



BRANDYWINE CONSERVANCY, ENVIRONMENTAL MANAGEMENT CENTER

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MEMO: West Nottingham Township Board of Supervisors
West Nottingham Township Planning Commission

FROM: Tara Tracy, CPSS, Senior Planner
Sheila Fleming, ASLA, Senior Planner

DATE: December 10, 2007

RE: Nottingham Village, Meeting # 2

Cc: Mark Gallant and Kevin Myers, Chester County Planning Commission (with attachments)

This memo summarizes the resident feedback received from the second of the two Nottingham Village visioning meetings held on November 13, 2007. (The October 22, 2007 meeting materials (e.g., handouts, meeting summary, slides) were e-mailed to Candie Miller on November 1st.)

The written summary is also accompanied by three enclosed drawings. The first drawing compiles the various land use concepts generated by the residents at the November 13th public meeting. The second drawing adds the circulation, streetscape, and identity improvements suggested by these residents. The third drawing shows potential Village improvements in all the categories based on: our design knowledge and expertise; what we know of the Board's and Village landowner preferences; and, future economic factors.

Finally, enclosed are three samples of good design manuals that may be useful as the Township and County staff move forward with Zoning Ordinance revisions to facilitate the desired vision scenario for Nottingham Village. The three samples are: (1) "Design Standards for the Villages of Eagle and Byers Station" (Upper Uwchlan Township, Brandywine Conservancy draft); (2) "Concept Plan, Silver Spring Village, West Hempfield Township" (with accompanying drawings, Brandywine Conservancy); and, (3) "Community Design Guidelines (Doylestown Borough)". The latter is a color copy of the document developed for Doylestown by the firm, Looney Ricks Kiss (Princeton, NJ).

At the end of tonight's zoning ordinance update work session, the Conservancy will have completed its work as outlined in our August 17, 2007 proposal. It has been our extreme pleasure to work alongside County Planning Commission staff to help you and your township residents develop a desired vision for Nottingham Village. If we can be of additional assistance to further this vision in this ordinance process, please do not hesitate to contact Tara Tracy at (610) 388-8352, or ttracy@brandywine.org.

November 13, 2007 Summary

Each of the five groups made specific recommendations on their base maps for future land uses and other improvements such as streetscape changes, welcome signs, roads, and paths. These suggestions are

compiled on the first two composite drawings described above. In addition, all the narrative suggestions that were recorded, plus several points delivered after November 13th, are listed in the remainder of this memo. As shown by both the composite drawings and the following summary, a specific area or location may have several different suggestions for its uses or improvements. As such, some of the following points reiterate what is shown on the composite drawings, while others are not graphically shown due to their narrative content.

Kimble Farm

- ✓ Keep as open space or subject it to only limited development, given all the development nearby in East Nottingham
- ✓ The section of the Farm next to Route 272 should be open space, with the area south of the creek developed as a mixed use Traditional Neighborhood Development
- ✓ Develop for 55+ residential uses (the Township's population is aging), with mixed commercial uses in the section along Route 272 and on the property across Route 272
- ✓ Commercial area should include a larger store (e.g., Kohl's or grocery store)
- ✓ Residential development should be ¼ acre lots with a great deal of open space

Residential Use Types, with Locations if Suggested

- ✓ High density residential uses are desirable in the Village core, especially at the location of Squire's Pantry and the vacant land to the east
- ✓ More dense (i.e., more so than 1-acre lots) residential uses are desirable at Route 272/Airport road and where public water/sewer exist

Business Types and Parameters, with Locations if Suggested

- ✓ Businesses need to be able to grow and get larger to survive
- ✓ Specialty, small stores are desirable in Village core
- ✓ Business park should be developed behind Wawa
- ✓ Donut shop and Doctor's offices are two businesses for location behind Wawa
- ✓ Restaurants are good

Types of Community Amenities, with Locations if Suggested

- ✓ Enlarged park'n'ride lot
- ✓ Vacant area in the vicinity of Herrs should be kept as is, as buffer to Nottingham County Park
- ✓ Vacant area in the vicinity of Herrs should be made a family-friendly park
- ✓ Indoor ice rink, with parking, is desired at the location of Squire's Pantry and the vacant land to the east
- ✓ New Township building and community center could be developed north of expanded Nottingham Inn parking
- ✓ New fire house location: across from the Post Office
- ✓ Farmer's market where current flea market is
- ✓ Create a park on the vacant land to the east of Squire's Pantry
- ✓ Create a park in the vacant land in front of Squire's Pantry
- ✓ Use currently planned fire house location for a new building for the West Nottingham Historical Commission
- ✓ Herrs should offer excursion rides, and build a railroad station in the Village
- ✓ A skateboard park on the vacant land to the east of Squire's Pantry is a desired amenity
- ✓ Movie theatre is desired
- ✓ Need small park with a bandstand/gazebo for wedding photos
- ✓ Create a park in open space behind Inn; good place to enjoy ice cream, car show, etc.

Welcome Signs/Improvements, with Locations if Suggested

- ✓ "Welcome to Historic Village of Nottingham"
- ✓ Welcome signs at Kimble Farm, Route 1, East Nottingham/West Nottingham boundary

Types and Locations of Streetscape Improvements

- ✓ Signage is needed at Route 1/Route 272 to direct cars to I-95 South via Route 1 instead of via Route 272
- ✓ Centerville, DE-like entrances are appropriate at: Wawa; just north of the Post Office; and at old school house
- ✓ Need alot of greenery for streetscapes, especially in Village core and around Wawa commercial area
- ✓ Convert some of the pavement at the intersection of Route 272 and Baltimore Pike, and up along Baltimore Pike, into green strips of trees, shrubs and flowers
- ✓ Use brick for streetscapes in the Village core to show it is an historical destination
- ✓ Street lights and signs should reflect historic Village character and not be modern in look/style

Type and Location of Road Improvements

- ✓ Traffic light or another type of control is needed at the Baltimore Pike/Route 272 intersection
- ✓ Construct a roundabout at the Baltimore Pike/Route 272 intersection if there is room available
- ✓ It is important to route traffic completely outside the Village; create pedestrian mall in the Village
- ✓ Future traffic patterns should include an additional through street so that Route 272/Christine Road can be one way, and the new street would be one way in the opposite direction
- ✓ Need entrances/exits at/near commercial land behind Wawa onto Baltimore Pike
- ✓ Route Ponds Edge Drive around Village to Forge Road
- ✓ Increase parking at Nottingham Inn and connect via path to ice rink on the other side of Baltimore Pike
- ✓ Definitely have train access to Delaware County and Philadelphia
- ✓ Two new Route 1 interchanges needed: (1) Route 1/Forge Road; and, (2) Route 1/Ridge Road - Stoney Lane
- ✓ Insure road connections between Kimble Farm development to: (1) Cemetery Road; (2) Route 272; and, (3) Park Road

Pedestrian/Bicyclist Paths, with Locations if Suggested

- ✓ Link Nottingham County Park and Village area for bikers and walkers
- ✓ Pedestrian paths needed between and among Kimble Farm, Herrs, Wawa, Post Office, and Featherman Farm
- ✓ Planned trails between Nottingham County Park and Kimble Farm, Baltimore Pike, and across Route 1 are good ideas
- ✓ Safe street crossings are needed
- ✓ Make sure that Route 272 and Baltimore Pike provide adequate area for bicyclists, protected from cars

Other comments

- ✓ Public water and sewer supply needs to happen
- ✓ Ordinances both should reflect plans made and should keep the Village a village
- ✓ Ameliorate noise
- ✓ Investigate Transfer of Development Rights so as to encourage development in the Village and not in the rural areas of the township, without penalizing rural land owners

Attachments