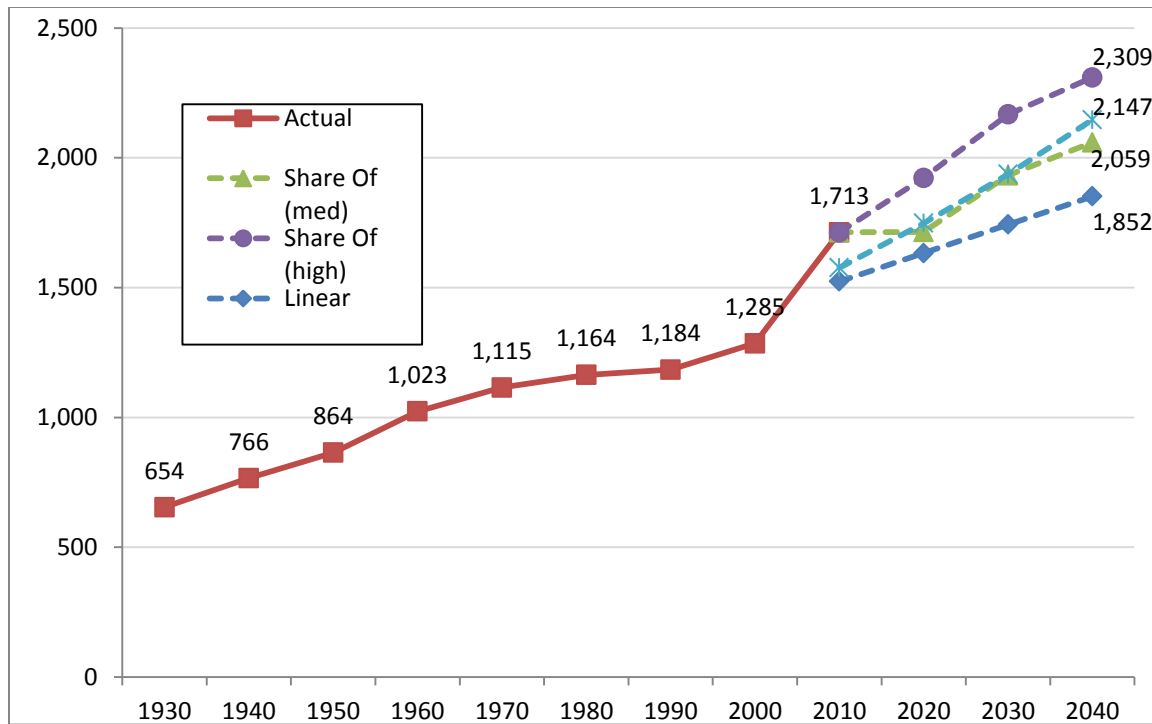


Figure B-14: Population Projections for Honey Brook Borough under four model scenarios

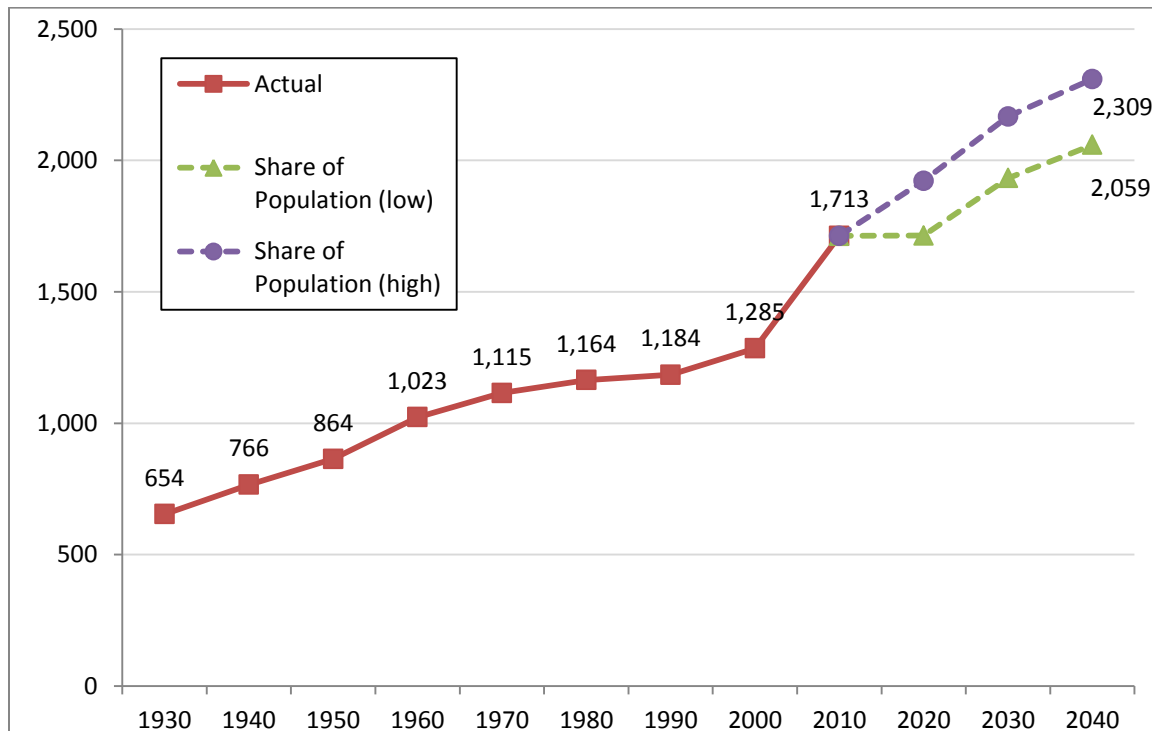


Figure B-15: Population projections for Honey Brook Borough utilizing the fair-share ratio model

The Delaware Valley Regional Planning Commission has also developed its own municipal-level projections through 2040, more on which can be found at [http://www.dvrpc.org/Connections2040/pdf/2040\\_Population\\_Forecasts.pdf](http://www.dvrpc.org/Connections2040/pdf/2040_Population_Forecasts.pdf). Those projections for the Township and Borough are reported in the table and table below.

<b>Municipality</b>	<b>2020</b>	<b>2030</b>	<b>2040</b>
Honey Brook Township	8,198	9,145	9,696
Honey Brook Borough	1,848	2,079	2,214

### ***Population Forecast***

Once completed, the projections described above were shared with the Planning Commission and Task Force members for preliminary comment and validation. Also reviewed with these two groups were build-out analyses for both municipalities showing housing expectations based on potentially developable lands and current zoning. These analyses are presented in detail in Appendix G. Both the Township Planning Commission and Borough Task Force felt that the DVRPC projections above were closely reflecting what they expected to be future population levels for both municipalities over the twenty year planning period.

## Appendix B: Tables Referenced

**Table B-1. Historic Population Trends, Honey Brook Township, 1930-2010**

Year	Population	Numeric Change	% Change per Decade
1930	1,140	NA	NA
1940	1,171	31	2.7
1950	1,261	90	7.7
1960	1,584	323	25.6
1970	2,883	1,299	82.0
1980	4,128	1,245	43.2
1990	5,449	1,321	32.0
2000	6,278	829	15.2
2010	7,647	1,369	21.8

Sources: Honey Brook Joint Comprehensive Plan, 1993.

U.S. Census Bureau; 2010 Census of Population and Housing; Summary File 1A.

**Table B-2. Historic Population Trends, Honey Brook Borough, 1930-2010**

Year	Population	Numeric Change	% Change per Decade
1930	654	NA	NA
1940	766	112	17.1
1950	864	98	12.8
1960	1,023	159	18.4
1970	1,115	92	9.0
1980	1,164	49	4.4
1990	1,184	69	6.2
2000	1,287	103	8.7
2010	1,713	426	33.1

Sources: Honey Brook Joint Comprehensive Plan, 1993.

U.S. Census Bureau; 2010 Census of Population and Housing; Summary File 1A.

**Table B-3. Population Change, Honey Brook Township and Surrounding Municipalities, 2000-2010**

<b>Municipality</b>	<b>2000 Population</b>	<b>2010 Population</b>	<b>Numeric Change</b>	<b>% Change</b>
<i>Honey Brook Township</i>	6,278	7,647	1,369	21.8
<i>Honey Brook Borough</i>	1,287	1,713	426	33.1
West Nantmeal Township	2,031	2,170	139	6.8
West Brandywine Township	7,153	7,394	241	3.4
West Caln Township	7,054	9,014	1,960	27.8
Caernarvon Township (LC)	4,278	4,748	470	11.0
Salisbury township (LC)	10,012	11,062	1,050	10.5
Caernarvon Township (BC)	2,312	4,006	1,694	73.3
Chester County	433,501	498,886	65,385	15.1

Sources: Honey Brook Joint Comprehensive Plan, 1993.

U.S. Census Bureau; 2010 Census of Population and Housing; Summary File 1A.

**Table B-4. Population Density, Honey Brook Township and Surrounding Municipalities , 2000-2010**

<b>Municipality</b>	<b>Density (persons/sq mile)</b>		<b>Area of Municipality (sq miles)</b>
	<b>2000</b>	<b>2010</b>	
<i>Honey Brook Township</i>	250.0	304.5	25.11
<i>Honey Brook Borough</i>	2,616.7	3,495.9	0.49
West Nantmeal Township	151.4	161.7	13.42
West Brandywine Township	534.5	552.6	13.38
West Caln Township	324.3	414.4	21.75
Caernarvon Township (LC)	186.2	206.6	22.98
Salisbury Township (LC)	239.2	264.3	41.86
Caernarvon Township (BC)	260.1	450.6	8.89
Chester County	573.4	659.9	755.97

Sources: U.S. Census Bureau; 2000 Census of Population and Housing; Summary Tape File 1

U.S. Census Bureau; 2010 Census of Population and Housing; Summary File 1A.

"Chester County Profile 2002". Chester County Planning Commission, 2003.

**Table B-5. Median Age, Honey Brook Township and Surrounding Municipalities, 2000 to 20**

Municipality	Median Age		Percent Change
	2000	2010	
<i>Honey Brook Township</i>	36.1	40.8	13.0
<i>Honey Brook Borough</i>	33.0	34.1	3.3
West Nantmeal Township	38.7	46.0	18.9
West Brandywine Township	39.0	45.5	16.7
West Caln Township	35.9	41.9	16.7
Caernarvon Township (LC)	33.1	37.7	13.9
Salisbury Township (LC)	30.0	30.0	0.0
Caernarvon Township (BC)	37.7	36.7	-2.7
Chester County	36.9	39.3	6.5

U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 1A

**Table B-6a. Breakdown of Age Groups, Honey Brook Township, 2000 to 2010**

Age Group	2000	% of Total	2010	% of Total	Numeric Change	Change in %	% of Total, Chester Co., 2010
0 to 24	2291	36.5	2668	34.9	377	-1.6	33.8
25 to 54	2449	39.0	2690	35.0	241	-4.0	41.1
55 to 74	824	13.1	1424	18.6	600	5.5	19.1
75+	714	11.4	865	11.3	151	-0.1	6.1
Total	6278	100.0	7647	100.0	1369	0.0	100
Males	2986	47.6	3562	46.6	576	-1.0	49.1
Females	3292	52.4	4085	53.4	793	1.0	50.9

U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 1A

U.S. Census Bureau; 2010 Census of Population and Housing; Summary File 1A.

**Table B-6b. Breakdown of Age Groups, Honey Brook Borough, 2000 to 2010**

Age Group	2000	% of Total	2010	% of Total	Numeric Change	Change in %	% of Total, Chester Co., 2010
0 to 24	492	38.3	606	35.5	114	-2.8	33.8
25 to 54	560	43.5	787	46.1	227	2.6	41.1
55 to 74	150	11.6	233	13.6	83	2.0	19.1
75+	85	6.6	87	5.1	2	-1.5	6.1
Total	1287	100.0	1713	100.0	426	0.0	100
Males	614	47.7	827	48.3	213	0.6	49.1
Females	673	52.3	886	51.7	213	-0.6	50.9

U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 1A

U.S. Census Bureau; 2010 Census of Population and Housing; Summary File 1A.

**Table B-7. Persons Per Household (Occupied Dwelling Unit), Honey Brook Township and Honey Brook Borough, 2000 to 2010**

Municipality	2000	2010
Honey Brook Township	2.9	2.82
Honey Brook Borough	2.71	2.62

Sources: U.S. Census Bureau, 2000 Census

Sources: U.S. Census Bureau, 2010 Census; Table DP-1

**Table B-8. Educational Characteristics, Honey Brook Township, Borough, and Surrounding Municipalities, 2012**

Municipality	% High School Graduate or Higher	% Bachelors Degree or Higher
<i>Honey Brook Township</i>	79.0	19.4
<i>Honey Brook Borough</i>	90.2	20.4
West Nantmeal Township	91.2	31.9
West Brandywine Township	95.0	35.8
West Caln Township	91.4	25.5
Caernarvon Township (LC)	65.2	13.5
Salisbury Township (LC)	64.4	11.2
Caernarvon Township (BC)	92.5	39.5
Chester County	92.7	48.3

Sources: U.S. Census Bureau; 2008-2012 American Community Survey 5-Year Estimates

**Table B-9. Income and Unemployment Characteristics, Honey Brook Township, Honey Brook Borough, and Surrounding Municipalities, 2000 to 2012**

Municipality	Median Family Income (\$)			% of Families Below the Poverty Level*		Unemployment Rate**	
	1999	2012	% Change	1999	2012	2000	2012
Honey Brook Township	57,500	85,987	49.5	5.2	12.6	2.1	5.1
Honey Brook Borough	56,417	76,528	35.6	6.2	8.5	2.2	3.0
West Nantmeal Township	55,776	84,125	50.8	2.5	3.4	2.3	4.3
West Brandywine Township	69,514	95,650	37.6	2.6	1.9	2.4	6.4
West Caln Township	59,806	85,625	43.2	3.0	7.4	4.1	4.2
Caernarvon Township (LC)	50,410	69,485	37.8	6.0	8.2	1.6	2.8
Salisbury Township (LC)	49,623	66,215	33.4	7.1	6.9	3.0	2.1
Caernarvon Township (BC)	57,574	90,491	57.2	2.9	2.0	2.1	5.7
Chester County	76,916	104,431	35.8	3.1	4.1	3.6	4.3

*Not inflation adjusted*

\*Federal poverty guidelines are based on minimum nutrition requirements for families, adjusted annually using the Consumer Price Index. In 2012, the poverty threshold for a three person family was \$18,284. In 1999, the poverty threshold for a three person family was \$13,290.

\*\*Unemployment rate calculated by dividing the total labor force by unemployed persons. Excludes people 16 years and older "not in labor force" (students, housewives, institutionalized, retirees, off-season seasonal workers, and unpaid family labor)

U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 3A

U.S. Census Bureau; 2008-2012 American Community Survey 5-Year Estimates

**Table B-10. Median Household Income, Honey Brook Township, Borough, and Surrounding Municipalities**

<b>Municipality</b>	<b>Median Household Income (\$)</b>		
	<b>1999</b>	<b>2012</b>	<b>% Change</b>
<i>Honey Brook Township</i>	50,609	67,348	33.1
<i>Honey Brook Borough</i>	46,319	72,829	57.2
West Nantmeal Township	52,128	64,361	23.5
West Brandywine Township	62,500	81,477	30.4
West Caln Township	57,560	72,059	25.2
Caernarvon Township (LC)	47,905	58,470	22.1
Salisbury township (LC)	45,795	61,662	34.6
Caernarvon Township (BC)	49,041	74,688	52.3
Chester County	65,295	86,184	32.0

*Not inflation adjusted*

U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 3A

U.S. Census Bureau; 2008-2012 American Community Survey 5-Year Estimates

**Table B-11. Employment by Industry, Honey Brook Township and Borough**

Industry	Honey Brook Township				Honey Brook Borough			
	2000		2012		2000		2012	
	Numeric	Percent	Numeric	Percent	Numeric	Percent	Numeric	Percent
Agriculture, Forestry, Fishing, Hunting, Mining	171	6.0	158	4.5	5	0.8	3	0.3
Construction	256	9.0	274	7.8	58	9.3	61	6.9
Manufacturing	520	18.2	671	19.2	158	25.2	160	18.1
Transportation and warehousing, and Utilities	240	8.4	45	1.3	42	6.7	108	12.2
Information	48	1.7	44	1.3	9	1.4	14	1.6
Wholesale Trade	106	3.7	64	1.8	18	2.9	37	4.2
Retail Trade	434	15.2	630	18.0	78	12.4	90	10.2
Finance, Insurance, Real Estate	139	4.9	212	6.1	30	4.8	19	2.1
Education and Health Services	335	11.8	578	16.5	106	16.9	219	24.7
Professional, Personal, Recreation, and Other Services	539	18.9	779	22.3	104	16.6	155	17.5
Public Administration	62	2.2	43	1.2	19	3.0	19	2.1
Total Workers (employed persons 16 and older)	2,850		3,498		627		885	

U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 3A

U.S. Census Bureau; 2008-2012 American Community Survey 5-Year Estimates

**Table B-11a. Employment by Industry, Surrounding Municipalities and Chester County**

	Surrounding **		Chester County	
	2000	2012	2000	2012
Industry	Percent	Percent	Percent	Percent
Agriculture, Forestry, Fishing, Hunting, Mining	4.1	4.3	2.0	2.3
Construction	10.7	11.7	5.6	5.6
Manufacturing	20.2	16.1	14.8	12.5
Transportation and warehousing, and Utilities	6.3	4.3	4.1	3.5
Information	1.4	1.2	3.0	2.1
Wholesale Trade	4.3	3.2	4.0	3.1
Retail Trade	12.6	13.4	11.2	10.8
Finance, Insurance, Real Estate	4.8	5.9	10.0	9.9
Education and Health Services	15.7	17.5	19.8	22.8
Professional, Personal, Recreation, and Other Services	18.3	20.6	23.3	25.1
Public Administration	1.6	1.8	2.3	2.2
Total Workers (employed persons 16 and older)	15,855	18,795	221,255	255,115

\*\*Surrounding Municipalities includes West Nantmeal, West Brandywine, West Caln, Caernavron (LC), Salisbury (LC)

**Table B-12. Means of Transportation to Work, Honey Brook Township, Honey Brook Borough, and Surrounding**

	Honey Brook Township				Honey Brook Borough				Surrounding *		Chester County	
	2000		2012		2000		2012		2000	2012	2000	2012
Type of Transportation	#	%	#	%	#	%	#	%	%	%	%	%
Car, Truck, or Van												
Alone	2,059	74.5	2,684	77.9	492	79.7	726	83.3	77.0	76.0	80.7	81.3
Carpool	324	11.7	344	10	70	11.3	95	10.9	11.9	11.9	8.6	6.8
Public Transportation	21	0.8	35	1	0	0	0	0	0.4	0.9	2.6	2.7
Walking	80	2.9	41	1.2	24	3.9	12	1.4	2.1	2.0	2.5	2.5
Other Means	54	1.9	110	3.2	8	1.3	4	0.5	1.8	2.3	0.6	1
Worked at Home	226	8.2	231	6.7	23	3.7	35	4	6.7	7.0	4.9	5.7

\*Surrounding Municipalities includes West Nantmeal, West Brandywine, West Caln, Caernavron (LC), Salisbury (LC), Caernavron (BC)

U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 3A

U.S. Census Bureau; 2008-2012 American Community Survey 5-Year Estimates

**Table B-13. Workplace Location, Honey Brook Township and Surrounding Municipalities, 2000 to 2012**

Place of Work	Honey Brook Township				Honey Brook Borough				Surrounding Municipalities		Chester County	
	2000		2012		2000		2012		2000	2012	2000	2012
	#	%	#	%	#	%	#	%	%	%	%	%
Inside Co. of Residence	2,070	74.9	2,463	71.5	464	75	648	74.3	71.0	68.2	63.1	62.6
Outside Co. of Residence	632	22.9	909	26.4	145	24	215	24.7	26.8	28.3	28.5	28.4
Outside Pennsylvania	62	2.2	72	2.1	8	1	9	1.0	2.2	3.5	8.3	9

\*Surrounding Municipalities includes West Nantmeal, West Brandywine, West Caln, Caernavron (LC), Salisbury (LC), Caernarvron (BC)

\*\*Outside County of residence but in State of residence

U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 3A

U.S. Census Bureau; 2008-2012 American Community Survey 5-Year Estimates

**Table B-14. Travel Time to Work, Honey Brook Township, Borough, and Chester County, 2000 to 2012**

Travel Time	Honey Brook Township				Honey Brook Borough				Chester County			
	HBT - 2000		HBT - 2012		HBB - 2000		HBB - 2012		CC - 2000		CC - 2012	
	#	%	#	%	#	%	#	%	#	%	#	%
> 10 minutes	278	10.9	456	14.2	112	18.9	124	14.8	25,488	12.3	29,103	12.3
10 to 14 minutes	303	11.9	321	10.0	34	5.7	19	2.3	27,947	13.5	30,760	13.0
15 to 19 minutes	280	11.0	228	7.1	67	11.3	122	14.6	27,738	13.4	31,233	13.2
20 to 24 minutes	383	15.1	363	11.3	64	10.8	90	10.8	28,889	13.9	32,179	13.6
25 to 29 minutes	148	5.8	199	6.2	47	7.9	55	6.6	13,286	6.4	15,380	6.5
30 to 34 minutes	417	16.4	447	13.9	82	13.8	156	18.6	26,825	12.9	32,179	13.6
35 to 44 minutes	211	8.3	527	16.4	76	12.8	77	9.2	17,495	8.4	19,166	8.1
45 to 59 minutes	319	12.6	363	11.3	65	10.9	127	15.2	21,253	10.2	24,371	10.3
60 minutes+	199	7.8	312	9.7	47	7.9	67	8.0	18,526	8.9	22,478	9.5
Mean Travel Time	27.4 minutes		28.9 minutes		29.7 minutes		29.0 minutes		27.5 minutes		27.5 minutes	

U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 3A

U.S. Census Bureau; 2008-2012 American Community Survey 5-Year Estimates

**Table B-15. Housing Unit Characteristics, Honey Brook Township and Surrounding Municipalities, 2000 to 2010**

<b>Municipality</b>	<b>Total Housing Units</b>		<b>% Owner Occupied</b>		<b>% Renter Occupied</b>		<b>% Vacant*</b>	
	<b>2000</b>	<b>2010</b>	<b>2000</b>	<b>2010</b>	<b>2000</b>	<b>2010</b>	<b>2000</b>	<b>2010</b>
<i>Honey Brook Township</i>	2,134	2,756	76.6	75.7	19.6	24.3	3.8	4.9
<i>Honey Brook Borough</i>	500	700	65.2	70.1	29.6	29.9	5.2	6.7
West Nantmeal Township	745	858	80.1	82.3	15.8	17.7	4.0	4.4
West Brandywine Township	2,610	2,980	92.4	88.5	5.4	11.5	2.2	4.5
West Caln Township	2,458	3,364	90.7	91.0	7.2	9.0	2.1	3.1
Caernarvon Township (LC)	1,303	1,532	80.1	76.7	17.3	23.3	2.6	4.3
Salisbury township (LC)	3,112	3,387	76.7	75.4	20.4	24.6	2.7	3.0
Caernarvon Township (BC)	926	1,512	72.1	83.7	23.9	16.3	4.0	4.8
Chester County	163,773	192,462	73.5	76.2	22.9	23.8	3.6	5.0

\*Vacancy rate Defined as percentage of housing units not occupied

Sources: U.S. Census Bureau; 2010 Census of Population and Housing; Summary File 1.

Sources: U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 1A.

**Table B-16. Change in Housing Units, Honey Brook Township, Honey Brook Borough, and Chester County, 1990 to 2010**

<b>Municipality</b>	<b>Total Housing Units</b>			<b>% Change</b>	<b>% Change</b>
	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>90-10</b>	<b>00-10</b>
<i>Honey Brook Township</i>	1,802	2,134	2,756	52.9	29.1
<i>Honey Brook Borough</i>	486	500	700	44.0	40.0
Chester County	139,597	163,773	192,462	37.9	17.5

Sources: "Chester County Profile 2002". Chester County Planning Commission, 2003.

Sources: U.S. Census Bureau; 2010 Census of Population and Housing; Summary File 1.

Sources: U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 1A.

**Table B-17. New Residential Units, Honey Brook Township, Honey Brook Borough, and Chester County, 2010 to 2012**

Municipality	New Residential Units, 2010 to 2012			
	Single-family detached	Single-family attached	Multi-family units	Total
<i>Honey Brook Township</i>	56	55	0	111
<i>Honey Brook Borough</i>	15	9	0	24
Chester County	1,754	1,198	653	3,605

Sources: "Planning Data Sheet: New Housing Units, 2010-2012". Chester County Planning Commission, 2013.

**Table B-18. Growth in Housing Stock, Honey Brook Township, Honey Brook Borough, and Chester County, 2010 to 2012**

Municipality	Total Units in 2010 (Census)	Units Added, 2010 to 2012	Total Units in 2012	% Change in Housing Stock
<i>Honey Brook Township</i>	2,756	111	2,867	4.0
<i>Honey Brook Borough</i>	700	24	724	3.4
Chester County	192,462	3,605	196,067	1.9

Sources: U.S. Census Bureau; 2010 Census of Population and Housing; Summary File 1.

Sources: "Planning Data Sheet: New Housing Units, 2010-2012". Chester County Planning Commission, 2013.

**Table B-19. Housing Stock Diversity, Honey Brook Township, Surrounding Municipalities, and Chester County, 2012**

Municipality	SF, Detached		SF, Attached		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	#
<i>Honey Brook Township</i>	1,587	59.3	193	7.2	160	6.0	735	27.5	2,675
<i>Honey Brook Borough</i>	312	49.0	159	25.0	131	20.6	35	5.5	637
West Nantmeal Township	613	69.7	60	6.8	112	12.7	94	10.7	879
West Brandywine Township	2,287	77.0	64	2.2	410	13.8	210	7.1	2,971
West Caln Township	2,780	79.7	80	2.3	98	2.8	529	15.2	3,487
Caernarvon Township (LC)	1,143	78.0	128	8.7	73	5.0	121	8.3	1,465
Salisbury Township (LC)	2,561	78.3	184	5.6	80	2.4	447	13.7	3,272
Caernarvon Township (BC)	1,045	67.1	295	18.9	187	12.0	30	1.9	1,557
Chester County*	118,798	61.8	33,786	17.6	34,316	17.8	5,299	2.8	192,257

\* Total includes 58 Boat, RV, van, etc. which are not present in any other municipality listed in the table.

Source: U.S. Census Bureau, 2008-2012 American Community Survey

**Table B-20. Age of Housing Stock, Honey Brook Township, Honey Brook Borough, and Surrounding Municipalities, 2012**

	2010 or later		2000 to 2010		1990 to 1999		1980 to 1989		1970 to 1979		1960 or earlier
<b>Municipality</b>	<b>#</b>	<b>% of Total</b>	<b>#</b>	<b>% of Total</b>	<b>#</b>	<b>% of Total</b>	<b>#</b>	<b>% of Total</b>	<b>#</b>	<b>% of Total</b>	<b>#</b>
<i>Honey Brook Township</i>	0	0	683	25.5	651	24.3	559	20.9	269	10.1	70
<i>Honey Brook Borough</i>	0	0	94	14.8	129	20.3	34	5.3	57	8.9	30
West Nantmeal Township	7	0.8	107	12.2	131	15.0	105	12.0	154	17.6	44
West Brandywine Township	10	0.3	538	18.1	760	25.6	706	23.8	302	10.2	291
West Caln Township	11	0.3	816	23.4	686	19.7	309	8.9	745	21.4	341
Caernarvon Township (LC)	17	1.2	186	12.7	203	13.9	288	19.7	305	20.8	128
Salisbury township (LC)	28	0.9	251	7.7	799	24.4	560	17.1	400	12.2	230
Caernarvon Township (BC)	0	0	485	31.1	213	13.7	146	9.4	117	7.5	236
<b>Chester County</b>	<b>519</b>	<b>0.3</b>	<b>29,596</b>	<b>15.4</b>	<b>30,084</b>	<b>15.6</b>	<b>32,297</b>	<b>16.8</b>	<b>27,965</b>	<b>14.5</b>	<b>19,563</b>

Source: U.S. Census Bureau, 2008-2012 American Community Survey

**Table B-20 continued.**

	1960 to 1969		1950 to 1959		1940 to 1949		1939 or earlier		Total
<b>Municipality</b>	<b>#</b>	<b>% of Total</b>	<b>#</b>	<b>% of Total</b>	<b>#</b>	<b>% of Total</b>	<b>#</b>	<b>% of Total</b>	<b>Units</b>
<i>Honey Brook Township</i>	70	2.6	110	4.1	85	3.2	248	9.3	2,675
<i>Honey Brook Borough</i>	30	4.7	39	6.1	52	8.2	202	31.7	637
West Nantmeal Township	44	5.0	90	10.3	33	3.8	208	23.7	876
West Brandywine Township	291	9.8	148	5.0	73	2.5	143	4.8	2,971
West Caln Township	341	9.8	183	5.2	95	2.7	301	8.6	3,487
Caernarvon Township (LC)	128	8.7	75	5.1	43	2.9	220	15.0	1,465
Salisbury township (LC)	230	7.0	251	7.7	29	0.9	724	22.1	3,272
Caernarvon Township (BC)	236	15.2	84	5.4	44	2.8	232	14.9	1,557
<b>Chester County</b>	<b>19,563</b>	<b>10.2</b>	<b>18,107</b>	<b>9.4</b>	<b>5,835</b>	<b>3.0</b>	<b>28,291</b>	<b>14.7</b>	<b>192,257</b>

**Table B-21. Year Householder Moved into Unit, Honey Brook Township and Surrounding Municipalities, 2000**

Municipality	Percentage of All Householders			
	1990 to March, 2000	1980 to 1989	1970 to 1979	1969 or Earlier
<i>Honey Brook Township</i>	58.7	22.8	13.1	5.4
<i>Honey Brook Borough</i>	68.1	12.2	5.7	13.9
West Nantmeal Township	48.5	27.8	14	9.7
West Brandywine Township	55.8	26.2	9.8	8.2
West Caln Township	51.6	22.5	18	7.9
Caernarvon Township (LC)	53.6	22.8	13.9	9.8
Salisbury township (LC)	54.2	22.7	13.2	9.9
Caernarvon Township (BC)	62.5	17.4	8.8	11.2
Chester County	60.8	19.3	10.1	9.8

Sources: U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 3A

**Table B-22. Median Value of Owner Occupied Housing, Honey Brook Township and Surrounding Municipalities, 2000 to 2012**

Municipality	2000	2012	% Change
<i>Honey Brook Township</i>	165,700	253,500	53.0
<i>Honey Brook Borough</i>	124,100	217,700	75.4
West Nantmeal Township	177,900	306,100	72.1
West Brandywine Township	151,000	274,000	81.5
West Caln Township	142,700	235,000	64.7
Caernarvon Township (LC)	140,500	264,900	88.5
Salisbury township (LC)	139,400	244,400	75.3
Caernarvon Township (BC)	134,700	254,200	88.7
Chester County	182,500	329,700	80.7

\*"Value" is defined as each respondent's estimate of how much their home would sell for. "Specified" owner occupied housing excludes housing on lots greater than 10 acres or that include business uses.

U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 3A

U.S. Census Bureau; 2008-2012 American Community Survey 5-Year Estimates

**Table B-23. Median Gross Rent, Honey Brook Township and Surrounding Municipalities, 2000 to 2012**

<b>Municipality</b>	<b>2000</b>	<b>2012</b>	<b>% Change</b>
<i>Honey Brook Township</i>	618	1270	105.5
<i>Honey Brook Borough</i>	610	898	47.2
West Nantmeal Township	507	775	52.9
West Brandywine Township	706	1231	74.4
West Caln Township	780	1314	68.5
Caernarvon Township (LC)	602	800	32.9
Salisbury township (LC)	578	787	36.2
Caernarvon Township (BC)	634	861	35.8
Chester County	754	1142	51.5

\*Gross rent equals contract rent plus estimated utility costs

U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 3A

U.S. Census Bureau; 2008-2012 American Community Survey 5-Year Estimates

**Table B-24. Homeowner Housing Affordability, Honey Brook Township and Surrounding Municipalities, 2000**

<b>Municipality</b>	<b>Monthly Owner Costs as a Percentage of Household Income</b>				<b>Median Monthly Cost as</b>	<b>Base</b>
	<b>Less than 25%</b>	<b>25% to 29%</b>	<b>30% to 34%</b>	<b>35% or More</b>	<b>a % of Household Income</b>	
<i>Honey Brook Township</i>	62.5	16.8	6.0	14.7	21.7	1,052
<i>Honey Brook Borough</i>	63.2	15.1	7.2	14.4	20.7	291
West Nantmeal Township	59.5	11.7	5.5	23.3	22.6	420
West Brandywine Township	59.3	16.0	7.4	17.2	22.6	1,766
West Caln Township	57.0	13.9	8.0	21.1	22.5	1,733
Caernarvon Township (LC)	72.2	7.5	8.3	12.1	17.7	755
Salisbury township (LC)	62.6	13.1	6.5	17.8	19.8	1,629
Caernarvon Township (BC)	68.6	8.5	7.1	15.8	19.3	590
Chester County	66.9	10.6	6.9	15.6	19.8	105,703

\*Excludes households "not computed" and combines owner occupied households with and without mortgages.

U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 3A

**Table B-25. Rental Housing Affordability, Honey Brook Township and Surrounding Municipalities, 2000**

<b>Municipality</b>	<b>Gross Rent as a Percentage of Household Income</b>				<b>Median Gross Rent as</b>	<b>Base</b>
	<b>Less than 25%</b>	<b>25% to 29%</b>	<b>30% to 34%</b>	<b>35% or More</b>	<b>a % of Household Income</b>	
<i>Honey Brook Township</i>	39.5	2.5	3.4	54.6	37.7	357
<i>Honey Brook Borough</i>	60.4	11.8	16.0	11.8	21.6	144
West Nantmeal Township	51.9	3.8	11.5	32.7	24.2	104
West Brandywine Township	73.0	9.0	0.0	18.0	16.2	100
West Caln Township	65.8	7.4	14.1	12.8	19.9	149
Caernarvon Township (LC)	58.4	29.2	4.5	7.8	18.6	154
Salisbury township (LC)	51.9	16.6	11.4	20.1	24.5	447
Caernarvon Township (BC)	63.4	10.4	8.9	17.3	20	202
Chester County	54.3	10.6	7.1	28.0	23.5	34,195

\*Excludes households "not computed".

U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 3A

**Table B-26. Homeowner Housing Affordability, Honey Brook Township and Surrounding Municipalities, 2012**

<b>Municipality</b>	<b>Monthly Owner Costs as a Percentage of Household Income</b>				<b>Median Monthly Cost as</b>
	<b>Less than 25%</b>	<b>25% to 29%</b>	<b>30% to 34%</b>	<b>35% or More</b>	<b>a % of Household Income</b>
<i>Honey Brook Township</i>	56.4	12.1	9.0	27.3	20.9
<i>Honey Brook Borough</i>	57.0	7.3	14.4	21.3	23.2
West Nantmeal Township	56.4	8.9	11.2	23.1	23.2
West Brandywine Township	53.9	14.5	7.8	23.7	23.6
West Caln Township	51.5	11.9	10.4	25.2	24.4
Caernarvon Township (LC)	55.8	17.8	7.0	18.7	16.4
Salisbury township (LC)	56.6	9.4	8.1	25.9	20.5
Caernarvon Township (BC)	55.6	13.7	6.0	23.3	26.4
Chester County	57.6	11.3	8.5	22.1	21.9

\*Excludes households "not computed" and combines owner occupied households with and without mortgages.

U.S. Census Bureau; 2008-2012 American Community Survey 5-Year Estimates

**Table B-27. Rental Housing Affordability, Honey Brook Township and Surrounding Municipalities, 2012**

Municipality	Gross Rent as a Percentage of Household Income				Median Gross Rent as a % of Household Income
	Less than 25%	25% to 29%	30% to 34%	35% or More	
<i>Honey Brook Township</i>	32.8	7.5	4.3	55.3	59.1
<i>Honey Brook Borough</i>	47.9	12.1	1.6	38.4	31.9
West Nantmeal Township	38.9	2.5	8.6	50.0	30.5
West Brandywine Township	34.6	0.0	27.6	37.7	34.7
West Caln Township	32.7	2.8	4.8	59.7	46.2
Caernarvon Township (LC)	61.0	12.0	7.3	19.8	21
Salisbury township (LC)	66.4	2.4	5.7	25.5	19.5
Caernarvon Township (BC)	52.4	17.3	4.8	25.5	30.7
Chester County	42.3	12.1	8.1	37.5	30.1

\*Excludes households "not computed".

U.S. Census Bureau; 2008-2012 American Community Survey 5-Year Estimates

**Table B-28. Owner Overpayment, Honey Brook Township, Honey Brook Borough, and Surrounding Municipalities, 2012\***

Municipality	Owner Occupied Households			Households Paying 30% + on Housing			% Overpaying for Housing		
	Total	Low Income*	Lowest Income*	Total	Low Income	Lowest Income	Total	Low Income	Lowest Income
<i>Honey Brook Township</i>	2,073	461	236	753	305	199	36.3	66.2	84.3
<i>Honey Brook Borough</i>	409	37	20	146	37	20	35.7	100.0	100.0
West Nantmeal Township	644	87	34	221	66	34	34.3	75.9	100.0
West Brandywine Township	2,627	433	226	829	334	184	31.6	77.1	81.4
West Caln Township	2,947	401	144	1,050	339	144	35.6	84.5	100.0
Caernarvon Township (LC)	1,201	239	98	308	141	77	25.6	59.0	78.6
Salisbury township (LC)	2,389	449	112	812	277	93	34.0	61.7	83.0
Caernarvon Township (BC)	1,132	79	34	338	55	34	29.9	69.6	100.0
Chester County	140,502	16,860	6,604	43,038	13,066	6,042	30.6	77.5	91.5

\*Excludes households "not computed" and uses Specified Owner Occupied Households as the base (housing on lots less than 10 that do not include business uses).

\*\*Low income households earn less than \$35,000 per year. Lowest income households earn less than \$20,000 per year.

U.S. Census Bureau; 2008-2012 American Community Survey 5-Year Estimates

**Table B-29. Rental Overpayment, Honey Brook Township, Honey Brook Borough, and Surrounding Municipalities, 2012**

Municipality	Renter Occupied Households*			Households Paying 30% or More on Housing			% Overpaying for Housing		
	Total	Low Income*	Lowest Income*	Total	Low Income	Lowest Income	Total	Low Income	Lowest Income
<i>Honey Brook Township</i>	347	184	127	207	146	127	59.7	79.3	100.0
<i>Honey Brook Borough</i>	190	91	58	76	74	41	40.0	81.3	70.7
West Nantmeal Township	162	75	39	95	72	39	58.6	96.0	100.0
West Brandywine Township	199	60	12	130	55	12	65.3	91.7	100.0
West Caln Township	397	218	89	256	205	82	64.5	94.0	92.1
Caernarvon Township (LC)	192	54	27	52	30	27	27.1	55.6	100.0
Salisbury township (LC)	702	218	95	219	156	95	31.2	71.6	100.0
Caernarvon Township (BC)	294	158	44	89	82	44	30.3	51.9	100.0
Chester County	40,721	13,886	6,963	18,574	11,646	6,149	45.6	83.9	88.3

\*Excludes households "not computed" and uses Specified Renter Occupied Households as the base (housing on lots less than 10 that do not include business uses).

\*\*Low income households earn less than \$35,000 per year. Lowest income households earn less than \$20,000 per year.

U.S. Census Bureau; 2008-2012 American Community Survey 5-Year Estimates



## Appendix C: Summary of Neighboring Municipal Planning Documents

### Introduction

Together, Honey Brook Borough and Township are surrounded by seven municipalities in three separate counties: Chester, Berks, and Lancaster. Due to the impact that planning and forms of development that occur in neighboring communities may have on Honey Brook's future and quality of life, it is important to review the [adopted] plans of these neighboring municipalities.

The following section provides a brief overview of the adopted comprehensive plans of the surrounding municipalities, and where appropriate, specifically addresses the Future Land Use Plan sections of these documents.

### Chester County

#### ***West Brandywine Township***

West Brandywine Township shares about 1.25 miles of border on the southeastern side of Honey Brook Township. West Brandywine is guided by a comprehensive plan (written by Brandywine Conservancy) that was adopted in October of 2005 and remains in effect, with no amendments having been made in that time.

The West Brandywine border adjacent to Honey Brook Township is zoned R-1, Agricultural and Residential, and LI, Limited Industrial along Route 322. The border area is mostly comprised of woodland, with some associated wetlands, and also contains portions of a steep slope district. As such, adjacent land use and zoning in Honey Brook is compatible with West Brandywine Township

Since the implementation of the 2005 comprehensive plan, West Brandywine has continued to grow from a rural, agricultural community to a more suburban residential community. As a means to control the conversion of agricultural land, the 2005 plan guides current and future development through the designation of mixed use areas located along Route 322. Such an area abuts Honey Brook borough creating the precedent for focused growth in Southeastern Honey Brook Township.

#### ***West Caln Township***

Honey Brook Township shares its entire southern border with West Caln Township. The West Caln Township Comprehensive Plan was adopted in 1998 and acts as a culmination of efforts from the 1974 Comprehensive plan, the 1978 Sewage Facilities Plan, the 1995 Open Space, Recreation and Environmental Resources Plan, and Chester County's Landscapes.

In the area adjacent to Honey Brook Township, West Caln has designated a "Site Responsive Residential" area intended to conserve environmentally sensitive areas and permit residential development only under limited conditions. Recommendations for this area include cluster development and tailoring building density and other site development options to each individual lot and its associated characteristics.

### ***West Nantmeal Township***

West Nantmeal Township forms most of the eastern border of Honey Brook Township, starting at the Berks County line and continuing to Route 322. West Nantmeal Township's most recent Comprehensive Plan adoption took place in 2006.

West Nantmeal Township's Future Land Use Plan has designated the majority of the land between the Pennsylvania Turnpike and south to Isabella Rd, as well as the land between Creek Rd. south to Reeder Rd. as agricultural. These areas are important in maintaining large contiguous tracts of agricultural land use across the rest of West Nantmeal. It is anticipated that due to effective agricultural zoning techniques, much of the agricultural areas will be retained as the current Zoning Ordinance endorses a sliding scale land preservation and development strategy, in which, a limited amount of residential lots are permitted on lots exceeding 21 acres within the R-1 and R-2 Zoning Districts.

Filling in the gaps of the agricultural land use area, is split between residential and industrial land uses. The single family residential is mostly matched with similar land use designations across the border. Small areas below Creek Rd. and above the intersection of Route 322 and Chestnut Tree Rd are designated as Industrial and were designated as such because of the presence of existing small scale industrial operations. The areas designated as single family residential are in coordination with residential uses in Honey Brook Township.

## **Berks County**

### ***Caernarvon Township***

Caernarvon Township, Berks County, is a small, one mile section that makes up Honey Brook Township's northeastern corner. Caernarvon Township participated in the adoption of the Southern Berks Regional Comprehensive Plan in 2004. This plan also serves as the guiding planning document for Birdsboro Borough, Caernarvon Township, Robeson Township, and Union Township, all located in Berks County.

Land in Caernarvon Township, adjacent to Honey Brook Township, is dedicated to Conservation, Suburban Residential, and Light Industrial uses. The Conservation Zone is intended to preserve open space and natural resources and to consist of farms and single-family detached dwellings with on-site sewage systems. In order to achieve protections, the report encourages applying a ratio from a zoning density where a lot is permitted based upon a prescribed number of acres. This allows for the number of new lots allowed to be kept low while simultaneously keeping the cost of lot ownership affordable. It is also suggested that this zone require an environmental impact report as a prerequisite to subdivision of new lots, requiring the applicant to identify important natural features and keep proposed development activities away or manage impacts within acceptable levels. The education of planning commission members in specific environmental issues and methods is also encouraged.

The Suburban Residential Zone provides for existing suburban-style neighborhood that has evolved along the outside edges of Birdsboro Borough and Morgantown. Although not as environmentally sensitive as the Conservation Zone, this residential area still encourages flexibility in development patterns to include clustering and other conservation techniques.

The adjacent matching Light Industrial Zone also provides for existing patterns of land use. The recommendations encourage the reuse of outdated industrial sites with the utilization of new technology. The plan suggests holding new industrial development to higher standards than previously developed sites.

## Lancaster County

### ***Caernarvon Township***

Caernarvon Township, Lancaster County makes up most of Honey Brook Township's northeastern border and is comprised of the Welsh Mountains. Caernarvon Township participated in the adoption of the ELANCO Region Comprehensive Plan drafted in 2008. This document serves as the principle planning tool for Brecknock Township, Caernarvon Township, Earl Township, East Earl Township, and Terre Hill Borough, all in Lancaster County.

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The ELANCO Region Comprehensive plan describes three goals by which to guide future development within the region. The first goal focuses on preserving the rural landscape through the identification and prioritization of agricultural and natural resources to be targeted for preservation through transfer of development rights, purchase of development rights, and acquisition. Second, controlling growth by concentrating the majority of new development in Designated Urban and Village Growth Areas, with limited and rural development constrained within and near existing developed rural communities to prevent patterns of sprawl development. Finally, the plan encourages working together by entering into an Intergovernmental Cooperative Planning and Implementation Agreement.

The border of Caernarvon Township and Honey Brook Township is primarily made up of Industrial, Rural residential, and Conservation Land Uses. Future land use maps for the region show the shared border consisting of land designated as conservation that primarily consists of natural features such as steep slopes, woodlands, and other natural habitats. Development is not prohibited but is limited to protect natural resources. According to buildable land capacity analysis, the region has more than enough buildable land in existing and proposed Designated Growth Areas (DGA) to accommodate new residential development over the next 25 years.

### ***Salisbury Township***

Salisbury Township forms the western border of Honey Brook Township. The Salisbury Township Comprehensive Plan was adopted back in 1990, but the Township is currently involved in a collaborative effort with neighboring Paradise and Leacock Townships to develop the Pequea Valley Comprehensive Plan (final draft posted 9/8/14). The Pequea Valley Comprehensive Plan works to maintain the agricultural nature and community of the three participating Townships by constraining development into already assigned Designated Growth Areas. This new joint plan does not replace the 1990 plan, but works in concert with the already adopted plan.

The vast majority of the adjacent land in Salisbury Township is zoned Agricultural, with a small pocket of General Commercial located along the Route 322 corridor, and a small area zoned Residential (the village of Cambridge, shared with Honey Brook) west of Cambridge Rd. While Salisbury contains higher-density residential and commercial developments, these are constrained to the northern and southern portions of the township, away from Honey Brook.



## Appendix D: Community Surveys

Two separate sets of survey results are presented below. The first being the more recent survey conducted during Harmony Day in Honey Brook Borough during the Fall of 2013, and the second being the Honey Brook Township wide survey of 2005 that was conducted as part of the previous comprehensive planning effort.

### Honey Brook Visioning Questionnaire Results

The 2013 Visioning questionnaire was carried out during Harmony Day in September of 2013. The survey was completed voluntarily by a total of 90 people, of which around a third were residents of the borough, a third were residents of the Township, and a third resided elsewhere in the surrounding communities or beyond. The completion of the survey was purely voluntary, and no scientific sampling procedure was followed while conducting the survey.

While a small sample, the results still provide some insight into people's use of Borough and Township facilities, their use of local businesses and restaurants, and their perceptions of the Borough and the Township, and some of the major issues facing the communities today.



Of importance for planning purposes, a few issues stand out. First off, more Township residents said they visited the Borough Park than their own Township Park (although the actual number difference is quite small), and Hibernia County Park, a 14 mile round trip from Honey Brook Borough, is a popular destination amongst those who visit other parks.

Of the Borough and Township residents completing the survey, the majority of them shopped in Honey Brook either daily or at least once a week. Borough residents were more likely to eat in the Borough either daily or weekly than their Township counterparts.

When asked about future land use in both the Borough and Township, the vast majority of respondents answered that they would prefer for the land to be left open. For the Township this could easily be interpreted as farmland preservation and maintaining the rural character of the area. However, for the Borough, such interpretation is not as clear. One way in which this answer could be interpreted for the Borough is that given the relatively small land area (and small area of undeveloped parcels), people are less inclined to favor one use over the other until firm proposals are put forward for evaluation. It could also be interpreted that people would like to preserve the last of the undeveloped parcels contained in the Borough for recreational/scenic purposes.

Of the six important issues proposed to the respondents, farmland preservation and the local economy were the two considered most important amongst all respondents and those respondents from either the Borough or Township. Borough residents considered Historic resources as the most important issue to them, while farmland preservation was the most important to those respondents from the Township.

Amongst Borough and Township residents, an over whelming majority consider Honey Brook as an historic place, but many comments suggested that more could be done to help facilitate preservation and promote awareness of the historic nature of the area. Not unsurprisingly, several comments also focused on the Amish connections in the area.

Results seemed to suggest that there is a fairly strong consensus that Honey Brook is a good place for both young and old with services and facilities geared toward those demographic cohorts. However, there was some suggestion that for teenagers and young adults there was a lack of facilities, activities and businesses that cater for those groups.

#### Question 1. Residence.

**Table 1: Place of Residence**

Place of Residence	
Honey Brook Borough	28
Honey Brook Township	31
Other	29
n/a	2
<b>Total</b>	<b>90</b>

**Table 2: List of Places of Residence**

List of Places	
Brownsville	1
Coatesville	1
Downingtown	2
East Coventry	1
Elverson	2
Glenmoore	1
Morgantown	2
Narvon	2
Parkesburg	1
Phoenix, AZ	1
Pocopson	1
Pottstown	1
West Bradford	1
West Caln	2
West Chester	2
West Nantmeal	1
Somewhere Else	7

**Table 3. Years in Residence**

	<4 years	5-7 years	8-17 years	18-61 years	n/a	Total
Honey Brook Borough	7	5	7	8	1	28
Honey Brook Township	8	6	7	4	6	31
Other	3	6	2	4	16	31
<b>Total</b>	18	17	16	16	23	90

Question 2. Work.**Table 4. Place of Work**

Honey Brook Borough	8
Honey Brook Township	7
Other	54
n/a	21
<b>Total</b>	<b>90</b>

**Table 5. List of Places of Work**

Blue Ball	1
Brownsville	1
Chester Springs	1
Coatesville	1
Downingtown	1
Eagle	1
Exton	6
Fort Washington	1
Gap	1
Glenmoore	1
Horsham	1
Lancaster	1
Morgantown	1
Philadelphia	3
Quakertown	1
Reading	1
Retired	1
Sadsburyville	1
West Chester	9
Waynebrook	1
Somewhere Else	16

**Table 6. Years in Place of Work**

	<3 years	4-9 years	10-16 years	17-25 years	n/a	Total
Honey Brook Borough	2	2	1	0	3	8
Honey Brook Township	1	1	1	0	4	7
Other	5	5	7	6	52	75
<b>Total</b>	8	8	9	6	59	90

Question 5. Parks.

**Table 7. Do You Visit Borough Park?**

<b>Residence</b>	<b>Yes</b>	<b>No</b>	<b>Total</b>
Honey Brook Borough	21	7	28
Honey Brook Township	17	14	31
Other	13	18	31
<b>Total</b>	<b>51</b>	<b>39</b>	<b>90</b>

**Table 8. Do You Visit Township Park?**

<b>Residence</b>	<b>Yes</b>	<b>No</b>	<b>Total</b>
Honey Brook Borough	12	16	28
Honey Brook Township	14	17	31
Other	10	21	31
<b>Total</b>	<b>36</b>	<b>54</b>	<b>90</b>

**Table 9. Park Activities**

Playground	14
Walk	8
Play with grandchildren	7
Tennis	5
Enjoy the area	4
Play ball	3
Bocce Courts	3
Summer concerts	3
Picnic	3
Baseball	2
Walk dog	2
Hike	2
Bike	2
Kids' softball	1
Basketball	1
Sports	1
Run	1
Photography	1
Near bistro	1
Pool	1
Umblee	1

**Table 10. Other Parks Visited.**

Hibernia	7
East Brandywine	1
Ebya	1
Honey Brook Elementary	1
Kerr Park	1
Marsh Creek	1
New Holland	1
<b>Total</b>	<b>13</b>

Question 6. Activities in Honey Brook (Borough or Township).

**Table 11. How Often Do You Shop in Honey Brook?**

Residence	Daily	Weekly	Monthly	Annually	n/a	Total
Honey Brook Borough	7	11	1	7	2	28
Honey Brook Township	4	16	1	8	2	31
Other	1	1	12	9	8	31
<b>Total</b>	12	28	14	24	12	90

**Table 12. How Often Do You Eat Out in Honey Brook?**

Residence	Daily	Weekly	Monthly	Annually	n/a	Total
Honey Brook Borough	1	14	1	11	1	28
Honey Brook Township	3	9	2	17	0	31
Other	1	3	14	11	2	31
<b>Total</b>	5	26	17	39	3	90

**Table 13. How Often Do You Do Business in Honey Brook?**

Residence	Daily	Weekly	Monthly	Annually	n/a	Total
Honey Brook Borough	9	7	3	7	2	28
Honey Brook Township	6	12	2	8	3	31
Other	4	1	10	7	9	31
<b>Total</b>	19	20	15	22	14	90

Questions 7, 8 and 9. Travel.

**Table 14. How Do You Get to Work?**

Residence	Drive	Carpool	Walk	Train	Drive/Walk/ Train		n/a	Total
Honey Brook Borough	19	1	3	0		1	4	28
Honey Brook Township	17	2	0	0		0	12	31
Other	24	1	0	1		1	4	31
<b>Total</b>	60	4	3	1		2	20	90

**Table 15. If Bus Service Were Available to Downtown Train Station, Would You Use It?**

	Yes	No	n/a	Total
Honey Brook Borough	12	15	1	28
Honey Brook Township	11	16	4	31
Other	10	17	4	31
<b>Total</b>	33	48	9	90

**Table 16. Is Getting Around Honey Brook Easy?**

	Yes	No	Sometimes	n/a	Total
Honey Brook Borough	22	3	2	1	28
Honey Brook Township	29	2	0	0	31
Other	27	3	1	0	31
<b>Total</b>	<b>78</b>	<b>8</b>	<b>3</b>	<b>1</b>	<b>90</b>

Question 10. Future Land Use.**Table 17. What Should Happen in the Borough?**

Residence	More housing	More businesses	More shops	Left open	n/a	Total
Honey Brook Borough	0	8	6	15	1	<b>30</b>
Honey Brook Township	3	7	9	16	2	<b>37</b>
Other	1	7	5	21	0	<b>34</b>
n/a	0	1	1	0	0	<b>2</b>
<b>Total</b>	<b>4</b>	<b>23</b>	<b>21</b>	<b>52</b>	<b>3</b>	<b>103</b>

**Table 18. What should happen in the Township?**

Residence	More housing	More businesses	More shops	Left open	n/a	Total
Honey Brook Borough	1	4	6	17	4	32
Honey Brook Township	2	6	5	16	5	34
Other	2	4	4	22		32
n/a	0	1	1	1		3
<b>Total</b>	<b>5</b>	<b>15</b>	<b>16</b>	<b>56</b>	<b>9</b>	<b>101</b>

Question 11. Important Issues.**Table 19. Which of the following issues, if any, are important to you?**

Residence	Energy Conservation	Farmland Preservation	Environmental Conservation	Local Economy	Affordable Housing	Historic Preservation	n/a	Total
Honey Brook Borough	11	20	16	20	12	21	0	100
Honey Brook Township	6	20	12	19	12	13	0	82
Other	14	21	19	15	10	12	2	93
n/a	1	1	1	2	1	2	0	8
<b>Total</b>	<b>32</b>	<b>62</b>	<b>48</b>	<b>56</b>	<b>35</b>	<b>48</b>	<b>2</b>	<b>283</b>

Question 12—A Historical Place?

**Table 20. Do You See Honey Brook as a Historic Place?**

Residence	Yes	No	n/a	Total
Honey Brook Borough	20	4	4	28
Honey Brook Township	23	5	3	31
Other	16	12	1	29
n/a	2	0	0	2
<b>Total</b>	<b>61</b>	<b>21</b>	<b>8</b>	<b>90</b>

**Table 21. Detailed answers to question 12.**

**Yes** but needs better preservation, business signs need a consistent style  
 has many historic homes, but most in poor shape  
 historic homes and Waynebrook, bistro on 10.  
 many craftsman and artisans work here  
 many old buildings  
 needs houses on Historic Register, needs support for Historical Society  
 so many historical places but are slum like retails

**No** don't know much about the history here.  
 I don't know much about Honey Brook's History

**Honey Brook Township residents**

**Yes** Amish country and family preservation  
 Is an old city  
 it has the feeling of a great small town you don't see often anymore  
 it's an older town  
 must have care taker or family to get around  
 old Amish farms, nature  
 old buildings and farms.  
 reading some books about Honey Brook

**No** Don't know much about the history.  
 I don't know its history, I've only lived here 9 years  
 I don't see it as a busy place or a place that had something significant happen.  
 never advertised

**Table 22. Detailed answers to question 12, continued.**

Residents of other places	
<b>Yes</b>	Amish/ Mennonite Heritage extremely important to protect our historic resources for the future historic small town atmosphere look around and you will know old town one small town that keeps going
<b>No</b>	don't know don't know enough about it to know what is historic don't know the history if it has history than it is not known by me. Never really heard about historic sites

Question 13—A Good Place for Older People?

**Table 23. Is Honey Brook a Good Place for Older People?**

Residence	Yes	No	n/a	Total
Honey Brook Borough	19	7	2	28
Honey Brook Township	25	2	4	31
Other	19	4	6	29
n/a	2	0	0	2
<b>Total</b>	65	13	12	90

**Table 24. Detailed answers to question 13.**

<b>Honey Brook Borough residents</b>	
<b>Yes</b>	Amish presence and slower pace can be, it's not a bad town and it's quiet. convince to many things, banks, restaurants, churches easy access I hope so, I just moved here and I am 62 nursing homes close by, Stoltzfus ISA delivers groceries small friendly town. there are a lot of other elders for them for company. very convenient to many necessities, except hospital
<b>No</b>	can't walk easily, pavement in poor condition, no senior center. I could see a lack of transportation being an issue no activities no sponsor trips, ball games, outlets, historic sites, shopping. Need more business development in HBB not many options for medical services transportation transportation and activities
<b>Honey Brook Township residents</b>	
<b>Yes</b>	beautiful scenic area to retire good community has a major nursing home. Nice places to see, eat, shop. Retirement communities only if they live in Tel Hai peace and quiet. plenty of housing quiet quiet and nice people some places are within walking distance Tel Hai Tel Hai
<b>No</b>	no transportation

**Table 25. Detailed answers to question 13, continued.**

<b>Residents of other places</b>	
<b>Yes</b>	apparently, I see a lot of them calm, able to walk places can walk clean easy and slow type of life. peaceful quiet and reminiscent of simpler times traditional tight-knit community
<b>No</b>	lack of services may need public transportation need more housing not enough supporting services

**Question 14—A Good Place for Younger People?****Table 26. Is Honey Brook a good place for younger people?**

<b>Residence</b>	<b>Yes</b>	<b>No</b>	<b>n/a</b>	<b>Total</b>
Honey Brook Borough	18	7	3	28
Honey Brook Township	22	4	5	31
Other	15	8	6	29
n/a	2	0	0	2
<b>Total</b>	<b>57</b>	<b>19</b>	<b>14</b>	<b>90</b>

**Table 27, Detailed answers to question 14.**

<b>Honey Brook Borough residents</b>	
<b>Yes</b>	yes and no, It's good enough for children younger than 12 a lot of activities easy to get around, a lot of open spaces good school, but there is some poverty and potential for kids to get into trouble. if you like to use the parks. It's a great place for everyone maybe a little boring Parks are great for young kids and older kids, the bistro on 10. setting there, need more little shops and restaurants so I don't have to travel to Exton or Downingtown small town values and neighbors who know them

**Table 28, Detailed answers to question 14, continued.**

**No** need more activities  
no activities  
not enough activities  
not enough outreach programs and activities  
nothing to do  
nothing to do or work.

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**Honey Brook Township residents**

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**Yes** family place  
friendly community  
good wholesome environment for children  
great school, great activities, good family values.  
less chance of trouble  
Nice place to live  
safe and great open spaces.  
school and safety  
space and freedom

**No** not a lot of activates for young people  
nothing to do, and no work available.  
would be better if the skate park was approved and adding an ice cream shop

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**Residents of other places**

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**Yes** can walk  
fun  
great community atmosphere and events.  
low key, not to busy  
Nice country life, no, not enough activities.  
Parks  
they will live longer

**No** not a lot of activates for young people  
nothing to do, and no work available.  
would be better if the skate park was approved and adding an ice cream shop

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## Honey Brook Township Community Values Survey (2005) - Tabulation of Results

Number of households in Honey Brook Township:	2,131
Number of household's survey sent to:	867
Number of surveys sent out:	1,734 (2 per household)
Number of households returning at least one survey:	367
Number of households returning two surveys:	87
Number of individual responses received:	454
Household Response Rate:	42%
Individual Response Rate:	26%

### ***Note on Sampling, Statistical Significance, and Weighting***

Survey participants were drawn at random from a master address list of 2,131 households. Because of random sampling, the results for each survey question are considered “statistically significant” (i.e. the results are representative of the Township’s entire population of households). However, the confidence with which we can generalize about the Township as a whole varies according to the number of responses to each question, since not everyone who returned a survey answered every question. The larger the response, the more we can be sure that the survey results approximate what we would expect from all households in Honey Brook. Fortunately, since we know the size of the entire population, fewer responses are needed to say with “confidence” that, for example, X percent of households prefer option Y.

Generally, since we know the true number of households in Honey Brook, a response of only 326 households (not individuals; more on this below) is needed for each question to say we are 95 percent certain that, within plus or minus 5 percentage points, all Honey Brook households would answer a question the same way that survey respondents did. Take for example the results from Question 22: we can be 95 percent sure that between 48 and 58 percent of households would rate Township road maintenance as “good”, and between 11 and 21 percent would rate it as “excellent”. And even if our master address list was incomplete or if the Township had an infinite number of households, a response of only 384 households would be needed to arrive at a conclusion of comparable confidence.

For each question in the survey, an analysis is provided of whether or not the number of responses has allowed the question to achieve a 95 percent confidence level with a plus or minus 5 percent confidence interval. In cases where fewer than 326 responses were received, the confidence interval is modified to reflect the greater uncertainty stemming from a lower response rate. So, for example, rather than being 95 percent certain that the true population is within plus or minus 5 percentage points, we would be 95 percent certain that the true population is within plus or minus 6 percentage points.

Lastly, it should be noted that the results from households that returned two surveys (which comprise 38 percent of all surveys received) were weighted by a factor of 0.5 so as not to bias the results. Our sample was drawn from a list of households, not the entire population, and treating the responses from households that returned two surveys equally with those that returned only one would skew the results in favor of larger households. Rather than randomly discard half the surveys from two-survey returning households, weighting was used to retain the input of all survey respondents. For each question, weighted and non-weighted results are provided. Generally, weighting had a marginal impact on the results.

**Question 0.** Do you reside in Honey Brook Township on property you own or rent?

	<u>Non-Weighted</u>		<u>Weighted</u>	
1-Yes	336	(96.0% of respondents)	272.5	(95.8% of respondents)
2-No	14	(4.0%)	12	(4.2%)

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*Analysis: 284.5 households responded to this question. This lowers the confidence interval to 5.41. We can be 95 percent sure that between 90.3 and 100 percent of respondents reside in Honey Brook Township on property they own or rent. Interestingly, some of the Tel Hai respondents didn't consider either response option applicable.*

**Question 1.** Why did you originally choose to live in Honey Brook Township? (Choose only two).

	<u>Non-Weighted</u>		<u>Weighted</u>	
1-Lifelong resident	82	(4)	72.5	(4)
2-Rural lifestyle	221	(1)	172	(1)
3-Housing costs	158	(2)	125.5	(2)
4-Close to work	69	(5)	60.5	(5)
5-School quality	45	(6)	39	(6)
6-Other	94	(3)	78	(3)
7-Don't know	8	(7)	7.5	(7)

*Analysis: Most people who responded chose to live in Honey Brook because of rural lifestyle, housing costs, [other reasons], and because they were life-long residents, respectively. Obviously the Task Force reflects the overall community's desire to maintain the township's rural lifestyle. It is also interesting that school quality was a distant 6<sup>th</sup> in attracting new residents to Honey Brook.*

*With 352.5 households responding to this question (only 14.5 did not make at least one choice), it has achieved a 95 percent confidence level. However, percentages for each response in this question cannot be calculated because not all respondents made two choices.*

**Question 2.** Other than a significant change in your employment location, what factors might cause you to leave Honey Brook Township in the future? (Choose only two).

	<u>Non-Weighted</u>		<u>Weighted</u>	
1-Crowded/overdeveloped	239	(1)	190	(1)
2-School cost	127	(2)	106.5	(2)
3-Crime rate increase	86	(3)	69.5	(4)
4-Not enough parks/rec.	8	(9)	7	(9)
5-Inadequate housing	7	(10)	6.5	(10)
6-Inadequate shopping/entertain.	49	(6)	41	(6)
7-Too many regulations	84	(4)	72.5	(3)

	<u>Non-Weighted</u>		<u>Weighted</u>	
8-Inadequate retirement setting	31	(7)	26	(7)
9-Other	70	(5)	53	(5)
10-Don't know	23	(8)	17.5	(8)

*Analysis: Because most people chose to live in H.B. because of the rural lifestyle (question 1 above, it then is logical that the number one reason for their leaving the township would be overcrowding/overdevelopment. Although the quality of schools apparently did not factor into the decision to locate in Honey Brook (question 1 above), increasing education costs would cause many respondents to leave, as would a crime rate increase. The Cost of Community Services Study prepared for the Plan update showed that, indeed, school costs will likely increase with most new residential development, particularly that which displaces Honey Brook's farms.*

*With 342 households responding to question (only 25 did not make at least one choice), it has achieved at a 95 percent confidence level with a plus or minus 5 confidence interval. Percentages for each response cannot be calculated, because not all respondents made two choices.*

**Question 3.** Which of the following issues do you believe are the most important in planning for the future of Honey Brook? (Choose only two).

	<u>Non-Weighted</u>		<u>Weighted</u>	
1-Ag. pres./rural life	284	(1)	230.5	(1)
2-More rec. facilities	31	(7)	28	(6)
3-Affordable housing	49	(4)	40	(4)
4-Minimize traffic impacts	128	(3)	101	(3)
5-Encourage business/employ.	34	(6)	28	(6)
6-Encourage shopping fac.	39	(5)	33	(5)
7-Protect natural resources	219	(2)	176.5	(2)
8-Other	15	(8)	12	(7)
9-Don't know	9	(9)	7	(8)
0-No response	100		78	

*Analysis: Again, it is evident that preserving the rural/agricultural way of life, along with protection of the natural resources, are important planning issues to the residents of Honey Brook. Respondents were also sensitive to increasingly adverse traffic conditions (probably in response to regional traffic increases), and the need for transportation planning to reduce those traffic impacts. Also interesting is affordable housing placed 4<sup>th</sup> as a future planning issue, rating higher in priority than encouraging employment, improving access to shopping, and increasing recreation facilities responses.*

*With 352 households responding to question (only 15 did not make at least one choice), it has achieved a 95 percent confidence level with a plus or minus 5 confidence interval. Again, percentages for each response cannot be calculated, because not all respondents made two choices.*

**Question 4.** I believe new developments pay for themselves by increasing property values, which pays for the need for more police, fire, administration, and code enforcement services (circle one).

	<u>Non-Weighted</u>		<u>Weighted</u>	
1-Strongly agree	23	(5.4% of respondents)	19	(5.5%)
2-Somewhat agree	72	(16.9%)	62	(17.9%)
3-Neither agree/disagree	93	(21.9%)	81.5	(23.5%)
4-Somewhat disagree	103	(24.2%)	82	(23.6%)
5-Strongly disagree	134	(31.5%)	102.5	(29.5%)

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*Analysis: 53.1% of respondents disagree with the question, showing that a majority of the respondents are aware that residential developments do not pay for themselves. It is also interesting to see that practically half of the respondents either do not know if development pays its way, or believe it does pay its way. The Township could, either through the plan update or separately, better educate its residents on the true costs of development and fiscal benefits of farmland and other open space resource protection. This would be particularly important if the Township Board was to pursue an open space referendum for funding open space acquisitions.*

*With 347 households answering the question, results are significant at a 95 percent confidence level plus or minus 5 percentage points.*

**Question 5.** How much would your household be willing to spend per month to keep farms in the Township from development? (Check one).

	<u>Non-Weighted</u>		<u>Weighted</u>	
1-\$0	101	(23.8% of respondents)	85	(24.5%)
2-\$2	30	(7.1%)	25.5	(7.4%)
3-\$4	43	(10.1%)	38.5	(11.1%)
4-\$6	37	(8.7%)	31.5	(9.1%)
5-\$8	41	(9.7%)	32.5	(9.4%)
6-More than \$8	69	(16.3%)	52	(15.0%)
7-Don't know	103	(24.3%)	81.5	(23.5%)

*Analysis: Over half of all respondents (52 percent) would be willing to spend from \$2 to more than \$8 each month to keep farms in the township from development, and another one-quarter appear to be within reach of favorable support possibly through educational and other outreach efforts. A municipal open space referendum requires a simple majority of the actual votes cast to pass.*

*With 346.5 households responding, this question is significant at a 95 percent confidence level, plus or minus 5 percent.*

**Question 6.** On average, how often do you or your household members visit the Township Park from April-October?

	<u>Non-Weighted</u>		<u>Weighted</u>	
1-1 to 2 times/month	43	(10.0% of respondents)	36.5	(10.4)
2-3 to 5 times/month	17	(3.9%)	14.5	(4.1)
3-6 to 10 times/month	9	(2.1%)	8.5	(2.4)
4-More than 10 times/month	14	(3.2%)	10.5	(3.0)
5-Don't use Twp. park	280	(64.8%)	224.5	(63.7)
6-Didn't know about park	69	(16.0%)	58	(16.5)

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*Analysis: Surprisingly, 80 percent of responding households either don't use the Township Park or don't know it exists. This response is comparable with the low priority assigned to more recreational facilities as a future planning issue (question 3 above), and the small number of respondents that participate in either field or court sports (questions 7& 8 below), and the surprising number of residents that use local roads for most of their recreational needs (question 10 below). Is it the fact that most of the respondents do not either use or have children that use the park; is the park simply not conveniently located for the majority of the Township population to access; or do most people simply utilize other parks? What activities are offered at the park to encourage its use?*

*With 352.5 households responding, this question is significant at a 95 percent confidence level, plus or minus 5 percent.*

**Question 7.** For each of the following recreational activities, please indicate those activities in which you and members of your household currently participate, those activities in which you would like to participate if facilities were more available, and those activities for which you would support Township action to facilitate. (Check as many as apply)

	<u>Non-Weighted</u>		<u>Weighted</u>	
<u>Walking hiking/jogging</u>				
1-Currently participate	147	(39.2%) <sup>4</sup>	115.5	(38.1)
2-Would like to participate	39	(10.4%)	33	(10.9)
3-Would support Twp. action	90	(24.0%)	75.5	(24.9)
<u>Hunting/fishing</u>				
1-Currently participate	78	(20.8%)	65.5	(21.6%)
2-Would like to participate	25	(6.7%)	18	(5.9%)
3-Would support Twp. action	33	(8.8%)	30	(9.9%)
<u>Swimming</u>				
1-Currently participate	47	(12.5%)	39.5	(13.0%)
2-Would like to participate	41	(10.9%)	31.5	(10.4%)

<sup>4</sup> Percent of respondents to entire question. In cases, a non-response is equivalent to a "no".

	<u>Non-Weighted</u>		<u>Weighted</u>	
3-Would support Twp. Action	62	(16.5%)	55.5	(18.3%)
<u>Field sports</u>				
1-Currently participate	53	(14.1%)	43	(14.2%)
2-Would like to participate	11	(2.9%)	7.5	(2.5%)
3-Would support Twp. Action	41	(10.9%)	36.5	(12.0%)
<u>Court sports</u>				
1-Currently participate	29	(7.7%)	25	(8.2%)
2-Would like to participate	26	(6.9%)	19.5	(6.4%)
3-Would support Twp. Action	35	(9.3%)	31.5	(10.4%)
<u>Bicycling</u>				
1-Currently participate	74	(19.7%)	60.5	(20.0%)
2-Would like to participate	39	(10.4%)	31	(10.2%)
3-Would support Twp. Action	63	(16.8%)	52	(17.2%)
<u>Skateboarding</u>				
1-Currently participate	11	(2.9%)	9.5	(3.1%)
2-Would like to participate	9	(2.4%)	6.5	(2.1%)
3-Would support Twp. action	39	(10.4%)	31	(10.2%)
<u>Organized exercise/fitness</u>				
1-Currently participate	33	(8.8%)	25.5	(8.4%)
2-Would like to participate	43	(11.5%)	37	(12.2%)
3-Would support Twp. action	40	(10.7%)	34	(11.2%)
<u>Winter sports</u>				
1-Currently participate	24	(6.4%)	19	(6.3%)
2-Would like to participate	25	(7.7%)	18.5	(6.1%)
3-Would support Twp. action	52	(13.9%)	43	(13.9%)
<u>ORV use</u>				
1-Currently participate	10	(2.7%)	8	(2.6%)
2-Would like to participate	13	(3.5%)	12	(4.0%)
3-Would support Twp. Action	33	(8.8%)	29	(9.6%)
<u>Picnicking</u>				
1-Currently participate	51	(13.6%)	41	(13.5%)
2-Would like to participate	27	(7.2%)	22.5	(7.4%)
3-Would support Twp. action	45	(12.0%)	38	(12.5%)
<u>Golf</u>				
1-Currently participate	41	(10.9%)	35.5	(11.7%)
2-Would like to participate	18	(4.8%)	14.5	(4.8%)
3-Would support Twp. Action	20	(5.3%)	16.5	(5.4%)

	<u>Non-Weighted</u>		<u>Weighted</u>	
<u>Horseback riding</u>				
1-Currently participate	25	(6.7%)	20.5	(6.8%)
2-Would like to participate	30	(8.0%)	26	(8.6%)
3-Would support Twp. action	99	(10.4%)	33.5	(11.1%)
<u>Arts/crafts/hobbies</u>				
1-Currently participate	43	(11.5%)	34	(11.2%)
2-Would like to participate	19	(5.1%)	16.5	(5.4%)
3-Would support Twp. action	36	(9.6%)	28.5	(9.4%)
<u>Social recreation</u>				
1-Currently participate	18	(4.8%)	15.5	(5.1%)
2-Would like to participate	31	(8.3%)	26	(8.6%)
3-Would support Twp. action	39	(10.4%)	34	(11.2%)
<u>Cultural arts</u>				
1-Currently participate	25	(6.7%)	19.5	(6.4%)
2-Would like to participate	40	(10.7%)	32	(10.6%)
3-Would support Twp. action	75	(20.0%)	61	(20.1%)
<u>Special community events</u>				
1-Currently participate	83	(22.1%)	66.5	(21.9%)
2-Would like to participate	34	(9.1%)	29	(9.6%)
3-Would support Twp. action	54	(14.4%)	44.5	(14.7%)
<u>Other</u>				
1-Currently participate	7	(1.9%)	4.5	(1.5%)
2-Would like to participate	2	(0.5%)	2	(0.6%)
3-Would support Twp. action	14	(3.7%)	12	(4.0%)

*Analysis: Of the activity choices provided, walking, hiking/jogging received the highest number of “currently participate” responses and the highest number of “would support Township action” responses. Second to this, horseback riding as an activity received the highest number of “would support Township action” responses. Both of these activity responses indicate some resident support for pedestrian and equestrian trails within the Township. Bicycling also received a relatively strong overall response, as did special community events.*

*Overall there were only 64 households that did not choose to answer any part of Question 7. This lowers the confidence interval to 5.22, meaning we can be 95 percent certain that the answers to each question reflect the activities and interests of the entire Township, plus or minus 5.22 percent. Percentages given reflect the proportion of all respondents who answered at least part of the entire question to allow for comparison between activities. It is not the percentage who responded to each individual section.*

**Question 8.** Please identify one activity above in which you would like to participate and the reason why you do not.

*Note: this was a fill-in-the-blank question, and the responses listed below are an effort to quantify the responses. Percentages exclude non-respondents.*

	<u>Non-Weighted</u>		<u>Weighted</u>	
1-Walking/hiking/jogging	33	(14.7%)	25.5	(14.2%)
2-Hunting/fishing	8	(3.6%)	7	(3.9%)
3-Swimming	37	(16.5%)	30	(16.7%)
4-Field sports	2	(0.9%)	2	(1.1%)
5-Court sports	3	(1.3%)	2	(1.1%)
6-Bicycling	17	(7.6%)	11	(6.1%)
7-Skateboarding	8	(3.6%)	5.5	(3.1%)
8-Organized exercise/fitness	16	(7.1%)	13.5	(7.5%)
9-Winter sports	11	(4.9%)	8	(4.4%)
10-Off road vehicle use	13	(5.8%)	11.5	(6.4%)
11-Picnicking	2	(0.9%)	1.5	(0.8%)
12-Golf	8	(3.6%)	7	(3.9%)
13-Horseback riding	8	(3.6%)	7	(3.9%)
14-Arts/crafts/hobbies	2	(0.9%)	2	(1.1%)
15-Social recreation	7	(3.1%)	6	(3.3%)
16-Cultural arts	24	(10.7%)	19.5	(10.8%)
17-Special community events	2	(0.9%)	2	(1.1%)
18-Other	23	(10.3%)	19	(10.6%)

*Analysis: Swimming, walking/hiking, and cultural arts are the top three responses, with special community events, unlike this activity response in question 7 above, now a lower priority among respondents.*

*Note: Because this was a fill-in-the-blank question, statistical significance is a non-issue. We are simply interested in the input received, given a good response rate (which for this question was low at 180 households).*

**Question 9.** How much would your household be willing to spend per month for the Township to create the recreational opportunity you listed in Question 8 above?

	<u>Non-Weighted</u>		<u>Weighted</u>	
1-\$0	142	(37.6% of respondents )	119	(38.6%)
2-\$10	86	(22.8%)	68.5	(22.2%)
3-\$20	19	(5.0%)	15	(4.9%)
4-\$30	3	(0.8%)	2.5	(0.8%)
5-\$40	2	(0.5%)	1.5	(0.5%)
6-\$50 or more	5	(1.3%)	4	(1.3%)
7-Don't know	121	(32.0%)	97.5	(31.7%)

*Analysis: Roughly 30 percent of responding households would be willing to pay at least \$10 a month to create the recreational activity they listed in Question 8. It is not clear whether respondents were assuming the monthly assessment would be via higher taxes, or through user fees?*

*308 households chose to respond to this question, lowering the confidence interval to plus or minus 5.17.*

**Question 10.** Where do you generally participate in recreational activities? (Check all that apply).

	<u>Non-Weighted</u>		<u>Weighted</u>	
<u>At home</u>				
1-Yes	316	(75.8%) <sup>5</sup>	255	(75.0%)
<u>Local sites within Honey Brook</u>				
1-Yes	72	(17.3%)	59.5	(17.5%)
<u>Parks outside Honey Brook</u>				
1-Yes	147	(35.3%)	119	(35.0%)
<u>On local roads</u>				
1-Yes	176	(42.2%)	141.5	(41.6%)
<u>At school</u>				
1-Yes	37	(8.9%)	31.5	(9.3%)
<u>At work</u>				
1-Yes	28	(6.7%)	22.5	(6.6%)
<u>Private recreational sites</u>				
1-Yes	98	(23.5%)	80	(23.5%)
<u>Other</u>				
1-Yes	67	(16.1%)	56	(16.5%)

*Analysis: Not surprisingly, and given the relatively large residential lots and open space within the Township, most respondents find their home as the most frequent site for their preferred recreational activity. Surprisingly, local roads is the second most popular location, probably correlating to a fairly strong respondent interest in walking, hiking/jogging, equestrian, and bicycling activities. Parks outside Honey Brook also scored high.*

*As with Question 7, many sections of this question had a high “no response” rate. However, only 50.5 households chose not to answer any sub-question. These households were excluded from the base to allow for comparison between activity locations. With 316.5 households responding, the confidence level drops to plus or minus 5.09.*

<sup>5</sup> Percent of respondents to entire question. In cases, a non-response is equivalent to a “no”.

**Question 11.** Is a motor vehicle your main means of transportation in and around Honey Brook?

	<u>Non-Weighted</u>		<u>Weighted</u>	
1-Yes	397	(93.2%)	326	(93.4%)
2-No	29	(6.8%)	23	(6.6%)

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*Analysis: Not surprisingly, given its location and layout, the Township is almost entirely auto-dependent. It is possible that some Plain Sect responses also favored the motor vehicle as the main means of transportation (probably in order to get to their places of employment).*

*With 349 households responding to this question, it is statistically significant at a 95 percent confidence level, plus or minus 5 percent.*

**Question 12.** Please choose one option to make Honey Brook safer for buggies, scooters, bikes, and walking.

	<u>Non-Weighted</u>		<u>Weighted</u>	
1-Increase ROW	90	(23.2%)	73.5	(23.2%)
2-Build trail network	86	(22.7%)	68.5	(21.6%)
3-Hire more police	24	(6.2%)	21	(6.6%)
4-Convert roads	19	(4.9%)	14.5	(4.6%)
5-Do nothing	55	(14.2%)	43	(13.6%)
6-Don't know	92	(23.7%)	78	(24.6%)
7-Other	22	(5.7%)	18	(5.7%)

*Analysis: Responses above indicate some community support for increased rights-of-way as a safety improvement, while others see the establishment of a trail network as a way to increase non-vehicle traffic safety. The relatively high number of "do nothing" responses is also interesting, and could indicate that many respondents do not believe there is a safety issue, and others that simply do not have any safety improvement ideas.*

*With 316.5 responses, the confidence interval drops to plus or minus 5.09.*

**Question 13.** How much would you be willing to pay per year for 25 years if the Township were to increase ROW's?

	<u>Non-Weighted</u>		<u>Weighted</u>	
1-\$0	45	(36.0%)	35	(34.3%)
2-\$500	24	(19.2%)	21.5	(21.1%)
3-\$1000	0		0	
4-\$1500	0		0	
5-More than \$1500	0		0	
6-Don't know	56	(44.8%)	45.4	(44.6%)

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*Analysis: Almost 20 percent of those responding to this question indicated they would pay up to \$500 a year for 25 years to increase Township right-of-ways, and another roughly 40 percent were not willing to give an amount, but did not rule out paying something. Interestingly, Question 12 directed those responding favorably to the "increase ROW" response to go on to Question 13. Although 73 households responded favorably to this choice in question 12, 102 households responded to question 13.*

**Question 14.** How much would you be willing to pay per year for 25 years if the Township were to build a trail network?

	<u>Non-Weighted</u>		<u>Weighted</u>	
1-\$0	17	(13.9%)	14.5	(14.5%)
2-\$500	51	(41.8%)	41.5	(41.5%)
3-\$1000	12	(9.8%)	10.5	(10.5%)
4-\$1500	1	(0.8%)	1	(1.0%)
5-More than \$1500	8	(6.6%)	5	(5.0%)
6-Don't know	33	(27.0%)	27.5	(27.5%)

*Analysis: Over one-half of the households responding to this question would be willing to pay quite sizeable sums of money every year for 25 years to have a trail network (most would be willing to pay \$500, although 5 would be willing to pay over \$1500/year!), Over one quarter of the respondents for this question did not give an amount, but did not rule out paying something. Like responses to question 13 above, although approximately 68 households chose "building trails" as their response for question 12 (and were directed to proceed to question 14), 100 households responded to question 14.*

**Question 15.** How much would you be willing to pay per year for 25 years if the Township were to hire more police?

	<u>Non-Weighted</u>		<u>Weighted</u>	
1-\$0	19	(33.3%)	16.5	(33.7%)
2-\$500	8	(14.0%)	7.5	(15.3%)
3-\$1000	6	(10.5%)	5.5	(11.2%)
4-\$1500	2	(3.5%)	2	(4.1%)
5-More than \$1500	2	(3.5%)	1.5	(3.1%)
6-Don't know	20	(35.1%)	16	(32.6%)

*Analysis: Few respondents indicated support for increasing the Township police force to improve pedestrian and Amish safety using township roads in Question 12, and even fewer indicated support for paying much, if anything, for hiring more police. Quite possibly, there is not much support to pay for additional police because people are, in general, satisfied with the police service (see Question 22).*

Once again, more people responded to this question than were directed to by their response to Question 12.

**Question 16.** I believe the Township should plan for future transportation needs by including a plan for an alternate route around Honey Brook Borough.

	<u>Non-Weighted</u>		<u>Weighted</u>	
1-Strongly agree	101	(25.2%)	81.5	(25.0%)
2-Somewhat agree	123	(30.7%)	101.5	(31.1%)
3-Neither agree/nor disagree	82	(20.4%)	68.5	(21.0%)
4-Somewhat disagree	36	(9.0%)	29.5	(9.0%)
5-Strongly disagree	59	(14.7%)	45.5	(13.9%)

*Analysis: The majority of respondents (183 out of 326.5) believe that future transportation needs should include plans for an alternate route around the Borough. The number of responses to the “strongly agree” choice exceeds the number of “strongly disagree” responses. Can we infer that the respondents considered the term “alternate route” synonymous with “bypass”?*

*With 326.5 responses, this question is significant at the 95 percent confidence level, plus or minus 5 percentage points.*

**Question 17.** Please list any other traffic/road concerns you may have in the space below.

*Note: this was a fill-in-the-blank question, and the responses listed below are an effort to quantify the responses.*

	<u>Non-Weighted</u>		<u>Weighted</u>	
1-Traffic from increased development	15	(8.8%)	12	(9.0%)
2-Excessive truck traffic/speed of trucks	28	(16.5%)	24	(18.0%)
3-Poor road maintenance/signage/stripping	13	(7.6%)	8.5	(6.4%)
4-Roadway improvements in specific areas	57	(33.5%)	44.5	(33.5%)
5-Inadequate room to pass buggies	9	(5.3%)	7.5	(5.6%)
6-Need for an alternate route	2	(1.2%)	1.5	(1.1%)
7-Concern over bypass and possible effects	3	(1.8%)	2.5	(1.9%)
8-Other	43	(25.3%)	32.5	(24.4%)

*Analysis: Second to “roadway improvements in specific areas” in numbers and percentage of responses is “other”, although this was used as a catch-all category for write-in responses. Perhaps more importantly is the third most popular write-in response – “excessive truck traffic/speed of trucks”. Can we assume that respondents are referring primarily to trucks accessing the landfill??? Is there a particular route through the Township or specific area of greatest concern?*

*Note: Because this was a fill-in-the-blank question, statistical significance is a non-issue. We are simply interested in the input received, given a good response rate (which for this question was low at 133 households).*

**Question 18.** Where does your household usually do a major grocery shopping trip?

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	<u>Non-Weighted</u>		<u>Weighted</u>	
1-Blue Ball/New Holland/East Earl	119	(28.1%)	97.5	(28.1%)
2-Downingtown	37	(8.7%)	30	(8.7%)
3-Exton/Frazer	13	(3.1%)	10.5	(3.0%)
4-Guthriesville	78	(18.4%)	60	(17.3%)
5-Honey Brook	53	(12.5%)	43.5	(12.6%)
6-Morgantown	69	(16.3%)	57	(16.5%)
7-Thorndale/Coatesville	19	(4.5%)	17	(4.9%)
8-West Sadsbury	13	(3.1%)	12.5	(3.6%)
9-Other	23	(5.4%)	18.5	(5.3%)

*Analysis: Response to this question is surprising. Roughly 44 percent of respondents go outside of Chester County to do their major grocery shopping, with "Guthriesville", in Chester County, a close second.*

*With 346.5 respondents, this question is significant at a 95 percent confidence level, plus or minus 5 percent. We can be 95 percent certain that between 23 and 33 percent of Honey Brook households go to Blue Ball/New Holland/East Earl to do their major grocery shopping.*

**Question 19.** Where does your household usually do a minor grocery shopping trip (e.g. bread, milk, eggs, etc.)

	<u>Non-Weighted</u>		<u>Weighted</u>	
1-Blue Ball/New Holland/East Earl	24	(5.6%)	18.5	(5.2%)
2-Downingtown	16	(3.7%)	14	(4.0%)
3-Exton/Frazer	2	(0.5%)	2	(0.6%)
4-Guthriesville	90	(20.8%)	71	(20.1%)
5-Honey Brook	229	(53.0%)	190.5	(54.0%)
6-Morgantown	48	(11.1%)	37.5	(10.6%)
7-Thorndale/Coatesville	2	(0.5%)	1.5	(0.4%)
8-West Sadsbury	11	(2.5%)	9	(2.5%)
9-Other	10	(2.3%)	9	(2.5%)

*Analysis: Seventy-four percent of 353 households are able to do their minor grocery shopping locally (Honey Brook and Guthriesville). Ten percent are still utilizing Morgantown for minor grocery shopping. Could this reflect the fact that this area is also their place of employment?*

*With 353 respondents, this question is significant at a 95 percent confidence level, plus or minus 5 percent.*

**Question 20.** Where does your household usually do its shopping for major events (e.g. Christmas, back to school)? (Choose 2 only).

	<u>Non-Weighted</u>		<u>Weighted</u>	
1-Blue Ball/New Holland/East Earl	45	(5)	37.5	(5)
2-Downingtown	42	(6)	32.5	(7)
3-Exton/Frazer	250	(1)	202.5	(1)
4-Honey Brook	14	(10)	11	(11)
5-King of Prussia	49	(4)	41.5	(4)
6-Lancaster	42	(6)	33	(6)
7-Morgantown	58	(3)	49.5	(3)
8-Reading	92	(2)	76	(2)
9-Thorndale/Coatesville	21	(9)	20	(10)
10-West Chester	4	(11)	2	(12)
11-West Sadsbury	28	(8)	24	(9)
12-Other	37	(7)	27	(8)

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*Analysis: Responses indicate that regional shopping is readily available to Honey Brook residents at locations outside the Township, including Exton/Frazer (mall, Mainstreet, etc.), Reading (outlet malls), Morgantown, King of Prussia (mall), Blue Ball/New Holland/East Earl, and Downingtown. Should the Task Force desire, it could utilize this question to demonstrate that regional retail shopping opportunities are adequately provided for in surrounding areas.*

*Only 19 households did not respond to this question in any way, giving the results statistical significance at the 95 percent confidence level, plus or minus 5 percent. However, percentages for each response to this question cannot be calculated because not all respondents made two choices. Ranks are provided in their place.*

**Question 21.** Please rank from most favored (1) to least favored (7) the type of retail store you would most like to see built in the Honey Brook area.

	<u>Non-Weighted</u>		<u>Weighted</u>	
<u>Big Box</u>				
1=Rank 1	71	(25.5%)	59	(26.5%)
2=Rank 2	15	(5.4%)	11	(4.9%)
3=Rank 3	16	(5.8%)	14	(6.3%)
4=Rank 4	17	(6.1%)	11.5	(5.2%)
5=Rank 5	21	(7.6%)	16	(7.2%)
6=Rank 6	15	(5.4%)	11.5	(5.6%)
7=Rank 7	123	(44.2%)	100	(44.8%)

*233 households responded, dropping the confidence level to plus or minus 6.21 percent. We can be 95 percent certain that between 20 and 33 percent of Honey Brook households give big box retail a rank of 1.*

	<u>Non-Weighted</u>		<u>Weighted</u>	
<u>Convenience store</u>				
1=Rank 1	73	(27.8%)	60.5	(28.6%)
2=Rank 2	35	(13.3%)	28.5	(13.5%)
3=Rank 3	43	(16.3%)	35	(16.5%)
4=Rank 4	16	(6.1%)	13.5	(6.4%)
5=Rank 5	21	(8.0%)	18	(8.5%)
6=Rank 6	18	(6.8%)	13	(6.1%)
7=Rank 7	57	(21.7%)	43	(20.3%)

211.5 households responded, dropping the confidence interval to plus or minus 6.4 percent.

	<u>Non-Weighted</u>		<u>Weighted</u>	
<u>Fast food chain</u>				
1=Rank 1	30	(11.8%)	27	(13.2%)
2=Rank 2	31	(12.2%)	26.5	(13.0%)
3=Rank 3	28	(11.0%)	23.5	(11.5%)
4=Rank 4	34	(13.4%)	27.5	(13.5%)
5=Rank 5	32	(12.6%)	24	(11.8%)
6=Rank 6	13	(5.1%)	9	(4.4%)
7=Rank 7 (error)	86	(33.9%)	66.5	(32.6%)

204 households responded, dropping the confidence interval to plus or minus 6.53 percent.

	<u>Non-Weighted</u>		<u>Weighted</u>	
<u>“Mom and Pop” store</u>				
1=Rank 1	70	(27.0%)	36.5	(27.3%)
2=Rank 2	60	(23.2%)	48	(23.2%)
3=Rank 3	39	(15.1%)	31	(15.0%)
4=Rank 4	35	(13.5%)	27.5	(13.3%)
5=Rank 5	14	(5.4%)	11.5	(5.6%)
6=Rank 6	13	(5.0%)	10.5	(5.1%)
7=Rank 7 (error)	28	(10.8%)	22	(10.6%)

207 households responded, dropping the confidence interval to plus or minus 6.47 percent.

	<u>Non-Weighted</u>		<u>Weighted</u>	
<u>None/don't favor retail</u>				
1=Rank 1	157	(69.2%)	127.5	(70.1%)
2=Rank 2	17	(7.5%)	13	(7.1%)
3=Rank 3	5	(2.2%)	3.5	(1.9%)
4=Rank 4	4	(1.8%)	3.5	(1.9%)
5=Rank 5	18	(7.9%)	13	(7.1%)
6=Rank 6	7	(3.1%)	5	(2.7%)
7=Rank 7 (error)	19	(8.4%)	16.5	(9.1%)

*182 households responded, dropping the confidence interval to plus or minus 6.83 percent.*

	<u>Non-Weighted</u>		<u>Weighted</u>	
<u>Other</u>				
1=Rank 1	31	(42.5%)	23.5	(42.7%)
2=Rank 2	11	(15.1%)	8	(14.5%)
3=Rank 3	3	(4.1%)	2.5	(4.5%)
4=Rank 4	5	(6.8%)	3.5	(6.4%)
5=Rank 5	4	(5.5%)	3	(5.5%)
6=Rank 6	10	(13.7%)	7.5	(13.6%)
7=Rank 7 (error)	9	(12.3%)	7	(12.7%)

*Only 55 households responded, dropping the confidence level to plus or minus 13.05 percent.*

*Analysis: There are several difficulties with interpreting the results to this question. First, the question is phrased so that its ranking system could be interpreted several ways: 1) as a way of ranking the options compared to each other (1-7, from most favored to least favored), or 2) simply as a ranking between 1 and 7 for each individual option regardless of how they compare to each other. Second, if the ranking is meant as a way of comparing the options to each other 1-7, there are only 6 options given, leaving much room for error in interpretation.*

*If we assume that respondents ranked options among one another, then we could conclude that "big box" and "fast food chain" scored high as the least favored types of retail stores, by receiving the highest number of responses. Comparatively, the "convenience store" type of retail stores scored high in terms of favorable responses. However, the "none/don't favor retail" outsourced every other option in terms of "most favored" responses, possibly indicating that a policy of attracting more retail uses to the Honey Brook area would not be supported by the majority of survey respondents.*

*If we assume that respondents ranked each option regardless of how they compared to each other, and generalizing the ranking spread of 1-7, "big box", retail stores also could be construed, based on responses, to be unpopular among most respondents. More respondents were "on the fence" regarding their desirability of the "fast food" type of retail store for Honey Brook area.*

**Question 22.** Please give your opinion of how well Honey Brook Township is providing the following basic services to its residents.

	<u>Non-Weighted</u>		<u>Weighted</u>	
<u>Township road maintenance</u>				
1=Excellent	73	(17.0%)	57.5	(16.4%)
2=Good	227	(52.9%)	185.5	(53.3%)
3=Fair	95	(22.1%)	80	(22.9%)
4=Poor	22	(5.1%)	16.5	(4.7%)
5=No opinion	12	(2.8%)	9.5	(2.7%)

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*350 households responded to this question, making it statistically significant at a 95 percent confidence level, plus or minus 5 percent.*

	<u>Non-Weighted</u>		<u>Weighted</u>	
<u>Winter road clearing</u>				
1=Excellent	111	(25.9%)	86	(24.6%)
2=Good	222	(51.9%)	182.5	(52.1%)
3=Fair	71	(16.6%)	60.5	(17.3%)
4=Poor	15	(3.5%)	13	(3.7%)
5=No opinion	9	(2.1%)	8	(2.3%)

*350 households responded to this question, making it statistically significant at a 95 percent confidence level, plus or minus 5 percent.*

	<u>Non-Weighted</u>		<u>Weighted</u>	
<u>Road crew helpfulness</u>				
1=Excellent	59	(13.8%)	46	(13.2%)
2=Good	187	(43.9%)	154	(44.3%)
3=Fair	37	(8.7%)	32.5	(9.3%)
4=Poor	12	(2.8%)	10	(2.9%)
5=No opinion	131	(30.8%)	106	(30.5%)

*348.5 households responded to this question, making it statistically significant at a 95 percent confidence level, plus or minus 5 percent.*

	<u>Non-Weighted</u>		<u>Weighted</u>	
<u>Police traffic enforcement</u>				
1=Excellent	27	(6.3%)	21.5	(6.2%)
2=Good	165	(38.6%)	137.5	(39.4%)
3=Fair	99	(23.2%)	81.5	(23.4%)
4=Poor	57	(13.3%)	47	(13.5%)
5=No opinion	79	(18.5%)	61.5	(17.6%)

*349 households responded to this question, making it statistically significant at a 95 percent confidence level, plus or minus 5 percent.*

	<u>Non-Weighted</u>		<u>Weighted</u>	
<u>Other police services</u>				
1=Excellent	47	(11.1%)	38.5	(11.1%)
2=Good	132	(31.3%)	108	(31.2%)
3=Fair	51	(12.0%)	43.5	(12.6%)
4=Poor	26	(6.1%)	21	(6.1%)
5=No opinion	168	(39.6%)	135.5	(39.1%)

*346.5 households responded to this question, making it statistically significant at a 95 percent confidence level, plus or minus 5 percent.*

	<u>Non-Weighted</u>		<u>Weighted</u>	
<u>Courteousness/helpfulness of police</u>				
1=Excellent	66	(15.5%)	53	(15.3%)
2=Good	154	(36.2%)	122	(35.1%)
3=Fair	51	(12.0%)	46	(31.2%)
4=Poor	18	(4.2%)	14	(4.0%)
5=No opinion	137	(32.2%)	112.5	(32.4%)

*347.5 households responded to this question, making it statistically significant at a 95 percent confidence level, plus or minus 5 percent.*

	<u>Non-Weighted</u>		<u>Weighted</u>	
<u>How well Township employees answer questions</u>				
1=Excellent	38	(9.0%)	29	(8.4%)
2=Good	127	(30.2%)	102.5	(29.8%)
3=Fair	66	(15.7%)	56.5	(16.4%)
4=Poor	21	(5.0%)	17	(4.9%)
5=No opinion	169	(40.1%)	134.5	(39.0%)

*344.5 households responded to this question, making it statistically significant at a 95 percent confidence level, plus or minus 5 percent.*

	<u>Non-Weighted</u>		<u>Weighted</u>	
<u>Courteousness of Township employees</u>				
1=Excellent	54	(12.9%)	42.5	(12.4%)
2=Good	141	(33.7%)	113	(33.0%)
3=Fair	59	(14.1%)	50	(14.6%)
4=Poor	18	(4.3%)	15.5	(4.5%)
5=No opinion	146	(34.9%)	121	(35.4%)

*346 households responded to this question, making it statistically significant at a 95 percent confidence level, plus or minus 5 percent.*

	<u>Non-Weighted</u>		<u>Weighted</u>	
<u>Effectiveness of Township government</u>				
1=Excellent	21	(5.0%)	17	(5.0%)
2=Good	125	(29.8%)	99	(28.9%)
3=Fair	91	(21.7%)	72.5	(21.2%)
4=Poor	41	(9.8%)	34	(9.9%)
5=No opinion	142	(33.8%)	120	(35.0%)

*342.5 households responded to this question, making it statistically significant at a 95 percent confidence level, plus or minus 5 percent.*

	<u>Non-Weighted</u>		<u>Weighted</u>	
<u>Fire/emergency services</u>				
1=Excellent	125	(29.6%)	102	(29.5%)
2=Good	153	(36.2%)	125	(36.1%)
3=Fair	31	(7.3%)	27	(7.8%)
4=Poor	6	(1.4%)	4	(1.2%)
5=No opinion	108	(25.5%)	87	(25.1%)

*346 households responded to this question, making it statistically significant at a 95 percent confidence level, plus or minus 5 percent.*

	<u>Non-Weighted</u>		<u>Weighted</u>	
<u>Quality of township website</u>				
1=Excellent	12	(3.0%)	10.5	(3.2%)
2=Good	58	(14.3%)	46	(13.9%)
3=Fair	53	(13.1%)	44	(13.3%)
4=Poor	9	(2.2%)	8	(2.4%)
5=No opinion	273	(67.4%)	221.5	(67.1%)

*Analysis: Township services get high marks. The response rate to each question was generally high.*

*330 households responded to this question, making it statistically significant at a 95 percent confidence level, plus or minus 5 percent.*

**Question 23.** Other than the cost and quality of public education, what do you see as the biggest problem facing Honey Brook in the future?

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*Note: this was a fill-in-the-blank question, and the responses listed below are an effort to quantify the responses.*

	<u>Non-Weighted</u>		<u>Weighted</u>	
1=Overdevelopment/traffic	156	(51.1%)	126.5	(51.2%)
2=Pushing farmers and Amish out of Twp.	4	(1.3%)	2.5	(1.0%)
3=Maintaining rural character	17	(5.6%)	13.5	(5.5%)
4=Loss of open space/farmland	13	(4.3%)	10.5	(4.3%)
5=Managing growth effectively	14	(4.6%)	11.5	(4.7%)
6=Increased taxes	8	(2.6%)	5.5	(2.2%)
7=People bringing city ideas to a rural area	3	(1.0%)	2.5	(1.0%)
8=Other	90	(29.1%)	74.5	(30.2%)

*Analysis: 51 percent of the respondents said that overdevelopment/traffic is/are the biggest problem(s) facing the Township in the future.*

*Note: Because this was a fill-in-the-blank question, statistical significance is a non-issue. We are simply interested in the input received, given a good response rate (which for this question was fair at 247 households).*

**Question 24.** Are you a member of a plain sect?

	<u>Non-Weighted</u>		<u>Weighted</u>	
1=Yes	32	(8.0%)	27.5	(8.4%)
2=No	368	(92.0%)	298.5	(91.6%)

*Analysis: While 326 households responded, making this answer statistically significant at a 95 percent confidence level plus or minus 5 percent, we believe the Amish response underestimates their true proportion of the Township's population.*

**Question 25.** Please use the space below to provide any other comments you would like to make regarding the comprehensive plan update.

*Note: Because this question was open-ended and the results were highly variable, results could not be readily quantified.*

**Question 26.** Please mark where you live by circling the appropriate number on this map.

	<u>Non-Weighted</u>		<u>Weighted</u>	
1=Zone 1	32	(9.4%)	25	(9.0%)
2=Zone 2	93	(27.4%)	77	(27.8%)
3=Zone 3	132	(38.8%)	105	(38.0%)
4=Zone 4	83	(24.4%)	69.5	(25.1%)

*Analysis: Presence of Tel Hai and mobile home parks may account for large number of surveys received from Zone 3 (which also has a higher population concentration than the other three zones).*

*276.5 households responded to this question, making it statistically significant at a 95 percent confidence level, plus or minus 5 percent.*

## Appendix E: Cost of Community Services Study

### Honey Brook Township: Cost of Community Services Study, 2004 Data

#### ***TAX BASE***

<b>Item</b>	<b>\$ Land Total</b>	<b>\$ Buildings Total</b>	<b>\$ Combined Total</b>	<b>Tax Base</b>
Residential (R)	\$44,084,450	\$133,444,536	\$177,528,986	
R-vacant/misc.	\$10,090,870	\$454,240	\$10,545,110	
R-apartment	\$568,390	\$7,516,680	\$8,085,070	
R-mobile home park	\$3,430,860	\$15,738,040	\$19,168,900	
R-buildings on farm (calculated below)		\$22,639,570	\$22,639,570	
<b>R-Total</b>	<b>\$58,174,570</b>	<b>\$179,793,066</b>	<b>\$237,967,636</b>	<b>83.54%</b>
Commercial (C)				
C-motels				
C-mom&pop stores				
C-office buildings				
C-shopping centers				
C-misc				
C-church				
<b>C-Total</b>	<b>\$8,776,640</b>	<b>\$23,489,250</b>	<b>\$32,265,890</b>	<b>11.33%</b>
Industrial-not in park				
Industrial-in park				
Industrial-misc				
<b>Industrial-Total</b>	<b>\$1,089,450</b>	<b>\$8,272,730</b>	<b>\$9,362,180</b>	<b>3.29%</b>

<b>Farmland (from below)</b>	<b>\$5,254,070</b>		<b>\$5,254,070</b>	<b>1.84%</b>
<b>Total</b>			<b>\$284,849,776</b>	<b>100.00%</b>
<b>Farmland calculations</b>				
	<b>\$ Land Total</b>	<b>\$ Buildings Total</b>	<b>\$ Total</b>	
	\$5,254,070	\$22,639,570	\$27,893,640	

### GENERAL FUND TAX REVENUES

Item	\$ Total	%Residential	\$Residential	%Commercial	\$Commercial	%Industrial	\$Industrial	%Agriculture	\$Agriculture
Real property tax	\$226,114	83.54%	\$188,896	11.33%	\$25,619	3.29%	\$7,439	1.84%	\$4,160
Real estate transfer tax	\$158,522	83.54%	\$132,429	11.33%	\$17,961	3.29%	\$5,215	1.84%	\$2,917
Per Capita tax									
Earned income tax	\$488,615	100.00%	\$488,615	0.00%	\$0	0.00%	\$0	0.00%	\$0
<b>Total taxes and municipal "Tax Default" %</b>	<b>\$873,251</b>	<b>92.75%</b>	<b>\$809,940</b>	<b>4.99%</b>	<b>\$43,579</b>	<b>1.45%</b>	<b>\$12,655</b>	<b>0.81%</b>	<b>\$7,077</b>

**GENERAL FUND NONTAX REVENUES**

Item	\$ Total	%Residential	\$Residential	%Commercial	\$Commercial	%Industrial	\$Industrial	%Agriculture	\$Agriculture
<b>Licenses, Fines, Interest</b>									
Licenses and permits	\$4,275	92.75%	\$3,965	4.99%	\$213	1.45%	\$62	0.81%	\$35
Fines and forfeits	\$35,941	92.75%	\$33,335	4.99%	\$1,793	1.45%	\$521	0.81%	\$291
Interest and rents	\$6,743	92.75%	\$6,254	4.99%	\$336	1.45%	\$98	0.81%	\$55
Cable TV Franchise Fees	\$18,309	92.75%	\$16,982	4.99%	\$914	1.45%	\$265	0.81%	\$148
<b>Intergovernmental</b>									
Other State Entitlements	\$78,277	92.75%	\$72,602	4.99%	\$3,906	1.45%	\$1,135	0.81%	\$634
<b>General government</b>									
General Gov't	\$13,375	92.75%	\$12,405	4.99%	\$667	1.45%	\$194	0.81%	\$108
Public Safety	\$115,004	92.75%	\$106,666	4.99%	\$5,739	1.45%	\$1,668	0.81%	\$932
Host Fee for Solid Waste Fac.	\$73,302	92.75%	\$67,988	4.99%	\$3,658	1.45%	\$1,063	0.81%	\$594
Water System			\$0	4.99%	\$0	1.45%	\$0	0.81%	\$0
Other (incl. state liquid fuels)	\$221	92.75%	\$205	4.99%	\$11	1.45%	\$3	0.81%	\$2
<b>Local government</b>									
Local governmental unit grants	\$99,430	92.75%	\$92,221	4.99%	\$4,962	1.45%	\$1,442	0.81%	\$805
<b>Miscellaneous</b>									
Other Financing Sources	\$11,276	92.75%	\$10,458	4.99%	\$563	1.45%	\$164	0.81%	\$91
<b>Total Nontax Revenues</b>	<b>\$456,153</b>		<b>\$423,082</b>		<b>\$22,762</b>		<b>\$6,614</b>		<b>\$3,695</b>
<b>Total Tax Revenues (from 2)</b>	<b>\$873,251</b>		<b>\$809,940</b>		<b>\$43,575</b>		<b>\$12,662</b>		<b>\$7,073</b>
<b>Total Revenues and "Revenue Default %"</b>									

**GENERAL FUND EXPENDITURES**

Item	\$ Total	%Residential	\$Residential	%Commercial	\$Commercial	%Industrial	\$Industrial	%Agriculture	\$Agriculture
<b>Township Administration</b>									
Legislative/ Governing Body	\$27,001	92.75%	\$25,043	4.99%	\$1,347	1.45%	\$392	0.81%	\$219
Executive/Manager or Mayor	\$84,874	92.75%	\$78,721	4.99%	\$4,235	1.45%	\$1,231	0.81%	\$687
Tax Collection	\$20,273	92.75%	\$18,803	4.99%	\$1,012	1.45%	\$294	0.81%	\$164
Solicitor/ Legal Services	\$6,146	92.75%	\$5,700	4.99%	\$307	1.45%	\$89	0.81%	\$50
Secretary/ Clerk	\$20,685	92.75%	\$19,185	4.99%	\$1,032	1.45%	\$300	0.81%	\$168
Other Govt Administration/General			\$0		\$0		\$0		\$0
Engineering Services	\$12,410	92.75%	\$11,510	4.99%	\$619	1.45%	\$180	0.81%	\$101
General Gov't Building and Plant	\$9,164	92.75%	\$8,500	4.99%	\$457	1.45%	\$133	0.81%	\$74
Auditing/Bookkeeping Services			\$0						
<b>Public Safety</b>									
Police	\$274,385	92.75%	\$254,492	4.99%	\$13,692	1.45%	\$3,979	0.81%	\$2,223
Fire	\$68,537	92.75%	\$63,568	4.99%	\$3,420	1.45%	\$994	0.81%	\$555
Protective Inspection	\$67,896	92.75%	\$62,974	4.99%	\$3,388	1.45%	\$984	0.81%	\$550
Planning & Zoning	\$65,667	92.75%	\$60,906	4.99%	\$3,277	1.45%	\$952	0.81%	\$532
Other Public Safety			\$0		\$0		\$0		\$0
<b>Health and Human Services</b>									
Health and Human Services	\$3,610	92.75%	\$3,348	4.99%	\$180	1.45%	\$52	0.81%	\$29
<b>Sanitation</b>									
Solid Waste Collection & Disposal	\$1,560	92.75%	\$1,447	4.99%	\$78	1.45%	\$23	0.81%	\$13
Wastewtr./Sewage Collection, Tmt.			\$0		\$0		\$0		\$0

**GENERAL FUND EXPENDITURES CONTINUED.**

Item	\$ Total	%Residential	\$Residential	%Commercial	\$Commercial	%Industrial	\$Industrial	%Agriculture	\$Agriculture
<b>Highways and Streets</b>									
General Services	\$331,638	92.75%	\$307,594	4.99%	\$16,549	1.45%	\$4,809	0.81%	\$2,686
Winter	\$23,698	92.75%	\$21,980	4.99%	\$1,183	1.45%	\$344	0.81%	\$192
Traffic Control	\$4,723	92.75%	\$4,381	4.99%	\$236	1.45%	\$68	0.81%	\$38
Tool Repair	\$17,189	92.75%	\$15,943	4.99%	\$858	1.45%	\$249	0.81%	\$139
Road and Bridge	\$64,695	92.75%	\$60,005	4.99%	\$3,228	1.45%	\$938	0.81%	\$524
Construction and Rebuilding			\$0		\$0		\$0		\$0
Storm Water and Flood Control	\$500	92.75%	\$464	4.99%	\$25	1.45%	\$7	0.81%	\$4
<b>Culture and Recreation</b>									
Parks	\$73,653	92.75%	\$68,313	4.99%	\$3,675	1.45%	\$1,068	0.81%	\$597
Library	\$3,500	92.75%	\$3,246	4.99%	\$175	1.45%	\$51	0.81%	\$28
Senior Citizen			\$0		\$0		\$0		\$0
<b>Miscellaneous</b>									
Pension/Retirement Fund Contribut.	\$2,164	92.75%	\$2,007	4.99%	\$108	1.45%	\$31	0.81%	\$18
Insurance Premiums	\$37,690	92.75%	\$34,957	4.99%	\$1,881	1.45%	\$547	0.81%	\$305
Interfund Operating Transfers	\$69,283	92.75%	\$64,260	4.99%	\$3,457	1.45%	\$1,005	0.81%	\$561
<b>Total General Fund</b>	<b>\$1,290,941</b>		<b>\$1,197,348</b>		<b>\$64,418</b>		<b>\$18,719</b>		<b>\$10,457</b>

***LIQUID FUELS & SPECIAL FUNDS (including capital projects)***

	<b>\$ Total</b>	<b>%Residential</b>	<b>\$Residential</b>	<b>%Commercial</b>	<b>\$Commercial</b>	<b>%Industrial</b>	<b>\$Industrial</b>	<b>%Agriculture</b>	<b>\$Agriculture</b>
<b>Special Fund Revenues</b>									
Interest & Rent Earnings	\$2,107	92.75%	\$1,954	4.99%	\$105	1.45%	\$31	0.81%	\$17
State Revenues and Entitlements	\$142,375	92.75%	\$132,053	4.99%	\$7,105	1.45%	\$2,064	0.81%	\$1,153
Contributions from Private	\$45,383	92.75%	\$42,093	4.99%	\$2,265	1.45%	\$658	0.81%	\$368
Interfund Operating Transfers	\$69,282	92.75%	\$64,259	4.99%	\$3,457	1.45%	\$1,005	0.81%	\$561
<b>Total Special Fund Revenues</b>	<b>\$259,147</b>		<b>\$240,359</b>		<b>\$12,931</b>		<b>\$3,758</b>		<b>\$2,099</b>
<b>Special Fund Expenditures</b>									
Police	\$21,927	92.75%	\$20,337	4.99%	\$1,094	1.45%	\$318	0.81%	\$178
Highways and Bridges	\$66,953	92.75%	\$62,099	4.99%	\$3,341	1.45%	\$971	0.81%	\$542
Construction & Rebuilding	\$60,391	92.75%	\$56,013	4.99%	\$3,014	1.45%	\$876	0.81%	\$489
Interfund Operating Transfers	\$3,334	92.75%	\$3,092	4.99%	\$166	1.45%	\$48	0.81%	\$27
<b>Total Special Fund Expenditures</b>	<b>\$152,605</b>		<b>\$141,541</b>		<b>\$7,615</b>		<b>\$2,213</b>		<b>\$1,236</b>

**SCHOOL TAX REVENUES**

Item	\$ Total	%Residential	\$Residential	%Commercial	\$Commercial	%Industrial	\$Industrial	%Agriculture	\$Agriculture
Real estate tax	\$5,179,390	83.54%	\$4,326,862	11.33%	\$586,825	3.29%	\$170,402	1.84%	\$95,301
Interim tax	\$398,194	83.54%	\$332,651	11.33%	\$45,115	3.29%	\$13,101	1.84%	\$7,327
Public utility realty tax	\$8,484	83.54%	\$7,088	11.33%	\$961	3.29%	\$279	1.84%	\$156
Earned income tax	\$482,663	100.00%	\$482,663	0.00%	\$0	0.00%	\$0	0.00%	\$0
Real estate transfer tax	\$146,774	83.54%	\$122,615	11.33%	\$16,629	3.29%	\$4,829	1.84%	\$2,701
Delinquent taxes	\$223,498	83.54%	\$186,710	11.33%	\$25,322	3.29%	\$7,353	1.84%	\$4,112
<b>Taxes from Town-ship &amp; School District; &amp; "Tax Default" %</b>	<b>\$6,439,003</b>	<b>84.77%</b>	<b>\$5,458,589</b>	<b>10.48%</b>	<b>\$674,853</b>	<b>3.04%</b>	<b>\$195,964</b>	<b>1.71%</b>	<b>\$109,597</b>

**SCHOOL NONTAX REVENUES**

Item	\$ Total	%Residential	\$Residential	%Commercial	\$Commercial	%Industrial	\$Industrial	%Agriculture	\$Agriculture
Township share of nontax	\$4,197,696	84.77%	\$3,558,387	10.48%	\$439,919	3.04%	\$127,610	1.71%	\$71,781
Tax revenues from township	\$6,439,003		\$5,458,589		\$674,853		\$195,964		\$109,597
<b>Total revenues from Township</b>	<b>\$10,636,699</b>		<b>\$9,016,976</b>		<b>\$1,114,772</b>		<b>\$323,574</b>		<b>\$181,378</b>

**SCHOOL DISTRICT EXPENDITURES**

Item	\$ Total	%Residential	\$Residential	%Commercial	\$Commercial	%Industrial	\$Industrial	%Agriculture	\$Agriculture
Township share of expenditures (30.0%)	\$10,742,903	100.0%	\$10,742,903	0.0%		0.0%		0.0%	
<b>Total expenditures</b>	<b>\$10,742,903</b>	<b>100.0%</b>	<b>\$10,742,903</b>	<b>0.0%</b>		<b>0.0%</b>		<b>0.0%</b>	

***COST OF COMMUNITY SERVICES***

<b>Item</b>	<b>\$ Total</b>	<b>\$ Residential</b>	<b>\$ Commercial</b>	<b>\$ Industrial</b>	<b>\$ Agriculture</b>
<b>Revenues</b>					
General fund munic. tax revenue (2)	\$873,251	\$809,940	\$43,579	\$12,655	\$7,077
General fund munic. nontax revenue (3)	\$1,329,404	\$1,233,022	\$66,337	\$19,276	\$10,768
Special fund munic. revenue (4)	\$259,147	\$240,359	\$12,931	\$3,758	\$2,099
School District tax revenue (5)	\$6,439,003	\$5,458,589	\$674,853	\$195,964	\$109,597
HBT share of school district nontax rev. (6)	\$4,197,696	\$3,558,387	\$439,919	\$127,610	\$71,781
<b>Total Revenues</b>	<b>\$13,098,501</b>	<b>\$11,300,297</b>	<b>\$1,237,619</b>	<b>\$359,263</b>	<b>\$201,322</b>
<b>Expenditures</b>					
General fund munic. expenditures (4)	\$1,290,941	\$1,197,348	\$64,418	\$18,719	\$10,457
Special fund munic. expenditures (4)	\$152,605	\$141,541	\$7,615	\$2,213	\$1,236
School District expenditures (7)	\$10,742,903	\$10,742,903	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$12,186,449</b>	<b>\$12,081,792</b>	<b>\$72,033</b>	<b>\$20,932</b>	<b>\$11,693</b>
<b>Calculating the COCS ratios</b>					
<b>Item</b>	<b>\$ Total</b>	<b>\$ Residential</b>	<b>\$ Commercial</b>	<b>\$ Industrial</b>	<b>\$ Agriculture</b>
Total revenues	\$13,098,501	\$11,300,297	\$1,237,619	\$359,263	\$201,322
Total expenditures	\$12,186,449	\$12,081,792	\$72,033	\$20,932	\$11,693
<b>Ratios (expenditures / revenues)</b>	<b>0.93</b>	<b>1.07</b>	<b>0.06</b>	<b>0.06</b>	<b>0.06</b>
<b>Net Difference ( revenues - expenditures)</b>	<b>\$912,052</b>	<b>-\$781,495</b>	<b>\$1,165,586</b>	<b>\$338,331</b>	<b>\$189,629</b>

## Appendix F: Existing Land Use Inventory

The maps that follow this appendix depict existing land use in Honey Brook Township and Honey Brook Borough as of 2014 using tax parcels as the unit of measurement. Parcels are grouped into 13 categories based primarily on land use information provided in the Chester County Department of Assessment's 2014 tax parcel GIS layer. Where data on the primary use of each property was insufficient to classify parcels into one of the 13 recommended land use categories, aerial photography, use of adjacent parcels, and windshield surveys were used to supplement tax parcel information. While it is possible for 2 or more uses to coexist on one property (for example farmland and single family residential), this method assumes only one use – the primary use listed in the County's tax parcel layer – per parcel.

Table F-1 summarizes land use in Honey Brook Township and Honey Brook Borough in 2014. The vast majority of Honey Brook is agricultural (69 percent), followed by single family residential (16 percent), while the Borough is made up largely of single family residential (43 percent) and agricultural land (22 percent). Keep in mind that *land use* (land as functional space devoted to various uses) differs from *land cover* (vegetation and other material that occurs on the earth's surface).

**Table F-1: Existing Land Use: Honey Brook Township and Honey Brook Borough, 2014**

Land Use	Honey Brook Township		Honey Brook Borough		Total	
	Acres	% of Township	Acres	% of Borough	Acres	% of Total
Agriculture/Open Space	11,109	68.9	67	21.7	11,176	68.0
Single Family Residential	2,655	16.4	132	42.9	2,787	16.9
Multifamily Residential	125	0.8	22	7.0	147	0.9
Mobile Home Parks	248	1.5	4	1.4	252	1.5
Commercial	89	0.6	30	9.8	119	0.7
Industrial	228	1.4	3	0.9	231	1.4
Quarry	143	0.9	0	0.0	143	0.9
Landfill	76	0.5	0	0.0	76	0.5
Utilities	71	0.4	0	0.0	71	0.4
Private Recreation	356	2.2	0	0.0	356	2.2
Parkland	381	2.4	1	0.3	382	2.3
Civic (Churches, Schools, etc...)	184	1.1	18	5.9	202	1.2
Residual (Roads/ROWS)	470	2.9	30	9.9	500	3.0
<b>Total</b>	<b>16,135</b>	<b>100</b>	<b>307</b>	<b>100.0</b>	<b>16,442</b>	<b>100</b>

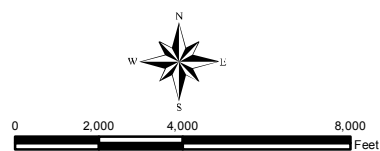
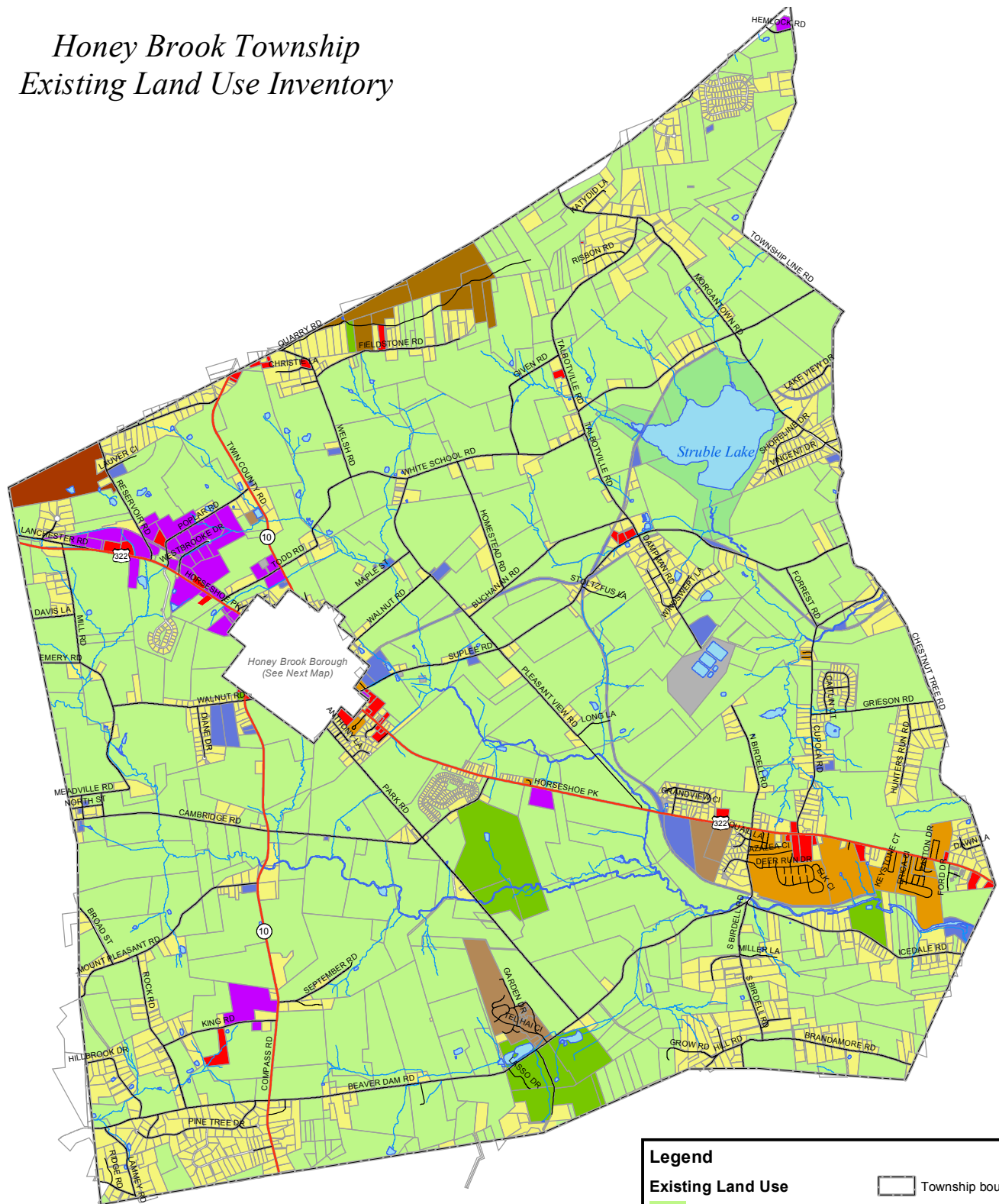
The remainder of this appendix describes the information used to classify parcels into the following 13 land use categories.

1. Agriculture/Open Space (11,176 acres)
  - Chester County Department of Assessment codes F10 through F80 (farms)
  - Parcels coded R10 (single family), R20 (two family), and R70 (mobile homes) Greater than or equal to 10 acres.
  - Parcels coded R80 (residential outbuildings), where occupied by agricultural structures; or where wooded farmed, or adjacent to other Agriculture/Open space uses.
  - Parcels coded as V10 (vacant residential) greater than 10 acres
  - Parcels coded as V10 (vacant residential) less than 10 acres where mostly wooded, farmed, or adjacent to Agriculture/Open Space uses.
  - Parcels coded as V12 (vacant open space)
2. Single Family Residential (2,787 acres)
  - Parcels coded R10 (single family), R20 (two family), R60 (Mixed Use, dwelling with commercial use, primarily residential), R80 (residential out buildings), where situated in single family subdivision, or R70 (mobile homes) less than 10 acres.
  - Parcels coded as V10 (vacant residential) less than 10 acres where not wooded, farmed, or adjacent to Agriculture/Open Space.
  - Parcels coded as V12 (vacant open space), where situated within residential neighborhood.
3. Multifamily Residential (147 acres)
  - Parcels coded R40 (apartments, 4 through 19), R90 (apartments 20 or more), R95 (residential, common elements not open space), and C41 (nursing homes).
4. Mobile Home Parks (252 acres)
  - Parcels coded as C92 (mobile home parks).
5. Commercial (119 acres)
  - Parcels coded as commercial (C10 through C96), with exception of warehouses (C80 – Township only), nursing homes (C41), mobile home parks (C92), private recreation (C91), and private schools (C95). Parcels coded as commercial garages (C70) in the Township's industrial zone were considered industrial (see below).
  - Parcel coded Mixed: Residential dwelling with commercial use where commercial was the primary use (R61 - Borough only).
  - Parcels coded V11 (vacant commercial).

6. Industrial (231 acres)
  - Parcels coded M10 through M25 (light and heavy manufacturing), excluding parcels in quarry use owned by Martin Limestone. Commercial garages (C70) in the Township's industrial zone were also categorized as industrial.
  - Parcels coded as vacant (V10 and V11) in the Township's industrial zone.
7. Quarry (143 acres)
  - Parcels owned and managed as a quarry by Martin Limestone.
8. Landfill (76 acres)
  - Tax parcels owned by Landchester (solid waste disposal).
9. Utilities (71 acres)
  - Parcels coded as public utilities E15 (municipal authorities) and E30 (public utilities), where land appeared in utility-type use.
10. Private Recreation (356 acres)
  - Parcels coded C90 (entertainment and recreation) and C91 (private recreation); includes campgrounds at Tel Hai and along Icedale Road, several private camps, and a golf course.
11. Parkland (382 acres)
  - Includes the Township Park and parcels surrounding Struble Lake owned by the Pennsylvania Fish and Boat Commission.
12. Civic (202 acres)
  - Parcels coded E20 (schools) and C95 (private schools); includes Amish schools.
  - Parcels coded E10 (churches) and E11 (cemeteries).
  - Parcels coded E13 (county government), E60 (state government), E62 (federal government), and E70 (local government).
  - Parcels coded E80 (Nonprofit Institutions) and E90 (Fire Companies)
13. Residual (500 acres)
  - All remaining land in Honey Brook Township. Equivalent to total area of the Township minus the total area of all Township tax parcels.

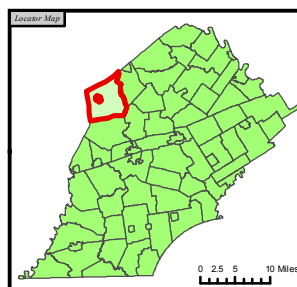


# Honey Brook Township Existing Land Use Inventory



Data Sources: Base Data from Chester County

Date Plotted: March 6, 2015



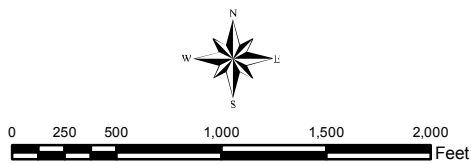
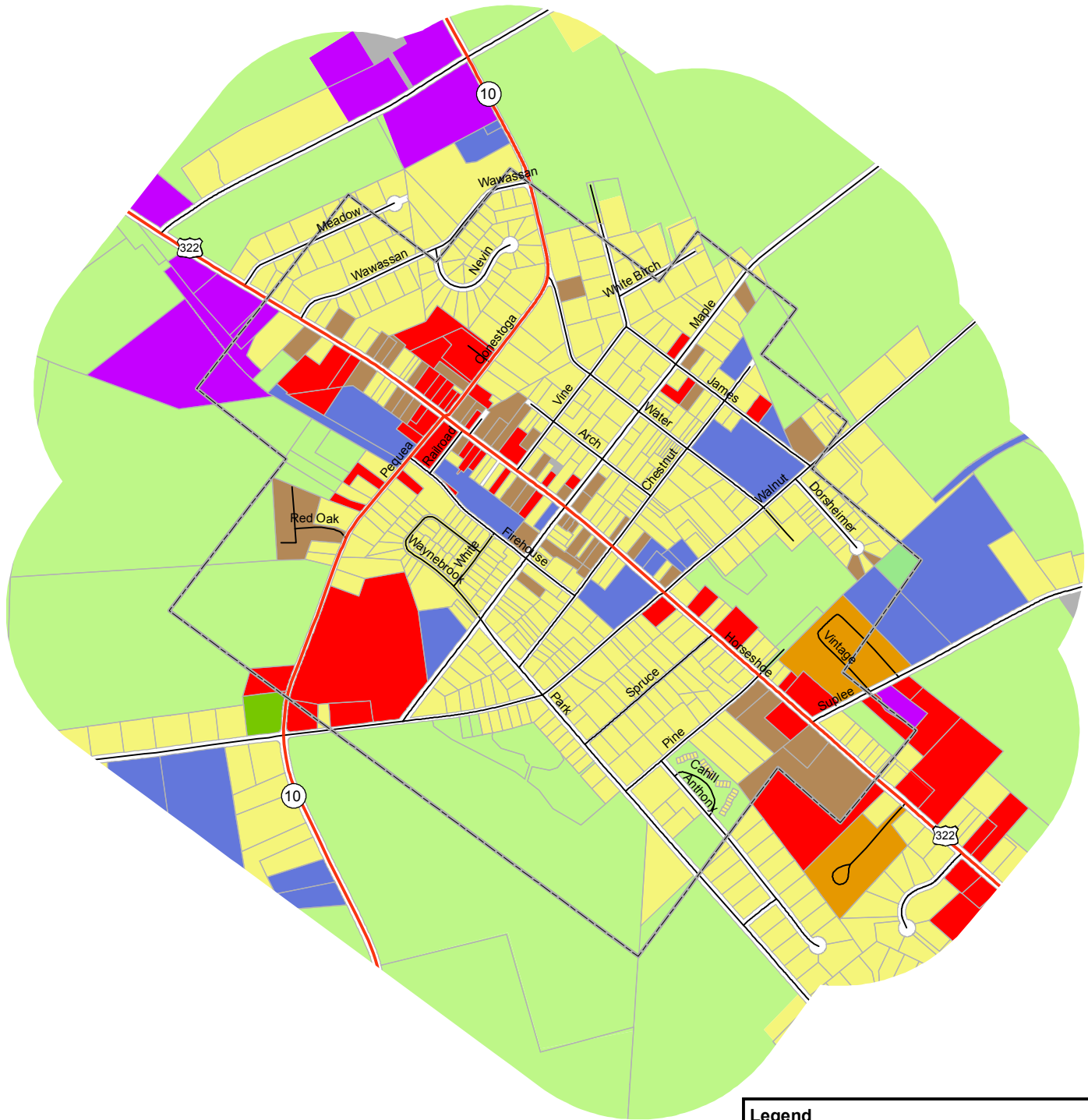
## Legend

### Existing Land Use

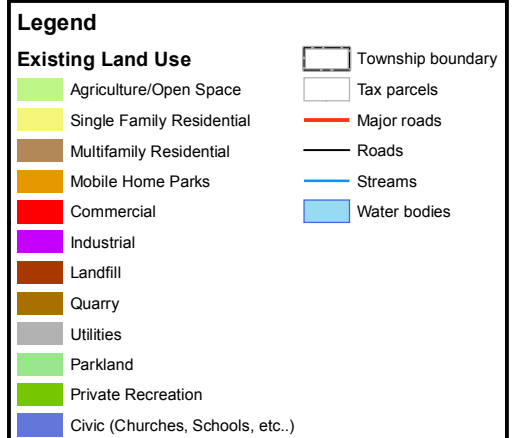
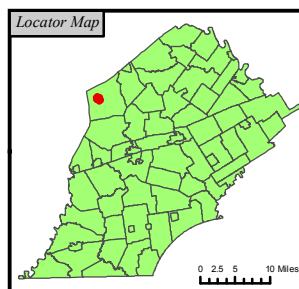
- |                                 |                   |
|---------------------------------|-------------------|
| Agriculture/Open Space          | Township boundary |
| Single Family Residential       | Major roads       |
| Multifamily Residential         | Roads             |
| Mobile Home Parks               | Tax parcels       |
| Commercial                      | Streams           |
| Industrial                      | Water bodies      |
| Landfill                        |                   |
| Quarry                          |                   |
| Utilities                       |                   |
| Parkland                        |                   |
| Private Recreation              |                   |
| Civic (Churches, Schools, etc.) |                   |



# Honey Brook Borough Existing Land Use Inventory



Data Sources: Base Data from Chester County  
Date Plotted: December 3, 2014





## Appendix G: Assessment of Current Land Use Regulations; Build-Out and Residential Fair Share Analysis; and Future Land Use Implications

### Current Land Use Regulations

#### ***Honey Brook Township***

Honey Brook Township's major land use regulations consist of a zoning ordinance (enacted in 2003 and amended through 2013), subdivision and land development ordinance (enacted in 2004), and an Act 167/MS-4 stormwater management ordinance (enacted in 2014). Among other purposes, these regulatory tools have been used to implement the recommendations of the Township's 2006 Comprehensive Plan. Of these three ordinances, zoning has the greatest influence on the use of land. Therefore, the zoning was assessed to determine its effectiveness in helping to achieve the new goals of the 2015 Honey Brook Township and Borough Multi-municipal Comprehensive Plan.

The zoning ordinance divides the township into the following seven base districts that govern land use:

- A – Agricultural
- RC- Resource Conservation
- FR - Farm Residential
- R - Residential
- MR - Mixed Residential
- C - Commercial
- I – Industrial

In addition, the following overlay districts are established by the zoning ordinance's Natural Features Conservation Standards Article to address physical limitations on land use:

- FH – Flood Hazard
- SSC – Steep Slope Conservation
- RCC – Riparian Corridor Conservation
- WHP – Wellhead Protection District

And, the following overlay district is established by the zoning ordinance to implement the 2006 Comprehensive Plan's Rocklyn Station Strategic Development Plan

- TND – Traditional Neighborhood Development

#### ***Honey Brook Township Base Zoning Districts Summary***

The [accompanying] 2007 Zoning map depicts the boundaries of the seven base districts. The Natural Features Conservation Standards Article's overlay districts "float" within the Township boundaries and

apply when their defining characteristics exist on the land. For example, the Flood Hazard Overlay District applies to the lands where the 100-year flood plain has been mapped. The 2005 Zoning map represents the Township's zoning in effect at the time of this Plan's adoption and was used to conduct the zoning assessment. An accompanying table lists the total areas (in acres) of the seven base districts.

The first three districts listed above generally apply to the Township's rural and agricultural areas. The stated purpose of the Agricultural District is *"...to encourage the preservation of large rural areas for agricultural, forest, and conservation purposes."* The agricultural district allows agricultural and other open space uses, limited residential and non-farm uses by-right, and other more intensive land uses by special exception or conditional use approval. Although all uses are subject to area and bulk regulations and design standards, specific provisions apply to the subdividing of agricultural lots, and to nuisance issues that might arise due to land use conflicts. The minimum lot size for subdivision within the "A" District is 10 acres.

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The "A" District is also a sending zone for the Township's Transferable Development Rights program, the details of which are explained later in this Appendix. Generally, landowners within this district can sever and sell all or some of their development rights, resulting in the permanent protection of the land from which the rights are severed. Sold development rights are intended to be used by the purchaser in receiving zones within the Township to increase the land development potential of a specific property.

The stated purposes of the Resource Conservation District are *"....to accomplish the protection of areas characterized by the presence of sensitive natural features; support agricultural, forest, and conservation uses; and provide for compatible residential uses."*

Similar to the Agricultural District, the Resource Conservation District allows agricultural and other open space uses, single-family residential and limited non-farm uses by-right, and other more intensive land uses by special exception or conditional use approval. All uses are subject to area and bulk regulations and design standards of the District. The minimum lot size is slightly under an acre and a half, and is intended to be of a size to accommodate both an on-lot well and sewage disposal system. Neither the conservation design option nor the Transferable Development Rights option is provided for within this district.

The "RC" District also allows for rural residential subdivisions through a conservation design option. When this option is selected by a developer, specific ordinance provisions encourage the retention of the parcel's natural and cultural features through significant open space set-asides. In return, the developer obtains increased residential density, and greater design and use flexibility.

The stated purposes of the Farm Residential District are *"...to promote a continuation of the rural character and agricultural economy of the area, providing for the integration of compatible low density single-family residential development."* This District allows agricultural and other open space uses, single-family residential and limited non-farm uses by-right, and other more intensive land uses by special exception or conditional use approval. All uses are subject to area and bulk regulations and design standards of the District. The one and one-half acre minimum lot size is reduced to one acre when public sewer is available to serve the property.

The "FR" District also allows more extensive residential subdivisions through the conservation design option. This District is one of several receiving zones for the Township's Transferable Development Rights program. Generally, landowners or developers within this district can purchase development rights from landowners in the Township's sending zone (Agricultural District) to use in increasing the development density or intensity permitted through zoning.

The next two districts generally apply to rural areas of the Township that are planned for more suburban or urban forms of residential development. The purpose of the Residential District is “...to provide opportunity for a variety of types and densities of residential development where public sewer and water facilities can be provided and are necessary for development.” This District allows limited agricultural and other open space uses, single-, two-, and multi-family residential and other non-residential uses by-right, and more intensive land uses by special exception or conditional use approval. All uses are subject to area and bulk regulations and design standards of the District, and all lots must demonstrate the capability to be served by public water and sewer.

The “R” District allows the conservation design option and is another of the multiple receiving zones for the Township’s Transferable Development Rights program.

The purpose of the Mixed-Residential District is “...to provide for all types and densities of residential development, including various single-family and multifamily dwellings.” Uses permitted by-right include single-, two-, and multiple-family dwellings and limited non-residential uses (largely accessory to permitted residential uses). All uses are subject to area and bulk regulations and design standards of the District, and all lots must demonstrate the capability to be served by public water and sewer. The conservation design option is not available within this district, although higher density residential uses such as townhouses and multiple-family dwellings have a minimum open space requirement. The Mixed-Residential District is also a receiving zone for transferred development rights, and residential density limitations are increased when TDRs are used.

The Township has two other base districts that accommodate commercial and industrial land uses. The purpose of the Commercial District is “...to provide for the orderly development of commercial and business uses and compatible residential uses, with the intent to assure that new or changed uses reflect and relate to the traditional, compact neighborhood commercial character and complementary residential uses adjacent to Honey Brook Borough and in the Rocklyn Station village area. Retail, service, and office-oriented commercial uses are permitted by this district, with residential uses permitted when accessory to commercial uses. Area and bulk regulations apply to all permitted uses, as well as design standards. The required minimum lot area is 20,000 square feet, although all uses must demonstrate the capability to be served by public water and sewer. Separate performance standards also apply, and the Commercial District serves as a receiving zone for transferable development rights.

The purpose of the Industrial District is “...to provide adequate sites for selected industrial, highway-oriented commercial, and office uses which are designed to prevent environmental problems and assure compatibility with other permitted uses within the Township.” More intensive commercial, manufacturing, research and development, and other non-residential uses, including any use not otherwise permitted in any other district, and required by law to be permitted somewhere within the Township, are provided for either by-right, by special exception, or by conditional use approval. This district also permits a number of light commercial and office uses. All permitted uses are subject to area and bulk requirements, design standards, and performance standards. The required minimum lot area is two acres. The Industrial District also serves as a receiving zone for transferable development rights.

### ***TND Overlay District Summary***

The Zoning Ordinance’s Traditional Neighborhood Development Overlay District is applied to the Rocklyn Station Strategic Development Plan area of the 2006 Comprehensive Plan’s Future Land Use Map. Use of this Overlay District’s provisions is optional, landowners or developers may develop their properties according to the base zoning provisions. However, if additional uses or development density permitted by the TND Overlay is desired, a landowner/developer may select this option. By selecting

this option, the landowner/developer must purchase TDRs from landowners in the Township's Agricultural District (at a ratio of net tract area proposed for use of the TND Overlay times 0.25). These purchased TDRs can also be used for increased density, impervious coverage, or building height under the TND District provisions.

The TND Overlay District has three sub-districts for Rocklyn Station – TND – MU (Mixed Use); TND – MR (Mixed Residential), and TND – R (Residential). The sub-districts are shown on the Rocklyn Station Zoning and Focus Areas Map. Land developments proposed for any of these sub-districts must conform to the sub-district standards and use provisions, and comply with a village master plan. All uses must also conform to village design guidelines.

### ***Transfer of Development Rights***

To conserve the Township's farmlands and to better manage growth, Honey Brook Township has included a Transferable Development Rights (TDR) option within its zoning ordinance. Use of this TDR option is voluntary, and creates incentives for permanent land preservation through the efforts of private landowners and developers. For TDR to work, the Township has designated lands which are worthy of permanent preservation as a TDR "sending zone". It has allocated, through zoning, a certain number of development rights for each landowner to sell within this sending zone. The accompanying TDR Assessment – Sending Area map shows the lands within the Township that are eligible for selling TDRs. The Township also has designated lands which are appropriate for non-farm development as a receiving zone, and has enabled, again through zoning, additional (bonus) residential dwelling units or commercial or industrial square footage that can be achieved through TDR within this zone. (See accompanying TDR Assessment – Receiving Area map for the receiving zone designations.)

Within the sending zone, landowners submit a request to the Board of Supervisors for certification of their TDR allocation, or number of TDRs that can be marketed for sale. Once certified, these landowners are free to market some or all of their TDRs for purchase by other landowners or developers (or their agents) to be used within the receiving zone. Once TDRs are legally severed, the land is permanently restricted (through use of a conservation easement) from development. Developers proposing the use of TDRs for subdivision or land development applications must be able to document ownership of those development rights prior to Township approval of the TDR-enhanced project.

The TDR Assessment – Sending Area map shows the approximate development right allocations per sending zone parcel based on some, but not all, of the Township's TDR eligibility criteria. The number of development rights each parcel could "receive" depends on the use or uses proposed for the parcel in the receiving zone. The TND Overlay District is specifically designed to encourage TDR receipt, first by requiring landowners/developers choosing this optional district to purchase a minimum number of TDRs, and then by providing for expanded use opportunities, greater residential density, or greater intensity of non-residential uses through the use of purchased TDRs.

The 20-year population forecasts provided in Appendix B do not take into account additional dwelling units that might result from use of the TDR program. This is largely because development rights transferred from the sending zone to the receiving zone and corresponding increases in housing unit yields in the receiving zone should not result in significant population increases within the township. The TDR program shifts growth from one area of the Township to another, rather than adding to it. Nevertheless, estimating the number of potential TDRs available within the Township's sending zone was helpful to future land use planning. It was also helpful to have an estimate of the potential development rights that could be used within the Township's receiving zones for the Plan's build-out analysis.

Finally, it is highly unlikely that all eligible landowners within the Township's sending zones will be motivated to sell some or all of their TDRs. Some may sell their development rights to the County or to the Township through preservation programs that extinguish available TDRs rather than allow their continued use. Some landowners may simply use their land as zoned, and not pursue the TDR option. Should a shortage of TDR receipt opportunities exist in the future, adjustments to the allocations can be made, or more receiving zone opportunities can be created.

## Honey Brook Borough

Honey Brook Borough's major land use regulations consist of a zoning ordinance (enacted in 2002), subdivision and land development ordinance (enacted in 2008), and an Act 167/MS-4 stormwater management ordinance (enacted in 2009). Of these three ordinances, zoning has the greatest influence on the use of land in the Borough. Therefore, the zoning was assessed to determine its effectiveness in helping to achieve the new goals of the 2015 Honey Brook Multi-municipal Comprehensive Plan.

The Zoning Ordinance divides the Borough into the following six base districts that govern land use:

MSR – Main Street Residential

TR – Traditional Residential

NR – Neighborhood Residential

TC – Town Center Commercial

MUC – Mixed Use Commercial

I – Industrial

### ***Honey Brook Borough Base Zoning Districts Summary***

The [accompanying] 2007 Zoning map depicts the boundaries of the six base districts in effect at the time of this Plan's adoption and was used to conduct the zoning assessment. An accompanying table lists the total areas (in acres) of the seven base districts.

The first three districts listed above apply to the residential districts of the borough. The stated purpose of the Main Street Residential District is to *"maintain the traditional residential atmosphere along the Main Street area of the Borough."* The main street residential district allows residential, municipal and forestry uses by right and bed and breakfasts, funeral homes, boarding houses, religious uses and residential conversion by special exception. Area and bulk regulations and design standards apply for all uses, with a maximum lot coverage of 45 percent for uses other than twin homes, which are limited to 40 percent per dwelling.

The Traditional Residential Zoning District's stated purpose is *"to retain the traditional small town grid pattern found in the established residential areas of the Borough."* Densities are lower than those found in the Main Street Residential District and the area provides a variety of housing types to reflect the diversity found in the Borough and is designed to preserve the character of the residential neighborhoods. As right uses are the same as the main street residential district with the addition of Agriculture, per Supplemental Use Regulations. In addition to those uses by Special Exception found in the Main Street District, the traditional residential zone allows for cemeteries. Area and bulk regulations and design standards apply for all uses, with a maximum lot coverage of 40 percent for uses other than twin homes, which are limited to 45 percent per dwelling.

The last of the residential districts, the Neighborhood Residential Zoning District, serves as a transitional zone between the Borough and the Township and reflects the larger lot development that has occurred on the edges of the Borough. Densities are the lowest for residential districts within the Borough. Only single family detached dwellings, municipal use and agriculture are allowed as of right, while religious use is allowed by Special Exception. Conditional uses allow for educational uses, retirement communities and mobile homes or mobile home parks. Uses other than retirement housing/continuing care and mobile home parks require a minimum lot size of 16,000 square feet. Mobile home parks require a minimum of 5,000 square feet per lot on a minimum tract size of 5 acres. Retirement housing/continuing care requires a minimum of 30,000 square feet. Design standards govern all uses on the district.

The Borough has two districts focused on commercial activity. The Town Center Commercial Zoning District's purpose is to maintain a diversity of uses that are pedestrian oriented at the cross roads of the Borough. Emphasis is placed on continuing the traditional small town development pattern and maintaining a variety of uses which contribute to a healthy business climate that serves the needs of Borough residents. A variety of commercial uses are allowed by right, as are upper floor dwelling units when the commercial use is located on the lower floor. Building heights must not exceed three stories or 35 feet, except minor structural elements, and mechanical equipment can exceed the 35 feet height regulation by 5 feet, but must be screened from view. Design standards prohibit outdoor vending machines, self-serving station or similar being allowed in any required yard abutting a street or public sidewalk, or on a public sidewalk.

The Mixed Use Commercial Zoning District provides an area where large scale commercial development can occur within the Borough and is located on the outskirts of the Town Center District in an area suitable for both auto-oriented activity as well as pedestrian traffic from the Town Center. Larger tracts can utilize the planned development option for a mix of commercial and residential uses, various commercial uses, or a large scale single development. Retail, commercial, financial, and professional activities, as well as multi-family dwellings and recreational uses are allowed as of right in the district. A variety of uses are allowed by Special Exception, including medical clinics, motels, and convenience stores. Mobile homes, mobile home parks and retirement community/continuing care are allowable conditional uses. Planned Commercial or Mixed Use Developments require a minimum lot area of 2.5 acres and are subject to a minimum lot width of 125 feet at the building line.

The Borough has a small Industrial Zone that hugs route 322 at the southern edge of the Borough. The purpose of the Industrial Zoning District is *"to permit a variety of industrial related uses that will contribute to the Boroughs economic base."* Safeguards in the district aim at protecting the character of adjoining districts. All permitted uses are subject to area and bulk requirements, design standards, and performance standards. The required minimum lot area is 10,000 square feet for service stations, car washes, contracting/trade/craftsman office or shop, recycling collection center, veterinary clinic without kennels, and public utility facilities, and 20,000 square feet for all other permitted uses.

### **Build-Out and Fair-Share Analysis**

A build-out analysis was performed for the borough and township that applied existing zoning to remaining vacant and underutilized land to estimate a maximum yield of dwelling units or non-residential square footage. The methodology and results are discussed below, as is their relevance to the residential fair-share assessment which follows. Maps showing the build-out potential resulting from this exercise are on-file with the Township and Borough.

Table G-1 shows the results of the build-out analysis for Honey Brook Borough. All four of the residential zoning districts have vacant or underutilized land remaining for accommodating new residential uses, while only the Town Center and Mixed-Use Commercial districts have land remaining that could accommodate non-residential uses. The analysis identified a total of 76 parcels that are either vacant (16 parcels)<sup>6</sup> or “underdeveloped” (60 parcels).<sup>7</sup> These parcels represent a total of 122 acres (18.9 of which have been categorized as vacant: 17 residential and 1.9 non-residential). Based on existing zoning in the borough, the build-out potential is estimated at 1,337 dwelling units, and 955,529 square feet (21.9 acres) of commercial or industrial space. Those 17 acres<sup>8</sup> of vacant residentially-zoned lands represent 5.3% of total borough land area (about 320 acres).

**Table G-1: Honey Brook Borough Build-Out Summary.**

	Zoning District	Vacant		Underdeveloped	
		Gross ac.	Units	Gross ac.	Units
<i>Single-Family Detached</i>	NR	8.7	21	10.4	16
<i>Single-Family Attached</i>	MSR	0.0	0	1.5	8
<i>Single-Family Attached</i>	TR	6.4	42	35.2	222
<i>Multi-Family</i>	TC	1.9	207	10.1	821
<b>Res total</b>	<b>Total</b>	<b>17.0</b>	<b>270</b>	<b>57.2</b>	<b>1,067</b>
<i>Non-Residential</i>	TC	1.9	57,307	10.1	227,479
<i>Non-Residential</i>	MUC	0.0	0	35.8	670,743
<i>Non-Residential</i>	I	0.0	0	0.0	0
<b>Non-Res total</b>	<b>Total</b>	<b>1.9</b>	<b>57,307</b>	<b>45.9</b>	<b>898,222</b>

Table G-2 shows the results of the build-out analysis for Honey Brook Township. All four of the residential zoning districts, as well as the Agricultural district, have vacant or underutilized land remaining that could be used for accommodating new residential uses; both the Commercial and Industrial districts have land remaining that could accommodate non-residential uses. The analysis identified a total of 208 parcels that are either vacant (86 parcels) or “underdeveloped” (122 parcels). These parcels represent a total of 7,225 acres (2,200 of which have been categorized as vacant: 2,005 residential and 195 non-residential). Based on existing zoning in the township, the build-out potential is estimated at 1,441 dwelling units; when the potential for TDR receipt is accounted for, this number is 1,741, an increase of 299, or 21%. The build-out potential for commercial or industrial space is estimate at 4.45 million square feet (102 acres), or 5.89 million square feet (135 acres) when TDR receipt is accounted for. Those 2,005 acres of vacant residentially-zoned lands represent 12.5% of total township land area (about 16,064 acres).

<sup>6</sup> A parcel is considered “vacant” if its land use code in the Chester County GIS indicates it is so. This is then confirmed by a survey of available aerial photography, and by review from township staff.

<sup>7</sup> A parcel is “underdeveloped” if its zoning permits greater development than is currently present.

<sup>8</sup> For purposes of the fair-share analysis which will follow, we only need to consider vacant lands zoned for residential use.

**Table G-2: Honey Brook Township Build-Out Summary.**

		Vacant				Underdeveloped			
		Units / Non-Res Area				Units / Non-Res Area			
	Zoning District	Gross ac.	Net ac.	no TDRs	with TDRs	Gross ac.	Net ac.	no TDRs	with TDRs
Single-Family Detached	A	1,437.8	302.5	117	117	4,300.7	2,890.4	392	392
Single-Family Detached	RC	248.4	122.4	21	21	399.3	148.8	116	116
Single-Family Detached	FR	223.1	134.5	126	153	114.8	92.4	90	108
Multi-Family	R	81.6	28.4	85	142	130.3	95.2	285	374
Mobile Home / Multi-Family	MR	14.5	14.4	57	57	68.8	43.5	152	260
						5,013.9	3,270.2		
Res total	Total	2,005.3	602.2	406	490	9	2	1,035	1,250
Non-Residential	C	77.5	47.8	1,686,915	2,024,298	0.0	0.0	0	0
Non-Residential	I	117.4	81.6	2,557,548	3,580,567	11.3	8.0	202,554	283,576
Non-Res total	Total	194.9	129.32	4,244,464	5,604,866	11.3	8.0	202,554	283,576

\* mobile home units

As noted in the tables above, the different agricultural or residential districts permit different land-uses, which have been categorized as one of three options: (1) single-family detached; (2) multi-family (which includes single-family attached [twins/duplexes], townhomes, and apartments); and (3) mobile home. Table G-3 below summarizes the residential development potential for both municipalities, by category.

**Table G-3. Summary for Honey Brook Borough & Township.**

	Borough	Township		Both	
		base	with TDR	base	with TDR
Single-Family Detached	37	862	907	899	944
Multi-Family	1,300	522	776	1,822	2,076
Mobile Homes	0	57	57	57	57
	<b>1,337</b>	<b>1,441</b>	<b>1,740</b>	<b>2,778</b>	<b>3,077</b>

### ***Build-Out Assumptions***

A variety of assumptions must be made when conducting a build-out analysis. As this analysis was intended to provide a description of the upper limit on development in the Township and Borough, the assumptions have generally been selected so as to produce the maximum possible yield for any given parcel. A discussion of these assumptions is divided into those used to guide the borough's analysis, and those used to guide the township's.

#### **1. Honey Brook Borough**

In all cases, the calculations assumed use of the minimum lots sizes as permitted by zoning, and maximum impervious coverage limitations. In the Main Street Residential (MSR) and Traditional Residential (TR) districts, future development was assumed to take the form of twins/duplexes whenever possible. In the Neighborhood Residential (NR) district, only single-family detached homes are permitted.

In the Town Center (TC) district: new development was assumed to fully utilize maximum impervious coverage limits for buildings; the ground floor of each structure was assumed to be occupied by a commercial entity; and two stories were assumed to exist above each first floor, occupied by efficiency apartments at 550 square feet per unit.

In the Mixed-Use Commercial (MUC) and Industrial (I) districts, commercial entities were assumed to fill up the available space permitted by the maximum building coverage limits of 45% and 80%, respectively.

## 2. Honey Brook Township

As above, use of minimum lot sizes and maximum impervious coverage limitations were assumed in all cases. In the Agricultural (A) district, there are a variety of development options, but for simplicity's sake it was assumed that every parcel would make use of the single-family detached split-off provision to its maximum extent. This provision permits every agriculturally-zoned parcel to subdivide and develop one unit per year at one acre per unit, up to a maximum of 10 units (10 acres), or 10% of that parcel's original gross area—whichever is less.<sup>9</sup>

The Rural Conservation (RC) and FR (Farm Residential) districts permit only single-family detached units. Parts of the FR district may receive TDRs; for those parcels, the analysis was run twice: with and without TDR receipt.

The Residential (R) and Mixed Residential (MR) districts permit a variety of uses, including apartment buildings. To achieve maximum yield, apartment buildings were assumed to be developed to the maximum extent. Like the FR district, parts of the R and MR districts permit TDR receipt, and so the analysis was run twice for these parcels.

For simplicity, the Commercial (C) and Industrial (I) districts were considered only for non-residential development. To estimate their potential, commercial entities were assumed to fill up the available space. For the C district, this is 50% maximum lot coverage without TDRs, and 60% with. For the I district, building impervious coverage was capped at 50% without TDRs, and 70% with.

## ***Residential Fair-Share***

The MPC also requires that each municipality provide for its fair-share of regional growth. Case law has shown that this regional “fair share doctrine” focuses principally on residential land uses. According to the MPC, each municipality that establishes a comprehensive plan and zoning ordinance must plan and provide for a variety of residential dwellings, including one-family, two-family, multi-family, and mobile home parks. To measure compliance with this requirement, Pennsylvania's courts have typically looked at the amount of “vacant” land that a municipality has zoned for two-family, multi-family, and mobile home park uses compared to that zoned by other municipalities within the region. There is no State guidance as to what constitutes a “region”, so this assessment has used the region defined by Honey Brook Township, the Borough, and adjacent municipalities.<sup>10</sup> While the MPC is also silent on how much vacant land is needed to require “passage” of the residential fair-share test, Pennsylvania case law to date has established how much *isn't* enough. Honey Brook Township, with at least 12.5% of its land still “vacant”, is arguably obligated to meet its residential fair-share. Honey Brook Borough, with about 5.3% of its land vacant and developable, may also be obligated to meet its residential fair-share. This

<sup>9</sup> E.g., a 100-acre parcel could subdivide 10 lots at one acre per lot (10 acres total) over 10 years, while a 5-acre parcel would be limited to five lots and five acres over five years.

<sup>10</sup> Honey Brook Borough, Honey Brook Township, West Brandywine, West Caln, and West Nantmeal in Chester County; Caernarvon and Salisbury in Lancaster County; and Caernarvon in Berks County.

assessment will show that both the Borough and the Township likely meet, and even exceed, their fair-share obligations—especially when considered together.

### Analysis

Table G-4 shows the 2010 population for each municipality in this region, as well as population projections for 2020–2040.<sup>11</sup> Also shown is population growth for the period 2010–2040, and the portion of the population represented by each municipality for each time period.

Table G-5 shows the regional housing profile for the period 2006–2010. Data is taken from the American Community Survey (ACS), which is the regular survey compliment to the Census conducted every ten years. “Multi-family” in the table below includes single-family attached (townhomes).

**Table G-4: Regional Population Projections, 2010–2040.**

Municipality	Population				Growth 2010-2040		% Regional Population				Change
	2010	2020	2030	2040	Num ber	%	201 0	202 0	203 0	204 0	2010– 2040
Honey Brook	1,71	1,84	2,07	2,21		29.2	3.6	3.5	3.5	3.5	
1 Borough	3	8	9	4	501	%	%	%	%	%	-0.1%
Honey Brook	7,64	8,19	9,14	9,69		26.8	16.0	15.6	15.4	15.2	
2 Township	7	8	5	6	2,049	%	%	%	%	%	-0.8%
West	7,39	8,78	11,1	12,5		69.7	15.5	16.7	18.8	19.7	
3 Brandywine	4	0	63	49	5,155	%	%	%	%	%	+4.2%
	9,01	9,65	10,7	11,3		26.4	18.9	18.3	18.1	17.8	
4 West Caln	4	4	52	92	2,378	%	%	%	%	%	-1.0%
	2,17	2,31	2,56	2,70		24.8	4.5	4.4	4.3	4.2	
5 West Nantmeal	0	5	4	9	539	%	%	%	%	%	-0.3%
Caernarvon	4,00	4,38	4,79	5,18		29.3	8.4	8.3	8.1	8.1	
6 (Berks)	6	8	0	1	1,175	%	%	%	%	%	-0.3%
Caernarvon	4,74	5,16	5,51	5,80		22.3	9.9	9.8	9.3	9.1	
7 (Lancaster)	8	2	1	5	1,057	%	%	%	%	%	-0.9%
Salisbury	11,0	12,2	13,3	14,2		29.2	23.2	23.3	22.5	22.4	
8 (Lancaster)	62	80	53	97	3,235	%	%	%	%	%	-0.8%
<i>Total</i>	<i>47,7</i>	<i>56,4</i>	<i>63,5</i>	<i>67,4</i>	<i>19,69</i>	<i>41.2</i>	<i>100</i>	<i>100</i>	<i>100</i>	<i>100</i>	<i>n/a</i>
	<i>54</i>	<i>85</i>	<i>99</i>	<i>49</i>	<i>5</i>	<i>%</i>	<i>%</i>	<i>%</i>	<i>%</i>	<i>%</i>	

*Sources: US Census, DVRPC, LCPC, Brandywine Conservancy.*

Table G-6 shows the results of calculations to project housing growth, based on population projections and assuming the average household size in 2010 remains constant through the study period. The two columns labeled “Housing Increase” refer to the proportion of new housing at the municipal level (so the borough and township are projected to increase their housing stock by 29 and 27%, respectively)

<sup>11</sup> For the Chester County municipalities, these projections come from the Delaware Valley Regional Planning Commission (DVRPC). For the Lancaster County municipalities, they come from the Lancaster County Planning Commission (LCPC). For Caernarvon in Berks County, a simple projection was developed in-house by Brandywine Conservancy staff.

and at the regional level (so 3 and 12% of the region's total increase of 7,060 will come from the borough and township, respectively). As is reported in Table G-3, Honey Brook can support, under current zoning, 2,778 new units (or 3,077 with TDR receipt), which is above the 2040 population & housing projection of 2,550 units by 228 (527 with TDR). At the average growth rate projected for the period 2010–2040 (292 units per decade for both municipalities), Honey Brook Borough and Township have enough land zoned for residential development to accommodate growth through 2048 or 2058, depending on whether TDRs are used to their maximum extent.

**Table G-5: Regional Housing Profile, 2006–2010.**

Housing Type by Percent of Units (2010)				
Geography	Single-Family Detached	Multi-Family	Mobile Home, etc.	Total
1 Honey Brook Borough	52.2%	43.1%	4.6%	100.0%
2 Honey Brook Township	59.1%	15.3%	25.6%	100.0%
3 West Brandywine	79.0%	14.4%	6.6%	100.0%
4 West Caln	83.7%	1.7%	14.5%	100.0%
5 West Nantmeal	73.8%	18.9%	7.3%	100.0%
6 Caernarvon (Berks)	70.5%	27.9%	1.6%	100.0%
7 Caernarvon (Lancaster)	76.3%	10.6%	13.1%	100.0%
8 Salisbury (Lancaster)	72.4%	11.8%	15.8%	100.0%
<i>Total</i>	<i>73.2%</i>	<i>13.7%</i>	<i>13.1%</i>	<i>100.0%</i>

Source: ACS 2006–2010

**Table G-6: Projected Housing Growth, 2010–2040.**

Municipality	HH Size	Based on DVRPC/LCPC/BC Estimate New Homes for Population Increase				Housing Increase	
		2010-2020	2020-2030	2030-2040	2010-2040	Muni	Reg
1 Honey Brook Borough	2.84	48	81	48	176	29%	3%
2 Honey Brook Township	2.93	188	324	188	700	27%	12%
3 West Brandywine	2.57	539	926	539	2,004	70%	35%
4 West Caln	2.75	233	400	233	866	26%	15%
5 West Nantmeal	2.63	55	95	55	205	25%	4%
6 Caernarvon (Berks)	2.68	143	150	146	439	29%	8%
7 Caernarvon (Lancaster)	3.18	130	110	93	333	22%	6%
8 Salisbury (Lancaster)	3.46	352	310	273	936	29%	17%
<i>Average or Total</i>	<i>2.88</i>	<i>3,204</i>	<i>2,514</i>	<i>1,342</i>	<i>7,060</i>	<i>43%</i>	<i>100%</i>

Source: US Census, ACS, DVRPC, LCPC, Brandywine Conservancy

Table G-7 summarizes what follows from the above discussion, and shows that, in general, Honey Brook as a region has likely met and will exceed its fair-share obligations, from 2010 through 2040. The township is projected to have exceeded its obligation by 470 multi-family units, and 291 mobile home units. The borough will exceed its obligation by 1,453 multi-family units, while falling short of its mobile home requirement by 74 units. Taken together, Honey Brook Borough and Township exceed their multi-family obligation by 1,923 units, and their mobile home obligation by 217 units.

**Table G-7: Fair-Share Summary.**

	Township	Borough	Both
<b>Regional stock of...</b>			
...Multi-Family	13.7%	13.7%	13.7%
...Mobile Homes	13.1%	13.1%	13.1%
<b>Honey Brook's stock of...</b>			
...Multi-Family	15.3%	43.1%	20.6%
...Mobile Homes	25.6%	4.6%	21.6%
<b>Zoned for an additional...</b>			
...Multi-Family	522	1,300	1,822
...Mobile Homes	57	0	57
<b>Projected excess/deficit in 2040...</b>			
...Multi-Family	+470	+1,453	+1,923
...Mobile Homes	+291	-74	+217

## Planning Implications of the 2013 Build-Out and Residential Fair Share Analyses

The build-out analysis summarized on the preceding pages produced maximum development yields for the Township's and Borough's vacant or underutilized lands based on zoning, but accounted for physical land constraints. While this analysis was not intended to predict the actual growth scenario for the 20-year planning period, it demonstrates that ample land is zoned within the two municipalities that can be used to accommodate the Honey Brook Plan's projected future population growth and wide range of anticipated land uses. It also demonstrates that the Township will be able to meet its residential "fair share" obligations based on existing zoning. Furthermore, lands in agricultural production were not used to meet the township's residential fair share obligations. The Borough has no problem in meeting its residential fair share obligations based on land available for multi-family residential uses, but it does have a shortage of vacant land with mobile home zoning. Clearly by planning together, co-adopting the Honey Brook Plan, and developing zoning that is consistent with that Plan, both municipalities will be able to fully meet their fair share obligations.

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Also, by planning together, the Borough and Township can adjust their existing zoning ordinances to respond to new planning objectives explained in the main body of the Honey Brook Plan.

### ***Future Land Use Plan Scenario***

In light of the outcomes of the previously outlined planning exercises, the Borough and Township chose to address their future land use needs in a coordinated manner. Figures 1a. and 1b. in Chapter 2, and Table G8, below, present the 2015 Future Land Use Plan for the multi-municipal planning area. The following is an explanation of the future land use categories as shown on these two maps. The first two categories constitute the rural resource areas, while the next six constitute the designated growth areas of the multi-municipal planning area.

**Table G-8: 2015 Future Land Use Plan Scenario Acreage**

<b>Future Land Use</b>	<b>Honey Brook Borough (Acres)</b>	<b>Honey Brook Township (Acres)</b>	<b>Total (Acres)</b>
Rural/Agriculture	N/A	9827	9827
Low Density Residential	N/A	797	797
Mixed Use – Employment	38	242	280
Mixed Use – Residential	25	727	752
Mixed Use – Retail	39	52	91
Mixed Use – Town Center	28	N/A	28
Neighborhood Residential	167	153	320
Public Recreation	3	391	394
Rural Conservation	N/A	3500	3500
<i>Mobile Home Park Overlay</i>	<i>N/A</i>	<i>227</i>	<i>227</i>
<i>Industrial Overlay</i>	<i>N/A</i>	<i>234</i>	<i>234</i>
<b>Total (excluding overlays)</b>	<b>300 acres</b>	<b>15,689 acres</b>	<b>15,989 acres</b>

Rural/Agriculture: this land use category applies to a large portion of the township where continued agricultural and other open space uses are encouraged, including uses secondary to agricultural activities such as farm dwellings, cottage industries, churches and schools, grain elevators, produce auctions, and uses of similar character. Intense agriculture of an industrial nature such as Combined Animal Feed Operations (CAFOs), dead animal composting facilities, manure digesters serving multiple farms, and mushroom composting operations may be appropriate here when proposed environmental

and other impact mitigations are acceptable to the Township. Existing uses of a non-agricultural nature such as rural residences and the Honey Brook Golf Course are envisioned to continue, and all uses are limited to on-lot water and sewer services. The exception to on-lot services is the Tel Hai retirement community, which maintains a package treatment plant for its sanitary sewer disposal needs. Owners of large parcels may sever and/or utilize TDRs under appropriate circumstances.

Rural Conservation: this land use category applies to the Welsh Mountain and Barren Hills forming the northern and southern borders of the township, where agriculture, forestry, and low-density, rural residential land uses are encouraged. Forestry practices should be conducted in a manner that sustains the ecological value of the woodland, and new land uses should be carefully sited to protect sensitive natural resources. Uses are limited to on-lot water and sewer services. The exceptions to on-lot services are the existing residential subdivision on the Welsh Mountain served by the Caernarvon Township Authority in Berks County, and the existing residential subdivision on the Barren Hills served by the Pennsylvania American Water Authority in Chester County. Owners of large parcels may sever and/or utilize TDRs under appropriate circumstances.

Low Density Residential: this land use category applies to an eastern area of the township where low- to medium-density residential uses are encouraged based on existing zoning, including single-family detached, two-family, and single-family attached dwellings, as well as age-restricted residential developments. Other supporting uses appropriate here include churches, schools, trails, and public parks. This area has public water and sewer available, and new development may utilize TDRs.

Neighborhood Residential: this land use category applies to several areas within the township where medium-density residential uses exist, and within the borough where existing and new medium residential uses are encouraged. Appropriate residential uses include single-family and two-family dwellings, single-family attached, and continuing care retirement communities. Public water and sewer services are available. The utilization of TDRs by new development is not recommended here.

Mixed use – Residential: this land use category applies areas within the eastern end of the township, and in and around the borough where medium to high-density residential uses are encouraged, including two-family dwellings, single-family attached dwellings, multi-family dwellings, as well as nursing homes and continuing care retirement communities. Neighborhood-serving retail and service commercial uses would be appropriate for this category when proposed on the township's eastern end. These areas have public water and sewer available or planned, and new development may utilize TDRs.

Mixed use – Employment: this land use category applies to areas within the township immediately north of the borough and along borough "Main Street", where a mix of commercial service, professional office, telemarketing, research and development, and other office/employment related uses are encouraged. Uses would be established preferably within walkable distance of borough shops and retail services, and designed to be compatible with neighboring residential uses. These areas have public water and sewer available, and new development may utilize TDRs.

Mixed use – Retail/Commercial: this land use category applies to an area along Route 322 within the northern end of the township, along Route 322 just south of the borough, and to a western area of the borough. A mix of retail, restaurant, or financial service uses are encouraged at these locations, with drive-thru services and limited outdoor display but no storage, and preferably within walkable distance of employment uses and/or higher-density residential uses. These areas should have public water and sewer service available, and new development may utilize TDRs.

Mixed use – Town Center: this land use category applies to the borough core where a mix of retail, office, financial service, and employment-based uses exist, and new ones are encouraged, when conducted within a building, either as an adaptive reuse of an existing structure, or as a new use. Uses are appropriate with outdoor seating areas but without drive-thru services, and with parking provided on-site or within a nearby municipally-owned parking structure or lot. Buildings should be multi-story, and accommodate office and residential use of upper floors. New development may utilize TDRs.

Mobile Home Park Overlay: this land use overlay applies to the eastern end of the township where the siting of mobile homes and manufactured housing on small lots within mobile home parks is encouraged, especially where community or public water and sewer service exists.

Industrial Overlay: this land use overlay applies to areas within the township with immediate access to Route 322 or Route 10 where heavy commercial and industrial uses are encouraged, as well as the township's portion of the Lanchester Landfill. Adequate screening or vegetative buffering and other methods of minimizing impacts to adjoining residential or agricultural uses may be required. New development may utilize TDRs.

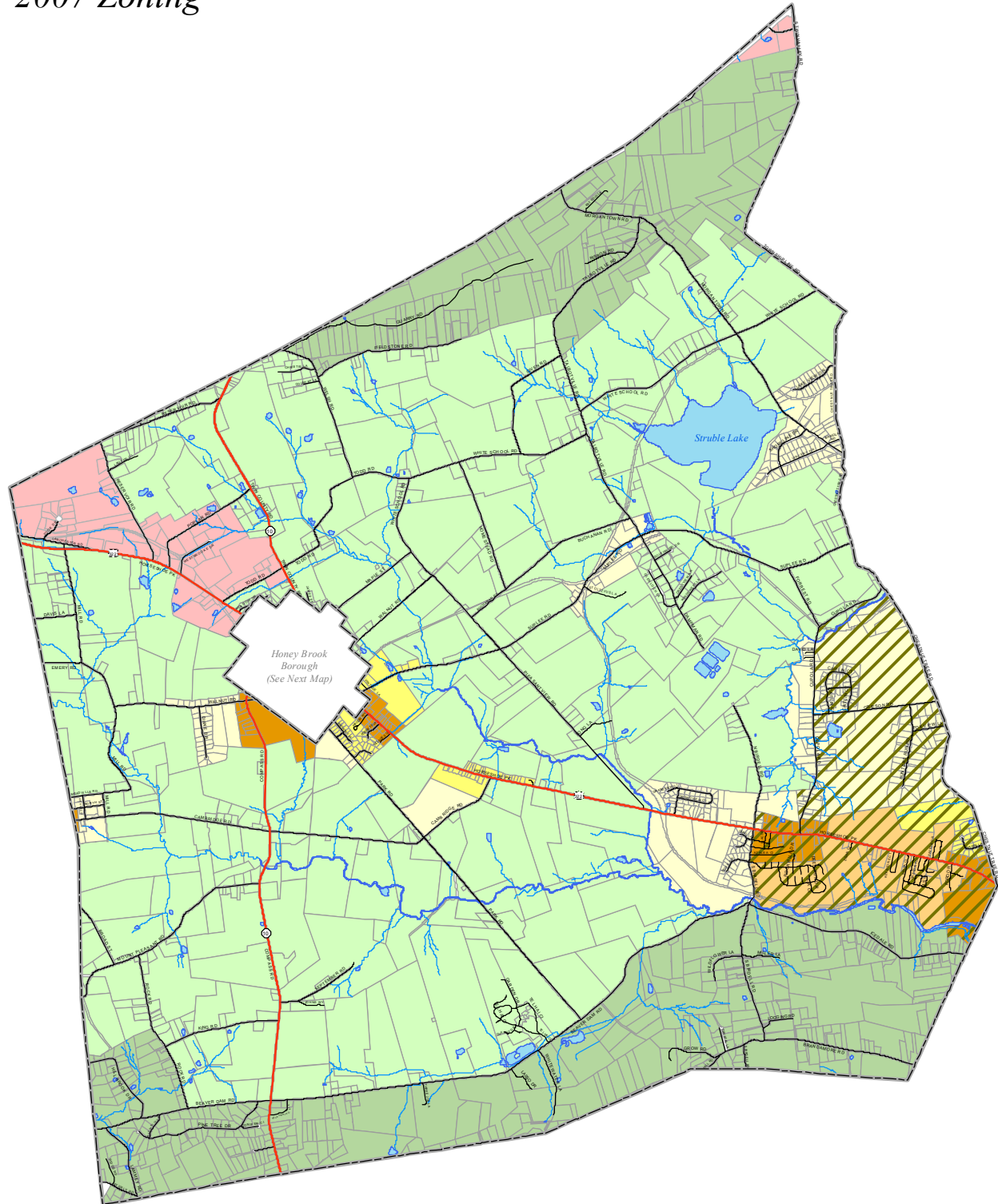
For the twenty-year planning horizon, the Township wants to remain largely an agricultural community with scattered non-farm rural residences, uses that support the local agricultural industry, and public infrastructure policies that avoid farmland encroachment. The Township is taking significant steps to retain its agricultural industry by helping local farmers preserve their land, improve their farming operations, and prevent the encroachment of non-farm residential uses. Because the township is not totally a farming community, its future land use plan also includes provisions for additional "suburban-style" single-family residential subdivisions, the continuation of mobile home park communities, and continuing to house an increasing number of elderly persons in both small and large retirement communities and nursing homes. The Township can also accommodate a limited amount of retail commercial development on its eastern end to serve planned and developing neighborhoods, and by planning cooperatively does not intend to compete with the Borough for tourist-oriented or pedestrian-scale commercial uses. The Township has land on the borough periphery that is within walking distance of Borough neighborhoods, and this land would be appropriate for a new grocery store, pharmacy, or hardware store. The Township also has other land for light industrial, warehousing, or other employment uses in areas immediately north and east of the Borough, and in its far northeastern corner, near Morgantown, Berks County.

The Borough is an important urban center within this agricultural area of northern Chester County, and two significant regional transportation routes, PA Route 322 and PA Route 10, intersect within town. The Borough can supply both municipalities with a wide choice of housing types and commercial convenience services, and Borough residents and visitors can walk or bike to access a variety of in-town or bordering uses. The Borough is making improvements to its infrastructure to support existing uses, particularly businesses, and to promote new investment through redevelopment. Such redevelopment should honor the Borough's historic and small-town character. The Borough has a "Main Street" with Route 322 running through town, and would like to see through-traffic calmed to reduce vehicle speeds and ground vibrations to frontage properties, and to provide for safe pedestrian crossings. This Plan also recommends further study, perhaps in concert with the township and adjoining Salisbury Township, for re-routing heavy trucks around the Borough that are accessing the Lanchester landfill.

The 2015 Future Land Use Plan reflects the deletion of the Rocklyn Station Strategic Development Plan, a product of the Township's 2006 Comprehensive Plan, from the eastern end of the township. This area has only a few farmed parcels, and is recommended by the 2015 Honey Brook Plan to accommodate a

portion of the two Honey Brooks' future growth through low- and medium-density residential zoning. It is already served by public water and sewer. Medium to high-density residential development is appropriate for the eastern end of the Township, particularly when including TDR receipt, and when designed to convey the Township's historic architecture and scenic views from public roads. Development approvals for this area should consider the need for dedication of land for public recreational space and trails for area residents, and reservation of land for a future elementary school site. Only a limited amount of commercial development is recommended for this portion of the Township, and should be of a neighborhood scale and design, and not highway-oriented.

# Honey Brook Township 2007 Zoning

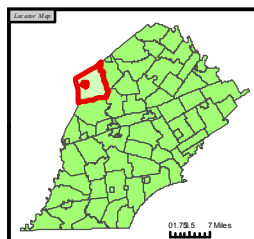


0 1,200 2,400 4,800 7,200  
Feet



**BRANDYWINE  
CONSERVANCY**

Data Sources: Base Data from Chester County.  
Date Plotted: December 3, 2014

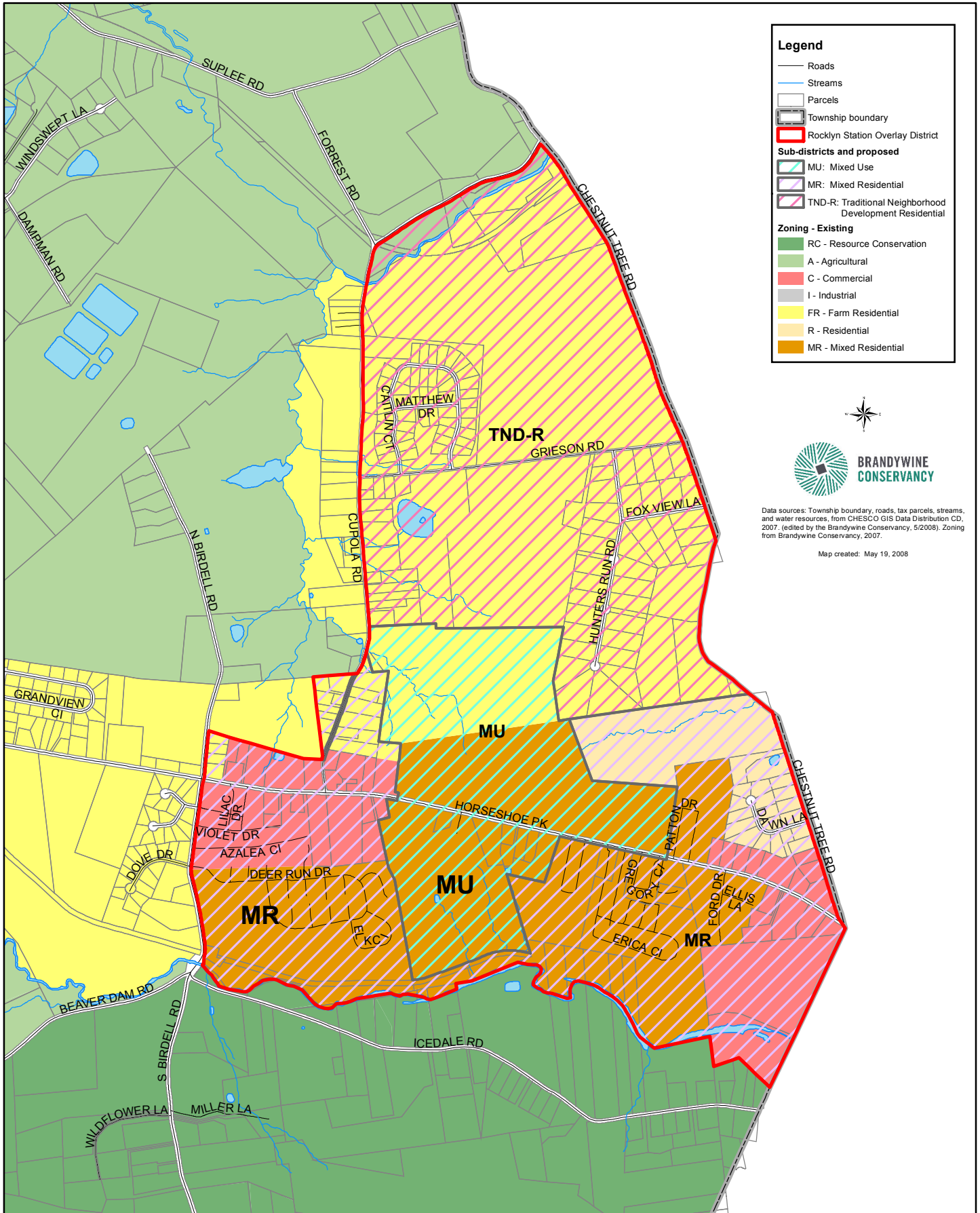


Legend	
	Roads
	Major roads
	Streams
	Water bodies
	Tax parcels
	Township boundary
	A - Agricultural
	RC - Resource Conservation
	FR - Farm Residential
	R - Residential
	MR - Mixed Residential
	C - Commercial
	I - Industrial
	Rocklyn Station Overlay District



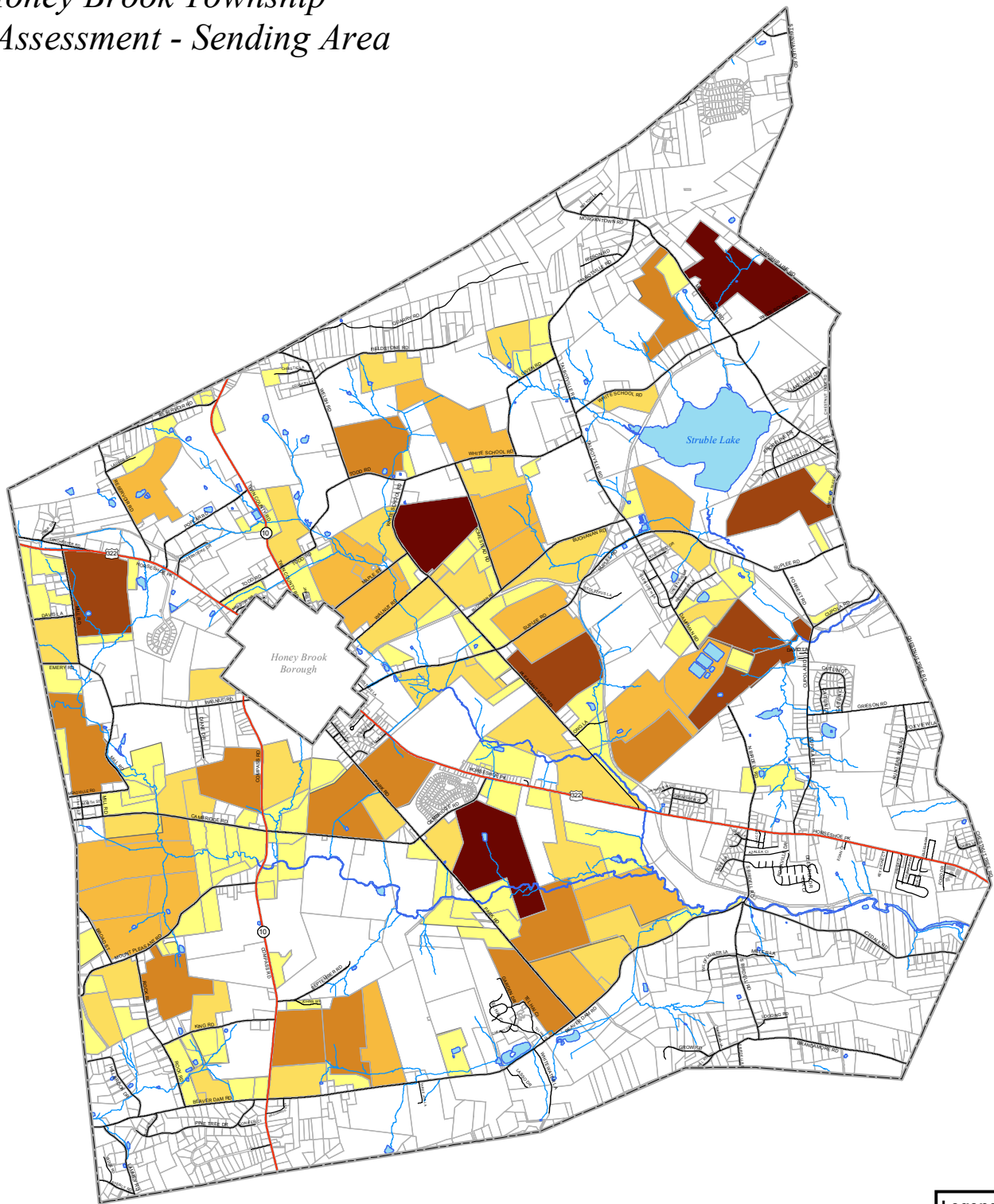
# Honey Brook Township

## Rocklyn Station - Zoning and Focus Areas





# Honey Brook Township TDR Assessment - Sending Area



**Legend**

- Roads
- Major roads
- Streams
- Water bodies
- Tax parcels
- Township boundary

**TDR Allocation**

- 0 - 10
- 11 - 20
- 21 - 30
- 31 - 40
- 41 - 50
- 51 and greater

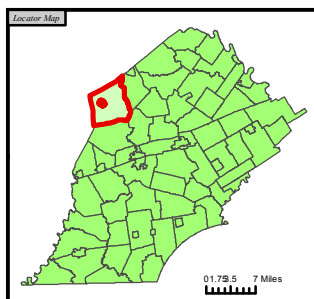


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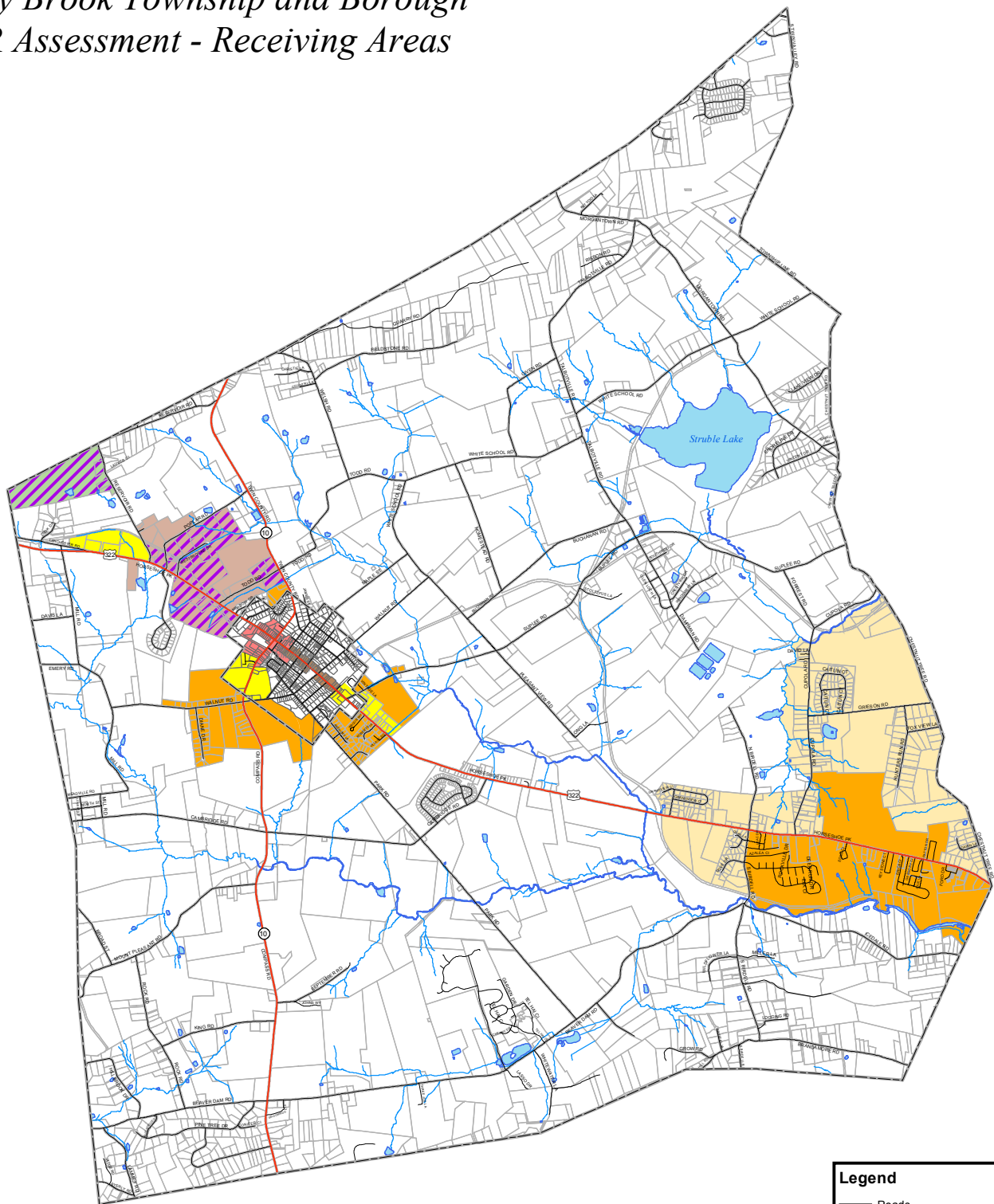
**BRANDYWINE  
CONSERVANCY**

Data Sources: Base Data from Chester County.  
Date Plotted: January 20, 2015





# Honey Brook Township and Borough TDR Assessment - Receiving Areas



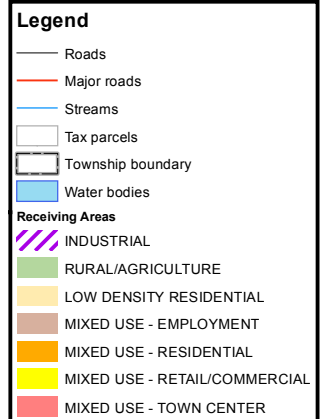
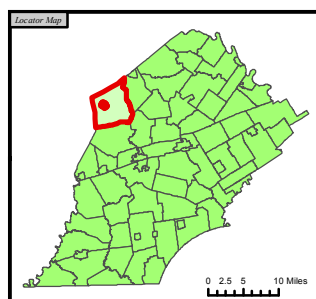
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**BRANDYWINE  
CONSERVANCY**

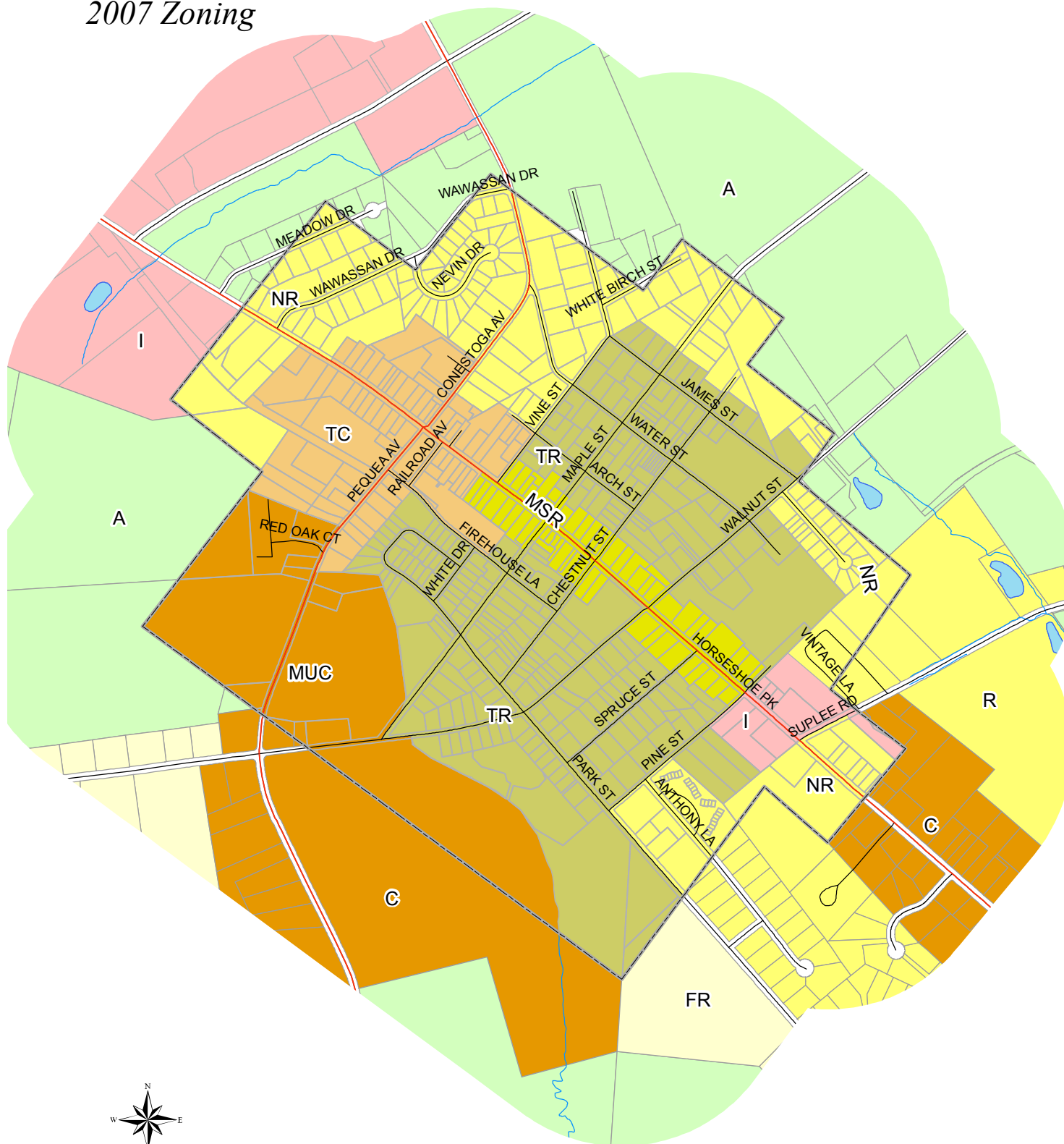
Data Sources: Base Data from Chester County Data.

Date Plotted: January 20, 2015





# Honey Brook Borough 2007 Zoning

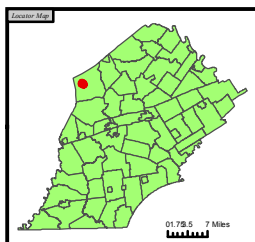


500 250 0 500 1,000  
Feet



**BRANDYWINE  
CONSERVANCY**

Data Sources: Base Data from Chester County  
Date Plotted: October 30, 2014



## Legend

### Honey Brook Borough

- I - Industrial
- MSR - Main Street Residential
- MUC - Mixed Use Commercial
- NR - Neighborhood Residential
- TC - Town Center
- TR - Traditional Residential

### Honey Brook Township

- A - Agricultural
- RC - Resource Conservation
- FR - Farm Residential
- R - Residential
- MR - Mixed Residential
- C - Commercial
- I - Industrial

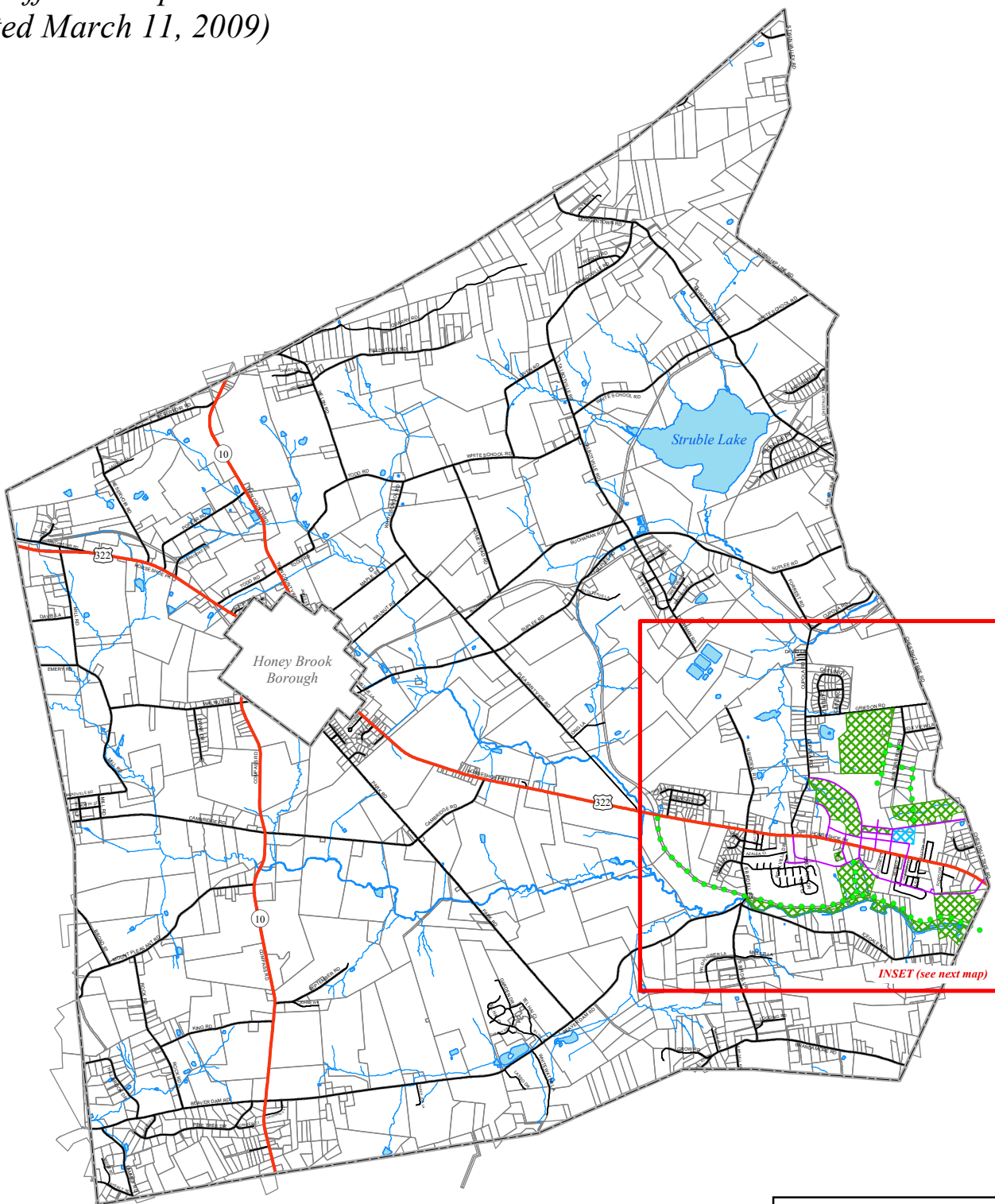
- Township boundary
- Major roads
- Roads
- Water bodies
- Streams



# Honey Brook Township

## Official Map

(Adopted March 11, 2009)



0 1,200 2,400 4,800 7,200 Feet



DATA SOURCE: Base data from Chester County GIS data distribution, 2005.  
Map Created: December 30, 2008

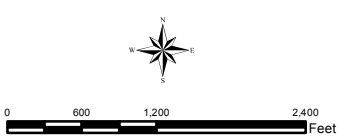
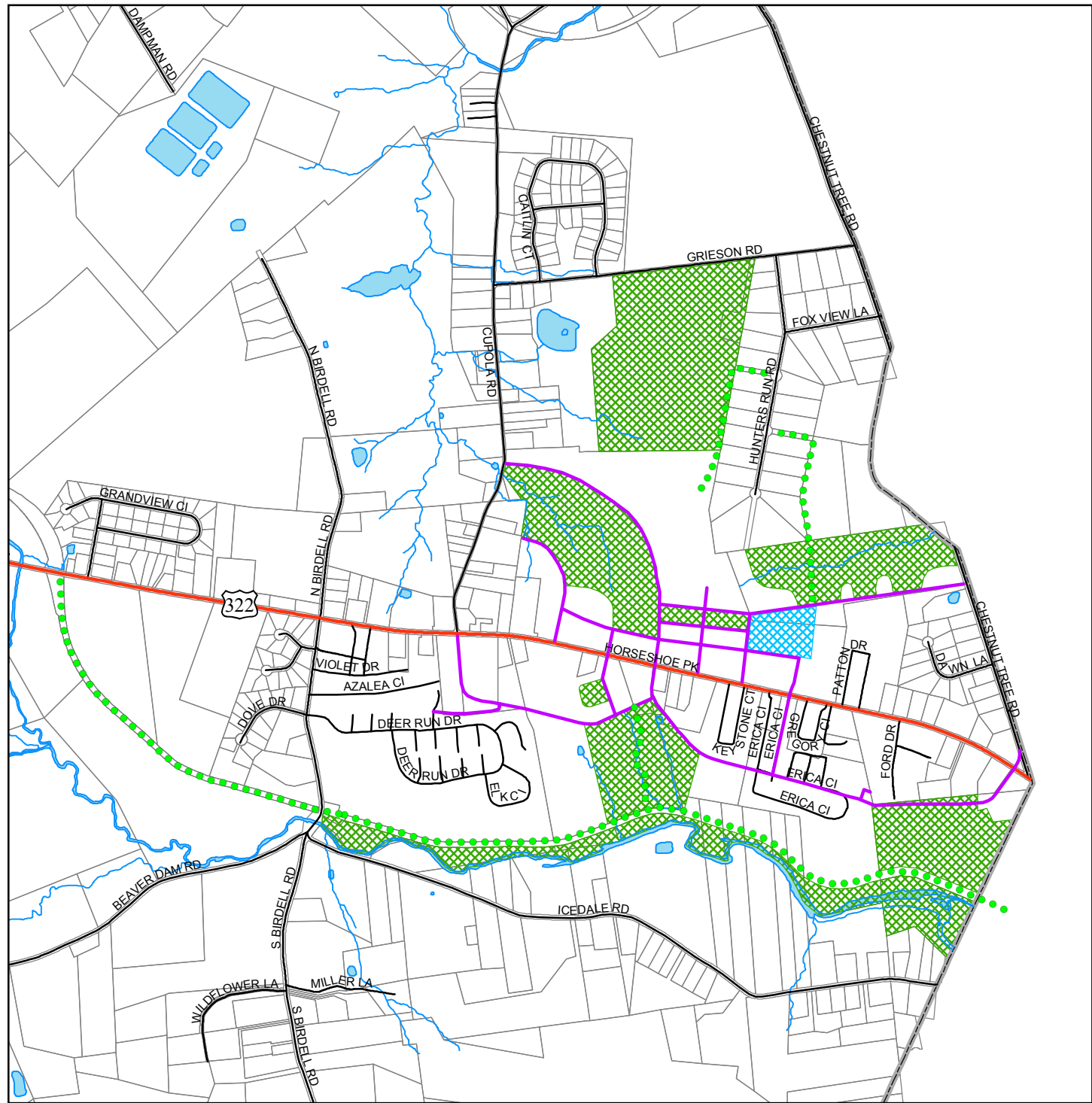
### Legend

- Future trails
- Future roads
- ▤ Future park / open space / village greens
- ▤ Future school site
- Major roads
- Roads
- ~ Streams
- Water bodies
- Tax parcels
- Township boundary



# Honey Brook Township - Official Map (Inset)

(Adopted March 11, 2009)



DATA SOURCE: Base data from Chester County GIS data distribution, 2005.  
Map Created: December 30, 2008



Legend

- Future trails
- Future roads
- Future park / open space / village greens
- Future school site
- Major roads
- Roads
- Streams
- Water bodies
- Tax parcels
- Township boundary



## Appendix H: Transportation/Circulation Inventory

### Overall Transportation Setting

Two arterial roadways, PA Route 10 and U.S. Route 322, bisect Honey Brook Township, and these roads carry high traffic volumes consisting of traffic generated locally, but mostly due to traffic generated outside of the Township, but which travels through the Township as part of an overall trip. These roads connect between major regional destination centers, and as development pressures increase in the region, these roads will carry even higher traffic volumes in the future. As a north-south arterial road, PA Route 10 connects centers in Oxford and Parkesburg to the south with centers in the Morgantown area and into Berks County in the north. With future development planned in portions of western Chester County and predominantly in the Morgantown and New Morgan areas of Berks County, it is likely that PA Route 10 will continue to play a key role to accommodate the north-south connections in western Chester County.

U.S. Route 322 traverses through Chester County from the northwest into Lancaster County and to the southeast into Delaware County (with connections to I-95 and into New Jersey). As development pressures increase throughout the region, regardless of what may occur locally in Honey Brook Township, the traffic volumes will increase along U.S. Route 322 because of the function of this road for regional mobility. Furthermore, U.S. Route 322 is a heavily used commuter road, and as a result, as other area connecting roads are improved to carry higher traffic volumes more efficiently, then

U.S. Route 322 will experience increased traffic volumes for access to these other improved roadways. For example, with the U.S. Route 30 Bypasses around Downingtown and Exton, the recent improvements to U.S. Route 202 in King of Prussia and Tredyffrin Township, and additional improvements poised to begin along Section

300 of U.S. Route 202 through East Whiteland Township, traffic flow will be significantly improved along these other major roadways. Therefore, it is likely that U.S. Route 322 will experience increased traffic volumes for motorists accessing U.S. Route 30 and U.S. Route 202 for access to major regional destination centers such as the Great Valley area, King of Prussia, Conshohocken, and Philadelphia.

Furthermore, along U.S. Route 322 to the east of Honey Brook Township, both East Brandywine Township and West Brandywine Township have developed transportation capital improvement plans to accommodate existing and anticipated future traffic volumes. These plans provide for a five-lane cross section, consisting of two through lanes in each direction and a center left-turn lane. In addition, East Brandywine Township is planning a bypass of U.S. Route 322 around the Village of Guthriesville. As a result of the plans of these adjacent municipalities, there will be improved mobility along the U.S. Route 322 corridor to the east. The Township's future transportation system should adapt to keep pace with the regional transportation system and to meet the Township's future transportation needs.

### Existing Traffic Conditions

In order to evaluate the transportation system of the Township, weekday afternoon peak hour traffic volumes were obtained at the following key intersections were collected from several sources and are shown in Figure 1 of this appendix:

- U.S. Route 322 and Cambridge Road
- U.S. Route 322 and Birdell Road

- PA Route 10 and Walnut Road
- PA Route 10 and Cambridge Road
- U.S. Route 322 and PA Route 10 (Honey Brook Borough)

The weekday afternoon peak hour traffic volumes were analyzed to determine the existing operating conditions, in accordance with the standard techniques contained in the current Highway Capacity Manual (2000). These standard capacity/level-of-service analysis techniques, which calculate total control delay, are more thoroughly described in Tables 1, 2, and 3 (that follow this appendix) for signalized intersections, unsignalized intersections, and roadway segments. With regard to intersections, these tables summarize the correlation between average total control delay and the respective level of service (LOS) criteria for each intersection type, whereby the level of service is a measure of the delay experienced at intersections, and in the surrounding area, PENNDOT District 6-0, as well as many local municipalities, consider LOS A through D to be acceptable operating conditions, while LOS E represents conditions approaching capacity and LOS F indicates that traffic volumes have exceeded available capacity. With regard to roadway segments, the level of service is defined by the percent-time-spent-following, which represents the freedom to maneuver and the convenience of travel, and it is calculated as the average percentage of travel time that vehicles must travel in platoons behind slower vehicles. Also, the average travel speed along the roadway segment reflects the mobility of the roadway, which influences the level of service of the road segment.

The existing traffic volumes shown in Figure 1 were subjected to detailed capacity/level-of-service analysis, and the results are shown in Figure 2. As shown in Figure 2, the results of the existing conditions analysis generally reveal that most of the key intersections and roadway segments operate with acceptable LOS during the weekday afternoon peak hour. The intersection of Birdell Road and U.S. Route 322 operates with delay on the side street approaches, but this is typical of unsignalized intersections along major arterial roadways. In these situations there is often delay experienced on the stop-controlled side street approach, as the side street traffic waits for an acceptable gap in traffic to turn onto or travel across U.S. Route 322.

### Future Traffic Conditions

In order to determine the future transportation needs at several key intersections, future traffic volumes were forecasted to the year 2014. The future traffic volumes include three components: existing traffic, future traffic generated by potential developments within the Township, and regional traffic growth (outside of Honey Brook Township). Based on the existing zoning of Honey Brook Township, the influence of public water and sewer on development potential, and an inventory of potentially developable lands, the Brandywine Conservancy previously determined the total build-out potential of the Township for the Honey Brook Township Preliminary Act 209 Study, prepared by McMahon Associates, Inc., dated September 1, 2004. In addition, an annual regional traffic growth rate of 2.5 percent per year, for ten years (or 25 percent), was applied to the existing weekday afternoon peak hour traffic to account for regional traffic growth generated from outside the Township. This regional traffic growth rate is consistent with the PENNDOT publication, 2002 Pennsylvania Traffic Data for similar roadways in Chester County. The resultant future 2014 weekday afternoon peak hour traffic volumes are shown in Figure 3.

The future traffic volumes shown in Figure 3 were subjected to detailed capacity/level-of-service analysis, and the results are shown in Figure 4. As shown in Figure 4, many of the key intersections and roadway segments will operate with delay (LOS E and F) in the future. In order to improve capacity at these intersections, it is necessary to provide traffic signals where warranted, auxiliary turn lanes, as

well as plan for a future five-lane cross section along U.S. Route 202 (two through travel lanes in each direction with a center left-turn lane). The more detailed traffic recommendations are contained in the main body of text within the Comprehensive Plan. With the improvements shown on Figure 6 of the Comprehensive Plan, the key intersections within Honey Brook Borough will operate at improved future levels of service.

Although not located within Honey Brook Township, but rather located within Honey Brook Borough, it is worth noting that the intersection of U.S. Route 322 and PA Route 10 is an intersection that will be critical to the future traffic flow along U.S. Route 322. Ultimately it will be necessary to improve U.S. Route 322 for additional travel lanes; however, within the Borough major additional lane improvements are not feasible due to limited right-of-way and buildings located close to the intersection. Therefore, it may be necessary to consider alternate improvements to avoid this critical intersection along the U.S. Route 322 corridor.

**Table H-1: Level of Service for Unsignalized Intersections**

Level of Service	Description	Control Delay Per Vehicle (sec)
<b>A</b>	Little or no delay	$\leq 10.0$
<b>B</b>	Short traffic delays	10.1 to 15.0
<b>C</b>	Average traffic delays	15.1 to 25.0
<b>D</b>	Long traffic delay	25.1 to 35.0
<b>E</b>	Very long traffic delay	35.1 to 50.0
<b>F</b>	Demand exceeds capacity of lane or approach	$>50.0$

Source: Transportation Research Board. Special Report 209, *Highway Capacity Manual*, Washington, DC, 2000.

**Table H-2: Level of Service for Signalized Intersections**

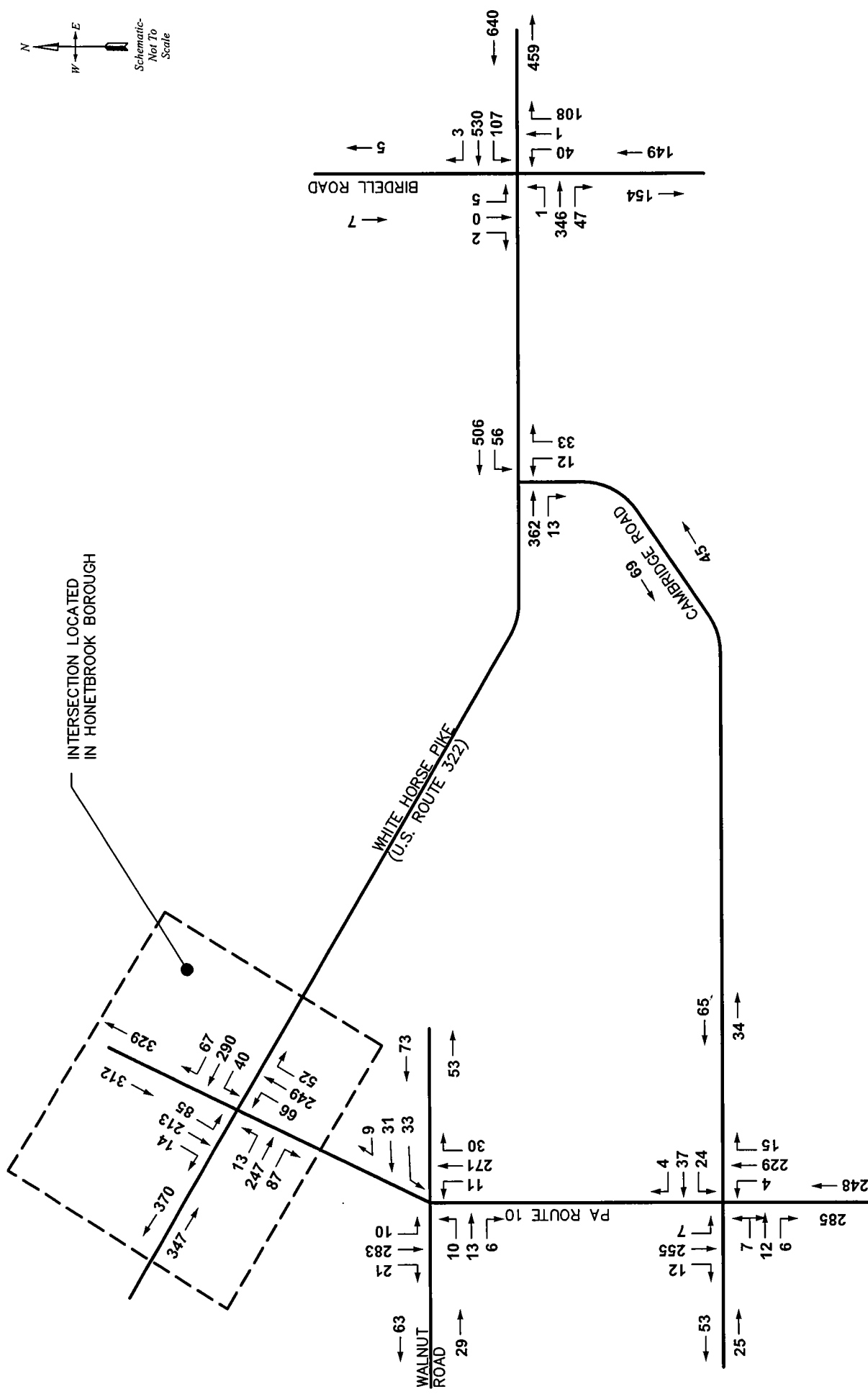
Level of Service	Description	Control Delay Per Vehicle (sec)
<b>A</b>	Very low delay, high quality flow	10.0
<b>B</b>	Low delay, good traffic flow	10.1 to 20.0
<b>C</b>	Average delay, stable traffic flow	20.1 to 35.0
<b>D</b>	Long delay, approach capacity flow	35.1 to 55.0
<b>E</b>	Limit of acceptable delay, capacity flow	55.1 to 80.0
<b>F</b>	Unacceptable delay, forced flow	$>50.0$

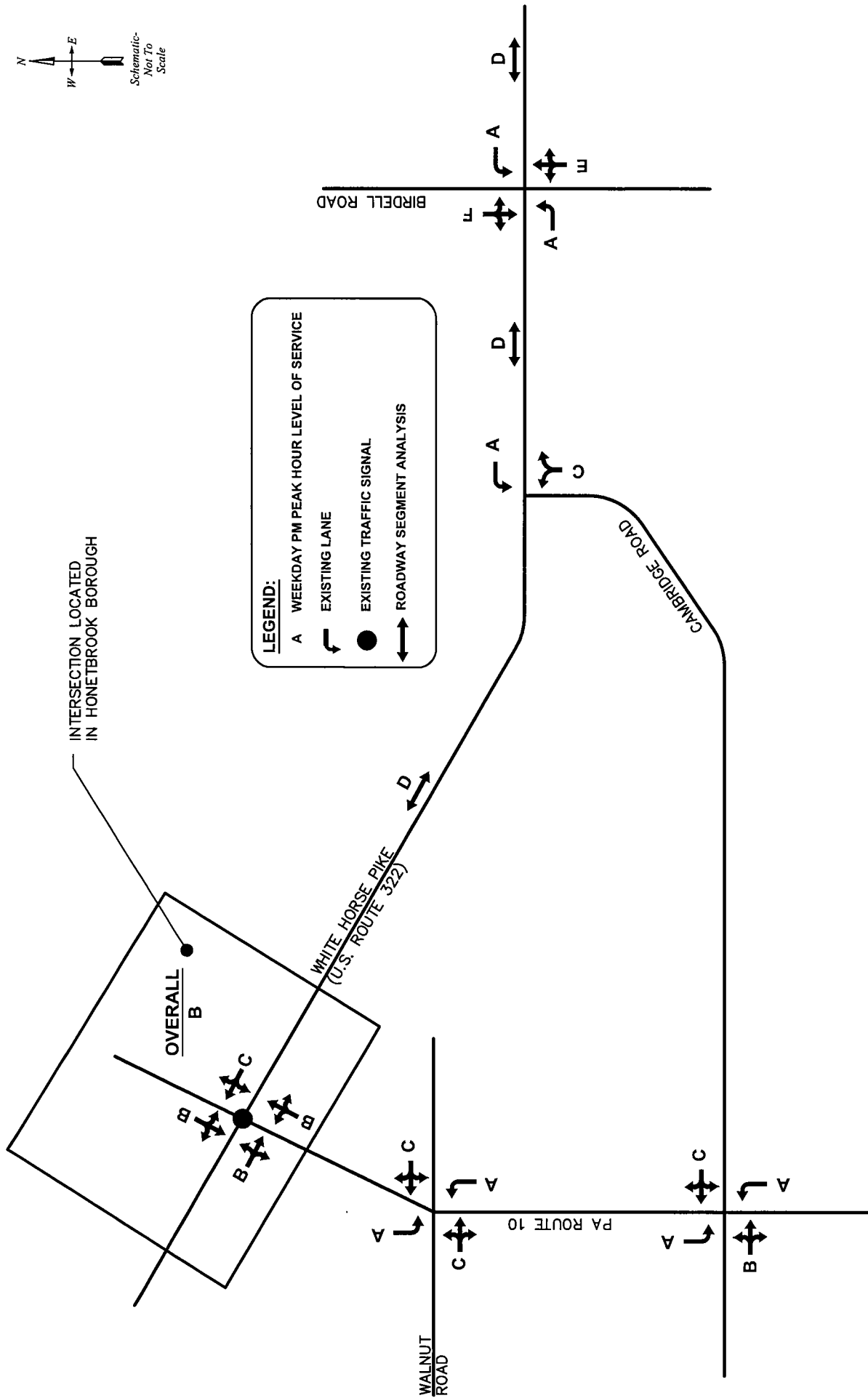
Source: Transportation Research Board. Special Report 209, *Highway Capacity Manual*, Washington, DC, 2000.

**Table H-3: Two-lane highways**

Level of Service	Description	Class I		Class II
		Percent Time Spent Following	Average Travel Speed (mph)	Percent Time Spent Following
<b>A</b>	Highest quality of traffic service	$\leq 35$	$>55$	$\leq 40$
<b>B</b>	Drivers delayed approximately 50% of time	35 to 55	50 to 55	40 to 55
<b>C</b>	Traffic flow is stable but susceptible to congestion	50 to 65	45 to 50	55 to 70
<b>D</b>	Unstable traffic flow, passing is extremely difficult	65 to 80	40 to 45	70 to 85
<b>E</b>	Passing is virtually impossible	$>80$	$\leq 40$	$>80$
<b>F</b>	Traffic demand exceeds capacity	(1)	--	(1)

(1)- LOS F applies whenever flow rate exceeds the segment capacity.

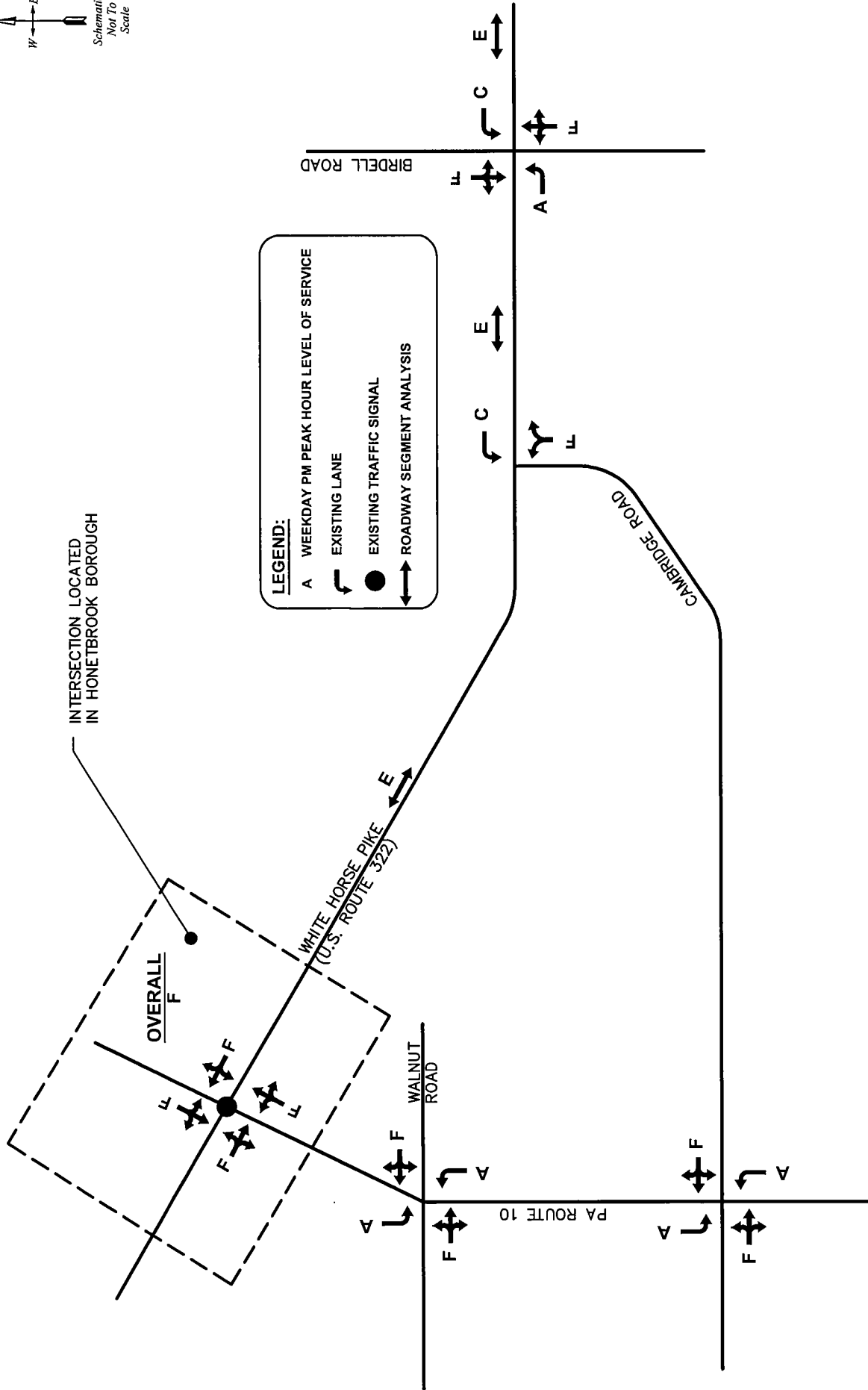
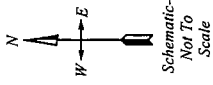




**FIGURE 2**  
**Existing Levels of Service**

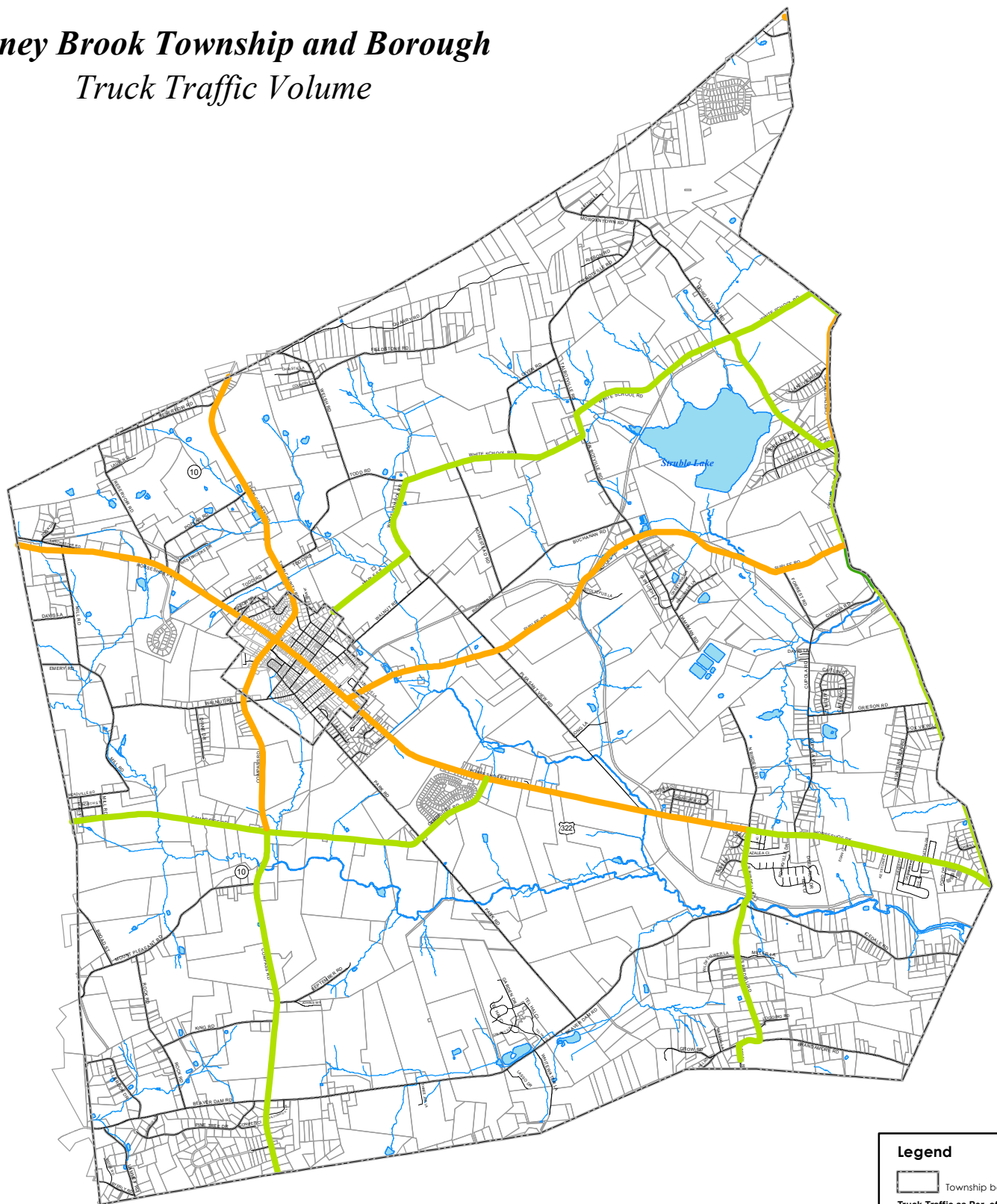
Source: Honey Brook Township Act 209 Preliminary Study, prepared by McMahon Associates, Inc., dated September 1, 2004.  
1/25/2006





# Honey Brook Township and Borough

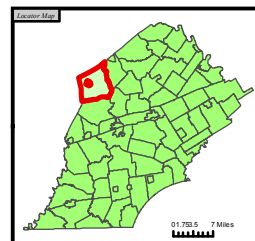
## Truck Traffic Volume



0 1,050 2,100 4,200 6,300 8,400 Feet



Data Sources: Base Data from Chester County Data,  
Traffic Volumes from PennDOT, 2015.  
Date Plotted: April 27, 2015



### Legend

- Township boundary
- Truck Traffic as Per. of Total**
- 0 - 6%
- 6.1 - 11%
- 11.1 - 21%
- 21.1 - 36%
- Major roads
- Roads
- Streams
- Water bodies
- Tax parcels



## Roadway Functional Guidelines

	Land Use Context:	All	Resource Protection (including Rural/Agriculture and Rural Conservation)				
	CCPC Functional Class:	Expressway	Principal Arterial	Minor Arterial	Major Collector	Minor Collector	Local Road
	PennDOT (Smart Trans.):	Expressway	Regional Arterial	Community Arterial	Community Collector	Neighbor Collector	Local
Description	Traffic Volumes (Average Daily Traffic)	15,000-100,000+	10,000-60,000	8,000-20,000	4,000-10,000	1,000-5,000	Less than 1,500
	Mobility	Strict priority to moving vehicles	Mobility more critical than property access	Mobility more critical than property access	Even priority to mobility and access	Even priority to mobility and access	Access more important than mobility
	Access	Only provided at interchanges	Strict access control, large spacing requirements	Strict access control, spacing requirements	All roads and properties have access, minimum spacing requirement	All roads and properties have access	Priority is given to property access, bike/ped
	Corridor Length	Over 15 miles	Over 15 miles	Over 10 miles	4-15 miles	2-10 miles	Less than 4 miles
	Through Traffic	Over 50%	Over 50%	Over 50%	25-50%	25-35%	Less than 25%
	Truck Traffic	Highest truck mobility	High truck mobility	High truck mobility	Moderate truck mobility	Minimal truck mobility	Local delivery only
Roadway Design	Desired Operating Speed	55-65 MPH, 40 MPH minimum	45-55 MPH	35-55 MPH	35-55 MPH	20-35 MPH	20-30 MPH
	Travel Lane	12-14'	11' to 12" depending on number of lanes, bike lanes, shoulders, etc.				10'-11'
	Shoulder	8'-10'	8'-10'	8'-10'	4'-8'	4'-8'	2'-8'
	Parking lane (7-8' parallel)	Prohibited	N/a	N/a	N/a	N/a	N/a
	Bicycle Access: <u>Bike Lanes</u> : 5-6' width within road shoulder <u>Shared Roadway</u> : 14' minimum lane width	Evaluate separate facilities	Prioritize BicyclePA routes, CCPC bike network, Brandywine Creek Greenway, and connections to regional destinations				Evaluated shared road design
	Sidewalks (4-8')	Na	Should be considered in Village, within developments, or connecting developments where appropriate (4-8')				
Roadway System Considerations	Access Management (See Access Management Handbook, Reference C)	N/a	Strict access control, especially within villages and critical intersections		Moderate access control, especially within villages and critical intersections		As applicable
	Traffic Calming (See Traffic Calming Handbook, Reference D)	N/a	Along specified corridors, within Village, or at Major Intersections	Along specified corridors, within Village, or at Major Intersections	Along specified corridors, within Village, or at Major Intersections	Along specified corridors, within Village, or at Major Intersections	Along specified corridors, within Village, or at Major Intersections
	Network Design/Connectivity	N/a	Connections between arterial network desirable when feasible; construct stub segments for future connections				
	Transit	N/a	If present, provide bus shelters, pull-offs, sidewalks crossings, and connections to adjacent land uses				

### Sources/References:

A) Smart Transportation Guidebook, PennDOT/NJDOT:<http://www.smart-transportation.com>

B) PennDOT Design Manual (DM-2): <ftp://ftp.dot.state.pa.us/public/Bureaus/design/PUB13M/Chapters/Chap01.pdf>

C) PennDOT Access Management Handbook: <ftp://ftp.dot.state.pa.us/public/PubsForms/Publications/PUB%20574.pdf>

D) PennDOT Traffic Calming Handbook: <ftp://ftp.dot.state.pa.us/public/pdf/TrafficCalming/TrafficCalmingHandbook2001.pdf>

E) Chester County Planning Commission Recommended Bicycle Functional Classification: [http://dsf.chesco.org/webapps/planning/map\\_gallery\\_maps/d-bikenetwork.pdf](http://dsf.chesco.org/webapps/planning/map_gallery_maps/d-bikenetwork.pdf)

## Roadway Functional Guidelines

	Land Use Context:	All	Designated Growth Area (including Low Density Res., Neighborhood Res., Mixed use-Res., Mixed use-Employment, Mixed use-Reatil/Comm., Mixed use-Town Center)					
	CCPC Functional Class:	Expressway	Principal Arterial	Minor Arterial	Major Collector	Minor Collector	Local Road	Alley
	PennDOT (Smart Trans.):	Expressway	Regional Arterial	Community Arterial	Community Collector	Neighbor Collector	Local	n/a
Description	Traffic Volumes (Average Daily Traffic)	15,000-100,000+	10,000-60,000	8,000-20,000	4,000-10,000	1,000-5,000	Less than 1,500	Less than 1,000
	Mobility	Strict priority to moving vehicles	Mobility more critical than property access	Mobility more critical than property access	Even priority to mobility and access	Even priority to mobility and access	Access more important than mobility	No priority to mobility
	Access	Only provided at interchanges	Strict access control, shared access for commercial preferred	Strict access control, shared access for commercial preferred	Strict access control, shared access for commercial preferred	Strict access control, shared access for commercial preferred	Priority is given to property access, bike/ped	Priority is given to property access, bike/ped
	Corridor Length	Over 15 miles	Over 15 miles	Over 10 miles	4-15 miles	2-10 miles	Less than 4 miles	Less than 2 miles
	Through Traffic	Over 50%	Over 50%	Over 50%	25-50%	25-35%	Less than 25%	Less than 10%
	Truck Traffic	Highest truck mobility	High truck mobility	High truck mobility	Moderate truck mobility	Minimal truck mobility	Local delivery only	Local delivery only
Roadway Design	Desired Operating Speed	55-65 MPH, 40 MPH minimum	30-55 MPH	25-55 MPH	25-55 MPH	25-30 MPH	20-25 MPH	15-20 MPH
	Travel Lane	12-14'	10' to 12" depending on number of lanes, bike lanes, shoulders, etc.			9'-11'	9'-11'	8'-10'
	Shoulder	8'-10'	4-6' (if no bike lane or shoulder) 8-10' in suburban commercial contexts			4-6' (if no bike lane or shoulder)		N/a
	Parking lane (7-8' parallel)	Prohibited	Recommended in urban landscape; evaluate feasibility in suburban (7-8' parallel)					N/a
	Bicycle Access: Bike Lanes: 5-6' width within road shoulder Shared Roadway: 14' minimum lane width	Evaluate separate facilities	Consider bike lane or shared design; prioritize BicyclePA routes, CCPC bike network, Brandywine Creek Greenway, and connections to regional destinations				Evaluated shared road design	N/a
	Sidewalks (4-8')	Na	Recommended (4-8')					N/a
Roadway System Considerations	Access Management (See Access Management Handbook, Reference C)	N/a	Strict access control, especially in commercial corridors		Moderate access control		As applicable	N/a
	Traffic Calming (See Traffic Calming Handbook, Reference D)	N/a	Treatments include: gateway treatments, reduced travel lanes/widths, medians, street trees		Treatments include: on-street parking, crosswalk treatments, and strategies for Arterials		Treatments include: speed tables/humps, and strategies for Arterials and Collectors	N/a
	Network Design/Connectivity	N/a	High degree of connectivity/grid-like pattern; avoid cul-de-sacs; construct stub segments for future connections					
	Transit	N/a	Bus shelters, pull-offs, sidewalks crossings, and connections to adjacent land uses					

### Sources/References:

A) Smart Transportation Guidebook, PennDOT/NJDOT: <http://www.smart-transportation.com>

B) PennDOT Design Manual (DM-2): <ftp://ftp.dot.state.pa.us/public/Bureaus/design/PUB13M/Chapters/Chap01.pdf>

C) PennDOT Access Management Handbook: <ftp://ftp.dot.state.pa.us/public/PubsForms/Publications/PUB%20574.pdf>

D) PennDOT Traffic Calming Handbook: <ftp://ftp.dot.state.pa.us/public/pdf/TrafficCalming/TrafficCalmingHandbook2001.pdf>

E) Chester County Planning Commission Recommended Bicycle Functional Classification: [http://dsf.chesco.org/webapps/planning/map\\_gallery\\_maps/d-bikenetwork.pdf](http://dsf.chesco.org/webapps/planning/map_gallery_maps/d-bikenetwork.pdf)

## Appendix I: Natural Resources Inventory

### Introduction

This Chapter inventories and analyzes Honey Brook Township and Honey Brook Borough's natural resources – their land, water, and biotic attributes. Implications for planning and policies are woven throughout the text.

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The complex nature of natural resource characteristics significantly influences a wide spectrum of planning issues. Moreover, many of these resources are not static, but dynamic in nature, and the ways in which they change can be influenced by human goals and interests. In particular, many water and biological resources such as water quality and wildlife diversity are renewable and restorable, and can be improved over time. Such improvements take the combined effort of the broader community.

For millennia, the area's lands were primarily covered in rich oak-chestnut-hickory old growth forests, with drier chestnut oak forests on steep slopes and ridgetops. In flatter areas large wetlands occurred that slowly seeped water into local streams, primarily headwater streams for the East and West Branches of Brandywine Creek. This was the area's 'baseline' natural condition, the state of the Township and Borough for thousands of years. Although this condition will never return, it is still useful to understand and to compare with today's conditions.

Beginning about three hundred years ago, a large-scale land conversion episode began, and the forests were cleared by the early colonial settlers, and agricultural land uses came to dominate the landscape. Since that time, the area has lost most of its trees and wetlands, and much of the original top soil, according to the *Chester County Soil Survey* (1963, USDA, NRCS). Today, about 25 percent of the Township is covered with young to middle-aged woods, and wetland pockets remain scattered across the landscape, a fraction of the original wetland acreage (see Natural Resources table on the following page). The Township is still largely characterized by an extensive amount of the most productive, non-irrigated, farmland soils in the country.

### Land Resources

Honey Brook Township is one of the largest townships in Chester County, approximately 16,134 acres, or about 25.2 square miles in size. Honey Brook is framed between two high ridges, the Barren Hills and Welsh Mountain, and drains the headwater streams of both the East and West Branches of Brandywine Creek.

Honey Brook lies entirely within the Piedmont Upland Section of the Piedmont Province of the Appalachian Highlands. The Piedmont is a band of rolling land and underlying geology that stretches from New York to Georgia. The "fall line," marking the transition from Piedmont to Coastal Plain, is located about 5-10 miles to the south and east of Chester County.

This section and the *Land Resources Map* describe the Township's geology, topography, land slopes, and soil types.

**Table I-1. Natural Resource Acreages.**

	<b>Township</b>		<b>Borough</b>	
	<i>Acres</i>	<i>%</i>	<i>Acres</i>	<i>%</i>
<b><i>Water Resources</i></b>				
Streams	See Watershed Table			
Floodplains	1199	7.4	N/A	N/A
Wetlands	419	2.6	3.5	1.1
Hydric Soils	3016	18.7	35	11.4
Headwater Areas	6693	41.5	136	44.3
<b><i>Land Resources</i></b>				
Very Steep Slopes (>25%)	192	1.2	N/A	N/A
Moderately Steep Slopes (15-25%)	727	4.5	N/A	N/A
Prime Farmland Soils	9241	57.3	67	21.8
Moderately Eroded Soils	8707	53.9	61	19.9
Severely Eroded Soils	637	3.9	N/A	N/A
Highly (or Potentially Highly) Erodible Land	8277	51.3	234	76.8
<b><i>Biotic Resources</i></b>				
Woodlands	4104	26	1	0.3
By Size of Woodland				
Class I	3452	22	1	0.3
Class II	160	1	N/A	N/A
Class III	492	3	N/A	N/A
Forest Interiors	1034	6.6	N/A	N/A

## Geology

Geologic formations form the age-old basis of many land, water, and biological features. The characteristics displayed by geologic formations are major determinants of the slope of the land surface, the soils that form at the surface, the quality and quantity of groundwater supplies, the suitability of certain types of sewage disposal systems, the ease of excavation, and the soundness of foundations.

The geology of Honey Brook Township is very old and relatively complex. Most of the township is underlain by metamorphic rock, rocks of either sedimentary or igneous (volcanic) origin that have been recrystallized and hardened over geologic ages by combinations of intense heat and pressure. The central portion of the township is primarily underlain by three different kinds of gneiss, a metamorphic granite. Gneiss is a relatively hard and dense rock, though it does contain fractures and fissures. It tends to store only low amounts of groundwater and so to produce only low amounts of well water (10-15 gallons per minute, or gpm, according to *Chester County Geology*, published by the Chester County Planning Commission, 1973).

The ridges that frame the township – Welsh Mountain and the Barren Hills – are formed of a hard and dense metamorphic sandstone called Chickies Quartzite, which is very resistant to erosion and also yields only low amounts of groundwater (5-15 gpm).

The eastern end of the township, including the lower ends of the West and East Branches of Brandywine Creek, are underlain by a rock formation called anorthosite. This formation, which extends to the east into Wallace Township, is the only occurrence of this rock in Chester County. The rock is hard and of igneous origin, relatively high in aluminum content, and again, a poor yielder of groundwater supplies (approximately 5 gpm).

There are also two areas of metamorphic limestone rocks in Honey Brook, one trending east-west in a narrow band along Two Log Run in south-central Honey Brook, and the other in the far northeast corner of the township. These formations are called vintage dolomite, and they are characterized by low, mildly sloping lands that are very permeable and so may provide a significant groundwater source, though yields can be highly variable. Sinkholes may form in these areas, though none are reported from Honey Brook.

Other noteworthy geologic features found in Honey Brook Township include two groups of fault lines found in the ridge areas of both the northern and southern portions of the township. One set of faults have evidently displaced one block of land along the Welsh Mountain ridge, pushing it to the south.

Finally, Honey Brook contains approximately two dozen pegmatite dikes scattered throughout the central portions of the township. These narrow linear igneous “intrusions” occur mainly, though not exclusively, within the three types of gneiss. These strips of hard rock vary in width from about five to 100 feet and are associated with very low well yields. They likely impede infiltration of surface drainage, which also may literally create a subsurface dam or water blockage, altering the flow of ground water. The linear nature of this dike makes site-specific testing for adequate water supply and soil percolation/wastewater disposal important in area where they are reported.

## Topography

Honey Brook Township is relatively high ground situated at the watershed divide between the Delaware and Susquehanna Rivers. The township includes headwater areas for six drainages: the East and West Branches of Brandywine Creek, Two Log Run (a tributary of the West Branch of the Brandywine), Indian Run (a tributary of the East Branch), Conestoga Creek, and Pequea Creek.

As already mentioned, there are two high ridges in the north and south with relatively gentle sloping topography in between. The *Land Resources Map* shows elevation contours at 25 foot intervals. A set of knolls are scattered through the central part of the township. The township’s high point is approximately 1075 feet above sea level, and is found along the Welsh Mountain. The low point, is just below 600 feet above sea level, and occurs where the East Branch exits the township to the east.

## Land Slope

The slope of the land is largely determined by both underlying geology, and the weathering processes leading to soil formation at the land’s surface. Land slope is a significant factor in determining sensitivity to disturbance and suitability for development. Though all soils are subject to erosion when their vegetative cover is disturbed, disturbance of vegetation on steep slopes accelerates runoff and erosion, causing down-gradient sedimentation and water/wetland degradation.

The *Land Resources Map* shows Honey Brook's precautionary (15-25 percent) and prohibitive (> 25 percent) slopes and displays the relatively gentle nature of most of the Township's topography. These slope categories are the same as those used in the Honey Brook Township Zoning Ordinance (ZO). Steeply sloped areas are concentrated on both sides of Welsh Mountain and on the north side of the Barren Hills. A few areas of mostly moderately steep slopes occur in conjunction with some of the knolls mentioned above. The remaining portions of the Township exhibit a gently rolling landscape with virtually no occurrences of severe slopes and very few occurrences of moderate slopes. The acreages of moderate and steep slopes are, respectively, 727 acres 192 acres. The total acreage of all steep slopes is 919 acres, less than 6 percent of the Township total.

Many of the steep sloped areas are in tree cover, which is appropriate for preventing soil erosion. Steeply sloping lands are especially sensitive to ground disturbance and the removal of vegetative cover that could result in problems with stormwater runoff, erosion, and uncontrolled sedimentation. Concentration of runoff from the installation of impervious surfaces on sloped areas can diminish groundwater recharge. The potential for erosion from earth-moving is heightened on steep slopes, both during and subsequent to the activity, even with substantial erosion control measures. In contrast, the presence of intact vegetation, especially trees, contributes to slope stability and stormwater control; woodlands are shown on the *Land Resources Map* for this reason. The Township's ZO currently regulates moderate and severe slopes, allowing minimal vegetative disturbance and grading, based on identified and mapped steep slope categories.

## Soils

The suitability of a particular soil type is an important determinant in the location of most land use activities, roadways, and public facilities. Another important characteristic is the ability of a soil type to support on-site sewage facilities. The thickness of the soil (i.e., depth to bedrock), drainage characteristics, erosion potential, and slope factor all combine to determine the potential extent of the limitations on septic systems. Where limitations exist, it is important that they are identified and documented as part of a detailed site investigation. For example, the soil's ability to assimilate and mitigate wastewater disposal (either on-site or from an off-site collector) is a central element of the planning process and a primary determinant in locating land uses. Similarly, a soil's suitability for stormwater management is also important. Due to compaction, permeability, and erodability qualities, certain soils are better suited for certain management and/or disposal techniques than others.

Honey Brook's soils generally include both highly productive prime agricultural soils and soils that are constrained by specific characteristics. Constrained soils include those with a seasonally high water table, alluvial soils that are subject to stream flooding, soils with shallow depth to bedrock or underlain by soft rock, and soils susceptible to erosion.

Over half (55 percent) of Honey Brook Township is underlain by prime farmland soils – 8,861 acres (13.8 square miles). These soils are deep, fertile, nearly level, well drained, generally devoid of stones and rocks, and are the most productive for traditional agricultural crops. This resource is classified using three categories (Classes I, II, III) based on USDA – Natural Resources Conservation Service rankings and "soils of statewide importance" according to Chester County data. Class I and II agricultural soils comprise the large majority of the Township. According to the USDA, Honey Brook Township's prime agricultural soils are some of the best non-irrigated soils in the country for the production of crops and grasses. Unlike many other Chester County townships, Honey Brook has lost relatively little agricultural land to non-farm uses, though the rate of loss to development has increased in particular over the past 10 – 15 years. Continuous pressure is being applied by developers interested in purchasing Township farms and other

open lands for non-farm purposes. The soil characteristics that create high agricultural value are also valuable in for other uses (e.g., good drainage is important in road construction and wastewater disposal).

Soil formation is an ongoing process, a complex interaction among factors such as weather, underlying geology, vegetative cover, and time. In Honey Brook, this process occurred over millennia under old growth chestnut-oak-hickory-dominated forests where rainfall, runoff, and evaporation were in a balance such that leaching of soil nutrients is not as severe as in other more southerly areas of the United States. Accordingly, the Township contains a significant amount of productive farm soils and as such, agriculture was the historically predominant land use in the Township. When the original forest vegetation was cleared and plowed as a part of the settlement, soil formation and specifically the creation of prime agricultural soils effectively ceased as a natural process. Historically, over decades of farming use, much of the original top soil then eroded, as noted in the USDA – Natural Resources Conservation Service *Soil Survey for Chester and Delaware Counties* (1963) and depicted in the *Historic Eroded Soils Map*. According to this source, 8,707 acres were moderately eroded and 636 acres were severely eroded, for a total of 9,343 acres, or about 58 percent of the Township.

Highly erodible land refers to land that is very susceptible to erosion and is defined as land where the erosion potential is at least eight times the maximum average soil loss, for that particular soil type, that will still allow economical maintenance of the current level of production into the future. Within Honey Brook Township and Honey Brook Borough, 2084 acres are classified as highly erodible lands, while a further 6192 acres are defined as having potentially highly erodible land.

Given the Borough's historically more urban makeup than that of the township, soils play less of a role in defining land use in the Borough. However, of the open land remaining on the periphery of Honey Brook Borough, a large majority of it is classified as prime farmland soils, significant at the State level. Around 66 acres of the Borough (around 20 percent) is underlain by prime farmland soils, of which around 46 acres is currently undeveloped. Given that these soils represent the vast majority of remaining open land in the Borough, any future development would see the loss of these prime agricultural soils.

## Water Resources

This section describes a number of important attributes of Honey Brook's water resources; these are shown on the *Water Resources Map*. Many of the water resources overlap in the township's stream corridors, and these form one useful focus for thinking about watershed management. Additionally, as high land and the source area for six drainages, headwater areas are prevalent in the Township, and this forms another useful focus for this discussion.

The use of water resources often faces competing interests. Surface water as well as groundwater supplies are used to meet domestic, agricultural, commercial, and industrial needs. Streams are used to assimilate treated (and sometimes untreated) wastewater. At the same time, streams are a critical part of the life needs for many types of wildlife, and aquatic life depends on clean water for its continued survival. Streams can provide attractive recreational resources where public access is afforded. In order to sustain all of these uses, it is important to protect and restore water resources through proper management of the land uses that directly and indirectly affect adjacent and downstream water resources.

## The Water Cycle

The water, or hydrologic, cycle consists of the migration of water, whether in a liquid, solid or vapor phase, from the atmosphere to the surface of the Earth and back again. Water falls to Earth as precipitation. Some evaporative losses occur while rain or snow descends, but that which reaches the surface of the earth meets one of several fates.

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Precipitation that reaches the land surface either flows over the surface, penetrates the surface, or evaporates. Water flowing over the surface generally starts as broad “sheet flow” and collects in rivulets, which join to create small streams, leading to larger rivers and eventually large water bodies, such as lakes, seas, or oceans.

Infiltrating water is: taken up by plant roots and returned to the atmosphere through transpiration; evaporates from the upper, unsaturated zone of the soil; or infiltrates to the saturated zone, becoming groundwater, and a part of a larger body of underground water called an aquifer. Although much groundwater that is part of the eventually discharges to a surface water body, the journey may take months, years, decades, or longer. Some groundwater seeps into deep bedrock aquifers that feed water supply wells. Of course, water that returns to the atmosphere will eventually fall back to the Earth.

## The Water Budget

The water cycle in a given watershed follows an established average "water budget" developed over long climatic time periods. Using data from over 25 years, the U.S. Geologic Survey determined an average water budget for the Brandywine Creek watershed that should be roughly representative of all the watersheds in Honey Brook Township.

Precipitation -	45.9 inches/ year
Surface runoff -	7.2 inches/yr.
Evapo-transpiration -	25.9 inches/yr.
Groundwater recharge/baseflow -	12.8 inches/yr.

(Data is from the Brandywine Creek Watershed Action Plan, CCWRA, 2002).

Thus, slightly more than half of the water that falls to the earth is returned to the skies, some passing through plants first. Only about 17 percent runs off as surface water. As a watershed develops and impervious coverage increases, this long-established equilibrium tends to skew - surface runoff tends to increase, causing additional erosion and flooding, and groundwater recharge and the vital baseflow it provides to streams tends to decrease, potentially threatening shallow water supply wells and aquatic communities. With the widespread removal and simplification of vegetation layers, evapo-transpiration rates may decrease as well. This becomes a watershed out of balance, an enormous natural mechanism that cannot simply be re-engineered. Efforts to restore a watershed's balance usually focus on protecting those high-quality sub-basins still in a relatively natural state, while in areas slated for development, increasing the amount of groundwater recharge that occurs after a rain and reducing the quantity and rate of surface water runoff. Planting more trees, especially along streams, is an important additional watershed “best management practice”.

While it is well known that development can and does degrade surface and ground water resources, it is not so well known where some of the critical thresholds lie and how to manage developing watersheds sustainably. Still, the general goals of a sustainable watershed management program should include:

- Sustain the quality and quantity of ground and surface waters
- Minimize impervious coverage
- Maximize woodland and wetland acreages
- Maintain stream base flow especially during droughts
- Maintain the groundwater table
- Protect existing and future water sources and wells
- Prevent groundwater contamination
- Minimize excessive existing and future flooding, while making room for natural flooding
- Minimize impacts from the land on natural stream system morphology (channel and bank geometry)
- Maintain natural stream channel regimes
- Maintain aquatic communities and their habitats, including wetlands
- Minimize point and non-point source pollution in streams and ponds

### ***Watersheds, Drainage Patterns, and Streams***

Honey Brook Township and Honey Brook Borough's surface water resources, as shown on the *Water Resources Map* and described in the following table, reflect the areas geology, soil, and man-made influences, and include ponds; streams; wetlands; floodplains; and, the land that contributes water runoff to these areas during storms, or from springs or snowmelt (a "watershed").

Along with several of the streams listed in Table I-2, Struble Lake is also impaired. The lake is a natural resource of major environmental and recreational significance to the Township and the region. However, restoring the water quality of a lake is much more difficult than that of streams because pollutants accumulate within the lake system and can cause more immediate environmental impacts to the fishery in the lake. Also, once a lake is impaired, it can (depending on the impairment) be a continuous source of pollutants and impairment to the stream below.

**Table I-2. Watersheds of Honey Brook Township and Honey Brook Borough.**

<b>Watershed</b>	<b>Specific Tributary</b>	<b>Honey Brook Acres</b>	<b>Stream Miles</b>	<b>Water Use Designation/ Status</b>	<b>Other</b>
<b>Brandywine</b>	East Branch	4,254.3	19.19	HQ*-TSF-MF	Impaired**
<b>Brandywine</b>	Indian Run	217.5	0.47	HQ*-CWF	
<b>Brandywine</b>	West Branch	8914.1	39.34	HQ*-TSF-MF	Impaired**
<b>Brandywine</b>	Two Log Run	1550.2	7.38	HQ*-TSF-MF	
<b>Pequea</b>	Pequea	881.2	3.46	HQ*-CWF	
<b>Conestoga</b>	Headwaters	624.5	0.17	WWF	Impaired**

Total stream miles – 70.01 miles

Source – Chester County Water Resources Authority, *Watersheds*, 2002

## Water Use Designations –

HQ – High Quality

CWF – Cold water fishes

TSF - Trout stocked fishes

MF - Migratory fishes (The migratory fish is the American eel.)

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**\*High Quality streams** are Special Protection Waters subject to “anti-degradation” rules implemented through the Department of Environmental Protection. Generally, these require that “best management practices” (BMPs) be used in new developments. New “point source discharges” of wastewater are generally prohibited unless the applicant can demonstrate they have no cost-effective or environmentally sound non-discharge alternative.

**\*\*Impaired streams** are those that do not meet applicable water quality standards under the federal Clean Water Act. They are listed by the PA Department of Environmental Protection (DEP). Honey Brook contains approximately 23 miles of impaired streams. They were listed in 2013 for nutrients, siltation, and organic enrichment/low dissolved oxygen with the source of the impairment determined to be agricultural. Generally these areas are targeted for remedial actions. Most of the Brandywine watershed drainages within Honey Brook Township are targeted as priority areas by the Christina Basin Clean Water Partnership. A USEPA grant and additional USDA funds allow the Chester County Conservation District to work with local farmers to implement water quality BMPs on their properties.

In order to help restore the water quality in impaired water bodies, a plan of action will need to be developed by Honey Brook Township (as well as other municipalities in the impaired watersheds). Following is a list of requirements, and the planning framework, that will have an effect on Honey Brook’s restoration efforts:

- Honey Brook Township is designated by the Pennsylvania Department of Environmental Protection (PADEP) and the United States Environmental Protection Agency (USEPA) as a Municipal Separate Storm Sewer Systems (MS4) area (See Appendix M). This MS4 designation, along with necessitating a Township stormwater management program, places restrictions on stream discharge.
- Total Maximum Daily Loads (TMDLs) have been developed for the impairments identified throughout the Brandywine Creek and Christina watersheds, including those in Honey Brook Township. These TMDLs are currently being implemented by PADEP through the Township’s MS4 permit, which will require renewal in 2015.
- The MS4 designation charges the town with the following to help alleviate pollutant discharges within the township:
  - Educating the public.
  - Encouraging participation in stormwater-related projects/activities.
  - Preventing illicit discharges.
  - Addressing construction site runoff.

- Inspecting stormwater Best Management Practices (BMPs) installed for stormwater management.
  - Ensuring good housekeeping and maintenance of Township facilities and municipally-owned stormwater management systems.
- As part of the Township’s response to the MS4 regulations, the Township adopted a new stormwater management ordinance in 2004, amended in 2013. This ordinance complies with the Township’s requirements for adoption of certain stormwater standards. Honey Brook Township is one of 25 municipalities working together to jointly address certain requirements of the MS4 regulations and to plan for implementation of TMDLs in the Brandywine Creek and Christina watersheds.
  - These new and pending PADEP stormwater and TMDL regulatory requirements will have a significant financial and operational impact on the Township.
  - By pursuing both voluntary and regulatory approaches the Township can help reduce stormwater and pollutant runoff from agricultural, existing developed, and future developing lands, and to possibly minimize the Township’s burden from future state regulations.

### ***Headwater Areas/ First-Order Streams***

A first-order stream begins at the location where channelized flow occurs as a result of runoff, melting, springs, or groundwater discharge (“base flow”). These streams are important for many reasons including that they carry the majority of the system’s base flow in any watershed to its downstream waterways, contributing significantly to both water quality and quantity in any given stream. Second-order streams are formed at the confluence of two first-order streams, while a third-order stream is created at the influence of two second-order streams, and so on.

Headwater areas are those lands that drain directly into first-order streams, the smallest tributaries of the larger stream system. First-order streams are significant beyond their size in the overall hydrologic regime. Given their importance to both water quality and quantity and in the context of relatively low flow individually, first-order streams are disproportionately vulnerable to sedimentation and other degradation. The regularity of flow from headwater areas is essential to the health of first-order streams and the wildlife on which they depend, particularly during periods of low flow. Thus, the watersheds of these first-order streams are extremely sensitive to introduction of impervious surfaces, improper grading, discharge of pollutants, or poor agricultural practices. Maintenance or restoration of forested headwater areas, particularly in close proximity to first-order streams, is especially important given the ability of wooded areas to slow and filter flows, control erosion and sedimentation, provide shade and water temperature regulation, and supply wildlife food and cover. Because they are sometimes closely associated with cold water seeps and springs, first-order streams can serve as refuge areas for wild trout populations.

As shown on the *Water Resources Map*, almost half of Honey Brook’s land area is comprised of headwater areas. These are particularly extensive in the central upland areas of the Township. Specifically, headwater areas comprise about 6,693 acres, or 42 percent of the Township’s land area.

### ***Hydric Soils***

Hydric soils are found in upland depressions and along the fringes of floodplains, generally within or adjacent to wetlands. More than simply an indicator of wetland conditions, they often indicate former wetland locations.

They exhibit shallow depth to water table and, occasionally, display standing water. These soils often correlate to headwater areas that include springs, seeps and marshes at the uppermost terminus of stream corridors. Subsurface water, seeping through hydric soils, supplies groundwater to the surface water system. This subsurface water source forms the base flow in streams and defines a baseline for stream water quality. The native vegetation of these soils, according to the Chester County Soil Survey, was generally wet woodlands, chiefly dominated by red maple, with open wetland meadows forming at a fraction of wetland sites.

There are 3,040 acres of hydric soils in Honey Brook (18.8 percent of the Township) and 34 acres of hydric soils in Honey Brook Borough (11.1 percent of the Borough). Along many streams, continuous hydric soil units are hundreds of acres in size and parallel and buffer the stream along most of its length, sometimes over several miles.

### ***Floodplains***

Floodplains are identified in part by the boundary of the area subject to flooding resulting from a storm event occurring with a frequency of once every 100 years, as delineated by the Federal Emergency Management Agency (FEMA). Areas of the Township, in all its watersheds, are subject to periodic flooding (water rising over the stream banks) or wet conditions and have been identified by FEMA as 100-year floodplains. There are particular concerns with flooding in the East Branch of Brandywine Creek, and the effects on areas downstream of Honey Brook Township such as Glenmoore, Downingtown, lower East Branch Brandywine Creek, the Chadds Ford area, etc.

During storm events (whether 100-year or more frequent), floodplains serve to absorb and slow flood waters, and take up water-borne pollutants and flood-carried sediments. Where maintained in a relatively natural state, these areas also help limit potential for erosion, downstream sedimentation, non-point-source pollution, and obstruction or alteration of the floodway. As with headwater areas, maintenance or establishment of stable, wooded vegetative cover in floodplain areas can help maintain both stream water quality as well as control flooding.

Alluvial soils are soils that have been eroded, transported, and deposited by floodwaters over time; they generally indicate potential for flooding. These soils are typically consistent with the boundaries of the 100-year floodplain. Generally, floodplains are not suitable for residential or commercial use, although flood proofing and engineering are often permitted to allow limited expansion of uses already existing within the floodplain. Floodplains can be used for active recreational purposes, and also make excellent passive open spaces. As defined by FEMA mapping, 100-year floodplains represent 1,459 acres, or about 9 percent of Honey Brook Township.

### ***Wetlands***

Wetlands are defined as those areas where the soils are saturated for a significant part of the year, where plants typical of saturated soils occur, and where hydrologic conditions provide evidence of surface ponding, flooding, or flow. In Honey Brook Township, these areas are typically found along streams, where they are often narrow and linear in shape, or in upland depressions in headwater areas, where they may broaden out. In Honey Brook, these wetlands were identified by the National Wetlands Inventory (NWI) based on aerial photography. There are currently 166 known individual wetlands in Honey Brook Township, totaling 419 acres (2.6 percent of the Township). Honey Brook's largest remaining wetland area is along Two Log Run, and is about 93 acres in size. Six other wetlands are larger than 10 acres, and 18 more are larger than three acres. It is likely that additional wetlands exist in the Township that went undetected during the NWI flights. Three small wetland areas exist in the south east corner of the Borough, totaling around 3 acres.

Wetlands are a key component of watershed management, positively impacting both water quality and quantity issues through regulating different aspects of water on the landscape. By filtering water, they slow it down, allowing sediments to fall to the bottom and allowing plants to uptake nutrients, improving water quality. By storing water during flooding events, they reduce flood damages and moderate high flows. Wetlands, like streams, benefit from vegetated buffers so as not to be overwhelmed by off-site influences. Wetlands' central importance to natural diversity is discussed under the Biotic Resources section of this chapter.

Honey Brook once supported a far greater acreage of wetlands, however, as many were converted with drainage tiles to farm fields and dug out into ponds. Research has determined that slightly more than half (50 percent) of Pennsylvania's wetlands have been filled or otherwise converted to non-wetlands since the 1700's, mostly due to intensive agricultural uses. In Honey Brook, probably well more than half and as much as 80 percent of the original wetland acreage have been so converted, especially within hydric soil and floodplain areas. This indicates a great opportunity to strategically restore some of these wet acres, especially during the course of new development.

### ***Groundwater***

Groundwater is fresh water found in pore spaces, cracks and fissures in bedrock and below the soil surface. An aquifer is an interconnected underground layer of groundwater that may occur over several geologic strata and may be tapped by people for their use. Not only are most residents of Honey Brook Township dependent on groundwater for their domestic uses, but also, according to scientists, approximately 2/3 of stream flow in the non-carbonate rocks of Chester County, including Wissahickon schist, is derived from groundwater discharge. The amount of groundwater available in an area is related to its geology. In Honey Brook, where gneiss, anorthosite, and quartzite are the predominant formations present, available groundwater pump rates are relatively low, from minimal outputs to about 10 gallons per minute. Water supply is discussed in more detail elsewhere.

In addition to naturally low quantities of available groundwater, the Honey Brook area is subject to drought, which can cause groundwater levels to decline. Therefore, it is critically important to replenish groundwater supplies from surface recharge and protect the aquifer's water quality. Groundwater recharge may be built into new developments in three major ways –

- Requiring recharge of stormwater for up to the 2-year storm;
- Recharge treated wastewater into the ground, either through a drip or spray field; and,
- Limiting allowable impervious coverage [to less than 10 percent (4,356 feet square per acre) total].

### ***Water Quality***

Under the federal Clean Water Act, the United States Environmental Protection Agency (EPA) and Pennsylvania Department of Environmental Protection (DEP) have developed water quality regulations designed to protect the physical, chemical, and biological integrity of streams in the U.S. and Pennsylvania. Specifically, DEP has established a classification system for protected water uses or types. As mentioned above, both the West and East Branches of Brandywine Creek and their tributaries are designated High Quality (HQ) streams. Additionally, Pequea Creek and its tributaries are also designated High Quality streams. However, at the same time, many stream miles within these three watersheds are also officially classified as "impaired," or polluted, streams. This is primarily due to agricultural sources of pollution, specifically siltation and nutrients.

These pollutants are considered “non-point” source pollutants – that is, they come from general landscape sources and not out of a pipe. They are generally discharged into a local stream after flowing across the land from farm fields and pastures and barnyard areas. Siltation generally indicates the loss of fertile top soil, the same prime agricultural soils that make Honey Brook such rich farming land. Nutrients are frequently discharged to streams from concentrated farm animal areas, or from fertilizers placed on farm fields. Bacteria also generally come from the farm animals.

All of these pollutants can be reduced through the use of improved farming practices, including stream buffers. Impaired streams may be eligible for federal and state improvement programs and grants designed to help meet water quality standards. For example, there may be funds available to help landowners plant trees along stream corridors and to help farmers implement less-polluting agricultural practices such as those related to manure management. There is also an effort underway to implement a variety of water quality improvements through the Christina Basin Task Force and a grant they received through the EPA. Brandywine Creek is a part of the larger Christina Basin, which enters the Delaware River estuary near Wilmington, Delaware.

### ***Biotic Resources***

As shown on the *Biotic Resources Map*, Honey Brook’s biotic resources consist primarily of wetlands and other water resources, woodlands, and riparian buffers. To date, no native grassland meadows have been identified in Honey Brook Township.

### ***Wetlands***

In addition to their water resources values, wetlands have significant biological value as they provide rich wildlife habitat. These values include the plants and the animals they provide with food and cover, as well as nesting and breeding sites. While a wide range of animal species utilize wetlands, certain amphibian and bird species are wetland specialists. There are several varieties of natural wetlands. They are often forested along streams, but can be dominated by native shrubs, or graminoid (grass-like) plants and wildflowers.

Wetlands are also important storage areas for both surface and groundwater resources, filtering pollutants, and releasing waters to maintain critical flows (e.g., for fisheries, water supply wells), acting as the “kidneys” of the Township. Given these ecological and public health values, wetlands are regulated by DEP, the U.S. Fish and Wildlife Service, and the U.S. Army Corps of Engineers. In essence, no development activity may occur within a wetland area without a permit. The permitting process requires investigation of alternatives, and may require mitigative action.

### **Woodlands**

Wooded areas are highly significant for their environmental, social, and economic functions and values. Not only are these lands a vital link in watershed management, but, since most of the northern Piedmont was wooded prior to colonization and settlement, woodlands are the defining characteristic habitat type of this region. Woodlands are the best type of land cover for watershed management since trees absorb large amounts of water through their roots which is stored in the stem and leaves and released as evapo-transpiration. Stands of trees also provide natural erosion and flood control by decreasing the speed and amount of stormwater runoff. They are especially valuable along streams (as riparian buffers), on steep slopes, and in headwater areas. Most native plants and animals are adapted to life in or near woodlands. Many beneficial species (e.g., pollinators), soil organisms, and natural predators (e.g., insect-eating birds) live and breed in such areas. Woodlands also have aesthetic and commercial values [e.g., recreation (passive and active), logging, etc.].

Trees function as natural barriers by reducing the unwelcome impact of noise and of strong winds and wind-transported substances (e.g., dust, snow) and by screening unsightly areas. They also function to reduce temperature extremes and moderate evaporation, acting as the “lungs” of the Township.

There are 106 individual woodlands greater than one-quarter acre in size in Honey Brook (these are defined using roads as the primary fragmenting feature that divides one woodlands from another) with a total acreage of 4,104 acres or 26.2 percent of the Township. Much of Honey Brook's woodland areas are located on wetlands or hydric soils, steep slopes, and floodplains – areas that could not be easily farmed.

### ***Woodland Classes***

Not all woodlands are equal. They vary in size, age, quality, and in the biological/ecological functions they perform. In order to assign relative importance to the Township's individual woodlands, a woodland classification system was developed that could utilize Geographic Information System (GIS) mapped data for Honey Brook Township. Under this system, the presence of a more or less significant amount of these values, combined with ecological values such as extent of forested interior (discussed below), watershed values such as stabilizing steep slopes, headwater areas, and streams, and threat of development, all contributed to the classification of Honey Brook's woodlands. Honey Brook's woodlands were compared according to all these attributes, as depicted in the accompanying spreadsheet.

Class I forests are the most important from the standpoint of functions provided and are worthy of a higher level of protection than other woodlands. There are twelve (12) Class I woodlands totaling 3,452 acres. Class II woodlands also provide significant ecological services and perform important watershed functions, but not as much as Class I woodlands. There are four (4) Class II woodlands totaling 160 acres. All other woodlands in Honey Brook (66, totaling 492 acres) are included in Class III, as shown on the Woodlands Classification Map (Comprehensive Plan Report, Figure 3).

### ***Forest Interiors***

Forested interiors are ‘deep woods’ areas which lie beyond many of the influences that degrade a forest from the outside – light, wind, noise, and non-native species. These interiors are measured at 300 feet from any outer edge. In other words, forested interiors are the “hole” in a “donut” with a 300-foot wide edge. The *Woodland Classification Map* shows the extent of the typically large and mature woodlands that contain forested interiors. Given the ecology of these areas, they are likely to support a considerable variety of native vegetation and wildlife species. Certain species of forest plants and wildlife depend specifically on or do their best using the unique conditions of a healthy forest ecosystem. Many species of songbirds, for example, are specifically adapted to forest-interior conditions and will not nest successfully elsewhere. Similarly, numerous species of spring ephemeral wildflowers will only bloom on the rich, moist soils of the forest floor. There are about 989 acres of forested interiors in Honey Brook, representing 6.1 percent of the Township.

### ***Forested Slopes***

Forested slopes occur where steep slopes (15-25 percent, >25 percent) and woodland coincide. For reasons of protecting fragile soils (discussed under Steep Slopes above), it is important that these slopes be largely forested.

### ***Forested Headwater Areas***

As previously described, headwater areas are the watersheds for first-order streams, the smallest tributaries within a watershed and are the most sensitive resources to grading and other land disturbances. Forest areas directly adjacent to a stream (a wooded riparian buffer, also previously

detailed) are also very important for high quality streams. Accordingly, forested headwater areas are particularly valuable to maintaining and protecting the quality and quantity of first-order streams.

### ***Forested Riparian Buffers***

Forests along streams represent the combination of two of the Township's most important resources. Forested streams are also called forested riparian buffers. These areas are transitional between the flowing waters of streams and rivers, and upland areas. Protecting these land areas is widely recognized as one of the most important ways to protect a stream's overall health. Given that Chester County's watersheds evolved under primarily forested conditions, riparian buffers function best when they are forested. Wooded stream buffers: cool water temperature; provide wildlife habitat in the form of food, water, and shelter; supply important nutrients from leaves; contribute woody debris to regulate stream flow and to create resting spots; and, filter runoff from surrounding lands through their roots and vegetative growth underlying the trees. Culturally, riparian forests make excellent flood control areas, recreational corridors, and are highly scenic.

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Although the presence and relative amount of forested riparian buffers was one factor that went into the analysis resulting in the woodland classification, riparian buffers are important enough to warrant Township-wide analysis as a natural resource. To accomplish this analysis, a map (Riparian Opportunities Map) and spreadsheet were created identifying lands with riparian buffer gaps, areas where few to no trees occur within 100 feet of either side of a stream. They indicate that 180 parcels occur where there are riparian gaps greater than one acre. On 12 of these parcels the gap is greater than 10 acres, and on 54 that gap is greater than five acres. These lands can be highlighted for future reforestation.

### ***Wildlife and Rare Species***

Since Honey Brook Township has not been extensively surveyed to our knowledge, little is known specifically regarding the current state of wildlife populations. Still, with thousands of acres of woodlands, hundreds of acres of wetlands, and dozens of stream miles, Honey Brook Township probably supports most of the wildlife known to use the Pennsylvania Piedmont, including bobcats, gray foxes, southern flying squirrels, and possibly coyotes. Moreover, several additional large habitat areas occur in close proximity (including extensive woodland areas elsewhere on Welsh Mountain, the Barren Hills, and along both the East and West Branches of Brandywine Creek). Therefore it is likely that Honey Brook provides at least marginal or temporary habitat for many species that use those larger areas. Wooded ridges and stream corridors are especially likely to conduct wildlife from these other "source" areas.

There are several different kinds of "target species" that are of more ecological concern to support or restore to Honey Brook Township. These species are often considered to be "habitat specialists," as opposed to habitat generalists. Habitat specialists require specific types of habitat conditions, such as forest interiors or certain types of wetlands, to remain viable within an area. The presences of these species indicate overall good habitat conditions for their particular habitat. These species can be organized into groups of species, including:

- Endangered, threatened, and rare species, discussed below;
- Riparian species, including beaver, mink, Cooper's and red-shouldered hawks;
- Forest interior habitat species, especially birds, reptiles, and amphibians;
- Wetland-restricted species, including bog turtles, and other birds, reptiles, and amphibians;

- Wide-ranging or area-sensitive mammals, which make excellent greenway target species, including bobcat and gray fox.

Honey Brook Township contains only one known rare species location, according to The Chester County Natural Areas Inventory, 1994, updated in 2000. The site is a partially open, wet woodland adjacent to Route 322 in the northwest corner of the Township, and the rare species is a Pennsylvania-threatened understory tree species. No current threat to the species' continued viability is known, though changes in the site's hydrology and logging of the overstory trees could jeopardize the population.

**The federally threatened bog turtle is not known to reside in Honey Brook Township though that does not mean it is not there. There is almost certainly suitable habitat in the township. Bog turtle habitat is quite specialized: the turtle needs almost treeless seepage meadows where ground water typically sheet flows over a relatively flat, mucky surface.**

These target species and rare species and wildlife in general would all be more likely to occur in the township if existing woodlands were protected and even restored strategically, especially along stream corridors.

Wildlife is also threatened by the increasingly important problem of invasive non-native species. These species, mostly plants, but also including some animals species such as starlings and house sparrows, often displace and out-compete native species by their aggressive behavior. This behavior is partly the result of these non-native species not having the normal natural controls that limits the dominance of native species. They occur in all habitat types – woodlands, wetlands, streams, and meadows, and require active management to keep them in check.

## Landscape Corridors and Greenways

One of the primary opportunities in undertaking a mapping exercise where layers of data are collected and then overlapped with one another is to ascertain what patterns emerge, with the goal of moving from a lower to a higher organizational level – from the individual site to an integrated system of sites, a network where the whole is greater than the sum of its parts. These networks are best designed when they promote the broader environmental health and public welfare of the area in question. They are also best designed when they are multi-purpose in nature, benefiting water and biodiversity resources certainly, but also steep slopes, farmland, scenic, recreational, and historic resources. In Honey Brook Township, a strong case can be made for developing an interconnected network of woodlands over time based primarily on ridges and stream corridors.

This type of planning follows recent thinking in resource management and open space planning, as in the growing popularity of “greenways” for example. Across the United States numerous federal agencies, states, counties, regions, non-governmental organizations, and others have promoted open space corridor plans. Honey Brook Township is part of a newly designated federal conservation area and open space corridor that stretches from Connecticut to Pennsylvania. Called the Highlands Conservation Area, the region includes forested ridges, water supply, farmland, and recreation lands that form a “greenbelt” of lands adjacent to the dense metropolitan northeast. On a larger scale, this greenbelt connects the Berkshires of Massachusetts to the Blue Ridge Mountains of southern Pennsylvania and beyond.

In June, 2001, the Commonwealth of Pennsylvania published *Pennsylvania's Greenways: An Action Plan for Creating Connections*. This new effort led by the Department of Conservation and Natural Resources (DCNR) targets the creation of a statewide network of greenways in Pennsylvania, with the

goal of establishing a local greenway *in every community* by 2020. The Plan strategy for achieving the statewide network depends on the development of greenway plans for each of the 67 counties. DCNR guidelines for county greenway planning were finalized in 2002.

Chester County recently updated its 1996 Landscapes plan with *Landscapes2*, a comprehensive policy plan for Chester County. The plan looks to champion three major initiatives to balance the county's vision of managing growth and preservation, while maintaining the quality of life and sense of place. It builds directly upon the original Landscapes, and incorporates many ideas from both *Linking Landscapes* and *Watersheds*, both earlier planning efforts concerned with protecting the county's open space and water resources. Within the plan, Honey Brook Township is primarily identified as either rural or agricultural landscape, while Honey Brook Borough is identified as urban landscape. Much more can be found out at the Landscapes2 website, [www.landscapes2.org](http://www.landscapes2.org).

Honey Brook's ridges and stream corridors and woodlands represent a resource-rich overlap area that already forms natural resource networks. Most of the Township's wetlands, floodplains, hydric soils, and many steep and very steep slopes, and Class I and Class II woodlands are contained in these areas. The confluence of so many environmentally sensitive features along the streams is by "natural design." The *Greenways Map* (Comprehensive Plan Report, Figure 4) was produced by analyzing these confluences of natural resources and joining them together into one natural resource network. The corridors widen where the woodlands are larger, sometimes growing into one of the identified greenway nodes, Class I woodlands that serve as "anchor points" for the larger system.

Redundancy is built into the proposal where possible, so that if one corridor is blocked by a new development or substantially degraded by logging, another may be used in its place. Roadways can also be an obstacle to smooth wildlife movement, but special wildlife crossing design techniques can mitigate their impact.

While this system probably functions, though imperfectly, today, it is far from completely implemented. Certain "greenway opportunity areas," or gaps, were identified that will need to be reforested as much as possible to improve the system.

During 2013-2014, the Brandywine Conservancy worked with 24 municipalities with borders along the Brandywine Creek to publish the Brandywine Creek Greenway Strategic Action Plan. The plan was partially funded by the William Penn Foundation, the Pennsylvania Department of Conservation and Natural resources, and Chester County. A series of over-arching strategies are recommended in the Plan that apply to all 24 municipalities within the greenway, including Honey Brook Township and Honey Brook Borough.

Detailed maps for both Honey Brook Township and Honey Brook Borough, as well as the over-arching strategies, can be found at the Greenway's website ([www.brandywinegreenway.org/](http://www.brandywinegreenway.org/)). Each municipality is provided with a list of recommended greenway projects determined during public workshops and meetings with municipal representatives.

## Land Preservation Plan

In 2011 the Honey Brook Township Land Preservation Committee undertook an update to the 2006 Land Preservation Plan. The plan focuses on opportunities for land preservation in the five years after the plan was completed and acts as guidance for making recommendations to the Honey Brook Board of Supervisors concerning the preservation of farmland and natural resource lands.

Pertinent to this discussion are the priorities outlined within the Land Preservation Plan for agricultural and natural resource protection. Opportunities for agricultural preservation were identified utilizing two separate levels of analysis; a regional model developed by the Greenspace Alliance, and a second, micro-scale prioritization to “fine-tune” the selection of agricultural lands within Honey Brook Township itself. The resulting analysis identified a total of 4,297 acres for their agricultural value.

Parcels for natural resource priorities were identified through a set of basic criteria, as follows:

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

A total of 4,233 acres were identified for natural resource prioritization utilizing these criteria. Parcels identified for both agricultural and natural resource prioritization in 2011 totaled 1,891 acres.

### Restorable Resources

Resources are not necessarily static, but dynamic, changing over time. They can change in quantity and quality, and people, through their decisions and actions, can make a difference in how that occurs. Many natural resources are renewable and restorable (see table below). In fact, the restoration of biological and watershed resources has been a major development in resource management philosophy and practice over the last fifteen years. This has involved the discovery, invention, and application of ecosystem restoration principles, which generally follow natural laws and processes like ecosystem succession.

Using these principles, it is possible to restore forest, wetland, stream, and meadow ecosystems. It is possible to restore certain rare and disappearing plant and animal species. It is theoretically possible to restore species that once occurred in an area but now no longer do. It is possible to restore a living fabric of woodlands in a network of stream and cross-country corridors, and attract and retain new species of plants and animals into these habitats.

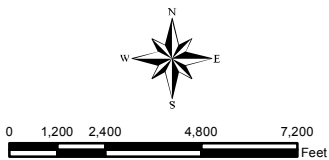
**Table I-3. Renewable and Restorable Resources.**

<b><i>Water</i></b>
Streams (habitat, water quality, and water quantity)
Wetlands
Floodplains
Groundwater Recharge
Headwater Areas
<b><i>Biological</i></b>
Woodlands
Meadows
Wetlands
Natural Areas/ Rare Species
Wildlife diversity
Streams

\*Soils, such as prime agricultural soils, are renewable too, but only over very long time periods.

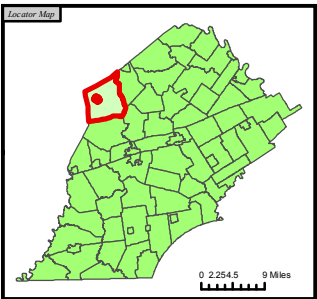
Part of Honey Brook Township's approach to resource conservation should thus take full advantage of this relatively new approach to natural resource management. This approach sometimes requires taking a long-term view to achieving resource conservation and management goals, however, as, for example, restoring water quality in Brandywine Creek or restoring an old growth forest can take over 100 years. Nevertheless, some resources can take a relatively short time to restore, such as a meadow or a wetland. This long-term view is supported by the fact that much of the landscape of Honey Brook Township is likely to remain in agriculture for the foreseeable future, and is therefore relatively stable. Here a new stage begins where landowner and community education and participation becomes critical, as do Township incentives which foster such active participation.

# Honey Brook Township and Borough Land Resources



DATA SOURCE: Base data from Chester County GIS data distribution, 2013.  
Prime agricultural soils from NRCS, Soil Survey Database, 2007.

Date Plotted: December 4, 2014



Geological Code	Soil Type
Cv	Vintage Dolomite
CZah	Amietum and Harpers Formations, undivided
ig	granulite
um	ultramafite
Yhan	amphibolite suite
Yhfg	felsic and intermediate gneiss, granulite facies
Yhga	graphitic felsic gneiss, amphibolite facies
Yhmg	mafic gneiss, granulite facies
Zch	Chickies Quartzite

Legend

Roads

Major roads

Streams

Contours (25 ft.)

Fault lines

Dikes

Water bodies

Township boundary

Prime agricultural soils

Geological units

Limestone

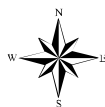
Slopes

Moderate (15-25%)

Steep (25% and greater)



# Honey Brook Township & Borough Historically Eroded Soils and Impaired Streams

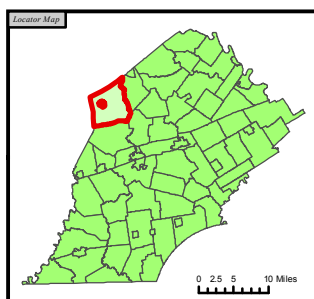


0 1,200 2,400 4,800 7,200 Feet



DATA SOURCE: Base data from Chester County GIS data distribution, 2013.  
Prime agricultural soils from NRCS, Soil Survey Database, 2007.

Date Plotted: December 4, 2014



**Legend**

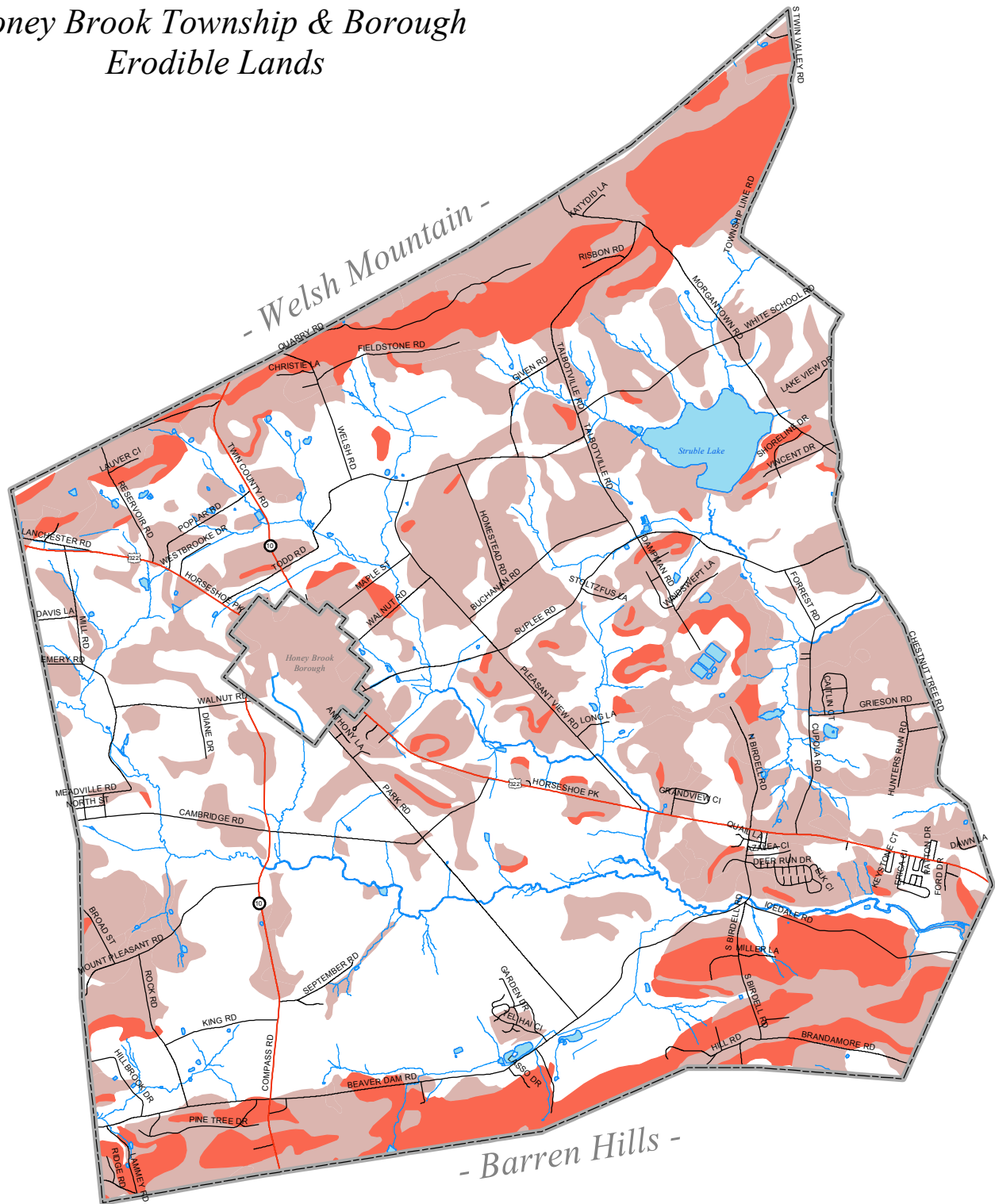
- Township boundary
- Major roads
- Roads
- Water bodies (impaired)
- Streams (impaired)
- Streams
- Water bodies

**Soil erosion type**

- Moderate (8768.3 ac.)
- Severe (636.7 ac.)



# Honey Brook Township & Borough Erodible Lands

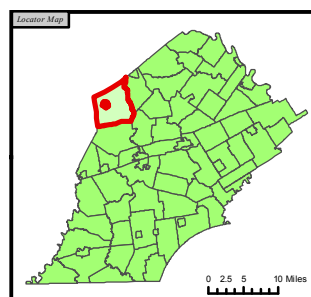


0 1,200 2,400 4,800 7,200  
Feet



DATA SOURCE: Base data from Chester County GIS data distribution, 2013.  
Prime agricultural soils from NRCS, Soil Survey Database, 2007.

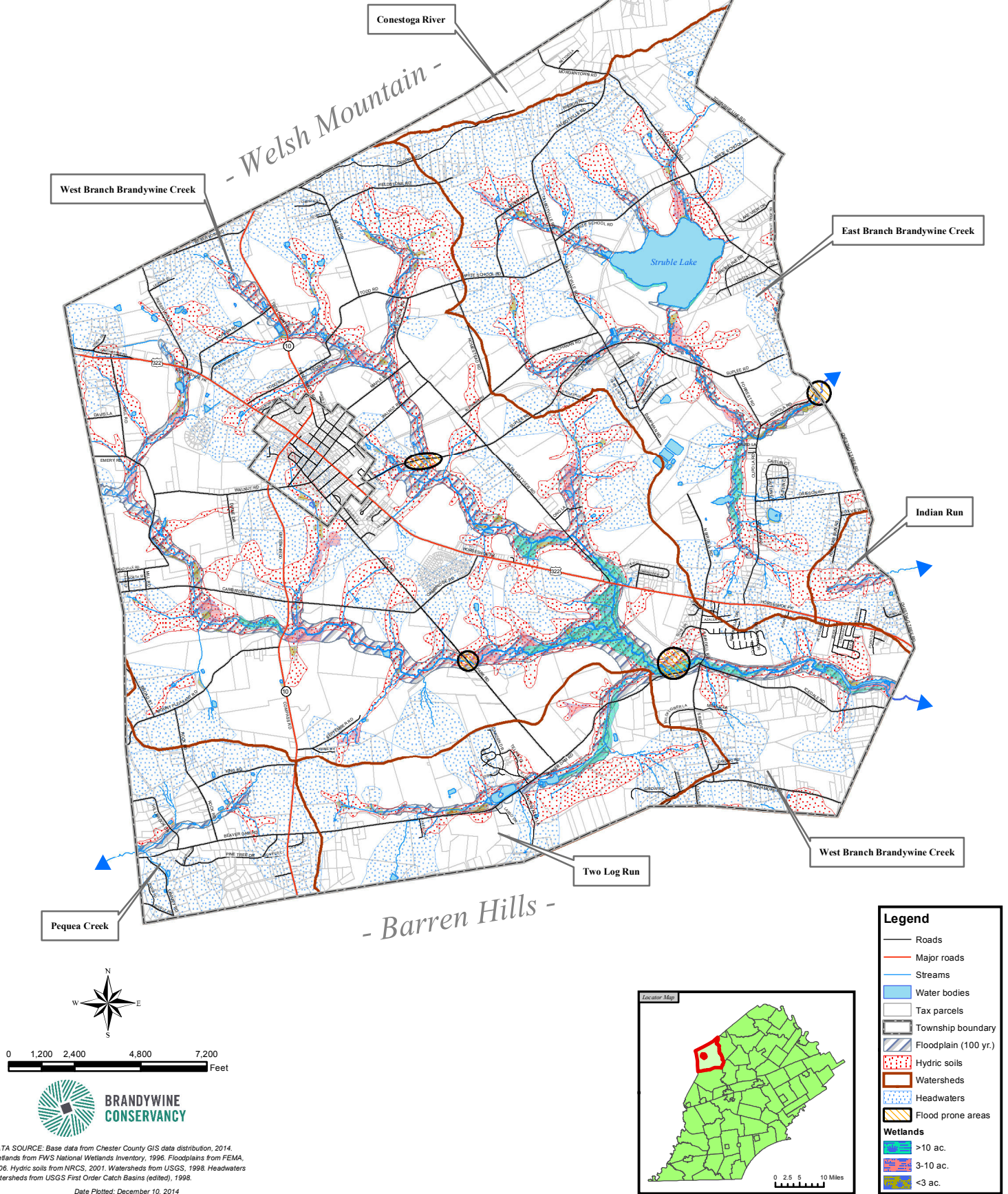
Date Plotted: December 4, 2014



Legend	
	Township boundary
	Major roads
	Roads
	Streams
	Water bodies
Erodible Land	
	Highly erodible land
	Potentially highly erodible land



# Honey Brook Township and Borough Water Resources





# Honey Brook Township and Borough Biological Resources

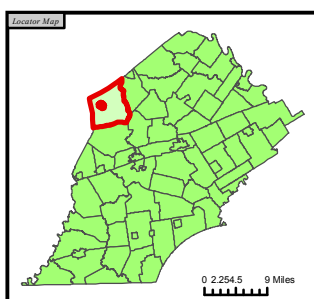


0 1,200 2,400 4,800 7,200  
Feet



**BRANDYWINE  
CONSERVANCY**

Data Sources: Base Data from Chester County.  
Date Plotted: January 14, 2015



## Legend

- Roads
- Major roads
- Streams
- Water bodies
- Tax parcels
- Township boundary
- Riparian buffer (100 ft)
- PNDI sites
- Wetlands**
  - >10 ac.
  - 3-10 ac.
  - <3 ac.
- Woodlands**
  - Class I (>50 ac.)
  - Class II (30-50 ac.)
  - Class III (<30 ac.)
  - Woodland interiors
- Protected lands**
  - Lands owned or eased by other land trusts
  - Chester County agricultural easements
  - Public lands (federal, state, county, and municipal)
  - Other protected lands



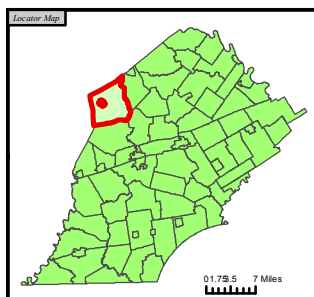
# Honey Brook Township and Borough Riparian Opportunities



0 1,200 2,400 4,800 7,200  
Feet



Data Sources: Base Data from Chester County.  
Date Plotted: November 6, 2014



## Legend

- Roads
- Major roads
- Streams
- Water bodies
- Tax parcels
- Township boundary
- Woodlands
- Riparian Opportunity Parcels**
  - Parcels with >1 acre of missing riparian buffer
- Riparian Buffers**
  - Gaps
  - Full Buffer



## Appendix J: Agricultural Lands Inventory

Appendix F documents an estimated 11,109 acres of the Township's total 16,135 acres (approx. 69%) in agricultural use as of 2014. A further 67 acres is classified as agricultural in Honey Brook Borough (approx. 22%). These estimate, combined with the survey results for the Township (see Appendix D.) that clearly indicate a Township resident preference for preserving the agricultural/rural way of life, led the Task Force to focus on agricultural land preservation issues and strategies. As part of the Task Force's work, an inventory of farmland-related maps was provided to help them assess existing agricultural conditions and select appropriate preservation and other farm-related strategies. Several of the key maps presented to the Task Force are shown on the pages following this text, and include: Prime Farmland Soils, Protected Lands, Lands within Agricultural Security Area, Properties 50 Acres or Greater with Prime Farmland Soils, Agricultural Land Protection Potential and Source Water Protection. Each of these maps is described as follows:

### Prime Farmland Soils

A map showing the Township's Capability Class I, II, and III Soils (in green) based on the United States Department of Agriculture's Soil Survey for Chester and Delaware Counties (2007). The Commonwealth's Municipalities Planning Code defines "prime agricultural land" as land use for agricultural purposes that contains soils of the first, second, or third class as defined by the USDA natural resource and conservation services (formerly Soil Conservation Service) county soil survey. According to this map, over half the Township's total land area is comprised of prime farmland soils.

### Protected Lands

A map showing parcels where all or part of their land area is protected from development, and therefore maintained in agricultural or open space uses. Green colored parcels are lands permanently protected through an agricultural easement purchased by Chester County's Agricultural Land Preservation Board. Approximately 2,900 acres are shown. Yellow colored parcels are lands permanently protected through either ownership by, or a conservation easement held by, a non-profit land conservation organization. Approximately 356 acres are shown. Purple colored parcels are lands maintained in open space uses through common ownership (in this case, a residential development's homeowners association). Approximately 140 acres are shown. Blue colored parcels are those owned and utilized for open space purposes by the Commonwealth, Chester County and/or Honey Brook Township. Approximately 472 acres are shown.

### Lands within Agricultural Security Area

The Commonwealth provides townships the ability to create Agricultural Security Areas (ASA) and to include lands within these areas when requested by landowners. Once within a township's designated ASA, farmers and other landowners obtain special protection status against nuisance suits filed by adjoining landowners due to on-going agricultural practices. This is what's normally referred to as the "right to farm" legislation. The ASA designation does not restrict the farmer's or landowner's use of the property, and does not infer any special farmland preservation status. However, to be eligible for purchase of an agricultural easement by Chester County's Agricultural Land Preservation Board, application lands must be located within an ASA. Honey Brook Township has over 7,900 acres within its designated ASA, as reflected by the map's green color.

## Properties 50 Acres or Greater with Prime Farmland Soils

For lands to be eligible for purchase of an agricultural easement by Chester County's Agricultural Land Preservation Board, they must be at least 50 acres in size, and consist of at least 50 percent prime agricultural soils. (An exception to the 50-acre limitation exists where land adjoins other permanently protected lands; other selection criteria also exist.) This map shows not only the extensive amount of township lands that meet these basic eligibility criteria (colored tan), but shows the extensive amount of eligible lands that actually contain at least 75 percent prime agricultural soils (colored orange). The combined acreage totals approximately 3,900 acres, or 25 percent of the township's total land area.

## Land Protection Potential

Lands colored light green on this map would compete well for permanent land preservation through the sale of agricultural easements to Chester County, among other available land preservation tools. These lands total approximately 5,300 acres, or 34 percent of the Township.

This Agricultural Land Protection Potential map can be used by the Township to help retain its agricultural/rural way of life, for example, by prioritizing key properties for focused conservation efforts. The Township could take advantage not only of the County's farmland preservation program, but apply its own dedicated open space funds now being generated through its successful open space referendum of November 2005 to help conserve prime farmland and other valued open space resources. The Township Supervisors could partner with the County to leverage greater state funds for use in preserving township farms, or, work with a conservation organization to preserve farms, where landowners may be hesitant to accept money directly from government sources. General consistency between this map and the Township's Agricultural Zoning District mapping would help insure that the Townships' Transferable Development Rights (TDR) option is available to these landowners as another land conservation option.

## Source Water Protection map

Since 2006, when Honey Brook Township became proactive in agricultural preservation there has been a sea change in farmer participation. The Township preservation now stands at over 20 percent of Honey Brook Township. This is an amazing four-fold increase. The farmers of the eased properties are mandated to have conservation plans and employ best management practices to mitigate their agricultural impacts on the waters of the Brandywine Creek that flow from Honey Brook.

The farmers response to preservation in Honey Brook have been so successful that Chester County 2013 dedicated \$1 million to support the purchase of development rights from headwater farms through its Brandywine Headwaters Preservation Program (BHPP). The BHPP is an effort to marry two goals: Agriculture Preservation and to mitigate agricultural impacts on the headwaters. The BHP uses the City of Wilmington's Source Water Protection map to define the eligible participants. The Goal of the City of Wilmington's plan and that of the Brandywine Headwaters Preservation Program share a common goal of preserving farmland while enhancing water quality.

## Land Preservation Plan Update

As noted in Appendix I, the Township has recently undergone a 2011 update to the original 2007 Land Preservation Plan that recognizes both the strong agricultural ties within the community and prime agricultural soils contained in the Township. Building upon the successes of over 1,200 acres of farmland and open space protected between the years of 2007 and 2011, the plan prioritizes a further

4,927 acres of agricultural land for protection throughout the Township. Since the 2011 Land Preservation Plan update, a further 1,015 acres of farmland have been protected through County Agricultural Easements (see Table J-1).

### **Brief Summary of Agricultural Issues Addressed during the Plan Update Process**

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Most landowners in Honey Brook Township are strongly committed to continued agricultural practices, including the growing of crops, the raising of livestock, and the maintenance of, or construction of, farm-related equipment. Many of these landowners supplement their agricultural income through other employment conducted either on or off the farm.

In light of these possibilities, the Township's comprehensive plan update process included an evaluation of zoning and private land stewardship tools that the municipality can help implement in order to help the township's farmers and other landowners stay in farming. These tools include the use of effective agricultural zoning, transferable development rights, conservation design/cluster zoning, agricultural easements, conservation easements, municipal open space financing, focused development areas, and public water and sewer policies. In addition, the Task Force felt the Township should be more active in helping farmers market their products and/or services.

According to a report *RETURN ON ENVIRONMENT The Economic Value of Protected Open Space in Southeastern Pennsylvania* generated by the Delaware Valley Regional Planning Commission, January 2011; the concentration of agricultural activity in Honey Brook generates significant economic impact through local production of fruit, vegetables, dairy, and other products. Using analysis from the Pennsylvania Center for Dairy Excellence, it is estimated that the township's 55 dairy farms and 2,145 cows generate nearly \$29.5 million in economic activity every year.

Although agriculture and the role it plays in maintaining the township's rural character is viewed as an extremely valuable local asset, it is not without its adverse impacts to the Township's natural environment. Specifically, the Upper East Branch of the Brandywine River Watershed Conservation Plan prepared in 2002-2003 on behalf of watershed communities, including Honey Brook Township, documented that the headwaters of Upper East Branch located within Honey Brook Township are designated by Pennsylvania Department of Environmental Protection (PADEP) as "impaired waters". (See further discussion under Appendix I of this Plan.) The township's streams are often the recipient of non-point agricultural run-off from its farms, which adds excessive sediment to the streams, and lowers their water quality. These occurrences affect the streams' ability to sustain a diverse population of plant and animal communities, and limit their ability to serve as a public drinking water source without costly treatment.

As a positive note, an increasing number of township farmers are working with the Chester County Soil and Water Conservation District and organizations like the Brandywine Conservancy, The Brandywine valley Association and the Natural Resources Conservation Service to reduce the potential for agricultural run-off reaching township streams and other water bodies. Some township landowners are participating in the Conservation Reserve Enhancement Program (CREP) and have established, primarily through fencing and enhanced livestock stream-crossings, a protective vegetated buffer between their agricultural uses and the stream channel itself. This measure allows the vegetation to filter stormwater and other runoff before it enters the streams. This vegetative buffer also helps to moderate stream temperature fluctuations in the summer and winter, and also provides for wildlife movement and habitat. The Task Force explored available environmental quality enhancement programs like CREP,

EQUIP and others through presentations by the District, and Conservancy staff, for consideration as implementation tools for this plan update.

**Honey Brook Township: Lands Preserved through Easement Purchase by Chester County or the Brandywine Conservancy, or by Donation to the Brandywine Conservancy (DRAFT, 12/12/14)**

*does not include Struble Lake lands, Homeowner Association properties, or Natural Lands Trust purchased or donated easements; Sources: <http://www.chesco.org/openspace/lib/openspace/pdfs/PPPWebChart.pdf> and <http://www.chesco.org/openspace/lib/openspace/pdfs/AqChart.pdf>*

<u>Tax parcel(s)</u>	<u>Acres Preserved</u>	<u>Easement Type</u>	<u>Township Funding</u>	<u>County Funding</u>	<u>State Funding</u>	<u>Brandywine Conservancy Funding</u>	<u>Donated Value</u>	<u>Total Purchase Price</u>
<b><u>THROUGH 12/31/05</u></b>								
22-10-2; 7-14-(1993)	126.528	County Ag Easement	\$0.00	\$234,976.00	\$207,873.00	\$0.00	\$0.00	\$442,849.00
22-6-6.8; 4-18-(1994)	37.544	County Ag Easement	\$0.00	\$26,656.00	\$97,325.00	\$0.00	\$0.00	\$123,981.00
22-8-7; 5-13-(1997)	96.266	County Ag Easement	\$0.00	\$0.00	\$396,323.00	\$0.00	\$104,260.20	\$500,583.20
22-10-46.1;22-10-46.2;22-10-44.5 (2001)	47.500	Preservation Partnership	\$0.00	\$72,991.74	\$51,008.26	\$0.00	\$0.00	\$124,000.00
22-10-40 (2001)	47.300	Preservation Partnership	\$0.00	\$114,000.00	\$87,500.00	\$0.00	\$0.00	\$201,500.00
22-5-13; 22-5-24; 22-5-4; 22-5-5; 4-25-	124.453	County Ag Easement	\$0.00	\$952,453.00	\$0.00	\$0.00	\$105,785.05	\$1,058,238.05
22-5-2; 12-20-(2005)	17.900	Donated Easement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
22-6-21.1; 22-6-4.2; 12-16-(2005)	79.650	County Ag Easement	\$0.00	\$802,872.00	\$0.00	\$0.00	\$89,208.00	\$892,080.00

<u>Tax parcel(s)</u>	<u>Acres Preserved</u>	<u>Easement Type</u>	<u>Township Funding</u>	<u>County Funding</u>	<u>State Funding</u>	<u>Brandywine Conservancy Funding</u>	<u>Donated Value</u>	<u>Total Purchase Price</u>
<b><u>BETWEEN 1/1/06 AND PRESENT (Open Space Referendum passed by voters 11/05)</u></b>								
22-7-83; 10-22-(2007)	70.156	County Ag Easement / Challenge Grant	\$359,549.50	\$359,549.50	\$0.00	\$0.00	\$0.00	\$719,099.00
22-2-113; 7-31-(2007)	94.429	Donated Easement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
22-8-100; 11-7-(2007)	57.7	BC Easement / Preservation Partnership	\$0.00	\$89,349.75	\$0.00	\$153,139.25	\$0.00	\$242,489.00
22-6-5; 12-10-(2007)	27.000	County Ag Easement	\$0.00	\$283,070.70	\$0.00	\$0.00	\$31,452.30	\$314,523.00
22-4-15; 12-17-(2009)	67.816	BC Easement / Preservation Partnership	\$180,842.13	\$197,532.27	\$0.00	\$157,684.27	\$0.00	\$536,058.67
22-7-29;12-7-(2009)	136.409	County Ag Easement / Challenge Grant	\$724,331.79	\$724,331.79	\$0.00	\$0.00	\$160,962.62	\$1,609,626.20
22-7-84; 22-7-85; 7-9-(2009)	75.381	County Ag Easement / Challenge Grant	\$368,059.75	\$358,059.75	\$0.00	\$10,000.00	\$0.00	\$736,119.50
22-5-25; 9-23-(2010)	39.679	County Ag Easement	\$0.00	\$453,173.86	\$0.00	\$0.00	\$0.00	\$453,173.86
22-7-85.1A; 9-20-(2010)	87.582	County Ag Easement / Challenge Grant	\$389,739.90	\$389,739.90	\$0.00	\$0.00	\$0.00	\$779,479.80
22-7-95.1; 5-6-(2010)	64.477	County Ag Easement / Challenge Grant	\$322,385.00	\$322,385.00	\$0.00	\$0.00	\$0.00	\$644,770.00

<u>Tax parcel(s)</u>	<u>Acres Preserved</u>	<u>Easement Type</u>	<u>Township Funding</u>	<u>County Funding</u>	<u>State Funding</u>	<u>Brandywine Conservancy Funding</u>	<u>Donated Value</u>	<u>Total Purchase Price</u>
22-6-7; 1-31-(2011)	35.969	County Ag Easement	\$0.00	\$266,170.60	\$0.00	\$0.00	\$0.00	\$266,170.60
22-9-21.3; 22-9-27 (2011)	87.880	County Ag Easement / Challenge Grant	\$371,715.48	\$371,715.48	\$0.00	\$0.00	\$82,603.44	\$826,034.40
22-7-60.2 (2011)	53.890	County Ag Easement / Challenge Grant	\$188,629.00	\$188,629.00	\$0.00	\$0.00	\$0.00	\$377,258.00
22-7-61 (2011)	54.950	County Ag Easement / Challenge Grant	\$192,314.50	\$192,314.50	\$0.00	\$0.00	\$0.00	\$384,629.00
22-7-60 (2011)	60.090	County Ag Easement / Challenge Grant	\$210,304.50	\$210,304.50	\$0.00	\$0.00	\$39,291.00	\$459,900.00
22-3-46 (2011)	124.890	County Ag Easement / Challenge Grant	\$505,808.55	\$505,808.55	\$0.00	\$0.00	\$0.00	\$1,011,617.10
22-4-35; 22-4-36; 22-4-41; 22-4-57	46.610	County Ag Easement / Challenge Grant	\$143,549.56	\$143,549.56	\$0.00	\$0.00	\$71,774.78	\$358,873.90
22-5-25;22-4-20 (2012)	29.000	County Ag Easement	\$0.00	\$0.00	\$240,912.00	\$0.00	\$0.00	\$240,912.00
22-3-33;22-3-37 (2012)	51.870	County Ag / Challenge Grant	\$123,632.00	\$123,632.00	\$0.00	\$0.00	\$0.00	\$247,264.00
22-3-33.1; 22-3-35.2 (2012)	63.000	County Ag / Challenge Grant	\$130,175.53	\$130,175.53	\$0.00	\$0.00	\$14,463.95	\$274,815.01
22-6-34.1; 22-6-36 (2012)	119.000	County Ag / Challenge Grant	\$246,185.00	\$246,185.00	\$0.00	\$0.00	\$54,707.80	\$547,077.80

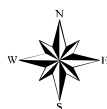
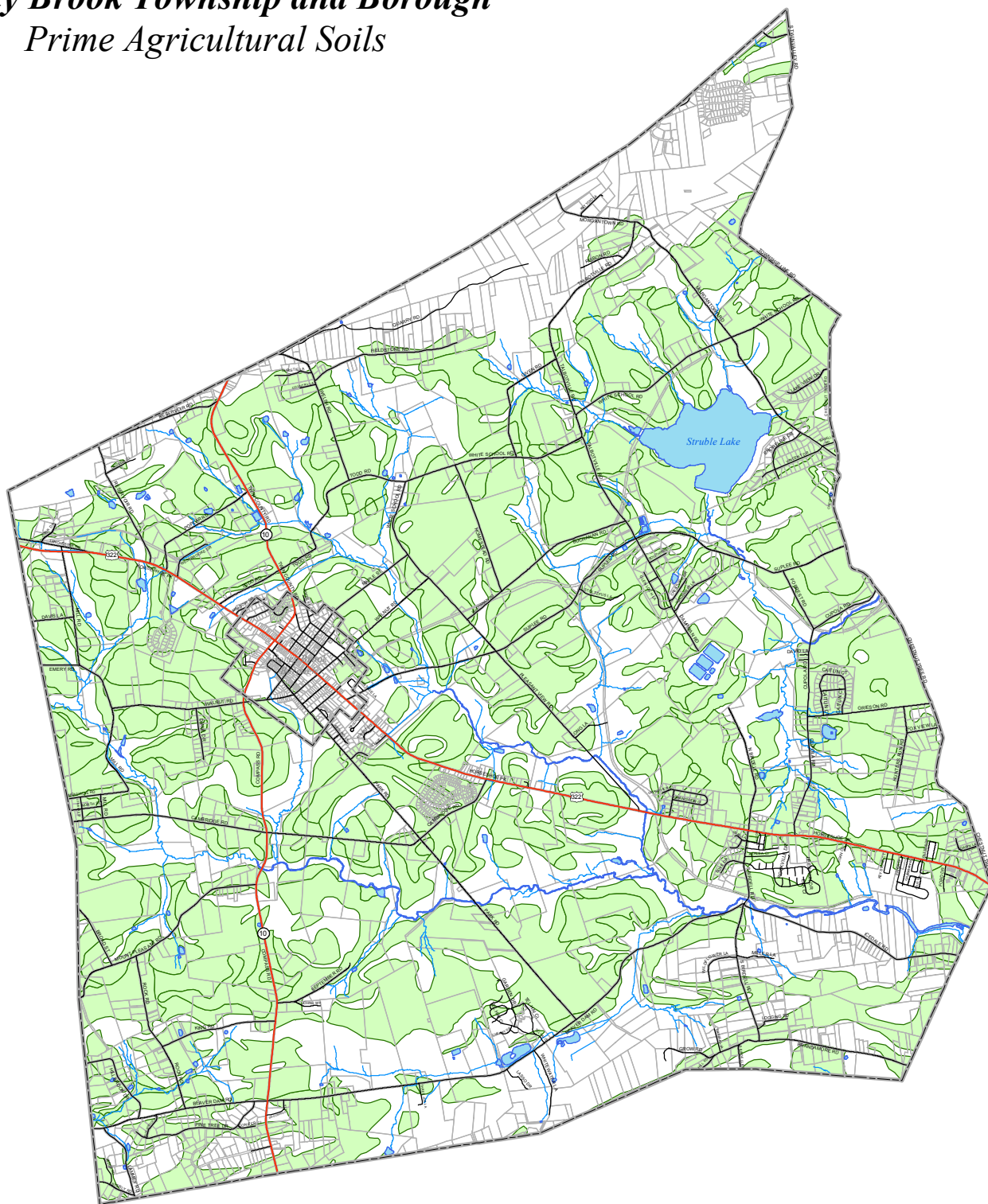
<u>Tax parcel(s)</u>	<u>Acres Preserved</u>	<u>Easement Type</u>	<u>Township Funding</u>	<u>County Funding</u>	<u>State Funding</u>	<u>Brandywine Conservancy Funding</u>	<u>Donated Value</u>	<u>Total Purchase Price</u>
22-10-8	99.740	County Ag Easement	\$0.00	\$0.00	\$456,325.46	\$0.00	\$152,108.49	\$608,433.95
22-7-9.3 (2013)	45.000	County Ag / Challenge Grant	\$91,611.00	\$91,611.00	\$0.00	\$0.00	\$20,358.00	\$203,580.00
22-10-1.1 (2013)	69.000	County Ag / Challenge Grant	\$145,488.00	\$145,488.00	\$0.00	\$0.00	\$0.00	\$290,976.00
22-9-19 (2013)	66.000	County Ag / Challenge Grant	\$140,335.00	\$140,335.00	\$0.00	\$0.00	\$49,530.00	\$330,200.00
22-4-67 (2013)	27.000	County Ag / Challenge Grant	\$60,997.50	\$60,997.50	\$0.00	\$0.00	\$13,555.00	\$135,550.00
22-10-9 (2013)	47.000	County Ag / Challenge Grant	\$44,035.01	\$66,039.30	\$0.00	\$22,004.29	\$14,675.40	\$146,754.00
22-4-11, 22-4-47.1; 22-4-47.2; 22-4-	80.000	County Ag / Challenge Grant	\$117,328.00	\$150,255.00	\$0.00	\$50,064.97	\$50,527.50	\$368,175.47
22-7-95.6 (2014)	43.000	County Ag / Challenge Grant	\$92,687.87	\$139,002.50	\$0.00	\$46,315.63	\$0.00	\$278,006.00
22-5-22 (2014)	70.460	County Ag Easemet	\$0.00	\$216,685.64	\$0.00	\$100,384.36	\$0.00	\$317,070.00
22-4-3, 22-4-66 (2014)	92.700	County Ag / Challenge Grant	\$131,356.00	\$254,925.00	\$0.00	\$77,219.00	\$0.00	\$463,500.00
22-9-19.1 (2014)	52.080	County Ag / Challenge Grant	\$52,731.00	\$128,898.00	\$0.00	\$52,731.00	\$0.00	\$234,360.00

<u>Tax parcel(s)</u>	<u>Acres Preserved</u>	<u>Easement Type</u>	<u>Township Funding</u>	<u>County Funding</u>	<u>State Funding</u>	<u>Brandywine Conservancy Funding</u>	<u>Donated Value</u>	<u>Total Purchase Price</u>
22-4-45 (2014)	92.280	County Ag / Challenge Grant	\$0.00	\$346,077.68	\$0.00	\$69,182.32	\$0.00	\$415,260.00
22-4-4.1 (2014)	66.600	County Ag / Challenge Grant	\$119,950.00	\$76,500.00	\$0.00	\$103,426.00	\$0.00	\$299,876.00
<b>Totals</b>	<b>2875.779</b>		<b>\$5,453,741.57</b>	<b>\$9,576,440.60</b>	<b>\$1,537,266.72</b>	<b>\$842,151.09</b>	<b>\$1,055,263.53</b>	<b>\$18,464,863.51</b>



# Honey Brook Township and Borough

## Prime Agricultural Soils

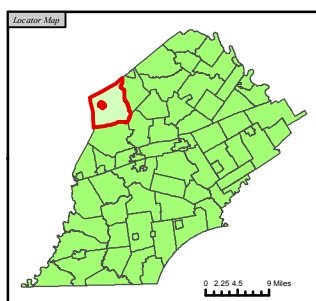


0 1,200 2,400 4,800 7,200 Feet



BRANDYWINE  
CONSERVANCY

Data Sources: Base Data from Chester County  
Prime agricultural soils from NRCS, Soil Survey Database, 1998.  
Date Plotted: November 6, 2014



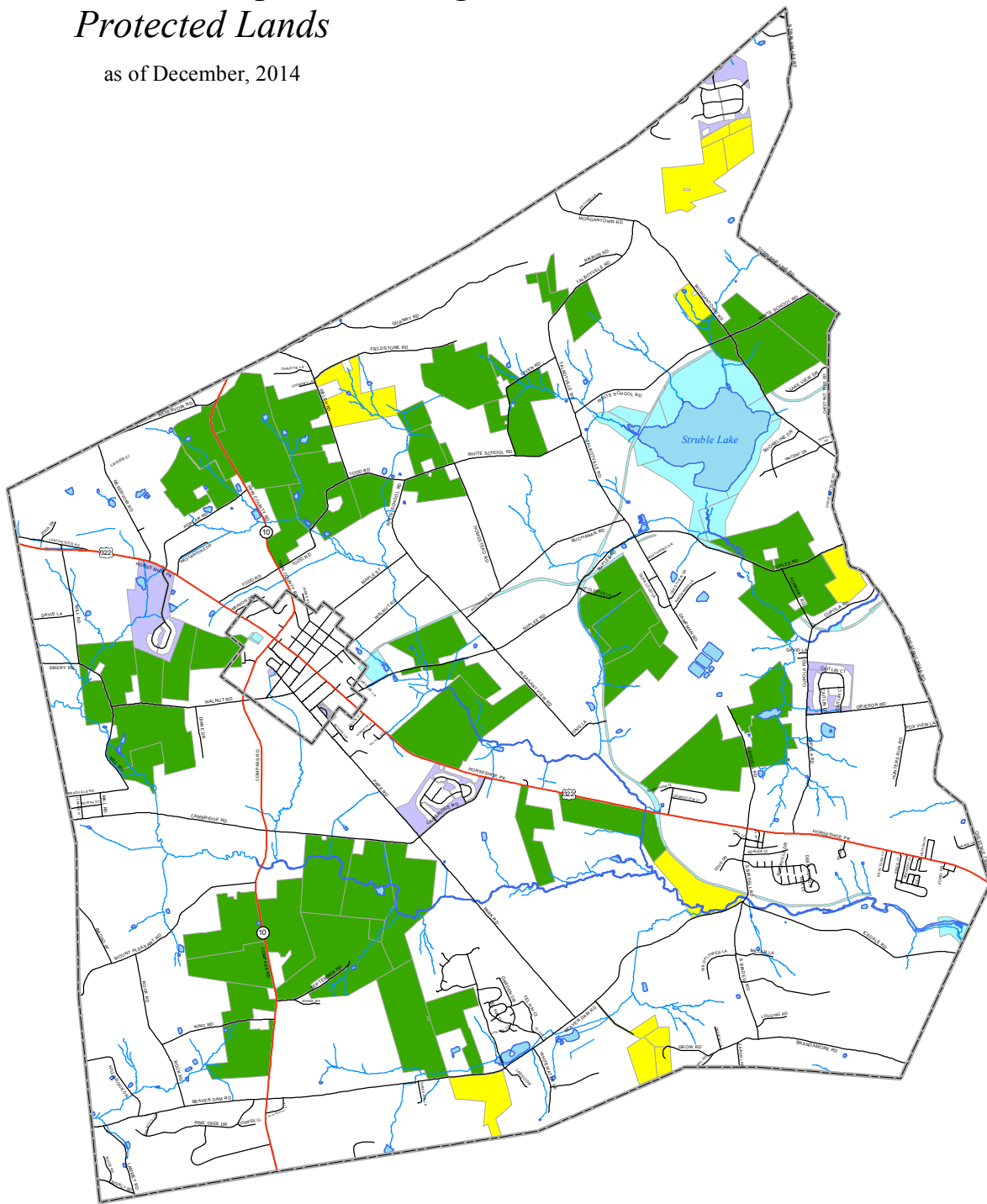
### Legend

- HBB\_Streams
- Roads
- Major roads
- Streams
- Water bodies
- Tax parcels
- Township boundary
- Prime Agricultural Soils



# Honey Brook Township and Borough Protected Lands

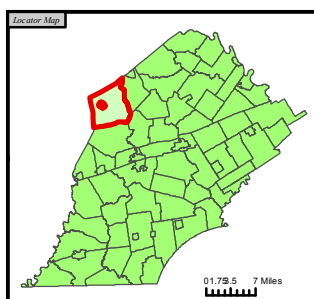
as of December, 2014



0 1,200 2,400 4,800 7,200  
Feet



Data Sources: Base Data from Chester County.  
Date Plotted: January 6, 2015

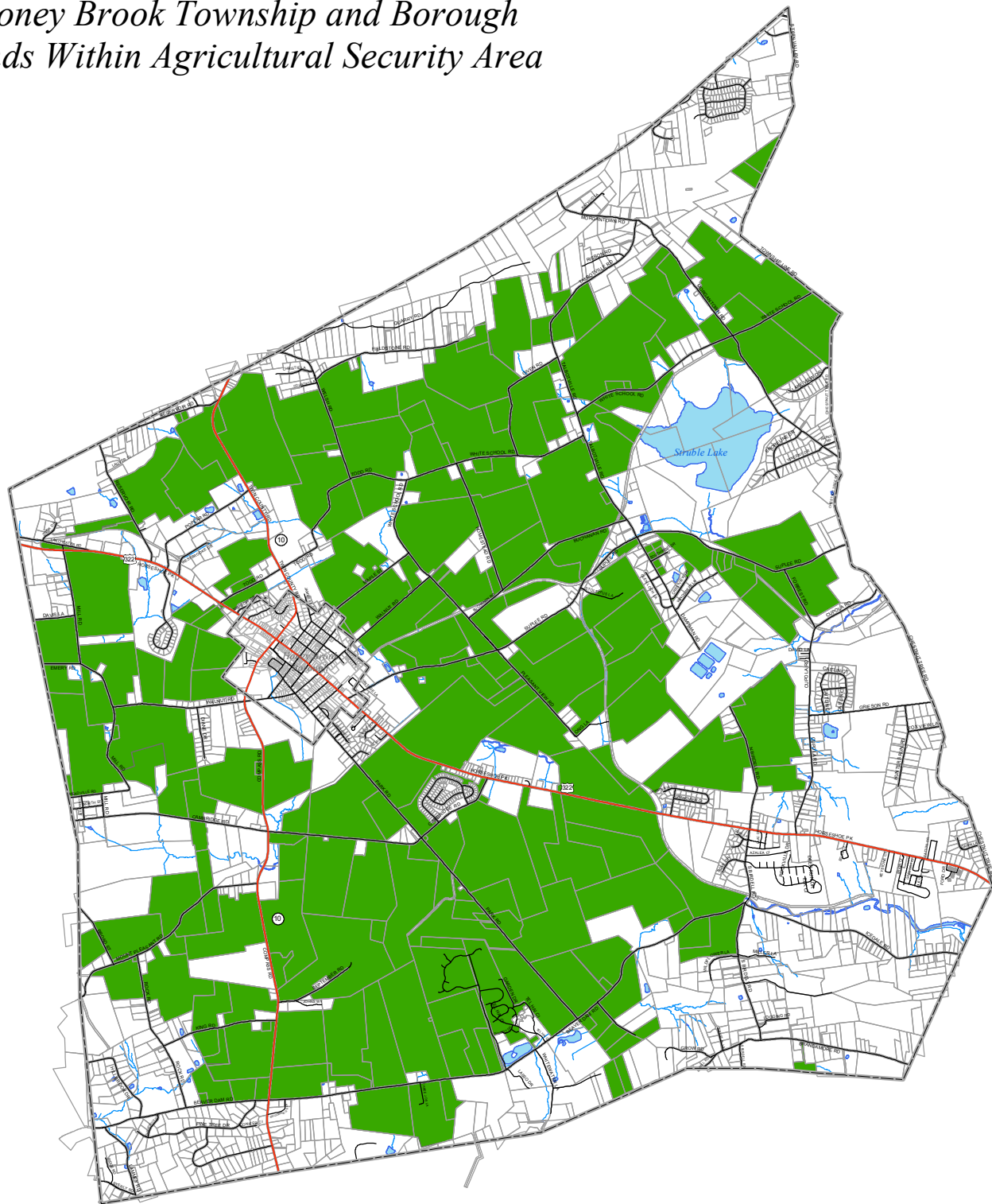


## Legend

- Roads
- Major roads
- Streams
- Water bodies
- Township boundary
- Protected lands**
  - Lands owned or eased by land trusts
  - Chester County agricultural easements
  - Public lands (federal, state, county, and municipal)
  - Other protected lands



# Honey Brook Township and Borough Lands Within Agricultural Security Area

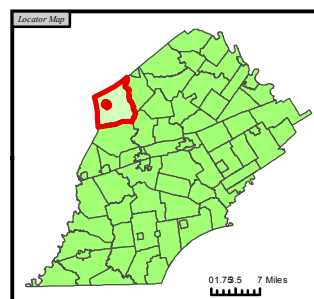


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Feet



Data Sources: Base Data from Chester County.

Date Plotted: November 6, 2014

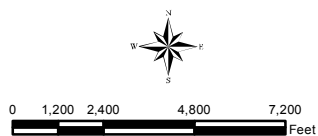
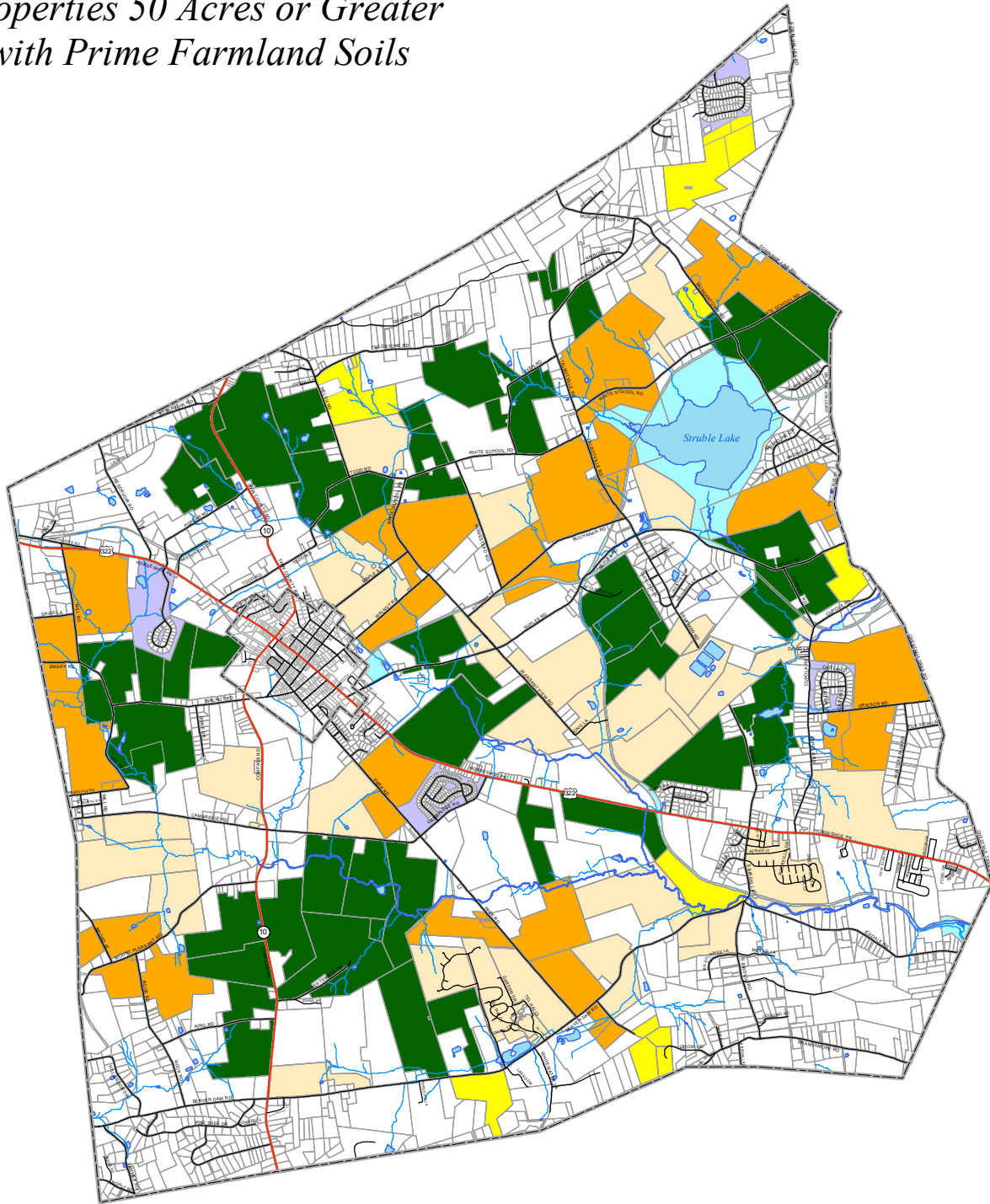


## Legend

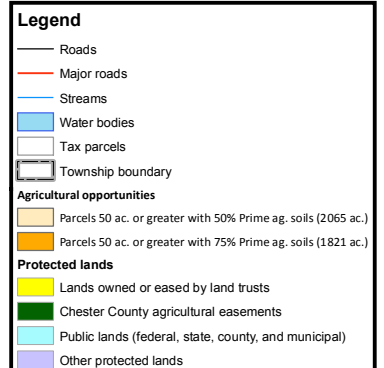
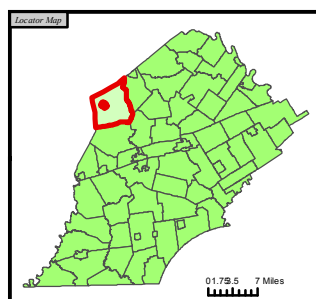
- Roads
- Major roads
- Streams
- Water bodies
- Tax parcels
- Township boundary
- Agricultural Security Areas (7,929 Acres)



# Honey Brook Township and Borough Properties 50 Acres or Greater with Prime Farmland Soils

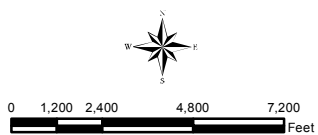
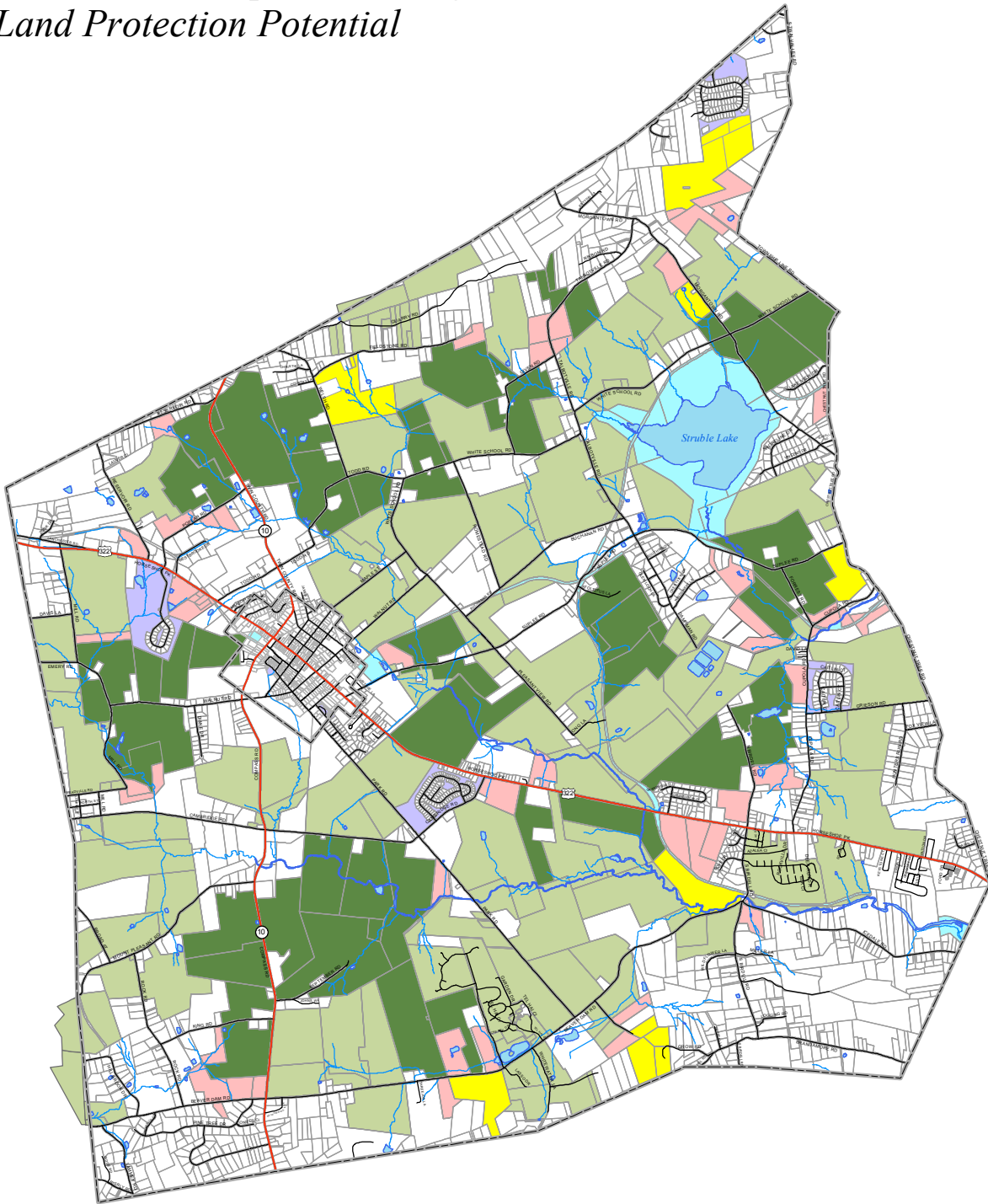


Data Sources: Base Data from Chester County.  
Date Plotted: November 6, 2014

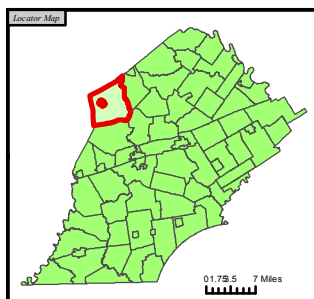




# Honey Brook Township and Borough Land Protection Potential



Data Sources: Base Data from Chester County.  
Date Plotted: November 6, 2014

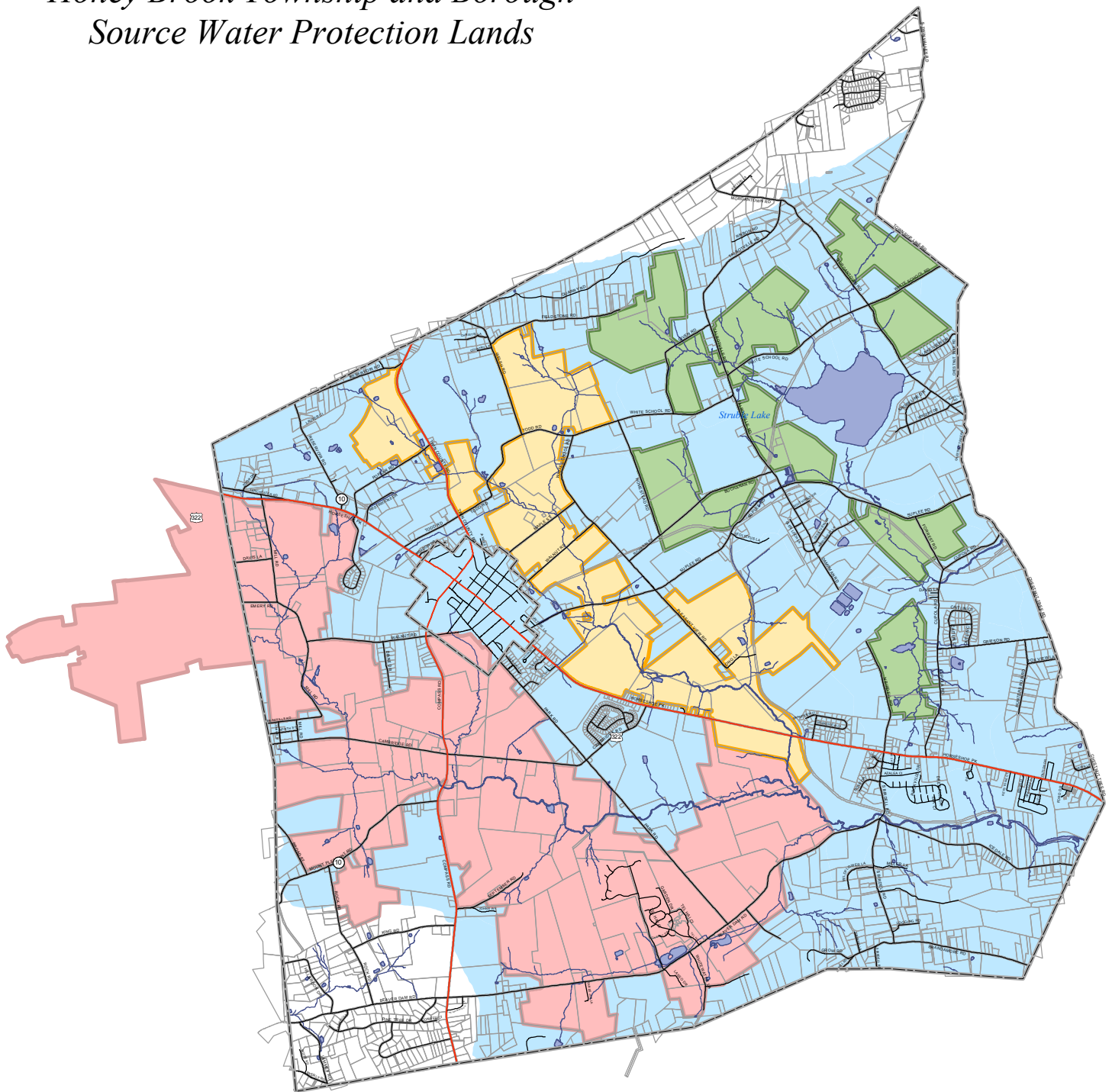


## Legend

- Roads
  - Major roads
  - Streams
  - Water bodies
  - Tax parcels
  - Township boundary
  - Property 10 acres and greater and adjacent to protected land (636 ac.)
  - Property 50 acres and greater (5297 ac.)
- Protected lands**
- Lands owned or eased by land trusts
  - Chester County agricultural easements
  - Public lands (federal, state, county, and municipal)
  - Other protected lands



# Honey Brook Township and Borough Source Water Protection Lands



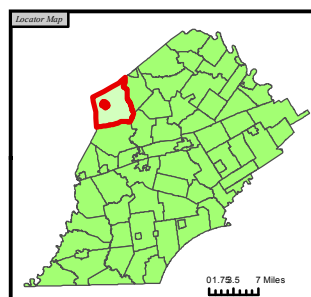
0 1,200 2,400 4,800 7,200  
Feet



**BRANDYWINE  
CONSERVANCY**

Data Sources: Base Data from Chester County.

Date Plotted: December 12, 2014



## Legend

### City of Wilmington Priority Protection Areas

- Ag. Cluster 1
- Ag. Cluster 2
- Ag. Cluster 3
- Brandywine Creek Watershed
- Roads
- Major roads
- Streams
- Water bodies
- Tax parcels
- Township boundary



## Appendix K: Cultural Resources Inventory

### Historic Resources

Honey Brook Township and Honey Brook Borough are blessed with a wealth of historic buildings and structures. The accompanying Existing Historic Resource maps depict all structures surveyed by the Chester County Historic Site Survey between 1979 and 1982. Unfortunately, this was the last time a historic survey was undertaken by the county (or any private agency or entity), and it has not been updated in the 33 years since. Tables K-1 and K-2 list the resources listed with the Pennsylvania Historical and Museum Commission obtained through their Cultural Resources Geographic Information Service. Neither municipality has participated in Chester County's Historic Atlas program.

The inventory is based on a series of maps, including the Chester County Historic Sites Survey of 1982, which appears in the 1993 Honey Brook Joint Comprehensive Plan. As previously stated, the 1982 inventory is the only historic resource inventory available for the Comprehensive Plan. It is based on Breou's Atlas of 1883, meaning that if still standing, structures identified in the 1982 survey are at least 123 years old.

Though the 1982 inventory captures several periods of architectural history, because it reaches only as far back as 1882 it misses a number of significant building eras, including the late Victorian, late 19<sup>th</sup> and early 20<sup>th</sup> century period revivals (colonial, Tudor, neoclassical, French and Italian Renaissance, late Gothic), and several early to mid-20<sup>th</sup> century American movements.

The historical significance of the resources identified in 1982 is based exclusively on estimated dates of construction and the general integrity of structures. The survey did not specifically address the criteria used to determine significance for listing on the National Register of Historic Places. Additionally, classification of the historical significance of properties for purposes of resource protection was not undertaken in the 1982.

The accompanying Historic Resources Maps prepared for the Comprehensive Plan Update is based entirely on the 1982 survey. The 1993 Plan's map was scanned and overlaid on top of an aerial photograph using GIS. Where the points representing historic resources in the 1982 survey appeared to match a structure on the ground in 2000, those structures were added to the Draft Historic Resources Map. At least 10 of the structures identified in 1982 have been demolished, though this is a very conservative estimate. Moreover, several of the resources identified in the Historic Resources Maps may not actually be historic because structures may have been demolished and rebuilt in the same place (giving the appearance, at least in aerial photos, that a historic structure may still be located there). Field surveys were conducted (in conjunction with the survey of scenic resources in the next section) to determine whether structures shown on the 1982 survey are still standing, but this should not be considered a definitive determination of their existence.

Generally, the structures shown on the Historic Resources Maps are clustered at and along historically significant intersections. Within the Township, the majority are found on farmsteads, most of which are Amish, along with many clustered within the Borough.

Within Honey Brook Township, two notable concentrations of historic resources are found on Chestnut Tree Road, along the Township's border with West Nantmeal Township. One of these, the Village of Cupola, received a Determination of Eligibility (DOE) for listing on the National Register of Historic Places

from the Pennsylvania Historical and Museum Commission (PHMC). The historic resource survey which triggered the PHMC's issuance of a DOE was a PennDOT bridge-widening/repair project. Additional such Determinations of Eligibility have been made for both the Honey Brook Historic District, which includes much of the center of the Borough, and the General Wayne Inn at the intersection of Routes 10 and 322 in the Borough. These DOEs essentially qualify both historic districts for full listing should someone decide to apply. The DOEs also enable the Borough and the Township (and possibly also West Nantmeal Township) to adopt Historic District Ordinances pursuant to Act 167.

The other noteworthy concentration of historic structures along Chestnut Tree Road in the Township may be found at Church Hill – the site of Saint Mark's Episcopal Church. As with Cupola, about half the resources here, including the church itself, are located in West Nantmeal Township.

As of 2015, Honey Brook Township and Borough contain no structures listed either individually or in a historic district actually listed on the National Register of Historic Places. As stated, the Village of Cupola, the Honey Brook Historic District, and the General Wayne Inn are the only resources that have received a DOE.

Recommendations for the documentation and protection of Honey Brook's historic resources can be found in Chapter 7 of the Comprehensive Plan document (Scenic and Historic Resources Plan).

## Scenic Resources

While Honey Brook has a wide range of scenic resources, from expansive views to picturesque farms and houses, and the historic core of Honey Brook Borough, these are among the least documented and protected assets in both the Borough and the Township.

The accompanying Visual Survey map documents the character-defining visual elements. First and foremost, the map shows the location of all the farmsteads in the Township, which define the Honey Brook community and serve as the visual backdrop for the Borough and everything else in the area. While the pink circles on the map are focused on the farm buildings themselves, the agricultural fields that surround them contribute equally to the bucolic feeling that these farmsteads convey. In addition, the historic district in the core of the Borough is certainly scenic.

The map also shows the location of other "scenic accents", including homes, bridges, churches, and schools. (In many cases, the details of these scenic accents are specified next to the blue circles.)

Equally important, the Visual Survey locates the most significant roadway vista points, as shown with the red arrows. While there are significant short, medium, and long-range views throughout the area, and along almost all of the roads, the Visual Survey shows only those that are most important (many of which incorporate background views of the Welsh Mountains and Barren Hills.)

It is important to note that currently, there are no ordinance requirements in Honey Brook Borough or Township that are specifically designed to protect scenic resources. As a result, these character-defining assets are extremely vulnerable to encroaching development pressures. A plan for better protecting these resources can be found in Chapter 7 (Scenic and Historic Resources Plan) of the 2015 Honey Brook Township and Borough Multi-Municipal Comprehensive Plan.

Historic Sites (Non-Linear)									
Key #	Inventory ID	Address	Municipality	Historic Name	Nat'l Reg. Status	Tax Parcel	Resource	Date Built	Bridge
18451	18360		Borough		Insufficient	12-2-5	Building	C1820;C1839	N
18452	18361	216 W Main St.	Borough		Insufficient	12-1-29	Building	C1860;C1879	N
18453	18362	224 W Main St.	Borough		Insufficient	12-1-26	Building	C1880;C1899	N
18454	18363	107 E Main St.	Borough		Insufficient	12-2-111	Building	C1876	N
18455	18364	129 W Main St.	Borough		Insufficient		Building	C1840;C1859	N
18455	18364	133 W Main St.	Borough		Insufficient		Building	C1840;C1859	N
18456	18365	111 Main St.	Borough		Insufficient		Building	C1860;C1879	N
18457	18366	101 E Main St.	Borough		Insufficient	12-2-113	Building	C1860;C1879	N
18458	18367	117 E Main St.	Borough		Insufficient	12-2-108	Building	C1826	N
18458	18367	119 E Main St.	Borough		Insufficient	12-2-108	Building	C1826	N
18459	18368	4 W Main St.	Borough		Insufficient	12-2-152	Building	C1860	N
18460	18369	7 Water St.	Borough		Insufficient		Building	C1760	N
18461	18370	12 W Main St.	Borough		Insufficient	12-2-150	Building	C1830	N
18461	18370	14 W Main St.	Borough		Insufficient	12-2-150	Building	C1830	N
18462	18371	E Main St.	Borough		Insufficient	12-2-127.3	Building	C1840;C1845	N
18463	18372	1 E Main St.	Borough		Insufficient		Building	C1880	N
18465	18374	104 Pequea Ave.	Borough		Insufficient		Building	C1890;C1900	N
72358	72264	1 W Main St.	Borough		Insufficient			C1820;C1860	N
72359	72265	3 Main	Borough		Insufficient			C1860;C1900	N
72360	72266	15 Main	Borough		Insufficient			C1860;C1900	N
72361	72267	17 Main	Borough		Insufficient			C1860;C1900	N
72362	72268	19 Main	Borough		Insufficient			C1860;C1900	N
72364	72270	113 Main	Borough		Insufficient			C1820;C1860	N
72364	72270	115 Main	Borough		Insufficient			C1820;C1860	N
72365	72271	119 Main	Borough		Insufficient			C1860;C1900	N
72366	72272	127 Main	Borough		Insufficient			C1860;C1900	N
72368	72274		Borough	First National Bank of Honeybrook, The	Insufficient			C1900;C1930	N
72370	72276	211 W Main	Borough		Insufficient			C1900;C1930	N
72370	72276	213 W Main	Borough		Insufficient			C1900;C1930	N
72371	72277	215 W Main	Borough	Dauman, Jesse, House	Insufficient			C1780;C1820	N
72372	72278	217 W Main	Borough		Insufficient			C1860;C1900	N
72373	72279	219 W Main	Borough	Methodist Parsonage	Insufficient			C1860;C1900	N
72374	72280	221 W Main	Borough		Insufficient			C1860;C1900	N
72375	72281	223 W Main	Borough		Insufficient			C1860;C1900	N
72376	72282	225 W Main	Borough	Talbert Property	Insufficient			C1860;C1900	N
72377	72283	227 W Main	Borough		Insufficient			C1860;C1900	N
72378	72284	233 W Main	Borough		Insufficient			C1900;C1930	N
72378	72284	235 W Main	Borough		Insufficient			C1900;C1930	N
72379	72285		Borough	Honeybrook United Methodist Church	Insufficient			C1820;C1860	N
72382	72288	16 W Main St.	Borough		Insufficient			C1900;C1930	N
72383	72289	18 W Main St.	Borough		Insufficient			C1860;C1900	N
72384	72290	108 W Main St.	Borough		Insufficient			C1780;C1820	N
72385	72291	110 W Main St.	Borough		Insufficient			C1860;C1900	N
72386	72292	112 W Main St.	Borough		Insufficient			C1860;C1900	N
72387	72293	114 W Main St.	Borough		Insufficient			C1820;C1860	N
72388	72294	212 W Main	Borough		Insufficient			C1860;C1900	N
72389	72295	214 W Main	Borough	Robuck, Sears, House	Insufficient			C1900;C1930	N
72391	72297	218 W Main	Borough		Insufficient			C1909	N
72392	72298	220 W Main	Borough		Insufficient			C1860;C1900	N
72394	72300	234 W Main	Borough		Insufficient			C1820;C1860	N

Key #	Inventory ID	Address	Municipality	Historic Name	Nat'l Reg. Status	Tax Parcel	Resource	Date Built	Bridge
72395	72301	236 W Main	Borough		Insufficient			C1860;C1900	N
72396	72302	118 W Main St.	Borough		Insufficient			C1820;C1860	N
72397	72303	122 W Main St.	Borough		Insufficient			C1860;C1900	N
72398	72304	124 Main St.	Borough	Wrights Department Store	Insufficient			C1911	N
72400	72306	204 W Main	Borough		Insufficient			C1860;C1900	N
72401	72307	208 W Main	Borough		Insufficient			C1860;C1900	N
72402	72308	244 W Main	Borough	Barr Mansion	Insufficient			C1900;C1930	N
72403	72309	King St.	Borough	Honey Brook Fire Company No.1	Insufficient			C1911	N
72404	72310	Pequea Ave.	Borough		Insufficient			C1900;C1930	N
72405	72311	107 Pequea Ave.	Borough		Insufficient			C1923	N
72406	72312	109 Pequea Ave.	Borough		Insufficient			C1860;C1900	N
72407	72313	140 Pequea Ave.	Borough		Insufficient			C1730;C1780	N
72408	72314	114 Pequea Ave.	Borough		Insufficient			C1860;C1900	N
72409	72315	112 Pequea Ave.	Borough		Insufficient			C1860;C1900	N
72410	72316	108 Pequea Ave.	Borough		Insufficient			C1860;C1900	N
72412	72318	9 Vine St.	Borough		Insufficient			C1860;C1900	N
72413	72319	11 Vine St.	Borough		Insufficient			C1860;C1900	N
72414	72320	Vine St.	Borough		Insufficient			C1860;C1900	N
72415	72321		Borough		Insufficient			C1860;C1900	N
72416	72322		Borough		Insufficient			C1820;C1900	N
72418	72324	5 E Main	Borough		Insufficient			C1860;C1900	N
72419	72325	7 E Main	Borough		Insufficient			C1900;C1930	N
72420	72326	11 S Main	Borough		Insufficient			C1820;C1860	N
72421	72327	13 E Main	Borough		Insufficient			C1860;C1900	N
72422	72328	15 E Main	Borough		Insufficient			C1860;C1900	N
72422	72328	17 E Main	Borough		Insufficient			C1860;C1900	N
72423	72329	19 E Main St.	Borough		Insufficient			C1860;C1900	N
72425	72331	105 E Main	Borough		Insufficient			C1875	N
72427	72333	E Main	Borough	Waynesburg Presbyterian Church	Insufficient			C1881	N
72428	72334	115 E Main	Borough		Insufficient			C1860;C1900	N
72431	72337	209 E Main	Borough		Insufficient			C1860;C1900	N
72432	72338	211 E Main	Borough	Lennon, Marple	Insufficient			C1860;C1900	N
72433	72339	215 E Main	Borough		Insufficient			C1860;C1900	N
72434	72340	505 E Main	Borough		Insufficient			C1900;C1930	N
72435	72341	507 E Main	Borough		Insufficient			C1900;C1930	N
72436	72342	509 E Main	Borough		Insufficient			C1900;C1930	N
72437	72343	513 E Main	Borough		Insufficient			C1860;C1900	N
72438	72344	517 E Main	Borough		Insufficient			C1860;C1900	N
72439	72345	519 E Main	Borough		Insufficient			C1900;C1930	N
72440	72346	Suplee Rd.	Borough		Insufficient			C1860;C1900	N
72441	72347	2 E Main St.	Borough		Insufficient			C1820;C1860	N
72442	72348	10 E Main St.	Borough		Insufficient			C1860;C1900	N
72444	72350	14 E Main St.	Borough		Insufficient			C1820;C1860	N
72445	72351	16 E Main St.	Borough		Insufficient			C1860;C1900	N
72445	72351	18 E Main St.	Borough		Insufficient			C1860;C1900	N
72446	72352	20 E Main St.	Borough		Insufficient			C1860;C1900	N
72446	72352	22 E Main St.	Borough		Insufficient			C1860;C1900	N
72447	72353	E Main St.	Borough		Insufficient			C1780;C1820	N
72448	72354	104 E Main St.	Borough		Insufficient			C1820;C1860	N
72449	72355	206 E Main St.	Borough		Insufficient			C1860;C1900	N
72450	72356	210 E Main St.	Borough	Original Parsonage for Church	Insufficient			C1860;C1900	N

Key #	Inventory ID	Address	Municipality	Historic Name	Nat'l Reg. Status	Tax Parcel	Resource	Date Built	Bridge
72451	72357	212 E Main St.	Borough		Insufficient			C1823	N
72452	72358	E Main	Borough		Insufficient			C1900;C1930	N
72453	72359	402 E Main	Borough		Insufficient			C1860;C1900	N
72453	72359	404 E Main	Borough		Insufficient			C1860;C1900	N
72454	72360	504 E Main St.	Borough		Insufficient			C1820;C1900	N
72455	72361	E Main St.	Borough		Insufficient			C1900;C1930	N
72456	72362	E Main St.	Borough	Central Public School	Insufficient			C1883	N
72457	72363	9 S Walnut St.	Borough		Insufficient			C1860;C1900	N
72458	72364	11 S Walnut St.	Borough		Insufficient			C1860;C1900	N
72459	72365	5 Broad St.	Borough		Insufficient			C1860;C1900	N
72459	72365	7 Broad St.	Borough		Insufficient			C1860;C1900	N
72460	72366	9 Broad St.	Borough		Insufficient			C1860;C1900	N
72461	72367	11 Broad St.	Borough		Insufficient			C1820;C1860	N
72462	72368	15 Broad St.	Borough		Insufficient			C1900	N
72463	72369	17 S Broad St.	Borough		Insufficient			C1900;C1930	N
72464	72370	101 S Broad St.	Borough		Insufficient			C1900;C1930	N
72465	72371	103 Broad St.	Borough		Insufficient			C1900;C1930	N
72466	72372	105 S Broad St.	Borough		Insufficient			C1900;C1930	N
72467	72373	102 S Broad St.	Borough		Insufficient			C1860;C1900	N
72468	72374	16 S Broad St.	Borough		Insufficient			C1860;C1900	N
72469	72375	12 S Broad St.	Borough		Insufficient			C1900;C1930	N
72470	72376	8 E Arch St.	Borough		Insufficient			C1780;C1820	N
72471	72377	4 W Arch St.	Borough		Insufficient			C1860;C1900	N
72472	72378	6 W Arch St.	Borough		Insufficient			C1860;C1900	N
72473	72379	8 W Arch St.	Borough		Insufficient			C1860;C1900	N
72474	72380	10 W Arch St.	Borough		Insufficient			C1900;C1930	N
72475	72381	5 W Arch St.	Borough		Insufficient			C1860;C1900	N
72476	72382	1 W Arch St.	Borough		Insufficient			C1820;C1860	N
72477	72383	102 N Broad St.	Borough		Insufficient			C1860;C1900	N
72478	72384	16 N Chestnut St.	Borough		Insufficient			C1860;C1900	N
72479	72385	101 N Chestnut St.	Borough		Insufficient			C1780;C1820	N
72480	72386	10 Water St.	Borough		Insufficient			C1860;C1900	N
72480	72386	22 Water St.	Borough		Insufficient			C1860;C1900	N
72481	72387	Water St.	Borough		Insufficient			C1780;C1820	N
72483	72389	James St.	Borough		Insufficient			C1860;C1900	N
72484	72390	11 James St.	Borough		Insufficient				N
72485	72391	211 Chestnut	Borough		Insufficient			C1820;C1860	N
72486	72392		Borough		Insufficient			C1860;C1900	N
72487	72393	James St.	Borough		Insufficient			C1860;C1900	N
72488	72394		Borough		Insufficient			C1730;C1820	N
79537	79442		Borough	General Wayne Inn	SHPO: Eligible	15-9-80,15-9-81 15-9-110	Building	1866;1928	N
119527	112200		Borough	Honey Brook Historic District	SHPO: Eligible		District	C1830;C1940	N
105869	105767	Chestnut Tree Rd.	Township	Chestnut Tree Bridge	Demolished		Structure	1933	Y
22432	22341		Township	Rte. 322 House	Insufficient	22-8-54	Building	C1800;C1819	N
22440	22349	Grieson Rd.	Township	Grieson Rd. Farm House	Insufficient	22-8-64	Building	C1830;C1940	N
22445	22354	Supplee Rd.	Township	Supplee Rd. Property	Insufficient	22-4-120	Building	C1800	N
22446	22355	Chestnut Tree Rd.	Township	Cupola Mill & Forge	Insufficient	22-8-46	Building	C1790	N
105775	105673		Township	Cupola Historic District	SHPO: Eligible		District	1746;1918	N
105775	105673		Township	Cupola Historic District	SHPO: Eligible		District	1746;1918	N
111492	108994	Dampman Rd.	Township	Wilson, Isaiah H., Farm	SHPO: Not Eligible		Building		N
132089	118826	SR 4012	Township		SHPO: Not Eligible		Structure	1937	Y

Key #	Inventory ID	Address	Municipality	Historic Name	Nat'l Reg. Status	Tax Parcel	Resource	Date Built	Bridge
132090	118827	SR 4010	Township	Cambridge Road	SHPO: Not Eligible		Structure	1910	Y
132091	118828	SR 10	Township		SHPO: Not Eligible		Structure	1928	Y
132092	118829	SR 4007	Township		SHPO: Not Eligible		Structure	1997	Y
155759	134313	5125 Horseshoe Pike	Township	Stoltzfus, Ben O., Farm	SHPO: Not Eligible	22-3-22.1	Building	C1900	N
156695	135949	Horseshoe Pike	Township	Horseshoe Pike Bridge over W. Br. of Brandywine C	SHPO: Not Eligible		Structure	1957	Y
105869	105767	Chestnut Tree Rd.	W. Nantmeal Twp	Chestnut Tree Bridge	Demolished or 100% Des		Structure	1933	Y
66908	66814	Creek Rd.	W. Nantmeal Twp	Rebecca Furnace (Site of)	Insufficient		Site	C1764	N
66992	66898	Chestnut Tree Rd.	W. Nantmeal Twp		Insufficient			C1780;C1820	N
105775	105673		W. Nantmeal Twp	Cupola Historic District	SHPO: Eligible		District	1746;1918	N

Table K1: Historic Sites (mapped), Honey Brook Borough and Township

Source: Pennsylvania Historical and Musuem Commission, Cultural Resources GIS

Unmapped Historic Sites									
Key #	Inventory ID	Address	Municipality	Historic Name	Nat'l Reg. Status	Tax Parcel	Resource	Date Built	Bridge
22433	22342	Mill Rd.	Borough		Insufficient	22-6-4	Building	c1800;c1819	N
22434	22343		Borough		Insufficient	22-8-4	Building	c1860;c1879	N
22435	22344	Mill Rd.	Borough	Miller Grist Mill	Insufficient	22-6-22	Building	c1700;c1799	N
22436	22345		Borough		Insufficient	22-8-53	Building	c1820;c1839	N
22437	22346		Borough		Insufficient	22-8-53	Building	c1800;c1819	N
22438	22347		Borough		Insufficient	22-8-82	Building	c1820;c1839	N
22439	22348		Borough		Insufficient	22-8-68.1	Building	c1860;c1879	N
22441	22350	Broad St.	Township	Broad St. Property	Insufficient	22-4-72	Building	c1800	N
22442	22351	Beaver Dam Rd.	Township	Beaver Dam Rd. Property	Insufficient	22-10-9	Building	c1730;c1800	N
22443	22352	Icedale Rd.	Township	Icedale Rd. Property	Insufficient	22-8-94	Building	c1750;c1800	N
22444	22353	Cambridge Rd.	Township	Cambridge Rd. Property	Insufficient	22-9-51	Building	c1730	N
22447	22356	Chestnut Tree Rd.	Township	Chestnut Tree Rd. Property	Insufficient	22-5-21.2	Building	c1820;c1830	N
96369	96270	Cambridge Rd.	Township	Piersol II Site	Insufficient		Site		N
92137	92041	Chestnut Tree Rd.	Township	Chestnut Tree Rd. Bridge 15 2 0 0145 0 009781	SHPO: Not Eligible		Structure		N
109862	107936	1420 Cambridge Rd.	Township	Pierson Farm	SHPO: Not Eligible	22-7-91, 22-7-92	Building	c1790	N

Table K2: Historic Sites (unmapped), Honey Brook Borough and Township

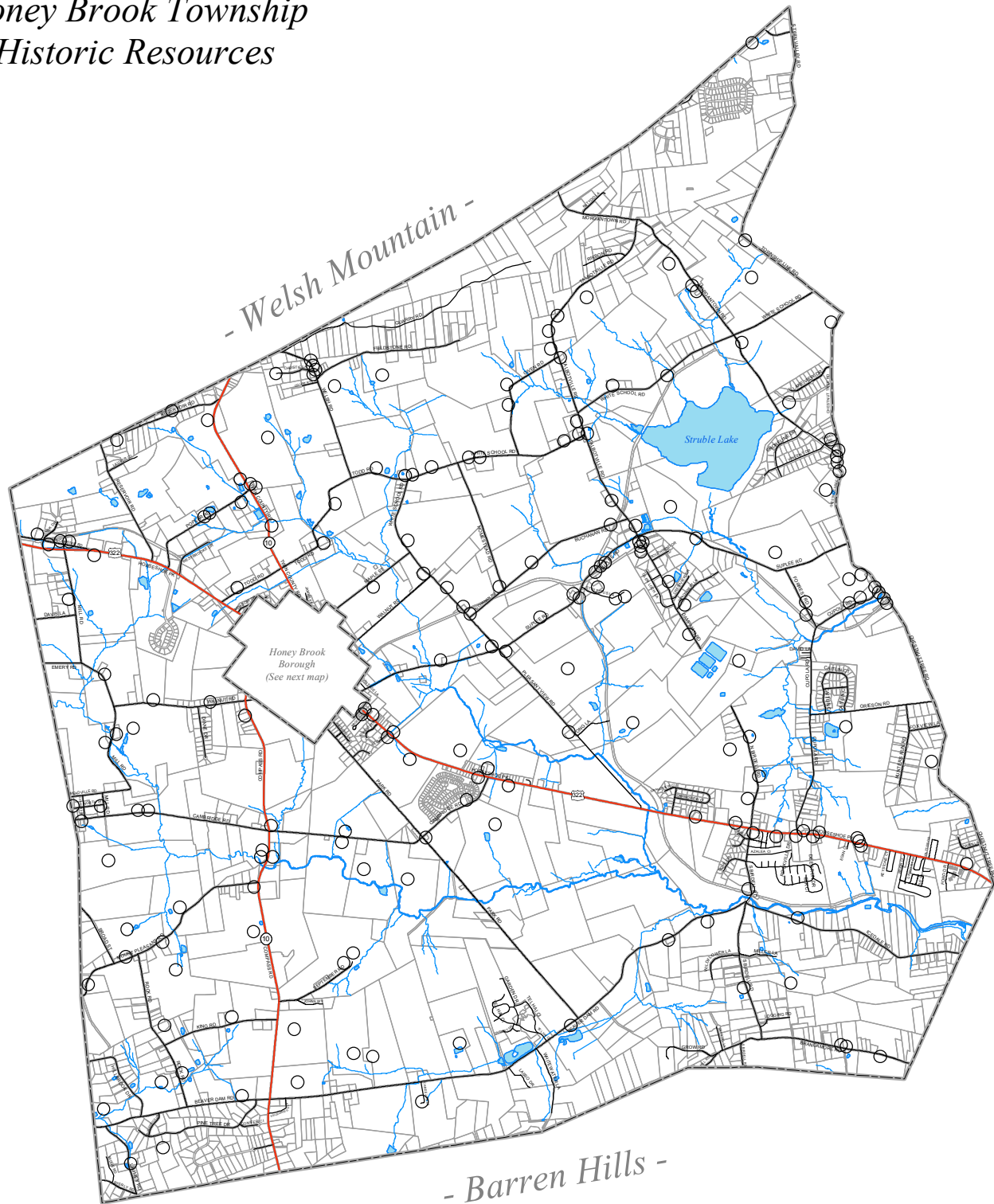
Source: Pennsylvania Historical and Musuem Commission, Cultural Resources GIS

**Abbreviations:**

Under "Municipality" Borough refers to Honey Brook Borough while Township refers to Honey Brook Township

Under "National Register Status" Insufficient means Insufficient Information to Evaluate, Demolished also includes or 100% destroyed

# Honey Brook Township Historic Resources



0 1,200 2,400 4,800 7,200  
Feet



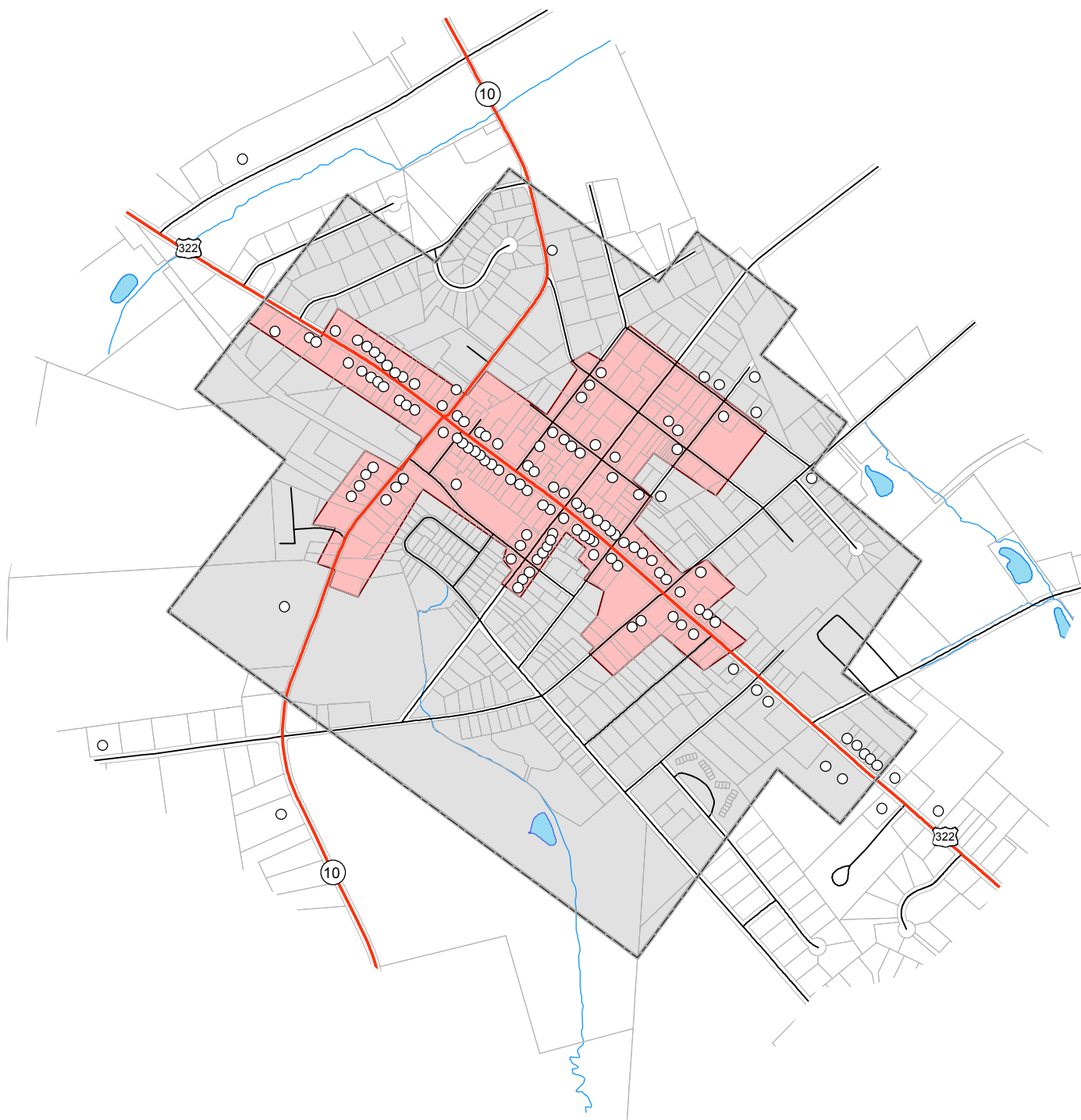
DATA SOURCE: Base data from Chester County GIS.  
Historical Site data from 1982 Historical Site Survey, Chester County.  
Date Plotted: December 11, 2014



Legend	
	Roads
	Major roads
	Streams
	Water bodies
	Tax parcels
	Township boundary
	Historic Structures (1982)



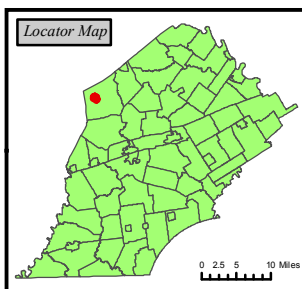
# Honey Brook Borough Historic Resources



0 250 500 1,000 1,500 2,000 Feet



Data Sources: Base Data from Chester County  
Historical Site data from 1982 Historical Site Survey, Chester County  
Date Plotted: December 3, 2014

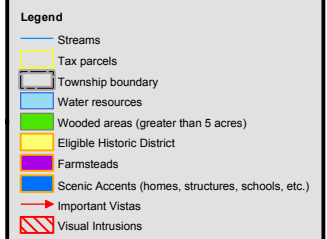


## Legend

- Major roads
- Roads
- Streams
- Water bodies
- Tax parcels
- Borough boundary
- Historic Structures (1982)
- Approx. location of Eligible Historic District



*Visual Survey: Important Vistas,  
Farmsteads, and Scenic Accents*





## Appendix L: Recreation Planning Issues

### 2015 Inventory of Community Parks and Recreation Facilities

The following inventory is based on the joint Borough-Township Comprehensive Plan of 2005, as revised during the 2015 comprehensive plan update process: Page | 136

#### James A. Umble Memorial Park (Township Park)

- 12 acres
- 3 baseball/softball fields
- 2 tennis courts, which also act as Pickleball courts
- 2 basketball courts
- Facilities building
- Picnic tables and grills
- Picnic/special events pavilion
- Tot playground
- Walking/jogging path
- Parking
- Volleyball court
- Born Learning Trail, installed 2014

#### Honey Brook Borough Recreation Area

- 2.5 acres
- Playground
- Picnic pavilion
- Informal playfield
- Basketball court
- 2 tennis courts
- Street hockey area

#### Struble Lake

- [Non-motorized] boating access area
- Limited passive recreation use

#### Old Honey Brook Elementary School

- 4.0 acres
- 2 baseball/softball fields

#### Honey Brook Elementary Center

- 25.5 acres
- 3 baseball/softball fields

- Multiple playgrounds
- Informal open play fields

**Table L-1: Standard Community Park & Facility Needs Assessment.**

<u>Population-Based Standards:</u>	<u>2014 Inventory</u>	<u>2014 Need</u>	<u>2030 Need</u>
Baseball/Softball Fields: 0.5/1,000 pop.	3 public 5 quasi-public	5	5
Football/Soccer Fields: 0.9/1,000 pop.	0	8	10
Tennis Courts: 0.5/1,000 pop.	4 public	5	6
Basketball Courts: 0.4/1,000 pop.	3 public	4	4
Volleyball Courts: 0.3/1,000 pop.	1 public	3	3
Community Parks 6.0 acres/1,000 pop.	14.5-acres active community parks 29.5-acres quasi-public	56 acres	67 acres
Neighborhood Parks	Needed only in high-density or TND development		

Population-based standards are intended only to offer a benchmark for assessing recreational need and must be reviewed in the specific context of the community to which they are being applied. It is reported that the existing Township Park is underutilized except for organized baseball use, which seems to be over-subscribed. Ironically, baseball fields are the one facility where standard assessment shows sufficient facilities to meet needs through 2030 and beyond. In part, this seeming discrepancy revolves around the organized nature of the facility use and the fact that athletic organizations draw participants from beyond municipal boundary lines. Similarly, the lack of soccer fields infers that participants from Honey Brook are involved in organized sports outside the Township.

A recent township survey in 2012 yielded more than 50 responses from township residents. Of the responses, 35% showed some desire for more walking trails in the township. The recent completion of the Brandywine Creek Greenway planning initiative includes both the Borough and Township within its geographic extent, with trails being a major component of the plan. In addition, the Northern Struble Trail Feasibility Study, an off shoot from the Brandywine Creek Greenway, is to determine the possibility of a viable corridor for a potential 16 -mile extension of the Northern Struble Trail connecting Downingtown and Honey Brook. Honey Brook Borough is also identified as a Brandywine Creek Greenway gateway in the plan. Gateways will include, at a minimum, one kiosk with maps and interpretive displays, parking facilities, public drinking water, public restrooms, and access (physical or visual) to the Brandywine Creek.

The Township's community park has been developed with a well-rounded variety of active and passive recreational facilities. While only 12 acres, the park arguably concentrates facilities typical of a

community park. Typically, a larger community park includes substantial acreage devoted to passive use without structural facilities. Most recently, with the help of the United Way, the installation of a Born Learning Trail has been announced at the Township park facility. A Born Learning Trail offers caregivers and parents an opportunity to engage young children in early learning activities.

In Honey Brook, it can be argued that Struble Lake fulfills the role of a community park, although it is itself an underutilized resource. The lake and surrounding lands are a state-owned public recreation area that provides the largest recreational facility within the Township, and one of the largest in the region. This is a state-owned facility, in partnership with Chester County: the lake and surrounding lands are owned by the Pennsylvania Fish and Boat commission and are managed by the Pennsylvania Game Commission; maintenance for the public parking and boat ramp area is provided by the Chester County Department of Parks and Recreation; and the dam that creates the lake is owned and operated by the Chester County Water Resources Authority. (In addition, the lands surrounding the lake are within the flood basin of the Water Resources Authority flood control dam and are therefore subject to inundation by floodwaters impounded by the dam during severe rainfall events.) Struble Lake and the lands surrounding it are currently used for fishing, non-motorized boating, birding, hiking, hunting, and wildlife observation.

Other facilities such as the 4-H Center just across the municipal boundary in West Brandywine, the skateboard park in West Caln, and the picnic/observation area at Landchester clearly augment community park service for Honey Brook residents. Honey Brook Borough's Recreation Area is situated where it easily offers community recreation service to Township residents as well, and the Borough population, by itself, is nowhere near the service population capacity for such a park. The new Honey Brook Elementary Center (school) also includes substantial lands and facilities which may be made available to public recreational use when not specifically used for school activities. Specialized residential communities like Tel Hai and Heatherwood offer their own recreation facilities which serve as limited "neighborhood parks." The Township also has several specialized recreational facilities, including the [public] Honey Brook Golf Club.

Because development of recreational facilities is relatively expensive today, the Township should use this new Comprehensive Plan to justify a fee-in-lieu of dedication of recreational lands based on projected costs. Future recreational land acquisition and development costs might reasonably be assessed against new dwellings on a basis proportional to the percentage of the total population they represent as projected to 2030, further prorated to recognize that as they are occupied, the new residents also join the ranks of the taxpayers. As this Comprehensive Plan includes trails recommendations, then the costs associated with trails development can be added to the equation and further justify increases in the fee. The Township should also consider applying recreational fees to non-residential uses at the time of land development, based on projected number of employees or square footage.

Action items related to parks and recreation can be found in Chapter 8 (Parks and Recreation Plan) and Chapter 9 (Trails Plan) of the 2015 Honey Brook Township and Borough Multi-Municipal Comprehensive Plan.



## Appendix M: Existing Community Facilities

### Introduction

This section outlines the existing public facilities in Honey Brook Township. Proposed improvements to these services and facilities (action items) are set forth in Chapters 11 (Community Facilities Plan) and Chapter 12 (Water and Sewer Plan) of the Comprehensive Plan document.

### Municipal Functions and Staff

With the deficiencies of the property on the west side of Suplee Road, the housing of Administration, Public Works offices, equipment and supplies was no longer feasible. The Township purchased and subdivided lands on the east side of Suplee Road for the Administrative office and a redesign of existing property on the west to house only Public Works.

With the new layout of the Admin Building on the east side, there is now sufficient space to house and accommodate the needs of the local government and ample meeting room.

The Township has a Township Manager/Administrator and clerical staff to support Township needs at the current time. Additional receptionist staff may be needed in the future; however existing staff and third party support by Solicitor, Engineer, Code Enforcement and professional Planners appears adequate for the foreseeable future.

The Borough currently has two part-time administrative staff, the Borough Clerk and Ordinance Enforcement Officer. The Borough Clerk oversees the general day-to-day administrative tasks and assists Borough professional and clerical staff as needed. The Ordinance Enforcement Officer handles the enforcement of weed, snow removal and other miscellaneous ordinances. Third party support from a Solicitor, Engineer, and for Building Code and Zoning Enforcement handle any legal issues, bids, contract awards, the review of building/development plans, the issuing of building permits, and the overseeing of building inspection and rental property or resale inspections.

The Borough uses or owns three primary buildings within the Borough. Borough Hall houses administrative staff, the council meeting room and provides storage space for both Public Works and Public Safety. In addition, there is a Public Works Garage, an Annex Building that houses Public Safety Offices and meeting space for the Honey Brook Borough Authority which operates the public water system, and finally the Post Office building that houses the Honey Brook Borough Post Office.

Future needs for both personnel and space are expected to be minor given the relatively small amount of developable land still available in the Borough, but future development within the township may see some additional impacts to the Borough, most notably vehicular traffic through the Borough. Sewer and water facilities that are shared by the Borough and the Township may see increased pressure from development occurring in the township on the perimeter of the Borough.

### Public Works/Roads Department

The public works department is primarily responsible for road maintenance, upkeep, and snow/ice removal on 52 miles of township roads. The department also places and maintains road signs, paints

lines, performs roadside mowing, and maintains the Township Park. In addition, the department undertakes construction projects (such as new bridges and widening roads).

The Township has to balance the surge effort needed during major events such as a snow storm with the less labor-intensive effort of everyday operations. Having too many personnel in-house and too much equipment to match surge operations is a waste of money. Having too little puts public safety at risk. The Township analyzed the amount of equipment and personnel needed under three different snow events (8 inches, 9-18 inches, and above 18 inches) and with a desire to clear one lane of travel in 8 hours and two full lanes within 24 hours of the last snowflake. With this in mind, determined to keep expenses down and still meet the demands of the future, the Township would use a mix of in-house and seasonal workers and when necessary, would contract work out. With the future mileage increases, types of road needs changing and the Township growing, this would seem to be the most economical solution.

Redesign of the existing Township property on the west side of Suplee Road was taken on. Layout and various infrastructure changes were made and a 9,600 square foot building was constructed with a wash bay within heated space to house the equipment and staff needs. This facility as currently exists would appear to meet the Township needs for the foreseeable future.

The Borough's Public Works department is comprised of three part-time employees with responsibilities for lawn care, park maintenance, minor building repairs and maintenance, snow removal, minor street repairs and the installation and repair of signage. The Public Works department utilizes the Public Works Garage building for storage of a variety of large and small-scale equipment. The building is adequate for their current needs with respect to space, but moving forward the building requires insulation and heat.

## Police

Police service in the Township is currently provided by the Pennsylvania State Police. The Honey Brook Township Police Department was disestablished on December 14, 2005 after the Board of Supervisors analyzed the costs and benefits of having a Township police force, and found the expense to the taxpayers did not justify the payback.

The Board of Supervisors is also of the belief that a local police department may be necessary (or make financial sense) at some point in the future but that contracting or possibly a regional force would be more feasible. Along with the Borough and West Brandywine Township, the Township is actively involved in investigating the creation of a joint municipal police force.

Currently, Police service within the Borough is provided by the Honey Brook Borough Police Department. The Department consists of a full-time Police Chief and four part-time patrolmen and is located within the Borough Offices on Pequea Avenue.

## Fire Protection

Fire Protection for both the Township and Borough is provided by the [volunteer] Honey Brook Fire Company. The Company's only firehouse is located near the intersection of Route 10 and Route 322 in the Borough. This facility, however, is not large enough to meet the Company's present and future needs and is located far from the eastern edge of the Township (where the majority of the Township's future growth is to be accommodated).

The Company is presently looking for a new site in the Township, of at least ten acres in size, where a new fire station, a banquet facility, and an event space can be accommodated. (See Chapter 11 for action items related to fire protection).

### **Ambulance Service**

As of January 1, 2015, Elverson EMS and Honey Brook Fire Company Ambulance Division merged to form the Elverson-Honey Brook Area EMS. Both services will remain stationed in their current locations. The merger will allow the newly formed entity to be even more fiscally responsible to the residents of the coverage area, as well as share staff between both stations

While the fire company is staffed by volunteers, the ambulance company is manned by full-time paid personnel (EMT's and medics). Like the fire company, the ambulance company is dispatched by County emergency personnel.

Ambulance service is expected to remain co-located with the fire company in the future. It is, therefore, likely to move in the near future when a suitable site for a new emergency services facility is found.

### **Public Sewage Treatment and Disposal**

Public sewer service is jointly provided to residents and businesses of Honey Brook Township and Honey Brook Borough by the Northwestern Chester County Municipal Authority (NCCMA). The Authority is comprised of Township and Borough representatives. In 2010 Honey Brook Township adopted their Complete Act 537 Sewage Facilities Plan completed by Herbet, Rowland, and Grubic, Inc.

As part of the above, the Township is going to be undertaking a Township wide special study per the condition of the Act 537 plan approval by DEP in 2011. It is anticipated the special study will be completed by December 2015 and this will map out the areas and plans for public sewer service.

The Authority operates a single sewage treatment plant to serve its users, generally located south of the village of Suplee, at the end of Dampman Road. The sewage treatment plant is located on a relatively elevated area of the township, requiring raw sewage from various users to be pumped through a collection system. Once the effluent has been properly treated, it is piped downgradient and discharged into the west branch of the Brandywine Creek just upstream of Icedale Lake.

The Act 537 Plan of 2010 covers the Township in its entirety and is designed to bring sewage facilities in-line with other planning efforts. The plan includes suggestions for revising the current sewer service area to be more in-line with expected development, especially in the eastern and northeastern sections of the Township. The plan also suggests adjusting the boundaries of the area surrounding the Borough to include only those areas which are designated and zoned for mixed-use development as is appropriate based upon the sampling performed as part of the 537 Plan update.

For areas outside of the sewer service areas, the Plan suggests the adoption of a Township-wide Sewage Management Plan for areas with On-Lot Disposal Systems (OLDS). To implement an on-lot Sewage Management Plan, the plan suggests the preparation and adoption of appropriate ordinances, of which model ordinances have been developed by DEP.

The 537 Plan also identifies the need for increased water treatment capacity in the very near future. In 2010 the current facility was considered to have enough capacity to handle flows from the Townships "worst-case scenario" projected growth for the next five years. However, the plan concludes that

between 5 and 10 years after the plan was written, demand will exceed the capacity of the facility. As such, the plant will need to be upgraded to provide for increased demand brought on by any further development in areas serviced by sewer facilities.

Finally, the 537 Plan outlines the implementation schedule for selected alternatives to meet future sewage requirements within the Township, leading to the completion of the selected alternatives around 2020.

## Public Water

Public water is currently supplied to the Township by both Aqua Pennsylvania (at the eastern end of the Township) and The Honey Brook Borough Water Authority (for those areas immediately adjacent to the Borough - see accompanying map for service area boundaries). The Honey Brook Borough Water Authority is the sole provider for public water in the Borough.

The vast majority of households in the Township draw their water supplies from private wells. Consequently, the health and protection of both surface and groundwater supplies in the Township is of upmost importance. Additionally, few infrastructure elements have as great an impact on future development and growth patterns as public water (and sewer).

Recommendations for the provision of public and water and sewer, as they relate to the future buildout of the Township, can be found in Chapter 12. Action items related to the protection and enhancement of surface and groundwater supplies and quality is addressed in Chapter 5, the Natural Resources Plan.

## Stormwater Management

Both Honey Brook Township (May, 2014) and Honey Brook Borough (April, 2014) recently adopted updated Stormwater Management Ordinances to protect, sustain, and enhance the surface and ground water resources, by implementing drainage and stormwater management practices, criteria and provisions for land development, construction and earth disturbance activities. The Ordinances are consistent with the Chester County-Wide Act 167 Plan and their overall goal is to achieve the following:

Reduce the frequency and magnitude of flooding and stormwater impacts affecting people, property, infrastructure and public services.

Sustain or improve the natural hydrological characteristics and water quality of groundwater and surface waters.

Protect natural resources, including riparian and aquatic living resources and habitats.

Maintain the natural hydrologic regime of land development sites and their receiving watersheds.

Minimize land disturbance and protect and incorporate natural hydrologic features, drainage patterns, infiltration, and flow conditions within land development site designs.

Reduce and minimize the volume of stormwater generated, and manage and release stormwater as close to the source of runoff as possible.

Provide infiltration and maintain natural groundwater recharge to protect groundwater supplies and stream baseflows, prevent degradation of surface water and groundwater quality, and to otherwise protect water resources.

Reduce stormwater pollutant loads to protect and improve the chemical, physical, and biological quality of ground and surface waters.

Reduce scour, erosion and sedimentation of stream channels.

Reduce flooding impacts and preserve and restore the natural flood-carrying capacity of streams and their floodplains.

Protect adjacent and downgradient lands from adverse impacts of direct stormwater discharges.

Minimize impervious surfaces and connected impervious surfaces to promote infiltration and reduce the volume and impacts of stormwater runoff.

Provide proper long-term operation and maintenance of all permanent stormwater management facilities, BMP's and conveyances that are implemented within the Municipality.

Reduce the impacts of runoff from existing developed land and undergoing redevelopment while encouraging new development and redevelopment in urban areas and areas designed for growth.

Implement an illicit discharge detection and elimination program that addresses non-stormwater discharges.

Provide performance standards and design criteria based on watershed-based stormwater management planning.

Provide standards to meet certain NPDES stormwater permit requirements

Meet legal water quality requirements under State law, including regulations at 25 PA Code Chapter 93, to protect, maintain, reclaim and restore the existing and designated uses of the Waters of the Commonwealth.

Implement the requirements of Total Maximum Daily Load (TMDLs) where applicable to waters within or impacted by the Municipality.

Provide review procedures and performance standards for stormwater planning and management.

Fulfill the purpose and requirements of PA Act 167 (PA Act 167, Section 3):

“1. Encourage planning and management of stormwater runoff in each watershed which is consistent with sound water and land use practices.

2. Authorize a comprehensive program of stormwater management designated to preserve and restore the flood carrying capacity of Commonwealth streams; to preserve to the maximum extent practicable natural stormwater runoff regimes and natural course, current and cross-section of water of the Commonwealth; and to protect and conserve groundwaters and groundwater recharge areas.

3. Encourage local administration and management of stormwater consistent with the Commonwealth's duty as trustee of natural resources and the people's constitutional right to the preservation of natural, economic, scenic, aesthetic, recreational, and historic values of the environment.”

See also Appendix I: Natural Resources Inventory (Water Resources section) for data and background material regarding impaired streams and TMDLs.

One area of concern for the Township is the periodic flooding in the vicinity of Icedell, Beaver Dam, and Birdell Roads, just downstream from the confluence of Two Log Run with the East Branch Brandywine Creek.

## **Flood Control**

Struble Dam and Lake serve as a regional flood control facility that provides flood protection to all the properties, homes, and businesses located along the East Branch of Brandywine Creek throughout the Township, and to downstream communities such as Glenmoore and Downingtown. It is one of four regional flood control facilities within the East Branch watershed.

Struble Dam is owned and operated by the Chester County Water Resources Authority (CCWRA). As part of CCWRA's dam safety program, an Emergency Action Plan (EAP) for Struble Dam has been completed and distributed to Honey Brook Township and all downstream municipalities; the plan presents roles and responsibilities for each Township in the unlikely event of a dam failure. A "dam breach inundation zone" is delineated in the EAP that extends from the dam downstream along the East Branch throughout Honey Brook Township. This "inundation zone" is an important planning feature because of the potential hazard it represents.

## **Solid Waste Collection and Disposal**

There is no municipal trash pickup in Honey Brook Township – disposal arrangements are up to each individual property and business owner to contract with a private hauler. In 2013 the Township underwent an assessment for recycling options as a result of needing to comply with Act 101, Pennsylvania's Municipal Waste Planning, Recycling, and Waste Reduction Act. The Township acquired assistance with determining and analyzing "minimally invasive" ways to meet the requirements to establish a recycling program. A study was conducted by KRF Environmental, and as a result, a public hearing on a recycling ordinance was held and the ordinance was subsequently passed by the Board in 2014. This new ordinance also bans burning in the Township.

Honey Brook Borough does offer a weekly municipal trash and recycling program with a "pay as you go" system utilizing green trash bags and a recycling bin. Residents are also free to take their trash and recycling to the nearby Chester County Solid Waste Authority (CCSWA) in Narvon, PA, as are residents of the Township. The Borough also provides yard waste collection once a month between the months of April and November.

## **Twin Valley School District**

Honey Brook Township is part of the Twin Valley School District (TVSD). The district is composed of seven municipalities in two counties: Honey Brook Township, Honey Brook Borough, Elverson Borough, and West Nantmeal Township in Chester County; and Caernarvon Township, Robeson Township, and New Morgan Borough in Berks County. As of late 2014 the school district was in the final stages of completing their own Comprehensive Plan.

TVSD operates three elementary schools: Honey Brook Elementary, located on West Walnut Road in the Township; Twin Valley Elementary Center in Elverson; and Robeson Elementary Center in Birdsboro.

Other schools in the district include Twin Valley Middle School and Twin Valley High School, both located in Elverson.

Enrollment in TVSD has remained fairly steady over the past few years with an enrollment of around 3,400 students, of which around 300 originate in the Borough, and a further 900+ originate from the Township. However, the toughening economic climate that has kept development, and thus school enrollment, steady has meant an increase in the number of children qualifying for free or reduced lunches rising from 22% to 27% in 2014.

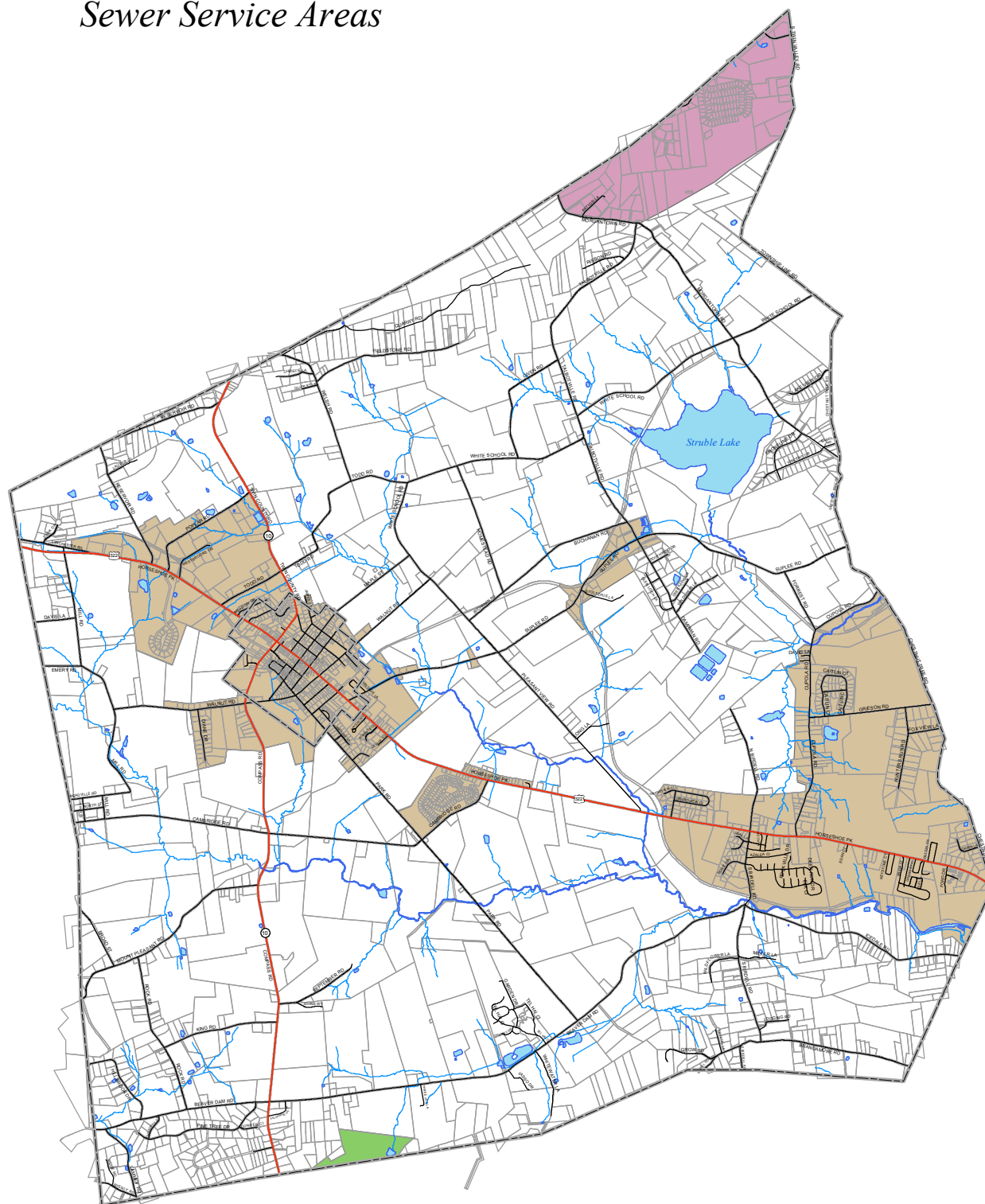
### **Library Facilities**

There is one library in Honey Brook Township – it is located on the west side of Route 10, just south of the intersection with Walnut Road. The library is operated by Chester County, and was moved to this location from Honey Brook Borough several years ago.



# Honey Brook Township and Borough

## Sewer Service Areas

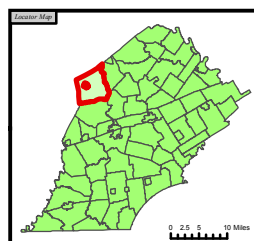


0 1,200 2,400 4,800 7,200  
Feet



**BRANDYWINE  
CONSERVANCY**

Data Sources: Base Data from Chester County Data Distribution CD.  
Sewer service area from Northern Chester County Sewer Authority.  
Date Plotted: March 26, 2015



### Legend

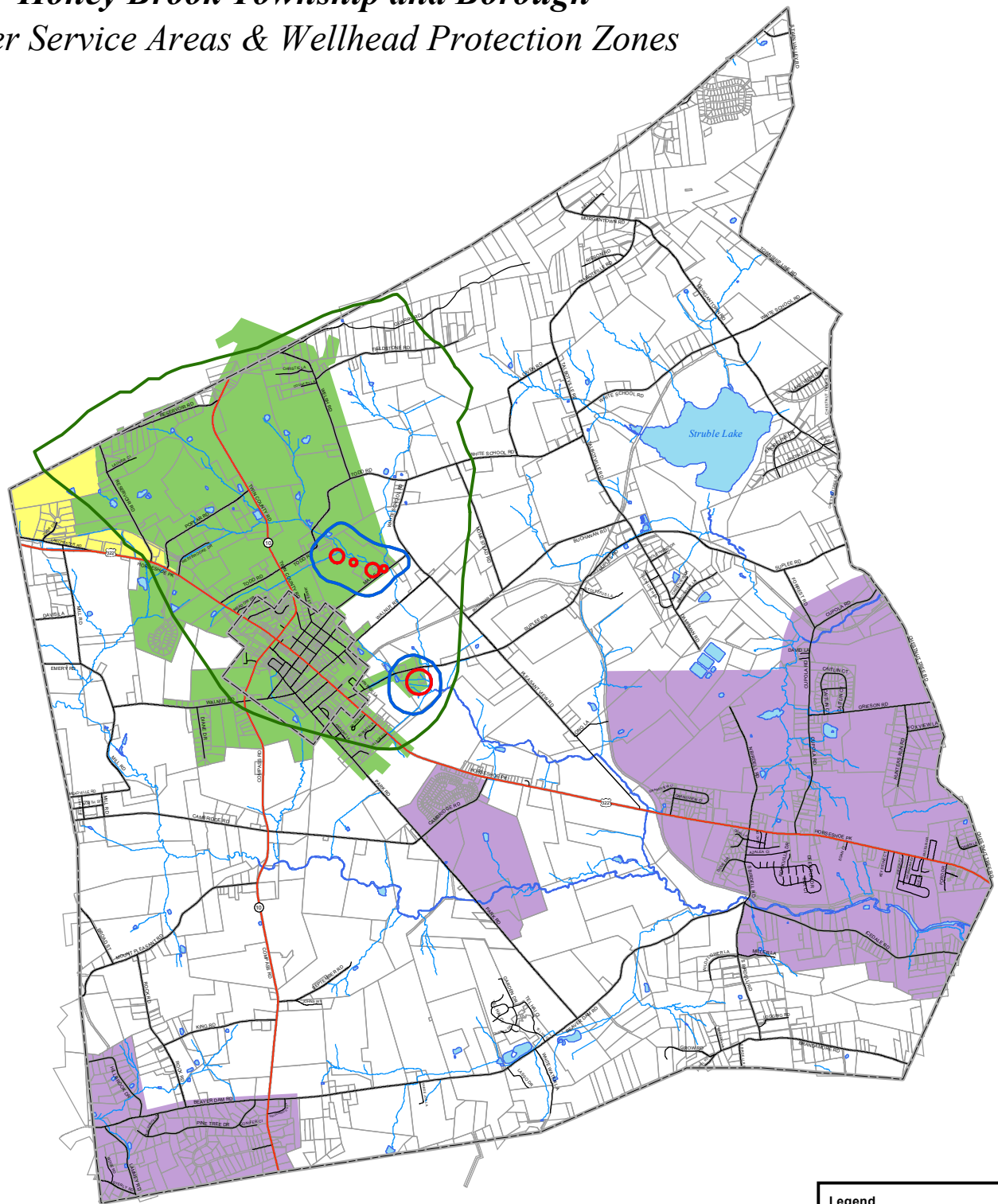
#### Provider

- NCCMA Sewer Service Area
- Caernarvon Sewer Service Area
- Coatesville Sewer Service Area
- Roads
- Major roads
- Streams
- Water bodies
- Tax parcels
- Township boundary



# Honey Brook Township and Borough

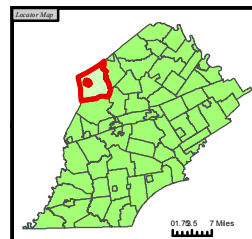
## Water Service Areas & Wellhead Protection Zones



0 1,200 2,400 4,800 7,200  
Feet



Data Sources: Base Data from Chester County Data Distribution CD.  
Sewer service area from Northern Chester County Sewer Authority.  
Date Plotted: April 27, 2015



**Legend**

- Roads
- Major roads
- Streams
- Water bodies
- Tax parcels
- Township boundary

**Water Service Area**

Provider

- Aqua PA
- Honey Brook Borough Authority (HBBA)
- Planned Service Area (HBBA)

**Wellhead Protection Zones**

- Zone 1
- Zone 2
- Zone 3



## Appendix N: Honey Brook Borough Revitalization Plan Background Information

### Introduction

The following background sections are drawn from the original 2003 Revitalization plan prepared by Urban Research & Development Corporation (URDC) of Bethlehem, PA on behalf of Honey Brook Borough. These sections have been provided courtesy of URDC and have been updated as feasible to reflect current conditions.

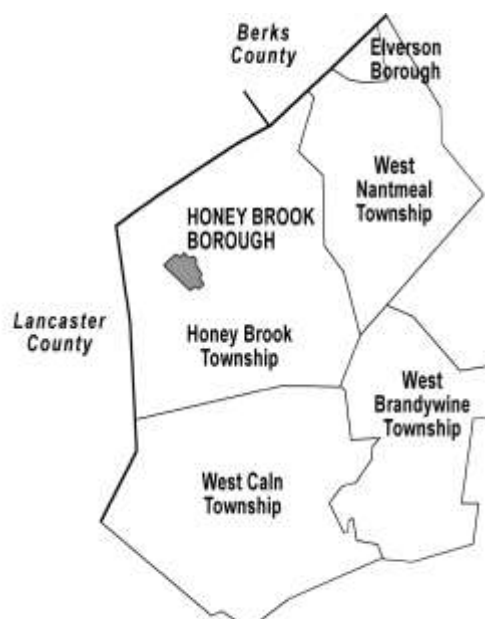
### Geographic Setting

The Borough of Honey Brook is located in southeastern Pennsylvania, in Chester County. The Borough encompasses half of a square mile and is situated approximately 20 miles northwest of West Chester and 20 miles east of the City of Lancaster.

Honey Brook Borough is completely surrounded by Honey Brook Township, which shares borders with West Nantmeal and West Brandywine Townships to the east, West Caln Township to the south, as well as areas of Lancaster County and Berks County to the west and north, respectively. Honey Brook Borough lies in a region of rolling farmland, with the small ridge line of Welsh Mountain rising 300 feet above the surrounding landscape just one mile north of the Borough. Two, two-lane highways converge in Honey Brook Borough: U.S. 322, which leads eastward to more heavily-developed areas of Chester County and west toward Lancaster and Ephrata. State Route 10 connects Honey Brook Borough with Morgantown and the Pennsylvania Turnpike just 5 miles to the north. Route 10 leads south of Honey Brook Borough into more agricultural areas, and ultimately into Oxford, PA and Maryland. Honey Brook Borough is one of the island-like villages that occur among the farmland and patchy woodland in this region of Chester and Lancaster counties.



Honey Brook Borough in Southeastern Pennsylvania Region



Honey Brook Borough and Surrounding Townships

## Purpose of the Revitalization Plan

Honey Brook Borough is a quiet rural town with a small commercial area and traditional neighborhoods. There are several improvements that could enhance the Borough's character, economic vitality and physical landscape. The Honey Brook Borough Revitalization Plan looks at the Borough's setting, business environment and overall livability. The plan shows how to combine development, conservation and renovation into a workable strategy for stimulating revitalization in Honey Brook Borough in four important areas. These areas are:

- Economic Development and Redevelopment
- Public Infrastructure
- Circulation
- Housing and Public Safety

Regarding economic development, this plan discusses how the Borough can capitalize on local assets to:

- rejuvenate underutilized business property
- create jobs and generate municipal tax revenues
- stimulate new business for existing retail and service establishments

In addition to attracting business investment, successful communities must pay close attention to their public infrastructure. This plan identifies key investments Honey Brook Borough can make in the following public facilities, among others, to maintain and improve both the downtown and residential neighborhoods:

- sidewalks, street trees, crosswalks, and curbs
- welcome signs and other gateway enhancements
- greenways and other publicly-accessible open spaces
- public water and sewer facilities

Housing and public safety are also assessed in this Revitalization Plan. These topics are discussed to address selected housing conditions and maintain a safe environment throughout the Borough.

## Existing Assets and Constraints

The assets and constraints most likely to influence the future of Honey Brook Borough are identified below. This list is derived from public input, task force meetings, and research originally conducted by URDC for the 2003 Plan, and reflects current conditions via updates.

### ***Economic Development and Redevelopment: Assets***

#### **1. Honey Brook Borough could be a regional hub.**

Honey Brook Borough is a concentrated settlement in the center of a rural area. A quick map check shows that the Borough has the only commercial district in the immediate area in all four directions. Honey Brook Borough's central position and its location at the junction of two state highways could bode well for the Borough if more businesses could be attracted to locate there in the future.

#### **2. Reasonable real estate prices.**

Demand for commercial space in the Honey Brook Borough Business district is only moderate and some vacant or underutilized structures exist there. While these are challenges for economic development, a slow market tends to have a positive effect on real estate prices from the potential investor's

perspective. Reasonable real estate prices are a competitive advantage for traditional town centers like Honey Brook Borough—an advantage that could help as the Borough tries to recruit new businesses.

### 3. Historic village appeal.

Honey Brook Borough is an historic village with a classic “Main Street”. The accessible neighborhoods that surround the downtown feature historic architecture and streets laid out in a traditional grid pattern. The Borough’s historic atmosphere offers a charm not available at commercial strip centers. This setting should help attract niche businesses like antique shops, small furniture shops, certain restaurants and small office users looking for a unique location.

### 4. Two banks in the downtown.

Two banks are each located at the intersection of Route 322 and Route 10, the main crossroads in Honey Brook Borough. Having two banks situated in the community and two bank staffs familiar with its local economy should be a plus for businesses looking to expand or locate in Honey Brook Borough. It’s also a convenience for the people who work in these businesses and can conduct their banking on foot during daytime hours.

### 5. The re-opened Waynebrook Inn.

Waynebrook Inn is a centerpiece building in a prominent downtown location at Route 10 and Route 322, Honey Brook Borough’s key intersection. This attractive brick building is in good physical condition, yet it had sat unoccupied for a long time. The current re-use of the Waynebrook as an inn/restaurant can help restore activity in the center of town.

### 6. Potential for small successes to have a high impact.

One problem for small town revitalization is the risk associated with opening a business in an area of only moderate demand, like Honey Brook Borough. Hopefully, entrepreneurs are attracted by low real estate prices and the unique potential that traditional Main Street locations offer. More often, however, only selected business investors are willing to be pioneers in new territory. On the positive side, in a small setting one or two success stories can have a significant impact and begin to build momentum. All successful small town rebirths begin with a limited number of pioneer investors paving the way for others.

## ***Economic Development and Redevelopment: Constraints***

### 1. Weak first impression.

Some private buildings in disrepair and other evidence of deferred maintenance do not reflect well on downtown Honey Brook Borough. The absence of an up-to-date streetscape and the unsightly overhead wires along Route 322 are additional aesthetic liabilities. The downtown does not project an image of commercial vitality. Overall physical conditions do not convey a strong positive first impression to shoppers or potential investors.

### 2. Remuddling.

Inappropriate remodeling that destroys a building’s original character has been called remuddling. Misguided attempts at modernizing sometimes end up detracting from, rather than adding to, the appearance of the subject structure. Covering up architectural details, too much stucco, the loss of windows, unsuitable siding and cheap signage are the usual culprits. These remodeling mistakes are evident on several structures in Honey Brook Borough.

### 3. Lack of organized revitalization group.

There is no business persons group, chamber of commerce or similar entity providing leadership or organizational momentum to revitalizing Honey Brook Borough. Promotion, business retention, and

marketing efforts are virtually non-existent as a result. Some sort of non-profit entity that acts as a booster is usually a prerequisite for successful small town rejuvenation. Honey Brook Borough, in particular, could use this help because of the Borough's very small municipal staff.

#### 4. Missing goods and services.

There is not an extensive assortment of goods and services available in downtown Honey Brook Borough. Existing businesses would have a better chance of expanding their customer bases if there were more attractions to draw people to the Borough. There appears to be a ready demand for groceries, family restaurants bakeries, delis, clothing stores and other businesses, according to the public survey the Borough conducted for this plan. In its future marketing efforts, Honey Brook Borough needs to target these types of businesses.

### ***Public Infrastructure: Assets***

#### 1. Adequate water quantity and quality.

The Honey Brook Water Authority provides public water to Honey Brook Borough. To meet current demand, the Authority uses less than 30% of the total capacity available from the system's four operating wells. The output meets all applicable water quality regulations, with help from a filtering system at one well to remove iron and manganese.

#### 2. Sufficient sewage treatment.

The Northwestern Chester County Municipal Sewer Authority collects and treats wastewater from Honey Brook Borough. The sewage treatment plant on Dampman Road has a capacity of 600,000 gallons per day. Current average use is only 260,000 gallons per day. Both the treatment plant and conveyance lines are in relatively good condition, according to the Authority.

#### 3. Highly regarded fire and emergency medical services.

Honey Brook Borough's fire department and emergency rescue service operate from a station on Firehouse Lane in the center of the Borough. Over 87% of the people who replied to the public survey conducted for this plan ranked fire service in the Borough as "excellent" or "good". Over 86% gave these same rankings to the Borough's emergency medical service.

#### 4. New library and municipal office space.

The Honey Brook Public Library recently moved to more spacious accommodations on Compass Road from its cramped building on the Honey Brook Borough Hall site. Room exists on the new library property to expand if the library outgrows its new building in the future. By vacating its old building, the library also freed up space for municipal use, part of which the Water Authority recently occupied. In addition, the Borough Council has recently authorized funding to create two separate offices in this old library building: one office for police use and another office for archives.

#### 5. Grant for improving Honey Brook Park.

A Chester County grant funded 85% of the costs for improving Honey Brook Park. The park is on municipal property behind Borough Hall on Route 10. Improvements included a handicapped entrance to the park and pavilion, a trellised seating area, a water fountain, more landscaping and additional parking at this site.

#### 6. Strong Borough government presence.

Honey Brook Borough converted a historic passenger train station to use as its Borough Hall. The Borough acquired and moved the building to its current location near Route 322 and Route 10, the main intersection in the community. Besides establishing Borough Hall in a convenient location, the Honey

Brook Borough government maintains a high profile locally by publishing a regular newsletter and posting a web page to keep area residents informed about civic affairs.

#### 7.Active Post Office.

The Honey Brook Borough Post Office is on Route 10 just south of Route 322 (adjacent to the Honey Brook Borough Hall). Because many area residents pick up their own mail, the Post Office generates a significant number of trips to and through the downtown daily.

### ***Public Infrastructure: Constraints***

#### 1.Limited downtown streetscape improvements.

While gateway signs have been introduced at the entrances to Honey Brook Borough, downtown Honey Brook Borough would benefit from a facelift. There are few streetscape improvements in the downtown area, such as new sidewalks and curbs, enhanced crosswalks, period lighting, street trees, directional signs, public landscaping, benches, or trash receptacles. In addition, there are unsightly overhead wires along Horseshoe Pike (Route 322) and Route 10. The resulting image of downtown is somewhat drab and not particularly inviting. These conditions do not send a positive signal to existing or prospective businesses persons about the Borough's interest in investing in its own business district.

#### 2.Fire Company needs a larger social hall and fairgrounds space.

The Honey Brook Borough Fire Department is exploring options for moving at least part of its operations outside Borough boundaries. The current location is ideal for fire and emergency response purposes. However, the Fire Department needs more space to comfortably hold its fundraisers, banquets, and annual fair. The major problem is that the current site does not have the parking area the Department needs for these types of events.

#### 3.Stormwater drainage problem areas.

Homes along parts of Arch Street, Maple Street and Chestnut Street suffer runoff and flooding problems because swales, storm sewers, and curbs are missing along segments of these rights of way. This is a long-standing problem the Borough has yet to address.

#### 4.Shortage of parks and public open space.

Honey Brook Borough is acquiring land for developing a new community park in accordance with a park master plan the Borough commissioned in 2002. But currently, the Borough does not own or manage any athletic fields. Nor does Honey Brook Borough have any smaller, neighborhood-serving recreation areas to complement the park at Borough Hall. In recognition of this problem, the Borough has recently taken three actions:

- a. Council adopted a resolution authorizing the Borough Park Committee Chairperson to pursue funding sources to prepare a comprehensive park and recreation plan; (Unlike the Park Site Analysis Report recently completed for the Borough's next park site, the comprehensive park and recreation plan will have a community-wide focus. It will update Honey Brook Borough's 1993 Open Space, Recreation and Environmental Resources Plan.)
- b. Council has established a "fee in lieu of" ordinance, under which the Borough has the option of collecting fees (\$1,000 per dwelling unit) from residential developers instead of land for recreation purposes; and
- c. Council is in discussion with the Twin Valley Little League about the possibility of having that organization maintain the new park in exchange for regular use of the baseball field facilities to be constructed there.

### 5. Municipal space needs.

The Water Authority recently moved its offices into the building on the Borough Hall site that the library vacated at the end of 2002. This move opened up one additional, much-needed office for municipal government use in Borough Hall. Still, space remains at a premium within the Borough Hall. Since the Water Authority does not now fully occupy the former library building, there may be opportunities for the Borough to use some of this new space for storing records or other purposes. Honey Brook Borough needs to take an overall look at how to use the space now available at the Borough Hall site, both within Borough Hall and in the former library building. In addition the Borough reports the need to reconstruct or replace its road salt storage shed, which sits directly behind Borough Hall.

### ***Circulation: Assets***

#### 1. Regional accessibility.

Honey Brook Borough is in a rural location but hardly isolated. The Borough links directly to the Morgantown Interchange of the Pennsylvania Turnpike via Route 10. Route 322, which runs through the center of the Borough, is an important state route that connects the Borough with Chester County to the east and Lancaster County to the west.

#### 2. Strong pedestrian connections.

Honey Brook Borough's neighborhoods link directly to the Borough's business district. This pedestrian connection between the downtown and nearby residential areas is one of the benefits of traditional small towns. From the pedestrian's perspective, the Borough as a whole is accessible on foot. From the merchant's view, there is an opportunity to market convenience goods and services to customers who live very close by.

#### 3. Convenient vehicular circulation and parking.

Vehicular traffic usually flows easily through Honey Brook Borough even during peak hours. Occasional backups at the intersection of Route 322 and Route 10 are the closest thing Honey Brook Borough has to a traffic flow problem. Free on-street parking on the south side of Route 322 throughout the business area seems to provide more than enough parking to meet current needs.

### ***Circulation: Constraints***

#### 1. Truck traffic.

The noise and vibrations from major truck traffic through downtown Honey Brook Borough is a major concern in the Borough. There is a regional landfill located just west of the Borough on Route 322 that is responsible for much of this activity. The truck traffic problem was raised repeatedly in Task Force discussions, key person interviews and the public survey the Borough conducted as part of preparing this plan.

#### 2. Need for intersection improvements at Route 322 and Route 10.

As noted above, Honey Brook Borough's major traffic flow concerns are at the Route 322 and Route 10 intersection. There is need there to continue to update the current traffic signal and for minor widening of the intersection's narrow turning radius.

#### 3. Limited public off-street parking for future use.

Honey Brook Borough's on-street parking is enough for current needs. But if the volume and intensity of commercial activity increases in the future (as we hope it will), the Borough will need to examine locations for convenient off-street parking. The Borough continues to need to take a close look at establishing public off-street parking in or around the business district.

#### 4. Sidewalks, bikeways and trails require attention throughout the Borough.

In addition to missing the enhanced streetscape treatment, many sidewalk areas in Honey Brook Borough's downtown are in poor condition and hazardous in some places. Outside the business district, there are significant gaps in the Borough's overall sidewalk system. Beyond sidewalks, the Borough has not been closely involved to date in the regional trail and bikeway planning that Chester County is doing.

### ***Housing and Public Safety: Assets***

#### 1. Affordable housing.

Housing in Honey Brook Borough is generally affordable. The Borough's median housing values for owner-occupied units and median rental value are each lower than the Chester County averages, according to the 2000 Census. Honey Brook Borough's housing also is available in a variety of structural types and architectural styles. Single-family units, rows, twins, other forms of attached housing and apartments are readily available in the Borough unlike in the surrounding rural area.

#### 2. A safe environment.

Honey Brook Borough is a safe, low-crime community. Neither Task Force discussions nor the key person interviews conducted for this plan revealed any significant concerns about public safety in the Borough's neighborhoods or business areas. In the public survey, over 73% of respondents ranked Honey Brook Borough's police service as "excellent" or "good". This is a high rate considering the Borough does not have its own police force. In this same survey, 56 % of respondents selected "a safe and attractive living environment" as a reason for remaining in Honey Brook Borough. This was the number one reason.

### ***Housing and Public Safety: Constraints***

#### 1. Some signs of poor maintenance or disinvestment.

Exterior housing conditions in Honey Brook Borough's neighborhoods are generally good. Nonetheless, there are examples on certain streets of residential properties that need better upkeep. The Borough hopes to ensure neighborhoods remain stable by preventing blight and deterioration before it occurs. Most of the sub-par properties need new painting, repairs to wood, trim or similar minor work. A few require more extensive renovations.

#### 2. Residential conversions.

There are concerns in the Borough about converting single-family homes to apartments. Residents perceive that too many of these conversions will attract transient occupants and lead to a drop in owner-occupied units. In turn, more renters will: a) discourage new home buyers from investing in the neighborhood; and b) discourage existing homeowners from improving their homes, for fear they will not recoup their investment if and when they sell.

Honey Brook Borough's strengths and weaknesses are the basis for the goals and recommendations described in the following sections of this Revitalization Plan. The plan attempts to capitalize on the Borough's assets and identify ways to overcome constraints.

## **Revitalization Goals**

The goals listed below reflect the assets and constraints identified in the previous section. These goals are derived from the following, including a significant public participation process:

- The deliberations of the Borough's Revitalization Task Force during preparation of the original 2003 Plan.
- Honey Brook Borough's Joint Comprehensive Plan with Honey Brook Township, which was adopted in 1993.

- Communication between URDC and Chester County Planning Commission staff members.
- Results of a public survey conducted for the original 2003 Plan and generally confirmed by the survey taken at Harmony Day in 2013.
- Key person interviews.
- Field reconnaissance and research by URDC staff members.

The following goals are the basis of the recommendations described in the next section of this Appendix.

### ***Economic Development and Redevelopment Goals***

1. Retain existing businesses, and the goods and services they offer.
2. Encourage building renovations and adaptive reuses that will stimulate physical rejuvenation and provide a greater range of goods and services.
3. Attract new business investment to underutilized parcels, especially uses that reflect needs expressed in the public survey.
4. Ensure any future redevelopment is consistent with the attractive small-town environment for which Honey Brook Borough is noted.
5. Address the need for organized leadership to coordinate and oversee downtown revitalization.
6. Try to achieve an economic stimulus for the downtown by connecting to the proposed regional trail system.

### ***Public Infrastructure Goals***

1. Enhance Honey Brook Borough's image and appearance with selected streetscape enhancements and gateway improvements.
2. Continue to expand and improve publicly-accessible park and open space opportunities.
3. Address stormwater management needs and continue to monitor the adequacy of other public services and utilities.

### ***Circulation Goals***

1. Introduce traffic calming techniques that will make the downtown more pedestrian-friendly and slow down truck traffic.
2. Ensure the Route 322 and Route 10 intersection continues to function safely and effectively.
3. Make Honey Brook Borough a safer and more attractive place for pedestrians and bicycle riders, especially by connecting with Chester County proposed trail system.

### ***Housing and Public Safety Goals***

1. Ensure Honey Brook Borough's neighborhoods remain attractive and habitable.
2. Strive to maintain the very safe environment now enjoyed Borough-wide.

## **Revitalization Recommendations**

This section reflects the heart of the original 2003 Honey Brook Borough Revitalization Plan, identifying a number of revitalization opportunities and actions the Borough can take to realize these opportunities. A number of these recommendations can continue to be carried out by the Borough on an ongoing basis. Others depend largely on market forces and may materialize only later. To a limited degree, these recommendations have been updated to reflect those which have been accomplished, as noted in the new Action Plan Update in Chapter 4.

If implemented, the recommendations described below will improve physical and economic conditions in the Borough. In turn, these improvements in the local business environment should trigger more interest and more investment in the area. This is how communities generate momentum and enhanced activity. The Borough does not desire or envision dramatic transformations. Much of Honey Brook Borough's appeal is related to its small town character. Nonetheless, there are genuine possibilities for improvement and revitalization that deserve attention in Honey Brook Borough.

Like the goals outlined in the previous section and in the Action Plan Update in Chapter 4, the recommendations are organized into the following categories:

- Economic Development and Redevelopment
- Public Infrastructure
- Circulation
- Housing and Public Safety

### ***Economic Development and Redevelopment Recommendations***

#### **1. Establish a targeted facade improvement program.**

Public improvements can be a dramatic starting point for physical renewal, but the way to sustain momentum is to encourage private property owners to become part of the revitalization picture. In a community as small as Honey Brook Borough, a few strategic examples of well-designed and well-executed private facade improvements could easily signal a new spirit in Honey Brook Borough—and inspire other property owners to join in the Borough's comeback. A facade improvement program provides money to help property owners pay for exterior improvements to their buildings. Grants, rather than loans, are the most effective incentives. The improvements do not need to be extensive. Painting, minor repairs, a new sign, lighting or an awning may be all that is required to recreate an attractive facade.

Oxford Main Street Inc. offers a facade renovation program that is one example Honey Brook Borough could follow. Under Oxford's program, property owners have been reimbursed for up to 50% of project costs, with maximum grants of between \$1,000 and \$3,000, depending on the type of work undertaken. While Honey Brook Borough could set its own maximum dollar amounts, the Borough should designate a geographic target area for the program as Oxford has done. The Oxford facade improvement program is funded with the assistance of state monies because Oxford is a state-certified Main Street community. Honey Brook Borough does not have this advantage and will have to rely on local funds instead. In similar situations, other municipalities have used municipal funds, Community Development Block Grant (CDBG) monies, and raised money from local banks, among other businesses. Some important do's and don'ts of facade renovations can be summarized as follows:

- New uses for historic buildings should strive for only minimal changes to the exterior features of the building that define the building's character.
- Historic exterior materials and features should be preserved and not be removed or covered.
- A new building in an historic area does not need to appear old, but should include features that respect nearby historic buildings, such as similar massing, materials, rooflines, window openings and scale.
- If deteriorated historic features cannot be repaired, they should be replaced with new features having the same appearance.

- Chemical or physical treatments, such as sandblasting, that cause damage to historic materials should not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- The proportional relationship between the width and the height of the front of historic buildings should be maintained.
- The proportional relationship between the width and height of the windows of historic buildings should be maintained. If doors or windows are replaced, the window and door openings should remain the same size.
- Any rhythm of solid wall areas and windows and doors should be maintained.
- Any new construction or additions should seek to continue setbacks from a road that are similar to nearby historic buildings.
- Any rhythm of entrances and building projections should be maintained.
- Materials should be used (such as brick, stone and older styles of siding), that is similar in appearance to authentic materials of surrounding buildings.
- Roof shapes and roof lines should be maintained, and new buildings should have similar roof lines to nearby historic buildings.

## 2. Try to attract a coffee shop/bakery or a news agency to the town center.

Results of the public survey conducted for this revitalization plan, key person interviews and Task Force discussions about the Borough's revitalization needs have frequently pointed out the desire for more food service in Honey Brook Borough. One way to address this shortcoming would be to encourage a small, owner-operated coffee shop/bakery that offers both take out and sit down service to locate in or near the town center. This business would cater largely to local residents and employees, both people on the run and people with more leisure time. A successful venture of this type would create more retail activity in the downtown by filling a significant gap in the goods and services now available in Honey Brook Borough. It would also respond to the call for more food-related businesses without competing with the wholly different type of dining facilities that may someday be re-introduced at the Waynebrook Inn. Hopefully, a coffee shop/bakery of this type would develop a regular, loyal, clientele and become a small local landmark.

A business of this size would not require a large building or off-street parking. There are several structures in the town center that could accommodate it. For example, there are two potential sites on Route 322. One is a vacant storefront on the south side of Route 322 between Route 10 and Maple Street. The other is a vacant storefront on the north side of Route 322 between Vine Street and Maple Street. Other downtown locations not currently vacant may also be suitable. Whatever its specific location, the business should be:

- Situated near the Route 10 & Route 322 crossroads intersection,
- Provide coffee, breakfast food and maybe luncheonette offerings, and
- Feature small-town, owner-operator type, personalized service.

An alternative use that would serve a related need would be a news agency that carries newspapers, magazines, lottery tickets, greeting cards, tobacco products, packaged snack foods and related convenience items. The building requirements for a business of this type would be similar to the coffee shop discussed above: a small centralized location that is affordable to an owner-operator, and does not need off-street parking.

The Borough's role in attracting uses of this type would be to:

- Be aware of, keep information on, and promote the availability of potential locations (establish an inventory of available or potentially available spaces),
- Provide information about available financing sources, both private and public (local banks, and Small Business Assistance program funds available through Chester County),
- Ensure that local regulations such as zoning, and building codes do not present undue obstacles, and
- Promote the availability of the facade improvement program described above.

### 3. Form a Honey Brook Borough Revitalization Association.

The goals and recommendations for economic development and other aspects of Borough revitalization addressed in this plan need leadership to move from the plan stage to reality. Honey Brook Borough does not have the municipal staff needed to spearhead an effort of this type. And the Borough's elected and appointed officials each have other defined duties and responsibilities.

What is required is a business leadership group that will actively pursue revitalization and community betterment as its primary mission. In other communities, these groups are called the business persons association, the downtown improvement committee, and similar names. Membership usually consists of local merchants, civic boosters and other interested residents. The groups are typically private, non-profit organizations rather than part of municipal government. Recruitment, business retention, community-oriented special events, complementary merchandising, promotion and fund raising are their main responsibilities. See the Implementation chapter of this Revitalization Plan for the specific goals and recommendations that an organization of this type could pursue in Honey Brook Borough.

### 4. Develop and implement a business retention program.

At this point, the number of businesses in Honey Brook Borough is small. This makes it all the more important from a revitalization perspective to pay attention to retaining these businesses in the community. A formal business retention effort involves calling on existing businesses in the Borough on a regular basis (e.g. once per year). The purpose would be to determine if these businesses have problems and concerns the Borough can address. A short, written questionnaire could serve as the discussion guide for these annual visits. Among others, topics to discuss could include code enforcement, permitting, sign regulations, parking statutes, the interviewee's overall satisfaction with Honey Brook Borough and any possible business expansion plans. Making existing businesses aware of funding sources to help finance equipment, and/or capital improvements (Such as Chester County Small Business Assistance monies) would be a related objective of these contacts.

### 5. Institute more cooperative marketing activities.

Interested retailers in and around the town center could jointly retain professionals to give seminars on window display, merchandising and marketing techniques. The Borough should encourage downtown businesses to have more regular extended common hours, such as "first Fridays" and during holidays. The retailers themselves should engage in more joint marketing and complementary merchandising opportunities. For example, a person who buys goods at the music store could receive a coupon for a discount at another local business and vice-versa.

## ***Public Infrastructure Recommendations***

### 1. Complete a streetscape demonstration project.

Downtown Honey Brook Borough has traditionally been a small commercial center serving the Borough's neighborhoods and outlying rural areas in Honey Brook Township and beyond. Local residents

and business persons foresee that their business district will have a similar role in the future. The Joint Honey Brook Comprehensive Plan reinforces this idea, noting that “Honey Brook Borough can and should remain a relatively small, compact community...” and that “....preservation of the historic town scape character is an important resource protection priority.”

At the same time, conserving the historic appeal of Honey Brook Borough should not equal stagnation. The best way for small towns to survive is to keep evolving. Major transformations are not desired; nor are they necessary. But there are important improvements Honey Brook Borough can make to sustain and increase interest and activity in its downtown area. A streetscape plan, if implemented, would have a significant impact on downtown Honey Brook Borough. The idea is to complete a demonstration project first, and then extend the improvements over time, as desired, and as funding and organizational resources become available.

The recommended demonstration section extends on both sides of Route 322 from Route 10 to Suplee Road, the heart of Honey Brook Borough’s business district. The basic recommended streetscape elements are new sidewalks, new curbs, street trees and period-style street lights. “Extras” could include trash receptacles, benches, and other street furniture components. The aim is give the downtown a much needed facelift to improve its appearance. The improvements will create a more pedestrian-friendly environment. At the same time, Honey Brook Borough will be showing residents, customers and potential investors that the Borough is committed to the future of its town center.

### 2. Construct storm sewers on Maple, Arch and Chestnut streets.

The high crown of the road, absence of gutters in the roadway, lack of storm sewers and sometimes curbs on Arch Street and nearby sections of Maple Street and Chestnut Street on the block immediately north of Route 322 have caused runoff and flooding problems for the homes located along these residential streets. In some portions of this area, repavings have raised the elevation of the cartway to curb height. Honey Brook Borough needs to retain a civil engineer to investigate these problems and propose alternative solutions (with cost estimates) to the Borough Council. From there, Borough Council can select a preferred option and authorize the engineer to prepare final plans and specifications. The engineer would then assist the Borough Council in advertising for bids, evaluating bids, selecting a qualified contractor, and monitoring construction. The shortest route for new storm sewers serving this part of the Borough would be to tie in with storm sewers on Route 322. However, because Route 322 is a State route, PennDOT may, depending on conditions, require the Borough to also improve storm sewers or storm inlets on Route 322 due to the additional flow that the Borough’s new storm sewers would convey to these facilities.

### 3. Engineer and develop a new community park.

The improvements at Honey Brook Park have about maximized the potential of this 3-acre site. Additional parkland needs to be established to meet the demand for community parkland facilities in the Borough. While the Borough is planning a new park, as of right now Honey Brook Borough does not own or manage a single athletic field. With the help of a Chester County Heritage Park and Open Space grant, the Borough hopes to acquire a 6.0-acre open space parcel at the end of Chestnut Street (3.7 acres are in the Borough and 2.3 acres in Honey Brook Township). Upon acquiring title to this property, Honey Brook Borough should be ready to begin developing this site into a community park, including a connection to Chester County’s proposed trail system.

The first step in the process will be to refine the park development concepts contained in the Park Site Analysis Report prepared in 2002. The Borough should incorporate public participation into this step, including input from local athletic organizations nearby residents, and other potential park users. To

date, the Borough Council has had discussions with the Twin Valley Little League about the possibility of that organization maintaining the park in exchange for regular use of baseball field facilities to be constructed there. The 2002 report analyzes demand for recreation land and recreation facilities in the Borough, and includes two alternative park concept plans for developing the Chestnut Street parcel. After selecting a preferred conceptual design for the park, Honey Brook Borough needs to retain a consultant to prepare construction drawings and specifications. Council has posted a questionnaire on the Borough's web site to gain public input into the park's final design.

The construction drawings should incorporate property boundaries and topography as determined by engineering surveys. The complete plans should then show all of the following proposed improvements, in phases if necessary.

- Sports fields and courts
- Playground equipment
- Multi-purpose open space areas
- Internal circulation ways (vehicular and pedestrian)
- Ingress/egress points
- Paved parking area and unpaved overflow parking area
- Field lighting and security lighting
- Restroom facilities
- Concession stand, scoreboard, and equipment storage facilities
- Spectator seating areas
- Landscaping improvements
- Stormwater management and soil erosion controls

The construction drawings and specification will be accompanied by a detailed cost estimate for each construction phase. The Borough then needs to work with the consultant to prepare a bid package, advertise for bids, and select a contractor based on qualified bids received. The consultant should also be retained to assist the Borough in monitoring the construction process. Hopefully Honey Brook Borough will be able to secure Chester County and/or Pennsylvania DCNR grant monies to help fund both park engineering and construction.

#### 4. Work to keep the Honey Brook Fire Department in the town center.

The Honey Brook Fire Department operates a station on Firehouse Lane one block east of Route 10 and one block south of Route 322. This fire station is centrally located within the department's service area, which includes Honey Brook Borough, Honey Brook Township and parts of Caernarvon and Salisbury townships. While the fire department does not want to leave its current facilities, a fire department committee has been exploring options for relocating all or part of the department's operations to a site outside the Borough. The problem is that the current location does not offer adequate parking for social events, such as fund raisers, banquets and the annual fair, which are all held at Fire Department grounds on Firehouse Lane. In recent years, the department has had to run a shuttle service to its annual fair to and from remote parking locations borrowed from businesses located outside Borough boundaries.

The fire department retained an architect who recommended that a site of approximately 10 acres should be acquired to comfortably accommodate both the department's firefighting services and its social events. There is no available parcel in the Borough of this size. One option the department is considering is to keep its fire station on Firehouse Lane but establish a social hall and fairgrounds at another, more spacious site. This seems to be a reasonable solution given the department's recognition that the current fire station is an ideal central location for answering fire and other emergency calls. The

Borough's role should be to work with the fire department to help them identify a future social hall site and to be ready to offer additional assistance to help offset the cost of owning and managing two properties.

5. Continue to monitor the adequacy of the Honey Brook Library's new quarters.

Honey Brook Library recently moved from its building behind the Honey Brook Borough Hall to new quarters on Compass Road just west of the Borough in Honey Brook Township. This move was supported by special contributions from Honey Brook Borough and private contributors, including some local businesses. The library's new quarters are a major improvement over the old site, which was overcrowded with no room to expand. Nonetheless, the Borough should communicate on an on-going basis with the library to ensure the new building continues to meet the library's growing needs. Should it become necessary, the library now has room to expand its current building without moving from the new Compass Road site.

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6. Analyze the Borough's longer term need for more municipal office space and a salt storage shed.

Until recently, Honey Brook Borough and the Honey Brook Borough Authority shared very cramped office space at the Borough Hall on Route 10 one block south of Route 322. There are two small offices and a small meeting room at this building, which is a former passenger train station that was moved from its previous location. After the Honey Brook Library relocated to Compass Street, the Honey Brook Borough Authority moved into the former library building directly behind Borough Hall. This move has eased municipal space concerns for the short run. But it may not solve the Borough's longer term needs for more office space, storage area and a larger public meeting room. Honey Brook Borough Council should conduct a longer term analysis of its overall municipal office space needs. This analysis should compare viable options for expanding the current building with the potential cost of relocating to another site elsewhere in the Borough. A relocation could involve either renovating an existing building or demolishing an existing building for construction of a new Borough building.

In a related matter, Honey Brook Borough has a road salt storage shed directly behind Borough Hall that is deteriorating, only partially enclosed, and too small. As part of examining on-site space needs at this municipal property, Honey Brook Borough needs to look at options for rebuilding, replacing or relocating its salt storage shed.

***Circulation Recommendations***

1. Continue to work closely with PennDOT to ensure improvements completed and planned for the Route 10 and Route 322 intersection are adequate.

Safety improvements were completed by PennDOT in 2008-2009 at the intersection of Route 10 and Route 322, the primary crossroads intersection in the town center. These included improvements to the outdated traffic signalization, a widening of the intersection's narrow turning radii and lane channelization. The key concern addressed was the ability for trucks southbound on Route 10 to be able to safely turn left on to Route 322. It will be Honey Brook Borough's challenge to ensure that these improvements remain adequate; it could be several years before the State targets any further funding for any work at this intersection.

2. Do what is in the Borough's power to slow down and reduce truck traffic through Honey Brook Borough.

The noise, vibration and other unpleasant effects of truck traffic through Honey Brook Borough is a primary concern in the community, according to Task Force discussions, the public survey and key person interviews conducted for this revitalization study. Traffic to and from the landfill located west of the Borough on Route 322 in Honey Brook Township is a major contributor to this problem.

The Borough needs to institute a “Slow Down in Honey Brook Borough” campaign as part of an overall traffic calming program. Traffic calming is a combination of mainly physical measures that reduce speeding and alter other driver behaviors to improve conditions for pedestrians. In combination with other streetscape improvements, traffic calming measures signal to motorists that they are leaving the highway and entering a town center, an area where pedestrian safety is the primary concern. However, successfully slowing down car and truck traffic requires a more comprehensive approach. In addition to sidewalk improvements, street trees and new crosswalks, a traffic calming program for the Borough should feature the following direct actions:

- a. Lobby the State Police to more strongly enforce speed limits by instituting periodic, very visible crackdowns on speeding. Speeding is a habit that can be broken.
- b. Install more strongly worded roadway signs that command drivers to slow down. These signs should prominently mention increased enforcement and fines.
- c. Set up temporary flashing speedometer signs that show a particular driver his or her speed compared to the legal limit.
- d. Prepare a letter about the “Slow Down in Honey Brook Borough” campaign and ask the landfill to distribute a copy to all truck drivers that use the facility.
- e. Enact a municipal ordinance to reduce truck noise by prohibiting the use of engine brakes (jake brakes) in Honey Brook Borough.
- f. Form a group that periodically gathers on Route 322 to “take names” from the sides of speeding trucks and call (or write) the offenders’ companies to complain.

Because Route 322 is a through road and state highway, many options that could help reduce truck traffic problems are not available to the Borough. Instead, coordinated community actions like those identified above must play a more significant role. The following is a summary of other potential solutions discussed with PennDOT District 6-0 and others. For the reasons stated none of these actions are feasible.

- *Establish alternative truck routes through outlying areas* - This is not a feasible solution in this case because alternative routes would send the traffic through residential areas or narrow county roads of the Borough and Honey Brook Township. Some of these areas are already posted for “no trucks”.
- *Build a bypass* - In response to preliminary inquiries by the staff of the Chester County Planning Commission, PennDOT has informally indicated in the past that constructing a bypass around Honey Brook Borough is unlikely because of funding limitations and higher priority needs within the District. District 6-0 encompasses all of Bucks, Chester, Delaware, Montgomery and Philadelphia counties. In addition, a bypass around Honey Brook Borough would steer people away from the town center, which would be in contrast to the entire thrust of Borough revitalization.
- *Take back the road from PennDOT so the Borough can fully regulate all traffic on it* - If a municipality requests it, PennDOT will sometimes return jurisdiction (and maintenance responsibility) of a State road to a municipality. However, this is only done for secondary roads. PennDOT would be never agree to give up an important through road arterial like Route 322.
- *Establish a maximum tonnage level on the road that would effectively reduce truck traffic* - PennDOT will reduce the allowable tonnage level on a road if it can be shown trucks are creating unsafe road conditions. Unfortunately, PennDOT tends to make these determinations based strictly on traffic accidents data, without factoring in

community perceptions about safety. The number of accidents in along the Route 322 corridor in and around Honey Brook Borough has not been unduly high.

- *Lower the speed limit* - The speed limit through Honey Brook Borough on Route 322 is 35 mph. To reduce the posted speed would be a departure from PennDOT practice regarding main through roads and require special justification. Contrary to the Borough's intention, a study of prevailing speeds may even suggest that raising the speed limit is warranted.

### 3. Complete additional links in the Borough's sidewalk system.

The sidewalk system in Honey Brook Borough has missing major pieces. To make the community more pedestrian-friendly, the Borough needs a more complete network of sidewalks. The Borough should construct these sidewalks in phases so that priorities are addressed in the shorter run and less important segments are considered later. Proposed new sidewalk links are mapped in Chapter 4. Sidewalks should exist on both sides of the roads wherever feasible.

### 4. Link the Borough to the proposed regional trail and bikeway systems.

The Chester County Planning Commission has studied possible trail links between Honey Brook Borough and Icedale Lake. It is suggested that this trail can be established over time, as opportunities to secure right-of-way and funds to build a pathway become available. Honey Brook Borough also has an opportunity to connect with the proposed Brandywine-Struble Regional Recreation Corridor and the Brandywine Creek Greenway to Struble Lake and the East Branch of the Brandywine. The Greenway project views Honey Brook Borough as a hub. The potential for trail connections along this second route are currently under study in a cooperative effort between Chester County and the Brandywine Conservancy.

The Borough also could become part of a regional bikeway system shown on the Recommended Bikeway Network map in the County's Transportation Plan. The Recommended Bikeway Network calls for Route 322 through Honey Brook Borough to eventually feature designated bike lanes. The Borough has suggested using the north side of Route 322 for a bike lane, since the north side is free of on-street parking. (A bike lane, in the Borough's view, refers to a designated part of the existing cartway, adjacent to the edge of the road, being designated for bike use.) The proposed County bike lane would eventually connect Honey Brook Borough to Downingtown Borough via the Brandywine-Struble Regional Recreation Corridor and Brandywine Creek Greenway. Walnut Street, Park Road, and Suplee Road are also part of this Recommended Bikeway Network. Honey Brook Borough needs to support these regional initiatives as appropriate. In addition to its recreation benefits, the Borough hopes that connecting the Borough to a regional trail system will bring more people into the community and create new business for downtown businesses.

### 5. Continue monitoring the demand for a public off-street parking area in the town center.

The need for public off-street parking area in the town center was seriously discussed as part of preparing the original 2003 Plan. While different views were offered, the most prudent course seems to be to wait until commercial traffic in the downtown increases before taking formal action on this idea. In the town center, on-street parking now exists on the south side of Route 322. With minor exceptions, this parking appears to adequately serve existing businesses (for now). A public off-street parking lot may become necessary as commercial traffic increases over time. For the immediate future, the Borough should continue to monitor this situation.

### ***Housing and Public Safety Recommendations***

#### **6. Strictly regulate the conversion of single-family homes.**

Honey Brook Borough has many older homes whose history and architecture are an important part of the Borough's heritage and character. There should be strict limits on converting these single family homes into two-family structures or apartments. Ways to regulate single-family conversions more strictly include the following:

- Establish minimum lot sizes below which no conversions are permitted.
- Require an off-street parking space for each dwelling unit created by a conversion.
- Establish a minimum floor space requirement for each unit created by a conversion.

Honey Brook Borough can use these methods, singly or in combination, to effectively limit conversion of single-family homes in the Borough.

#### **7. Enact housing inspection and contractor licensing requirements to help maintain a quality housing stock.**

Selected buildings in and around the town center appear in need of significant maintenance or rehabilitation. Some of these structures are reportedly owned by locals and others absentee landlords, people who do not live in Honey Brook Borough. In either case, the Borough should continue to adopt and enforce the following codes as necessary to help maintain the quality of local housing:

- Inspections prior to occupancy after a property transfer;
- Inspections when tenants change (more difficult to enforce); and
- The licensing of all contractors that do work in the Borough.

### **Potential Funding Sources**

Honey Brook Borough will need many types and combinations of funding sources to carry out this plan. Many different entities should play a role, including the borough government, Chester County, the State, local businesses, economic development organizations, local banks and private developer/ investors. To be successful, most of the recommendations identified will depend on funds from a combination of sources.

This section summarizes five types of funding:

- Chester County Funding
- State Funding
- Federal Funding
- Municipal Debt
- Tax Incentives

### ***Chester County Funding***

#### ***Chester County Community Revitalization Program***

By updating this plan, Honey Brook Borough is eligible for grant funds under the Community Revitalization Program managed by the Chester County Department of Community Development. The Chester County Board of Commissioners has adopted a policy offering "revitalization incentives" to the 15 boroughs and the City of Coatesville under the *Landscapes 21<sup>st</sup> Century Fund*. Under this program,

municipalities must match with either 5%, 15%, or 25% depending on the County's assessment of their socio-economic status. Honey Brook Borough will be required to pay a 5% match. Under the Community Revitalization Program, grants of up to \$1,000,000 are available in each of two categories: 1) Infrastructure Improvements; and 2) Economic Development. All improvements funded under this program must be to municipally-owned property. Eligible activities include improvements related to sidewalks, curbs, street trees, lighting, benches, bike lanes, bus shelters, streets, water facilities, sewer facilities and stormwater facilities, elimination of urban blight, among others.

#### *The Small Business Assistance Program*

The SBAP program provides loans to small businesses locating or expanding in Chester County's urban centers. Loans are made to stimulate growth, job retention and job creation opportunities and to enhance the local community tax base. Eligible uses are for land & building acquisition, machinery and equipment, working capital, and inventory. Loan amounts range from a minimum of \$10,000 to a maximum of \$50,000.

#### *The Small Business Administration (SBA) 504 Loan Program*

The Small Business Administration (SBA) 504 Loan Program is a fixed asset financing program for expanding businesses. The business must be a for profit corporation, partnership or proprietorship with a "sound business" purpose, have less than 500 employees, have a net worth of less than \$6 million and an average net income after taxes for the preceding 2 years must not exceed \$2 million. Funds may be used for land and site improvements, the acquisition and installation of machinery and equipment; and the interest on interim financing.

#### *Home Buyers' Program*

This program, which is administered by the Housing Partnership of Chester County, provides education in addition to direct financial assistance to low- and moderate-income home buyers, whose income does not exceed 80% of the area median income. Financial counseling and home ownership training are prerequisites to receiving down payment and closing cost assistance.

#### *Housing Rehabilitation Program*

The Housing and Rehabilitation Program is designed to help with rehabilitation work that addresses code, health, and safety issues. The applicant must own the home and the households annual gross income must not exceed 80% of the area median income. The maximum amount of funding per single family dwelling is \$30,000.

#### *Housing Partnership Development Corporation - Home Maintenance Program*

The Home Maintenance Program is administered by the Housing Partnership Development Corporation. Participants' income must not exceed 80% of the median area income. This countywide program provides assistance to homeowners who are age 60 or older. The scope of work may include moderate home repairs and modifications such as roof, minor plumbing, flooring repairs, and general repairs that may improve the physical functioning of the elderly individual(s). The maximum amount of funding per single family dwelling unit is \$3,000.

### *Good Works, Inc. - Home Repair Program*

Good Works, a non-profit Christian ministry, uses Department of Community Development funds to supplement volunteer efforts to make home repairs for homeowners who cannot afford to pay for the repairs themselves. The household's annual gross income must not exceed 150% of the poverty level. The estimated cost of repairs is generally under \$5,000 per household served.

### *Chester County Heritage Park and Open Space Municipal Grant Program*

The Chester County Parks and Recreation Department administers the County's Heritage Park and Open Space Municipal Grant Program. This grant program provides municipalities with grants in the following categories: Park Land and Open Space Acquisition; Park Facilities; and Greenways.

The Park Land and Open Space Acquisition category provides municipalities with the opportunity to receive 50% funding up to \$250,000 for the purpose of purchasing or acquiring easements on property for open space and park land. Park Facilities grants provide the same funding for large-scale park facility improvement projects. In each of these projects, the municipalities are required to provide a minimum 50% match. The Greenways Grant Program will reimburse up to 50% of the approved cost to a maximum of \$150,000 for single-municipality and \$200,000 for multi-municipality greenways acquisition or facilities improvements.

### ***State Funding***

#### *Keystone Communities Program (KCP)*

Offered through the Pennsylvania Department of Community and Economic Development (DCED), the Keystone Communities Program (KCP) offers assistance in the revitalization of Pennsylvania's communities. The program designates and funds communities that are implementing Main Street, Elm Street, Enterprise Zone efforts or other community development efforts by supporting physical improvements to designated and/or other communities that are undertaking revitalization activities within the community.

#### Uses:

Community revitalization and economic development projects involving physical improvements to a specific area; revitalization of residential and mixed use neighborhoods and downtowns; development or rehabilitation of housing; physical improvements supported by a downtown plan; acquisition costs and physical building improvements for a development project such as an Anchor Building or similar project; competitive grants to loans for eligible businesses located in an enterprise zone; business development surveys; business development strategy/preparation; revolving loan funds; and adaptive modifications that increase the ability of persons with permanent, physical disabilities to remain in their homes preventing institutionalization.

#### Eligibility:

Units of local government such as counties, cities, boroughs, townships, towns and home rule municipalities; redevelopment authorities; housing authorities, non-profit main street organizations; economic development organizations; neighborhood improvement districts, downtown improvement districts, business improvement districts, and other nonprofit corporations (with operational capacity).

The program is broken into four component designations: Keystone Main Streets; Keystone Elm Streets; Keystone Enterprise Zones and; Keystone Communities. Within these four components, eligible recipients may apply for monies to help offset costs of planning and implementation, as well as compete for Keystone Communities Development Grants, and finally, Accessible Housing Grants. Grant awards vary from program to program and from designation to designation, but range from \$25,000 to negotiable levels of support. Match requirements also vary from award to award and from designation to designation.

More information on the Keystone Communities Program can be found at:

<http://www.newpa.com/find-and-apply-for-funding/funding-and-program-finder/keystone-communities-program-kcp>.

### *The Industrial Sites Reuse Program*

The Industrial Sites Reuse Program provides grant and loan financing to perform environmental site assessment and remediation work at former industrial sites (25% match required). Up to \$200,000 may be offered for environmental assessments and up to \$1,000,000 for remediation. Companies, public non-profit economic development entities, and private non-profit economic development entities are eligible.

### *The Pennsylvania Industrial Development Authority (PIDA)*

The Pennsylvania Industrial Development Authority (PIDA) provides low interest loan financing to businesses and industrial development corporations for the purpose of job creation or retention. Eligible entities include manufacturing, industrial, warehouse, R&D, or businesses establishing a national or regional headquarters or computer/clerical operation center. Eligible activities include land and building acquisitions, building construction, multi-tenant spec building and industrial park development. PIDA financing in Chester County is obtained through the Chester County Development Council.

### *The Pennsylvania Economic Development Financing Authority (PEDFA)*

The Pennsylvania Economic Development Financing Authority (PEDFA) operates a pooled bond program which finances business entities in Pennsylvania by issuing taxable bonds, selling them to investors and lending the proceeds to eligible businesses. The Authority also issues tax-exempt bonds to finance facilities that by federal tax law are eligible for tax exempt financing. Funds may be applied to land and building acquisition, building renovation and construction, machinery and equipment acquisition and installation, and bond refinancing. In Chester County, funding is applied for through the Chester County Development Council.

### *The Small Business First Program*

The Small Business First Program provides businesses of 100 employees or less with loans up to \$200,000 (or 50% of total costs, whichever is less) for acquisition, construction, machinery and equipment, working capital and certain environmental compliance costs are eligible activities. The maximum loan for working capital is \$100,000. The interest rate for loans through this program is 5%. A job must be created or retained for each \$25,000 loaned.

### *The Pennsylvania Capital Access Program (PennCAP)*

The Pennsylvania Capital Access Program (PennCAP) guarantees loans up to \$500,000 so that favorable terms, rates and approvals can be secured for businesses that need access to low-cost capital. Land and building acquisition, equipment and working capital are eligible activities. Loan guarantees are provided through the PEDFA bond program. Both term loans and lines of credit are eligible for the guarantees available through this program.

### *Pennsylvania DCED Greenways, Trails and Recreation Program (GTRP)*

Act 13 of 2012 established the Marcellus Legacy Fund and allocates funds to the Commonwealth Financing Authority (the “Authority”) for planning, acquisition, development, rehabilitation and repair of greenways, recreational trails, open space, parks and beautification projects using the Greenways, Trails and Recreation Program (GTRP). Projects may involve development, rehabilitation and improvements to public parks, recreation areas, greenways and trails. Grants shall not exceed \$250,000 for any project. A 15% local match of the total project cost is required. Eligible agencies include: Municipalities, Councils of Governments, Institutions of Higher Education, Watershed Organizations and For-Profit Businesses. Pennsylvania DCNR grants are generally less focused on revitalization efforts, but like DCED funds, may be sought for park rehabilitation and development, recreation planning, and trails.

### *Pennsylvania DCED Multimodal Transportation Fund*

The Multimodal Transportation Fund provides grants to encourage economic development and ensure that a safe and reliable system of transportation is available to the residents of the commonwealth. Funds may be used for the development, rehabilitation and enhancement of transportation assets to existing communities, streetscape, lighting, sidewalk enhancement, pedestrian safety, connectivity of transportation assets and transit-oriented development. Grants are available for projects with a total cost of \$100,000 or more. Grants shall not exceed \$3,000,000 for any project. Municipalities, Councils of Governments, Businesses, Economic Development Organizations, and Public Transportation Agencies are eligible.

### *PennDOT Multimodal Transportation Fund*

The PennDOT Multimodal Transportation Fund is separate from the DCED program of the same name and similarly provides grants to a range of eligible agencies to ensure a safe and reliable system of transportation. Grants are available for a broad range of projects with a total cost of \$100,000 or more. Grants shall not exceed \$3,000,000 for any project. A minimum 30% local match is required.

### *Green Light-Go Program*

The Green Light-Go: Pennsylvania’s Municipal Signal Partnership Program is designed to improve safety and mobility by reducing congestion and improving efficiency of existing traffic signals on state highways. The Program is comprised of the Local Grant Element (Designated only Corridors funded through Act 89 of 2013) and the PennDOT Project Element (Critical Corridors). Municipal applications for the Green Light-Go Program require a 50% match using municipal or private cash.

## ***Delaware Valley Regional Funding***

### ***Regional Trails Program***

The Regional Trails Program, administered by the Delaware Valley Regional Planning Commission, with funding from the William Penn Foundation, aims to capitalize upon the region's rich network of "rights-of-ways" by providing funding for targeted, priority trail design, construction and planning projects that will promote a truly connected, regional network of multi-use trails throughout the Greater Philadelphia region.

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### ***Transportation & Community Development Initiative***

The TCDI program is an opportunity for the Delaware Valley Regional Planning Commission (DVRPC) to support local development and redevelopment efforts in the individual municipalities of the Delaware Valley that implement municipal, county, state, and regional planning objectives.

### ***Transportation Alternatives Program***

Transportation Alternatives Program (TAP) are Federal highway and transit funds set-aside under the Surface Transportation Program (STP) for community-based "non-traditional" projects designed to strengthen the cultural, aesthetic, and environmental aspects of the nation's intermodal transportation system. The TE funding category, which has historically funded many pedestrian and bicycle supportive projects such as streetscape improvements, was originally established by Congress in 1991 under the ISTEA transportation authorization legislation, and was most recently affirmed as TA under the Moving Ahead for Progress in the 21st Century Act (MAP-21).

### ***Municipal Resource Guide***

This guide is intended to assist local and county governments, community groups and nonprofit organizations in the Delaware Valley Region to identify federal, state, county, and private sources of funding for locally initiated planning and development projects. Funding opportunities are listed by program, category, and eligibility requirements.

## ***Federal Funding***

Federal funds available to Honey Brook Borough are severely limited because the Borough does not qualify as a federal enterprise zone, empowerment zone or enterprise community. The U. S. Department of Commerce Economic Development Administration (EDA) offers certain grants for community development purposes but these are extremely competitive and directed mainly to funding public facilities. The EDA Title I program offers grants for public works projects associated with industrial development and EDA Title IX grants that are designed for communities recovering from severe economic dislocations. Federal incentives that may be available to private sector investors in the Small Business Administration (SBA), 7a Loan Guarantee Program and 504 Direct Loan Program.

## ***Municipal Debt***

### ***Municipal Bonds***

The Borough may issue general obligation or revenue bonds to finance projects that are in the public interest. The Borough has the remaining capacity to issue bonds up to their debt limit, but they must be able to demonstrate that tax revenues or revenues from a project will be sufficient to pay off any additional debt beyond their current debt repayment obligations.

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If interest rates are low, the Borough may want to consider refinancing existing debt and adding to the amount borrowed. Of course, bond issuance decisions depend upon need, economic benefits, current debt obligations, debt limits, project feasibility, interest rates, timing and other factors.

### ***Tax Incentives***

#### ***Tax Increment Financing (TIF)***

Tax Increment Financing (TIF) is a way for redevelopment to pay for itself through the increased property taxes that are generated by a specific project. Tax increment financing districts in Pennsylvania are governed by Act 113 of 1990, the Tax Increment Financing Act. Municipalities, school districts and counties may participate in this program.

TIF districts and their related redevelopment projects are designed to convert blighted areas—generally with low property values, assessments and tax revenues—into more attractive areas in which businesses will want to locate. Public improvements, which may include land assembly, building clearance, infrastructure improvements, and/or creation of amenities, will make the area more attractive for the private sector relocation of business, industrial, or residential development. The new development will have significantly higher assessment values and provide greater tax revenues to the municipality.

Once a tax increment financing district is designated, the amount of tax revenue from the area that is directed to the general fund is held at the pre-improvement level. Any amount of taxes collected above this base level is directed into a fund to pay for improvements or to pay off bonds which funded improvements in the TIF district.

#### ***Local Economic Revitalization Tax Abatement (LERTA)***

Adopting a LERTA ordinance allows municipalities to exempt physical improvements within a designated geographic area from re-assessment for up to ten years. The exemption applies to the value added from the subject improvements. The school district, the county and the municipality must agree on a revitalization program and must each pass a resolution supporting the proposed LERTA program.



# Appendix O: Sustainable Communities Assessment for Honey Brook Borough, Chester County

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## Overview

Between February and April of 2013, staff from the Brandywine Conservancy (Conservancy) conducted a focused assessment of Honey Brook Borough's ordinances, plans, and policies (collectively, the "framework") as these pertain to community sustainability. Using the focused assessment approach allowed Conservancy staff to investigate Honey Brook's broad and complex framework given limited time and resources, laying the groundwork for clear recommendations for future action during the comprehensive planning process.

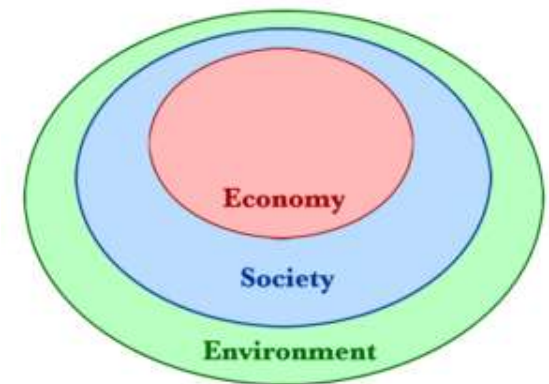
It may be helpful to define the term "sustainability". Sustainability is widely accepted to refer to: *an approach that meets the needs of the existing generation while not compromising the needs of future generations, while protecting the rights of both*. It is also commonly understood to mean *the responsible use of natural resources such that renewable ones are not drawn down beyond their ability to regenerate, and non-renewable ones are used to the minimum possible extent*. For example, applying this definition to the land-use component of Honey Brook's environmental framework would mean an approach which *promotes a greater variety of uses in the MSR district, for example by allowing commercial uses at corner locations; and by changing the bulk regulations of the MUC district to make it more in keeping with the borough's urban character*. Each of these changes would promote walkability and enhance the borough's economic competitiveness.

*"A healthy environment, one that is supported by sound land-use policies, is essential for healthy communities and strong local economies."*

Sustainability is often represented by the graphic shown here, at the center of the three nested circles: "environment," "society," and "economy." While this assessment looks principally at the outer, environmental, circle, it is clear that a healthy environment, one that is supported by sound land-use policies, is essential for healthy communities and strong local economies.

Specifically, we evaluated the following facets of sustainability: (1) Natural Resource Protection; (2) Water Quality & Quantity; (3) Land Use & Community Character; (4) Global Warming & Climate Change;

(5) Renewable Energy & Energy Conservation; (6) Mobility & Transportation; (7) Community Health & Safety; and (8) Food Production & Security. Given the assessment's focus on ordinances, plans, and policies, we did not evaluate any of the Borough's *operations* as they relate to sustainability (e.g., municipal vehicle types and fuels used; procurement of supplies). Nor did we address the major



components of the societal and economic circles (e.g., local economies), since we believe these issues may better be addressed through the comprehensive planning process per se. However, that being said, it would be impossible to entirely disentangle so-called “environmental impacts” from the social and economic dimensions.

## Methodology

The following documents were used in the conduct of this Sustainable Communities Assessment. They were selected because of their likely impact on community sustainability, as outlined in the tool below. Of course, this tool is intended for use in municipalities across southeastern Pennsylvania, and a number of them are less applicable to the small-town context of a borough such as Honey Brook. EMC staff kept this context in mind while assessing the borough’s code and planning documents.

Plans, Studies, and Reports	Honey Brook Borough Code
<ul style="list-style-type: none"><li>• Comprehensive Plan (1993)</li><li>• Honey Brook Borough Revitalization Plan Update (2009)</li><li>• Guiding Transportation Investments and Land Use Decisions along US 322 (2010)</li><li>• Wellhead Protection Program and Management Plan (2005)</li></ul>	<ul style="list-style-type: none"><li>• Ch. 18. Sewage and Sewage Disposal</li><li>• Ch. 22. Subdivision and Land Development</li><li>• Ch. 23. Stormwater Management</li><li>• Ch. 26. Water</li><li>• Ch. 27. Zoning</li></ul>

# Results and Recommendations

The results of the focused assessment of Honey Brook’s efforts are provided in the charts that start on this page. These charts are organized according to the issues evaluated, while the symbols “+” and “x” are used to indicate the strengths and weaknesses, respectively, of the Borough’s current regulations, plans, and policies as they relate to environmental sustainability. For the same criteria, the letter “n” is used to note a neutral, or adequate, evaluation; i.e., the Borough’s efforts are neither significantly strong nor notably weak.

Eventually, as the comprehensive planning process continues and as Honey Brook’s priorities are better understood, recommendations will be developed that will address the most important deficiencies, and build on the greatest strengths, of the borough. To do so now, without a clear understanding of the borough’s vision for a sustainable future, would be premature.

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Key Documents & Abbreviations		Zoning Districts	
Comp Plan: Honey Brook Joint Comprehensive Plan (1993)	US322 Study: Guiding Transportation Investments and Land Use Decisions along US 322 (2010)	MSR—Main Street Residential District	TC—Town Center Commercial District
Revitalization Plan: Honey Brook Borough Revitalization Plan Update (2009)	Wellhead Protection Plan: Wellhead Protection Program and Management Plan (2005)	TR—Traditional Residential District	MUC—Mixed Use Commercial District
		NR—Neighborhood Residential District	I—Industrial District

### ***Natural Resource Protection***

<p><b>General comments</b></p> <p>These apply to all items below.</p>	<p>+ <b>Comp Plan.</b> Goals and objectives support the preservation of the region’s natural environment, including floodplains, woodlands, ground and surface water, wetlands, steep slopes, prime agricultural land, scenic resources, and restrictive soils.</p> <p>+ Calls for all planning, zoning, and development decisions to be evaluated for their environmental impacts.</p> <p>+ <b>§§22-403.C &amp; -404.C.</b> Preliminary and Final Plans require an Existing Site Features and Conservation Plan which shows: slopes exceeding 15%, water features including wetlands, soil types, vegetative cover, and delineation of scenic areas.</p> <p>n Existing Site Features and Conservation Plan to include impact assessment for all features depicted.</p>
<p><b>Protect: floodplains</b></p> <p>Floodplain protection serves both to protect private property and conserve valuable ecological resources, and should consider downstream users.</p>	<p>n The available mapping shows no floodplains within the boundaries of Honey Brook Borough.</p>
<p><b>Protect: riparian buffers</b></p> <p>Riparian buffers provide multiple benefits, from stormwater mitigation to wildlife habitat to aesthetics and more. Research has shown that benefits grow as the width of the buffer grows.</p>	<p>+ <b>US322 Study.</b> Recommends adoption of riparian buffer ordinance.</p> <p>+ <b>§23-204.8.</b> Requires drainage easements, which prohibit all excavation or alterations, for all watercourses. The easements also require the establishment and protection of riparian buffers.</p> <p>x <b>§23-701.</b> Definition of “riparian buffer” lacks any explicit width.</p>
<p><b>Protect: woodlands &amp; hedgerows</b></p> <p>It is hard to overstate the value of mature woodlands, which include wildlife habitat, stormwater mitigation, soil conservation, carbon sequestration, mitigation of temperature extremes, improved property values, and much more.</p>	<p>n Honey Brook Borough has no extant woodlands.</p> <p>n <b>Ch. 27.</b> Forestry is a permitted use in the MSR, TR, TC, MUC, and I districts.</p> <p>+ <b>Ch. 27, Article XI, §1108.C.4.</b> Existing trees to be preserved to the extent possible for use in buffers and screens.</p>

<p><b>Protect: prime agricultural soils</b></p> <p>Prime agricultural soils, essentially a non-renewable resource, produce an extensive array of crops with minimal energy input, and provide other significant benefits, such as infiltration, when left undisturbed.</p>	<p>+ <b>Comp Plan.</b> Calls for development of a TDR program, and the use of open space subdivisions, as means of preserving agricultural lands. Such a program might be implemented jointly with Honey Brook Township.</p> <p>n <b>§22-403.</b> Requires delineation of all classes of agricultural soils.</p> <p>+ <b>§22-524.A.</b> Removal of soil from Honey Brook prohibited without express permission from Borough.</p>
<p><b>Protect: wetlands &amp; hydric soils</b></p> <p>Wetlands have been called “the kidneys of the Earth” for their ability to filter pollutants and maintain water quality. They also provide important wildlife habitat and can be a source of beauty.</p>	<p>+ <b>§§22-202 &amp; 27-202.</b> Definition of “wetland margins” is 75’ from the wetland boundary, or to the limit of hydric soils, whichever is less; the minimum margin is 25’.</p> <p>+ <b>§22-520.2.A(2).</b> Disturbance to wetlands and areas with seasonally high water tables to be minimized.</p> <p>+ <b>§23-204.</b> Wetlands shall not be used to meet the minimum design requirements for stormwater management or stormwater runoff quality treatment, except when used as part of a treatment train that incorporates a portion of the outer zone (filter strip) of the wetland’s riparian buffer as a stormwater outfall.</p> <p>+ <b>Ch. 27, Article XI, §1115.C.</b> Requires detailed study identifying and delineating all wetlands on site proposed for development.</p> <p>n <b>Ch. 27, Article XI, §1115.E.</b> Prohibits alteration, grading, filling, or building upon more than 20% of wetland margins.</p>
<p><b>Protect: steep slopes</b></p> <p>Steep slopes require protection primarily to prevent soil erosion and to protect downslope areas from flooding, but also provide valuable habitat.</p>	<p>+ <b>23-404.B(4)(b).</b> Dense spreading shrubs (shrubs tolerant of dry soils) shall be planted on steep slopes. Heavy mat mulch shall be used during the period of establishment.</p> <p>x No other protections. However, steep slopes may be a non-issue, but there is no mapping to tell either way.</p> <p>x “Steep slopes” is an undefined term.</p>
<p><b>Protect: rare species</b></p> <p>No one wants to be a party to extinction, which famed wildlife biologist E.O. Wilson refers to as “the death of birth.”</p>	<p>x No provisions.</p>

<p><b>Protect: air quality</b></p> <p>From the municipal perspective, the primary means of protecting air quality are, (1) to provide for dense, mixed-use development that promotes human-scale transportation choices; and (2) to provide for green infrastructure, which cleanses the air of pollutants.</p>	<p>+ <b>§22-102.</b> Explicitly cites the state Constitution’s Article I, §27, which holds that citizens of Pennsylvania have a right to clean air.</p>
<p><b>Identify, map and protect greenways</b></p> <p>Greenways represent a unique opportunity to connect disparate areas into one single whole, while also providing a showcase of a place’s ecological wealth. They provide opportunities for recreation and non-vehicular mobility, and also provide wildlife with vital connections between natural areas.</p>	<p>+ Honey Brook Borough is a hub in the Brandywine Creek Greenway, and officially supports the Greenway Concept Plan.</p>

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## ***Water Quality and Quantity***

### Water Conservation

<p><b>Ordinance prevents depletion of groundwater and surface water supplies</b></p> <p>It is important to ensure that water resources are not used at an unsustainable rate, both to protect ecological integrity and to ensure a sustainable water supply for human use.</p>	<p>+ <b>§23-101.</b> Purpose to maintain or re-establish natural hydrological characteristics of watershed, including groundwater recharge.</p> <p>+ <b>§26-102.</b> Sets specific water conservation standards for fixtures.</p>
<p><b>Permit/promote harvested/recycled water (e.g., greywater systems, rain barrels) use</b></p> <p>Such measures reduce water consumption and save money and energy.</p>	<p>n No such provisions.</p>

<p><b>Identify native and drought-tolerant plants for use in required landscaping plans</b></p> <p>Native plants are already adapted to the existing hydrologic conditions, and so do not require the extensive watering typical of introduced species.</p>	<p>+ <b>Ch. 27, Article XI, §1108.C.</b> The use of native plant species is highly encouraged.</p> <p>+ <b>Ch. 27, Appendix A.</b> Plant materials list identifies native plants and strongly encourages their use, but also lists non-natives as acceptable.</p> <p>✗ White Ash and Green Ash should be removed from the list, as the emerald Ash borer infestation has made the planting of Ash trees untenable.</p> <p>✗ All the <i>Pyrus calleryana</i> trees, as well as the shrub <i>Euonymus alatus</i>, should be removed from the list, as they are invasive.</p> <p><i>Note: “Tsuga canadensis” (under “Evergreen trees”) is misspelled—the listing in the Appendix has an ‘s’ at the end of “Tsuga.”</i></p>
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### Water and Sewer Infrastructure

<p><b>Utilize existing public water/sewer lines before expanding or increasing capacity</b></p> <p>Controlling expansion of sewage capacity &amp; water supply is a key element in growth management.</p>	<p><b>n Comp Plan.</b> Sewer system had excess capacity in 1993, which led to concerns over sprawling development patterns and interest in providing opportunities for higher densities in appropriate locations.</p> <p>+ <b>Revitalization Plan.</b> Recognizes need for continuing maintenance of aging water and sewer lines. In 2011, thanks to a county grant, most of the oldest water and sewer distribution lines were replaced.</p> <p>+ <b>Wellhead Protection Plan.</b> Contains regulatory and non-regulatory tools for protecting public water quality.</p> <p>+ <b>Ch. 18 and §22-523.A.</b> Use of public sewer system required.</p> <p>+ <b>§27-1116.</b> New uses and developments shall connect with a public or municipal water service.</p>
<p><b>Has a maintenance program for on-lot disposal systems (OLDS)</b></p> <p>Ongoing maintenance of OLDS is essential for protecting water quality and ensuring the long-term viability of such systems.</p>	<p><b>n</b> Honey Brook Borough has no OLDS.</p> <p><b>n §10-102.</b> Unlawful to dispose of human excrement anywhere other than into a sewer.</p>
<p><b>Ensure the future land-use plan directs any expansion of water, sewer, stormwater capacities</b></p> <p>Proper growth management links the expansion of public utilities to community-created plans.</p>	<p>+ <b>Comp Plan.</b> Objective to coordinate land-use planning, zoning, and water and sewage facilities planning.</p>

<p><b>Update the community's Act 537 plan based on the future land-use plan</b></p> <p>Since the future land-use plan represents the community's vision, the sewage plan (Act 537 Plan) should be consistent with it.</p>	<p><b>n Comp Plan.</b> PADEP has recommended an update to the Honey Brook Act 537 Plan.</p>
<p><b>Encourage spray/drip irrigation where use of existing treatment is not an option</b></p> <p>Spray/drip irrigation ensures the integrity of the local hydrologic cycle better than stream discharge plants, which send water and nutrients downstream, often requiring costly system design, operation, and upgrades.</p>	<p><b>n Comp Plan.</b> Honey Brook has a stream-discharge system for wastewater.</p>

### Stormwater Management

<p><b>Implement stormwater BMPs / green infrastructure</b></p> <p>BMPs, aka "green infrastructure," represent low-cost, environmentally-integrated techniques for stormwater management which also serve as community amenities.</p>	<p>+ <b>US322 Study.</b> Recommends a variety of green infrastructure elements to serve as stormwater management BMPs.</p> <p><b>n Ch. 23.</b> Generally does not recognize ecological values or public health benefits of stormwater BMPs as green infrastructure.</p> <p>+ <b>§23-101.</b> Purpose to maintain or re-establish natural hydrological characteristics of watershed.</p> <p>+ <b>§23-204.</b> Combination of BMPs to be used to manage stormwater.</p> <p>+ <b>§23-401.</b> Infiltration to be a core component of stormwater management.</p> <p>+ <b>§23-404.</b> Prohibits use of fertilizers unless it is documented that soils conditions warrant amendment and that the nutrients applied will not exceed plant uptake.</p>
<p><b>Require Low Impact Development techniques</b></p> <p>Low Impact Development (LID) is a design approach that focuses on conservation and use of natural features to protect water quality on-site.</p>	<p>+ <b>§23-401.A.</b> Requires incorporation of Conservation Design practices to minimize generation of stormwater.</p> <p>+ <b>§22-520.2.A(1) and (2).</b> Disturbance to natural swales and channels, and wetlands and areas with seasonally high water tables, to be minimized.</p>
<p><b>Require routine maintenance of stormwater management facilities</b></p> <p>Like all infrastructure, stormwater management facilities are subject to degradation over time, and therefore benefit from ongoing maintenance.</p>	<p>+ <b>§23-604.</b> Requires operations &amp; maintenance agreement, which stipulates inspection by the municipality at least once every three years.</p> <p>✗ <b>Ch. 23, Appendix 23-A.</b> BMPs on private property are the maintenance responsibility of that property owner.</p> <p>✗ No provision is made for a stormwater maintenance fund.</p>

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## Land Use and Community Character

### Land-Use Planning

<p><b>Steer growth and new development to the most appropriate places within community/region</b></p> <p>Steering growth to existing population centers, such as villages, towns and cities preserves open space and helps to ensure more efficient use of existing infrastructure, while also promoting a sustainable local economy.</p>	<p>+ <b>Comp Plan.</b> Recognizes that the borough is the focal point of the Honey Brook region.</p> <p>+ Goal to encourage growth in Borough and immediate vicinity, where infrastructure exists to support it.</p> <p>+ <b>US322 Study.</b> Honey Brook Borough is shown as a growth center, where growth along the 322 corridor ought to be concentrated.</p>
<p><b>Participate in multi-municipal/regional land use planning</b></p> <p>Many issues are best dealt with on a regional rather than municipal basis, and efficiencies of scale can reduce burden on local budgets.</p>	<p>+ <b>Comp Plan.</b> Joint Comp Plan (1993).</p> <p>+ Upcoming Comp Plan update designed so as to allow for compatibility with update to Honey Brook Township Comp Plan.</p>
<p><b>Ensure planning policies and regulations are consistent with regional growth management plans</b></p> <p>A municipality's policies and regulations are the tools which implement the local plan, and it only makes sense for them all to work in concert.</p>	<p>n <b>Comp Plan.</b> Largely consistent with <i>Landscapes2</i>. However, the county comprehensive plan shows Honey Brook Borough as an "urban landscape," in contrast to parts of the borough's zoning ordinance, which includes the NR district (a "transition" zone with some suburban features) and the MUC district (an explicitly auto-oriented district).</p>
<p><b>Increase density/intensity in urban and village areas where appropriate</b></p> <p>Greater intensity of use and density of population can reduce the per capita cost of infrastructure, helping a municipality's dollars to go farther, while also promoting a sustainable local economy.</p>	<p>n <b>Ch. 27.</b> Several of the zoning districts (MSR, TR, TC) in the borough provide for relatively high density, while a couple (NR, MUC) are more in keeping with a suburban style of living and working.</p>

<p><b>Encourage and/or incentivize infill development and redevelopment of previously-disturbed lands</b></p> <p>Open space is a resource with limited capacity for regeneration, so it makes sense to encourage infill development and redevelopment of previously-disturbed lands.</p>	<p>n No specific provisions.</p>
<p><b>Adopt and implement Smart Growth principles</b></p> <p>Smart growth principles encourage the concentration of development in existing walkable &amp; bikeable communities; transit-oriented development; mixing of uses; a range of housing &amp; transportation options; a sense of place; distinct community boundaries; the preservation of open space and critical environmental resources; and community involvement in land-use decisions.</p>	<p>+ <b>US322 Study.</b> Recommends the adoption of smart growth zoning.</p> <p>n <b>§27-202.</b> Defines “mixed use” as “the use of a building or a lot for two or more principal uses.” The term “mixed use” usually also refers to zoning districts that permit a mix of residential, commercial, industrial, and institutional uses.</p> <p>x <b>MSR district.</b> Zoning district that occupies large portion of Rt. 322 designated primarily for housing, with only limited non-residential use options.</p> <p>x <b>NR district.</b> A “transition” zone such as this, within a borough, makes a distinct community boundary difficult to achieve.</p> <p>+ <b>TC district.</b> Permits a mix of residential and commercial uses.</p> <p>x <b>MUC district.</b> Is explicitly intended as an auto-oriented district, which is usually inappropriate in a borough, or town, setting.</p>
<p><b>Allow for Traditional Neighborhood Development</b></p> <p>TNDs aim to be complete neighborhoods, with a mix of housing types, a network of well-connected streets and blocks, humane public spaces, and have amenities such as stores, schools, and places of worship within walking distance of residences.</p>	<p>+ <b>Comp Plan.</b> Promotes the preservation of the borough’s existing rectilinear street pattern.</p> <p>+ Recommends extending the historic pattern of development where new development is adjacent to older or historic neighborhoods.</p> <p>+ <b>§22-503.1.C.</b> Requires grid system for streets and blocks.</p> <p>n <b>MSR district.</b> Permits some variety in housing (SFD, twin/duplex) on small lots, in small blocks that promote walking; with religious uses also permitted.</p> <p>n <b>TR district.</b> Permits some variety in housing (SFD, twin/duplex) on small lots; with educational and recreational uses also permitted.</p>
<p><b>Adopt Transferable Development Rights ordinance</b></p> <p>TDRs are a market-based tool, often used for the preservation of farmland and natural areas, by transferring the “development rights” from these areas to areas with the infrastructure to support more intense/dense development.</p>	<p>n <b>Comp Plan.</b> Calls for development of a TDR program as means of preserving agricultural lands. Efforts to implement have not yet succeeded, however.</p> <p>x <b>Ch. 27.</b> No provisions.</p>

<p><b>Update municipal comprehensive plan to promote sustainability</b></p> <p>Municipal sustainability begins with the comprehensive plan, which can help to set the vision and subsequent priorities for sustainability.</p>	<p>+ 2013 update to comprehensive plan beginning with this Sustainable Communities Assessment.</p>
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### Character and Aesthetics

<p><b>Preserve, through zoning and other means, the community's significant historical resources</b></p> <p>A community's historical resources are its connection to its past and help to define it as a unique place, worthy of respect and stewardship.</p>	<p>+ <b>Comp Plan.</b> Preservation of the borough's historic buildings is an important theme.</p> <p>+ Recommends the establishment of a Historical Committee which would conduct a comprehensive inventory of historic resources.</p> <p>+ Recommends extending the historic pattern of development where new development is adjacent to older or historic neighborhoods.</p> <p>+ <b>US322 Study.</b> Recommends the preservation of historic structures and neighborhoods along 322 corridor.</p> <p>+ <b>§§22-403.C &amp; -404.C.</b> Preliminary and Final Plans require an Existing Site Features and Conservation Plan which shows historic resources.</p> <p>n Existing Site Features and Conservation Plan to include impact assessment for all features depicted.</p>
<p><b>Encourage and promote, through zoning, the adaptive reuse of historic buildings</b></p> <p>A key element in historic preservation is the preservation of the usefulness of the historic structure, which often relies on creative reuse opportunities.</p>	<p>+ <b>Comp Plan.</b> Objective to encourage rehabilitation and reuse of historic buildings for economic development.</p> <p>+ <b>Revitalization Plan.</b> Recommends promotion of incentive programs that encourage preservation, rehabilitation, and adaptive reuse of historic resources.</p>
<p><b>Preserve through ordinance incentives significant cultural and scenic resources</b></p> <p>In some cases, historic preservation is best achieved through other parts of the Code.</p>	<p>+ <b>Revitalization Plan.</b> Recommends establishing a façade improvement program.</p>

<p><b>Enact ordinances limiting both noise and light pollution</b></p> <p>The livability of a place can be dramatically affected, for good or ill, by noise and lighting.</p>	<p><b>n Comp Plan.</b> A core concern mentioned in the 1993 plan is the heavy truck traffic associated with the Lanchester Landfill. Mitigating this noise somehow could improve quality of life for Borough residents.</p> <p><b>x Ch. 27, Article XI, §1105.C.2.</b> Explicitly permits floodlighting and “high-intensity” lighting. Floodlights diminish security by casting dark shadows and harming night vision. All lighting should be downlighting, and designed so as to fill an area with ambient light when intended for security purposes.</p> <p><b>+ Ch. 27, Article XI, §1105.E.</b> Regulates noise.</p> <p><b>+ Ch. 27, Article XI, §1113.A.</b> A purpose of lighting requirements is to protect neighbors and the night sky from nuisance glare.</p> <p><b>x Ch. 27, Article XI, §1113.C.2(b).</b> Allows unshielded lighting.</p> <p><b>n Ch. 27, Article XI, §1113.C.3.</b> Many of the provisions intended to control glare would be unnecessary if unshielded lighting was simply not permitted.</p>
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### ***Global Warming & Climate Change***

#### **Greenhouse Gas Pollution Reduction**

<p><b>Enact ordinances to encourage mixed use/Transit-Oriented Developments (TODs)</b></p> <p>Mixed-use and transit-oriented development is the hallmark of strong, well-planned communities. By reducing reliance on fossil fuels, they also have a positive impact on climate change.</p>	<p><b>+ The borough, as a node of relatively high population density, is naturally much more transit-oriented than the surrounding area. The borough’s small size also means that, despite the generally Euclidean (single-use) zoning, all centers of employment are within walking distance of all residential areas.</b></p>
<p><b>Enact ordinances to allow live-work units and home-based businesses in residential zoning districts</b></p> <p>In existing residential districts, a certain degree of “mixed-ness” may be achieved by permitting and encouraging live-work units and home-based businesses. In an economy struggling to provide full employment, opportunities to work at home may allow a person to remain in his/her home.</p>	<p><b>+ Ch. 27.</b> All residential zoning districts permit home-based businesses, and the TC district permits first-floor commercial with second-story residential</p>

<p><b>Incentivize green building techniques for new developments and redevelopment projects</b></p> <p>“Green” buildings have been shown to have greater value, be more affordable to maintain, be more attractive to certain demographics, and to have a high return-on-investment in terms of local employment.</p>	<p>✗ No specific provisions.</p>
<p><b>Promote and incentivize reforestation on open space</b></p> <p>Reforestation provides greater habitat, variety of landscape, stormwater mitigation, and a sink for atmospheric carbon dioxide, the primary greenhouse gas pollutant.</p>	<p>✗ No specific provisions.</p>
<p><b>Encourage use of human-scale transportation (public transit, biking, walking)</b></p> <p>Studies have shown that communities which provide opportunities for non-motorized transport are healthier, happier, and have more disposable income. Such communities also emit fewer greenhouse gas pollutants through their reduced reliance on fossil fuels.</p>	<p>+ <b>Ch. 22.</b> Various provisions promote walkability.</p>
<p><b>Develop, adopt and implement a Climate Action Plan to reduce greenhouse gas emissions</b></p> <p>A Climate Action Plan (CAP) is one way a community can consciously reduce its negative impact on the global climate, while also saving energy, reducing per capita infrastructure costs, and saving money.</p>	<p>✗ The borough has not adopted a CAP although, as part of the Philadelphia metropolitan region, a greenhouse gas emissions and energy-consumption inventory has been completed by DVRPC.</p>

### ***Climate Change Adaptation***

<p><b>Build resilience by developing, adopting and implementing an adaptation component to Climate Action Plan in the face of present, and projected future, impacts of climate change</b></p> <p>By many measures, climate change has already occurred and is already intensifying local weather patterns; this may be expected to continue.</p>	<p>✗ The borough has not adopted a CAP.</p>
<p><b>Adapt: heat</b></p> <p>Steadily increasing temperatures, with increasing incidence of extreme temperatures, can be expected with very high scientific confidence. Local governments can take steps to adapt to this. Examples include green infrastructure installation, modifying any acceptable plants lists to include heat- and drought-tolerant plants, etc.</p>	<p>✗ No specific provisions.</p>
<p><b>Adapt: water</b></p> <p>Climate scientists also have high confidence that one consequence of climate change is an intensifying hydrologic cycle: generally, precipitation will occur less frequently but, when it does occur, there will be more of it. Local governments need to prepare for increasing incidence of flash flooding interspersed with drought.</p>	<p>✗ No specific provisions.</p>

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## ***Renewable Energy and Energy Conservation***

### **Renewable Energy**

<b>Allow solar panels by-right when accessory to a principal use</b>  As the most accessible distributed, renewable energy technology for private property owners, it is important to reduce barriers to their installation whenever possible.	<b>n Ch. 27.</b> No provisions for solar. <b>+ §27-1102.6.</b> Solar panels may exceed height limitations.
<b>Establish a minimum percentage of solar-oriented lots or buildings in new developments</b>  One major barrier to installation of solar systems on roofs is the orientation of the building. In the northern hemisphere, solar works best on south-facing slopes.	<b>x Ch. 22.</b> No such provisions.
<b>Permit small wind energy conversion systems (WECS) in all zoning districts</b>  Small wind energy systems have minimal impacts, and are an important part of the overall energy mix.	<b>n Ch. 27.</b> No provisions for wind.

### **Energy Efficiency and Conservation**

<b>Encourage new &amp; renovated residential/commercial buildings to achieve LEED, Energy Star, or comparable standards</b>  In the U.S., buildings are responsible nearly half of all energy consumed. Any effort to reduce total energy consumption, therefore, must include building energy efficiency as a crucial element. Energy-efficient buildings also tend to be more attractive investments and therefore have more stable real estate value.	<b>n Revitalization Plan.</b> Recommends promoting incentives for energy conservation. Could be more specific.
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<p><b>Add an energy element to the comprehensive plan</b></p> <p>Energy is the most crucial input to the economy, and it is arguable that comprehensive plans which do not consider energy are not truly comprehensive.</p>	<p><b>n Comp Plan.</b> No energy element. However, one is planned for the update currently underway.</p>
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## ***Mobility and Transportation***

### Non-vehicular Transportation

<p><b>Encourage Transit-Oriented Development (TOD)</b></p> <p>Mixed-use and transit-oriented development is the hallmark of strong, well-planned communities. By reducing reliance on fossil fuels, they also have a positive impact on climate change.</p>	<p>+ <b>US322 Study.</b> Recommends establishment of one park-and-ride lot in the borough.</p> <p>+ Recommends the promotion of TODs.</p>
<p><b>Establish sidewalks in residential, village, downtown areas</b></p> <p>Sidewalks are the key element in safe, walkable, livable neighborhoods.</p>	<p>+ <b>Revitalization Plan.</b> Recommends completing additional links in the borough’s sidewalk system.</p> <p>+ <b>US322 Study.</b> Recommends gateway improvement to the borough with sidewalks on both sides and a crosswalk.</p> <p>+ Recommends improving the pedestrian environment, which includes installing sidewalks, crosswalks, and pedestrian signalization.</p> <p>+ <b>§22-507.</b> Sidewalks required along all street types.</p> <p><b>n §22-507.</b> Sidewalks, while required for all street types, are not as wide as they could be to meet “complete streets” standards.</p> <p>+ <b>§22-517.1.</b> Sidewalks required on both sides of streets.</p> <p>+ <b>§22-517.3.</b> Sidewalks to be minimum of 5’ wide, and Council may require wider sidewalks in certain circumstances (this minimum width is inconsistent with minimum width established in §22-507).</p>

<p><b>Require bike racks at appropriate locations in new/infill developments</b></p> <p>Appropriately-located bike racks can make cycling significantly easier and more attractive, while also protecting landscaping and infrastructure, which otherwise becomes the default bike “rack.”</p>	<p>✗ No such provisions.</p>
<p><b>Establish maximum block widths that encourage, rather than discourage, walking and bicycling; and help to disperse traffic, reducing congestion.</b></p> <p>Block width is a strong determinant in the friendliness of an area for pedestrian and cycling activity.</p>	<p>✗ <b>§22-503.1.D.2.</b> Permits block lengths up to 1,150 feet, which is inappropriately long in a town setting.</p>

### ***Roads and Streets***

<p><b>Codify “complete streets” principles in the SALDO and embrace PennDOT’s new Smart Transportation design standards which emphasize context-sensitive design</b></p> <p>Complete streets designed and maintained to ensure accessibility to all users, including motorized and non-motorized traffic and public transit. Such streets would include sidewalks, crosswalks, medians and raised crosswalks where necessary, pedestrian signals, bulb-outs, staggered parking, street trees, pervious paving and other green infrastructure measures, etc.</p>	<p><b>n Revitalization Plan.</b> Recommends streetscape improvements that also serve as traffic calming devices. These improvements should also keep in mind pedestrian and cyclist needs; and opportunities for green infrastructure for better stormwater management.</p> <p>+ <b>§22-520.1.B(1).</b> Street trees required along all new streets, and along all streets adjacent to new developments.</p>
<p><b>Eliminate the creation of new cul-de-sacs</b></p> <p>Cul-de-sacs discourage connectivity, thus fostering more driving (and fossil fuel consumption) than otherwise would be necessary. Traditional neighborhoods only rarely incorporate these elements.</p>	<p>+ <b>§22-503.1.C.</b> Requires grid system for streets and blocks.</p> <p>+ <b>§22-505.5.</b> Further stipulates the use of a grid system “to the degree possible.”</p> <p><b>n §22-505.6.</b> Borough Council may require minor collector and local streets to be intereconnected.</p> <p>+ <b>§22-506.</b> Cul-de-sacs highly discouraged. Developer must show that a through street is infeasible.</p>

<p><b>Use future land-use plan to direct expansion of road capacities</b></p> <p>A well-planned community is one in which the land-use plan and the street plan are coordinated to create the community's vision for itself.</p>	<p>✗ The borough has no Official Map.</p> <p>+ <b>Comp Plan.</b> The Circulation Plan is tied to the Future Land-Use Plan.</p> <p>+ Objective to discourage strip development.</p> <p>+ Objective to promote a coordinated access management program and discourage haphazard development along Routes 10 and 322.</p>
<p><b>Maximize existing road capacity (e.g., traffic calming, travel demand management [TDM], etc.) before constructing new roads</b></p> <p>Often, much can be done to use existing road capacity more efficiently, reducing or eliminating the need for new roads. This reduces capital construction costs and ongoing maintenance costs, which can be considerable.</p>	<p>+ <b>Comp Plan.</b> Calls for regular maintenance to ensure local roads are in optimal condition.</p>
<p><b>Plan road improvements to prioritize safety and pedestrian/bike uses</b></p> <p>A road that has been designed with pedestrians and cyclists in mind is one which attracts such users, which promotes public health, a sense of community, saves energy and money, and can promote and support a human-scale business district.</p>	<p>+ <b>US322 Study.</b> Recommends installing "share the road" signage.</p>

### ***Parking***

<p><b>Establish a range of parking standards for commercial uses</b></p> <p>Appropriate parking standards can have far-reaching impacts on a community's development pattern. Often, maximum parking standards are warranted, rather than minimum (which unnecessarily increases the cost of development).</p>	<p>✗ <b>Ch. 27, Article XI, §1109.</b> Relies on minimum parking standards for all uses. Maximum parking standards may also be appropriate to limit unnecessary impervious coverage.</p>
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<p><b>Ordinances should require porous pavement, shade trees, landscape buffers in parking lots</b></p> <p>Such “green infrastructure” elements can result in a vastly superior built environment, from an aesthetic as well as a functional point-of-view.</p>	<p>✗ <b>§22-515.5.</b> Requires asphalt, concrete or solid pavers for parking areas. No provision for pervious materials.</p> <p>+ <b>Ch. 27, Article XI, §1108.F.</b> Requires landscaping for all parking lots with more than five spaces.</p>
<p><b>Permit on-street parking wherever possible and appropriate</b></p> <p>The benefits of on-street parking are many: it provides a natural buffer between traffic and pedestrians, it reduces impervious surface, it reduces the cost of development, it reduces the urban heat island effect, it results in a more pleasing built environment, etc.</p>	<p>✗ <b>§22-515.</b> Off-street parking required in all cases. No provision for counting the contribution made by on-street parking.</p>
<p><b>Permit shared parking in non-residential zoning districts</b></p> <p>Shared parking, like on-street parking, has multiple benefits, such as the reduction of impervious surface, the reduced cost of development, and the reduced consumption of land.</p>	<p>n <b>Revitalization Plan.</b> Calls for continued monitoring of parking needs in the downtown. Any off-street parking lot constructed should be considered shared between all downtown businesses.</p> <p>+ <b>Ch. 27, Article XI, §1109.E.</b> Permits shared parking between uses that typically operate at differing times of the day and week.</p>
<p><b>Promote parking demand management techniques</b></p> <p>Parking Demand Management involves the efficient use of parking facilities through motorist information and enforcement. There are two major components to parking management: pricing and supply management. Benefits may include increased throughput, efficient use of the system, reduced demand and increased roadway capacity.</p>	<p>✗ No specific provisions.</p>

### *Trails*

<p><b>Require the establishment and maintenance of pedestrian/bike trails that connect to public facilities, parks, open space, schools, business/shopping</b></p> <p>Multi-use trails are a crucial element in a region's transportation network, and encourage walking and cycling for work, play and shopping. Trails have also been shown to significantly increase adjacent real estate values.</p>	<p>+ <b>§22-517.1.</b> Sidewalks required on both sides of all streets. See <i>Establish sidewalks in residential, village, downtown areas</i> above.</p>
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### *Community Health and Safety*

#### Public Health and Safety

<p><b>Require street trees and sidewalks in residential areas and village/downtown areas</b></p> <p>In addition to making for a more inviting environment for pedestrians, such amenities have been shown to improve public health.</p>	<p>+ <b>Revitalization Plan.</b> Recommends establishing a street tree program.</p>
<p><b>Provide adequate active and passive recreational opportunities</b></p> <p>Exercise is a key element in an individual's health, and it has been shown that people exercise more regularly when given opportunity's to do so close to home and work.</p>	<p>+ <b>Comp Plan.</b> Has a Recreation element          + Calls for development of a fee-in-lieu for recreation facilities.          + <b>Revitalization Plan.</b> Recommends development of new community park.          + Recommends compilation of an open space inventory.          + Recommends linking the borough to proposed regional trail systems.          + <b>§22-526.</b> Recreational land or fee-in-lieu required for all subdivisions.</p>

### Solid Waste and Recycling

<p><b>Require recycling centers/stations in new developments over a certain size</b></p> <p>In our modern society, the production of waste is nearly unavoidable, but there are many ways in which it can be minimized and, in some instances, eliminated. Recycling permits the more efficient use of natural resources, while also encouraging a more beautiful, livable environment.</p>	<p>✗ No such provisions.</p>
<p><b>Adopt a construction debris demolition ordinance or require construction waste management plan</b></p> <p>A great deal of the waste generated by our modern society comes from development and redevelopment. A municipality can significantly reduce this waste stream by requiring construction waste to be reused or recycled.</p>	<p>✗ No such provisions.</p>
<p><b>Require salvage/material recycling in demolition permit or land development approval</b></p> <p>Much of the waste generated from development and redevelopment isn't waste at all, and can be recycled back into productive use.</p>	<p>✗ No such provisions.</p>

### Housing Diversity and Accessibility

<p><b>Create incentives to promote a diverse housing supply that includes affordable housing</b></p> <p>A diverse community is a much more robust community, both economically and socially.</p>	<p>+ <b>Comp Plan.</b> Calls for permitting a wide variety of housing types and densities.</p> <p>n <b>Revitalization Plan.</b> Recommends restricting the conversion of single-family homes to multi-family homes in the Traditional Residential District.</p> <p>+ <b>MSR and TR districts.</b> Permits some housing diversity (SFD and twin/duplex).</p> <p>+ <b>NR and MUC districts.</b> Permits multi-family dwellings.</p>
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<p><b>Locate housing within walking distance of businesses, services, employment centers, public transportation</b></p> <p>Such a development pattern encourages walking and cycling, which can greatly improve the public's health, rather than driving, which reduces it.</p>	<p>+ <b>TC, MUC, and I Districts.</b> All housing within the borough is located withing walking distances of these, more business-centric, districts.</p>
<p><b>Permit smaller lot sizes in appropriate residential zoning districts</b></p> <p>Smaller lot sizes can promote greater diversity of uses, which a complete neighborhood must have and which promotes walking and cycling.</p>	<p>+ <b>MSR, TR, and TC districts.</b> Permits relatively small lot sizes.</p>
<p><b>Permit accessory dwelling units (in addition to primary residence) on residential lots</b></p> <p>One way to provide affordable housing is to permit accessory dwelling units. Often called "in-law quarters," they may also allow extended families to live close together, which has numerous public and private benefits.</p>	<p>+ <b>MSR, TR, and NR districts.</b> Permits accessory dwelling units.</p>
<p><b>Permit second-story (and greater) residential uses in commercial and mixed-use zoning districts</b></p> <p>Perhaps the one element which most simply distinguishes towns and villages from residential areas is the existence of vertical mixing of uses, with retail/offices/etc. on the ground floor and homes above. Such patterns also promote walking and cycling, which improves the public health.</p>	<p>+ <b>TC district.</b> Permits upper floor dwelling units.</p>

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### ***Food Production and Security***

<p><b>Incentivize through ordinances the permanent preservation of agricultural lands</b></p> <p>Agricultural lands are a non-renewable resource that, in a world of ever-increasing population, warrant protection.</p>	<p>✗ No specific provisions.</p> <p>✎ However, agriculture is a permitted use in three of Honey Brook’s six zoning districts.</p>
<p><b>Permit a broad range of agricultural uses by right in rural and semi-rural areas</b></p> <p>One way to steward the agricultural economy is to permit it to diversify by allowing complementary uses.</p>	<p>✎ <b>Comp Plan.</b> 22% of the borough, in 1993, used for agriculture.</p> <p>+ Objective to ensure that farmers have opportunities to supplement their income through land-use regulations that are not overly restrictive.</p> <p>+ <b>TR, NR, and MUC districts.</b> Agriculture is a permitted use in these districts.</p> <p>+ Display and sale of ag products, and secondary farm family businesses, permitted in all districts where ag is permitted.</p>
<p><b>Permit farmers’ markets, farm stands, community gardens in public/open spaces, residential vegetable gardens</b></p> <p>These are all key elements in the agricultural economy, and in particular help to promote the <i>culture</i> of agriculture.</p>	<p>✎ Not explicitly addressed.</p>
<p><b>Permit small-scale farming uses (e.g., egg production) w/ complementary structures in all residential or mixed-residential zoning districts</b></p> <p>Small plots and micro-animal operations are capable of producing a great deal of food for families and their neighbors, thus representing an important element of food security.</p>	<p>✗ <b>Ch. 27, Article X, §1004.A.6.</b> The keeping of animals is only permitted on properties with an agricultural use.</p>
<p><b>Permit small-scale manufacture of food products within appropriate zoning districts</b></p> <p>Such operations help to promote local foods and support a local economy, while also providing food security.</p>	<p>✎ Not explicitly addressed.</p>

<p><b>Allow composting as part of gardening and small-scale farming uses</b></p> <p>Composting is a way to divert one of the primary sources of municipal waste away from the waste stream and back into productive use: soil. All sustainable agricultural operations, as well as home gardens, much incorporate composting.</p>	<p>■ Not explicitly addressed.</p>
<p><b>Require or encourage fruit and nut trees as part of landscaping requirements</b></p> <p>Another important piece of the food security puzzle is “edible landscaping.” Native fruit and nut trees can provide a food source for humans as well as birds and other wildlife.</p>	<p>✗ No such provisions.</p>

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## Conclusions and Summary

Honey Brook has taken steps towards sustainability at the municipal level, within the framework of its policies, plans, and regulations as they relate to environmental, social, and economic issues. Specifically, the borough has adopted some good policies into its code to promote and require stormwater best management practices, as well as some low-impact development techniques. The borough also has a commitment to maintaining its historic street-grid pattern, which helps to promote the walkability of its neighborhoods. There is, in fact, much in Honey Brook’s code and plans that is laudable and sustainability-oriented—and which should be built on.

As this assessment notes, there is room for improvement on Honey Brook’s path to sustainability. Within the *Natural Resources Protection* section, riparian buffer protection could be enhanced by setting an explicit buffer width. In *Water Quality and Quantity*, Honey Brook should update its list of appropriate plants for landscaping, and should also consider developing a stormwater BMP maintenance fund. For *Land-Use and Community Character*, the borough could adjust the zoning of several districts to make them more “town-like,” which would have numerous economic, social, and environmental benefits. In *Global Warming & Climate Change*, Honey Brook should strongly consider developing a Climate Action Plan that focuses on both mitigation (carbon pollution reduction) and adaptation (to existing and future unavoidable climate change). In the *Renewable Energy & Energy Conservation* section, the single most important step would be to develop and energy conservation element into its comprehensive plan update—and implement it. Within the *Mobility & Transportation* section, it would be very useful to develop an Official Map, reduce maximum block widths, and revisit parking standards. For *Community Health & Safety*, Honey Brook should consider adopting construction waste recycling provisions. Finally, in

*Food Production & Security*, Honey Brook Borough should consider working with Honey Brook Township on a joint TDR ordinance that would help to promote conservation of the region's agricultural resources.

Seeking sustainability requires both continued vigilance and extensive patience. Accordingly, the recommendations described briefly above are intended to *broadly* guide efforts to achieve sustainability, above and beyond the Borough's existing efforts. It is notable that many actions can be taken that promote sustainability within a variety of areas. Such actions ought to be prioritized. For example, expanding resource protection regulations can reduce greenhouse gas emissions while also providing protection from flooding, as well as having wildlife habitat, community health, and economic benefits. Decisions regarding which of the recommendations to implement, or which are even feasible, should be considered first by the Planning Commission in consultation with Borough staff and consultants, appointed and advisory officials, and the public, with recommendations provided to the Council. Brandywine Conservancy staff is ready to answer questions, provide additional information, and otherwise assist as the Borough proceeds with its comprehensive plan update, and with implementation of this report.