



Planning Commission Meeting Voting
August 26, 2025 @ 6:30 PM
This meeting is recorded for public record.

Jim Cherry, Chair
Quinton Birl
Allen Burke
Matther Clapp
Thomas Dougherty
Alex Katz
Stephen Mitten

Planning Commission Meeting:

- 1) Call to Order
- 2) Roll Call
- 3) Announcements
- 4) Citizen Comments on Items not on the Agenda
- 5) Reports
 - a. Aaron Flook, Zoning Hearing Board
 - b. Thomas Dougherty, HARB
- 6) Old Business
 - a. Approval of June meeting minutes
 - b. Approval of July meeting minutes
 - c. Planning Commission open issues
 - i. Build-to line in the TC District
 - ii. Rec Space, (97.A19.19)
 - iii. 700 S. High St, West Chester University
 - iv. Preservation ordinance
 - v. Any other issues
- 7) New Business

- a. 410 S. High Street - townhouse development
- 8) Other Business
- 9) Adjournment

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West Chester Borough Planning Commission (PC) Meeting Minutes
June 24, 2025
6:30 PM

1) Call to Order

Meeting called to order at 6:30 PM by Chairperson James Cherry

2) Roll Call

PC members present included A. Burke, J. Birl, J. Cherry, M. Clapp, T. Dougherty, S. Switten
PC members absent included M. Clapp, T. Dougherty, S. Switten

3) Announcements

4) Citizens Comments on items not on the agenda

None.

5) Reports

6) Old Business

a. Approval of May 2025 meeting minutes

J. Cherry moved to approve the May 2025 minutes. J. Birl seconded the motion.

There were no citizen comments.

The motion passed with a vote of 4-0.

b. Planning Commission Open Issues

Build to Ordinance

J. Cherry discussed the idea that maybe the zoning requirements for the TC district revert to previous zoning requirements, so rather than a "build-to line" for front and side yards, that we revert to a setback, previously being (0') zero feet on front and side yard.

T. Oeste said it could be as simple as proposing an amendment to the "zoning district table" and "summary table".

J. Cherry would like to provide some flexibility specifically along the street line, for relief at building entrances, building articulation, building corners, and relief at street trees. Discussed if there should be a percentage required.

T. Oeste clarified understanding of a build-to line, which requires building be built on that line, and if deviating from that line, a specific percent should be stated. The language should avoid terms such as “mostly” or “majority”.

J. Birl always liked the idea of a setback line, (assuming most developers will maximize development potential of parcel) and will economically build to the line they can build to.

J. Birl concern that if there is a build-to line and someone doesn't want to build to it, they would require a variance.

J. Cherry format should be same as side and rear yard requirements, just a setback.

A. Katz asked what the impetus for change in the front yard “build-to line”.

J. Cherry stated the last several large developments in the HC district were located adjacent to buildings which are inconsistent with the stated goals of reinforcing the street line (ie. Nudy's adjacent to 330 Market St), and “matching adjacent” was not in the best interest of the Borough.

A. Katz concerned consolidation of properties, and an issue, and potential for a flat wall at the street.

J. Cherry setback still allows flexibility.

J. Birl still need to negotiate the build-to with applicants.

J. Cherry add a requirement in the HO districts for additional number of feet of setback, to allow more daylight at street level and room for street trees.

A. Burke is good with the build-to be the way it is. We have devoted a lot of time, so in favor of passing on the discussion. Doesn't think changing will help reduce impact of larger buildings.

J. Cherry remind that Smart Growth requested the planning commission review the build-to ordinance, and the planning commission owes a recommendation to smart growth.

J. Cherry at the time we see preliminary/final submissions from applicants, a lot of work and engineering has already gone into the project, prior to the ability to provide “big picture” feedback. Similar to what the planning commission added as a requirement on the “building height ordinance, which requires the applicant provide a preliminary “pencil sketch” for review.

J. Birl requested maybe we add the requirement for preliminary assumptions, prior to submission.

J. Cherry will table the issue and take back to the work session.

T. Oeste take a look at the word “adjacent”.

ii. Rec Space or fee-in-lieu

Tom Oeste stated his office recommends not doing anything with the present ordinance until the "WCB comprehensive park and recreation plan" is complete. Tom Oeste is hoping that something in that plan provides a basis for calculating the fee-in-lieu. Borough can't require the fee but must be done by agreement. It is a lot easier in a township with a lot of ground, but in the Borough, ground is at a premium.

A. Burke, thanked Tom O. for his work on this, but is struggling with the design guidelines. Allen noted that he understood from Tom O that recreation space can be private if an agreement between is made between governing authority and developer.

A. Burke still struggling with private/public recreation space, may want to take another look at it.

Tom Oeste reiterated that this is a very complex issue, especially in a Borough where land is a premium.

A Burke would like to address in the design guidelines 97.A.19.19 thinking that it needs to be removed, as well as removing the image " rooftop courtyard public space".

A Burke will forward to the planning commission the suggested short-term fix for review

iii. Preservation Ordinance

T. Dougherty not present, issue is table

iv. Any other issues

7) New Business

a. 700 S High Street, West Chester University Master Plan Report

J. Cherry no measure on timeline, but would like a presentation, A Burke, believes there may be one in the near future.

J Cherry would like the intersection of High and Rosedale as well as the pedestrian crossing mid block on Rosedale across from the Student Center, for the safety of student.

J Cherry if anyone has specific issues, gather those thoughts, so we can include them in a letter.

A Burke our deadline should be one-month before Borough Council.

General discussion on the various issues addressed in the report.

b. Jason Birl resignation

Moving on to the PA State Architects Licensure Board, congratulations, and thank you for your expertise and contribution to the Borough.

8) Adjournment

J. Cherry moved to adjourn the meeting. A. Burke seconded the motion. The motion passed with a 4-0 vote and the meeting was adjourned at 7:45 PM

DRAFT

West Chester Borough Planning Commission (PC) Meeting Minutes
Regular Meeting
July 29, 2025
6:30 PM

1) Call to Order

Meeting called to order at 6:30 PM by Chairperson James Cherry.

2) Roll Call

PC members present included A. Burke J. Cherry, M. Clapp, and S. Mitten. PC members absent included Q. Birl, T. Dougherty and A. Katz.

3) Announcements

None.

4) Citizen comments on items not on the agenda

None.

5) Reports

None.

6) Old Business

a. Approval of June 2025 meeting minutes

J. Cherry noted that not enough PC member present at the June meeting were present at this meeting to review and vote on the minutes. Therefore, review and approval of the June 2025 meeting minutes were tabled until August.

b. 700 S. High St, West Chester University presentation of the West Chester University Master Plan Report by Conrad Talley, AIA, Principal Ewing Cole and Brian L. Nagle, Attorney, Principal MacElree Harvey

Presentation of Master Plan by WCU

B. Nagle (MacElree Harvey, Ltd) introduced the Master Plan and provided background on the conditional use application and approval process. B. Nagle noted the following:

- Earlier WCU projects went through the conditional use approval process without a Master Plan;

- The Planned University Campus (PUC) District ordinance in the Borough Code requires future projections; noted the conditional use approval is for the Master Plan itself, not for individual projects described in the Master Plan
- The Master Plan does not include details for each project - the development applications for each project will provide the details for review
- Projects shown on the Master Plan will not necessarily be completed based on funding availability, timing, etc;
- Reviews of the Master Plan are being completed by the municipalities, neighbors, PC, consultants, etc.
- An extension was granted to the Borough by the applicant (WCU) until end of November to allow for reviews;
- If significant changes occur, the Master Plan can be updated and go back through the conditional use process;
- The College Arms apartment complex is not in the PUC District - it is shown in the Master Plan, but not part of the conditional use application.

T. Comitta (TCA) noted that it was “excellent” to have this dialogue with the WCU and it is a “breath of fresh air.”

C. Talley (Ewing Cole) identified the numerous planning team members, consultants, stakeholders etc., summarized the planning process, noted the high level issues being addressed, including deferred maintenance, student housing, and community/connectivity. The remainder of C. Talley’s presentation focused on the projects described in the Master Plan within the 0-5 year timeline.

Question and Comments

A. Flook (Director of Building, Housing and Codes Enforcement) asked if WCU was interested in bringing College Arms into the PUC District; B. Nagle indicated there is interest in discussing it with the Borough.

T. Comitta requested the presentation - J. Cherry noted the presentation was received and should be on the website.

T. Comitta provided history/background on TCA’s previously-submitted and highlighted the following specific comments: 1) consider refilling the position of landscape architect for WCU for future projects to allow for continuity between projects and enhancement of the Borough’s street tree program; 2) consider creation of a wayfinding/signage program to reinforce connectivity goals; 3) consider creation of a crosswalk program to ensure student safety, particularly at

busy intersections such as Rosedale and High and Rosedale and Church; 4) consider a gateway feature at Nields and Church; 5) consider using a “wedding cake” concept for future building heights, where the tallest buildings are located near the center of the PUC District; and 6) note the “sleeper opportunity” for graceful growth of WCU offsite on SW corner of Rosedale and Church.

J. Cherry asked for rough numbers relative to the WCU student body and beds; Michelle (WCU) indicated there were currently ~5,400 beds on campus; C. Talley noted a modest increase to 5,600 beds after 5 years based on online/offline beds and planned renovations.

A. Burke read from prepared comments directed at both the WCU and the Borough (see attached).

M. Clapp provided the following comments/questions:

- Noted apparent inconsistencies regarding student housing and bed numbers listed in the Master Plan Report, Appendix B (Student Housing Development Study), Appendix C (Student Housing Study), Appendix D (Transportation Impact Study) and Appendix E (Parking Study). B. Nagle requested an email identifying perceived inconsistencies in student housing numbers and beds. Matt said he would send an email summarizing his findings.
- Noted potential errors in the Borough, township and PUC District boundaries shown on the map on Page 5 in Appendix B (Student Housing Development Study).
- Suggested combining Appendices B and C into one Appendix B for clarity and consistency with Code requirements.
- Asked if several recommendations in the Appendix D (Transportation Impact Study) were considered and if not, why they were excluded. C. Talley noted those recommended projects were excluded because they were deemed lower priority than the projects described in the Master Plan.
- Noted that Borough Code Section 112-314.G(1)(b) requires that “specific TDM strategies and measures shall be specified for each of the following users:
 - (1) Students residing within the district.
 - (2) Students who commute from a residence outside the PUC District.
 - (3) Employees.
 - (4) Visitors/special event attendees.

These users are not addressed specifically.

- Noted the parking study presented in Appendix E was based on Fall 2029, but the transportation impact study presented in Appendix D was based on 2040 and wondered if there were any potential gaps or disconnects based on this discrepancy.

S. Mitten asked if there has been any consideration for connecting Tigue Rd. to High St./Route 202; B. Nagle noted that was a discussion for West Goshen Township, but indicated there had not been discussion and that was not likely in the future; S. Mitten noted his concern regarding the effects of student housing on the Borough (the increased pressure on services, inflation of rental and housing costs, etc.), but said he appreciates WCU's recognition of and attempt to address this issue.

T. Comitta asked how WCU intends to make a decision regarding pedestrianization of Church St., particularly if Borough refuses to vacate Church St.; B. Nagle reiterated that WCU just don't know if/when that will happen; C. Talley indicated the "key components" or "key elements" of the Master Plan (improvements to student housing, student services, etc.) will carry on regardless; C. Talley noted he sees pedestrianization as beneficial to students and Borough as a park-like community space, but he's uncertain what the first "domino" would be to start that process.

T. Comitta requested "Rammy" (the WCU Ram statue) stay in the Borough but that the surrounding space be improved.

A. Burke asked if WCU's position would be that if/when conditional use approval is obtained, then WCU could claim Church St. "by right;" B. Nagle said no - pedestrianization of Church St. would still require a separate act/decision by Borough Council.

J. Cherry indicated support for pedestrianization of Church St., citing student safety; he indicated his primary concerns were at the perimeters where vehicles meet with pedestrians (specifically, Rosedale and High); noted "campus creep" (Saxby's, etc.) and suggested consideration of including those areas into the PUC District; reiterated the issue of student housing and its effects on the Borough.

T. Comitta suggested WCU consider how homecoming parade could be effected/improved through the pedestrianization of Church St.

A. Flook noted his job as Director is not to say yes or no to any project, but to facilitate the process; he made himself available to the WCU team to answer questions, get information, improve communication, etc.

L. Kearns (BC candidate) asked about the conditional use approval process; she noted the former process required conditional use approval for each project, but now conditional use approval is obtained for the Master Plan; B. Nagle noted any component/project in the Master Plan will proceed through the land development application process, with all required Borough reviews per the SALDO.

M. Clapp noted the existing Borough tree program and the need to coordinate with the Tree Commission for each project; B. Nagle noted he was familiar with the process and they will not skip any steps.

J. Cherry asked who is taking care of all sidewalks/walkways/pathways improvements and where they will be addressed; B. Nagle noted they will have to be incorporated into each of the projects as they are reviewed/completed; A. Flook noted those improvements should be included in the land development plans.

T. Oeste (Borough Solicitor) noted we only have one consultant's review letter (TCA) and that the PC should consider waiting until all consultant reviews have been completed to move on the Master Plan; B. Nagle reiterated that an extension had been granted and that neighbor meetings were being scheduled in September; T. Oeste also noted the Borough and West Goshen are attempting to coordinate on consultant reviews of the Master plan and cited an attempt to hire one consultant for traffic review as an example.

c. PC Open Issues

i. Preservation Ordinance

J. Cherry requested this item be added to the agenda for the next Smart Growth meeting; N. Scimone said the next meeting was scheduled on August 13; J. Cherry indicated two members of PC will attend; A. Burke noted he would forward the Preservation District map to A. Flook and the Smart Growth committee.

ii. Review and Discussion of Build-to Ordinance draft

J. Cherry noted that this issue was tabled for now and would be addressed in a separate working session.

iii. Recreation Space and Fee in Lieu (97.A.19.19)

J. Cherry presented the photo and text to be removed; however, he noted the PC did not have a quorum to move on this issue tonight.

T. Oeste asked about the status of the development of the Borough's Recreation Plan; N. Scimone thought a draft would be ready in the next month or so.

7) New Business

None.

8) Other Business

A. Flook noted he met with the applicant for 210-214 Washington to review the applicant's revised plans; the Borough is trying to determine if a reduction in existing non-conformity for building coverage can be approved per the Code; A. Flook doesn't think so, but will support applicant in trying to expedite the variance application process with the Zoning Hearing Board (ZHB) and will try to get the project on the agenda for the ZHB meeting in August.

A. Flook also noted the PC is supposed to be "made aware of" ZHB variance applications; to that end, he described two variance applications that were heard/discussed yesterday:

1. 531 Marshall St. - setback for garage and driveway - this application was continued;
2. Melton Center - changeable copy/text light (illuminated sign) - the application was granted with 3-4 conditions (a transcript was requested for inclusion in variance text); N. Scimone noted these issues went through the BC, which requested the Solicitor attend these hearings.

3) Adjournment

J. Cherry moved to adjourn the meeting. M. Clapp seconded the motion. The motion passed with a vote of 7-0 and the meeting was adjourned at 8:45 PM.

Attachment 1

WCU Campus Plan 7/29/2025

Planned University Campus District was proposed in 2017 and approved July 2021. It listed 8 goals to improve difficult interaction between WCB and WCU. It was proposed by WCB and West Goshen not by WCU.

This is a new and better day in the history of WCU/WCB relations. In my opinion, WCU appears to have begun the process in a professional and straightforward manner. It is also encouraging that WCU is not planning the dramatic enrollment increase we had feared. This is the first activity since the PUC adoption so we should be mindful that we will be setting a procedural blueprint for future development with WCU.

The Plan Narrative clearly states that we are addressing the Conditional Use question only. Each new building will still need to be approved by BC with our guidance at some point in the future. So, in no way should this be seen as a conventional Land Development Plan.

One of our challenges is that we have lived with a philosophy of determining parking and student housing needs based on the supposition that our current state is satisfactory and therefore each new plan should address only the impact of that structure.

Key issues

Plan does address work East of High st. which is not in the PUC area.

Is there student housing and parking adequate to absorb enrollment increase?

- Losing 200 parking spaces by closing Church & University et.al. (3,746=>3,542) (If all went to students 21.7%=>20.5%) There appears to be capacity in existing parking structures, but most WC residents know how much students hate to pay for parking. So the question is what are their plans to change the student car policy.
- Enrollment 17,245=>17,274 +29 Housing 5,349=>6,239 +890 31%=>36%

Our core responsibility is to protect the health, safety and welfare of the people West Chester. Accordingly pedestrian safety along south High and west Rosedale demand attention given the closing of Church & University combined with the addition of 3 apartment complexes containing 585 new parking spaces we know are coming just a few blocks North. These can only increase traffic along south High. The borough made a tragic mistake when the Justice Center and garage were built and we must be vigilant. Should we seek an independent safety assessment? The 549 page traffic study gave us no insight into how to address this.

While this plan appears to confine WCU's objectives geographically, the reality is that nothing happens in a vacuum and we must be mindful of the other borough issues we face. Our Comprehensive Plan obligates us to "Coordinate with the university to develop a workforce housing program." "by decreasing rentals and increasing home ownership..."(pg 14) We have discussed this issue since the plan was developed in 2016 and our progress is modest. There are 4,781 apartments in the borough. Enough to house roughly 15,000 people. Enough that just 10% of them could begin to

address this opportunity. Our Comprehensive plan states “The neighborhoods have reached a point of saturation in their ability to absorb student housing and still maintain quality of life for non-student residents. There is general agreement that the supply of Off-campus student housing in the borough cannot be allowed to increase any further.” But the students need a home. If we ever hope to address this imbalance, this is the moment. This plan provides for significantly more student housing on campus, but is it adequate? In truth, we have no idea how the University arrived at their number, but we should. We are here to protect the interests of West Chester and students are preventing us from having the attainable housing we need. Our response to this plan should be to insist on more student housing on campus so that the livability and diversity we all want in the borough can be accomplished.

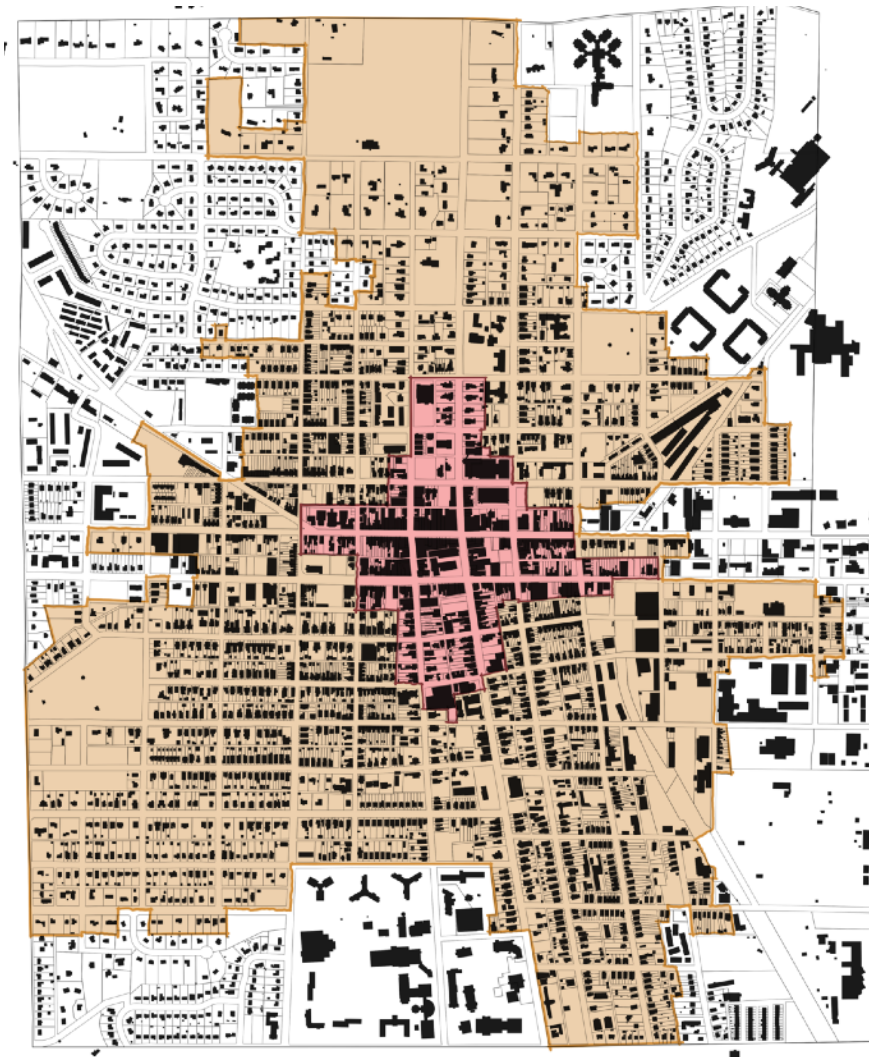
In conclusion, we have learned that it is the University’s intention to hold public meetings to seek feedback from the community. We applaud this and hope we will be given the opportunity to comment further once we hear their reaction.

Borough of West Chester (Draft) Preservation Overlay Ordinance

“The underlying premise of this plan is that new development and preservation are complementary elements of a planning strategy ...” Comp Plan 2016

Intent. The purpose of this Preservation Overlay Ordinance is to enable new development that is compatible with the traditional neighborhood character of the Borough. It seeks to re-legalize the construction of fine-grained, traditional buildings that contribute to the historic fabric and scale of the Borough—building forms which have been rendered nonconforming under more recent zoning ordinances.

Overlay District. The Preservation Overlay District shall align with the boundaries established by the 2005 National Register Historic District Boundary Increase.



General Standards.

- a. Lots with a width of 14', 16', 18', or 20' may be created, provided all structures conform to the Preservation Ordinance Design Standards.
 - I. Lots may take principal access from a public alley or newly created Mews right-of-way (ROW), provided all buildings meet the Preservation Design Standards.
 - II. When the principal street address is an existing street, one or more buildings on the lot shall be oriented to front the existing street, and additional building may utilize the alley or new Mews ROW as the primary access to the building.
 - III. Lots may front a new Mews right-of-way or inner-block courtyard within an existing block provided all buildings meet the Preservation Design Standards.
 - IV. Mews ROW shall be a maximum of 30' wide and a minimum of 18' wide and shall meet the following standards;
 - i. A stoop or transitional space of a minimum of 5' shall front all lots. This stoop shall be paved in brick, stone or gravel. It may include planters, tree wells and front steps. It should extend from the Cartway to the front face of the building.
 - ii. On street parking is optional. It must be accommodated as part of the cartway and not allowed to encroach upon the 5' minimum stoop area.

Architectural Design Standards

- a. Single Family Detached, Single Family Semidetached and Single Family Attached Dwelling Units maybe be built on these lots as long as they meet the following Design Standards;
 - (1) Solid load-bearing masonry walls constructed with a minimum of two wythes of brick, consistent with historic construction practices in the Borough.
 - (2) Openings in the exterior wall must use a structural brick arch, wood or stone lintels as used in the historic buildings of the Borough.
 - (3) Roof to pitch front/back so that front facade of building to include eave. Brick corbel or decorative eave at front facade as used in the historic buildings of the Borough.
 - (4) Half round gutters and downspouts
 - (5) If shutters are used, they must be half the width of the window opening (see detail from HARB Guidelines)
 - (6) Window openings on second and third floors should be aligned as customary in the historic buildings of the Borough.

Dimensional Requirements

Standard	Requirement
Lot Width	14' min; 20' max
Lot Area	No minimum
Front Yard (Build-to)	Match adjacent on existing streets; 0' in TC or Mews
Side Yard Setback	0' (still subject to building code fire separation requirements for openings)
Rear Yard Setback	5'
Height	Max 3 stories
Building Coverage	Max 90% (TC standards and consistent with historic Borough fabric)
Impervious Coverage	Max 95% (TC standards and consistent with historic Borough fabric)

Parking.

- a. 1 new off-street parking space shall be provided for each new dwelling unit.
- b. Where a private ROW (traditional Mews) is created, any on-street parking spaces provided can count toward the parking spaces required by the dwelling units.

*"The purpose of a community's Comprehensive Plan is to look to the future and design a roadmap in the form of policies, recommendations and strategies for future development, redevelopment and conservation...**While the plan itself is not a regulation, it should be used to inform future laws such as zoning, subdivision and land development regulations, and it should guide decisions regarding future development and redevelopment, capital improvements and related public expenditures.**" Comp Plan 2016*

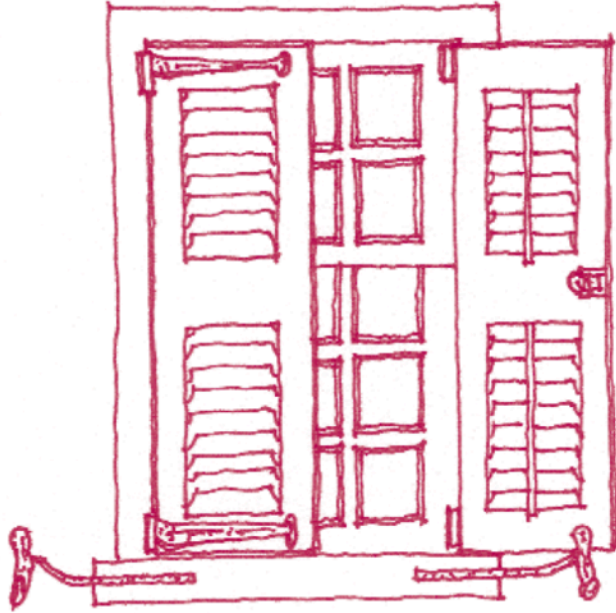


Figure 51. Wood blinds were traditionally used on the upper stories of buildings, where security was less of a concern. Historic shutters and blinds should be preserved. Traditional shutter hardware includes pintle hinges, a horizontal bolt, and hold-backs called shutter dogs.

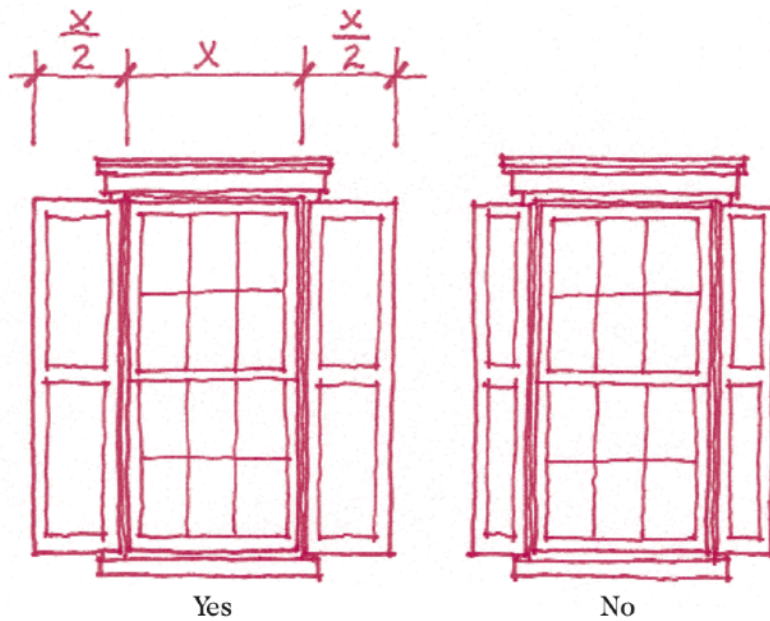


Figure 52. Replacement shutters and blinds should be painted wood, properly sized to the sash opening, and appear operable.



Illustration showing how openings on second and third floors should be aligned as customary in the historic buildings of the Borough.



Illustration showing a possible development under the Preservation Ordinance.

Borough of West Chester
Summary Table of Area and Bulk Regulations¹

Zoning District	Minimum ²														Maximum ²				
	Lot								Yard						Coverage		Height		
	Area per Dwelling Unit (square feet)				Width at Building Line						Side		Aggregate Side						
	Area (square feet)	Single-Family Detached	Multi-family	All Others	Single-Family and Two-Family Detached	Single-Family and Two-Family Semi-detached	Multi-family and Single-Family Attached	All Others	Width at Street Line	Front	Rear	Single-Family and Two-Family Detached	All Others	Single-Family and Two-Family Detached	All Others	Green Area (percent)	Imperious Surface (percent)	Building(s) (percent)	Building(s)/ Structure(s)
NC-1 Neighborhood Conservation																			
Block Class A	20,000						110	50	40	35		20		45	55	30	15	35	
Block Class B	12,000						80	50	35	30		15		35	50	35	20	35	
Block Class C	6,500						65	50	30	25		10		25	35	50	30	35	
NC-2 Neighborhood Conservation																			
Block Class A		7,000		4,000	60	30	25	20	25	25	10	15	25	35	35	50	30	35	
Block Class B		5,000		3,000	50	25	25	20	20	25	10	15	20	30	25	60	35	35	
Block Class C		4,000		2,000	40	20	20	20	15	20	5	10	15	25	15	70	45	35	
NC-3 Neighborhood Conservation																			
Block Class A	35,000 (tract)		2,000				200	150	30	30		30		60	25	70	50	35/55	
TC Town Center																			
Block Class A	5,400						25	20	0	20		5		10	10	90	85	45	
Block Class B	2,500						20	20	0	5		0		0	5	95	90	45/80	
CS Commercial Service	7,500 (per use)						100	75	35	35/45		20		40	15	85	50	35	
ID Industrial	40,000						125	100	30 ³	30 ³		30 ³		100	10	85	50	40	
IS Institutional	100,000						200	150	75	75		50			25	75	40	40/60	

NOTES:

¹ See text for complete details, especially pertaining to area and bulk regulations for uses by special exception and for conditional uses.

² All numerical values are recorded in feet unless otherwise noted.

³ [Amended 2-8-1989 by Ord. No. 5-1989]

West Chester University

Campus Master Plan Update West Chester Borough

July 29, 2025



GUIDE NEAR AND LONG-TERM
DEVELOPMENT

INTEGRATED APPROACH TO GROWTH

ESTABLISH CRITERIA FOR
EVALUATING POTENTIAL
PROJECTS

IDENTIFICATION OF POTENTIAL CAPITAL COSTS

PROVIDE A FRAMEWORK FOR
IMPLEMENTATION OF PROJECTS &
GOALS

PRIORITIZED NEEDS

CMP OVERVIEW

REQUIREMENTS

BOROUGH OF WEST CHESTER / WEST GOSHEN TOWNSHIP**	
1	A University Enrollment Report & Projection Analysis
2	A University Housing Report & Analysis
3	A University Main Campus Transportation Study
4	A University Main Campus Parking Study
5	A Comprehensive Stormwater Management Strategy
6	A Master Site Plan
7	The University shall be responsible for all improvements required by the Township Subdivision and Land Development Ordinance and other applicable ordinances and regulations for each phase of the University Campus Plan.**

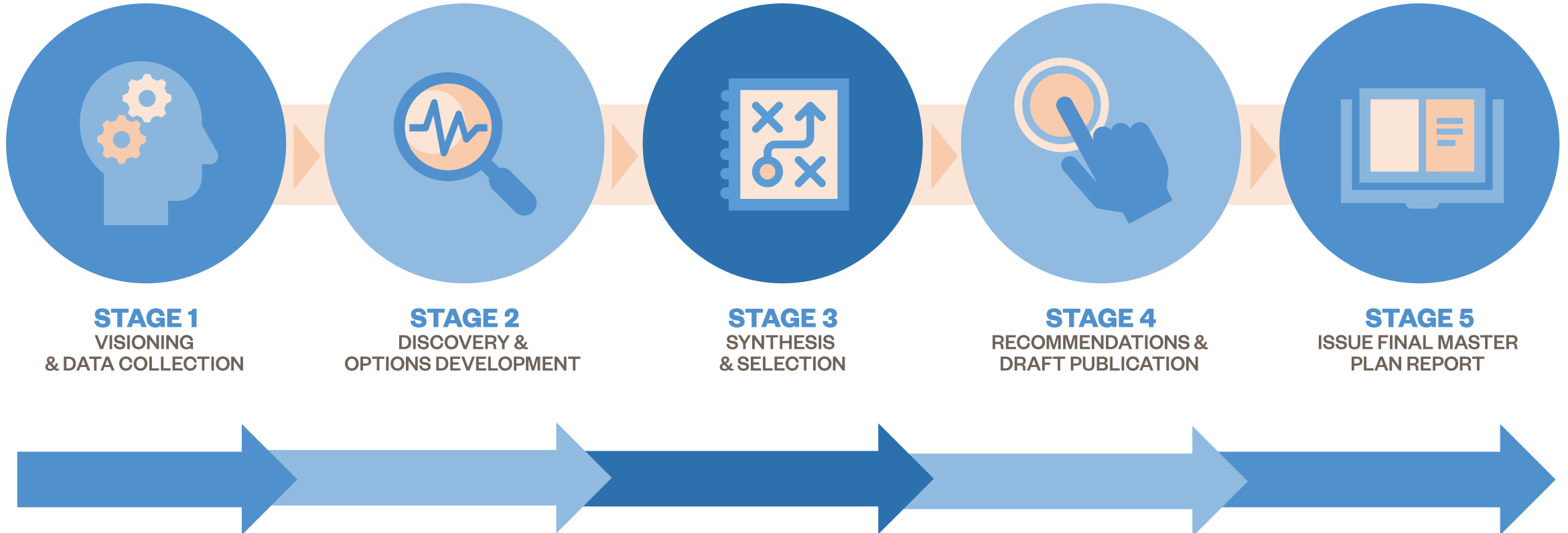
5-Year plan for Borough of West Chester & West Goshen Township

PASSHE
Physical Analysis of the Campus
Solution Development
Space Allocations
Site
Buildings
Infrastructure

0-5 Short Term 5-10 Mid Term 10-20 Long Term

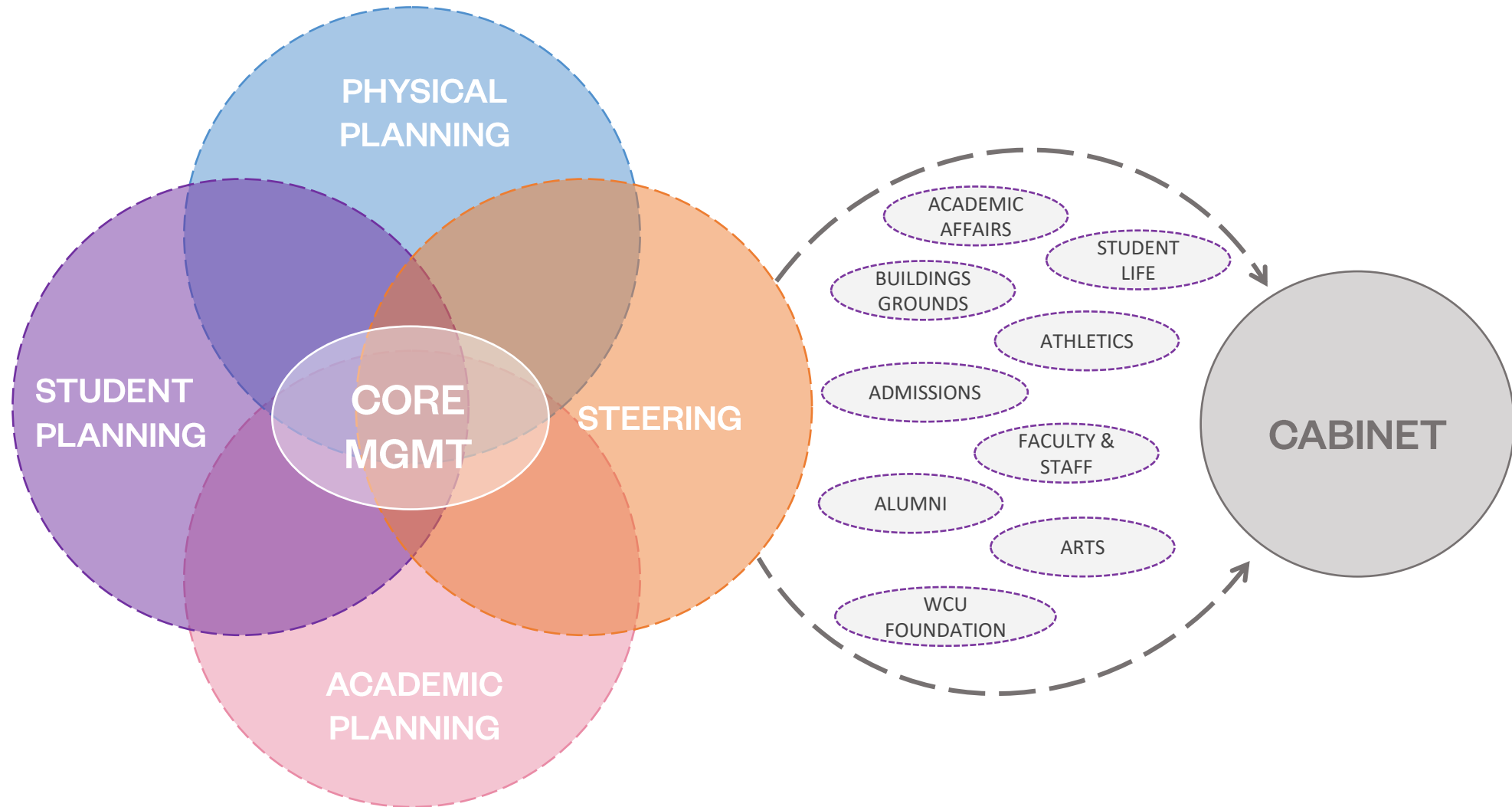
CMP OVERVIEW

PROCESS



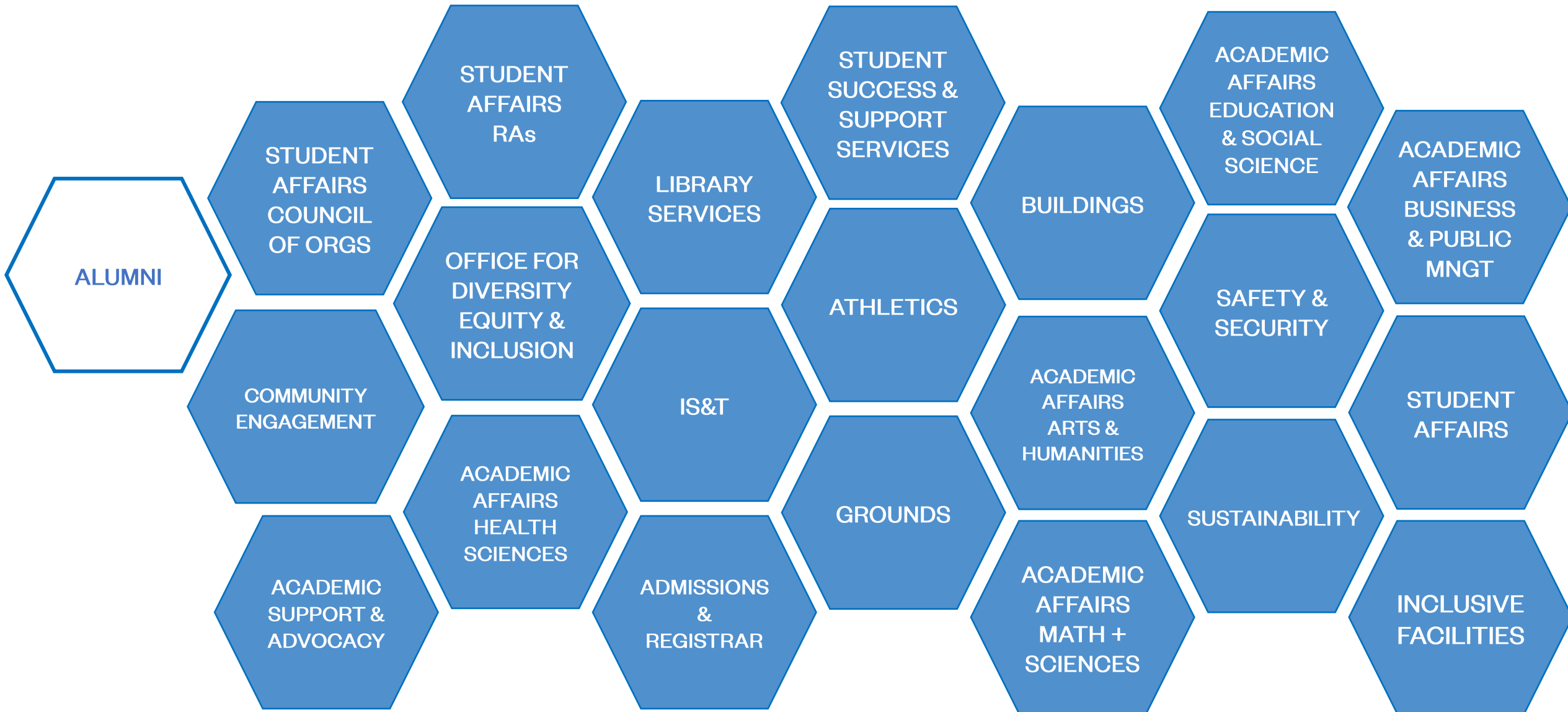
CMP OVERVIEW

PLANNING ORGANIZATION



CMP OVERVIEW

STAKEHOLDER GROUPS

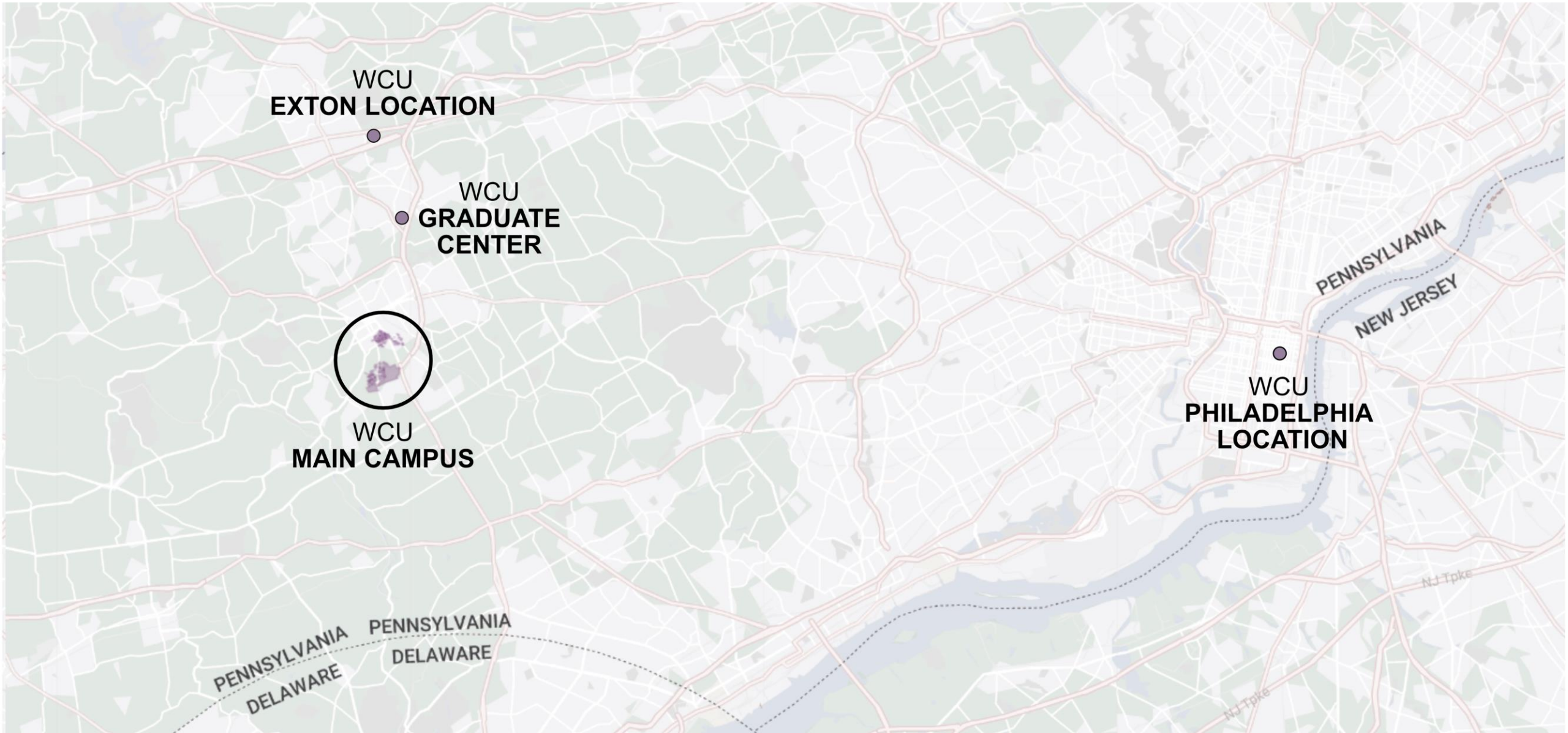




CMP CONTEXT

CMP CONTEXT

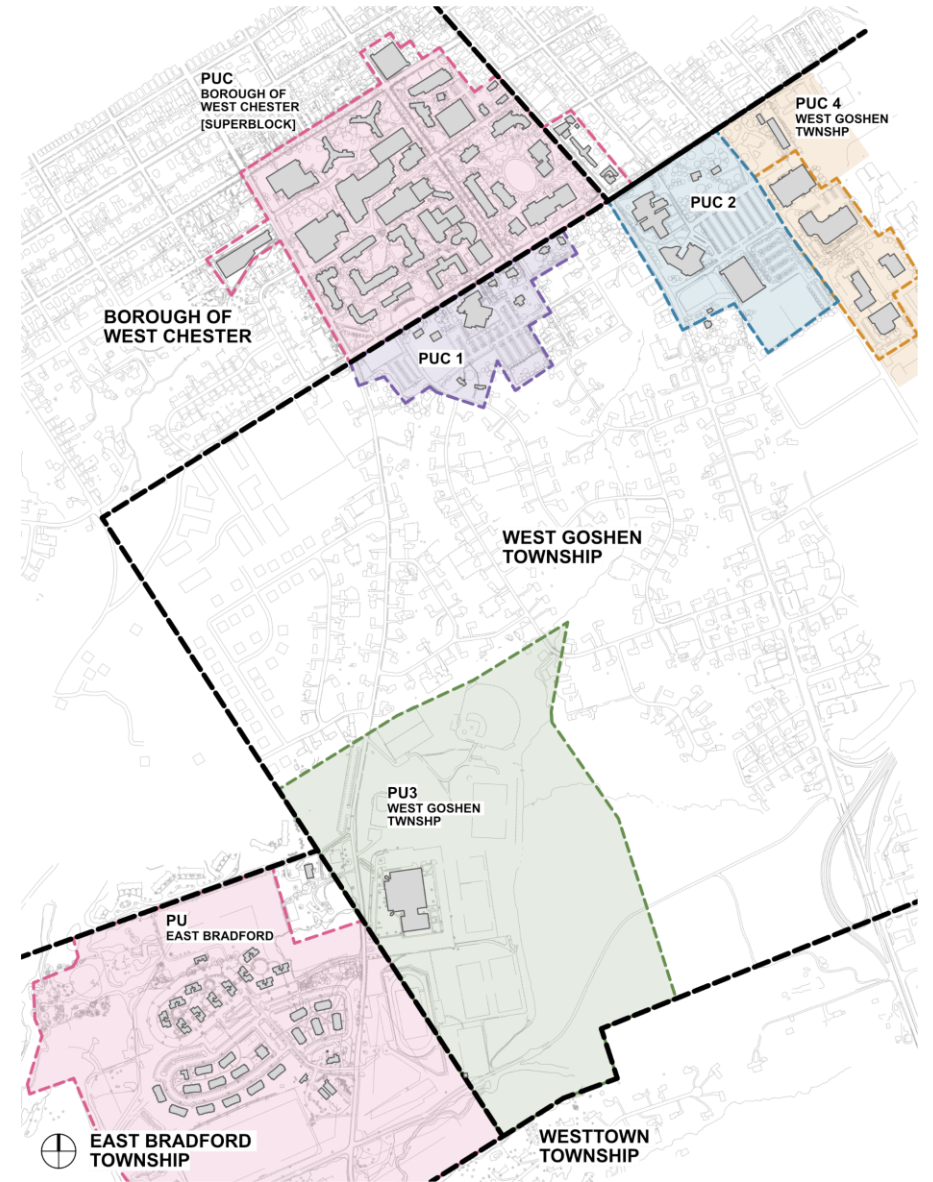
CAMPUS LOCATIONS



CMP CONTEXT



JURISDICTIONAL PARAMETERS



CMP CONTEXT

- CMP team evaluated information from variety of previously developed studies and reports
- Update & Consolidate Prior Planning Efforts
- Validate & Prioritize Capital Project Opportunities previously identified

BACKGROUND CONSIDERATIONS



A blue-tinted photograph of a university campus. In the foreground, there is a large, leafy tree on the left and a path leading towards a large, multi-story building in the background. The building has many windows and a central entrance. The overall scene is peaceful and academic.

ISSUES FOR CONSIDERATION

DEFERRED MAINTENANCE

BUILDING ASSESSMENT

BUILDING CONDITION ASSESSMENT FORM					
Building Name		Killinger Hall			
Year Constructed		1959			
Gross Square Footage		69,382			
Construction Type		I-B			
Stories above grade		3			
BUILDING COMPONENT	TYPE	CONDITION RATING			COMMENTS
		GOOD	FAIR	POOR	
1.0 Exterior Conditions					
1.1 Foundation/Structure	Concrete	X			
1.2 Walls	Masonry	X			
1.3 Roof	Built-up low slope				
1.4 Windows	Aluminum	X			
1.5 Doors	Fiberglass / HM	X			
1.6 Other					
2.0 Interior Conditions					
2.1 Partitions	CMU				
2.2 Ceiling	ACT				
2.3 Flooring	VCT / CPT	X	X		
2.4 Interior Doors	WD / HM	X			
3.0 Accessibility					
3.1 Building suitable		X			Elevator connecting all levels
3.2 Accessible route		X			Ramps provided
4.0 Mechanical Systems					
4.1 Cooling Source	Window AC units serve dorm rooms. IT closets are served by a mix of older and newer split systems.			X	Older split systems serving IT closets have exceeded expected service life and spaces are noticeably warm.
4.2 Heating Source	(2) Aerco Benchmark 1500 gas fired hot water boilers.	X			
4.3 Air Distribution Equipment	Roof mounted exhaust fans and ventilators serve building general areas. Wall mounted propeller exhaust fans serve mechanical and laundry rooms.		X		
4.4 Hydronic Distribution - CHW	(2) 3 HP base mounted end suction pumps.				Pumps have exceeded expected service life. Corrosion is visible on pump housing, flanges, and header. Pumps are mounted directly on concrete pad without any vibration isolation. Flexible connectors show signs of wear and misalignment. Piping insulation is missing or damaged in multiple locations. Isolation valves are noted to be sticking and not sealing properly. Maintenance staff noted to be having trouble maintaining pneumatic equipment.
4.5 Hydronic Distribution - HW					
4.6 Controls	Mix of electronic and pneumatic controls.			X	
4.7 Other				X	
5.0 Plumbing Systems					
5.1 Hot water generation	Gas-fired water heater with separate storage tank.			X	Both manufactured in 1993.
5.2 Domestic Water Booster Pump(s)	None installed.			X	
5.3 Domestic Water Recirc Pump(s)				X	
5.4 Sump Pump(s)				X	
5.5 Sewage Ejector(s)				X	
5.6 Domestic Water Distribution				X	
5.7 Sanitary System				X	
5.8 Storm System (Primary)	Roof drains			X	
5.9 Storm System (Secondary)	Scuppers			X	
5.1 Gas Distribution		X			To gas set, boilers, and water heater.
5.11 Hot Water - Grad Apt	Electric water heater	X			Manufactured in 2020.
5.12 Drinking Fountains	Double bowl with bottle fillers			X	DFs in wings removed, repacked with DFs in core.
5.13 Piping Insulation				X	Sections of pipe is missing insulation.
6.0 Electrical					
6.1 Service Equipment	15kV Primary Switch Xtrm Section - 500kVA 13.2kV/208/120V 1000A Std. I-Line & (2) 400A enclosed Siemens breakers	X	X		No arc flash labels Federal Pacific panels should be replaced. Dorm circuits lack arc-fault protection or tamper resistant devices.
6.2 Normal Distribution System	Siemens/GE/PPE panelboards	X	X		Replace gen set/ATS with larger unit and remove Wayne bldg EM feed. Separate life safety and other systems.
6.3 Emergency Distribution System	30kV Kohler Nat. Gas gen set			X	Replace fixtures with LED type fixtures. Upgrade lighting controls to meet current energy code requirements.
6.4 Exterior Lighting				X	Replace fixtures with LED type fixtures. Upgrade lighting controls to meet current energy code requirements.
6.5 Interior Lighting	Fluorescent & incandescent lighting			X	
6.6 Emergency Lighting	Fixtures on generator	X	X		
6.7 Lighting Protection System					
7.0 Fire Alarm					
7.1 Devices	Siemens	X			
7.2 Equipment	Siemens	X			
8.0 Fire Protection Systems					
8.1 Wet Pipe System	4-inch service.	X			
8.2 Dry Pipe System	In stairs	X			
8.3 Stand Pipes	None installed				Only three stories, not required
8.4 Fire Pump					
8.5 Other					
8.6 Other					
9.0 Security					
9.1 Access control	card reader, door hardware, mechanical keypads	X			
9.2 Security Cameras	CCTV security system	X			
9.3 Intrusion Detection	N/A				Ceiling speakers appear to be older style and it was unclear if they are still in use and could not verify functionality or intelligibility.
9.4 Mass Notification System	Paging speakers located in ceiling of lounges			X	
9.5 Blue light systems	Emergency call boxes	X			
10.0 Telecommunications					
10.1 Incoming service	CATV Service	X			
10.2 Campus backbone infrastructure	Cabling infrastructure, WAPs	X			SM/MM Fiber. Se/6/6A Copper (Other Older Cat 3) Labeling appears on some, but not all cables consistently
10.3 Data Center	Cable Labeling			X	
10.4 MDF	N/A			X	Room environmental conditions and HVAC are insufficient. Space is cluttered with storage of furniture and other items not specific to the space.
10.5 IDF's	Cable management			X	Limited overhead cable management in the space. IDF Room cooling is inconsistent.
11.0 Audio Visual (AV)					
11.1 Conference rooms	N/A				
11.2 Class Rooms	N/A				
11.3 Auditorium	N/A				
11.4 Media centers	Group media area in common lounge			X	Some lounges have been converted to student dorm units and restrict direct access to IDF Rooms on upper floors.
11.5 Outdoor forums	N/A				
12.0 Other Technology					
12.1 Other Technology	N/A				
12.2 Other Technology	N/A				

SYSTEMS

- Exterior
- Interior
- Accessibility
- HVAC
- Plumbing
- Electrical
- Fire Alarm
- Fire Protection
- Security
- Telecom
- Audio-visual

103 - KILLINGER HALL



BUILDING CONDITION ASSESSMENT

Year Constructed: 1959
Gross Square Footage: 69,382
Construction Type: I-B
Stories above grade: 3
Fully Sprinklered: Y

1.0 Exterior Building Condition

Killinger Hall is a three-story building with brick veneer and stone accents at the main entrance and stair towers. There are also cast stone elements at the stair towers and cornice. There is a one-story element on the north side of the building with brick and stone veneer. The masonry is overall in good condition but shows signs of staining at window sills and the base of the building. Mild staining on the cast stone elements was also observed.

The south façade has area wells on either side of the main entrance that provide light to the basement level windows. The wells were clean of debris and appear to be well maintained.

The building has a light colored, built-up, low slope roof. Condition to be determined.

Fenestration: Operable aluminum framed windows with insulated glazing. The openings incorporate a fixed panel with an air-conditioning window unit. Exterior doors are fiberglass with glass vision panels. Both elements appeared to be in good condition.

2.0 Interior conditions

Interior finishes: Interior partitions are primarily painted concrete masonry units, with ceramic wall and floor tile in the restrooms.

Ceilings finishes are primarily suspended acoustical ceilings tile are utilized throughout the building in the corridor and public spaces. The ceiling finish in the sleeping rooms is an applied texture.

Flooring on the entry lobby is vinyl plank in the lobby and carpet tile in the corridors. Upper levels have vinyl composition tile at the elevator lobbies and carpet in the corridors and sleeping rooms. The vinyl flooring appeared to be in good condition. The carpet exhibits signs of wear and need of cleaning.

Interior doors are wood throughout with metal doors on stair towers; all have painted hollow metal frames.

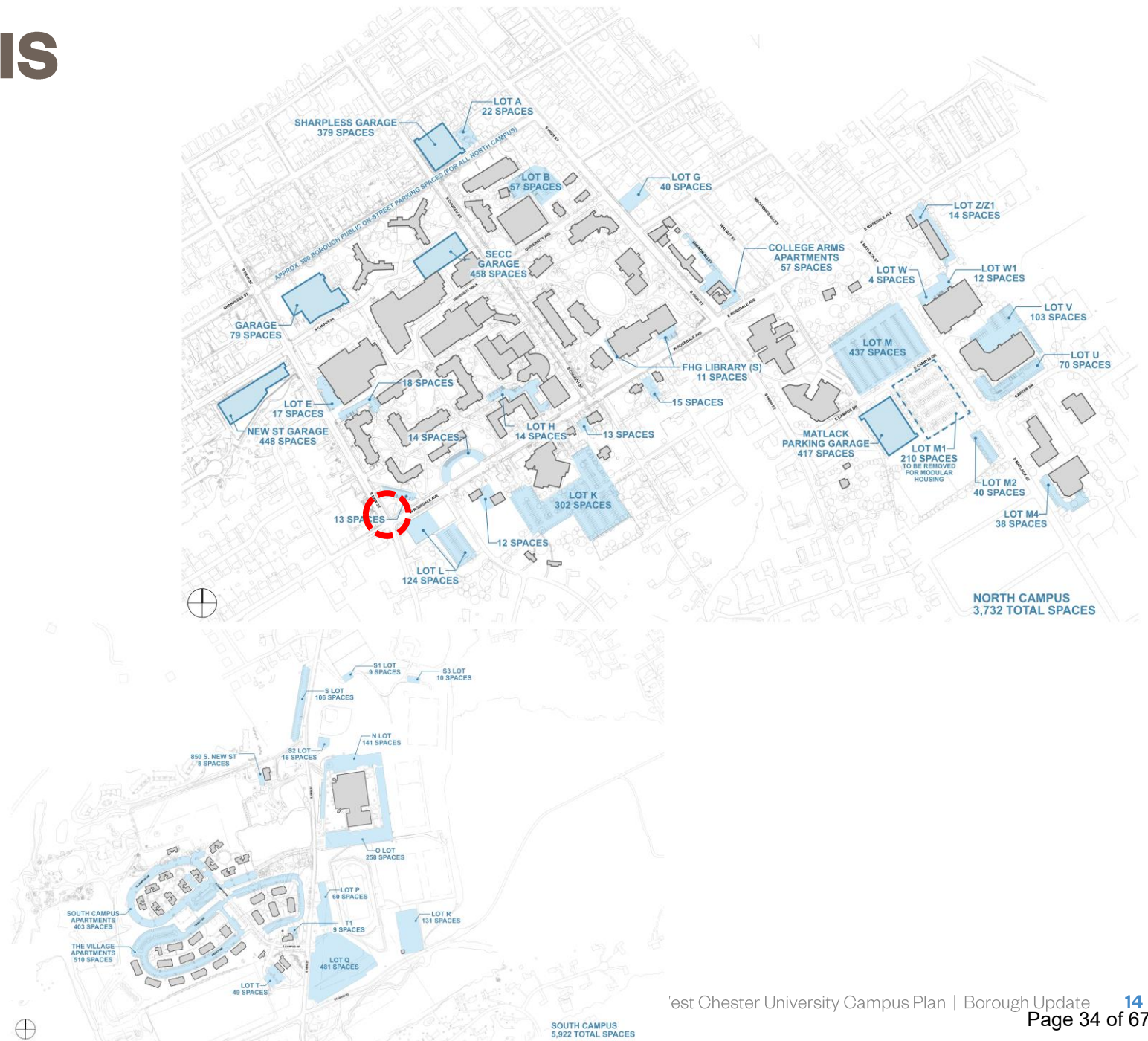
3.0 Accessibility

The building is equipped with an elevator that connects all levels and has an accessible ramp at the southern entrance. All other entrances are not accessible.

TRAFFIC ANALYSIS

Study Findings Traffic

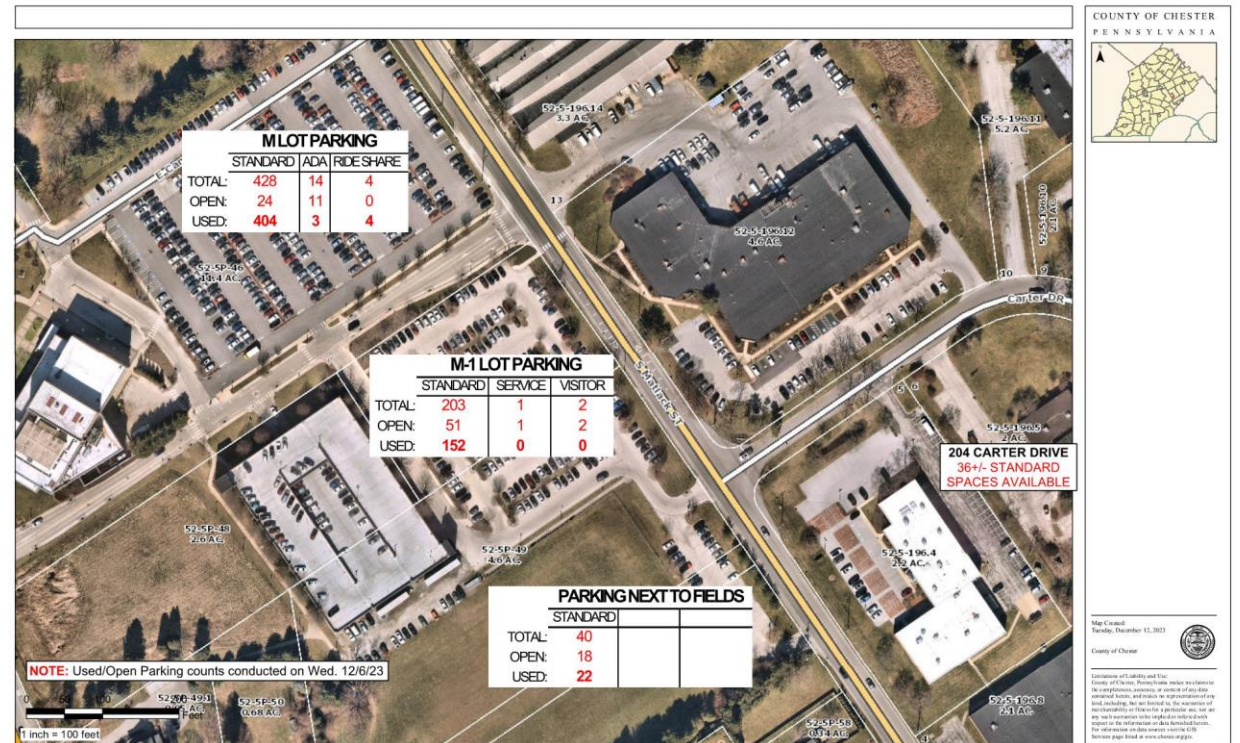
- All intersections will operate in an acceptable category of LOS C or better
- All movements will operate at an acceptable LOS D or better



PARKING ANALYSIS

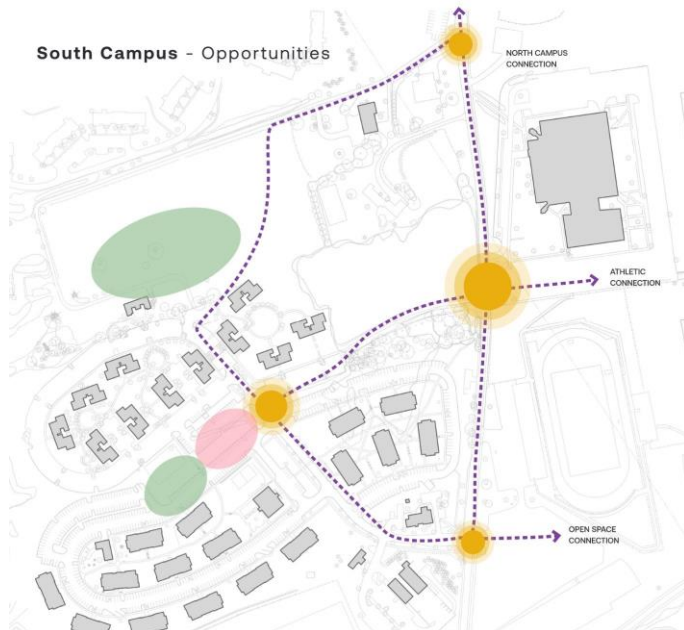
Study Findings Overview

- Mid-day occupancy higher than late afternoon
 - ~80% North Campus ~50% South Campus
- Occupancy of specific lots vary significantly with some being at capacity and others being less than 50% occupied.



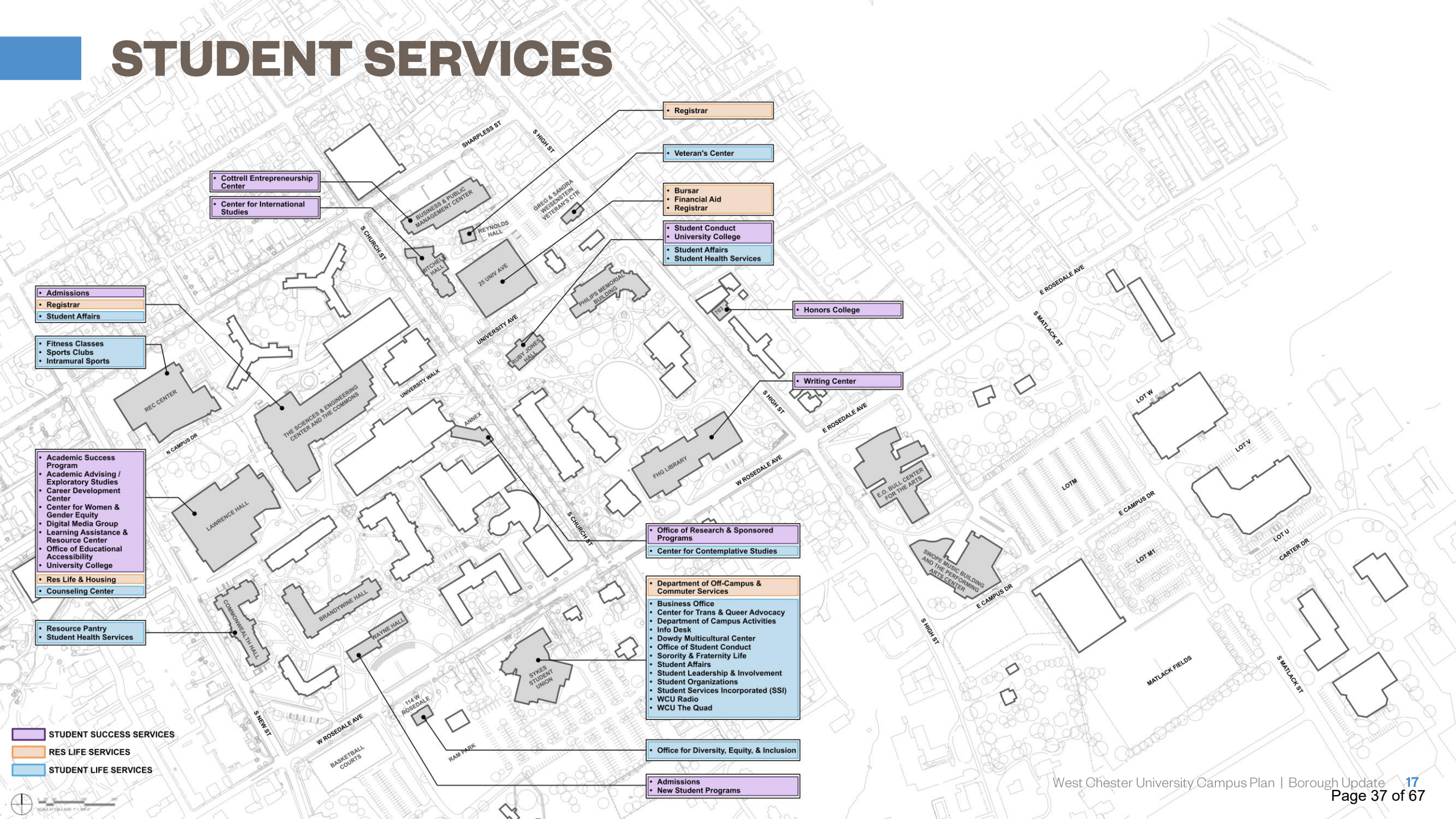
SITE & LANDSCAPE

- Gateways
- Academic Spaces
- Social Centers
- Transitional Corridors



- LEGEND**
- GATEWAYS
 - CORRIDORS / PATHS
 - OPEN SPACE
- Lawrence Open Space & Bus Pavilion
 - Tyson/Goshen Landscape
 - Church Street Corridor
 - University Ave Corridor
 - University Gateway
 - Ceremonial Gateway
 - Regional/Civic Gateway
 - Student Success Center
 - President's Walk Extension - Arts
 - Meadows at Poetry Center

STUDENT SERVICES



- Cottrell Entrepreneurship Center
- Center for International Studies

- Admissions
- Registrar
- Student Affairs

- Fitness Classes
- Sports Clubs
- Intramural Sports

- Academic Success Program
- Academic Advising / Exploratory Studies
- Career Development Center
- Center for Women & Gender Equity
- Digital Media Group
- Learning Assistance & Resource Center
- Office of Educational Accessibility
- University College
- Res Life & Housing
- Counseling Center

- Resource Pantry
- Student Health Services

- Registrar

- Veteran's Center

- Bursar
- Financial Aid
- Registrar

- Student Conduct
- University College
- Student Affairs
- Student Health Services

- Honors College

- Writing Center

- Office of Research & Sponsored Programs
- Center for Contemplative Studies

- Department of Off-Campus & Commuter Services
- Business Office
- Center for Trans & Queer Advocacy
- Department of Campus Activities
- Info Desk
- Dowdy Multicultural Center
- Office of Student Conduct
- Sorority & Fraternity Life
- Student Affairs
- Student Leadership & Involvement
- Student Organizations
- Student Services Incorporated (SSI)
- WCU Radio
- WCU The Quad

- Office for Diversity, Equity, & Inclusion

- Admissions
- New Student Programs

STUDENT SUCCESS SERVICES

RES LIFE SERVICES

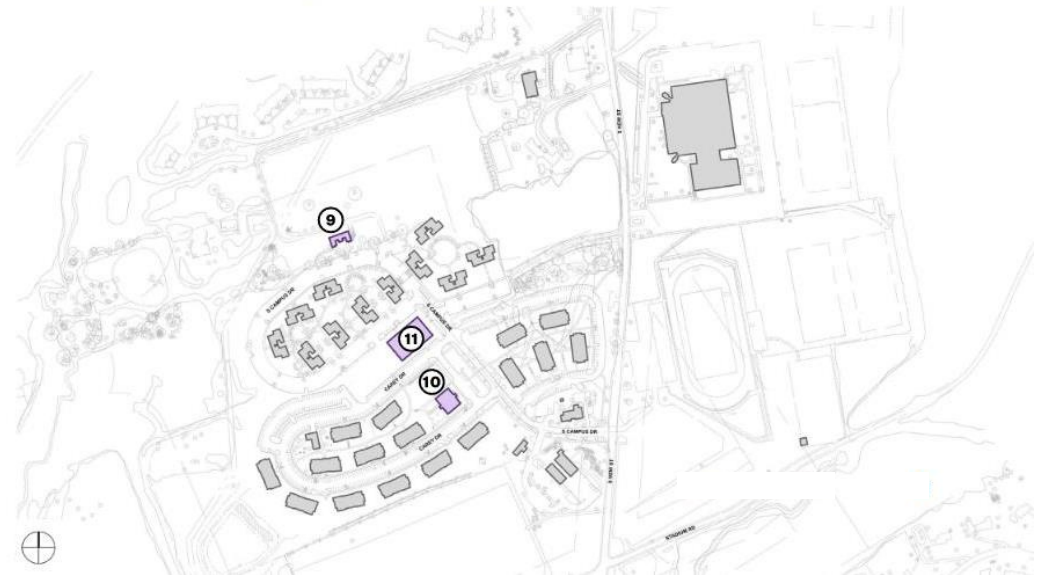
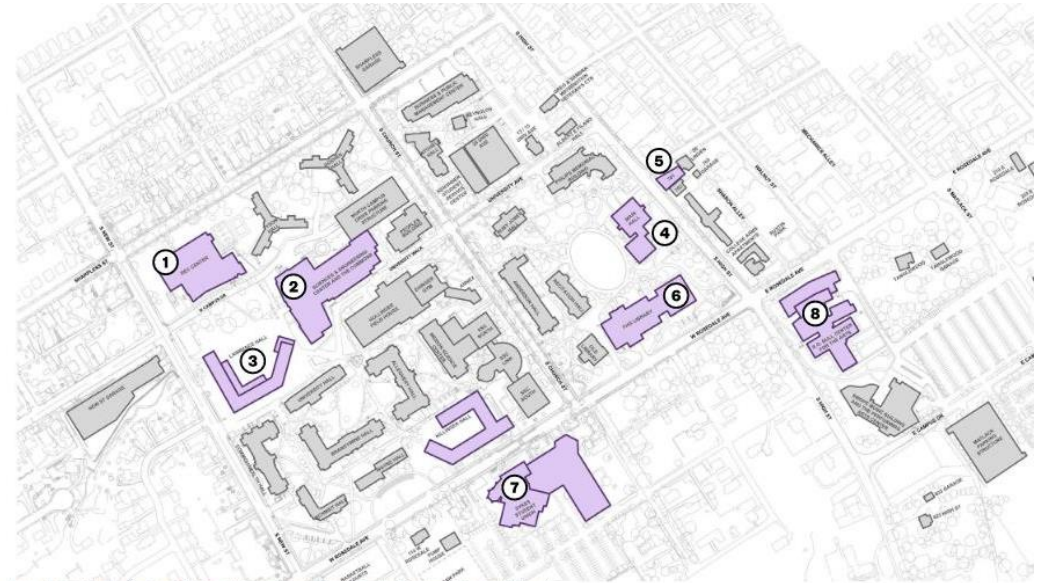
STUDENT LIFE SERVICES



DINING ASSESSMENT

Study Findings + Recommendations

- Expand Commons Dining Hours and Offerings
- Update Meal Plans
- Just Walk Out (Amazon concept)
- Consider café concept at future Lawrence (Panera example)
- Expand +23,000 sf at Sykes with additional beds on campus
- New 15,000 sf Dining concept at South Campus



STUDENT HOUSING

CAMPUS SITE CONSIDERATIONS



Tyson & Goshen

Lawrence

Killinger

Wayne

Schmidt

College Arms

M1 (temp)

Glen Echo

South Campus
Apartments



STUDENT HOUSING

STUDY OUTCOMES

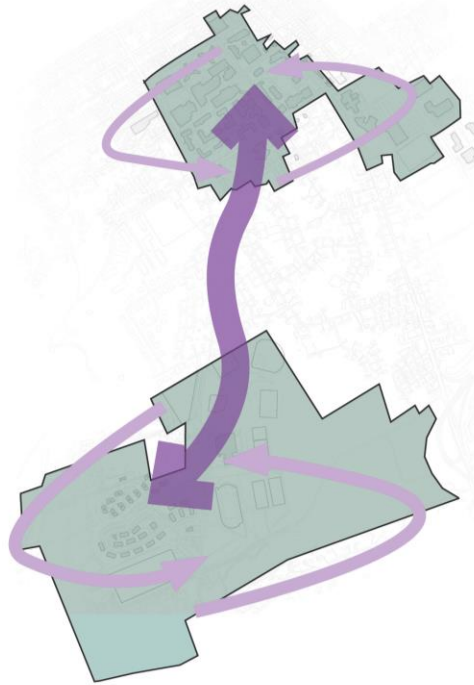


- Recommended opportunities for swing space locations
- Established program benchmark criteria
- Identified buildings for major renovation and/or addition
- Identified sites and strategies for new construction
- Provided implementation scenarios

OPPORTUNITIES

CAMPUS PLAN OBJECTIVES

REFRAME CAMPUS **CONNECTIVITY**



Cohesive pathways and linkages that support social and physical connectivity

ENHANCE LIVING AND LEARNING **EXPERIENCE**



Places that support health, wellness and sustainability

STRENGTHEN CAMPUS **IDENTITY**



A welcoming campus that supports community values and a sense of belonging

OVERARCHING THEMES

- **Existing Facilities are Affecting Outcomes**
- **Sense of Community to be Bolstered**
 - More / Better Event spaces desired
 - Places for Peer-to-Peer Engagement
- **Student Housing to be Prioritized**
 - Phasing / Implementation Strategies are Essential
- **Dining & Campus Amenity Considerations**
 - More Access and Options
- **Student Services to Become more Student Facing**
 - Locations to be considered
 - Socialization/Communication
- **Communication to be Improved**
 - Socialization
 - Signage & Wayfinding
- **Campus Sustainability**
 - Student Health and Wellness
 - Future Forward Facilities and Initiatives
- **Exton, Graduate Center, and Philadelphia Locations to have sense of WCU Identity**

CONNECTIVITY



EXPERIENCE



IDENTITY



PROJECT DISCOVERY

+100

Potential Projects
Initiatives or Studies

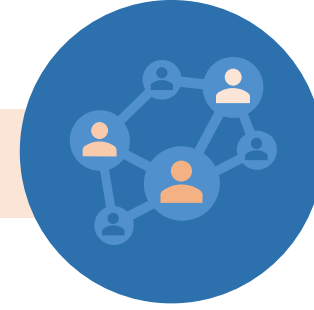
- New Construction
- Major Additions
- Major Renovations
- Minor Renovations
- Deferred Maintenance



ACADEMIC



ACADEMIC
SUPPORT



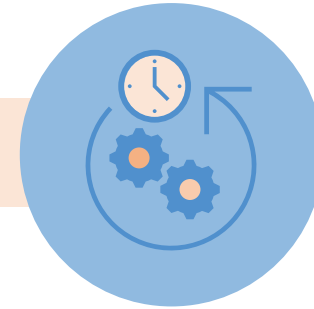
STUDENT
SERVICES



CAMPUS
SUPPORT



CAMPUS
IMPROVEMENTS



DEFERRED
MAINTENANCE

CMP PROJECT OPPORTUNITIES

HOUSING

- Lawrence – Demo & Build New Housing
- College Arms Apartments Renovation
- South Campus Apartments Expansion
- Tyson Hall Renovation w/ Addition
- Goshen Hall Renovation w/ Addition
- Killinger – Demo & Build New Housing
- Schmidt – Full Reno w/ Entry Addition

ACADEMIC

- Science Center Complex Renovation
- Old Library Renovation
- FHG Library Renovation
- Sturzbecker Renovation
- EO Bull Center for the Arts Expansion

STUDENT SERVICES

- Improve or Build New South Campus Commons
- Expand Sykes for Student Services, Dining, Welcome Center, & Parking

CAMPUS IMPROVEMENTS

- S Church St & University Ave Improvements
- Rosedale Ave Improvements
- Future Open Space
- Land Acquisition to Complete “Superblock”
- S New St and W Rosedale Ave Recreation Addition
- Improved Gateway at S New St Across from Sturzbecker and Athletics Fields
- Improvements at Farrell Stadium
- Athletic Field Amenities
- President’s Walk Extension
- Planning Study for Tanglewood property

CAMPUS SUPPORT

- 210 & 220 East Rosedale
- Maintenance Garage
- 201 Carter Utilization
- 204 Carter vacant
- Alumni & Foundation Center
- 887 Matlack – relocate public safety

CAMPUS IMPROVEMENT PROGRAMS - SUSTAINABILITY

- Existing Geothermal Deferred Maintenance
- New St multimodal Campus Connector
- Gordon Preserve Connections
- Bike-share program



CMP PROJECTS TIMELINE



CMP Project Implementation Timeline

*The following campus support projects which are not included in the above timeline can be implemented at any time

- 210 & 220 East Rosedale
- Maintenance Garage
- 201 Carter Utilization
- 204 Carter vacant
- Alumni & Foundation Center
- 887 Matlack - relocate public safety

SOUTH CAMPUS APARTMENTS – RENO & EXPAND

Housing

HOUSING METRICS

- 11 Buildings Wood Framed Construction
- 7 Buildings 3 ½ Story , 98 Units, 343+140 beds
- 4 Buildings 3 story , 48 Units, 156 + 80 beds
- 719 Beds Total (220 New Apartment Style Beds)

KEY ATTRIBUTES

- Complete Renovation of all Building Systems and Finishes
- Addition of full story (3rd Floor) to each building to add 4 units – 20 beds – per building
- To be phased over 6 years



SOUTH CAMPUS COMMONS BUILDING

Student Services

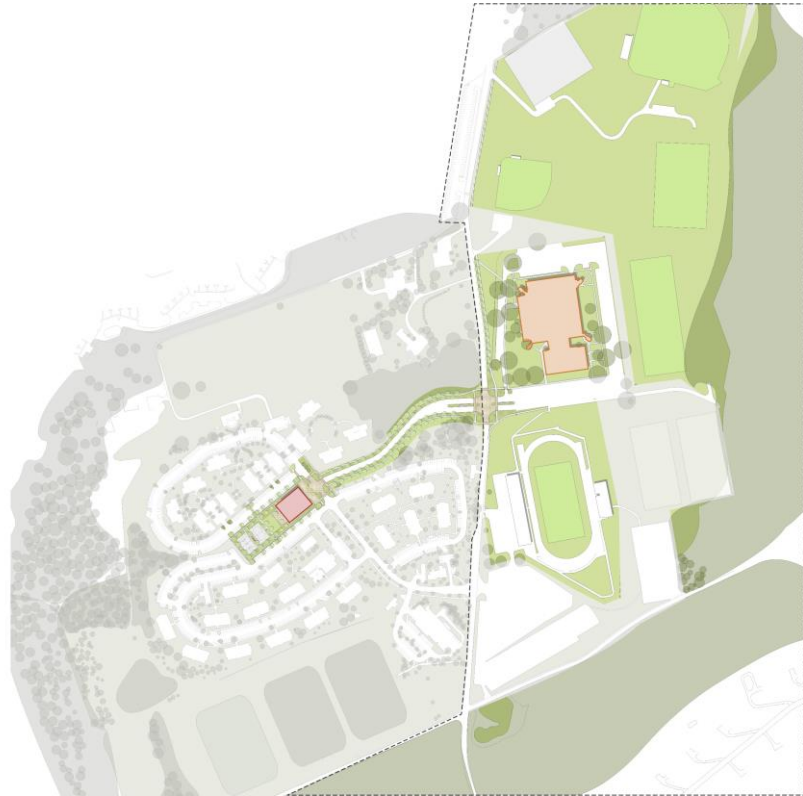
PROGRAM OPPORTUNITIES

- Dining
- Community / Event Space
- Student Support
- Indoor Recreation
- Outdoor Recreation



STURZBECKER RENOVATION

Academic



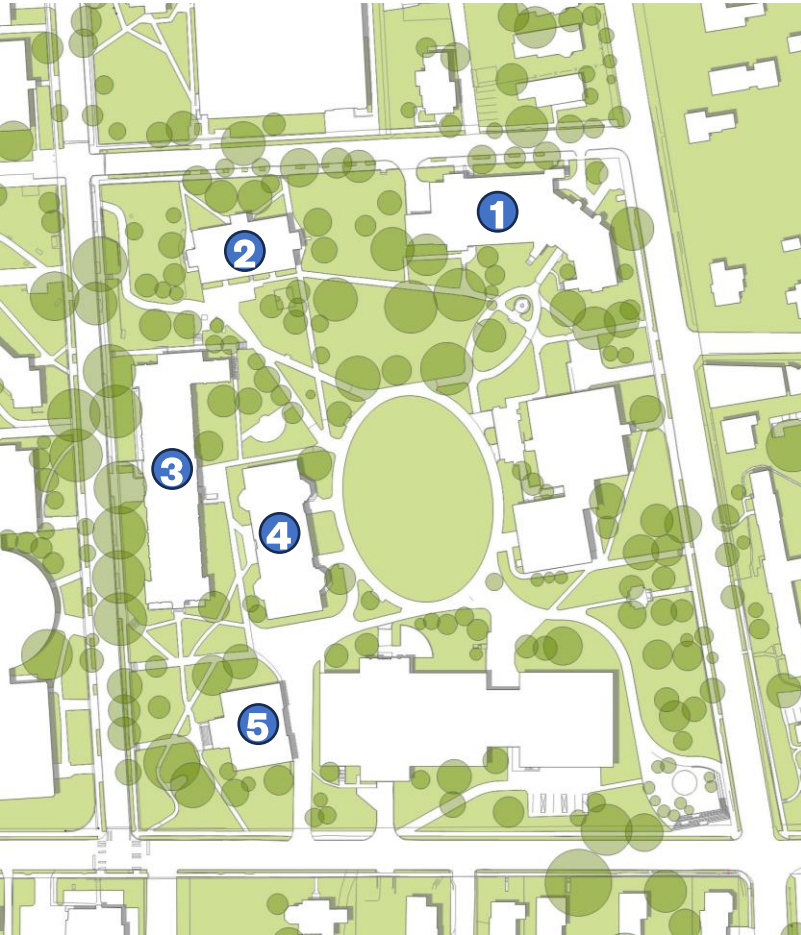
WCU NORTH CAMPUS

West Chester Borough



DEFERRED MAINTENANCE

HISTORIC RESOURCES



1. Philips Memorial



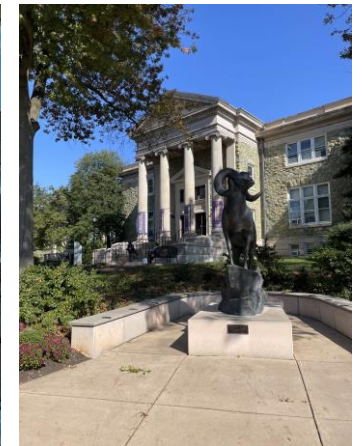
2. Ruby Jones Hall



3. Anderson Hall

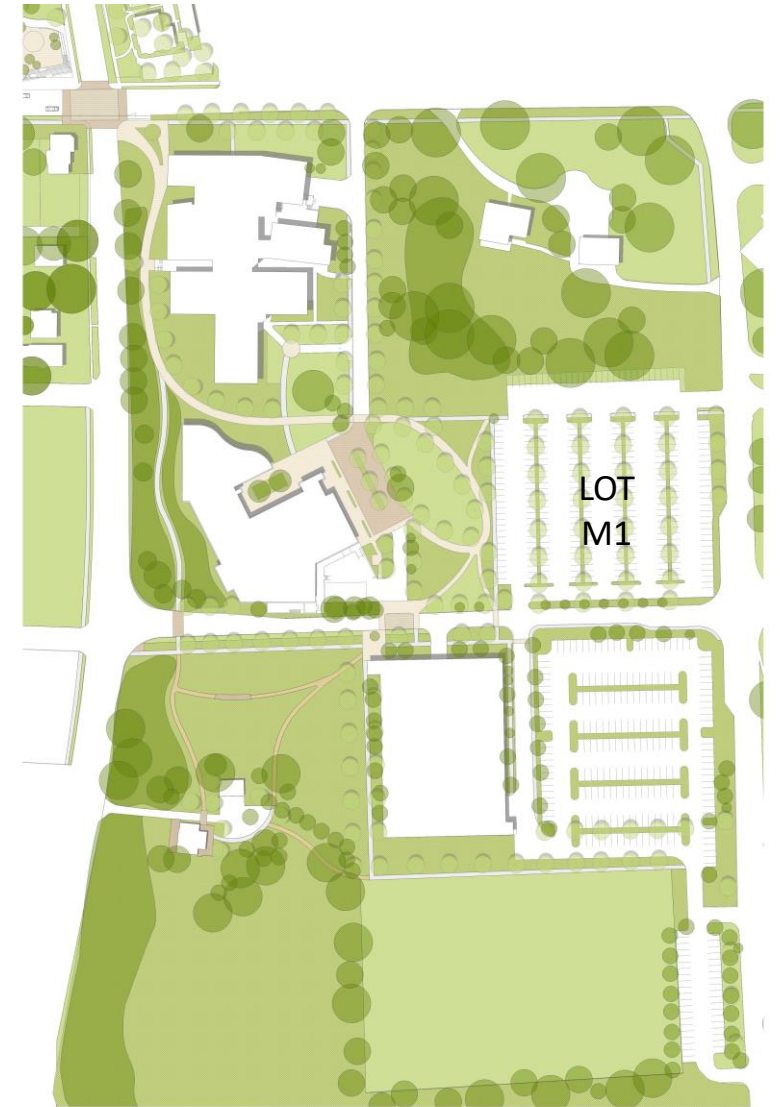
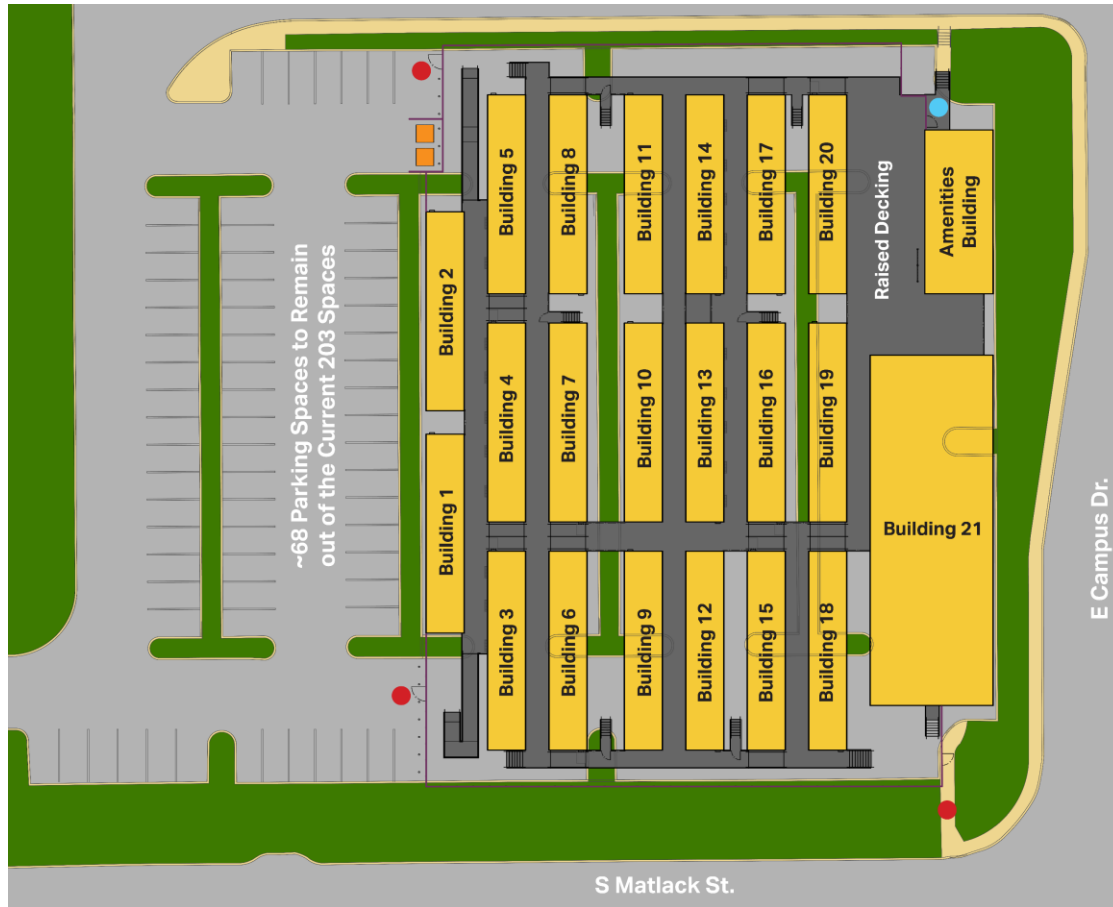


4. Recitation Hall

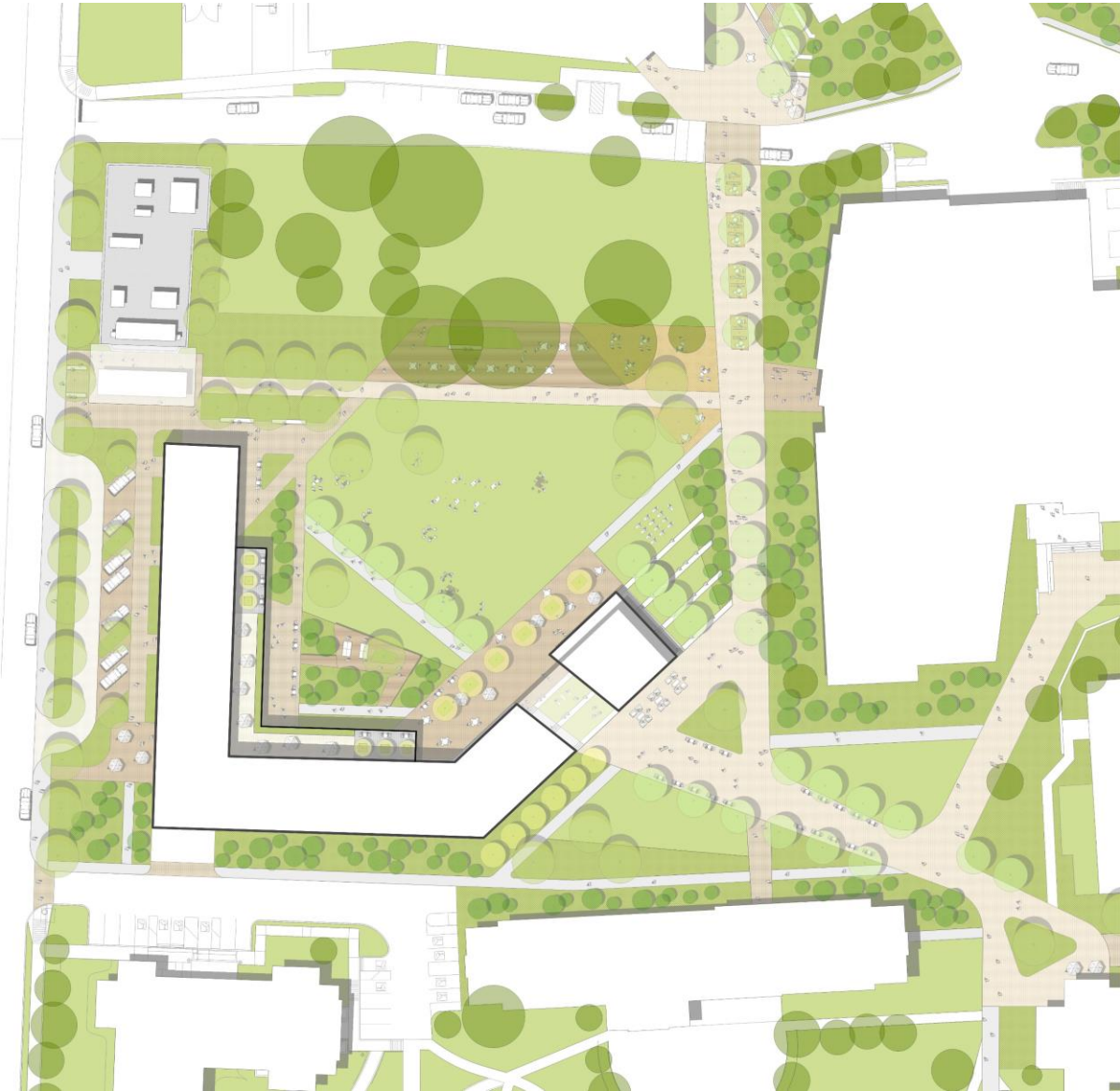


5. Old Library

TEMPORARY HOUSING



NEW LAWRENCE HALL



KEY SITE ATTRIBUTES

- Relocated bus stop
- Improved programmable outdoor space
- Direct campus connections

HOUSING METRICS

- 6-8 Stories
- 700-780 Bed Capacity
- Student Amenity
- Live-Learn Community
- Res Life Support
- Building Support
- Dining Amenity

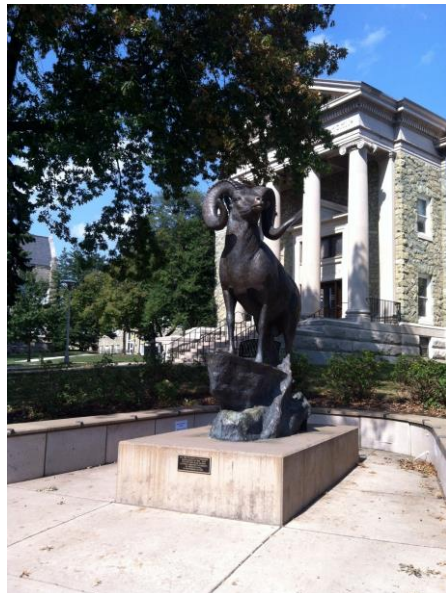
SCIENCE CENTER COMPLEX RENOVATION

Academic



OLD LIBRARY RENOVATION

Academic



* Graphics from 2017 Landscape Master Plan

FHG LIBRARY RENOVATION

Academic



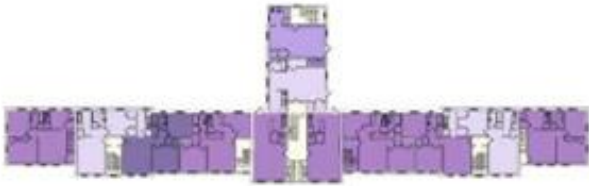
COLLEGE ARMS APARTMENTS RENOVATION

Housing



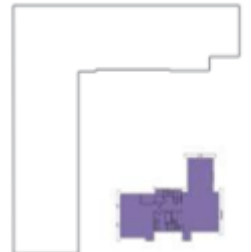
1st Floor Plan
North Building

1st Floor Plan
East & South Building



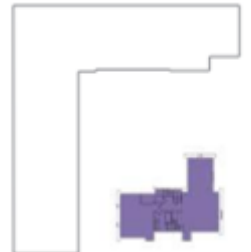
2nd Floor Plan
North Building

2nd Floor Plan
East & South Building



3rd Floor Plan
North Building

Attic Floor Plan
South Building



GEO THERMAL EXPANSION



EXISTING GEO WELL FIELD
FUTURE GEO WELL FIELD

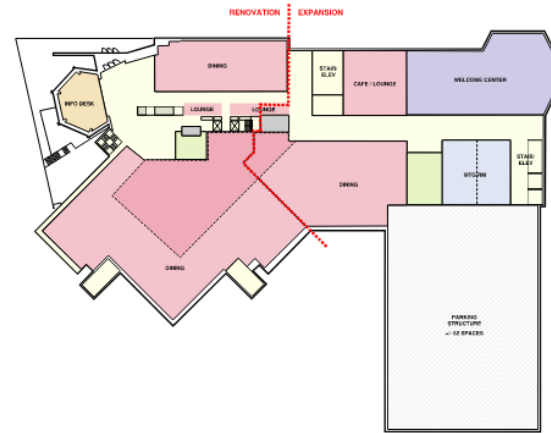
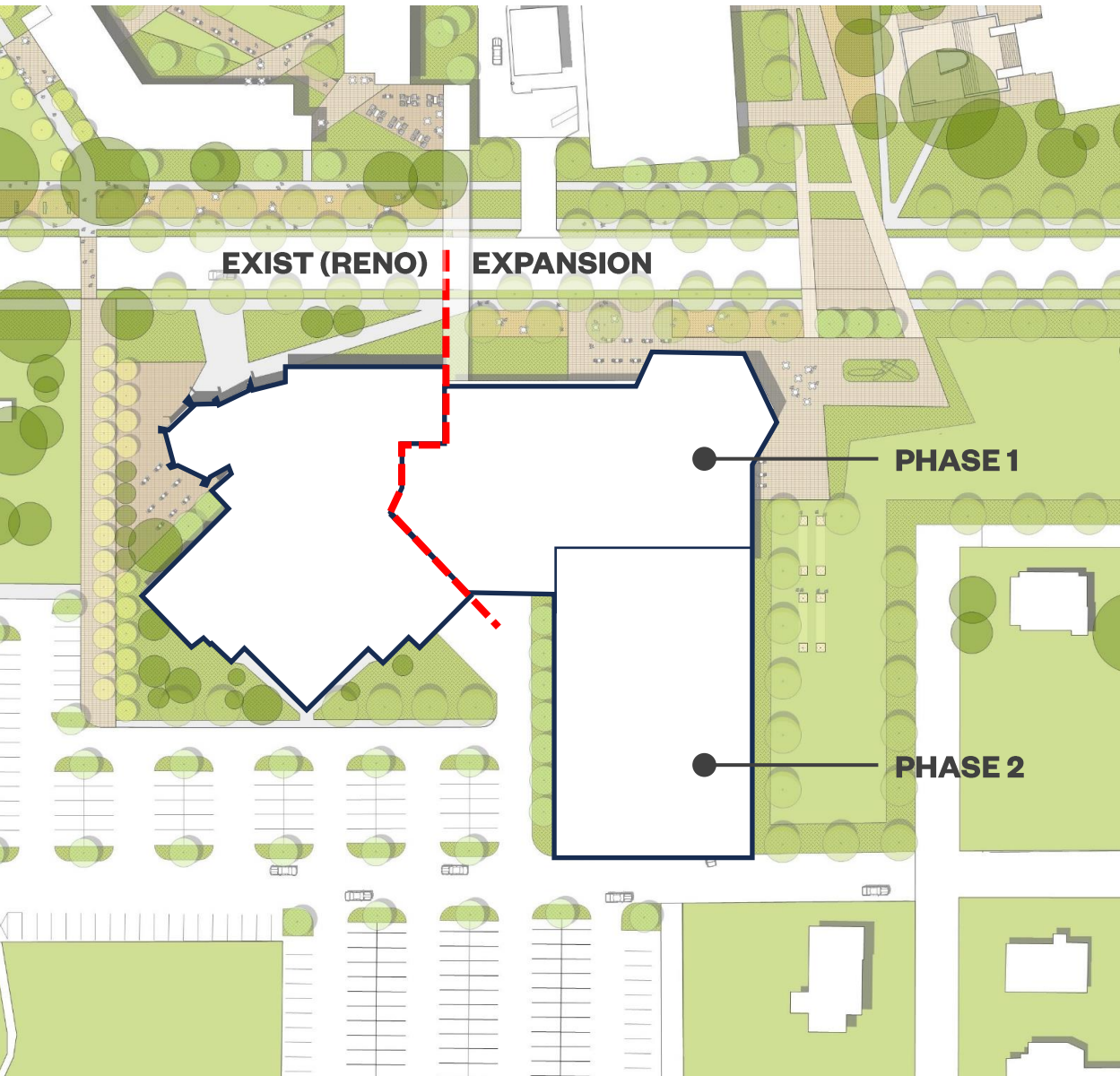


ROSEDALE AVE IMPROVEMENTS

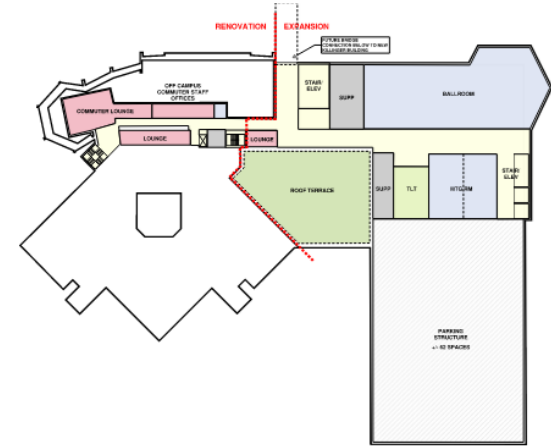
Campus Wide Improvements



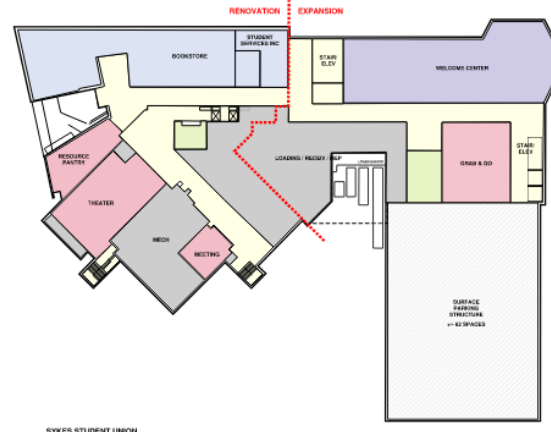
SYKES STUDENT UNION EXPANSION



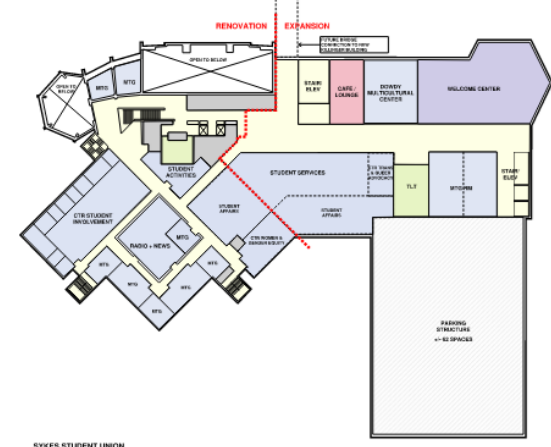
SYKES STUDENT UNION
FIRST FLOOR PLAN
SCALE 1/32" = 1'-0"



SYKES STUDENT UNION
THIRD FLOOR PLAN
SCALE 1/32" = 1'-0"



SYKES STUDENT UNION
BASEMENT FLOOR PLAN
SCALE 1/32" = 1'-0"



SYKES STUDENT UNION
SECOND FLOOR PLAN
SCALE 1/32" = 1'-0"

Student Services

CMP OPPORTUNITIES

5-Year

CAPITAL PROJECTS

- Temporary Housing
- South Campus Apartments Expansion
- South Campus Commons
- Sturzebecker Renovation
- New Lawrence Hall
- Science Center Complex Renovation
- Old Library Renovation
- FHG Library Renovation
- College Arms Apartments Renovation
- Geothermal Systems Improvements
- Rosedale Avenue Gateway and Improvements
- Sykes Student Union Expansion



A blue-tinted photograph of a university campus. In the foreground, there is a large, leafy tree on the left and a path leading towards a large, multi-story building in the background. The building has many windows and a central entrance. The overall scene is peaceful and academic.

QUESTIONS & DISCUSSION

Recreational Facilities

97.A.19.

Design Standards



ADA Accessible Trail provided as Recreational Facility



Playground/Tot Lot provided as Active Recreational Facility



Basketball Court provided as Recreational Facility

Legislative Intent:

97.A.19.1. Recreational facilities are intended to be built and maintained in accordance with national and state Design Standards of: NRPA - National Recreation and Park Association; CPSC - Consumer Products Safety Commission; ADA-America with Disabilities Act; PA DCNR - PA Department of Conservation and Natural Resources; and Chester County.

97.A.19.2. Recreational facilities are intended for a development that involve TND- Traditional Neighborhood Development, Residential Cluster Development, and Mixed-Use Development.

Design Standards:

97.A.19.3. Recreational facilities shall be built and maintained in accordance with the Design Guidelines of NRPA, CPSC, ADA, PA DCNR, Chester County, and this Appendix A.

97.A.19.4. Recreational Facilities shall be built and maintained for persons of all ages and abilities.

97.A.19.5. Recreational facilities shall be planned and designed with groundcovers, landscaping, and **durable** surfaces.

97.A.19.6. Whenever recreational facilities are required, but are not proposed to be provided by a Developer, the Borough may accept a Fee-in-Lieu of dedication, in accordance with Chapter 97 Standards and requirements.

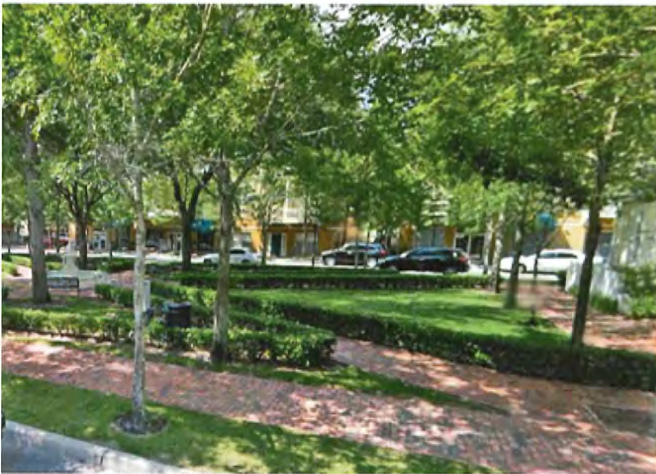
Recreational Facilities (continued)

97.A.19.

Design Standards



Courtyard Plaza as Public Space



Passive Recreational Public Space



Rooftop Courtyard Public Space

Source: Chestnut Square Bozzuto

Design Standards (continued):

97.A.19.17. In the TC District, whenever Recreational Facilities are unable to fit into a project, a Public Space solution shall be implemented in the form of a plaza or like-type feature.

97.A.19.18. In Districts outside of the TC District, well-designed passive recreation spaces shall be installed and maintained.

97.A.19.19. Whenever Recreational Facilities do not fit on the ground level of a property, a Rooftop Courtyard Solution shall be implemented as a Public Space.



LANDSCAPE ARCHITECTS
PLANNERS | DESIGNERS

SEAL



LICENSE #: LA003025

TEAM

LANDSCAPE ARCHITECT
STUART AND ASSOCIATES, LLC.
860 FIRST AVENUE, SUITE 9B
KING OF PRUSSIA, PA 19406
TEL. 610.337.2100

OWNER
CORE DEVELOPMENT
283 2ND STREET PIKE, SUITE 110
SOUTHAMPTON, PA 18966
TEL. 888.609.1171

CIVIL
ARIA ENGINEERING
1309 JAMESTOWN DRIVE
WEST BRADFORD TWP, PA
TEL. 610.873.2690

PROJECT NAME

410 S HIGH ST II

410 S. HIGH STREET
WEST CHESTER, PA 19382
BOROUGH OF WEST CHESTER
CHESTER COUNTY, PA

REVISIONS

NO.	DATE	NOTES

DRAWN BY TAS

CHECKED BY PJS

SCALE 1" = 20'-0"

DATE 08.08.2025

PLOTTED DATE 08.08.2025

DRAWING NAME

ILLUSTRATIVE PLAN

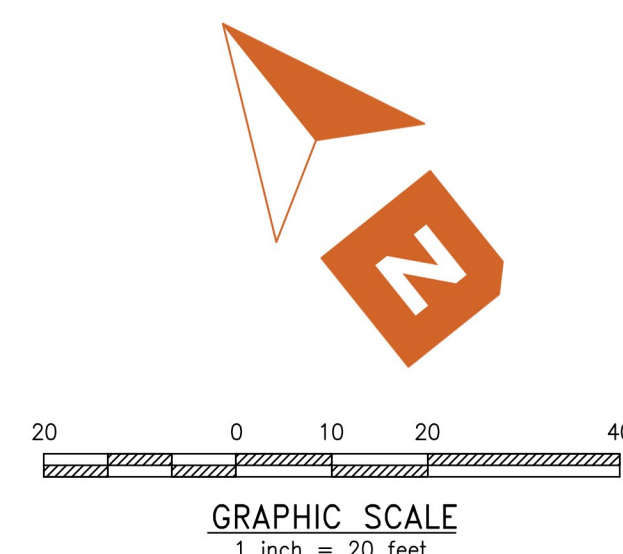
DRAWING NUMBER
SHEET NUMBER

IL1.00
1 OF 1
Page 67 of 67

ILLUSTRATIVE PLAN NOTES

1. ALL LINES AND GRADE WORK NOT PRESENTLY ESTABLISHED AT THE SITE SHALL BE LAID OUT BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL CIVIL ENGINEER EMPLOYED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. THIS PLAN IS TO BE USED FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT MEANT FOR CONSTRUCTION.
3. THIS IS AN ARTIST'S INTERPRETATION OF TEXTURES AND MATERIALS.
4. PLANS CREATED FROM DRAWINGS FROM ARIA ENGINEERING, DATED 08/06/25.

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