

REASONS NOT TO CHANGE THE RESIDENTIAL
(R-3) ZONING TO COMMERCIAL ON THE
DEVON HORSE SHOW AND OTHER
RESIDENTIAL PROPERTIES.

1. It Would Be Contrary To The 2018 Comprehensive Plan

§ 6.1 Introduction

- “create a distinct sense of place and character specific to Devon . . .”
- “Provide for a mix of uses along Route 30 that are context sensitive to adjoining residential neighborhoods.”

§ 6.2 Issues

- “Residents are concerned with redevelopment along Route 30.”
- “There is limited public space for recreation or community gatherings.”

§ 6.3 Goal and Objectives

- “Advance an identity for Devon Center reflecting its existing heritage, historic structures and cultural resources . . .”
- “continue to support the residential areas of Devon . . .”
- “Maintain a transition between existing residential uses . . . and the higher intensity uses directly along Route 30.”

1. It Would Be Contrary To The 2018 Comprehensive Plan

§ 6.4 Recommendations

- “. . . encourage development at a scale appropriate for the area that seamlessly transitions to the adjoining residential areas.”
- “New building heights are generally low to medium scaled . . .”
- “Parking garages are set back from the public realm and hidden from view.”

§ B. Develop and enhance public space

- “Development and enhancement of public space, such as green space, community gathering space, or areas for periodic community events would serve resident needs for recreation and a townships desire to support flexible community gathering spaces in Devon Center.”
- “Consider Township acquisition of areas that are currently, or were previously, used for recreation or community events.”

2. It Would Be Contrary To The Overwhelming Results Of The Public Input Process In The Devon Center Task Force Project

A. On-line Survey

- Q:11 – disfavoring parking structures/garages (8th place out of 8 choices).
- Common ‘other’ comments: “green space.”

Q:12 – “Residential” and “Civic spaces/parklets” uses (Number 1 choice of 50.77%)

- Hotel in 7th and 8th places out of 8.
- Common ‘other’ comments: “More green space” and “no more development”

B. Community workshop

Summary “Likes”:

- “Devon Horse Show”

Summary “Dislikes”:

- “Parking structures”
- “Hotel”

2. It Would Be Contrary To The Overwhelming Results Of The Public Input Process In The Devon Center Task Force Project

B. Community workshop

Summary: Most Common Comments.

- "Pedestrian green spaces, parks"
- "No over-developing"
- "Reduce traffic congestion"
- "Preserve county character of Devon"

What is your vision?

Want:

- "More green spaces"
- "Restrict building heights"

Do Not Want:

- "More pharmacies, banks, parking garages" (i.e. no more commercial zoning)

Summary of Conclusions:

- “Preserve the Devon Horse Show”
- “More public green space”
- “Limit Development”
- “Don’t rezone residential to commercial”



Easttown Township Comprehensive Plan of April 2018
Excerpts Pertaining to Devon Center
As Interpreted by Thomas Consultants, Inc.

March 21, 2019

We believe that two chapters of the Comprehensive Plan provide relevant information for the emerging Devon Center District initiative, Chapter 6 – “Future Land Use”, and Chapter 6 – “Establish a Vision for Devon Center” apply specifically to Devon Center as described below.

Chapter 6 – Establish a Vision for Devon Center

- Section 6.1., page 49, 3rd paragraph
 - + create a more distinct sense of place and character
 - + provide a mix of uses that are context sensitive to adjoining residential neighborhoods
- Section 6.3., page 50, Objectives
 - + advance an identity reflecting the existing heritage, historic structures, and cultural resources
 - + create a cohesive character and enhance the streetscapes
- Section 6.4., page 51 to 53, Recommendations
 - + encourage development at a scale appropriate for the area that seamlessly transitions to the adjoining residential areas
 - + new building heights low to medium scaled
 - + architectural character (should provide) references to Devon’s heritage (e.g. gable roofs with cupolas)
 - + enhance public space, community gathering space, and areas for periodic community events

Chapter 9 – Future Land Use – Guiding Land Use Policy

- Section 9.2., page 73
 - + new development (should be) consistent with existing Township character
 - + existing zoning already accommodate projected 383 housing units by 2030
 - + redevelopment should not adversely encroach into adjacent residential areas
- Section 9.3., page 74
 - + maintain the existing integrity of land use patterns
 - + permit future development that complements these patterns
 - + ensure that commercial development does not detract from the quality of life in the adjacent residential neighborhoods
- Section 9.4., page 75
 - + promote a vision that respects adjoining residential areas

Note: These Excerpts and Interpretations are further addressed on page 2 of 3, Devon Center Placemaking Principles, and page 3 of 3, Devon Center Alternative Use Plan.

MEDIUM PRIORITY/RESOURCES NEEDED RECOMMENDATIONS

B. Develop and enhance public space.

■ WHAT
Development and enhancement of public space, such as green space, community gathering space, recreation space, or areas for periodic community events would serve resident needs for recreation and a township desire to support flexible community gathering spaces in Devon Center.

■ HOW
These recommendations are carried out by the Township through regulatory changes, an advocacy role, and potentially land acquisition. If land acquisition is necessary, funding should be sought from grant sources such as the Pennsylvania Department of Conservation of Natural Resources (PADCNR), specifically their Community Conservation Partnership Program (C2P2), or the Chester County Department of Open Space Preservation, which has a program specific to public parks, and supplemented with a local Township match as necessary.

■ COMPONENTS TO INCLUDE

1. Review provisions that require public space or recreation or sidewalk fees in lieu to ensure they are appropriate for the Devon Center area. Flexible with use of the fees, and current with respect to the threshold for compliance (size, number of units, use, redevelopment, etc.) and the fees.
2. Consider Township acquisition of areas that are currently, or were previously, used for recreation or community events.
3. Support of periodic community events, including temporary or pop-up installations.



Public festivals and events, such as the Taste of Berwyn, afford residents opportunities for community enjoyment and to meet other residents and neighbors. (Image courtesy of Joel Perlich Photography)

6.5 References and Resources

In addition to the recommendations noted above, please refer to the Improve Pedestrian and Bicycle Mobility chapter for recommendations specific to Devon Center and the surrounding area that will address gaps in the sidewalk network and limited trails in the area, and refer to the Make Route 30 a Complete Street chapter for recommendations that will address traffic calming measures.