FRANKLIN TOWNSHIP
Chester County, PA   Est. 1852

COMPREHENSIVE PLAN - *Appendices*

Community Input Summary

Throughout the 2022 Comprehensive Plan process, the Township sought community input. This Appendix provides a summary of online Community Survey results and also highlights differences and similarities with comments and feedback garnered during Subject Area Interviews and the online Community Workshop. This Appendix also provides a summary of comments from the Community Meeting.

COMMUNITY SURVEY RESULTS SUMMARY

Question 1: What are the reasons you chose to live in Franklin Township? (check up to 3 responses)
Top:
1.   Rural, Quite Lifestyle (70.43%)
2.   Scenic Beauty (47.86%)
3.   Quality of Schools (41.05%)
Bottom:
1.   Life time resident (8.17%)
2.   Friends and Family in the area (14.20%)
3.   Housing Affordability (14.79)
Other Responses:
•   Ground to build home was available (9 other similar responses about housing and lot sizes)
•   Really valued the 2 acre minimum building rules keeping us from overcrowding like we experienced in Delaware and Maryland.
•   Agricultural Business and the ability to have horses.

Question 2: Other than changes in employment, what are the reasons you would leave Franklin Township? (check up to 3 responses)
Top:
1.   School Taxes too high (53.71%)
2.   Area becoming too developed (47.27%)
3.   Retirement/downsizing (46.29%)
Bottom:
1.   Lack of farming opportunities (4.69%)
2.   Lack of community or public water & sewer (4.88%)
3.   Commuting distance/time to work (9.38%)
Other Responses:
•   Expansion and smell of Mushroom Farms
•   Mistrust of local government officials
•   Wanting to move closer to children or other family
•   Growing cost of living and aging in place

Question 3: Which of the following are important for the Township to focus on? (check up to 10 responses)
Top:
1.   Open Space Preservation (65.63%)
2.   Retention of rural character (62.30%)
3.   Conservation of scenic resources (59.18%)

4.   Traffic and road improvements (54.30%)
5.   Natural resource protection (49.22%)
Bottom:
1.   Housing Needs (8.59%)
2.   Pedestrian walkways (12.89%)
3.   Enforcement of Codes/ordinances (15.23%)
4.   On-road cycling enhancements (15.43%)
5.   Sustainable growth/ability of land to accommodate uses (18.75%)
Other Responses
•   Better internet service for the community
•   Property taxes need addressed
      o   Allowing for or promoting additional businesses to diversify the tax base
      o   More clarity about what the taxes are being used for
•   Biking should take place on trails and not on the roadways
•   Community sustainability (promotion of a CSA or community flea market)

Question 4: Which of the following natural and historic resources are most important to protect through regulations and other means? (check up to 5 responses)
Top:
1.   Groundwater (70.49%)
2.   Streams ponds and wetlands (67.21%)
3.   Wildlife habitat/biodiversity (62.50)
Bottom:
1.   Steep Slopes (4.30%)
2.   Floodplains (14.55%)
3.   Woodlands (29.10%)
4.   Prime Ag Soils and Farmland (29.30%)
5.   Historic Sites (29.71%)
Other Responses:
•   Protection against invasive species
      o   Use of herbicides and pesticides
•   Supporting preservation of open space, but without trails in the open space or connecting it to other open space.

Question 5: What are the most important conservation subjects for the Township to focus on? For reference, approximately 8.5% of the 2020 Township budget is spent on these items (Please rank the following from 1 to 6, with 1 being the most important)
Top: (Ranked as #1 most important)
1.   Open Space Preservation (41.97%)
2.   Natural Resource Preservation (19.83%)
3.   Maintenance and stewardship of preserved lands and resources (17.97%)
4.   Agricultural Land Preservation (14.59%)
Bottom:
1.   Historic Resource Protection (3.00%)
2.   Scenic Resource Protection (5.13%)

Question 6: Where is the best location for commercial uses (shops and offices)?
Top:
1.   Major roadway corridors of PA 896 & PA 841 (37.77%)
2.   No additional in the Township (30.26%)
3.   Kemblesville (22.96%)

Bottom
1.   Anywhere in the Township
Other Responses
•   Where the zoning already permits
        o   Current zoning is appropriate
•   Keep businesses off of the side roads
•   Focus on small businesses
        o   Large retail and strip malls would be a reason to move out of Township

Question 7: In reference to question #6, how should these commercial uses look?
Top:
1.   In smaller individual buildings fronting on the road, with parking generally to the rear, and possibly with mixed residential and non-residential uses (64.16%)
2.   In larger individual buildings or groups of buildings that are broken-up to avoid long strips of buildings and parking lots (26.88%)
Bottom:
1.   Strip mall type of development pattern in long strips of buildings and parking to the front (8.96%)

Question 8: Where is the best location for new industrial uses (e.g. manufacturing and warehousing)?
Top:
1.   No Additional in the Township (50.75%)
2.   Major roadway corridors of PA 896 & PA 841 (22.91%)
3.   Expand current industrial zoning district areas (20.13%)
Bottom:
1.   Anywhere in the Township (3.64%)
Other Responses:
•   In buildings that are already in place.
•   Rt 841 is an agricultural and residential road, not for industrial uses
•   As permitted by zoning

Question 9: Given an equal number of residential lots to be built on a parcel, which development patterns would you prefer to see in the Township?
Top:
1.   A combination of these options, depending on the location and characteristics of the site. (41.23%)
2.   Houses spread fairly evenly over the entire tract on 1-acre+ lots with no protected open space. (37.06%)
3.   Houses built on 1/4 to 1/2 acre lots on one part of the tract (as in many 'cluster or open space oriented designed developments,' for example) leaving a large amount of permanent open space on the remainder of the tract. (22.37%)
Bottom:
1.   Attached houses and/or houses on very small lots (including less than 1/4 acre lots, as in a traditional village pattern), with the great majority of the tract left as permanent open space and/or farmland. (13.82%)
2.   No opinion/ does not matter (3.95%)

Question 10: Please indicate your preference for future Township policy for each of the following land uses or facilities.
Top Promote:
1.   Nature Preserves/Open Space (76.56%)
2.   Parks/recreation/trail network (71.40%)
3.   Small scale commercial uses to serve the local community (56.16%)
4.   Agricultural uses and their preservation (49.23%)

5.   Eco-tourism, ag-tourism, or historic site-tourism (42.08%)

Bottom Promote:
1.   Mobile homes (01.08%)
2.   Industrial uses (01.96%)
3.   Apartment buildings/complexes with more than 10 units (02.37%)
4.   Twins or duplexes (04.56%)
5.   Light industrial uses (05.64%)

Top Maintain:
1.   Continue existing neighborhood uses/character (58.61%)
2.   Child or adult day care (52.80%)
3.   Offices uses (50.67%)
4.   Housing that is affordable for middle class Township residents (44.90%)
5.   Agricultural uses and their preservation (42.86%)

Bottom Maintain:
1.   Mobile Homes (06.47%)
2.   Apartment buildings/complexes with more than 10 units (08.62%)
3.   Twins or duplexes (12.58%)
4.   Townhouses (14.00%)
5.   Larger scale commercial uses to serve the larger region (e.g. shopping center) (15.52%)

Top Limit:
1.   Mobile Homes (89.22%)
2.   Apartment buildings/complexes with more than 10 units (85.78%)
3.   Twins or duplexes (76.57%)
4.   Industrial uses (76.09%)
5.   Townhouses (74.18%)

Bottom Limit:
1.   Agricultural uses and their preservation (03.74%)
2.   Parks/recreation/trail network (03.87%)
3.   Nature preserves/open space (04.09%)
4.   Continue existing neighborhood uses/character (4.14%)

Question 11: Is Franklin Township a good place for seniors and/or young people to live?
Seniors: Yes (75.84%) No (24.16%)
Young People (81.98%) No (18.24%)
Other Responses:
•   Taxes (school) are too high for seniors and it is becoming impossible for seniors to live in the area
•   Seniors need access to transportation, healthcare, and activities
•   Not enough employment opportunities for young people

Question 12: Which of the following are most important to address in Kemblesville?
Top:
1.   Retain village character (70.41%)
2.   Allow for local businesses (61.99%)
3.   Improve walkability (36.93%)
Bottom:
1.   Allow for small scale apartments (15.55%)
2.   Add traffic calming (29.16%)
Other Responses:
•   Improving the look of Kemblesville will attract new businesses
        o   Redevelopment of gas station
        o   Improve village character

Question 13: If Kemblesville were to become more commercial, indicate which type of businesses you think you would patronize?

Top:
1. Restaurant (78.15%)
2. Food Specialty Shop (75.72%)
3. Recreational Service (45.25%)

Bottom:
1. Clothing, shoe, or bridal shop (13.91%)
2. Specialty shop (jewelry, repair shop) (25.17%)
3. Hardware store (33.55%)

Other Responses:
•   None, stop development, or keep it rural
•   Pharmacy
•   Pub or a place to gather

Question 14: Rate the following facilities or services in meeting the current needs of Township

Top Meets Needs:
1. Snow removal on Township roads (80.85%)
2. Fire protection (79.91%)
3. Ambulance services (77.01%)
4. Trail network (71.21%)
5. Township building (67.04%)

Top Does Not Meet Needs
1. Pedestrian walkways (44.84%)
2. Maintenance of PA roads (41.44%)
3. On-road cycling opportunities (41.35%)
4. Maintenance of Township roadsides (37.58%)
5. Mobile phone service/facilities (37.14%)

Question 15: Outside of your home, where do you participate in recreational activities?

Top:
1. Local Parks, trails, and preserves in Franklin (66.43%)
2. Local parks, trails, and preserves outside of Franklin Township (59.34%)
3. White Clay Creek (State) Preserve in London Britain, PA (57.21%)

Bottom:
1. School (7.33%)
2. Work (8.98%)
3. Other State Parks (PA) (28.84%)

Other Responses:
•   National Parks
•   Hunting and Fishing on private land
•   Delaware parks and preserves
•   Around 1/3 of respondents said along local roads (running, biking)

Question 16: How important are the following types of park and recreation facilities and services?

Top Extremely Important:
1. Multi-use trail network (60.97%)
2. Nature education (41.07%)
3. Pedestrian walkways (33.80%)
4. Fishing (33.33%)

Top Not Important:
1. Camping areas (62.56%)
2. Hunting (47.32%)
3. Dog Parks (37.21%)
4. Picnic areas (25.00%)

Other responses:
• Concern about maintenance of trails and potential illicit activities it could bring
• Dedicated biking trails would be appreciated
• Potential Community gardening space

Question 17: Indicate your willingness to volunteer time for the following;
Top:
1. Trail/park/open space/preserve cleanup/maintenance (65.58%)
2. Stream/natural area cleanup/ invasive plants removal (47.18%)
3. Road clean-up (39.47%)

Bottom:
1. Ambulance service (2.37%)
2. Fire protection (5.93%)

Other Responses:
• Neighborhood watch.
• Planting of native plants
• Many people are unable to volunteer due to age

Question 18: List the priority intersections where transportation improvements are needed in the Township.
Top (Ranked #1)
1. PA 896 and Appleton Road (51.56%)
2. PA 896 and PA 841 (29.91%)

Bottom (Ranked #8)
1. PA 841 and Peacedale Road (33.03%)
2. N. Church Hill Road and Auburn Road (24.76%)

Question 19: Beyond the intersection improvements in Question #18, rank the additional transportation needs you believe should be addressed.
Top (Ranked #1)
1. Maintenance of Township Roads (36.83%)
2. Gateway and traffic calming control along Route 896 (22.60%)
3. Shoulder widening to improve safety for both driving and cycling on roadways (17.20%)

(Ranked #2)
1. Shoulder widening to improve safety for both driving and cycling on roadways (23.92%)
2. Gateways and traffic calming control along Route 896 (16.95%)
3. Connect preserves and other areas together with trail network (15.57%)

Bottom (Ranked #9)
1. New park-n-carpool lots (33.82%)
2. Traffic lights (28.24%)
3. Connect preserves and other areas together with trail network (14.48%)

Question 20: How frequently do you travel on these roads?
Top Every day/twice or more):
1. Route 896 (36.74%)
2. Route 841 (23.78%)

3.   Appleton Road (19.95%)
Top (Never):
1.   Church Hill Road (14.22%)
2.   Hess Mill Road (9.86%)
Other Responses:
•   Strickersville Road
•   Chesterville Road

Question 21: How long have you lived in the Township?
Top:
1.   More than 20 years (39.44%)
2.   More than 10 -20 years (23.20%)
Middle:
1.   1 year – 5 years (14.15%)
2.   5 years – 10 years (14.15%)
Bottom:
1.   Less than 1 year (2.55%)
2.   Lifelong resident (6.50%)

Question 22: What is the approximate size of your property?
Top:
1.   1 acre – less than 2 acres (46.51%)
2.   2 acres – less than 10 acres (33.02%)
Bottom:
1.   More than 50 acres (1.16%)
2.   Less than ½ acre (1.86%)

Question 23: In what year range were you born?
Top:
1.   1946-1964 (48.59%)
2.   1965 – 1976 (23.47%)
3.   1977 -1995 (20.89%)
Bottom:
1.   1996 – present (1.64%)
2.   1945 and before (5.40%)

Question 24: If more people than you live at your house, what are the ages of the other people? (indicate number of persons in each age range)
Top:
1.   45–64 years of age (32.82%)
2.   65 years and older (23.08%)
3.   5–18 years of age (21.03%)
Bottom:
1.   Under 5 years of age (4.62%)
2.   19–24 years of age (2.82%)

Question 25: What is your gender?
Male (45.90%)
Female (44.96%)

Question 26: In what general area do you live?
Top:
1.   Southeast of Rt 896 and Rt 841 (30.40%)
2.   Northeast of Rt 896 and Rt 841 (28.27%)
Bottom:
1.   Southwest of Rt 896 and Rt 841 (8.79%)
2.   Kemblesville (14.96%)
Other Responses:
•   Landenberg

Question 27: Please indicate the number of persons in your household who work in the following locations (pre-COVID-19):
Top:
1.   In your own home or farm (54.01%)
2.   Elsewhere in Delaware (44.96%)
3.   Southern Chester County (including West Grove, Avondale, Kennett Square) (42.38%)
4.   Newark, DE (39.28%)
Bottom:
1.   Other (17.57%)
2.   Delaware County, PA (24.29%)
3.   Philadelphia (26.36%)

Question 28: Please indicate the number of persons in your household who currently work in the following occupations:
Top:
1.   Professional services (accountant, finance, legal, business, insurance) (40.80%)
2.   Retired (37.31%)
Bottom:
1.   Personal services (salons, pet sitting/grooming, landscaping) (15.92%)
2.   Other (15.92%)
3.   Transportation/utility (16.17%)
4.   Unemployed (16.17%)

Question 29: How would you prefer to be made aware of Township information, issues, meetings, or updates? (check all that apply)
Top:
1.   Email list (69.91%)
2.   Township website (51.66%)
3.   Newsletter (46.68%)
Bottom:
1.   YouTube/Streaming (8.06%)
2.   Newspaper (digital or paper) (8.53%)

Question 30: What do you think will be the most significant challenges and/or opportunities that Franklin Township will face in the next five to ten years?

forcing pay loss stay keeping township current Increased traffic continue want connected property preventing Services older keeping taxes new Increased population high school commercial natural resources balance people live challenge will challenge Maintaining rural character Conservation tax base charm residents change preserve right need safety Controlling small people water will Handling roads Population growth open space Protecting Keeping Managing taxes many growth work development shopping Maintaining infrastructure township housing development area land increase construction housing rural traffic trying schools maintenance school taxes public Preserving open space home business driving opportunity environmental Managing growth Maintaining character Maintaining open space land preservation limit Keeping rural built Overdevelopment community improvements high taxes moved population residential improve time allowing Stop seniors feel Maintaining rural wildlife low decisions live expand

Question 31: Do you have any further comments that you want the Township to consider?

open space township Board protect communication businesses etc don t beautiful seniors added think consider see commercial buildings stay make trails rural better Thank improve lived supporting residents take Stop things area Franklin roads going township improvements need rd Please moved taxes land houses use people Lower taxes Keep schools traffic leave development continue Franklin Township concerns want lose also much work matter love school taxes will needs transparent Maintain

COMMUNITY WORKSHOP SUMMARY

Comment: PA 896 and other main roads pose issues and good points for Township residents
Similarities to Survey and Interviews:
- Winding roads are part of rural character and need to be preserved
- Future roadwork needs to account for farming equipment
- Preserving rural character might help maintain or reduce traffic volumes
- Traffic needs to be controlled around Kemblesville to make it a viable place
- Peak hour volume and traffic is a major concern
- Biking on roads is dangerous
- Snow removal is good
- Emergency response is good

Differences from Survey and Interviews:
- Buggies and tractors on roadways are part of the rural charm
- Roads are in good condition
- Traffic calming is good but could restrict farm equipment
  o Was not a main concern expressed with survey
  o Was mentioned in farming interview

Comment: Franklin Township has done an excellent job preserving parks and preserves for residents to enjoy and which helps maintain Franklin's rural character
Similarities to Survey and Interviews:
- Parks, preserves, variety, locations/proximity, and their fostering community are positive elements in the Township for residents
- Proximity to trails, especially multiuse trails, is a positive to living in the Township
- Connecting parks and preserves to one another and other places, e.g. wineries, through a comprehensive trail system would benefit the Township
- Place improved signage for Township Parks and preserves and their amenities

Differences from Survey and Interviews:
- People walk on roads. Pedestrian paths, not sidewalks, in residential areas and throughout the Township could be considered. Paths and trails could be linked.
- A Township Parks and Recreation Committee could be created and could facilitate volunteer outreach
- Important to consider riparian buffers and stream side forestation to maintain surface water, e.g. streams, ponds, quality and quantity
- Consider multi-use trails and/or equine trails. Residents moved to the Township to be able to have and ride horses and riding opportunities are disappearing

Comment: Natural, historic, and open space resources preservation is an important part of maintaining rural character
Similarities to Survey and Interviews:
- Preserve additional open space including be on the lookout for open space opportunities and make greater public awareness of potential future lands that could be preserved. Golf course could have been preserved if there had been a more aggressive open space program
- Open Space fosters rural character however attracts visitors from outside the Township which adds traffic that takes away from rural character but it is still less people and better than a development
- There is preserved open space with restrictions limiting types of agriculture, e.g. allowing hay and not field crops. This generates insufficient income for a modern farm tenant, and discourages locally grown food. (Similar to interview, not survey)
- There is openness to uses that encourage overall historic resources preservation in the Township
- Watershed issues could be mitigated by utilizing conservation and nutrient management plans.

Differences from Survey and Interviews:
- There are abundant trees that help with carbon sequestration and potential to plant more.
- Invasive species need to be addressed (Spotted Lantern Fly, Bamboo, Tree of Heaven, multiflora rose)
- Township is good at providing information about Township history

Comment: Agriculture is critical as both a source of jobs and maintaining rural character
Similarities to Survey and Interviews:
- Township is running out of good land to farm due to development and being taken up by other uses
- There is a good relationship with the Tech school (survey and interviews believe that these bonds could be strengthened)
- Capitalize on current small scale Agricultural tourism to grow it and possibly create an 'ag trail' to assist agriculture staying viable in the Township
- Farmers market in the village might work

Differences from Survey and Interviews:
- Township is a good place for hobby farmers (survey responses about regulations and interviews contradict this idea)
- Amish families moving into the Township is a sign that agriculture is a viable industry (this is the first mention of using the Amish as an indicator as compared to Survey and Interviews)
- Fewer families are still in agriculture, but those who are, are committed

- Concerns about involvement of the next generation in farming in Franklin
- Mushroom farming is not bucolic but would be a viable business in the Township
- Concerns about preserving farms through zoning and impact on property values

Comment: Kemblesville Village is a 'small gem' and well-loved location in Franklin Township
Similarities to Survey and Interviews:
- Use village as an agricultural destination with branding
- Village as a small 'd' destination would allow for commercial and other niche uses
- Volume and speed of traffic through the village is an issue
- Need to consider sewer, water, and other infrastructure in the village for it to be a place businesses would want to locate
- Take active steps to be economically and residentially viable. Do not want a gradual decay that will eventually lead to losing the village
- Proximity of DE with many shopping option and no sales tax cripples retail in the Township
  o Many residents prefer to shop in DE
- There are nice commercial areas on PA 896 just outside Franklin. This means the village should be a historic destination and not try to compete
  o Discussion items about Kemblesville: Do you put in effort to revitalize the Village and add commercial uses? Do you avoid commercial uses and focus on historic character? Do you make it an agritourism destination?
- Charter school is nearby and is a draw that could support businesses.
Differences from Survey and Interviews:
- Capture the attention of people already coming for the wineries
- A food cart/truck night could entice people to come to the village
- Village enhances overall Township character as well as the winery. Township is fortunate and in a unique position to still have an intact historic village as many other places have built over/destroyed their villages

Comment: Community Services/Facilities
Similarities to Survey and Interviews:
- Emergency Services are good and Franklin is not a heavy user
- Signs on telephone poles and roadsides need better enforcement. Personal signs on poles may not be allowed per an ordinance
Differences from Survey and Interviews:
- Make clear opportunities to volunteer, e.g. Adopt a roadway for cleanup
- Maybe Township could work within the larger region to address this and to give it more economy of scale. For example, London Britain is addressing similar issues.

Comment: Land Use
Similarities to Survey and Interviews:
- New development is not wanted. Big box stores and large retail is not wanted.
- Minimal commercial use overall is good other than in/near the village where commercial is appropriate.
- Township is located close to Newark and other DE locations where there are stores and jobs so neither are needed as a focus in the Township.
- Need to balance agriculture with natural resource protection and development
Differences from Survey and Interview:
- Create a list of current businesses are in the Township, and work on retaining and supporting them.
- Zoning considerations
  o SU zoning district should be reviewed
  o Residential agricultural zoning is good
  o Can have significant agricultural supportive zoning or and lots of commercial and office parks, but cannot have both. Need to make a choice and stay with it.

- o Modernize rules to better support at home workers and businesses particularly with how Covid has changed the way people work
- o Need innovative zoning around the village. Could have more townhouses in that area so people can walk into the village. Consider strategies for more housing inclusion and diversity in zoning. Note already have high density in/near village
- o The Township passed an ordinance that allows people to age in place, which is good.

SUBJECT AREA INTERVIEWS

Subject: Agriculture:
Commonalities with Survey:
- Agrees with maintaining rural character of Franklin Township
- Wants Franklin to remain a friendly place for farmers, and stay tucked away from development
- PA 896 poses challenges with traffic and wants to look into potential improvements
- Challenges posed by building requirements for farming operations in Township
- Farmland preservation is good, but support for farmers is equally as important to maintain agriculture

Differences from Survey:
- Finding a long term solution to septic problems
- Nutrient Management Plans are required for farming, but the regulations are impacting larger and smaller farming operations when there should be differentiation.
- CCCD and how they interact with farmers in Franklin, along with private companies
- Farmers market may not be best idea, instead set up tour with products available at each stop
- Land prices and access to land are keeping new farmers from entering the business
  - o Possibility to farm public lands
  - o Supporting businesses are disappearing
  - o Adding school curriculum at HS level for farming
- Pressure to develop is more an internal battle than external pressure from developers
  - o No one to pass family business to
  - o Farm is considered "not viable"
- Farms odors and dust don't mesh with residential

Subject: Vineyard
Similarities to Survey:
- Enjoys scenic aspect of Franklin Township
- Development is tough, even if it is consistent with rural character
- Focus on making it easier to have agriculture and agritourism
- Stormwater management is a concern
- More scaled commercial retail in and around Kemblesville
- Treat people fairly in terms of ordinance implementation
- Agritourism and farmers market in Kemblesville is a good idea

Differences from Survey
- Board of Supervisors is doing a good job
  - o Township needs to make more advanced decision-making (e.g. Buffer standards)
- Do not need to preserve agricultural lands actively being used for farming (as they are already viable)
- Agriculture is not bucolic. It is industry. Can't only have pretty farming

Subject: Business
Similarities to Survey
- Maintaining natural beauty is integral part of growth/development of the area

- o   Maintain the natural integrity
- In favor of restrictions on development
- Enjoys current demographics – young professionals
- Zoning needs to be evaluated and made understandable
- Any development should be controlled and grouped into designated areas
- Franklin should be more involved with the growth of local businesses
- Liquor licenses are $500k
  - o   BYOB works for restaurants
- Reuse of historic buildings
- Agrotourism is a potential for Kemblesville

Differences from Survey:

- Franklin could have a "keep it local" group to market businesses in and around Kemblesville
  - o   "Taste of Kemblesville" to raise awareness
- Kemblesville Village needs a master plan
  - o   Look at Hockessin
- Growth of schools poses a huge problem for incoming development
- Horse shows in Fair Hill will be 2nd only to Kentucky
- Challenges due to pandemic for the workforce

Subject: Charter School

Similarities to Survey

- Franklin has potential in Kemblesville but eyesores exist (e.g. gas station)
- Small businesses are key
- Kemblesville provides intimate neighborhood feel
- Traffic and speeding on PA 896 are issues that need to be addressed (e.g. traffic calming)
- A walkable Kemblesville would be useful
- Tree replanting is a good idea for land development
- Walking areas in general could be useful
- Breakfast or coffee place would be great for Kemblesville
- Need more space for kids to play, ball fields, or a dog park

Differences from Survey:

- Charter School provides the nostalgic connection to the past of small schools
  - o   People choose Charter School over larger public school due to location and agriculture in area
- Charter School has revitalized an old building
- Charter School needs additional parking
  - o   Doctors office and Ducklings Day Care have been helpful by sharing their parking
- Covid has impacted teacher staffing and teacher motivation for the Charter School
- How will Covid impact Franklin economically in the future
- Micro farm at Charter School
  - o   Coordinate with Kemblesville for agritourism
- Charter School would visit Kemblesville more if it was reinvigorated
- Charter School would consider including Township and Village history in their curriculum

Subject: Historic Kemblesville Village

Similarities to Survey

- Good location; enough country life yet commutable to work etc. Has rural character and older houses
- Would like to see preservation of historic buildings in Kemblesville
- Traffic in Kemblesville is an issue
  - o   Bad walkability
  - o   Rush hour traffic volume

- Appleton Road is seeing more tractor trailer volume
- Septic is an issue
- Interconnected trails and cycling
  - Want to relieve vehicle pressure on roads
- Roads and sensible development are the biggest issues for the next 5-10 years
- Over-taxation is a concern
- Balance of small business and residential in Kemblesville

Differences from Survey:
- Kemblesville needs septic upgrades
  - Something like what Unionville has
  - There will be growing pains for village to be enhanced
- New buildings need to be compatible with existing village character/architecture
- Winery brings in mix of locals and visitors
- Zoning changes should promote reuse and discourage tear downs
- Adaptive Reuse of barns – possibly for apartments?
- Unsure about how much agritourism Kemblesville would get
- Farmers market is also a possibility but not sure if it would work
- Current sign ordinance makes it impossible to advertise trails and other things
- Paths behind buildings to make Kemblesville more walkable
- Kemblesville needs to develop a bigger and better sense of community outside of "rural character"

Subject: Non-Agricultural Industry
Similarities to Survey:
- Want to keep as much open space as possible
- Parks are nice but need improvements for workers and residents
- PA 896 needs to be addressed
- Maintaining open space will be a challenge
- Coordinating communication with township
- There is room for additional businesses in the Township, only if done correctly

Differences from Survey:
- Franklin Township Administration has done a good job
- West Grove Library parking lot needs to be addressed
- There are local people that could be part of the industrial workforce
- Community workshops put on by local businesses
- Add wi-fi to existing township buildings

Subject: Real Estate
Similarities to Survey:
- Franklin's natural setting is what attracts people to the area
- Well maintained country roads
- Want interconnected walkways and trails
- Add another restaurant or two
- Need a balance of uses
- School taxes are difficult for empty nesters/Retirees are debating staying in Township
-]Resource protection is important
- Franklin is not a destination for apartments, townhomes, and condos
- There is no desire for other types of housing other than single family detached and current housing
  - Amenities don't support them either
- Hobby farming is a possibility
- Kemblesville has lots of potential

- Winery does well
- Historic aspect of Kemblesville is a great starting point, but parking will be an issue still

Differences from Survey

- Real estate has not been heavily impacted by Covid
- Maybe a 55+ community would be possible
- Kemblesville could be a community center for Franklin
- Cider barn (in Elk) is drawing people despite being in the middle of nowhere/a very rural area
- Wayfinding signage is needed
  - People don't know what they are getting into when they go on a trail
  - Raise awareness about what is currently available and may be also possible in the future

Subject: Residents

Similarities to Survey

- Growth and development needs to be logical and balanced
- Franklin is desirable for its rural character, open space, lack of industry
  - There are also nearby services
- Mushroom operations would be a reason to leave
- There are concerns that large family farms will not have the next generation to continue operation
- Challenges of preserving land vs. not bringing in additional commercial and industrial vs. lowering taxes
- Water quality, historic resource protection, farm preservation all need to be important in order to protect rural character.
- Focus on maintaining existing landscape
- Jobs in Franklin are not the reason that people come to Franklin
- Kemblesville would be more attractive with restaurants and a farmers market.
- Walkability and trails are desirable.
- PA 896 should be the focus for any new development
- People want the homes that are present in Franklin, not other types of housing.

Differences from Survey

- None

COMMUNITY MEETING

Topic: Community Vision Statement

No comments

Topic: Kemblesville Village Enhancements

Comments - How will village be walkable? How will zoning be changed? Will this be coordinated with PennDOT changes on PA 896?

- Comprehensive Plan Task Force responses: There are walkways along Charter School property, and maybe could be on Tilden Rd, PA 896/maybe behind properties, not Appleton Rd. Need to get people walking to trails and not in cars to get to trails. Need to revamp thinking in Township regular business for walking and cycling opportunities.

Topic: Agricultural Retention

No comments

Topic: Trail and other Pedestrian Connections

No comments

Topic: Resource Protection as a Green Infrastructure Roads and Other Community Infrastructure
No comments

Topic: Roads and Other Community Infrastructure
Comments – not sure should be promoting on road cycling on Franklin roads as they are narrow

- Comprehensive Plan Task Force responses: DE 52 works well for farm equipment. Telephone poles present a big problem for farm equipment as even if other vehicles move over/get out of the way telephones poles are still in the way. Clean up the roadways, e.g. overhanging foliage. Franklin can do a windshield survey of the entire Township to determine what are the biggest roadside issues. Franklin has an existing road trimming program doing elevated and low cuts – maybe this program needs to be reviewed. Maybe need to contact PennDOT regarding PA 896 roadside foliage cuts. PA 896 road improvements may be slated to expand roads outside the village, which would help farms and horse drawn buggies.

Topic: Future Land Use
No comments

Open Discussion
Comments – Fair Share analysis about multifamily housing was addressed for Franklin by CCPC in prior study. SU zoning district needs to be addressed as it is lacking. Comprehensive Plan is on-point. President Biden's executive order indicates housing needs to be provided in urban areas – how will this impact Franklin and should this be considered in this Plan?

Brief Township History

The inhabitants of Franklin Township when Penn founded his colony in 1681 were the Lenni Lenape. In 1699 much of Franklin was acquired by the London Company as part of the London Tract. Smaller grants comprised the west and the south, where a few originated with the Calverts of Maryland as part of New Munster. The earliest settlers were almost entirely farmers. New London Township, which Franklin was then part of, was chartered in 1723, and in 1734 Revolutionary leader Thomas McKean was born here. Improved roads in the 1700s led to the establishment of inns and stagecoach stops, including the taverns of Elizabeth Furey (1758) and George McCleave (1763). Benjamin Franklin, for whom the Township is named, acquired most of McCleave's land in 1764 in settlement of a post office debt.

By the mid-1800s, Kemblesville was a prosperous village with three mills, a hotel, and a nearby pottery works; Chesterville was a compact village with several buildings. Milling had begun in the 1700s and remained important in the 1800s. Most were grist mills, others saw or paper mills. Franklin was created from southeastern New London in 1852. One-room schoolhouses, built across the Township beginning in the 1800s, operated until 1956, when Kemblesville Elementary School (now Avon Grove Charter School's Early Learning Center) opened and the system was fully absorbed by the Avon Grove School District.

In 1933, the Township voted to remain dry when the 21st Amendment repealed Prohibition, and remained so until 2019. Modern roads brought gradually increasing traffic during the 20th cent. Saddleries and blacksmith shops closed, replaced by auto repair shops, and Kemblesville's general store (1955) and hotel (1969) disappeared as residents traveled further afield more easily, and an agricultural community gradually became a rural bedroom community. In the mid-1980s – more than 100 years after its founding – the Township established permanent offices in a converted farm machine shop. Agricultural easements in the 2000s helped preserve remaining farms and encouraged the development of new farms and wineries, and investments by the Township and other bodies created significant public parklands.

London Britain & Part of New London Township Circa 1777, from 1777 Chester
County Property Atlas, Chester County Archives, West Chester, PA.

London Britain & Part of New London Township *
Circa 1777

(Created by Cliff C. Parker, Chester County Archives, 2019)
* Present day Franklin Township
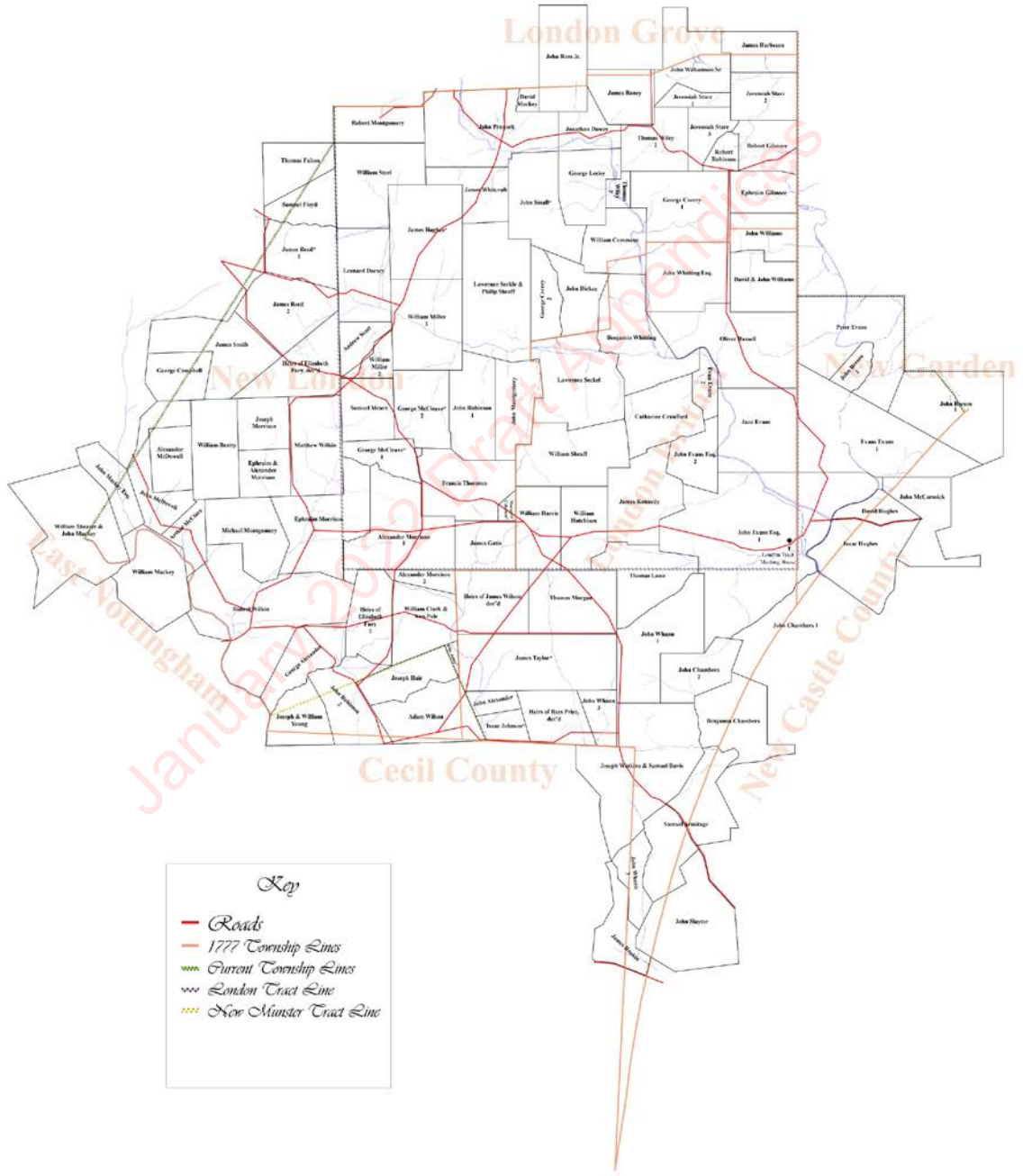
Key
Roads
1777 Township Lines
Current Township Lines
London Tract Line
New Munster Tract Line

* Indicates properties with incomplete titles. See separate Land Owner Key for details.

Scale 100 Perches to an Inch
(Breou's Farm Maps of Chester County
used as a base in the creation of this map)

Detail from map labeled <u>Map of Chester County constructed by virture of an act of the Legislature of Pennsylvania passed 19th of March 1816, by James Hindman, from the MELISH-WHITESIDE MAPS, 1816-1821</u>.

Detail from map labeled <u>Map of Chester County, Pennsylvania corrected embellished and published by T. J. Kennedy, Westchester; R. L. Barnes, Philadelphia, 1856; from original surveys by S. M. Painter & J. S. Bowen.</u> From the Library of Congress. LOC Chicago citation Info: "Kennedy, T. J, Samuel Marshall Painter, John S Bowen, and Rufus L Barnes. Map of Chester County, Pennsylvania. Philadelphia: R.L. Barnes, 1856. Map

Demographic Tables

BACKGROUND

Understanding Franklin Township's current and forecasted demographic characteristics (e.g. income, age, and education) provides context for current and possible future community services and facilities. Demographic data is primarily derived from U.S. Census Bureau information, including the Decennial Census and the American Community Survey. The Decennial Census publishes actual nationwide population counts every 10 years, the most recent being in 2020. However, due to COVID19 pandemic related delays only a limited amount of data was released in 2021. Detailed 2020 information, scheduled to be potentially released in Spring 2022, is not available during the drafting of this Plan. The Census Bureau also publishes annual demographic estimates through its American Community Survey (ACS), with data gathered on an ongoing monthly basis. Demographic estimates are then made covering periods of 1 year and 5 years. In 2020, the COVID19 pandemic impacted the ACS program such that sufficient data was not gathered for counties and municipalities. As a result, 2019 ACS data is the most current. Detailed municipal-level data is only available from ACS 5-year estimates. For Comprehensive Plan demographic analysis purposes, Franklin's region consists of London Britain, Elk, New London, London Grove, and New Garden Townships in Chester County as well as Cecil County, MD and New Castle County, DE.

POPULATION

Franklin has maintained one of the lower populations in the region, as is evident by the Township's continuing lower density, open, rural character. Franklin highest growth rates from the 1970s to 2000, growing by around 1000 persons per decade. Over the last 20 years, Township population has stabilized and seen little growth.

Historical Population Growth (US Decennial Census)						
	1970 Census	1980 Census	1990 Census	2000 Census	2010 Census	2020 Census
Chester County	278,311	316,660	376,396	433,501	498,886	534,413
Franklin	1,043	1,920	2,779	3,850	4,352	4,433
Elk	649	750	1,129	1,485	1,681	1,698
New London	938	1,312	2,721	4,583	5,631	5,810
London Grove	3,109	3,531	3,922	5,265	7,475	8,797
New Garden	4,153	4,790	5,430	9,083	11,984	11,363
London Britain	963	1,546	2,671	2,797	3,139	3,179
Cecil Co, MD	53,291	60,430	71,347	85,951	101,108	103,725
New Castle Co, DE	385,856	398,115	441,946	500,265	538,479	570,719

POPULATION FORECASTS

In 2021, Delaware Valley Regional Planning Commission (DVRPC) published the most current available population forecasts for the Philadelphia region. This forecast was generated prior to the multi-year COVID pandemic and prior to the release of the 2020 Decennial Census. The extent of the growth projected by these forecasts should be viewed with these factors in mind.

DVRPC Population Forecasts (DVRPC 2021)				
	2020 Census	2030 Forecast	2040 Forecast	2050 Forecast
Chester County	534,413	586,300	620,391	645,673
Franklin	4,433	4,802	5,304	5,604
Elk	1,698	1,794	1,943	2,057
New London	5,810	6,543	7,381	8,166
London Grove	8,797	9,628	10,818	11,783
New Garden	11,363	12,832	13,779	14,534
London Britain	3,179	3,278	3,379	3,442

Modest growth is predicted for Franklin and the region, which can reasonably be expected to result in a need for community services, facilities, and infrastructure.

AGE

The most current US Census 5-Year ACS, sampled from 2015 through 2019, indicates the age distribution in Franklin overall reflects the County. Franklin has a median age of 44, with around 27% of residents under the age of 20 and around 29% ages 35 to 54. In comparison, median age was 40 in the County, and the largest age groups were also under age 20 (26%) and ages 35 to 54 (27%), reflecting a population of families with school-aged children. Relative to the County, Franklin has a smaller cohort of people in their 20s. Franklin has a similar percentage of people 65+ in age (14%) to the County (16%). Planning efforts should address the needs of a full range of age groups.

Population Characteristics by Age (US Census ACS 2015-2019)				
Age Group	Franklin	percentage	Chester County	percentage
Total Population	4514	100%	519,560	100%
Under 5 years	203	4.5%	28,992	5.6%
5 to 9 years	189	4.2%	32,484	6.3%
10 to 14 years	441	9.8%	35,770	6.9%
15 to 19 years	404	8.9%	36,743	7.1%
20 to 24 years	217	4.8%	32,262	6.2%
25 to 34 years	344	7.6%	59,599	11.5%
35 to 44 years	511	11.3%	63,822	12.3%
45 to 54 years	791	17.5%	74,592	14.4%
55 to 59 years	429	9.5%	38,530	7.4%
60 to 64 years	356	7.9%	34,152	6.6%
65 to 74 years	528	11.7%	48,087	9.3%
75 to 84 years	89	2.0%	23,409	4.5%
85 years and over	12	0.3%	11,118	2.1%
Median Age (years)	44.3	N/A	40.4	N/A

RACE & ETHNICITY

The 2020 Decennial Census employed updated terms for race and ethnicity. The 2020 data indicates Franklin has some diversity, with roughly one in ten residents identified as people of color, mostly self-described as "Hispanic or Latino" or "Asian Alone." In recent years, the applications for grant programs have begun to require applicants to describe diversity in their communities. This data serves to documents the nature of the ethnic diversity.

Population Diversity (US Decennial Census 2020)				
Race/Ethnicity	Franklin Count	Franklin percentage	Chester County Count	Chester County percentage
White Alone	3,907	88.1%	413,103	77.3%
Black or Afr. Am. Alone	66	1.5%	29,526	5.5%
Asian Alone	88	2.0%	35,252	6.6%
Some other Race Alone	83	1.9%	534,413	3.5%
Two or More Races	278	6.3%	36,071	6.7%
Hispanic or Latino	235	5.3%	43,542	8.1%

EDUCATION

Franklin residents have levels of education similar to the County as a whole. Around 58% of Franklin residents have a bachelors or graduate degree. Franklin has fewer high school graduate relative to the County overall, which may be due to the Township's agricultural industry, many workers of which do not have advanced degrees.

Educational Attainment (US Census ACS 2015-2019)				
	Franklin		Chester County	
	Count	Percentage	Count	Percentage
Population 25 years and over	3,060	100.0%	353,309	100.0%
Less than 9th grade	13	0.4%	9,800	2.8%
9th to 12th grade, no diploma	27	0.9%	12,648	3.6%
High school graduate (includes equivalency)	502	16.4%	73,586	20.8%
Some college, no degree	539	17.6%	47,488	13.4%
Associate's degree	217	7.1%	22,574	6.4%
Bachelor's degree	894	29.2%	111,195	31.5%
Graduate or professional degree	868	28.4%	76,018	21.5%

INCOME

Median household income for Franklin is the among the highest in the region, and exceed the County as a whole. The poverty level in Franklin is the lowest in the region, and far below that of the County overall. The data indicates Franklin is a prosperous community, however, could lack low to moderate income residents who work in fields such as service industries, which could have an impact for certain businesses.

Median Household Income (US Census ACS 2015-2019)	
Chester County	$100,214
Franklin	$138,750
Elk	$94,750
New London	$126,250
London Grove	$111,957
New Garden	$116,875
London Britain	$139,965

Persons Below Poverty Level (US Census ACS 2015-2019)	
Chester County	6.4%
Franklin	0.5%
Elk	4.4%
New London	3.3%
London Grove	5.5%
New Garden	5.1%
London Britain	0.9%

EMPLOYMENT

Employment data provides an overview of occupation or type of work that residents do, in addition to industry, or type of business in which residents are employed. Compared with County employment by industry, Franklin has a notably higher percentage of "Construction," "Manufacturing", "Retail Trade", and "Professional, scientific, management, administrative, and waste management services," and a notably lower percentage of "Wholesale Trade", "Transportation, warehousing, and utilities", and "Other services". Employment by Occupation data shows that Franklin generally parallels the County, except has greater employment in "Management, business, financial occupations" and "Construction and extraction occupations" and lesser employment in "Education, legal, community service, arts, media occupations", "Healthcare practitioners and technical occupations", and "Personal care and service occupations". Prime working age population in the U.S. is defined as ages 25-54.

Employment of Residents by Industry (Census ACS 2015-2019)	Franklin	Chester County
Civilian Employed Population 16 Years and Older	2,457	273,363
Agriculture, forestry, fishing, hunting, and mining	3.2%	2.4%
Construction	8.1%	5.5%
Manufacturing	13.6%	11.2%
Wholesale trade	0.5%	3.0%
Retail trade	12.0%	9.5%
Transportation, warehousing, and utilities	0.7%	3.3%
Information	1.1%	2.1%
Finance, insurance, real estate and rental and leasing	8.8%	10.3%
Professional, scientific, management, administrative, and waste management services	19.4%	16.2%
Educational services, health care, and social assistance	22.3%	22.6%
Arts, entertainment and recreation, and accommodation and food services	7.8%	7.5%
Other services, except public administration	0.7%	4.1%
Public administration	1.9%	2.2%

Employment of Residents by Occupation (US Census ACS 2015-2019)	Franklin	Chester County
Civilian employed population 16 years and older	2,457	273,363
MBSA - Management, business, and financial occupations	31.9%	23.8%
MBSA - Computer, engineering, and science occupations	9.8%	9.9%
MBSA - Education, legal, community service, arts, media occupations	7.3%	11.9%
MBSA - Healthcare practitioners and technical occupations	4.0%	6.1%
SO - Healthcare support occupations	2.6%	2.0%
SO - Protective service occupations	0.9%	1.2%
SO - Food preparation and serving related occupations	4.8%	4.7%
SO - Building and grounds cleaning and maintenance occupations	2.6%	2.9%
SO - Personal care and service occupations	0.8%	2.9%
SSO - Sales and related occupations	8.4%	10.2%
SSO - Office and administrative support occupations	10.1%	9.8%
NRCM - Farming, fishing, and forestry occupations	1.7%	1.3%
NRCM - Construction and extraction occupations	6.1%	3.6%
NRCM - Installation, maintenance, and repair occupations	1.3%	2.2%
PTMM- Production occupations	4.7%	3.1%
PTMM - Transportation occupations	1.2%	2.3%
PTMM - Material moving occupations	1.8%	2.2%

Notes: MBSA - Management, business, science, and arts occupations; NRCM - Natural resources, construction, and maintenance occupations; PTMM - Production, transportation, and material moving occupations; SO - Service occupations; and SSO - Sales and office occupations.

Prime Working Age Population (US Census ASC 2015-2019)	Franklin Count	Franklin Percentage	Chester County Count	Chester County Percentage
Total population	4,514	100.0%	519,650	100.0%
Population over age 54	1,414	31.3%	155,296	29.9%
Prime working age (25-54)	1,646	36.5%	198,013	38.1%

Franklin's working age population is consistent with that of the County overall.

HOUSING

The vast majority of housing stock in Franklin is made up of single family detached housing units, and there are no apartments according to Census records. Single family detached housing is also the main housing unit type in the County overall; however, the County has a lower proportion than Franklin, which reflects increases in multi-family

Occupied Housing Units (US Census ACS 2015-2019)				
Housing Unit Type	Franklin Count	Franklin Percentage	Chester County Count	Chester County Percentage
Occupied housing units	1,621	100.0%	190,980	100.0%
1-unit detached	1,568	96.7%	118,637	62.1%
1-unit attached	44	2.7%	34,641	18.1%
2 apartments	0	0.0%	3,496	1.8%
3 or 4 apartments	0	0.0%	5,321	2.8%
5 to 9 apartments	0	0.0%	5,668	3.0%
10 or more apartments	0	0.0%	18,568	9.7%
Mobile home or other type of housing	9	0.6%	4,649	2.4%

building development in the County in recent years. Franklin's lack of higher density units is reflective of its rural environment and that no major regional commuter corridors pass through the Township. A lack of higher density housing may make it more difficult for people on fixed income (e.g. retirees) and younger people raised in Franklin to stay in the Township when they first enter the job market.

The vast majority of Franklin's housing stock dates from 1970-2010. Since then, housing construction has dropped, which is consistent with a slowdown in population growth. Around one-fifth of housing units were built from 2000-2010, even though population growth has slowed by then; this reflects the lag

Year Housing Structure Built (US Census ACS 2015-2019)				
Year Built	Franklin Count	Franklin Percentage	Chester County Count	Chester County Percentage
Built 2014 or later	45	2.8%	3,835	2.0%
Built 2010 to 2013	21	1.3%	4,920	2.6%
Built 2000 to 2009	317	19.6%	29,523	15.5%
Built 1980 to 1999	738	45.5%	61,625	32.3%
Built 1960 to 1979	370	22.8%	44,213	23.2%
Built 1940 to 1959	66	4.1%	21,519	11.3%
Built 1939 or earlier	64	3.9%	25,345	13.3%

time it takes for the housing development market to respond to growth.

Almost half of owner-occupied housing units in Franklin are valued from $300,000-$500,000. Around 4% are valued under $200,000. In general, Franklin parallels Chester County, but with fewer homes in low and high end price ranges. Based on median housing value, Franklin's owner-occupied housing supply generally falls at a higher value, which would

Housing Value of Owner-Occupied Units (US Census ACS 2015-2019)				
Value	Franklin Count	Franklin Percentage	Chester County Count	Chester County Percentage
Owner Occupied Units	1,522	100.0%	143,192	100.0%
Less than $50,000	0	0.0%	3,202	2.2%
$50,000 to $99,999	15	1.0%	2,053	1.4%
$100,000 to $149,999	28	1.8%	4,005	2.8%
$150,000 to $199,999	15	1.0%	10,750	7.5%
$200,000 to $299,999	422	27.7%	33,849	23.6%
$300,000 to $499,999	715	47.0%	53,868	37.6%
$500,000 to $999,999	291	19.1%	30,801	21.5%
$1,000,000 or more	36	2.4%	4,664	3.3%
Median value	$381,000	N/A	$357,100	N/A

mean it is costlier, than in Chester County as a whole.

Franklin has a modest number of rental units. Like the County overall, most rents range from $1,000 to $1,500 monthly. Median rent in Franklin is comparable to the County as a whole.

Occupied Units Paying Rent (US Census 2015-2019)				
Gross Rent	Franklin Count	Franklin Percentage	Chester County Count	Chester County Percentage
Units Paying Rent	79	100.0%	45,903	100.0%
Less than $500	0	0.0%	2,315	5.0%
$500 to $999	10	12.7%	8,815	19.2%
$1,000 to $1,499	50	63.3%	17,790	38.8%
$1,500 to $1,999	11	13.9%	11,547	25.2%
$2,000 to $2,499	0	0.0%	3,286	7.2%
$2,500 to $2,999	0	0.0%	1,252	2.7%
$3,000 or more	8	10.1%	898	2.0%
Median Rent	$1,375	N/A	$1,330	N/A

The vast majority (96%) of housing units in Franklin are owner-occupied, which is expected given the high proportion of single-family detached housing units. Likewise, the County's overall

Housing Status (Census ACS 2015-2019)				
Status	Franklin Count	Franklin Percentage	Chester County Count	Chester County Percentage
Occupied housing units	1,621	96.0%	190,980	95.3%
Vacant housing units	67	4.0%	9,422	4.7%
Owner-occupied units	1,522	93.9%	143,192	75.0%
Renter-occupied units	99	6.1%	47,788	25.0%

owner occupied numbers reflects the proportion of single-family housing units to other housing unit types.

<div align="right">

Appendix D

Acronyms
</div>

2006/2009 Plan – 2006/2009 Franklin Township Comprehensive Plan

this Plan – 2022 Franklin Township Comprehensive Plan

Chester County TII or TII - Chester County Transportation Improvement Inventory

CCPC - Chester County Planning Commission

CCCD - Chester County Conservation District

CREP - Conservation Reserve Enhancement Program

DCNR or PA DCNR - Pennsylvania Department of Conservation and Natural Resources

DC TMA - Delaware County Transportation Management Association

DCIS or CC DCIS - Chester County Department of Computing and Information Services

DE – State of Delaware

DEP or PA DEP - Pennsylvania Department of Environmental Protection

DOE - Determination of Eligibility (for National Register of Historic Places)

DVRPC - Delaware Valley Regional Planning Commission

DVRPC TIP - Delaware Valley Regional Planning Commission Transportation Improvement Plan

EBS - Enhanced Bus Service (by SEPTA and DVRPC)

EMS - Emergency Medical Services

EPA or US EPA – U.S. Environmental Protection Agency

FT BoS - Franklin Township Board of Supervisors

FT CP - Franklin Township Comprehensive Plan

FT CPTF - Franklin Township Comprehensive Plan Task Force

FT PC - Franklin Township Planning Commission

GVF TMA - Greater Valley Forge Transportation Management Association

HARB – Municipal Historic Architectural Review Board

HOA - Homeowners Association

HPTC – Federal or State Historic Preservation Tax Credit

HUD or US HUD – U.S. Department of Housing and Urban Development

LEED - Leadership in Energy and Environment Design

LEED-ND - Leadership in Energy and Environment Design - New Development

MD – State of Maryland

MPC or PA MPC - Pennsylvania Municipalities Planning Code

PA – Commonwealth of Pennsylvania

PennDOT - Pennsylvania Department of Transportation

PHMC - Pennsylvania Historic Museum Commission

SEPTA - Southeastern Pennsylvania Transportation Authority

SCCOOT - Southern Chester County Organization of Transportation

SLDO – Municipal Subdivision and Land Development Ordinance

TMACC - Transportation Management Association of Chester County

VPP - Chester County Vision Partnership Program