

Bethel Township

Comprehensive Plan Update

Public Meeting #2

Thursday March 14, 2024

7:00 – 9:00 PM

Meeting Agenda

- Introduction
- Draft Vision and Goals
- Public Participation Review
- Analysis
 - Housing
 - Economic Development
 - Community Services
 - Transportation
 - Historic Preservation
 - Land Use
 - Zoning
- Draft Plan Layout
- Next Steps



Steering Committee

Giovanna Iacono	Bethel Township Board of Supervisors Chair
Stephanie DerOhannessian	Bethel Township Supervisor
Lou Torrieri	Planning Commission Chair
Catherine Spahr	Planning Commission Member
George Lincoln	Planning Commission Member
Michael Dunn	Planning Commission Member
Laurence Smith	Planning Commission and Sewer Authority Solicitor
Garry Lanahan	Zoning Hearing Board Chair
Rich Nutinsky	Resident
Ed Miles	Resident



Project Team

- Peter Simone, RLA, FASLA, Principal
psimone@simonecollins.com
- Pankaj Jobanputra, AICP, Project Manager
pjobanputra@simonecollins.com
- Tim Adams, Staff Planner
tadams@simonecollins.com
- Albert Federico, PE
Transportation Consultant



Project Schedule



	Meeting Title	Meeting Date	Meeting Time
2023	Comprehensive Plan Committee Meeting #1	Thursday, February 23	7PM-9PM
	Comprehensive Plan Public Meeting #1	Wednesday, May 17	7PM-9PM
	Comprehensive Plan Committee Meeting #2	Thursday, June 15	7PM-9PM
	Comprehensive Plan Committee Meeting #3	Thursday, October 12	7PM-9PM
2024	Comprehensive Plan Committee Meeting #4	Thursday, February 15	7PM-9PM
	Comprehensive Plan Public Meeting #2	Thursday, March 14	7PM-9PM
	Draft Plan Review	Mid March - Mid May	
	Board of Supervisors Meeting #1 - Draft Plan	Tuesday, April 9	7PM-9PM
	Complete Revisions	Mid May - Early June	
	Board of Supervisors Meeting #2 - Final Plan	Tuesday, June 11	7PM-9PM

An aerial photograph of a town, showing streets, buildings, and green spaces, overlaid with a semi-transparent blue filter. The text 'Draft Vision & Goals' is centered in white.

Draft Vision & Goals

Draft Township Vision & Goals



Land Use

Responsibly manage redevelopment and growth in a manner that preserves/enhances established positive community characteristics while also ensuring the long-term, prosperous stability of the Township



Transportation

Pursue opportunities for expanding pedestrian infrastructure, especially sidewalks and trails, and improving connectivity and accessibility between key Township destinations.



Open Space & Recreation

Preserve open space and natural areas. Improve and maintain accessible and high-quality recreation facilities for all Township residents.



Community Facilities

Provide community and municipal services that elevate the quality of life for all Township residents.

Draft Township Vision & Goals



Resources

Strengthen protections for the Township's historical, cultural, and environmental resources and promote their conservation.



Housing

Promote housing and development types that preserve character and aesthetic, while also meeting the needs of the Township.



Economic Development

Encourage contextually appropriate economic development that is congruent with community values and desires.

An aerial photograph of a town, showing residential streets, buildings, and green spaces, overlaid with a semi-transparent blue filter. The text 'Public Participation Review' is centered in white.

Public Participation Review

Brainstorming Review – Public Meeting 1

Goals

- ❖ Mitigate Flooding > Work with neighboring townships
- ❖ Primarily a residential community
- ❖ High taxes
- ❖ Growing senior community
- ❖ Dry Township
- ❖ Booth's Corner is a Township staple/ like a town center
- ❖ Booth's Corner burned down in 1973 and was rebuilt
- ❖ Roads are unsafe for pedestrians and cyclists
- ❖ Ongoing 'Vision Zero' Plan for Delaware County
- ❖ Ongoing Active Transportation Plan for Delaware County
- ❖ Naaman's Creek Road and Bethel Road are PennDOT roads

Partners

- ❖ DCNR

Facts

- ❖ Population of ~9500
- ❖ There is turnover in the Township, even if the populations remains the same
- ❖ Township's character is urban and rural, consisting of open space and residential

Brainstorming Review – Public Meeting 1

Concepts

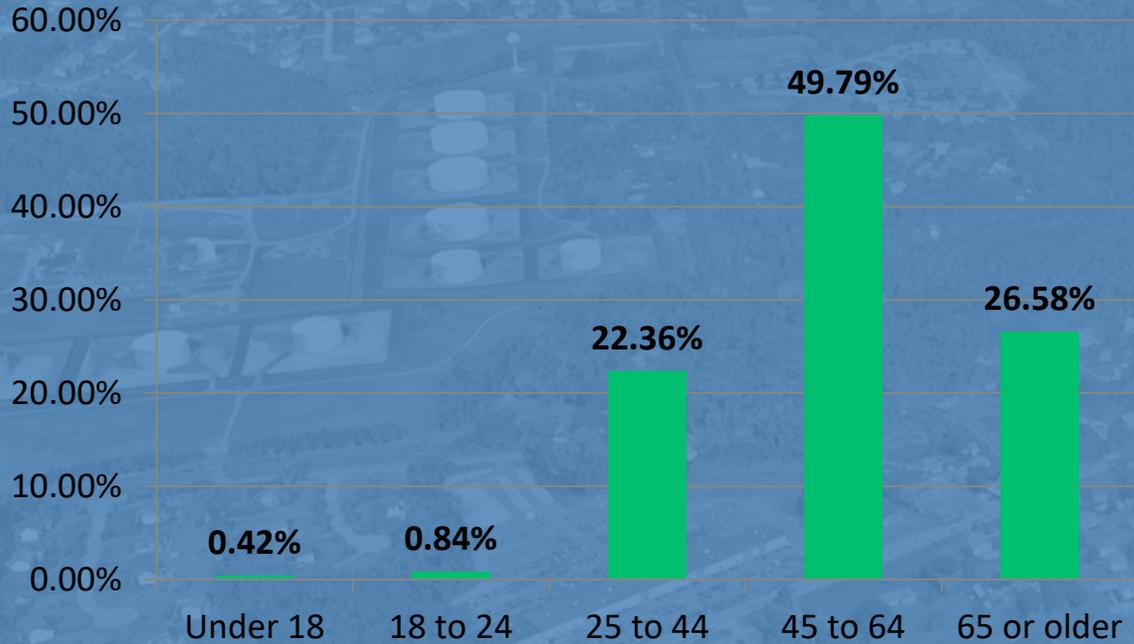
- ❖ Protect water quality
- ❖ Urban Forests provide buffers and habitats
- ❖ Keep buffers between homes
- ❖ Preserve natural areas/ open space
- ❖ Reduce development
- ❖ Maintain and build upon Township character
- ❖ Prepare for future zoning - i.e. Booth's Corner
- ❖ Potential for Convenience Commercial
- ❖ Potential for accessory dwellings
- ❖ Maintain/ improve upon aesthetics
- ❖ Return on investment
- ❖ Remain a 'Dry Township'
- ❖ More Connectivity
- ❖ Walking system through HOAs?
- ❖ Easements For Trails
- ❖ Consider Cost of Trails and Sidewalks
- ❖ Need parking for community activities
- ❖ Need more stormwater management and erosion control
- ❖ Need sidewalks
- ❖ Keep Booth's Corner property zoned as commercial
- ❖ Community gathering places are important
- ❖ Need more trees
- ❖ No warehouses
- ❖ Survey - offer paper copies
- ❖ Need funding for playground equipment
- ❖ Need traffic light across from Shaffer Park

Final Online Survey Results

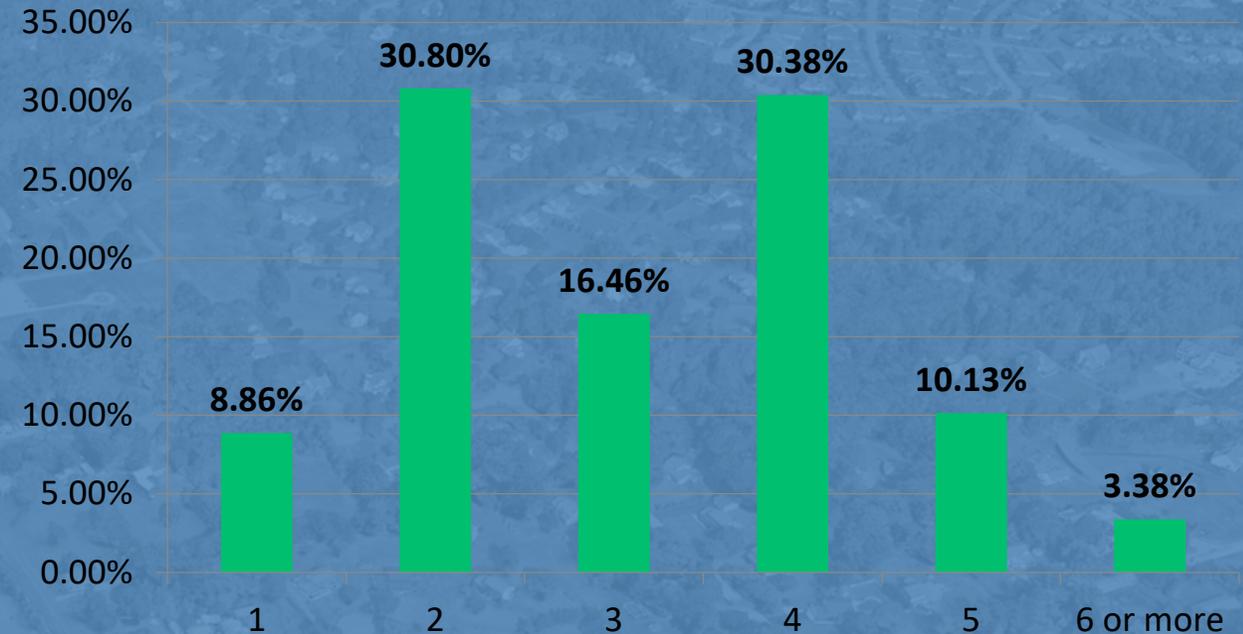
243 Total Responses

Open from May 2023-
February 2024

What is your age?

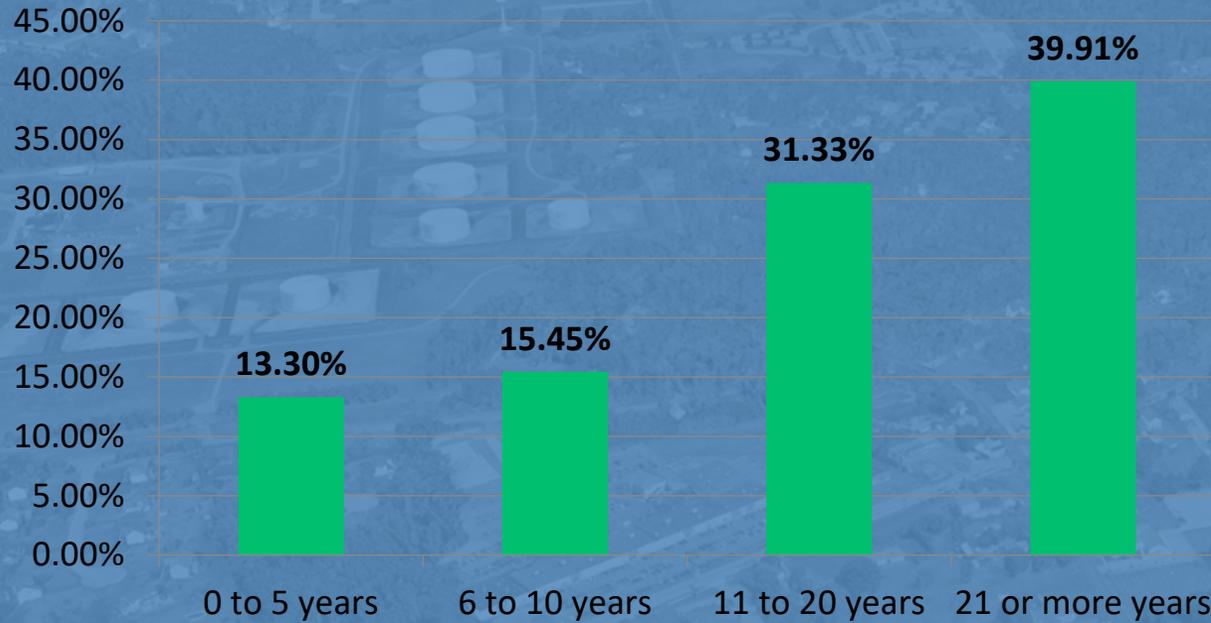


How many people currently live in your household?

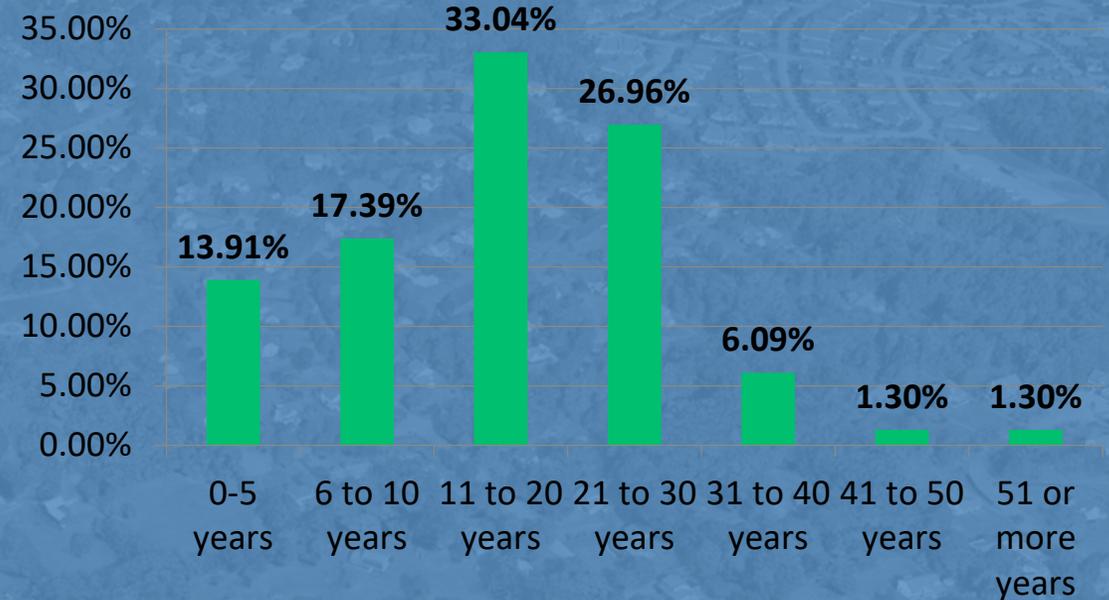


Final Online Survey Results

If you live in Bethel, how long have you lived in the Township?

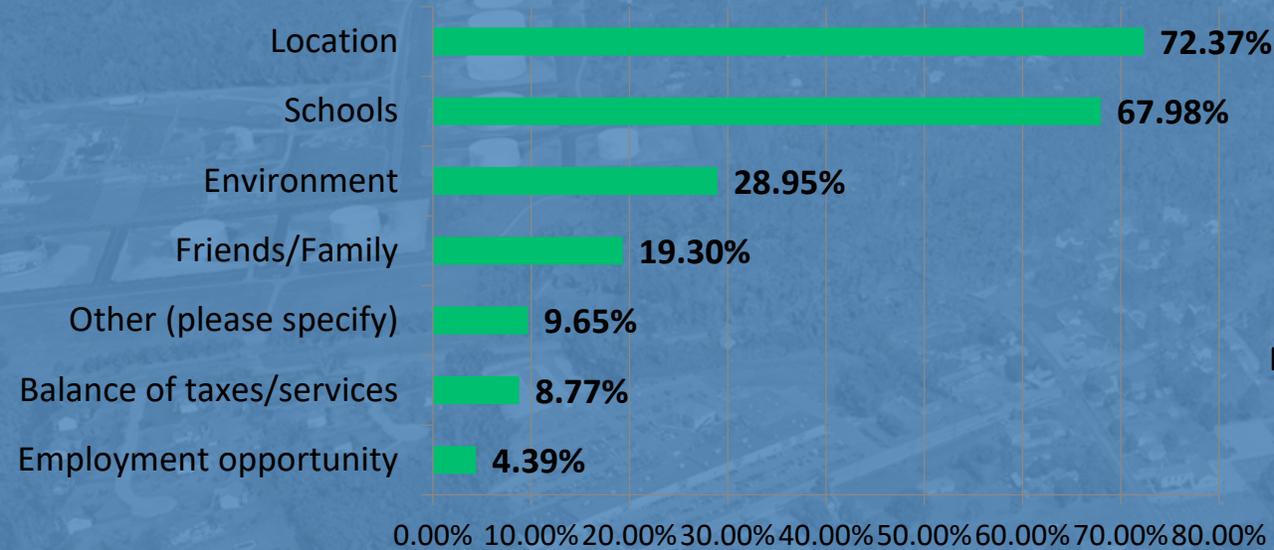


How long have you lived at your place of residence?



Final Online Survey Results

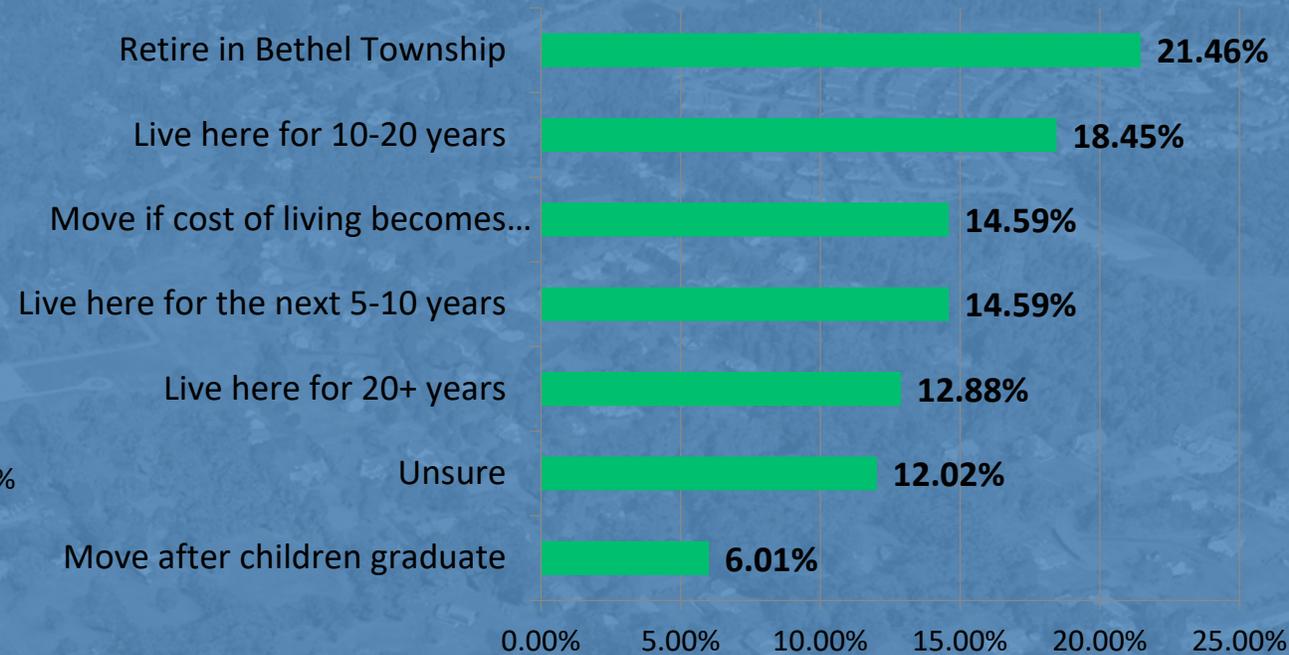
If you are a resident of Bethel Township, which of these influenced your decision to move here?
(Please check all that apply.)



Other options include:

- 55+ Community
- Lifelong resident
- Open space

If you are a resident of Bethel Township, what are your long-term plans?



Final Online Survey Results

Where do you currently work from? (Please check all that apply.)

Other options include:

- *Retired*
- *Work remotely part-time*

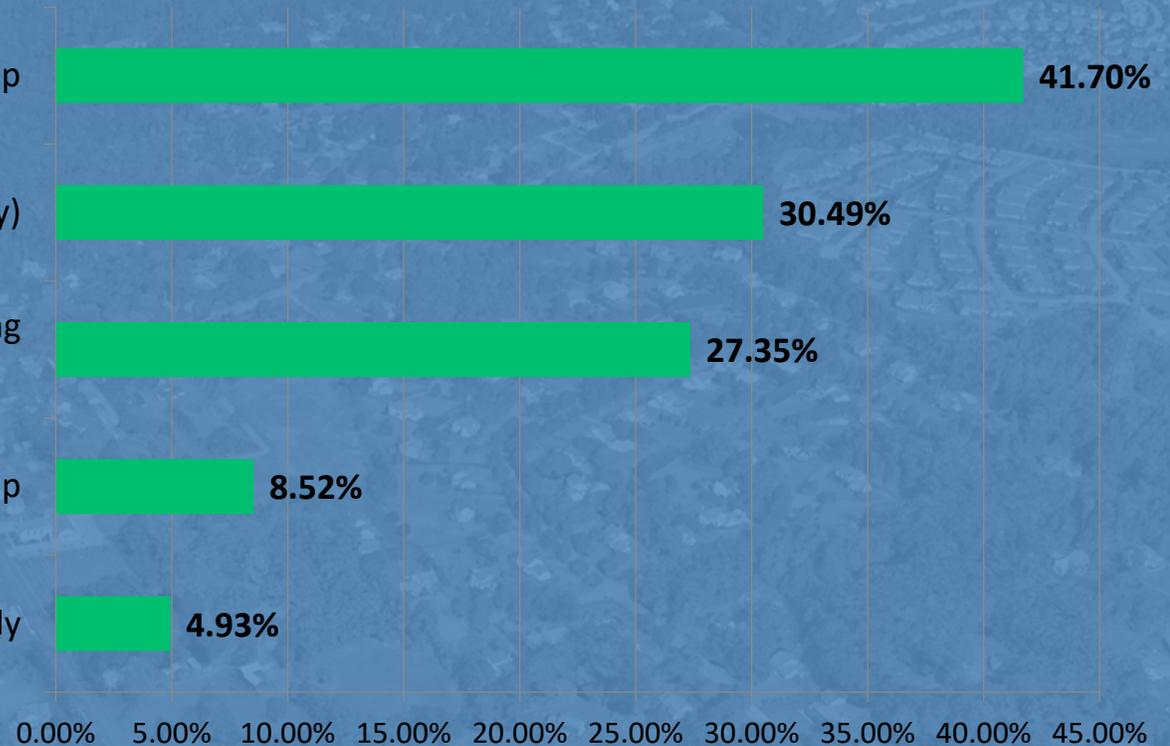
I split time between working in an office and working remotely

I work in Bethel Township

I do not have the option to work remotely

I work outside of Bethel Township

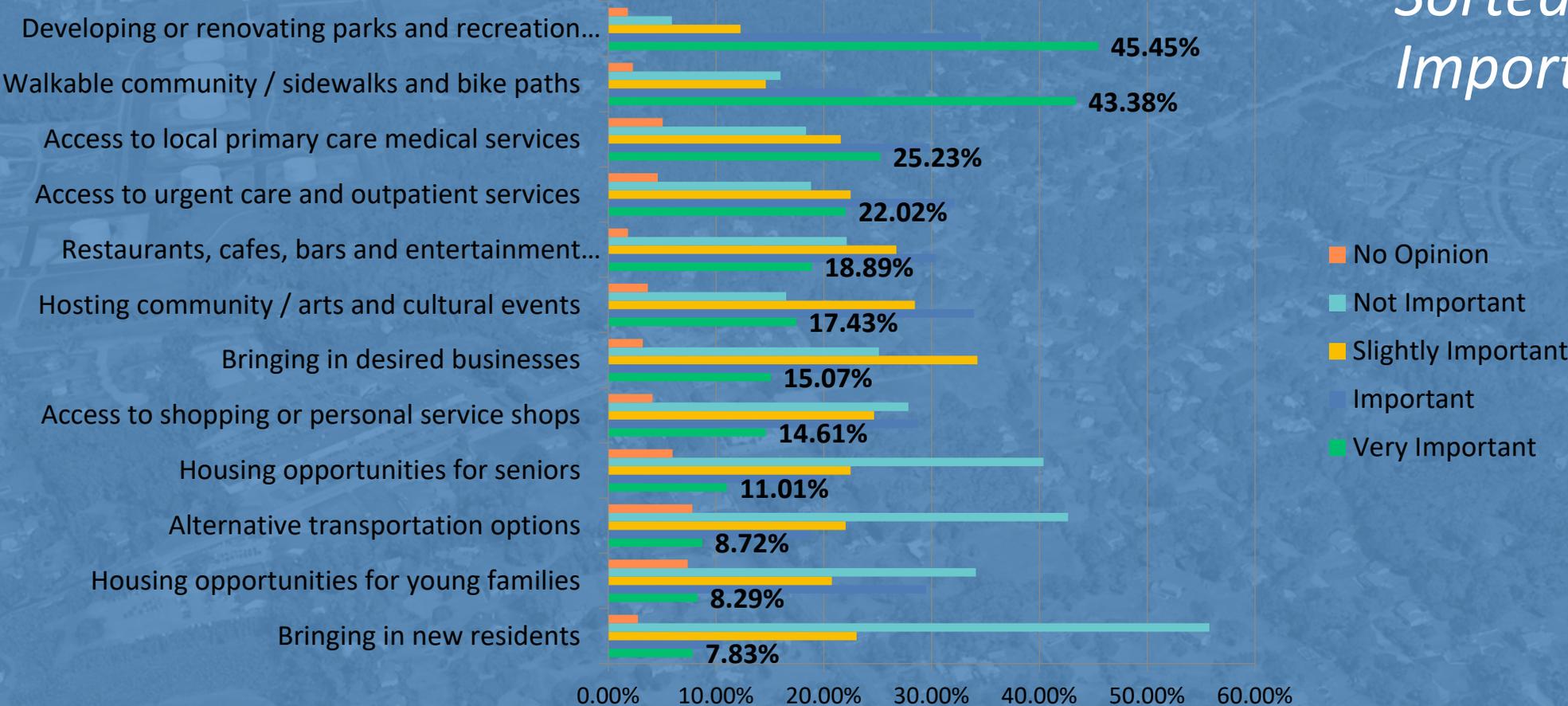
Other (please specify)



Updated Survey Results

Thinking about land use planning in Bethel Township, how important to you is each of the following issues?

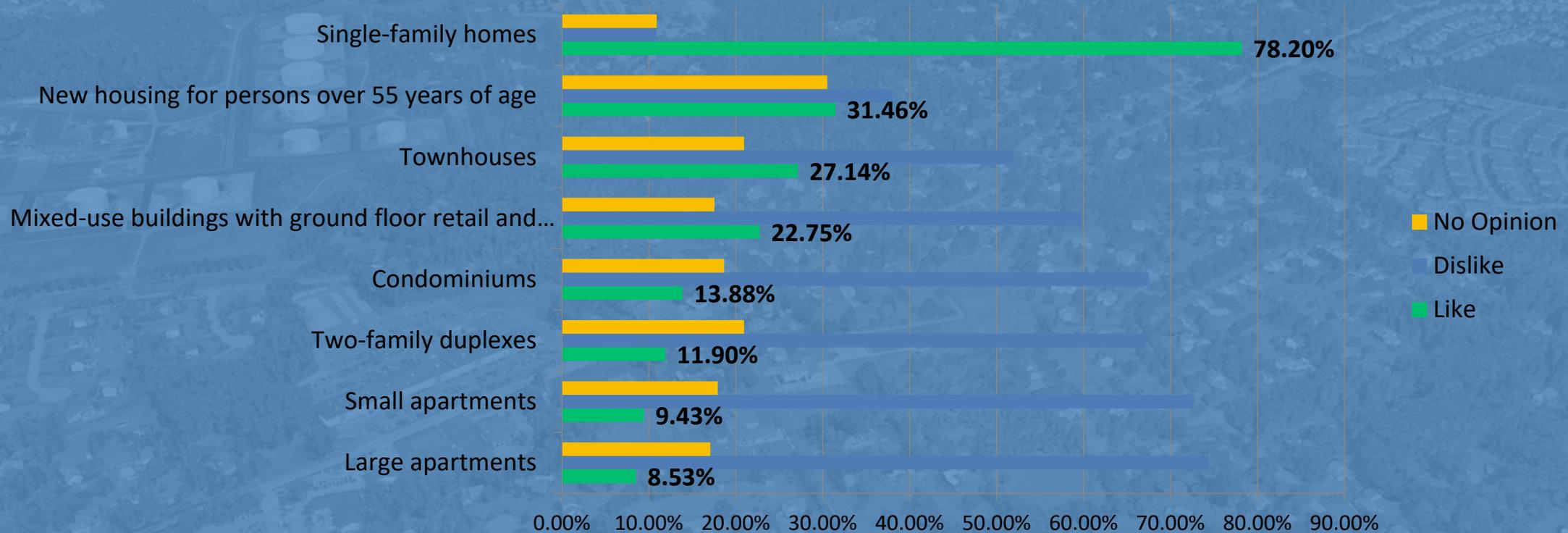
Sorted by 'Very Important'



Updated Survey Results

Sorted by 'Like'

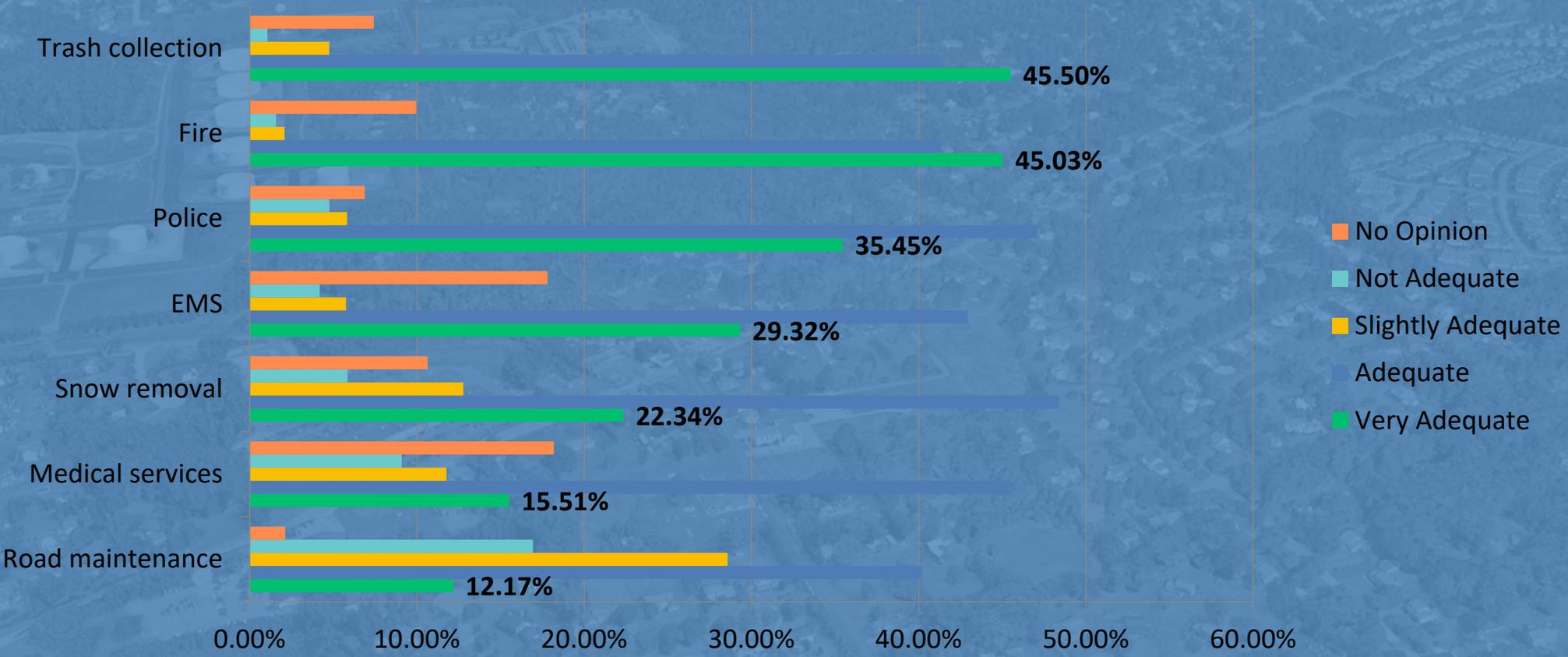
Which of the following specific types of housing would you like to see in Bethel Township?



Updated Survey Results

Sorted by 'Very Adequate'

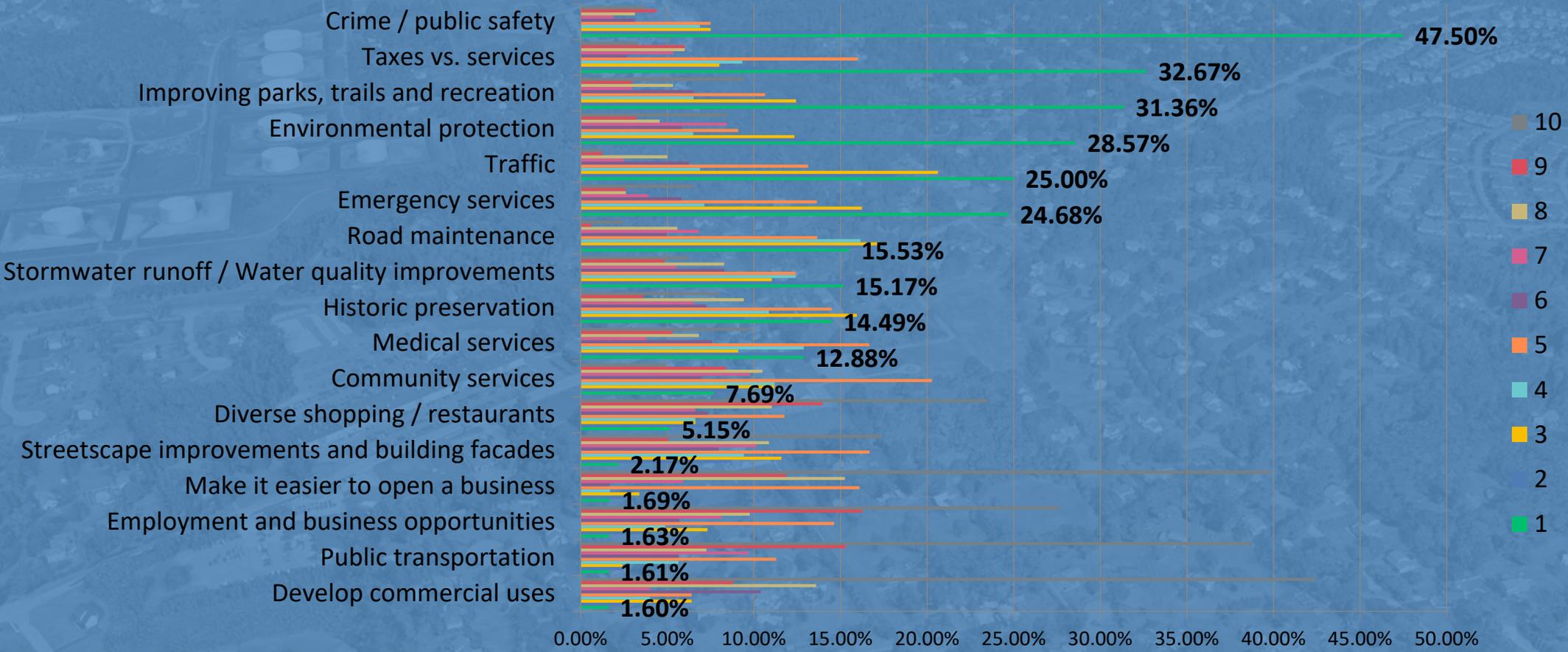
How adequate do you find the following services in the Township?



Updated Survey Results

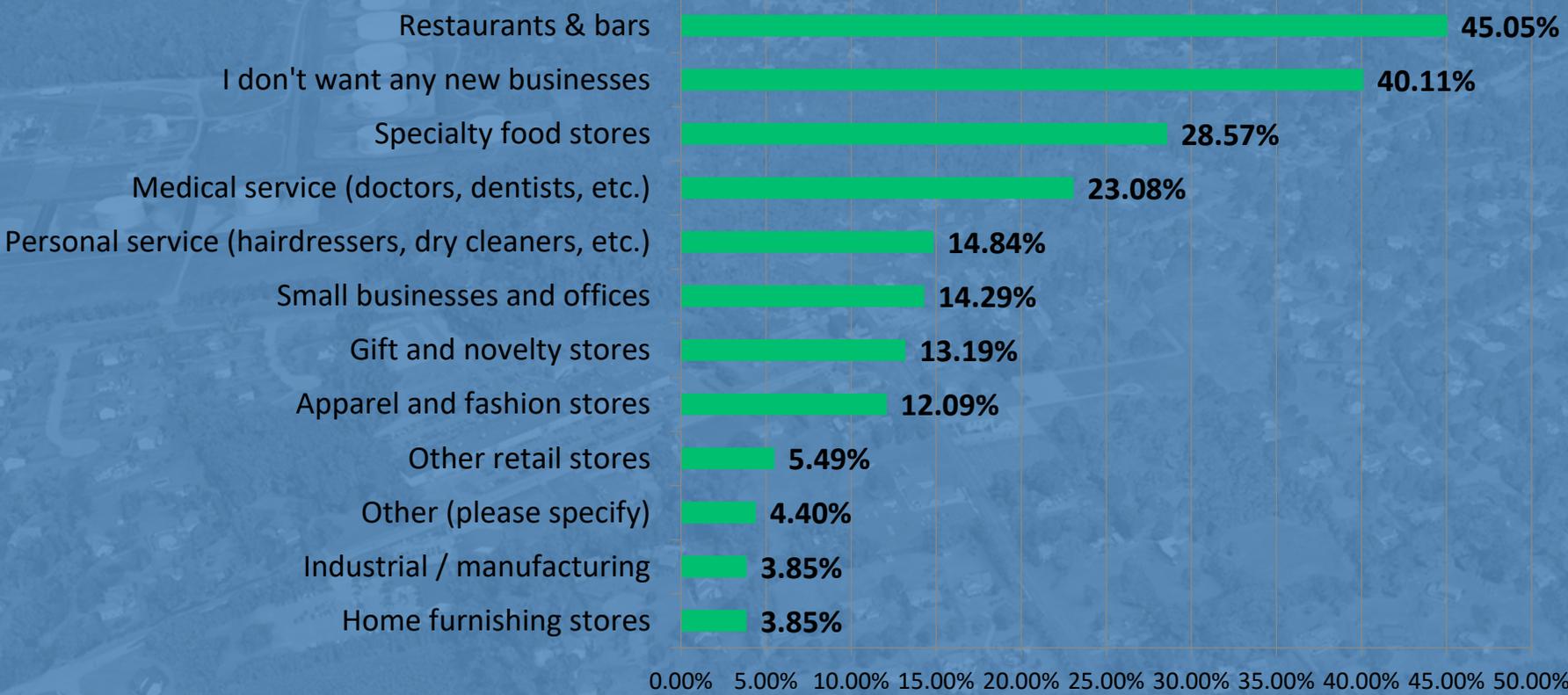
Rank from 1 to 10 the top priorities for Bethel Township. Please rank each of the following according to the scale (1=High Priority, 10=Low Priority).

Sorted by 'High Priority'



Updated Survey Results

What types of new businesses should Bethel Township seek to attract? (please check all that apply)



Other options include:

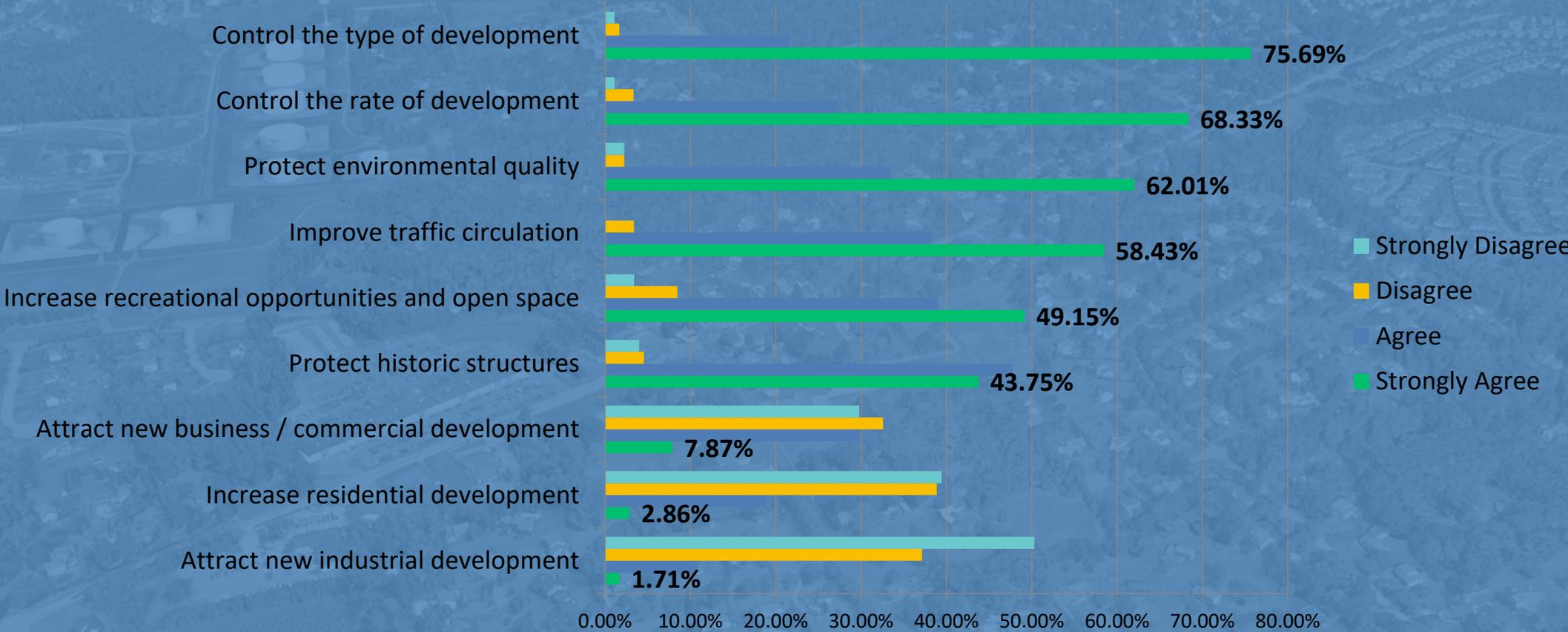
- Keep as a small community
- Focus on preserving open space and environment
- Things for kids and young families

- **73 people don't want new businesses**
- **109 people want new businesses**

Updated Survey Results

Sorted by 'Strongly Agree'

Over the next 10 years, Bethel Township should try to:



List of Key Person Interviews

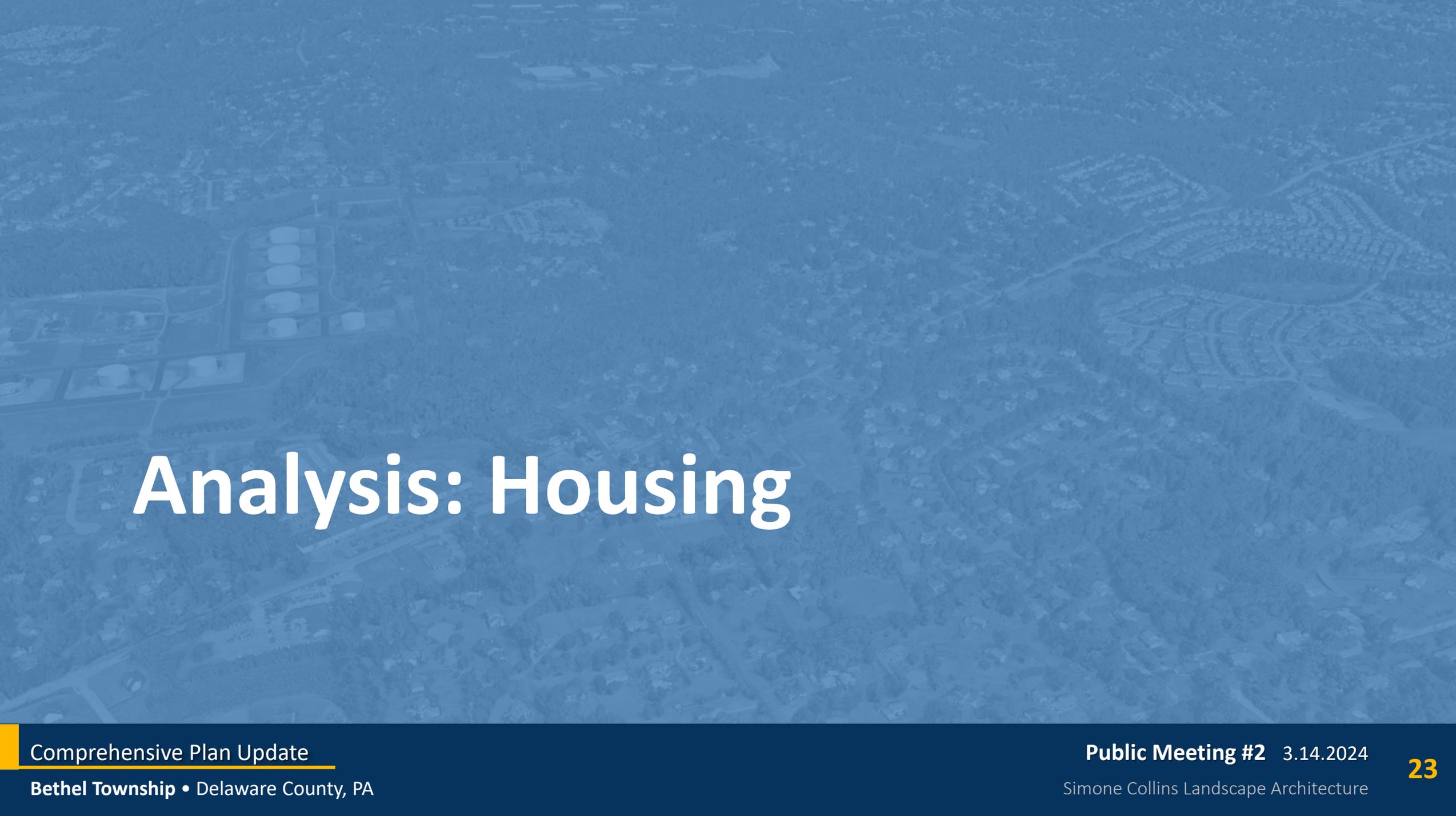
- Completed

- Marco Agostini, Township Finance Director
- Peter Barsz, Township Treasurer
- Bruce Egan, Administrative Director, Township Emergency Management
- John Egan, Chief, Bethel Township Police
- John McCarthy, Lieutenant, Bethel Township Police
- Matthew Houtmann, Municipal Engineer
- Rebecca Ross, Principal Planner, Delaware County Planning Department
- Tom Shaffer, Manager, Transportation Planning, Delaware County Planning Department

- Ray Stiles, Coordinator, Township Emergency Management
- Steve Wasylyszyn, Township Zoning Officer

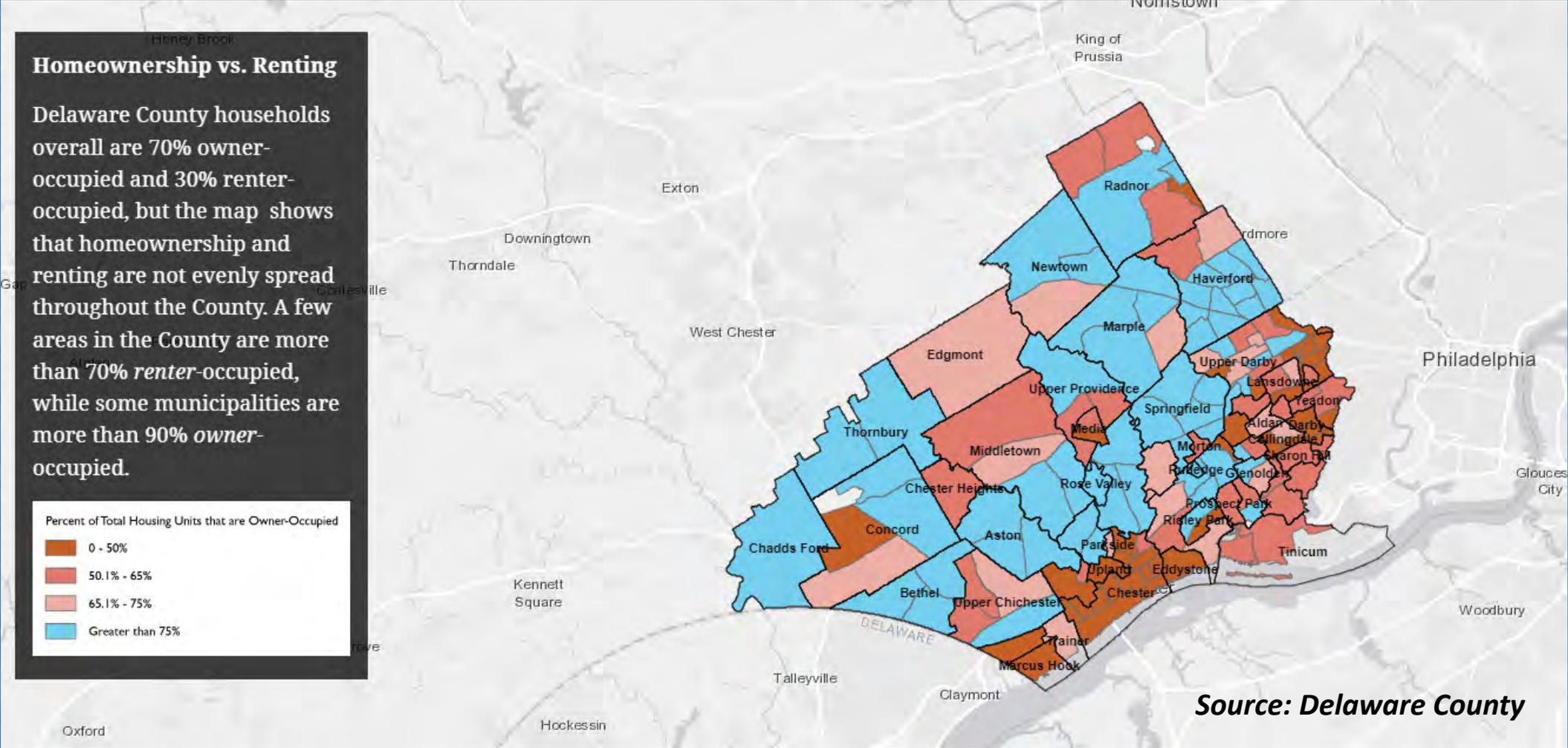
- Completed for Parks and Recreation Plan / Shaffer Park Plan

- Tara Allen, Principal, Bethel Springs Elementary School
- Steven Beckley, Open Space and Trails Planner, Delaware County Planning Department
- Debbie Beer, President, Birding Club of Delaware County
- Marc Bertrando, Superintendent, Garnet Valley School District
- Robert Sanderson, Director of Operations, Garnet Valley School District

An aerial photograph of a residential neighborhood, showing streets, houses, and trees, overlaid with a semi-transparent blue filter. The text 'Analysis: Housing' is centered in white.

Analysis: Housing

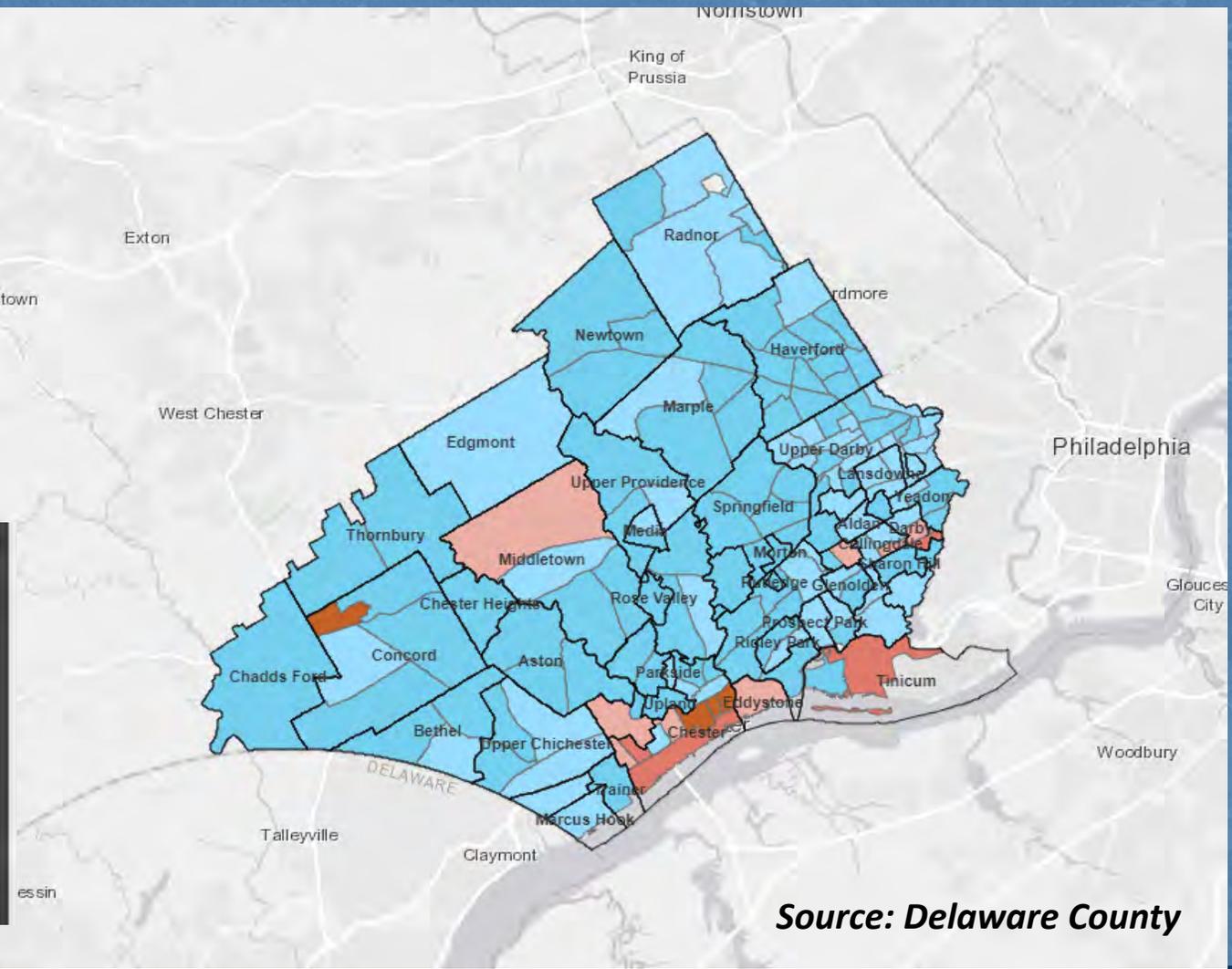
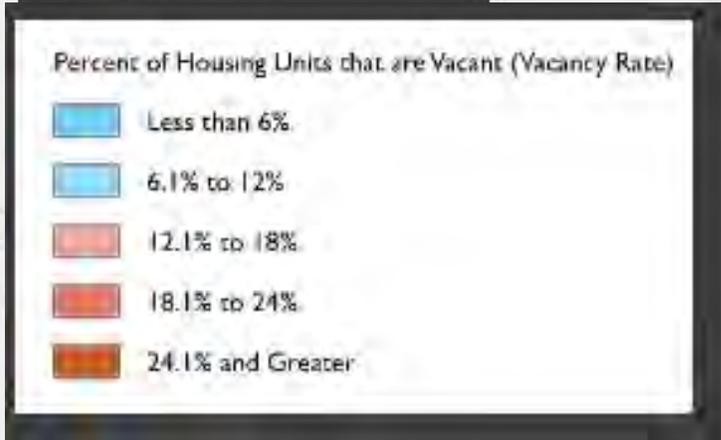
Homeownership vs. Renting



Vacancies

Vacancies

The total number of vacant units in the County more than doubled between 1980 and 2017. Although the majority of the County maintains healthy vacancy rates, certain areas are affected by high vacancy rates above 12%; some as high as 24% or more.



Forecasted Housing Need

- 146 housing units are currently planned or in development
- Historic margin of error for average household size is between .1 and .2
 - Current average household size is 2.99
 - If average household size were 2.75, ~377 housing units would need to be built by 2050
- Where can the remaining ~225 units go?

Bethel Township	
2050 Forecasted Population <i>Source: DVRPC</i>	9,750
2050 Forecasted Group Quarters Population (2021 value = .55%) <i>Source: U.S. Census Bureau</i>	54
2050 Forecasted Household Population (Forecasted population minus forecasted group quarters population)	9,696
Average Household Size <i>Estimated</i>	2.75
2050 Forecasted Number of Households (Forecasted household population divided by average household size)	3,526
Estimated Total Number of Housing Units Needed by 2050 (Forecasted number of households plus the number of forecasted vacant units) (2021 value = 5%)	3,692
2021 Total Number of Housing Units <i>Source: U.S. Census Bureau</i>	3,315
Estimated Number of Housing Units Remaining to be Built by 2050 (Total estimated number of housing units minus housing units built as of 2021)	3,692 - 3,315 = 377

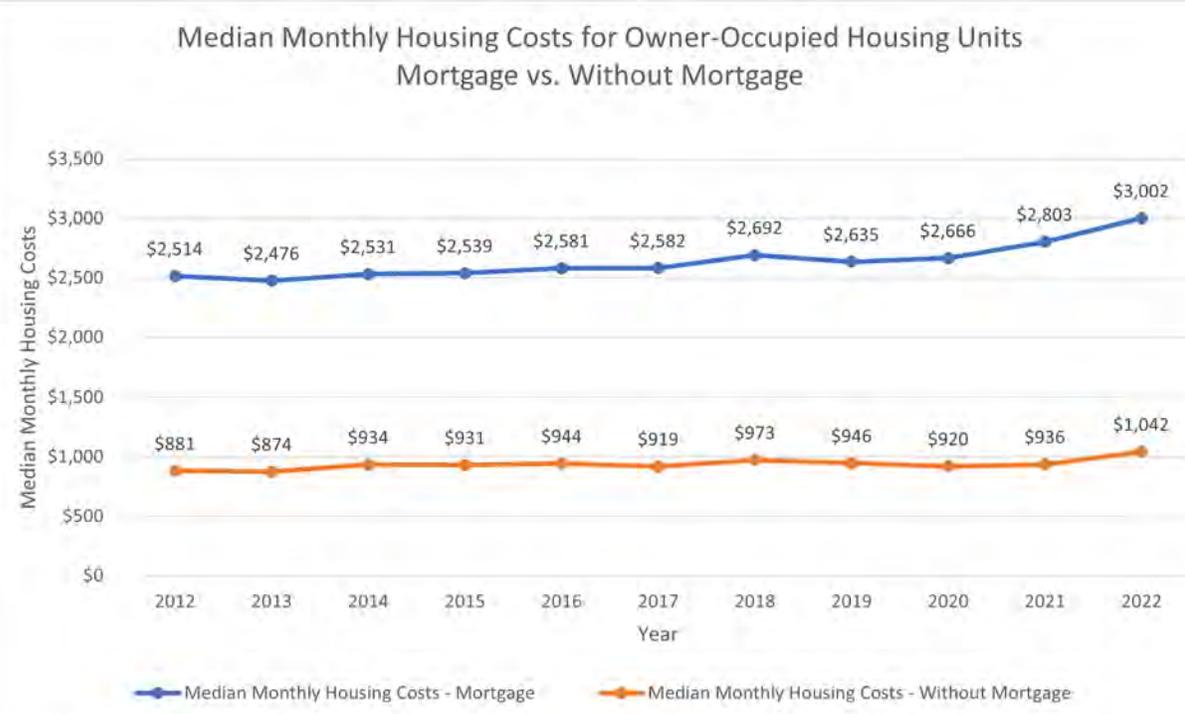
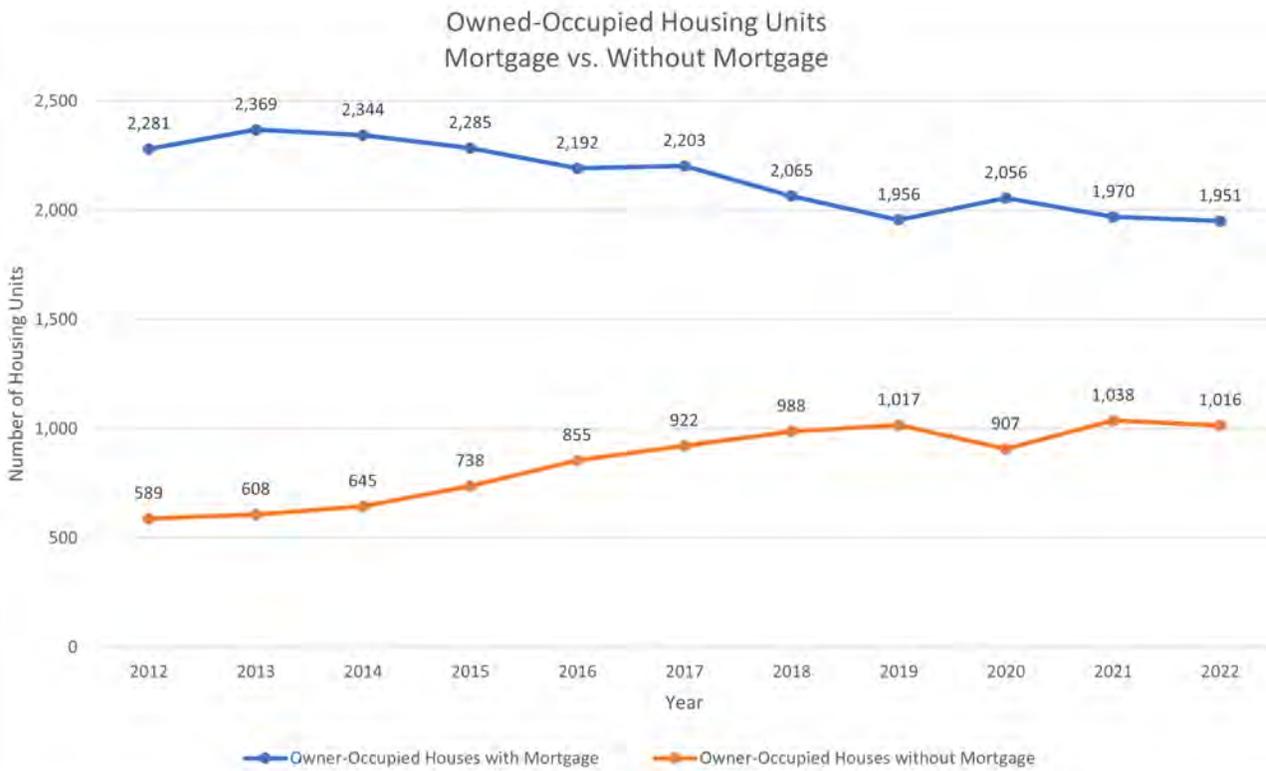
Aging in Place

- Households with people age 60+ have increased since 2011 and demographic data indicates continued growth
- Many people in this age bracket do not want to leave Bethel Township, how can they be accommodated?
- Existing Zoning Ordinance has provisions for “the renting of rooms within the same dwelling in which the lessor resides, or in a building accessory thereto for not more than four non-transient persons, with or without the provisions of table board (daily meals provided for pay) for such persons by special exception” as an accessory use in the R-1, R-3 and R-4 districts – **THIS IS ANTIQUATED LANGUAGE**

	2011	2021
Households with 1 or more people age 60+	36%	47%
Households with 1 or more people age 65+	Data Not Available	35.3%
Householders age 65+ living alone	7.1%	9.8%

Changes in Housing Prices

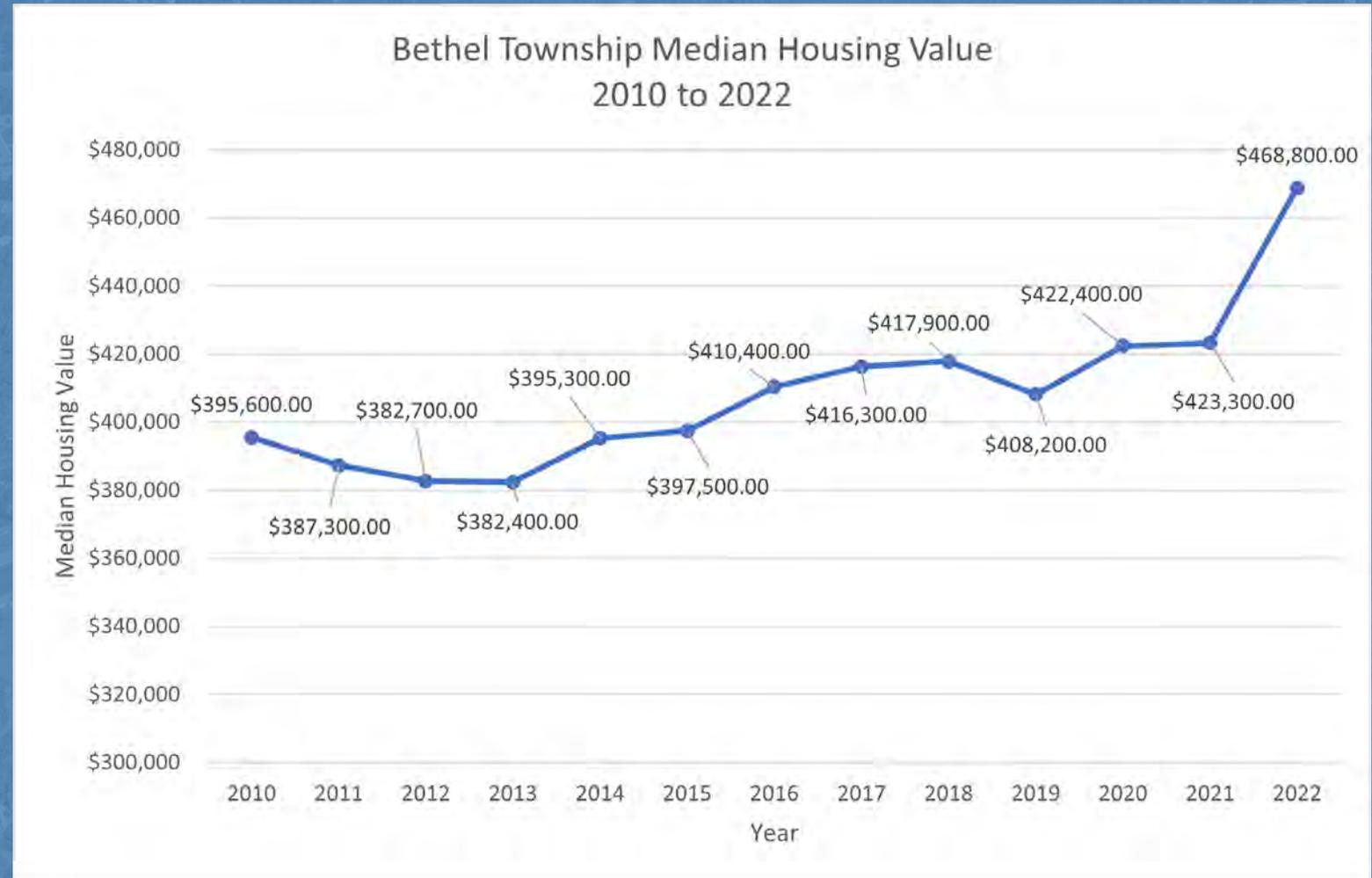
- The number of mortgages in Bethel is steadily decreasing from 2012



- Housing costs in Bethel remained stable for most of the 2010 decade, but have risen steadily since the Pandemic

Changes in Housing Prices

- The median housing value has risen ~15% since 2010, from \$395,600 to \$468,800.



Changes in Housing Prices

- The Zillow Home Value Index (ZHVI) ZHVI measures monthly changes in property-level Zillow estimates, capturing both the level and appreciation of home values across a wide variety of geographies and housing types.



ZHVI for 19060 zip code

Bethel Township Real Estate & Homes For Sale

5 results

Sort: Homes for You

Open: 3/2 1-3pm

\$649,900

3 bds | 3 ba | 3,200 sqft - Coming soon
1279 Brookstone Dr, Garnet Valley, PA 19060
COMPASS RE

On market Feb 22

\$469,000

2 bds | 2 ba | 1,599 sqft - Coming soon
1727 Wisteria Way, Garnet Valley, PA 19060
COLDWELL BANKER REALTY

Price cut: \$20,000 (Jan 17)

\$595,000

3 bds | 4 ba | 2,178 sqft - House for sale
919 Emerald Downs, Garnet Valley, PA 19060
KW EMPOWER

11 days on Zillow

\$649,900

3 bds | 3 ba | 2,904 sqft - Townhouse for sale
1268 Brookstone Dr, Garnet Valley, PA 19060
COMPASS

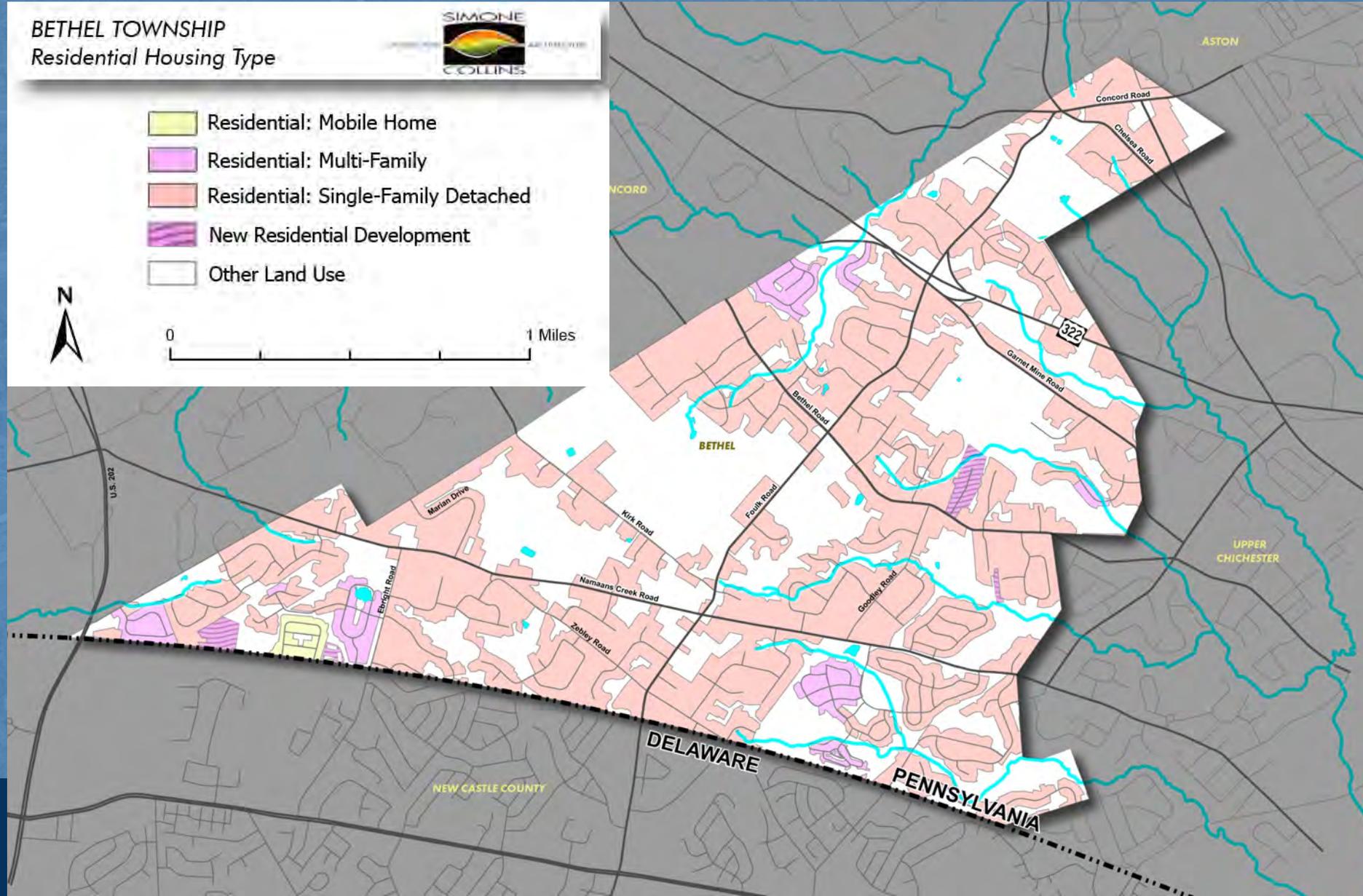
18 days on Zillow

\$320,000

2 bds | 2 ba | 1,163 sqft - Apartment for sale
2103 Poplar St, Garnet Valley, PA 19060
BHS FOX & ROACH MEDIA

Listings in Feb 2024

Map: Distribution of Housing Types



National Trends in Housing

- Median age of country's owner-occupied housing is 40 years
- Zoning impacts of co-living, cohousing and home sharing are beginning to be more widespread
- Increase in multi-generational living
 - 17% of adults aged 25-34 live in a parent's home
- Purchase of apartment buildings by private equity firms
- Emergence of single-family rental housing
- Popularity of tiny homes

Draft Housing Recommendations

- Ensure the availability of a variety of housing stock to meet the residential needs of the projected population - PRIORITY
- Ensure that any new development conforms to surrounding architectural style and character
- Integrate components that will enhance and improve the safety and comfort of residents, such as sidewalks, lighting and landscaping
- Provide for a range of housing types for people of different ages, abilities and incomes
- Allow an accessory dwelling unit (apartment) under ‘Accessory Uses’ in the R-1 district only, as a special exception
-



An aerial photograph of a town, showing residential streets, buildings, and green spaces, overlaid with a semi-transparent blue filter. The text is centered on the image.

Analysis: Economic Development

DVRPC Employment Forecast

- *DVRPC estimates ~16% job growth by 2050*

DVRPC Employment Forecast	
2015	2,307
2020	2,529
2025	2,687
2030	2,690
2035	2,683
2040	2,681
2045	2,679
2050	2,675
Change 2015 to 2050	+368 (15.95%)

National Trends in Commercial and Retail Development

Flexible Commercial and Office Spaces

- Rise of Work-from-Home / Hybrid Schedules has reduced demand for dedicated space

Artisanal & Small-Scale Manufacturing

- Modern techniques can accommodate smaller spaces
- “Maker Movement”

Incubators / Tech Hubs

- Co-working spaces that encourage high-tech research and development
- Can be supported by Partnerships with universities, economic development organizations, for-profit sector

Additional Trends in Economic Development

- Increase in distribution and fulfillment centers
 - Route 322 Corridor
 - Mobile factories or “factories in a box”
 - Especially useful in post-disaster scenarios
- Growth in recreation / experience-related establishments
 - Axe throwing, indoor climbing gyms, theater with dining, escape rooms

Village Center / Central Gathering Place

- Recent development trends indicate a strong demand for “main streets” and “village squares”
- Commercial/retail shopping supported by a walkable and aesthetically pleasing streetscape can foster community identity and cohesion, while boosting economic development
- Could Booth’s Corner and the area around Naamans Creek Rd. and Foulk Rd. embrace such changes?



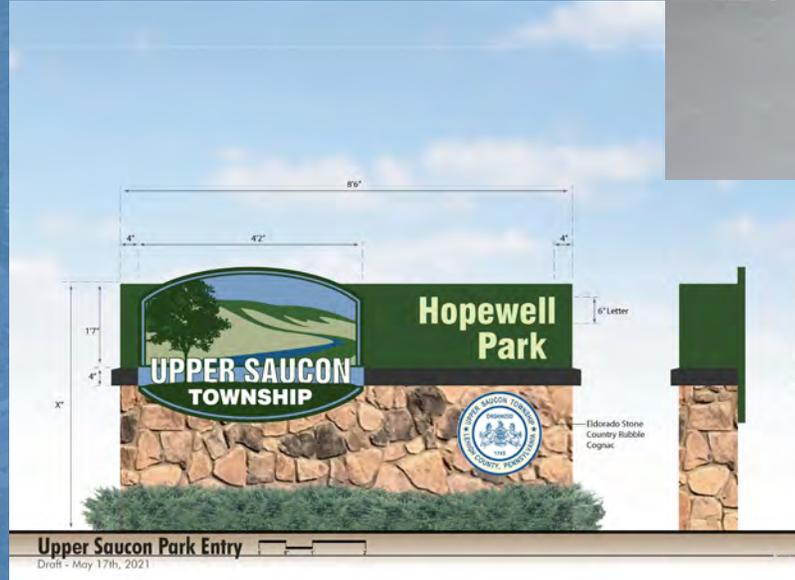
Village Center / Central Gathering Place

- Components of a Village Center
 - Mix of different uses that are in close proximity to one another
 - A walkable, attractive landscape where small-scale shops and buildings face the street or parking areas
 - A central gathering place or open space that acts as a focal point for the village
 - An interconnected network of sidewalks and streets that promote walkability



Gateways / Branding

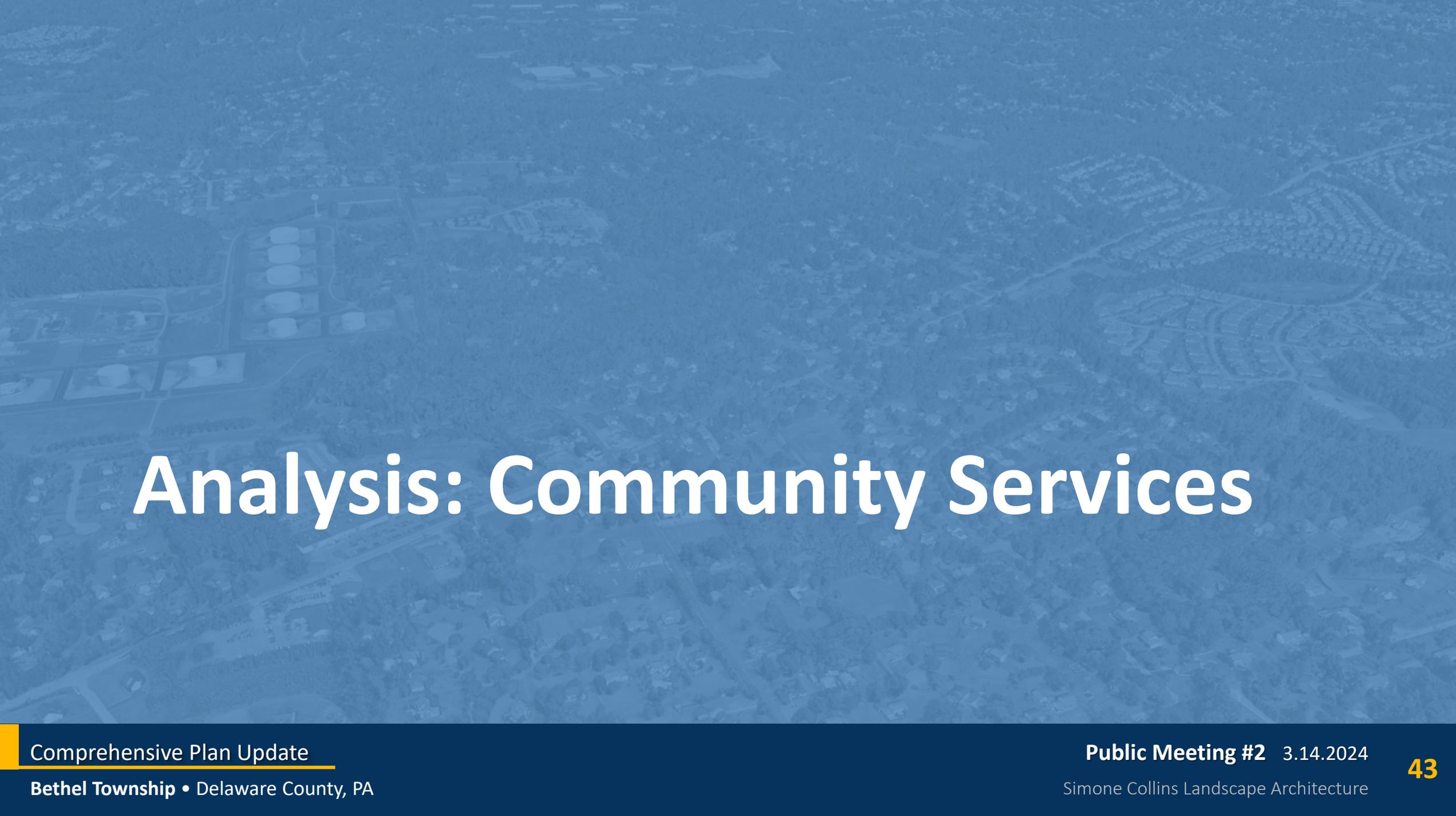
- Signage
- Plazas/Public Spaces
- Landscaping
- Lighting
- Streetscape
- Design Guidelines



Draft Economic Development Recommendations

- Identify areas for redevelopment or infill on vacant or underutilized land - PRIORITY
- Overlay zoning at the Booth's Corner to allow it to become a village center and to encourage new uses
- Develop uniform design and streetscape standards in the village center
- Work with new businesses to provide sidewalks, landscaping and other public amenities in front of their buildings



An aerial photograph of a town, showing streets, buildings, and green spaces, overlaid with a semi-transparent blue filter. The text 'Analysis: Community Services' is centered in white.

Analysis: Community Services

Community Services – Police/EMS/Fire

Police

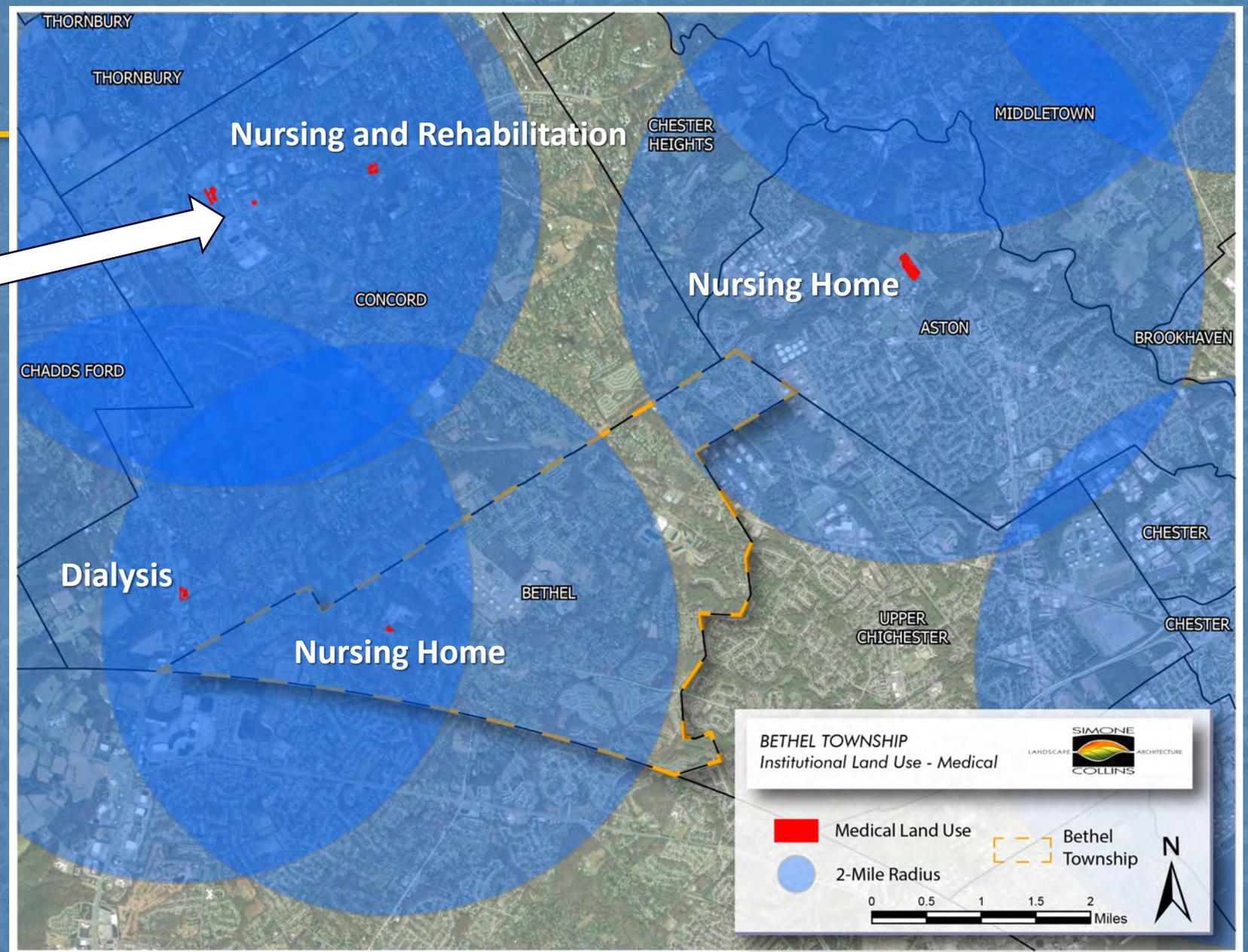
- Larceny-Theft (161 incidents) and Assault (50 incidents) were leading crimes from 2018 – 2023 (87.1% of all crimes over the 5-year period)
- Rarely have issues at the parks
- Needs include:
 - Department has outgrown the police station, new/upgraded facility is a priority
 - Street Lighting & road delineation improvements would help with reducing accidents; do we need more traffic signals?

EMS/Fire

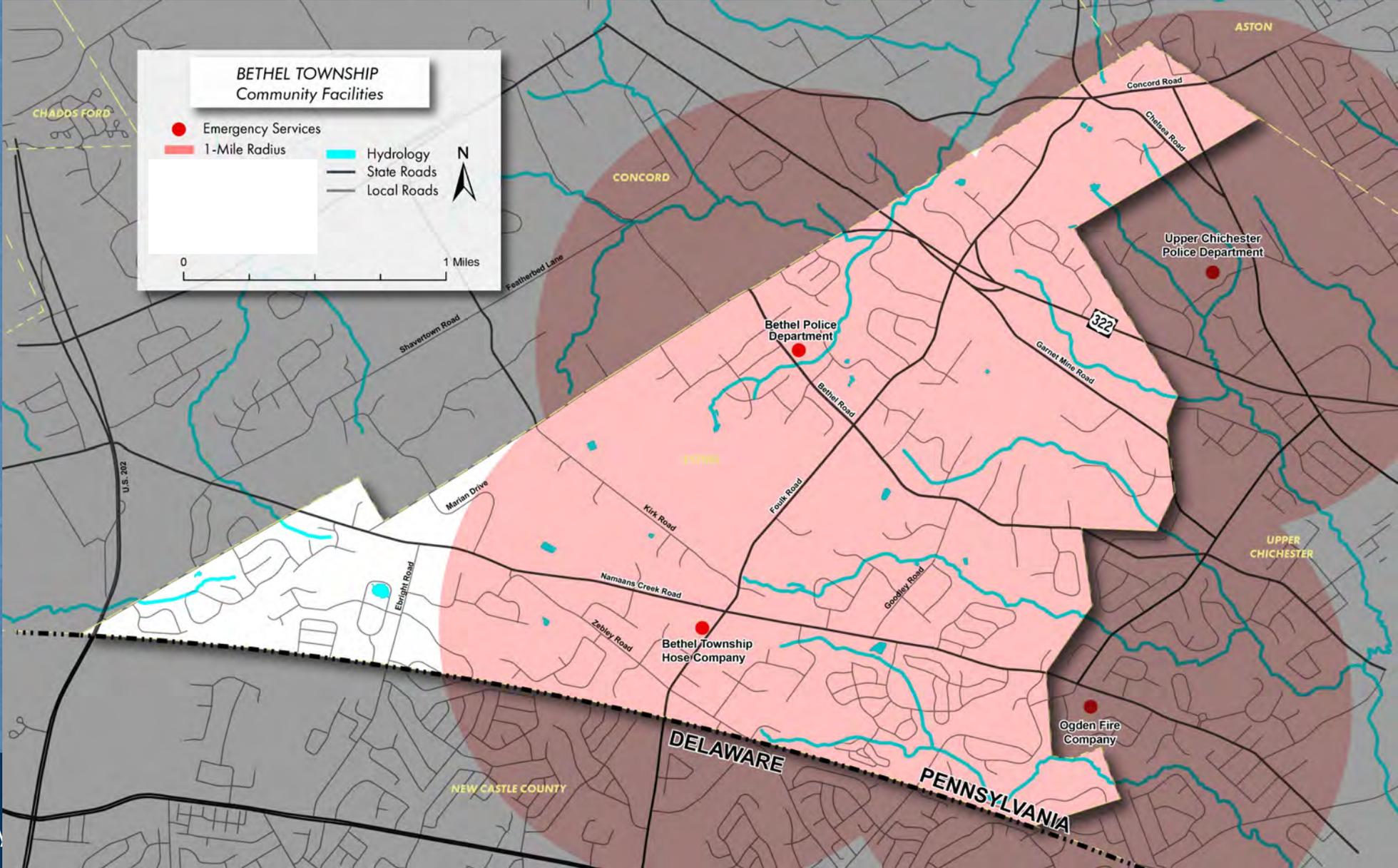
- Need new partnership for EMS
- 100% Volunteer, 15/80 fire volunteers regularly respond to calls
- Replace apparatus every 7 years
- Needs include:
 - Improvements to building that houses EMS
 - Fire Dept. has outgrown the station
 - Additional volunteers

Health Facilities Map

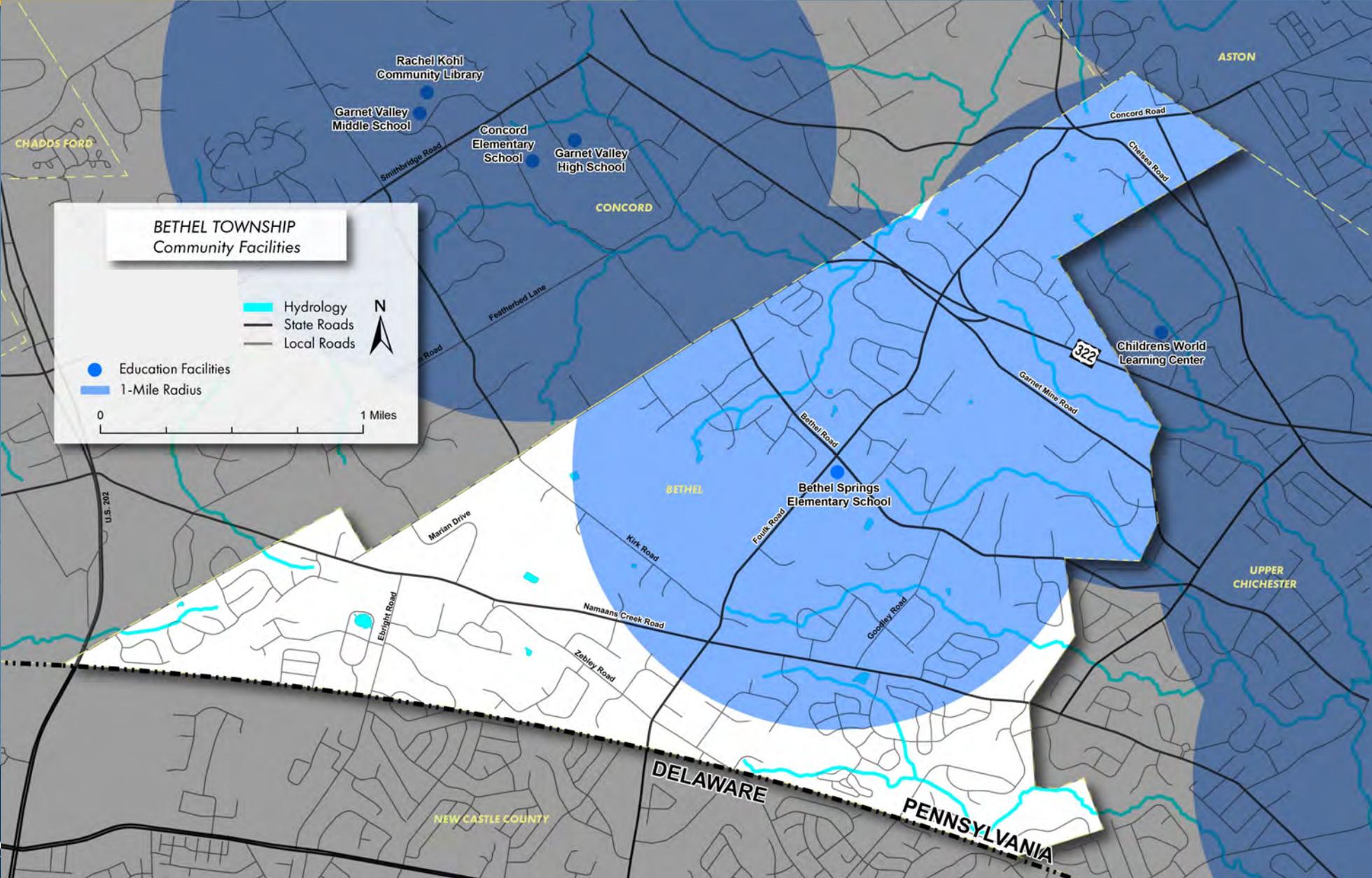
Dental Office, Nursing/Retirement, Vein Center at Brinton Lake, CHOP at Brandywine Valley (Urgent Care, Specialty Care, Surgery Center)



EMS Facilities



Education Facilities



Church Facilities

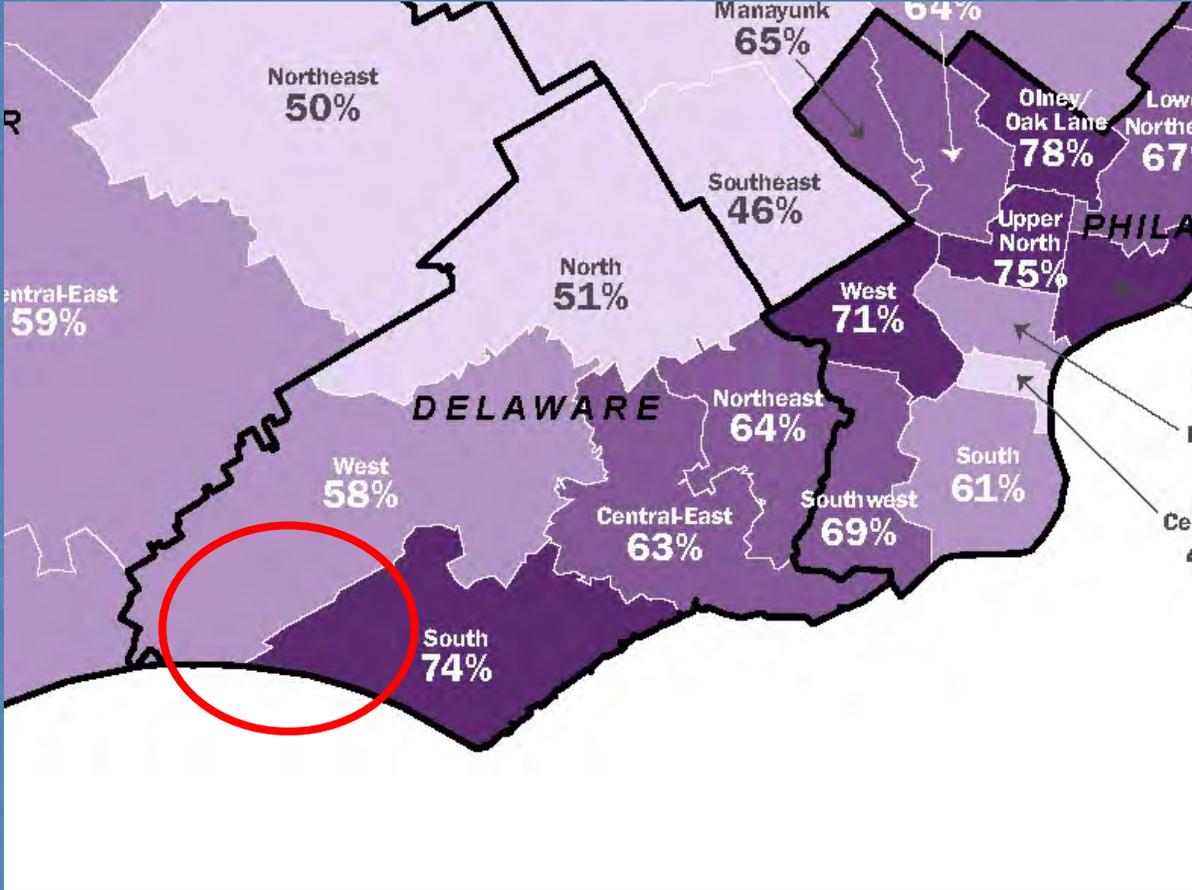
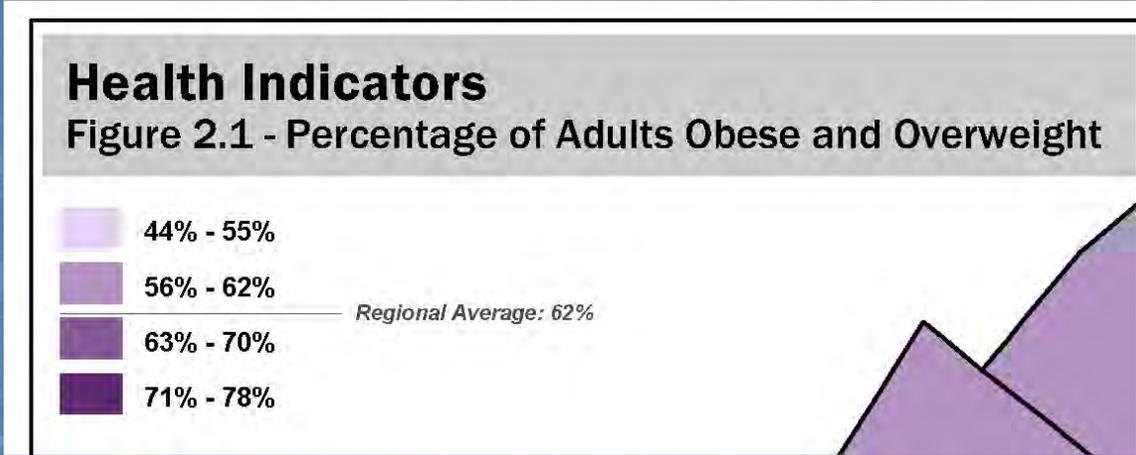


BETHEL TOWNSHIP Community Facilities

- Church Facilities
- 1-Mile Radius
- Hydrology
- State Roads
- Local Roads

0 1 Miles

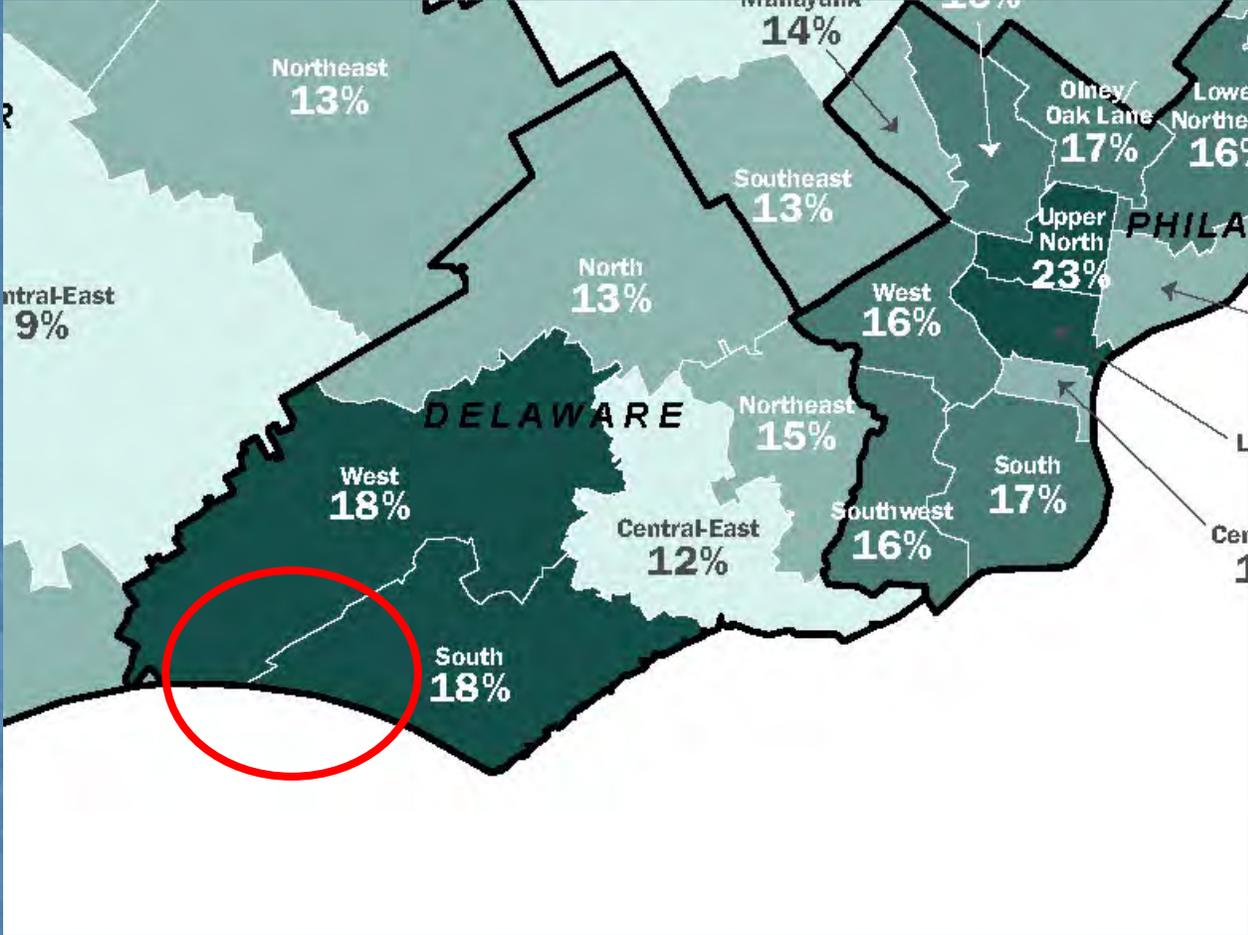
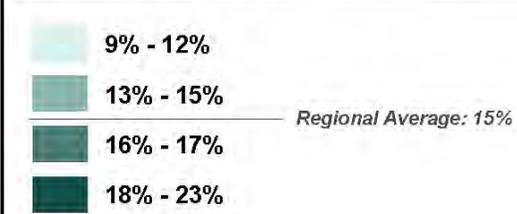
DVRPC Health Indicators



Source: DVRPC

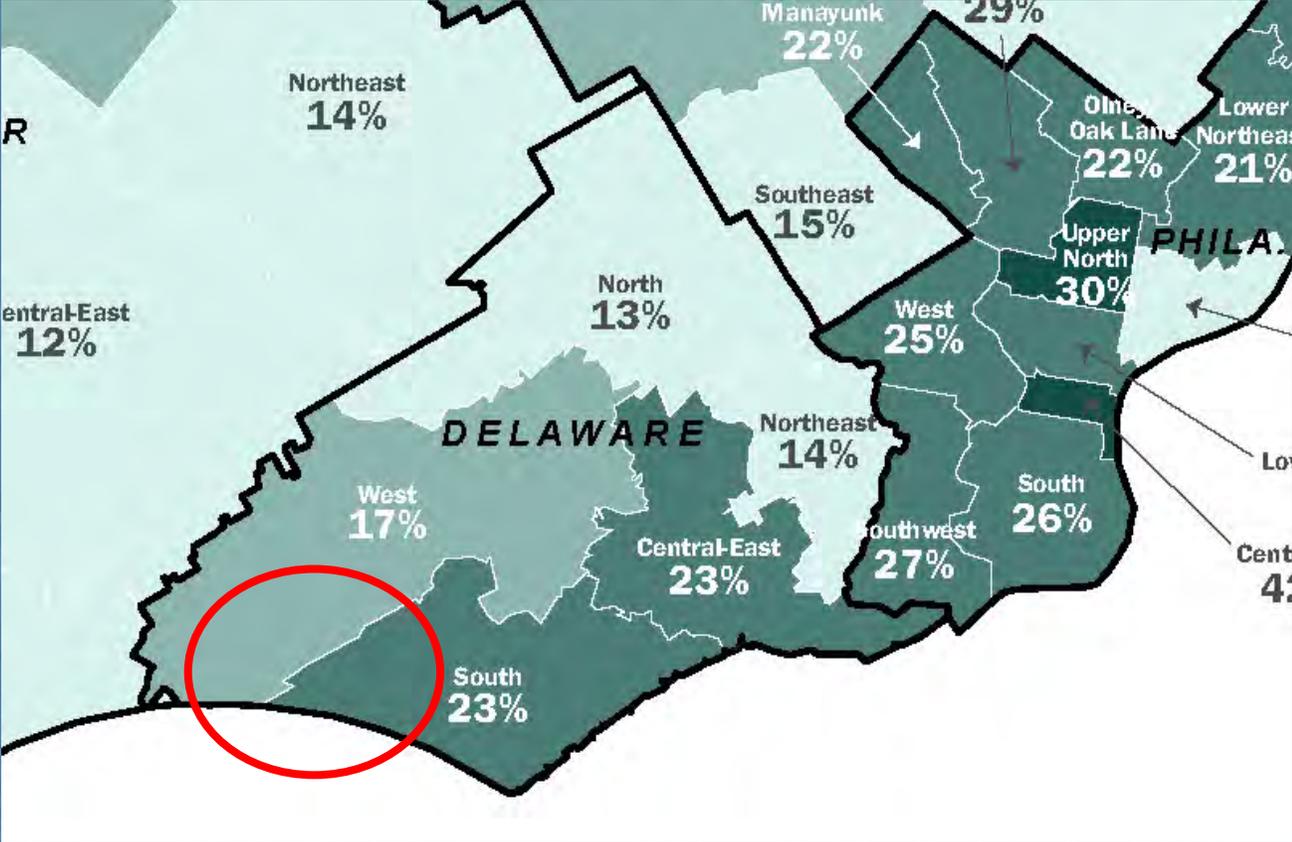
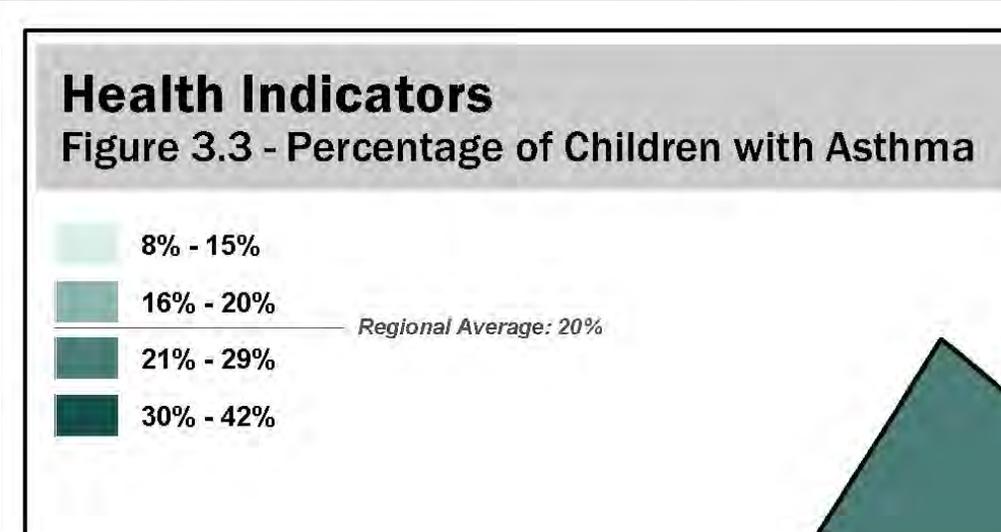
DVRPC Health Indicators

Health Indicators
 Figure 3.1 - Percentage of Adults with Asthma



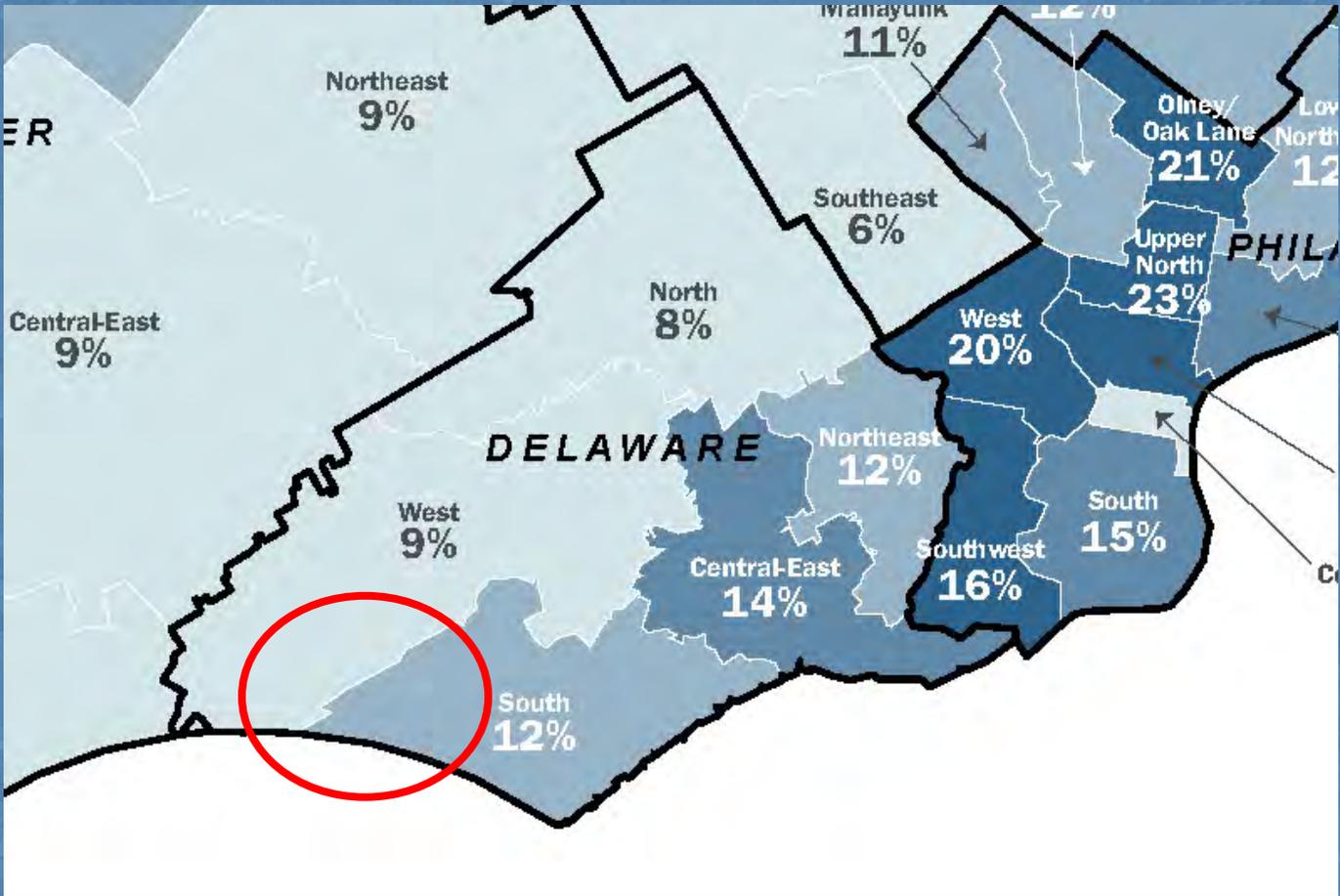
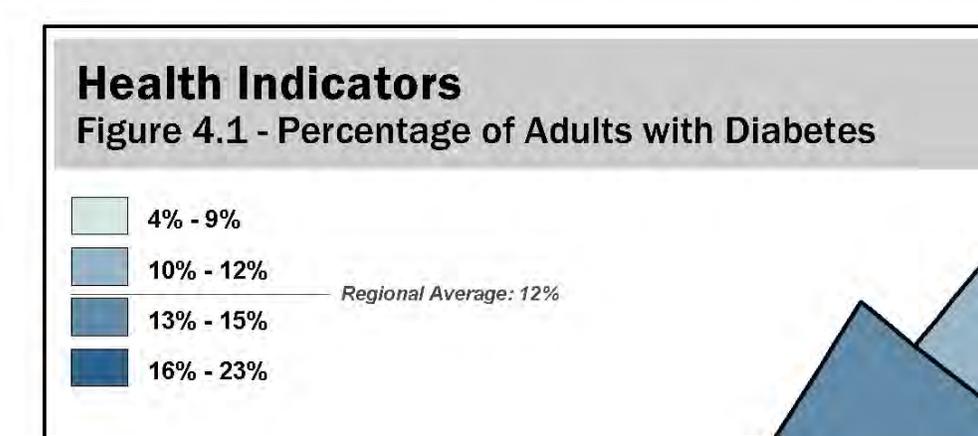
Source: DVRPC

DVRPC Health Indicators



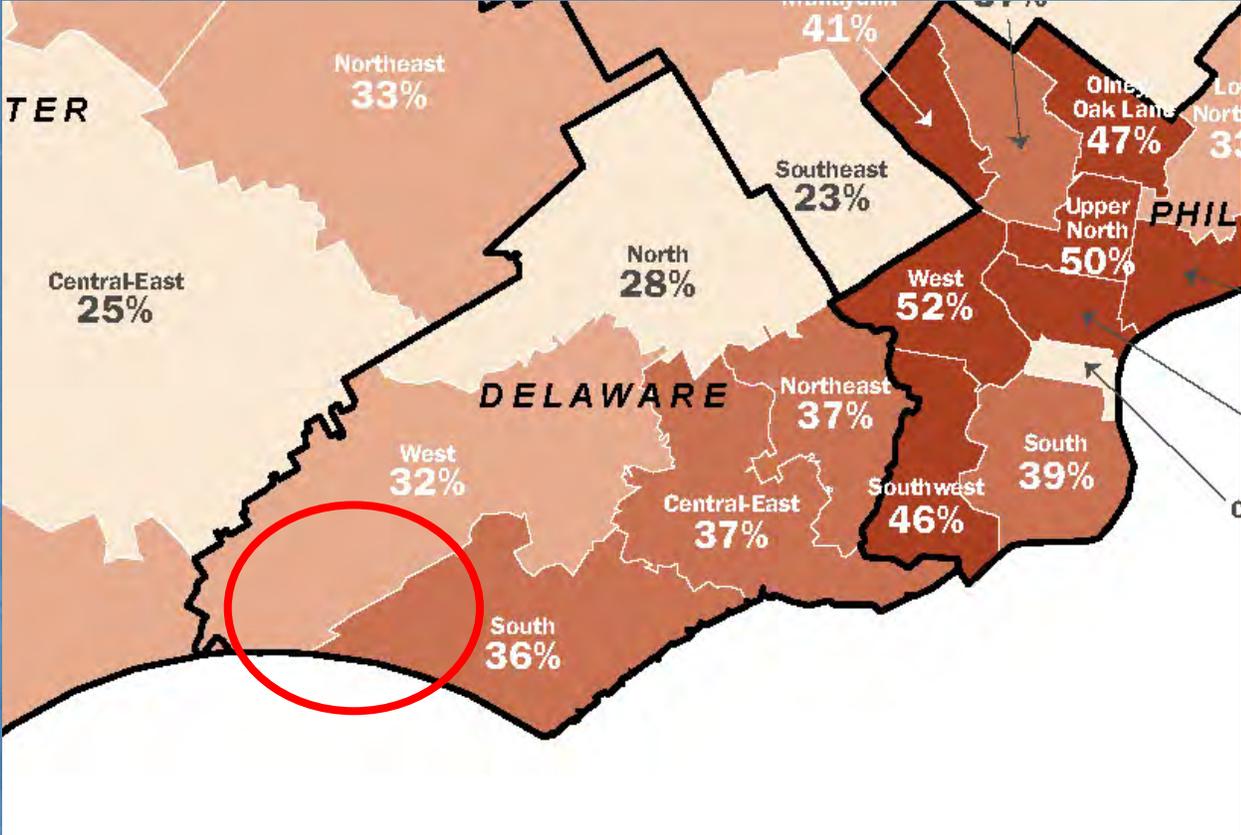
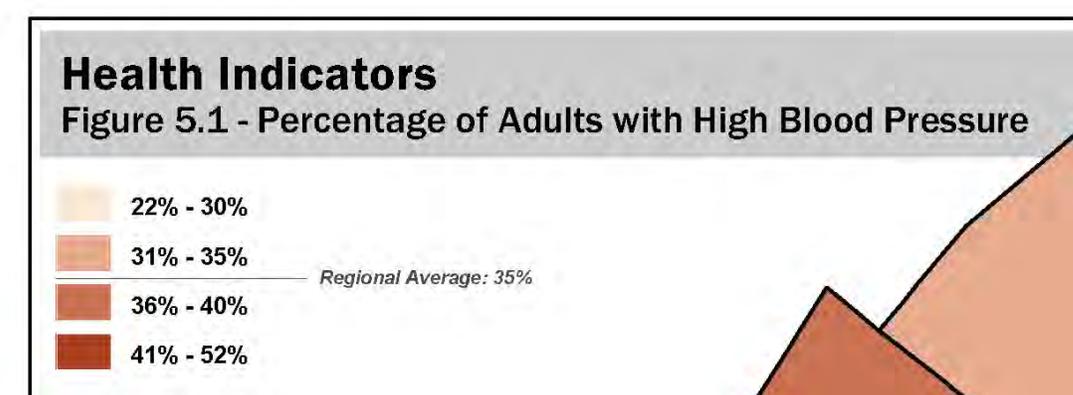
Source: DVRPC

DVRPC Health Indicators



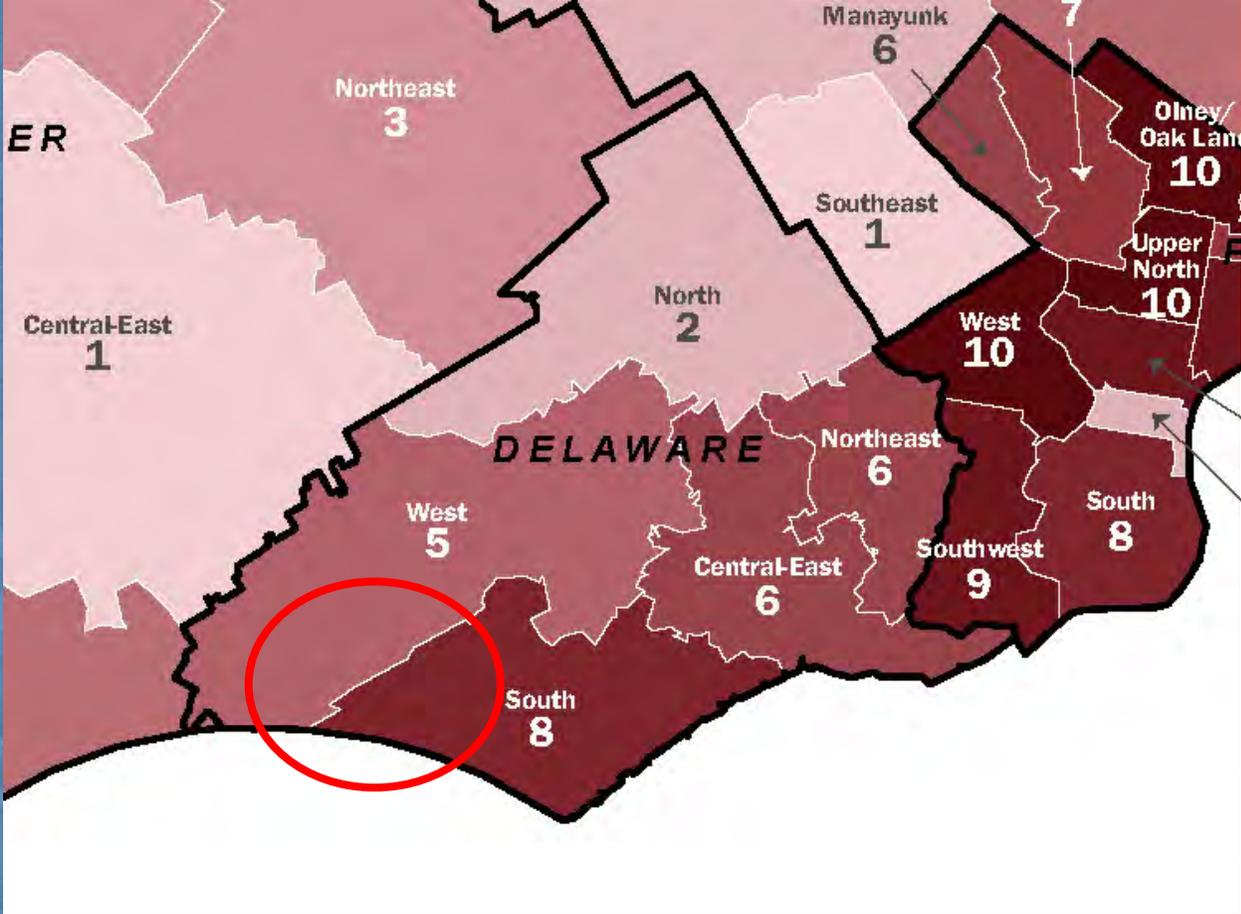
Source: DVRPC

DVRPC Health Indicators



Source: DVRPC

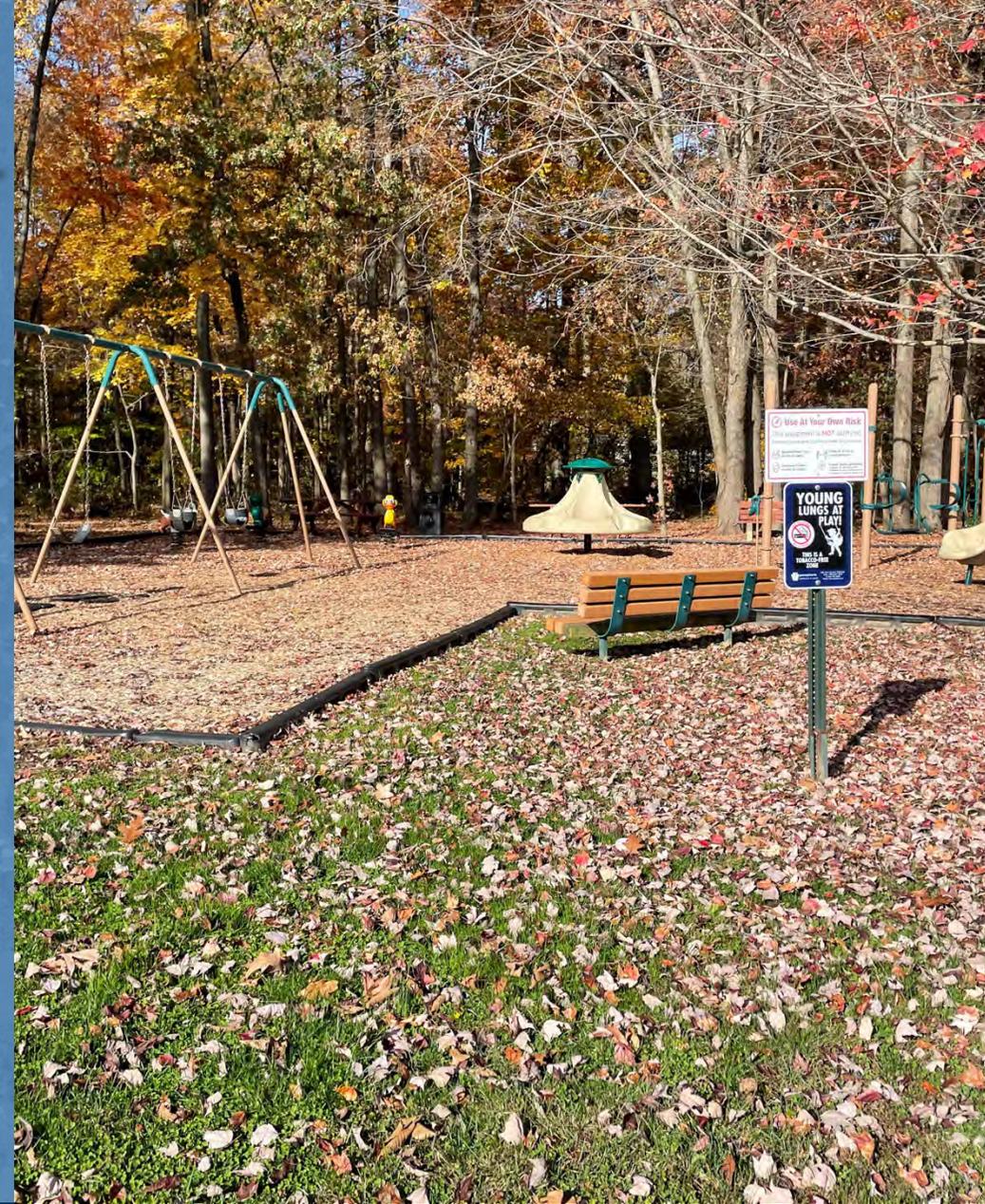
DVRPC Health Indicators



Source: DVRPC

DVRPC Health Indicators

- How do we mitigate these health issues affecting residents in this area of Delaware County?
 - Improve facilities at existing parks and plan for the acquisition or preservation of open space to provide additional recreational opportunities for Township residents
 - These facilities, along with new recreational programs that may be introduced, will help promote healthy lifestyles for residents of all ages and abilities



Community Services - Education

- Bethel Springs Elementary serves 534 1st thru 5th graders
- As of 2021, there were 2,301 Bethel Township residents ages 3+ enrolled in school
- Using 2021-2022 school year data, Pennsylvania Dept. of Education projects that Garnet Valley School District will serve 9.1% fewer students in the 2031-2032 school year, with a .95% annual decline.
 - Data projections show 4,501 students in '22-'22 to 4,092 in '31-'32. However, School District has stated that enrollment has stabilized after declining over last 2-3 years
- Primary concern is capacity at Bethel Springs. Close to maxed out on space, an influx of students would tip the balance

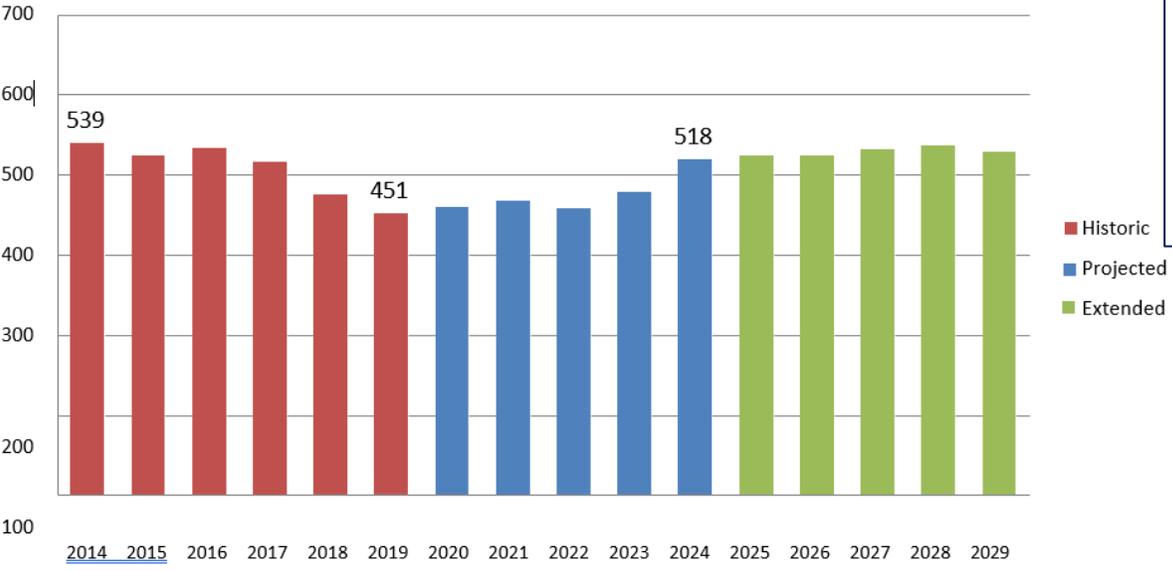
Bethel Springs Projections from School District

Bethel Springs Elementary School

		K	1	2	3	4	5	TOTAL	Average	Change	%
Historic	2014	0	83	121	105	117	113	539			
	2015	0	79	91	128	106	120	524			
	2016	0	101	85	101	133	113	533			
	2017	0	92	99	91	102	132	516	506		
	2018	0	74	103	101	90	107	475			
	2019	0	66	79	109	101	96	451		-88	-16.3%
Projected	2020	0	90	70	84	110	105	460			
	2021	0	96	97	75	85	114	467			
	2022	0	88	103	103	76	88	457	476		
	2023	0	92	94	109	104	79	478			
	2024	0	102	98	100	110	108	518		67	14.7%
Extended	2025	0	95	109	105	101	115	524			
	2026	0	95	102	116	106	105	523			
	2027	0	95	102	108	117	110	532	529		
	2028	0	95	102	108	109	122	536			
	2029	0	95	102	108	109	114	528		9	1.8%

K-5 Enrollments that decreased 88 students in the historical period, will increase by 67 students in the projected period.

Bethel Springs ES Enrollment by Year

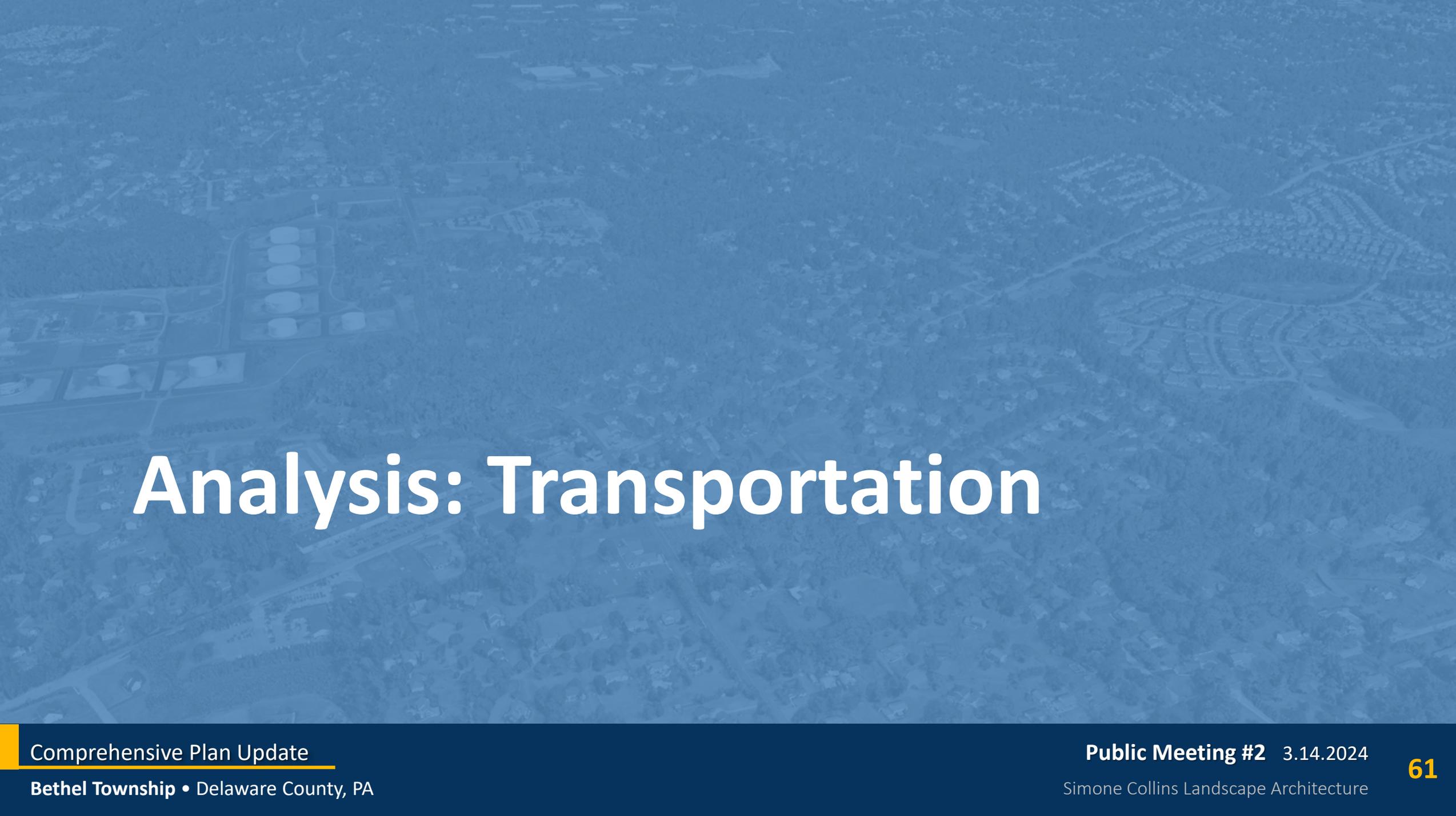


*School District anticipates minimal growth over the next 5 years
Do not see themselves reaching the growth estimates for 2024 and beyond*

Draft Recommendations – Community Services

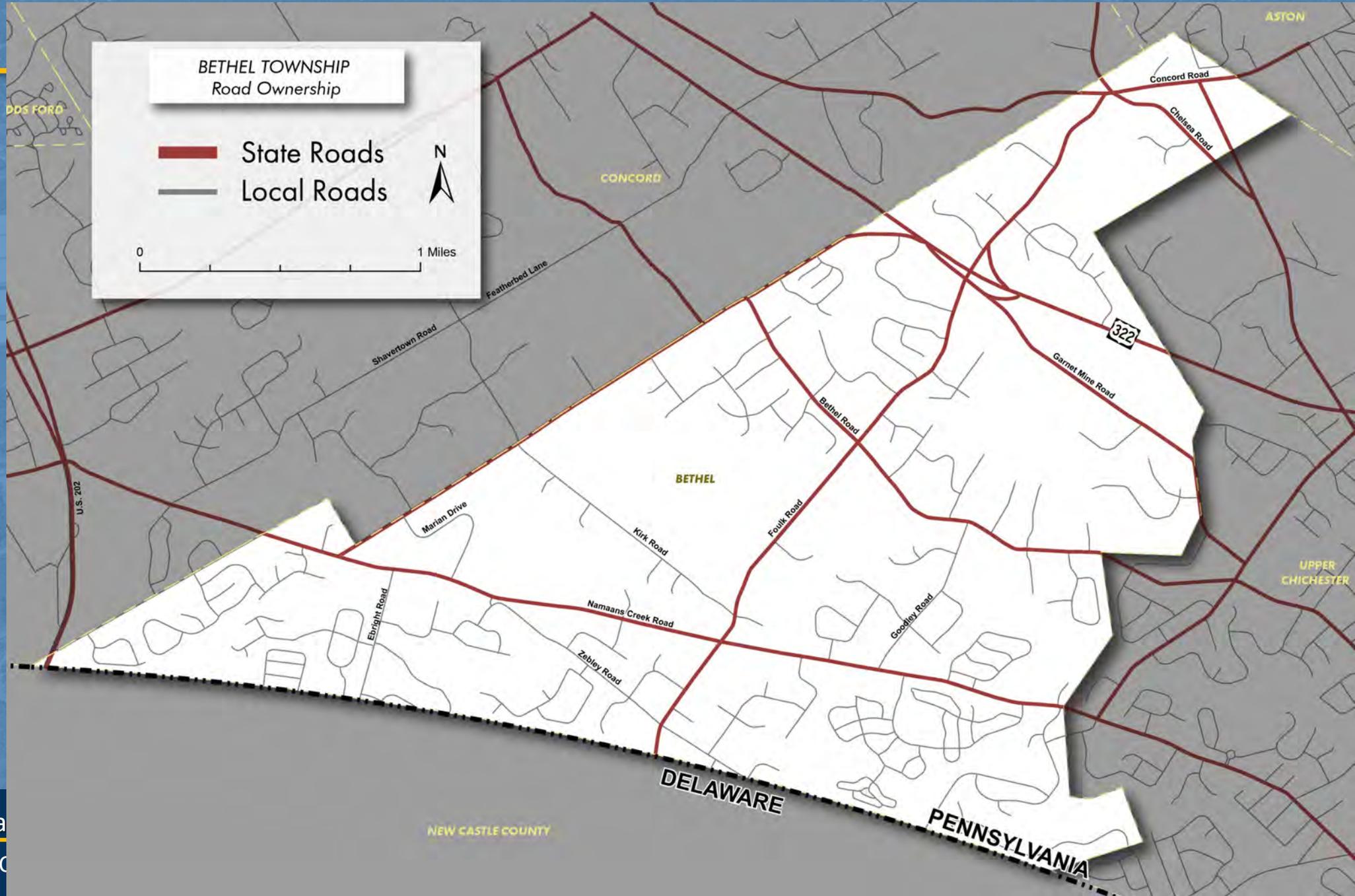
- Prepare feasibility studies for new facilities or an expansion of facilities for the Police and Fire Departments - **PRIORITY**
- Plan for 24/7 operation for Fire and EMS staffing
- Explore ways to attract new Fire company volunteers
- Improve facilities at existing parks and plan for the acquisition/preservation of additional open space to help mitigate public health issues in the region



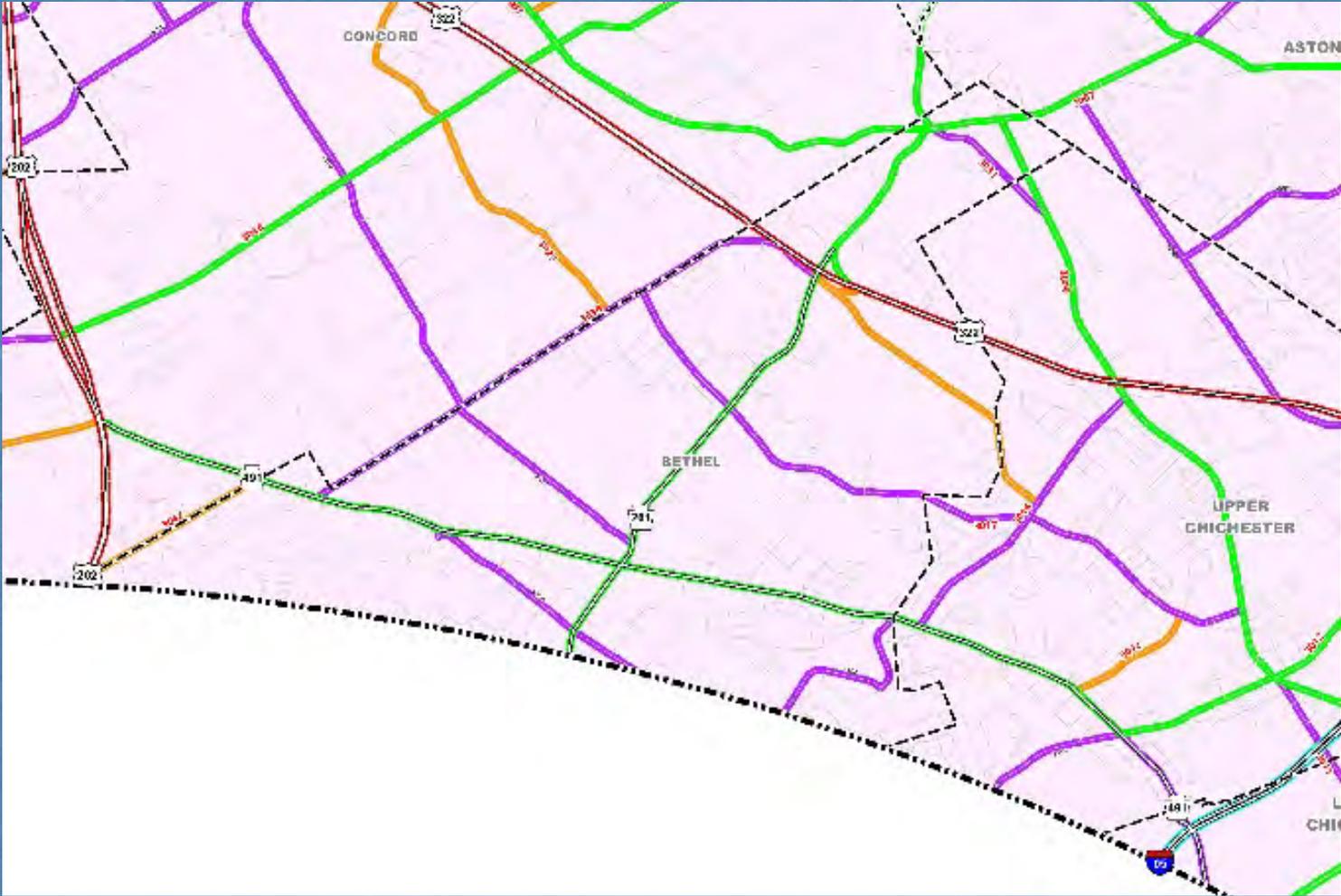
An aerial photograph of a town, showing streets, buildings, and green spaces, overlaid with a semi-transparent blue filter. The text 'Analysis: Transportation' is centered in white.

Analysis: Transportation

Road Ownership



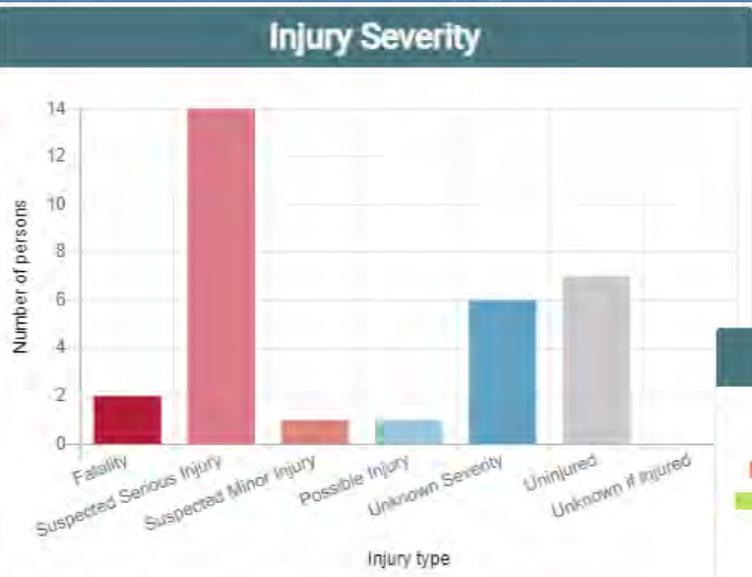
Road Classification



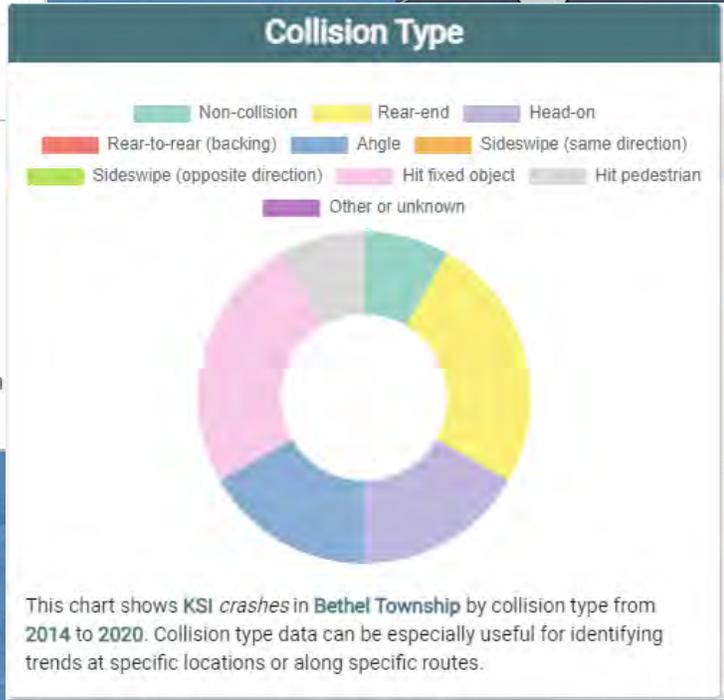
Legend

- STATE
- COUNTY
- CITY or BORO
- TOWNSHIP
- INTERSTATE HIGHWAYS
- OTHER FREEWAYS AND EXPRESSWAYS
- OTHER PRINCIPAL ARTERIAL HIGHWAYS
- MINOR ARTERIALS
- MAJOR COLLECTOR
- MINOR COLLECTOR
- LOCAL ROADS
- 2010 SMALL URBAN BOUNDARY
- 2010 LARGE URBAN BOUNDARY

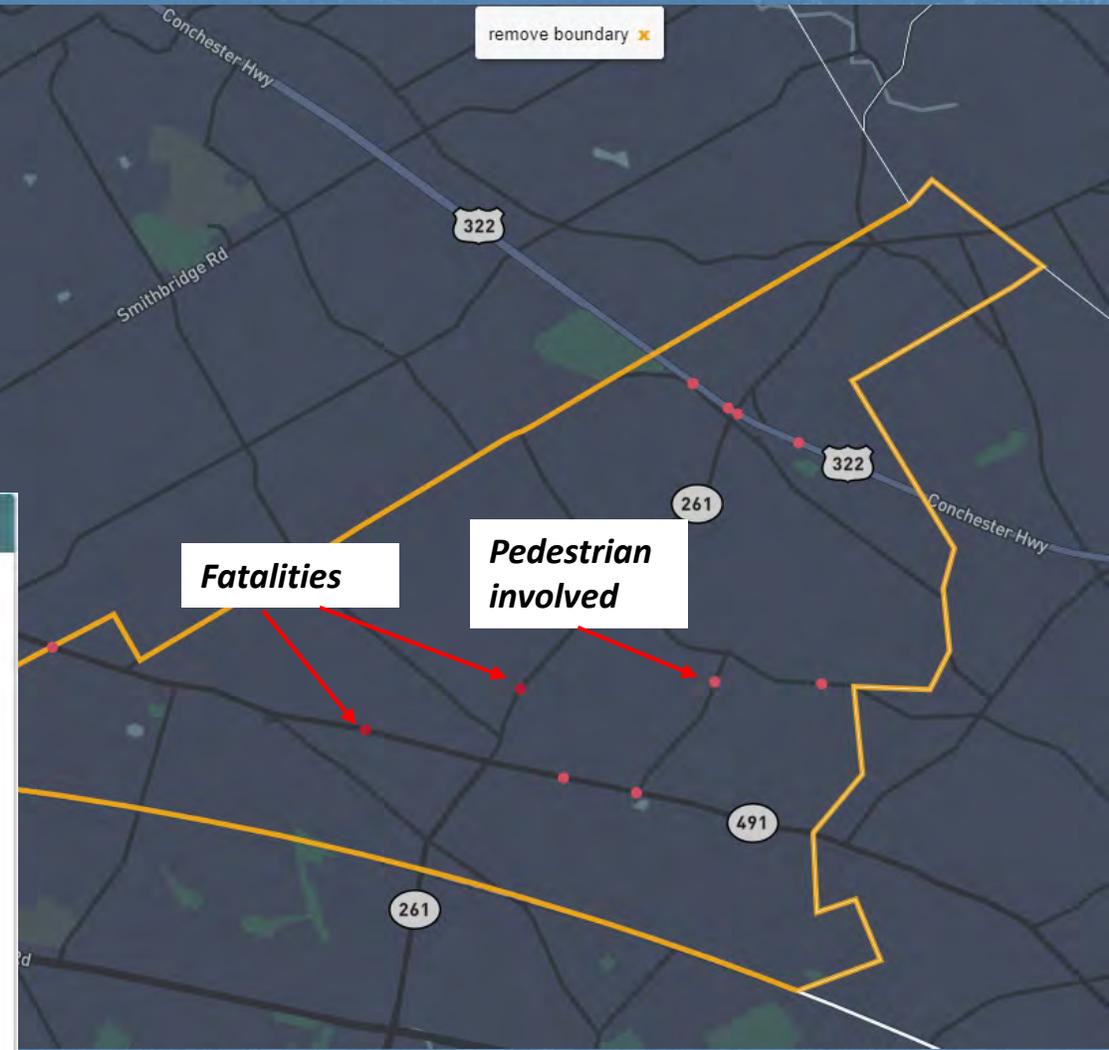
Crash Data (2014-2020)



This chart shows *people* involved in KSI crashes in Bethel Township by crash severity from 2014 to 2020. Injury severity is divided into seven possible categories, as defined in the "about" section of the information modal. You can access it by clicking on "about" next to the DVRPC logo on the navbar.



This chart shows KSI *crashes* in Bethel Township by collision type from 2014 to 2020. Collision type data can be especially useful for identifying trends at specific locations or along specific routes.



Crashes

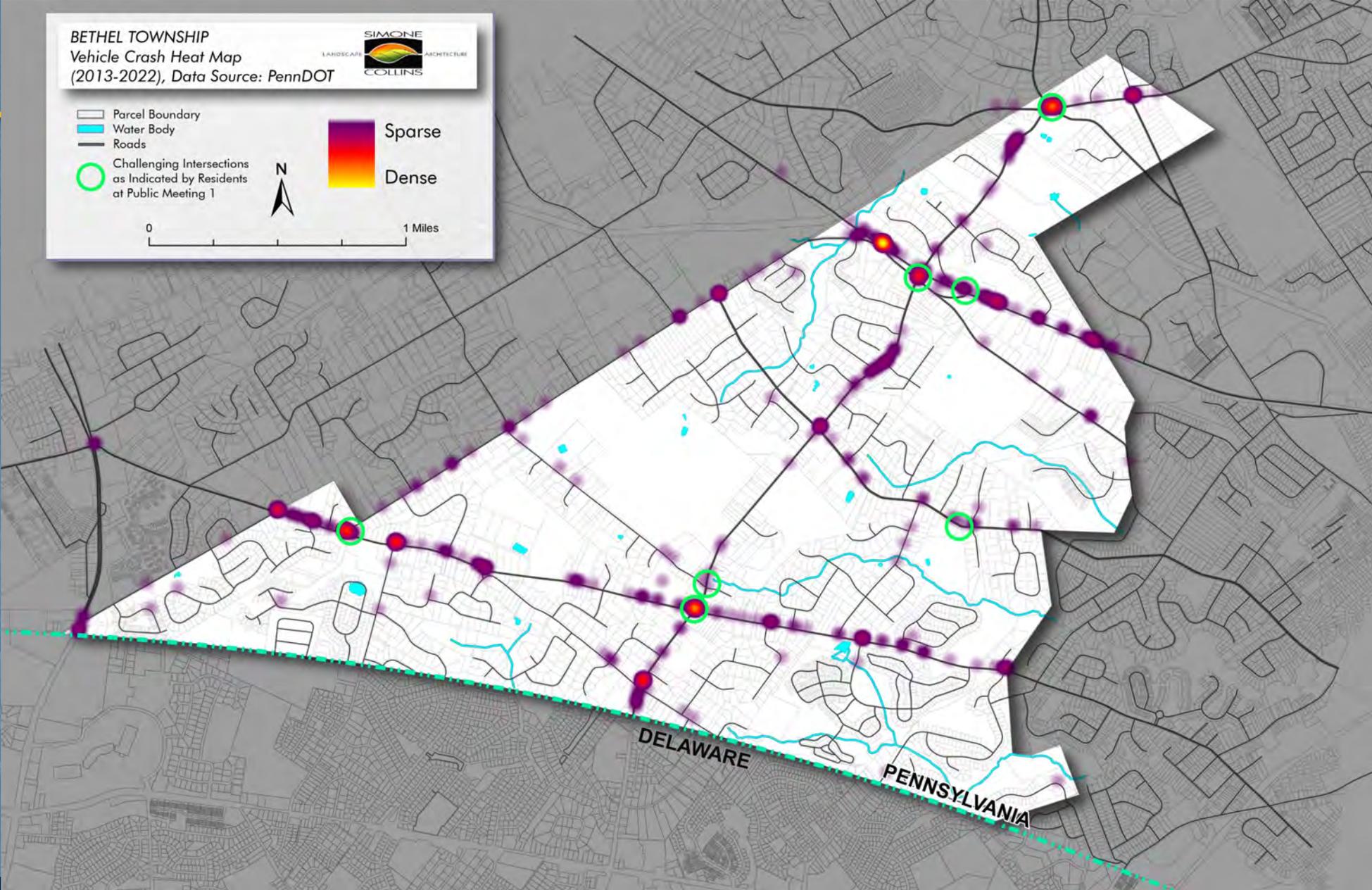
BETHEL TOWNSHIP
Vehicle Crash Heat Map
(2013-2022), Data Source: PennDOT



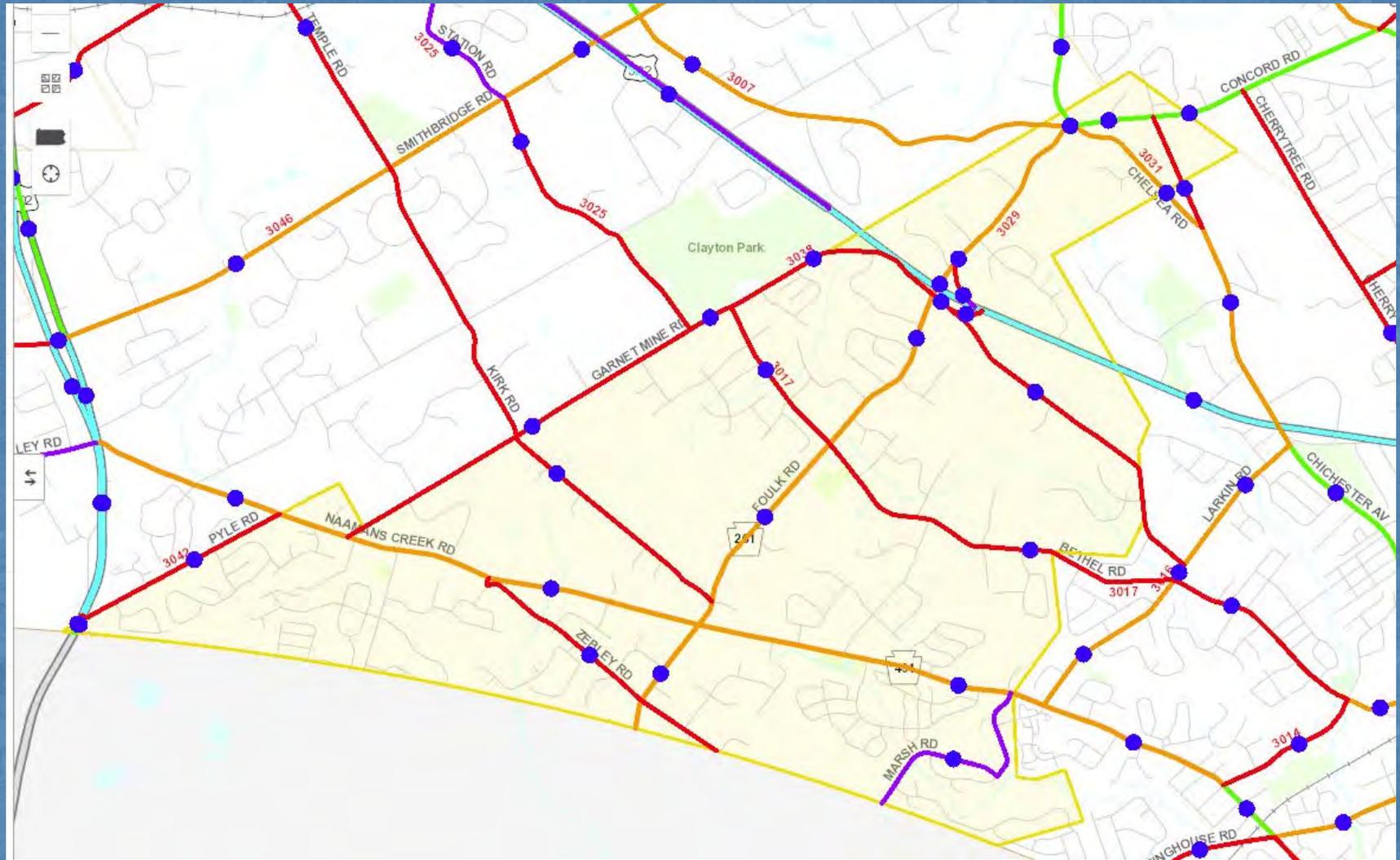
- Parcel Boundary
- Water Body
- Roads
- Challenging Intersections as Indicated by Residents at Public Meeting 1

0 1 Miles

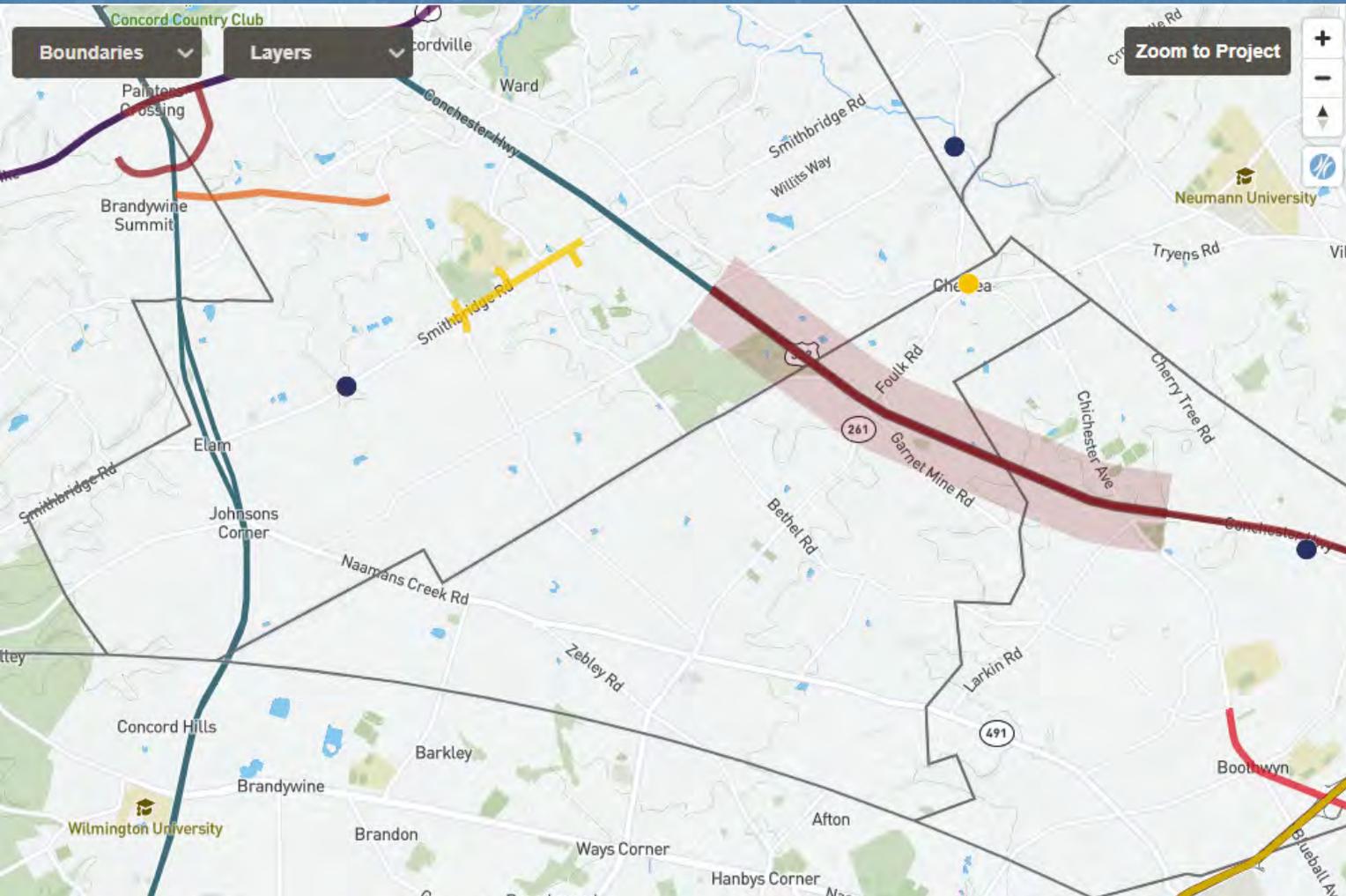
Sparse
Dense



Annual Average Daily Traffic (AADT)



Transportation Improvement Program (TIP) Projects



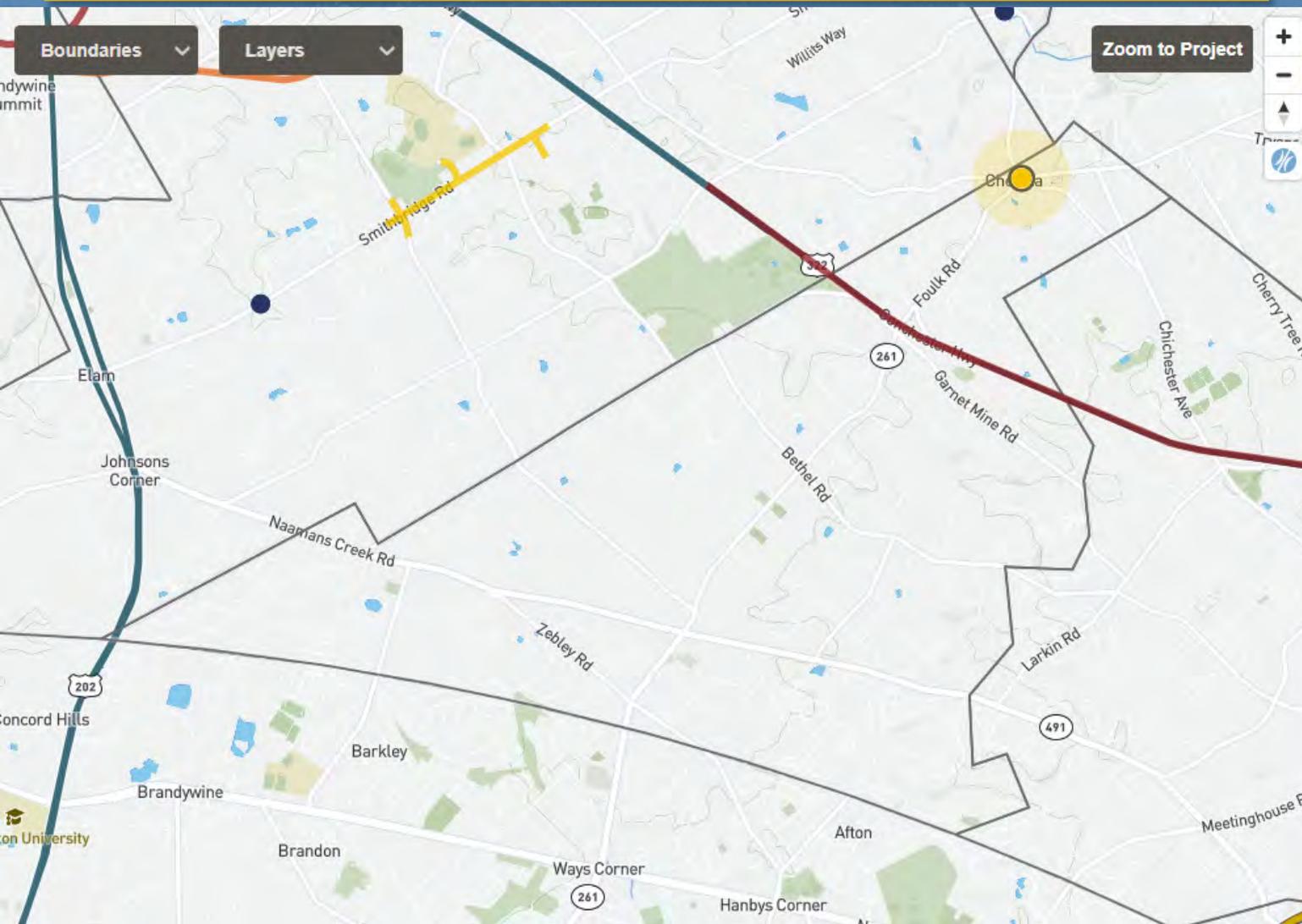
69817 | US 322, Featherbed Lane to Chelsea Parkway (Section 102) (Upper Chichester Township, Bethel Township & Concord Township, Delaware County)

This project section involves the widening and improving of SR 322 to a four-lane typical section with a grass median from east of Mattson Road/Featherbed Lane near Clayton Park and the Concord Township/Bethel Township line through Bethel Township to just east of Chelsea Parkway in Upper Chichester Township.

The following improvements will be implemented:

- The existing two-lane section of SR 322 will be widened to 4 lanes. A fifth center lane will accommodate left turns into and out of adjacent commercial properties.
- Limited widening to the north or about the center will be done at some locations to minimize sound barriers. Retaining walls will also be constructed in this section.
- A new traffic signal will be constructed at the intersection of Garnet Mine Road and the SR 322 eastbound ramps.
- Left turns from and into Colonial Drive will be eliminated.
- The existing traffic signal at the Bethel Road Connector and left turn lanes on SR 322 will be reconstructed.
- The total estimated cost for this project section is \$184,752,570.
- The anticipated let date is August 21, 2025.
- The anticipated completion date is September 21, 2028.

Transportation Improvement Program (TIP) Projects



118029 | Bethel Roundabout (Bethel Township, Delaware County)

Reconfigure the intersection to accommodate a roundabout to address the congestion at the intersection of Concord/Chelsea/Valleybrook/Foulk Rd Intersection.

This road segment is included in the Delaware County Bicycle Plan.

Limits: Concord and Foulk- Concord and Chelsea/Valleybrook

Air Quality Code: 2035M

FY2023 TIP for PA Program Years (in Thousands)

Phase	Fund	FY23	FY24	FY25	FY26	FY27-34
PE	STU	\$0	\$250	\$0	\$0	\$0
FD	STP	\$0	\$0	\$0	\$0	\$150
ROW	STP	\$0	\$0	\$0	\$0	\$320
UTL	STP	\$0	\$0	\$0	\$0	\$300
CON	STP	\$0	\$0	\$0	\$0	\$2750
Program Year Totals:		\$0	\$250	\$0	\$0	
Total FY23-FY26 Cost:		\$250	Total FY23-FY34 Cost:	\$3,770		

All costs in thousands.

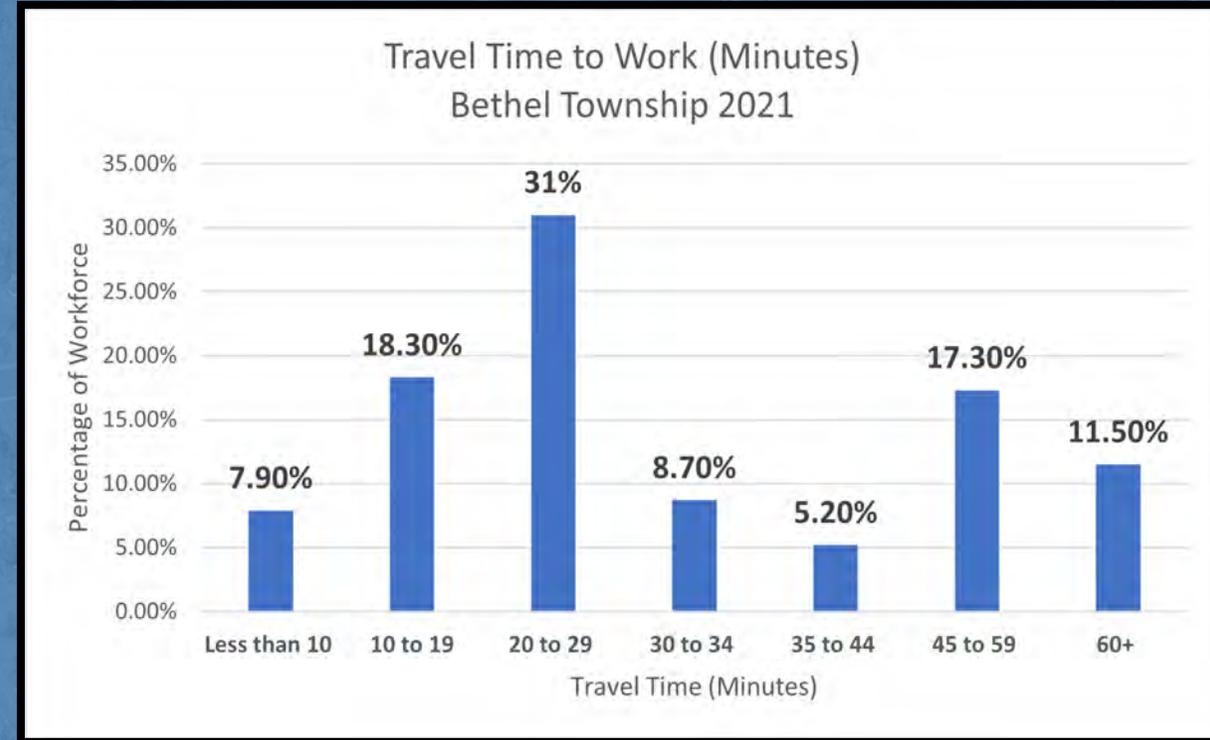
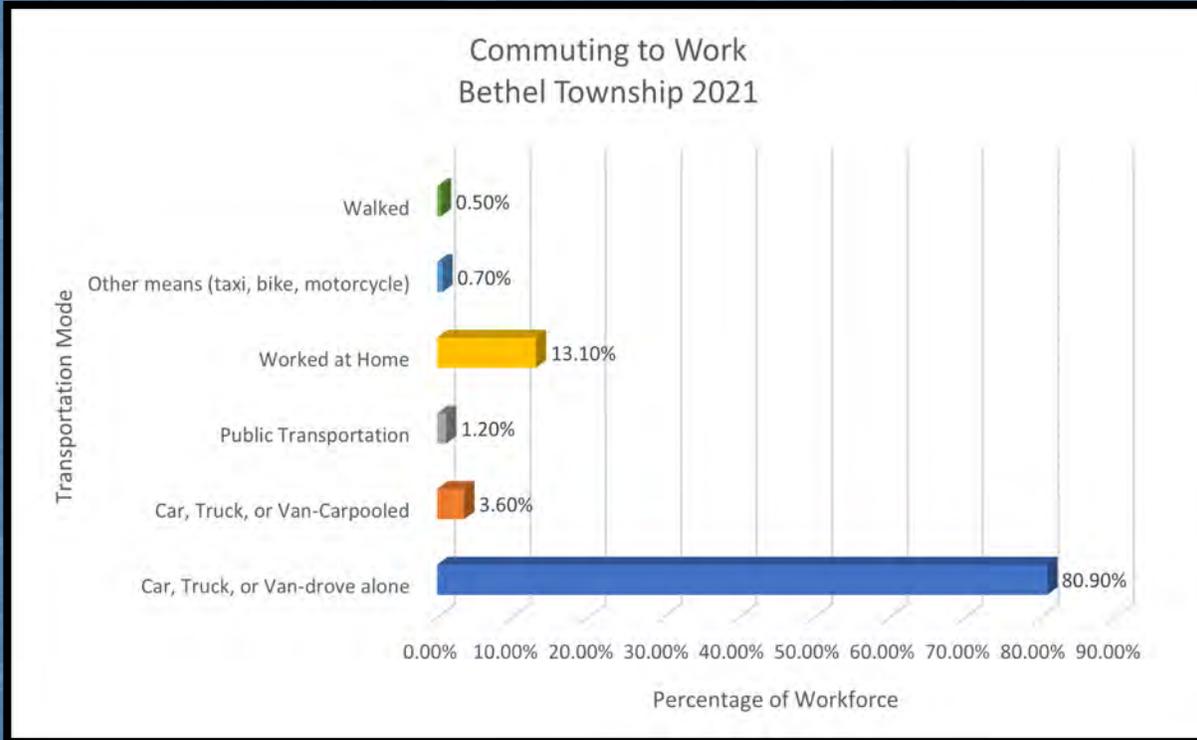
Commuting Patterns

94% of workers either drive alone or work from home

97% of workers aged 16+ in households have 2 or more vehicles available (37.3% have 2, 59.8% have 3+)

42.7% of the workforce travels at least 30 minutes to work

Median travel time = 33 minutes



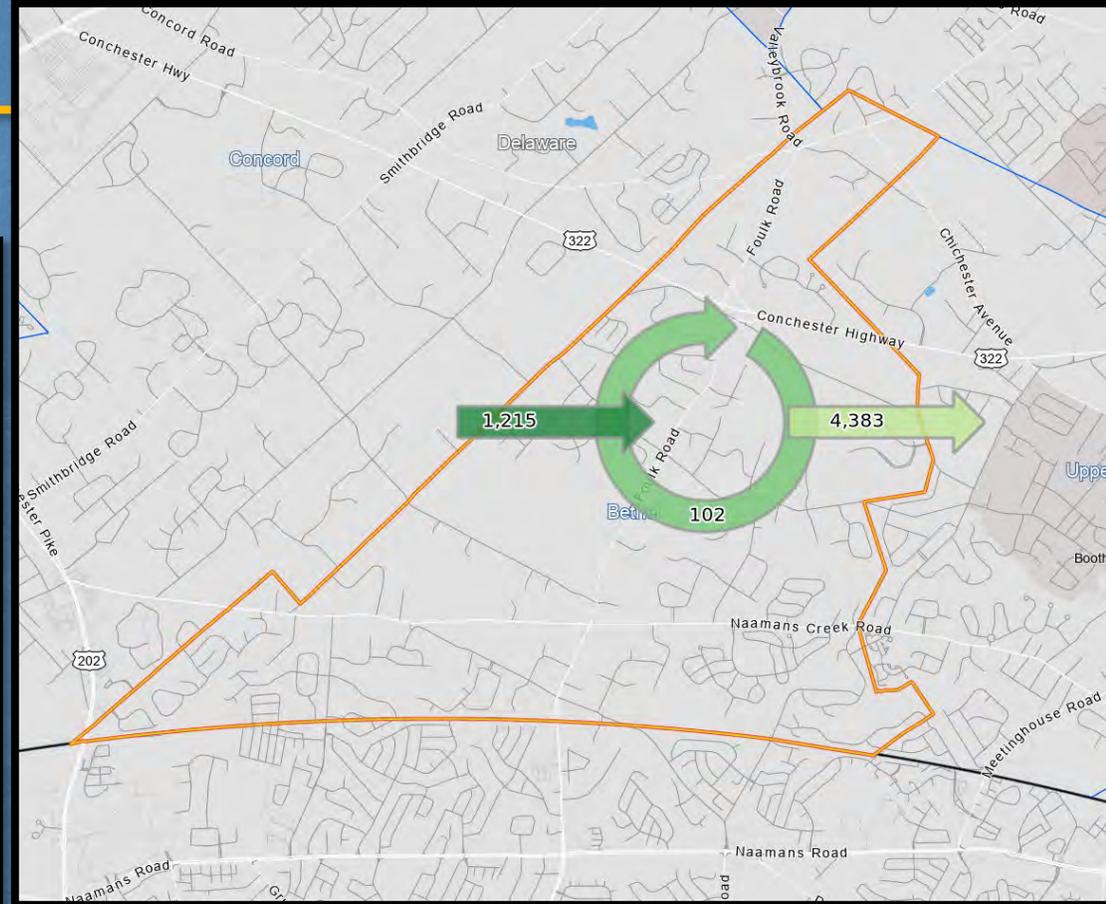
OnTheMap

Jobs Counts by Places (Cities, CDPs, etc.) Where Workers are Employed - All Jobs

	2020	
	Count	Share
All Places (Cities, CDPs, etc.)	4,485	100.0%
Philadelphia city, PA	617	13.8%
Wilmington city, DE	266	5.9%
King of Prussia CDP, PA	82	1.8%
Chester city, PA	61	1.4%
Upland borough, PA	48	1.1%
Media borough, PA	40	0.9%
Lima CDP, PA	36	0.8%
Village Green-Green Ridge CDP, PA	35	0.8%
West Chester borough, PA	27	0.6%
New York city, NY	26	0.6%
All Other Locations	3,247	72.4%

Jobs Counts by Places (Cities, CDPs, etc.) Where Workers Live - All Jobs

	2020	
	Count	Share
All Places (Cities, CDPs, etc.)	1,317	100.0%
Philadelphia city, PA	72	5.5%
Chester city, PA	52	3.9%
Wilmington city, DE	17	1.3%
Boothwyn CDP, PA	16	1.2%
Marcus Hook borough, PA	16	1.2%
Village Green-Green Ridge CDP, PA	14	1.1%
Brookhaven borough, PA	12	0.9%
Linwood CDP, PA	12	0.9%
Woodlyn CDP, PA	12	0.9%
Claymont CDP, DE	11	0.8%
All Other Locations	1,083	82.2%



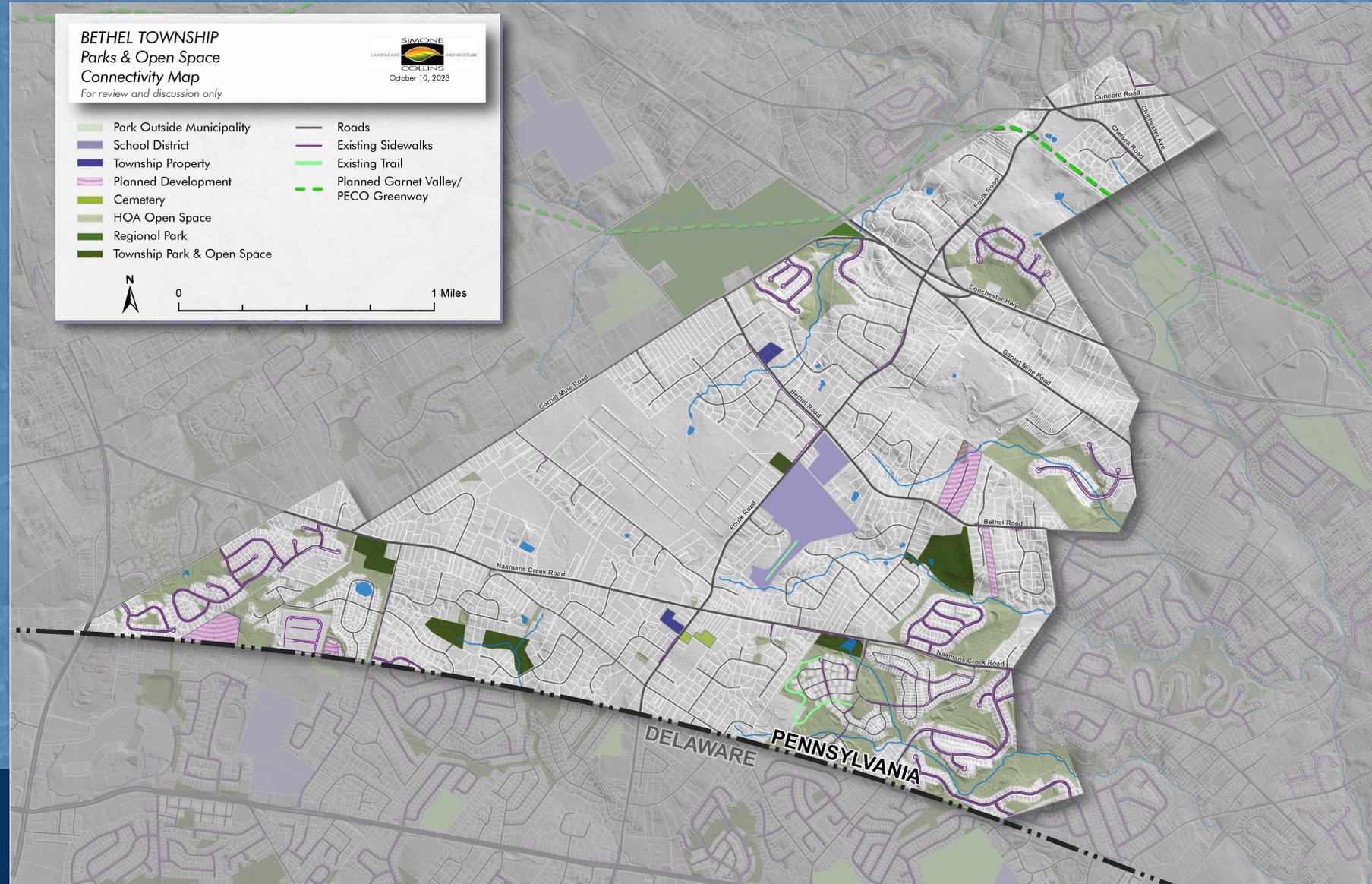
*Top 10 Employment
Destinations of Bethel Residents*

*Top 10 Places Where Those
Employed in Bethel Live*

*1,215 non-residents work in Bethel
102 both live & work in Bethel
4,383 residents work outside Bethel*

Existing Multimodal Connectivity

There is no multimodal connectivity within the Township except for some isolated sidewalks.



Proposed Connectivity Map

BETHEL TOWNSHIP
Parks & Open Space
Preliminary Connectivity Map



For review and discussion only

- Parcel Boundary
- Municipal Park
- Park Outside Municipality
- Existing Trail
- Planned Garnet Valley Greenway (PECO Trail)
- Existing Sidewalks
- Proposed Sidewalks
- Proposed Off Road Trail/Side Path
- Roads



0 1 Miles



National Trends in Transportation

- Installation of electric vehicle charging stations
- Deteriorating road safety conditions
 - Pedestrian fatalities increased 77% from 2010 to 2021
 - 7,500 pedestrian fatalities in 2022
 - Need for Vision Zero initiatives
- Infrastructure and transportation funding on needed projects provided by the Infrastructure Investment and Jobs Act, or Bipartisan Infrastructure Law
- Growth in autonomous vehicle usage

What is an Official Map?

- As permitted by the PA Municipal Planning Code, the Official Map is a combined map and ordinance designed to implement the goals and community vision set forth in the Comprehensive Plan.
- The Official Map shows the locations of planned future public lands and facilities such as **transportation, recreational parks and trails, and open space.**
- The Official Map expresses a municipality's interest in acquiring these lands for public purposes at some future time.

Pennsylvania Municipalities Planning Code

Act of 1968, P.L.805, No.247 as reenacted and amended

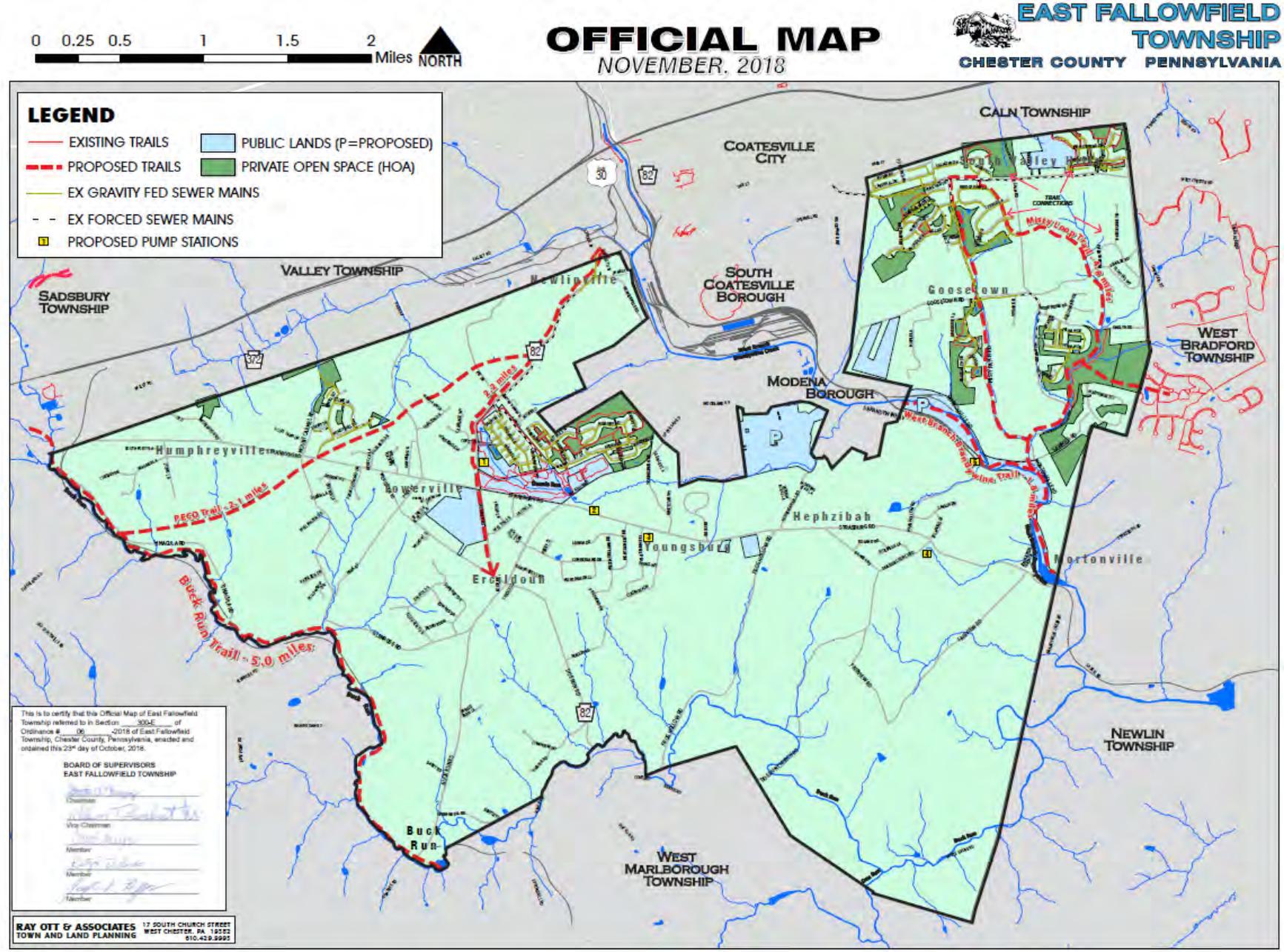


Official Map - Benefits

- Helps to focus limited financial resources on projects that meet and advance community goals.
- Helps to make improvements such as the street network improvements, intersection improvements, protecting natural areas, providing more green space, recreation facilities, trails, and sidewalks.
- Saves time and money by informing property owners and developers of municipal goals and intentions in advance of land development plans.
- Effective negotiation tool for municipalities, helping to ensure development is compatible with and supportive of public goals.
- Gives municipalities advantage in securing grants.



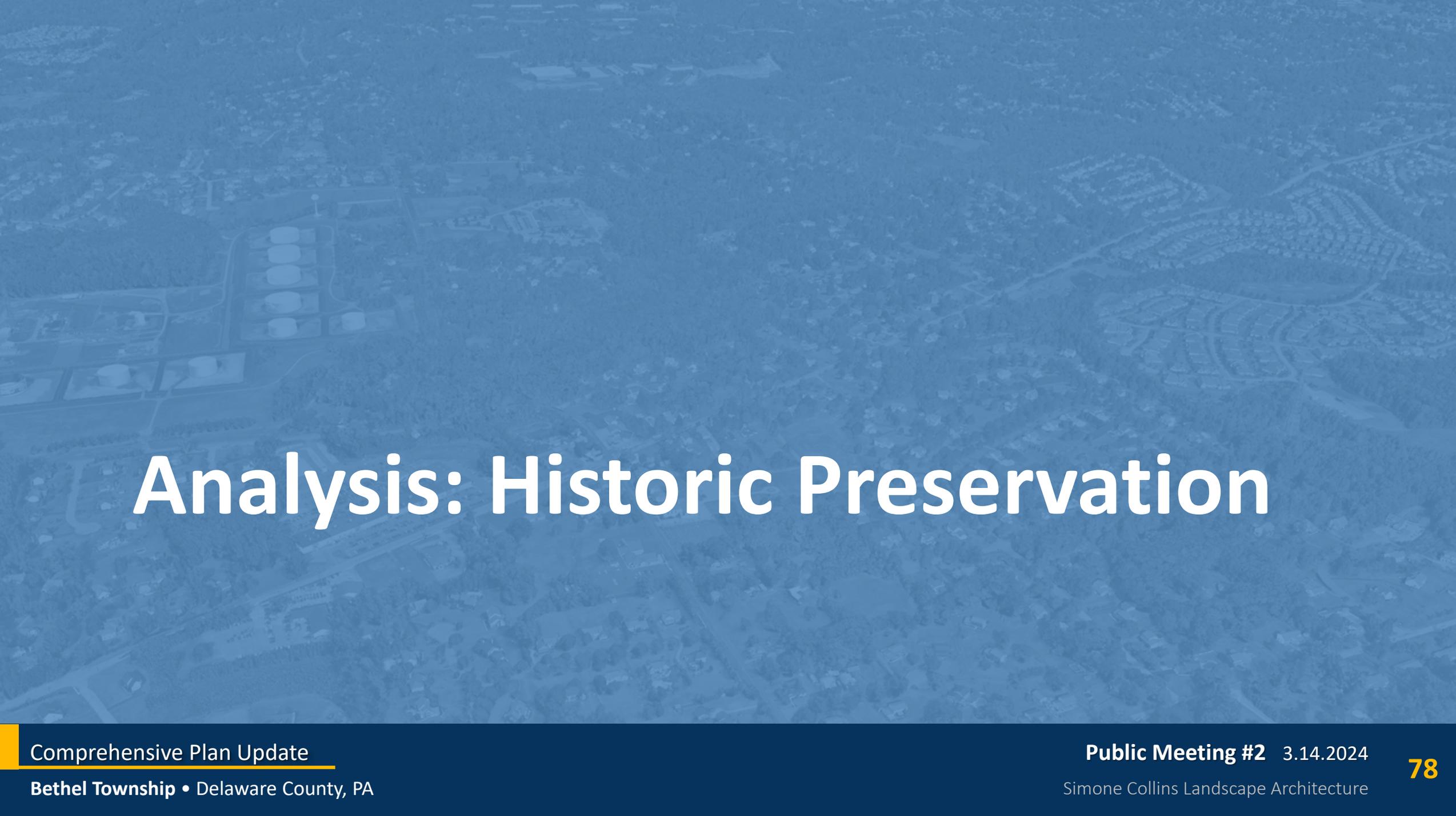
Official Map Example



Draft Transportation Recommendations

- Improve traffic safety at problematic road segments and intersections - PRIORITY
- Implement a multi-modal infrastructure network to provide safe and efficient connections to key destinations for pedestrians and bicyclists - PRIORITY
- Prioritize safe routes to Bethel Springs Elementary School
- Adopt an Official Map that shows planned trails and road improvements
- Ensure the continuation of quality maintenance of local roads



An aerial photograph of a town, showing streets, buildings, and green spaces, overlaid with a semi-transparent blue filter. The text 'Analysis: Historic Preservation' is centered in white.

Analysis: Historic Preservation

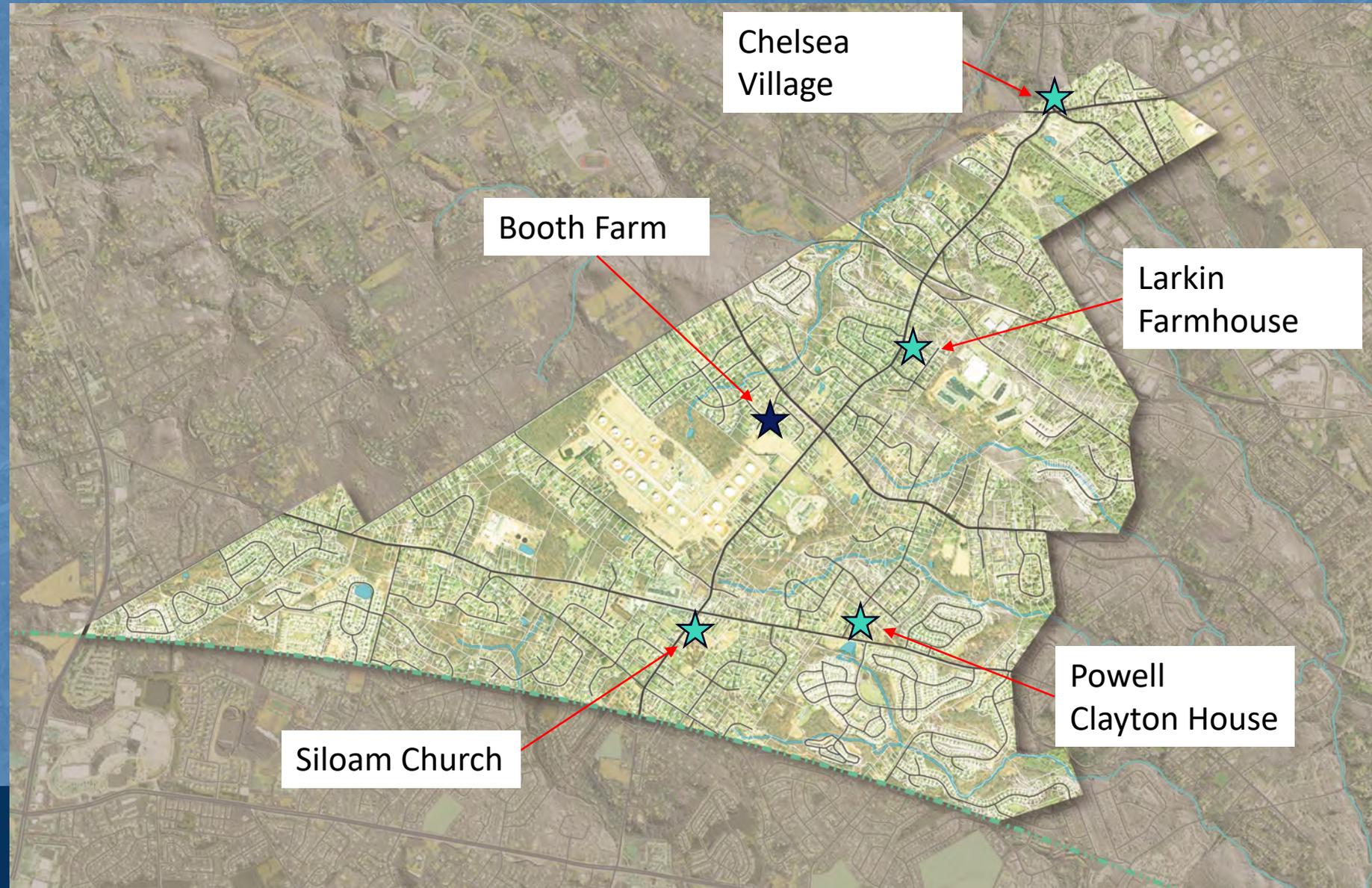
Benefits of Historic Preservation

- Historic buildings or areas help reinforce a community's heritage and identity
- Preservation allows residents to have greater pride and recognition of their past and shared history
- Reuse of these structures as new businesses can help boost jobs, spur private development and investment and allow them to be contributing resources to the local economy
- Historic districts can help preserve community heritage (Chelsea Village is eligible for National Register of Historic Places designation)



National Register of Historic Places

- ★ Listed
- ★ Eligible



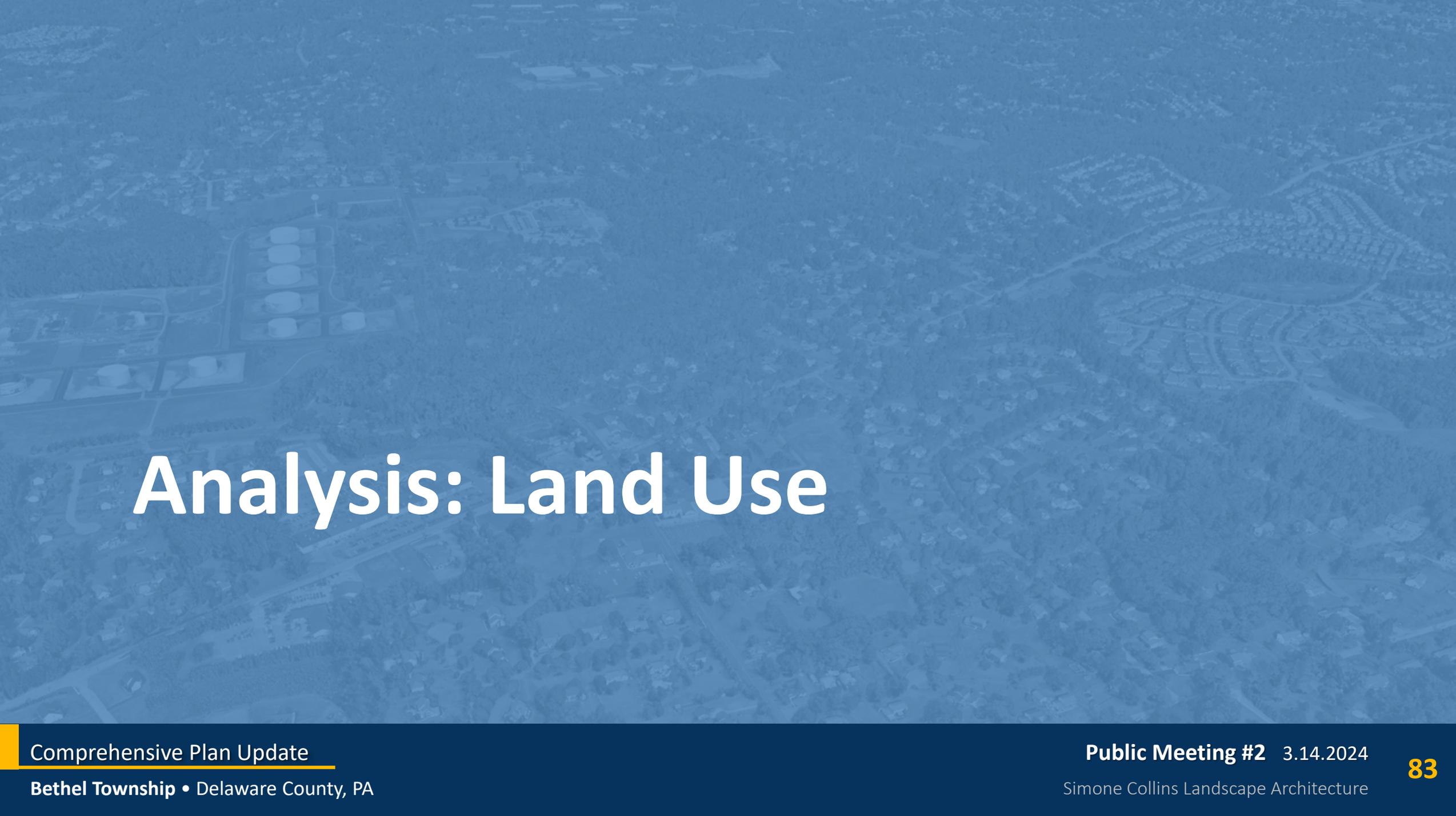
Promoting Historic Preservation

- National Register of Historic Places
 - Nation's official repository of structures, districts, buildings, etc. that should be preserved
 - Sites may qualify for tax credits based on costs of preserving the resource
 - PA Historical & Museum Commission is the official State Historic Preservation Office and determines which resources are eligible
- Historic Districts
 - Groups of buildings or sites that have a unique historic character or style
 - Local Historic Architecture Review Boards can assist municipal governments with regulations on construction, demolition and alterations in these districts

Draft Historic Preservation Recommendations

- Identify historic resources that may be eligible for the National Register of Historic Places to promote their preservation - PRIORITY
- Consider zoning and SALDO regulations that could allow for the adaptive reuse of historic structures and ensures adherence to historic architectural styles
- Develop education programs that teach residents and students about the history and heritage of Bethel Township



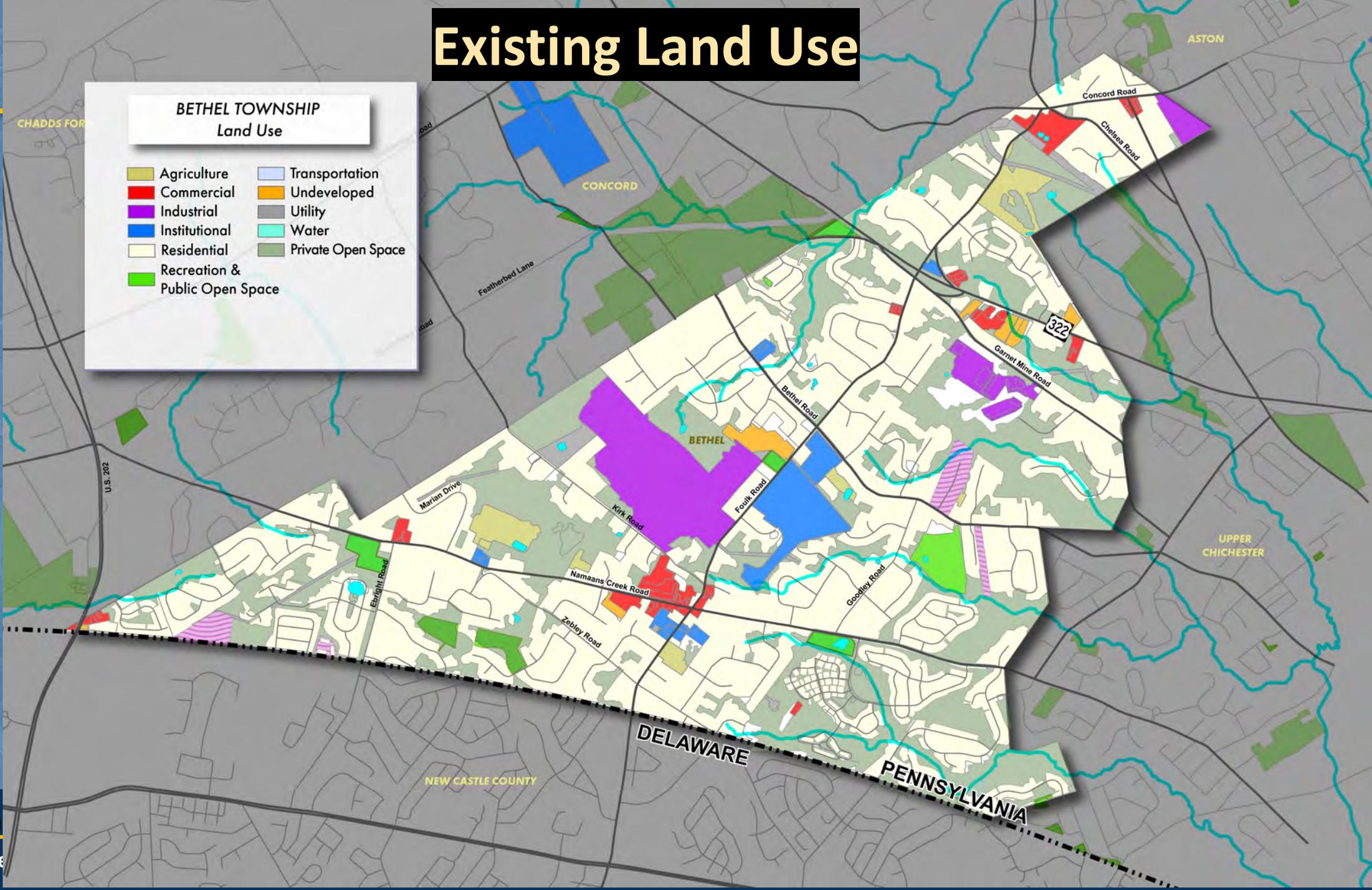
An aerial photograph of a residential and commercial area, overlaid with a semi-transparent blue filter. The image shows a mix of buildings, parking lots, and green spaces. The text 'Analysis: Land Use' is centered in white.

Analysis: Land Use

Existing Land Use

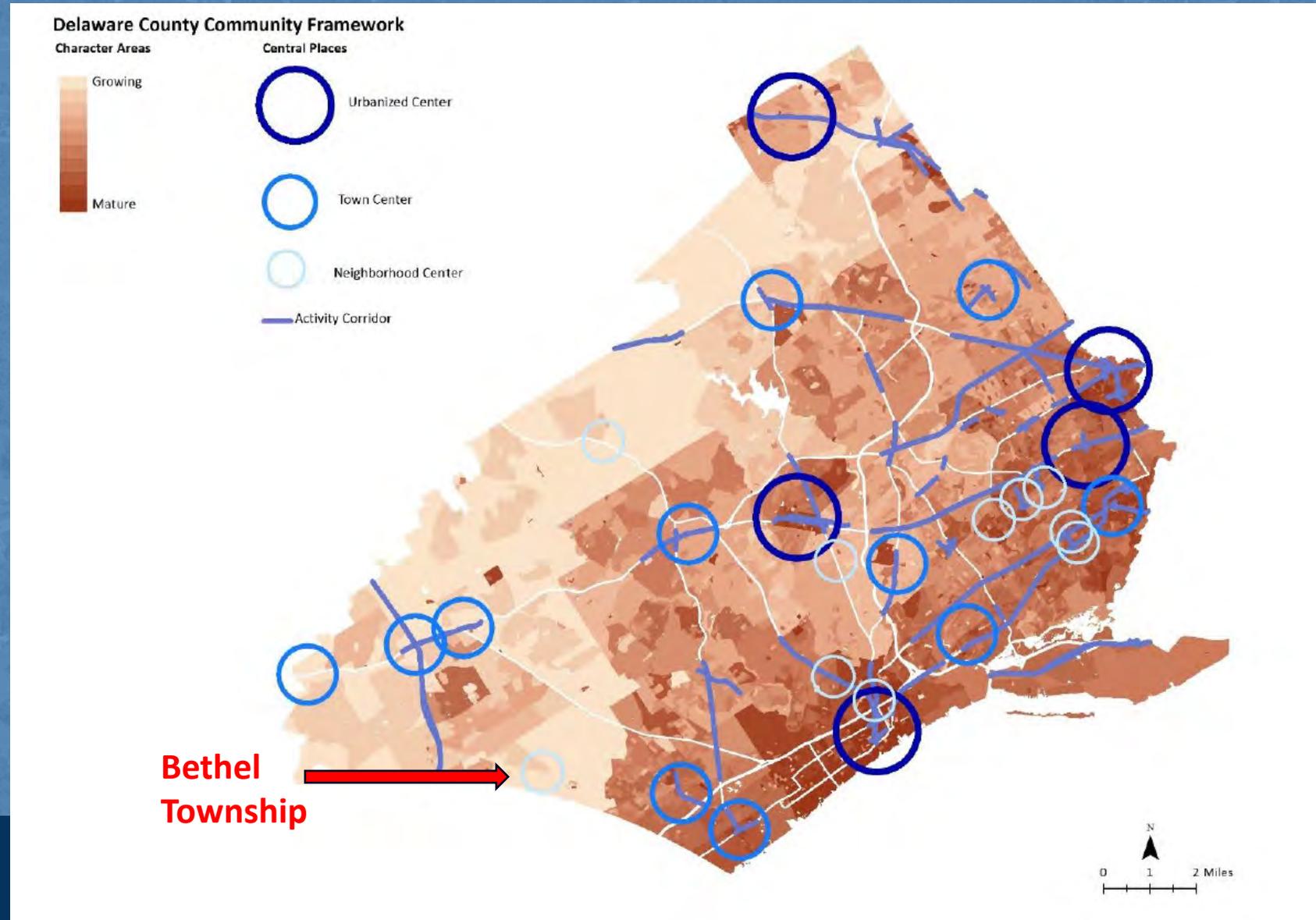
BETHEL TOWNSHIP
Land Use

 Agriculture	 Transportation
 Commercial	 Undeveloped
 Industrial	 Utility
 Institutional	 Water
 Residential	 Private Open Space
 Recreation & Public Open Space	



Character Area (from Delaware County)

- Area around Booth's Corner is seen as a Neighborhood Center
 - Area at an intersection of roads surrounded by neighborhoods
 - Has a definable focal point
 - Often a walkable destination
 - Has a unique history or sense of community



Future Land Use Categories

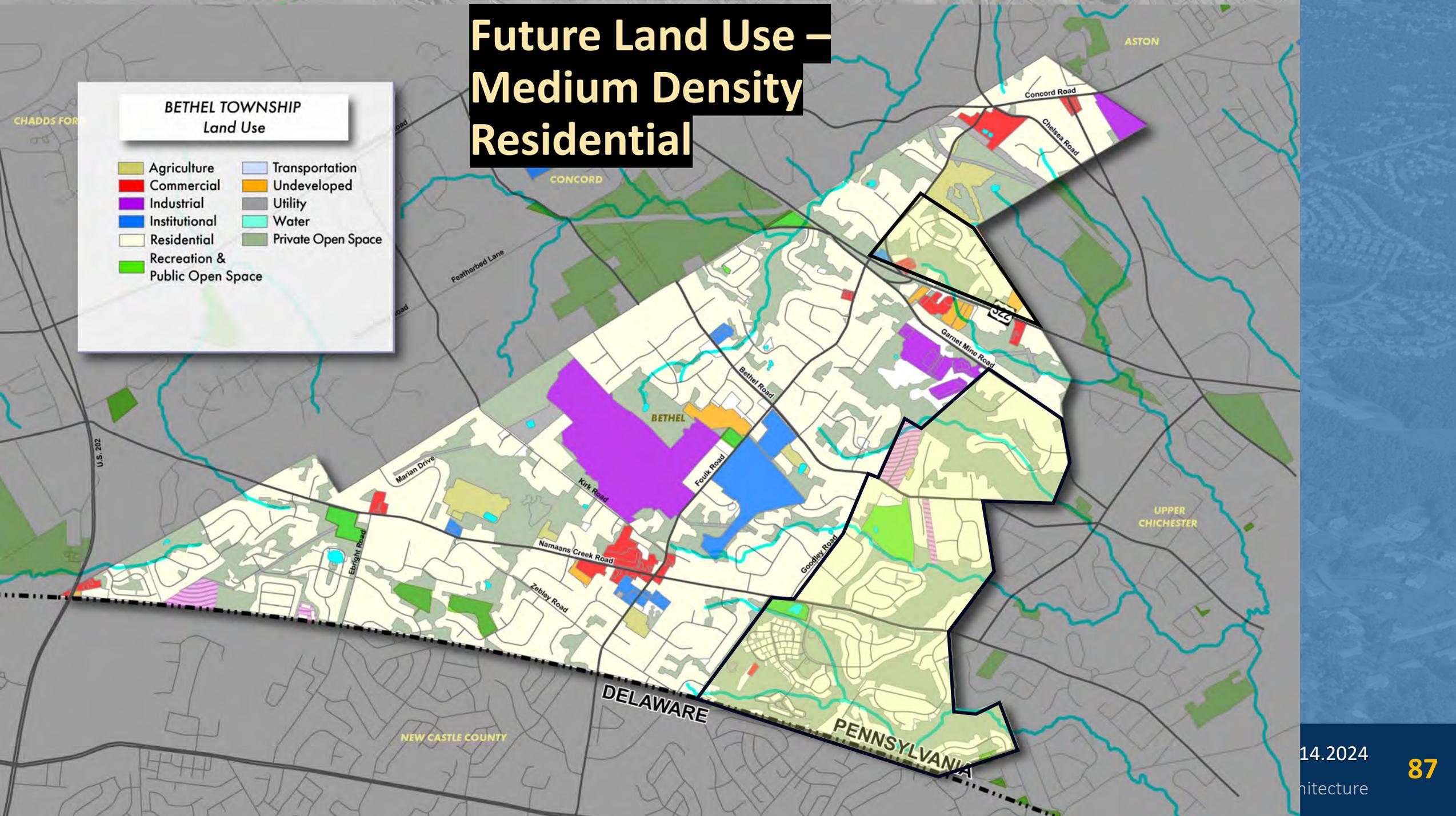
- Low-Density Single-Family Residential
- Medium-Density Single-Family Residential
- High-Density Single-Family Residential
- Adult Communities
- Village Mixed-Use
- General Commercial
- Corridor Commercial
- Light Industrial
- General Industrial
- Recreation and Open Space
- Agriculture
- Institutional
- Transportation and Utilities
- Water



Future Land Use – Medium Density Residential

BETHEL TOWNSHIP
Land Use

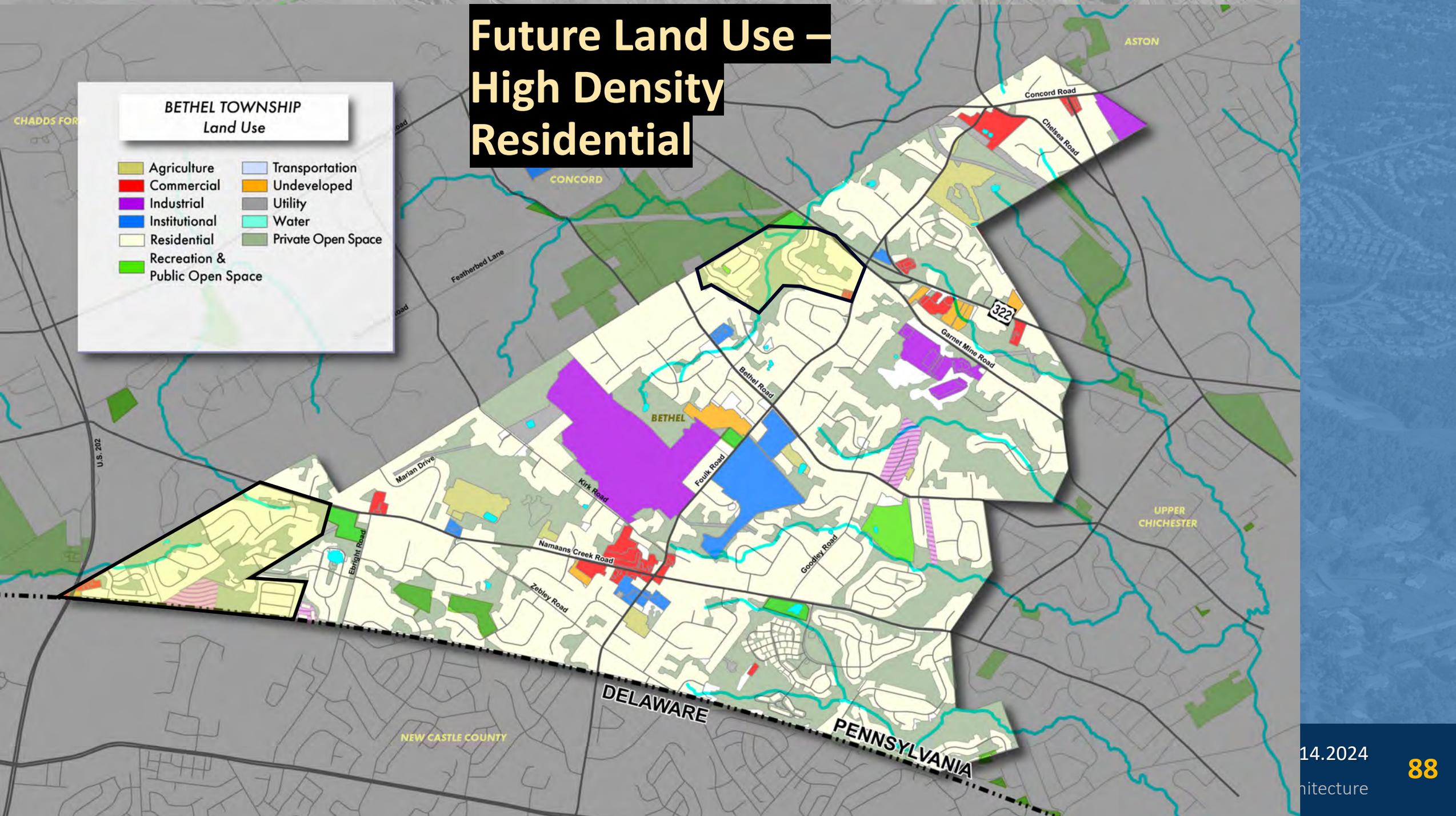
 Agriculture	 Transportation
 Commercial	 Undeveloped
 Industrial	 Utility
 Institutional	 Water
 Residential	 Private Open Space
 Recreation & Public Open Space	



Future Land Use – High Density Residential

BETHEL TOWNSHIP
Land Use

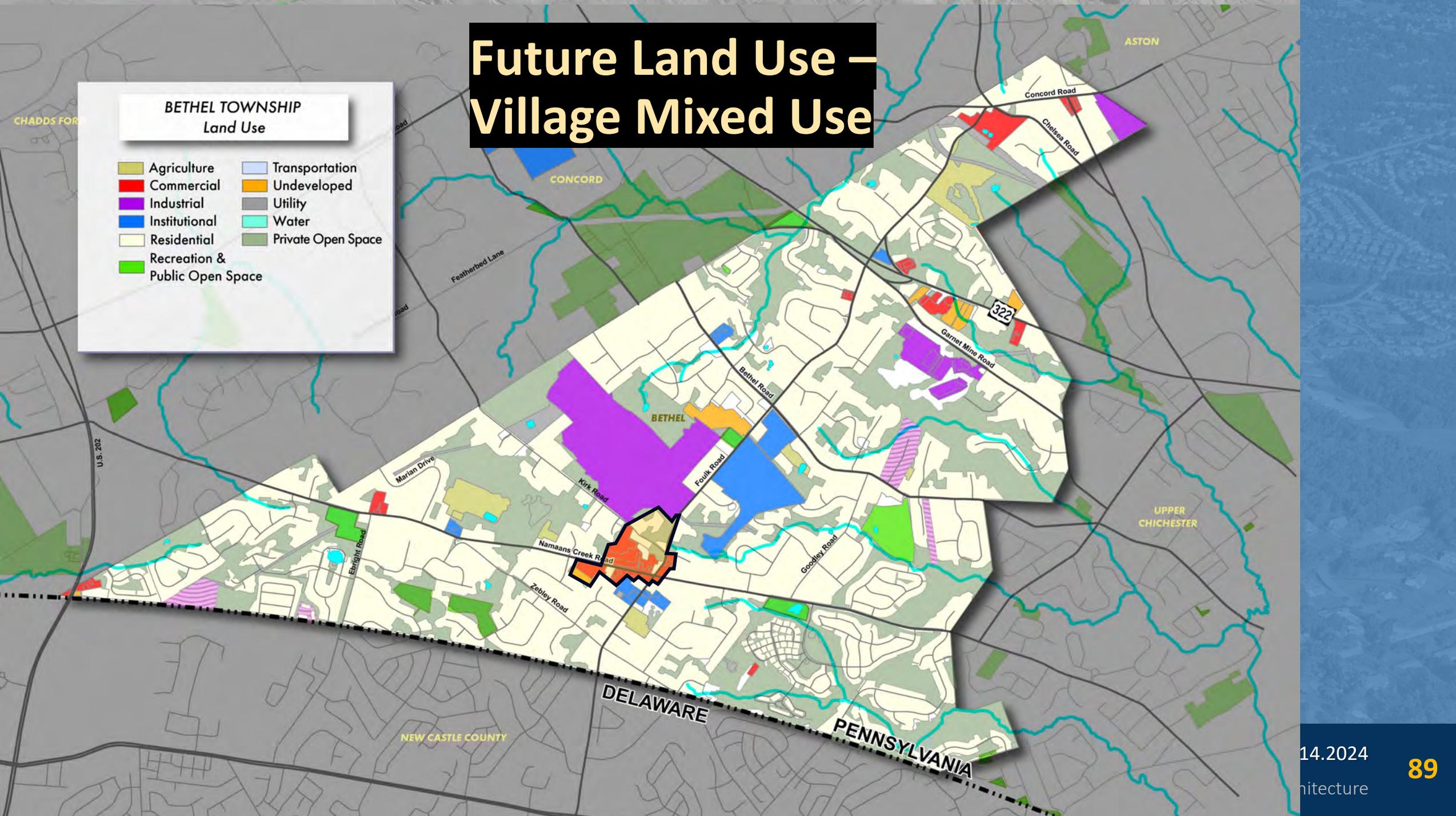
 Agriculture	 Transportation
 Commercial	 Undeveloped
 Industrial	 Utility
 Institutional	 Water
 Residential	 Private Open Space
 Recreation & Public Open Space	



Future Land Use – Village Mixed Use

BETHEL TOWNSHIP
Land Use

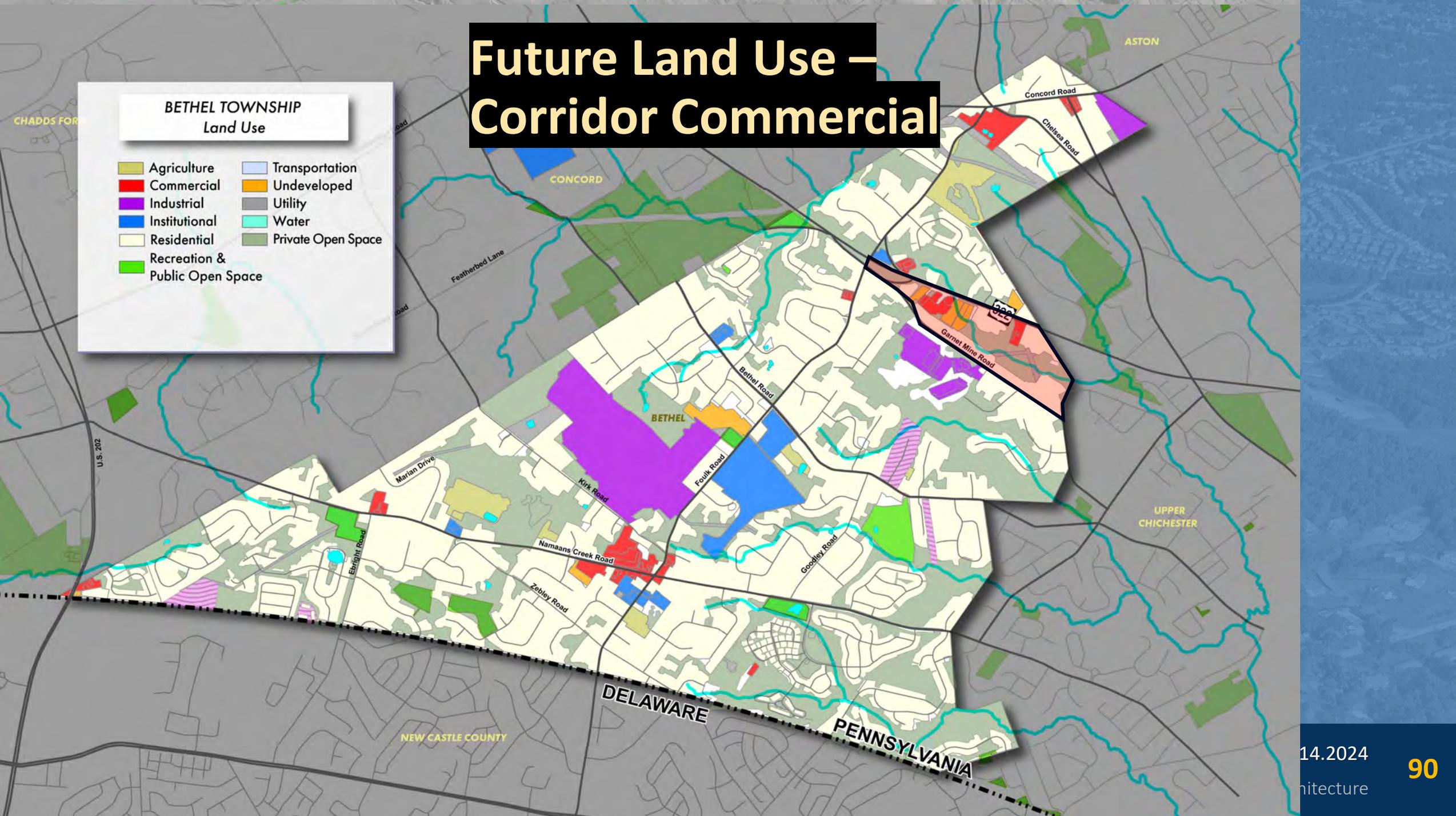
Agriculture	Transportation
Commercial	Undeveloped
Industrial	Utility
Institutional	Water
Residential	Private Open Space
Recreation & Public Open Space	



Future Land Use – Corridor Commercial

BETHEL TOWNSHIP
Land Use

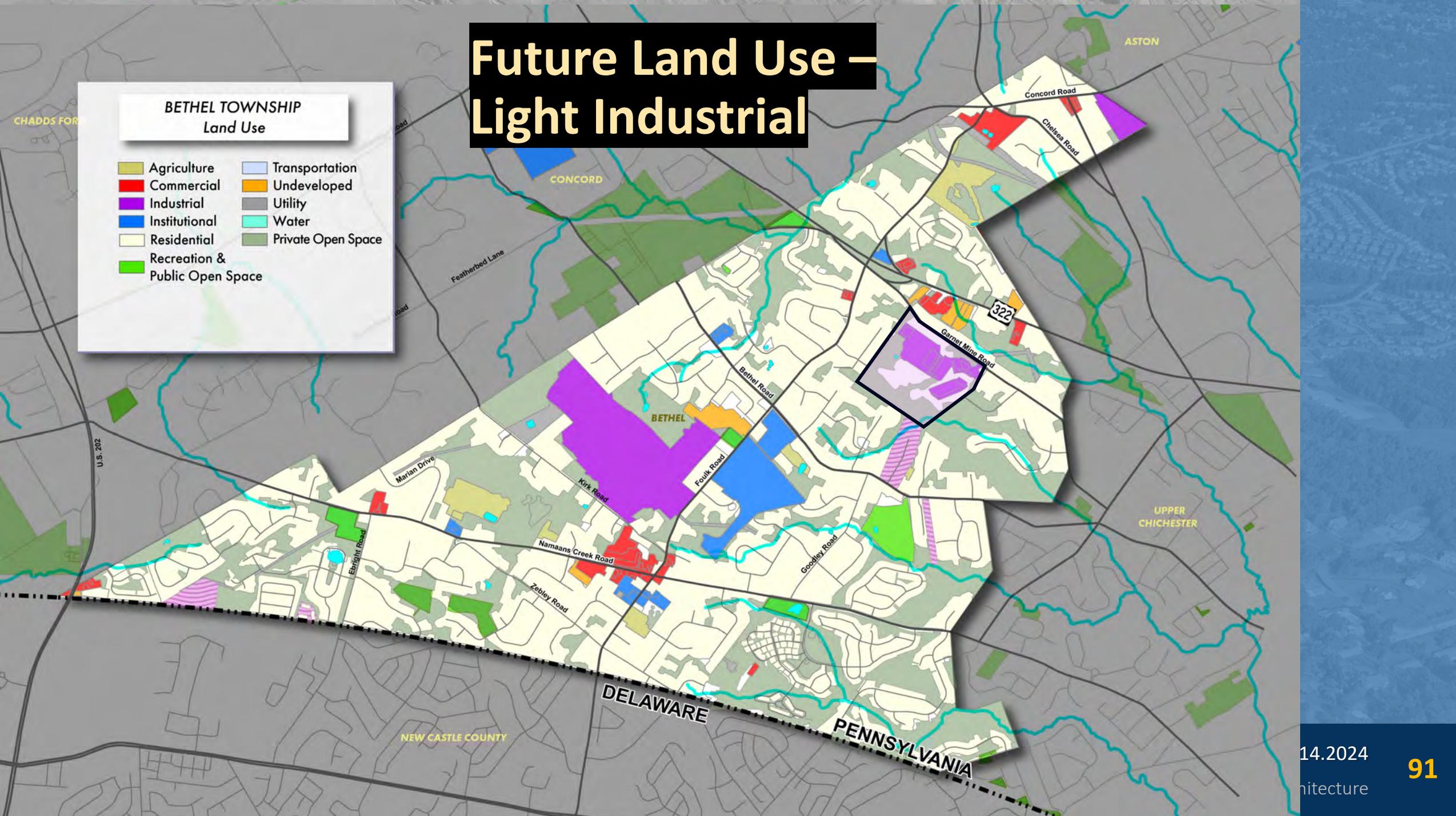
Agriculture	Transportation
Commercial	Undeveloped
Industrial	Utility
Institutional	Water
Residential	Private Open Space
Recreation & Public Open Space	



Future Land Use – Light Industrial

BETHEL TOWNSHIP
Land Use

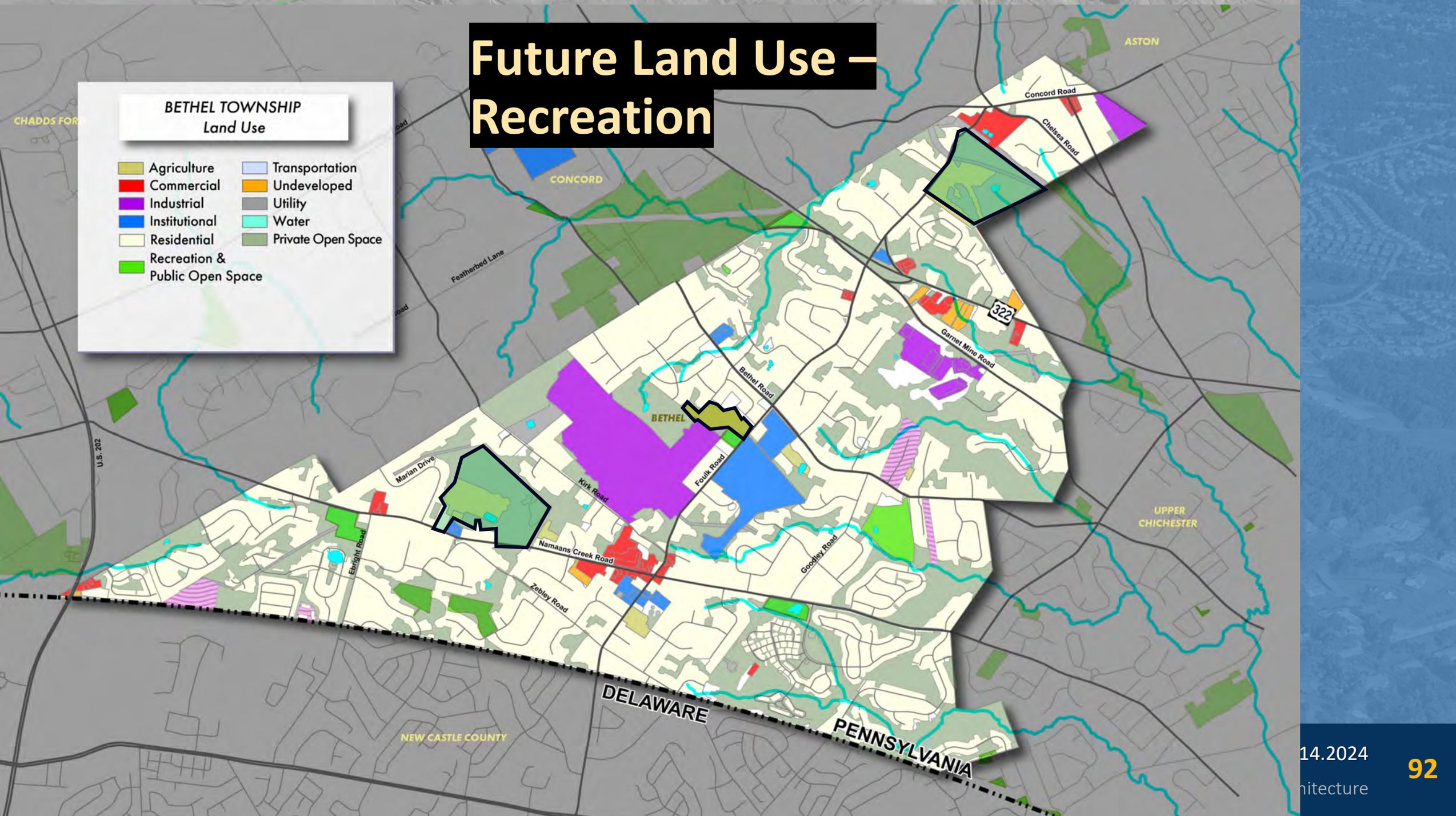
 Agriculture	 Transportation
 Commercial	 Undeveloped
 Industrial	 Utility
 Institutional	 Water
 Residential	 Private Open Space
 Recreation & Public Open Space	

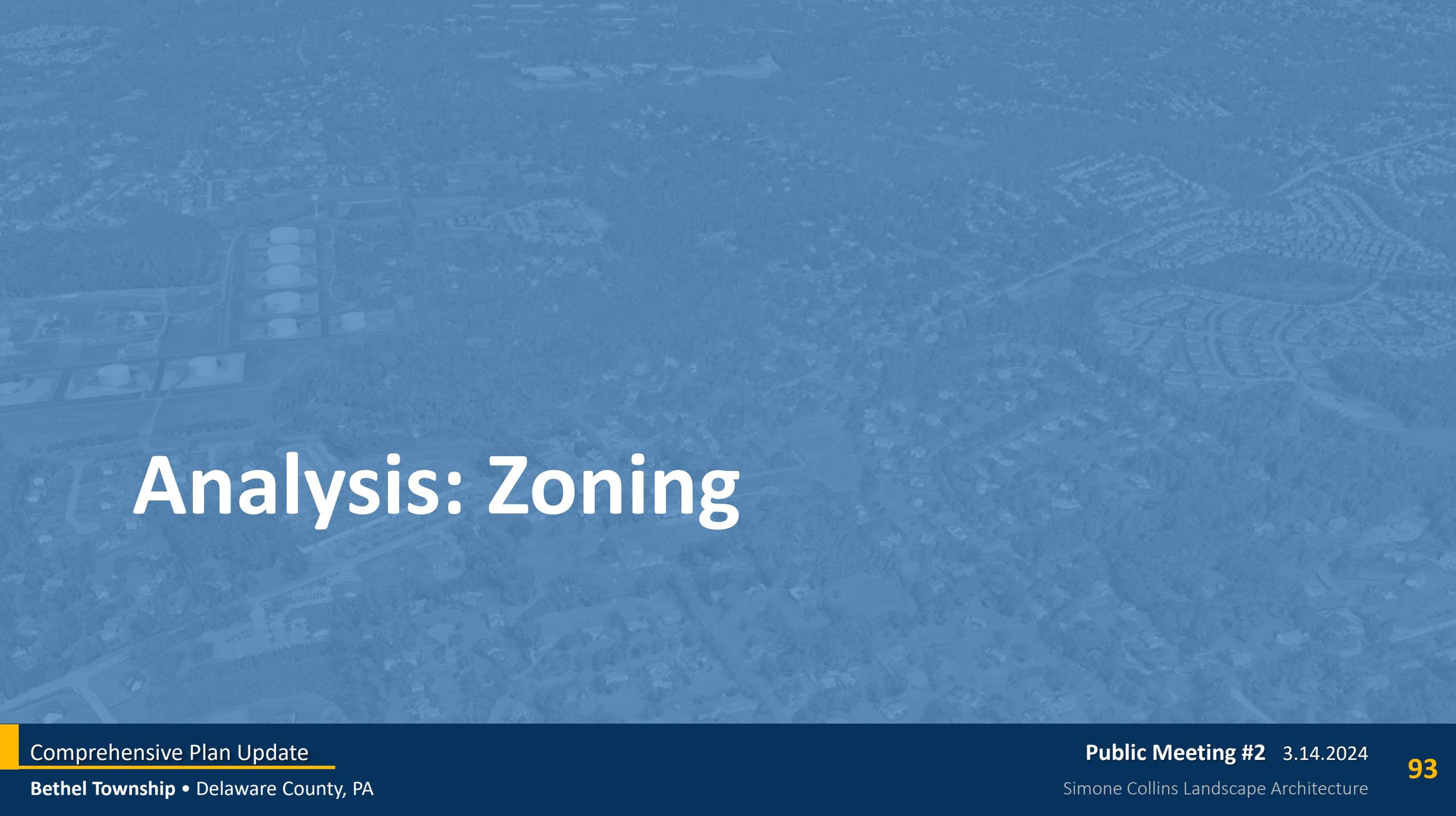


Future Land Use – Recreation

BETHEL TOWNSHIP
Land Use

 Agriculture	 Transportation
 Commercial	 Undeveloped
 Industrial	 Utility
 Institutional	 Water
 Residential	 Private Open Space
 Recreation & Public Open Space	



An aerial photograph of a town, showing residential streets, buildings, and green spaces, overlaid with a semi-transparent blue filter. The text 'Analysis: Zoning' is centered in white.

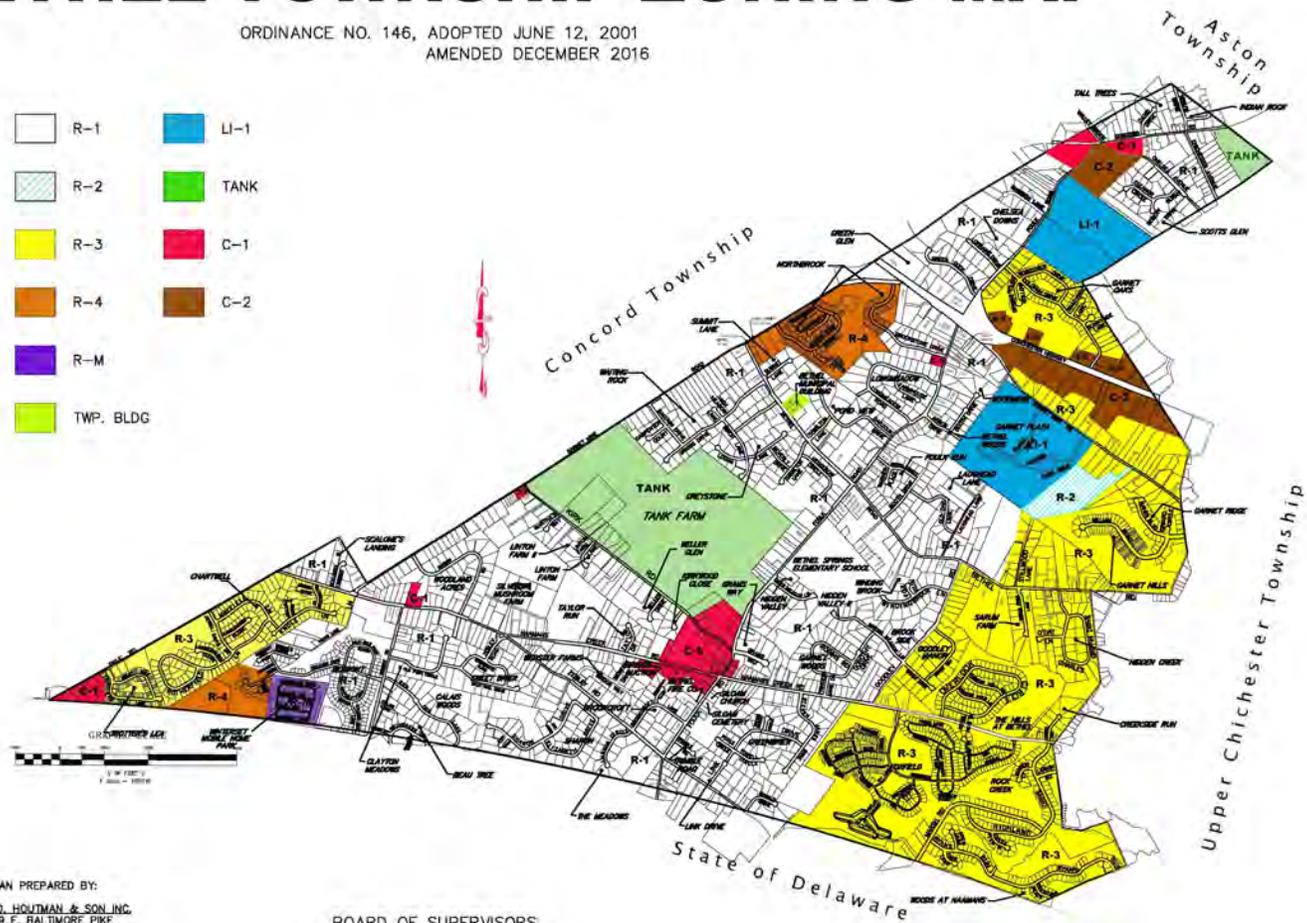
Analysis: Zoning

Zoning Map

BETHEL TOWNSHIP ZONING MAP

ORDINANCE NO. 146, ADOPTED JUNE 12, 2001
AMENDED DECEMBER 2016

- | | |
|--|--|
|  R-1 |  LI-1 |
|  R-2 |  TANK |
|  R-3 |  C-1 |
|  R-4 |  C-2 |
|  R-M | |
|  TWP. BLDG | |



PLAN PREPARED BY:
G.D. HOUTMAN & SON, INC.
139 E. BALTIMORE PIKE
MEDIA, PA 19063

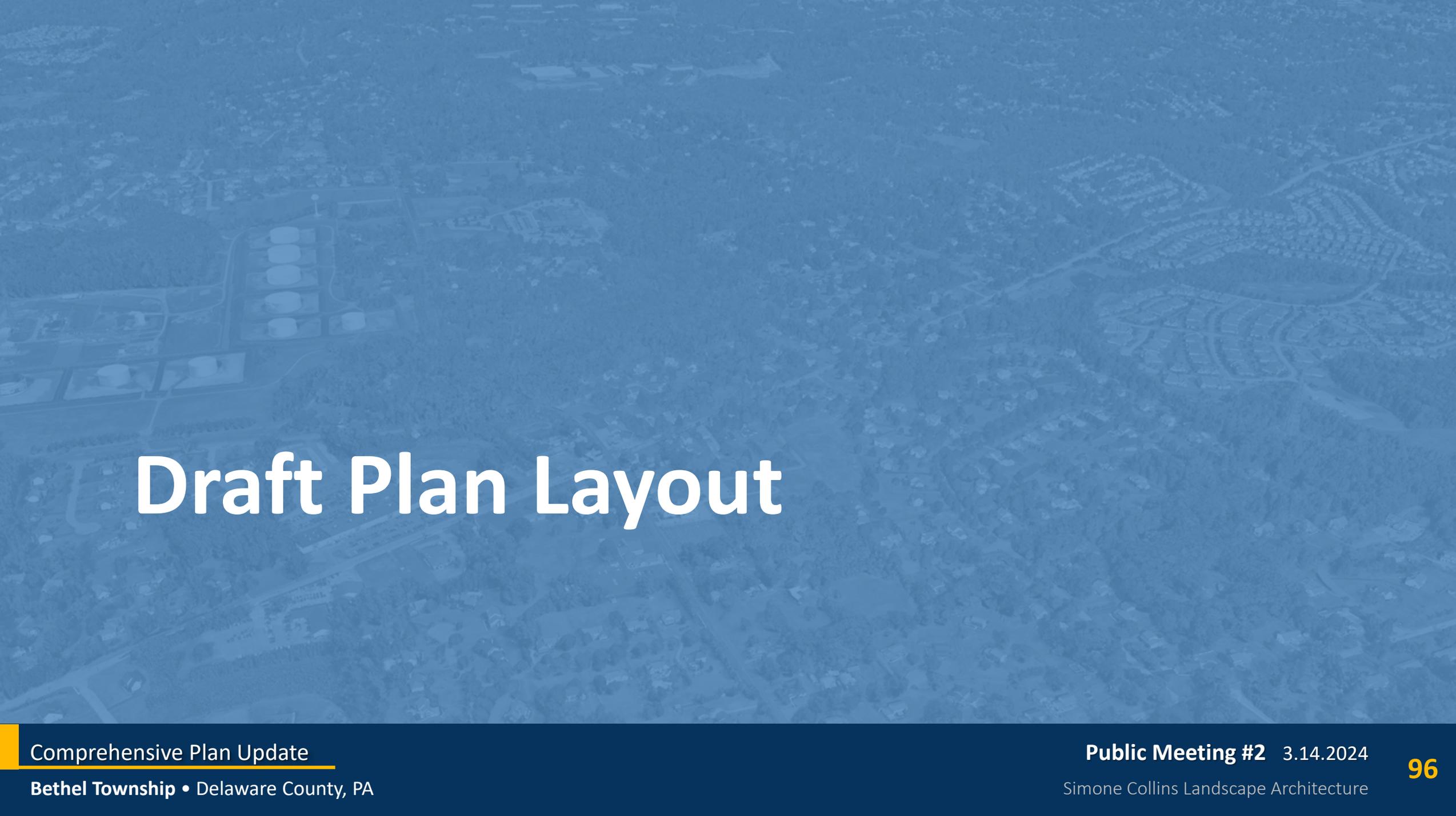
BOARD OF SUPERVISORS

- MICHAEL DAVEY, CHAIRPERSON
- JEAN STOYER, VICE CHAIRMAN
- STACY LANGRISH, MEMBER
- MARK KODZLER, MEMBER
- ALEX CIRIBALDI, MEMBER

G.D. HOUTMAN & SON, INC.
CIVIL ENGINEERS-LAND SURVEYORS
LAND PLANNERS
139 E. BALTIMORE PIKE MEDIA, PA 19063
ENR0042-6385

Draft Zoning Recommendations

- Add definitions for missing and potential uses: accessory dwelling unit, assisted living facility, manufactured home, recreation, restaurant, brewery, etc.
- Explore possibility of decreasing minimum lot area (20 acres) for multi-family dwellings in the R-4 District
- Develop an overlay zoning district at Booth's Corner to allow greater mixed use with design standards
- Incorporate separate section for Natural Resource Protection with provisions for limitations on resource disturbance, natural resource standards (floodplain, steep slopes, waterbodies, agricultural soils) and riparian corridor regulations

An aerial photograph of a town, showing streets, buildings, and green spaces, overlaid with a semi-transparent blue filter. The text 'Draft Plan Layout' is centered in white.

Draft Plan Layout

Draft Plan Layout

1. INTRODUCTION

1.1 REGIONAL CONTEXT

Bethel Township is located in southern Delaware County, Pennsylvania on the PA – Delaware border. The Township covers 5.4 square miles and is roughly 20 miles from Center City Philadelphia, 52 miles from Trenton, NJ, and 8 miles from Wilmington, Delaware. Bethel Township borders three Pennsylvania municipalities; Upper Chichester Township, Aston Township, and Concord Township, in addition to the Brandywine CCD in New Castle County, Delaware.

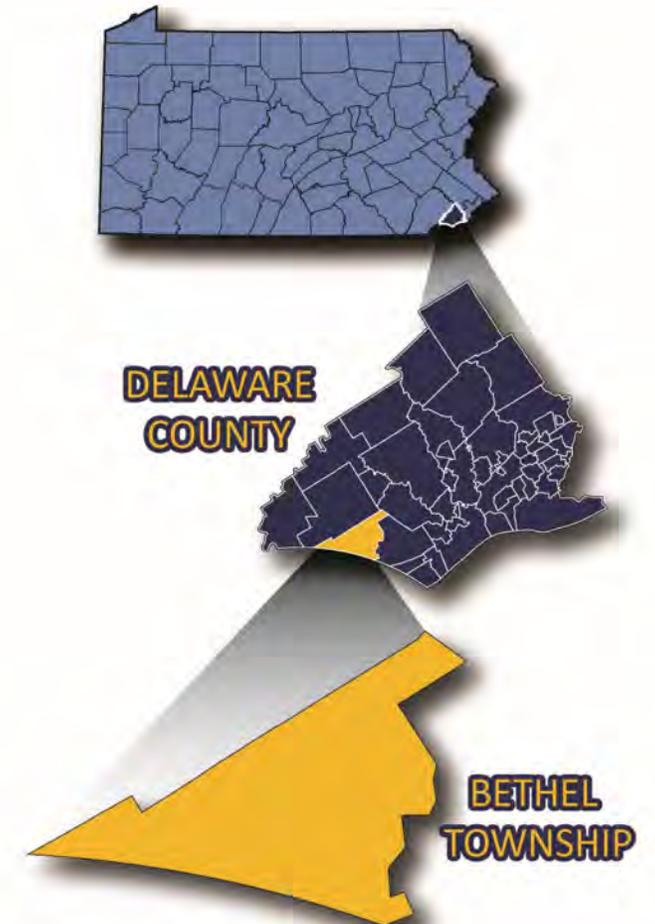
1.2 PLAN PURPOSE

This Comprehensive Plan is an update to the previous Township plan completed in 2006 and is intended to serve as a guiding document that will help inform future development and land use decisions in Bethel Township. This plan will help the Township appropriately manage future growth and potential change in a manner that enhances and protects established positive community characteristics.

This Comprehensive Plan adheres to Act 247 of The Pennsylvania Municipalities Planning Code (MPC), which requires that comprehensive plans address the following topics:

- Stated goals and objectives for future development
- Plan for future land use
- Plan for current and future housing needs
- Plan for transportation of both people and goods
- Plan for community facilities
- Interrelationships of plan components
- Short- and long-term implementation strategies

- General congruency of development goals with adjacent municipalities and overarching County plans
- Plan for the protection of natural and historic resources



Draft Plan Layout

2. EXISTING CONDITIONS

2.1 DATA COLLECTION

The data used to inform this comprehensive plan was obtained from various source materials, including:

- Bethel Township,
- United States Census Bureau,
- Previous planning studies from both municipal and county levels,
- Field reconnaissance conducted by the consultant.

Geographic Information System (GIS) mapping software was used to generate field analysis maps using shapefile data made publicly available by various government agencies and planning-oriented organizations.

2.2 PUBLIC PARTICIPATION

Public input is integral to a successful planning process that results in a comprehensive plan that is representative of community interests and needs. The consultant team engaged the local community in a robust public participation process in which the public provided valuable feedback on both existing and desired future conditions.

The public was given several opportunities to voice their thoughts and opinions through both public meetings and an online survey. Information gained from these sources was incorporated into this plan where appropriate.

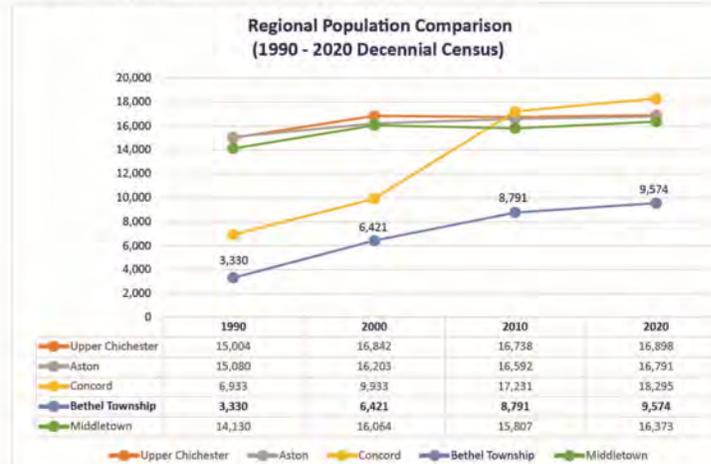
	Meeting Title	Meeting Date	Meeting Time
2023	Comprehensive Plan Committee Meeting #1	Thursday, February 23	7PM-9PM
	Comprehensive Plan Public Meeting #1	Wednesday, May 17	7PM-9PM
	Comprehensive Plan Committee Meeting #2	Thursday, June 15	7PM-9PM
	Comprehensive Plan Committee Meeting #3	Thursday, October 12	7PM-9PM
2024	Comprehensive Plan Committee Meeting #4	Thursday, February 15	7PM-9PM
	Comprehensive Plan Public Meeting #2	Thursday, March 14	7PM-9PM
	Draft Plan Review	Mid March - Mid May	
	Board of Supervisors Meeting #1 - Draft Plan	Tuesday, April 9	7PM-9PM
	Complete Revisions	Mid May - Early June	
	Board of Supervisors Meeting #2 - Final Plan	Tuesday, June 11	7PM-9PM
	Key Person Interviews	Dates TBD	TBD
	Web Based Survey - write and administer	March 2023 through Feb 2024	online

Draft Plan Layout

2.5 DEMOGRAPHIC DATA

2.5.1 POPULATION

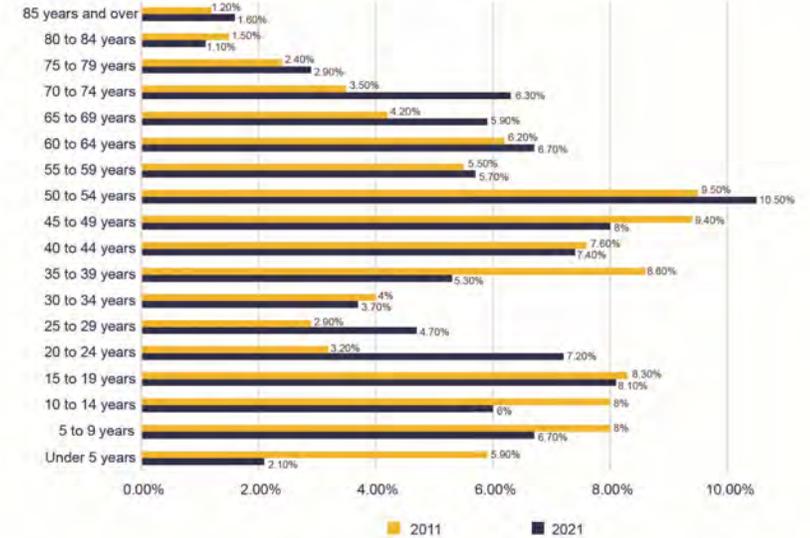
As of the 2020 Decennial Census, the total population in Bethel Township was 9,574, which is roughly half the size of neighboring municipalities. Population forecasts published by the Delaware Valley Regional Planning Commission (DVRPC) project ~2% population growth over by 2050, to 9,750 people.



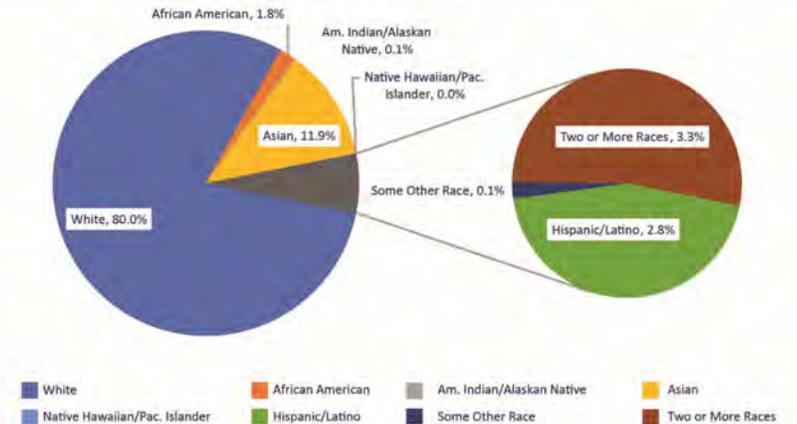
Bethel Township population measured by age reveals significant aging of the population, as the 60+ year old cohort grew by 700 people between 2011 and 2021, a 30% increase. This aging is further shown by a rise in the median age, from 40.7 to 44.2.

There were some large shifts in racial composition of the Township between 2010 and 2020, most notably an 8.6% drop in the White population, Asian population nearly doubling from 6.1% to 11.9%, and those identifying as Two or More Races rising from 1% to 3.3%.

Population By Age
Bethel Township 2011 vs. 2021



Bethel Township Racial Composition 2020



Draft Plan Layout

2.6 ANALYSIS

2.6.1 HOUSING

Forecasted Housing Need and Recent Development - 234 housing units have been proposed in Bethel Township since 2009, of which 76 have been successfully built, 21 are in construction, and 137 have not been built.

The table to the right estimates how many housing units will be needed to absorb forecasted population growth and subsequent housing demand in 2050. Using both current and forecasted DVRPC/Census data, an estimated number of housing units remaining to be built by 2050 can be determined. Using the 2021 value for average household size of 2.99 and assuming a historical margin of error between .1 and .2, a conservative estimated average household size of 2.75 is used to approximate that 377 housing units would need to be built by 2050.

Assuming all 158 units planned/in development are completed and all 167 vacant units become occupied, Bethel Township should have enough housing stock (325 units) to absorb the population growth projected by DVRPC in 2050. Assuming that vacant units remain unoccupied, Bethel Township would need to produce 220 housing units.

While these values are not an exact match, it should be noted that there are many variables that could increase or decrease both housing demand and population growth. Additionally, some housing units may be occupied by non-household occupants.

The past few years has seen an marginal amount of residential units proposed in Bethel Township and adjacent municipalities of Aston, Concord, and Upper Chichester. Bethel has seen 28 residential units proposed since 2019.

Bethel Township	
2050 Forecasted Population <i>Source: DVRPC</i>	9,750
2050 Forecasted Group Quarters Population (2021 value = .55%) <i>Source: U.S. Census Bureau</i>	54
2050 Forecasted Household Population (Forecasted population minus forecasted group quarters population)	9,696
Average Household Size <i>Estimated</i>	2.75
2050 Forecasted Number of Households (Forecasted household population divided by average household size)	3,526
Estimated Total Number of Housing Units Needed by 2050 (Forecasted number of households plus the number of forecasted vacant units) (2021 value = 5%)	3,692
2021 Total Number of Housing Units <i>Source: U.S. Census Bureau</i>	3,315
Estimated Number of Housing Units Remaining to be Built by 2050 (Total estimated number of housing units minus housing units built as of 2021)	3,692 - 3,315 = 377

Forecasted Housing Need Exercise

Proposed Residential Unit Development 2019-2022				
Municipality	Year			
	2019	2020	2021	2022
Bethel Township	0	0	25	3
Aston Township	0	0	4	0
Concord Township	0	180	0	0
Upper Chichester	0	0	0	0

Draft Plan Layout

Bicycle and Pedestrian Facilities - The semi-rural nature of Bethel Township has resulted in a pedestrian sidewalk network that is isolated to planned housing developments, including The Hills at Bethel, Rock Creek, The Woods at Naaman's, Northbrook, Garnet Oaks, Garnet Hills, and Chartwell, among others. The Township does not currently have any dedicated bicycle lanes or related facilities.

Completed simultaneously as this Comprehensive Plan, the Bethel Township Parks and Open Space proposed bicycle and pedestrian connectivity recommendations, shown on the map below. For detailed analysis of these recommendations, please review the Bethel Township Parks and Open Space Plan.



Major Themes

- Connectivity planning
- Park facility expansion and improvements
- Plan for the future of Booth's Corner
- Accessory dwellings in the R-1 District (Aging in Place)
- Ordinance housekeeping



Next Steps

- Submit Draft Plan
- Draft Plan review



BETHEL
TOWNSHIP
Delaware County, PA

Thank you!

Please feel free to contact us anytime

Peter Simone, RLA, FASLA, Principal

psimone@simonecollins.com

Pankaj Jobanputra, AICP, Project Manager

pjobanputra@simonecollins.com

Tim Adams, Staff Planner

tadams@simonecollins.com

Simone Collins Landscape Architecture: (610) 239-7601

