

Borough of

Modena

CHESTER COUNTY, PA

COMPREHENSIVE PLAN

2022



THE BOROUGH OF MODENA
CHESTER COUNTY, PENNSYLVANIA

RESOLUTION 2022- 321

A RESOLUTION ADOPTING
THE BOROUGH OF MODENA COMPREHENSIVE PLAN OF 2022

WHEREAS, Article III of the Pennsylvania Municipalities Planning Code (Act 247 of 1968, as amended) authorizes municipalities to prepare and adopt municipal comprehensive plans;

WHEREAS, the Borough of Modena last adopted a Comprehensive Plan in November 2004;

WHEREAS, the Borough of Modena supports the concepts embodied in the Chester County Comprehensive Plan *Landscapes3*;

WHEREAS, the Council of the Borough of Modena authorized the preparation of a new Borough of Modena Comprehensive Plan;

WHEREAS, the Borough of Modena Comprehensive Plan Task Force has prepared a new Borough of Modena Comprehensive Plan, entitled "Borough of Modena Comprehensive Plan of 2022," including recent information on existing and projected population and other conditions, mapping, and plan recommendations for natural resources and the environment; parks and recreation; historic preservation; connectivity; commercial and economic development; future land use; and the means by which they will be implemented;

WHEREAS, the Borough of Modena Comprehensive Plan of 2022 further serves as an update to Urban Center Revitalization Plan for the Borough of Modena, last adopted in 2010;

WHEREAS, the Comprehensive Planning Process included several public events, a public survey, and numerous Task Force meetings;

WHEREAS, the Borough of Modena Comprehensive Plan of 2022 was forwarded to the Chester County Planning Commission, the Coatesville Area School District, and adjoining municipalities for their review and comment; and

WHEREAS, the Borough of Modena Comprehensive Plan of 2022 was presented at a public meeting of the Council of the Borough of Modena on November 7, 2022, and a public hearing before the Council of the Borough of Modena on November 21, 2022, pursuant to public notice, as required by the Municipalities Planning Code.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED, by the Council of the Borough of Modena, Chester County, Pennsylvania, that the Council of the Borough of Modena adopts this Borough of Modena Comprehensive Plan of 2022 as recommended by the Borough of Modena Planning Committee and in accordance with Article III of the Pennsylvania Municipalities Planning Code.

ADOPTED this 21 day of November, 2022, by Modena Borough Council.

ATTEST:

MODENA BOROUGH COUNCIL


Victoria Cloud
BOROUGH SECRETARY


Jennifer Daywalt
PRESIDENT

Borough of Modena

Chester County, Pennsylvania

Comprehensive Plan, 2022

Date of Adoption: November 21, 2022



This plan is dedicated to the memories of Mayor Antoinette “Toni” Johnson (June 7, 1972 – March 18, 2021) and Councilman Clayton J. Ayers, Jr. (April 16, 1943 – May 13, 2022) for their invaluable leadership, service, and support for the Modena community.

Borough Mayor

Mike Harvey

Borough Secretary

Victoria “Tori” Cloud

Borough Council

Jennifer Daywalt, *President*

Beau Tilghman, *Vice President*

Nicole Ewing

Blaise Frost

Felicia Handley

Borough Planning/Zoning Committee

Jennifer Daywalt

Mike Harvey

Beau Tilghman

Technical Assistance

This plan was prepared by the Borough and is a product of the Borough. Technical planning assistance was provided by the Chester County Planning Commission.

Chris Patriarca, *AICP, Senior Community Planner*

Kate Clark, *AICP, Community Planner*

Paul Fritz, *RLA, AICP, Design and Technology Director*

Colin Murtoff, *GIS Planner*

Albert Park, *Design Planner*

Ian Mix, *Graphics Specialist*

Diana Zak, *Graphics Supervisor*

Funding

Funding was provided by the Borough of Modena and through the Chester County Vision Partnership Program, sponsored by the Chester County Board of Commissioners. This Plan has been prepared in conjunction with the principles of Chester County’s comprehensive plan policy Landscapes3, as a means of achieving greater consistency between local and county planning programs.



Contents

Our Vision..... 7

Introduction..... 8

The Plan

Goals, Objectives, and Recommendations

1: Resource Preservation..... 12

2: Connectivity 28

3: Housing 38

4: Economic Development..... 48

5: Community Services and Facilities 56

6: Future Land Use..... 68

7: Implementation..... 84

Appendix

- A. Exiting Conditions
- B. Demographic Profile
- C. Revitalization Plan
- D. Zoning and Land Use in Adjoining Municipalities
- E. Community Participation
- F. Maps



THE BARN

Our Vision

Modena is a residentially-oriented community that takes pride in its history; protects its natural resources; and values its human resources by providing adequate and affordable housing, safe neighborhoods, essential facilities and services, and opportunities for public involvement. The Borough offers a business friendly environment and willingly collaborates with surrounding municipalities to provide those services beyond its capabilities - all of which contribute to Modena's casual atmosphere and small town, village appeal.

Introduction

Comprehensive Plan Purpose

A comprehensive plan is an adopted policy document that is intended to provide long-range guidance for a municipality regarding topics such as land use, transportation, economic development, housing, public facilities, historic resources, and environmental resources. A comprehensive plan provides a community with a framework of policies and actions on which to rely when responding to evolving challenges and opportunities.

This comprehensive plan, created with involvement of residents, elected officials, and Borough staff, defines a vision for the Borough of Modena's future and provides a series of actions to achieve that vision. This plan is an implementable plan, which follows a different process and format than traditional comprehensive plans, and which evolved to be as specific as possible to the Borough's goals. An implementable plan focuses on the most pressing challenges and opportunities, allowing the Borough to make the most efficient use of resources. The Borough's previous comprehensive plan was adopted 2004.

This plan is intended to direct Borough actions over the next ten years (2032). The Borough should conduct periodic reviews of progress and perform an in-depth assessment at the five year mark (2027).

The Pennsylvania Municipalities Planning Code, Act No. 247 of 1968, as reenacted and amended, empowers municipalities to...

Plan for their physical development

Develop a blueprint for housing, transportation, community facilities and utilities, and for land use

Establish community development goals and objectives that guide future growth and development

Planning Process

Development of this plan was led by a task force consisting of representatives of Borough Council, other municipal officials, residents, and Borough staff. In addition to regular monthly meetings of the task force, the process included the following:



The task force analyzed and evaluated pertinent information affecting resource preservation, connectivity, housing, economic development, community services and facilities, and land use in the Borough. Recommendations were developed by the task force to meet the challenges and opportunities identified through the planning process, and then shared with the public for review and endorsement.

Key Issues and Opportunities

This comprehensive plan is based on an understanding of relevant conditions that are expected to influence, and be influenced by, the plan. The following provides an overview of the major strengths on which to build Modena's future physical development.



1 Resource Preservation

Situated on the West Branch Brandywine Creek, Modena is rich in natural resources, historic resources, and environmentally sensitive areas that help define the Borough's character. Conservation and appropriate management of the Borough's natural resources are essential for maintaining and protecting forested areas, steep slopes, surface water, and groundwater, and can help the community to achieve natural resource protection goals. Preservation of historic resources allows for celebration of community and a maintaining of the small town character that makes the Borough a special place.



3 Housing

One of the defining features of the Borough is its residential neighborhoods that significantly contribute to its small-town aesthetic and charm. Housing options in Modena include a range of choices for current and future residents of the Borough. As much of the Borough was developed well over fifty years ago, active property maintenance and efforts to educate residents on programming that provides housing assistance is essential to ensure residential neighborhoods remain attractive and vibrant.



2 Connectivity

Connectivity for transportation modes is critical for the ability to travel safely and efficiently within and beyond the Borough. Safe and regularly maintained transportation infrastructure is essential for residents and visitors alike to access homes, jobs, and recreational amenities. Further, improving access to multimodal facilities and public transportation can provide health benefits, reduce traffic congestion, and help maintain convenient access throughout the Borough and beyond.



4 Economic Development

Modena is predominately a residential community with a significant industrial legacy. The Borough developed with substantial industry along the flats north of the Brandywine and supporting residential areas located to the south. Contemporary Modena does still reflect this historic development pattern; however, its industrial base has declined since the late 20th century. Although Modena is positioned relatively close to retail and commercial opportunities of the Coatesville region, the Borough does not have retail options within its municipal boundary to best serve its residents. Innovative approaches are needed to encourage appropriate commercial development and redevelopment that further enhances overall quality of life.



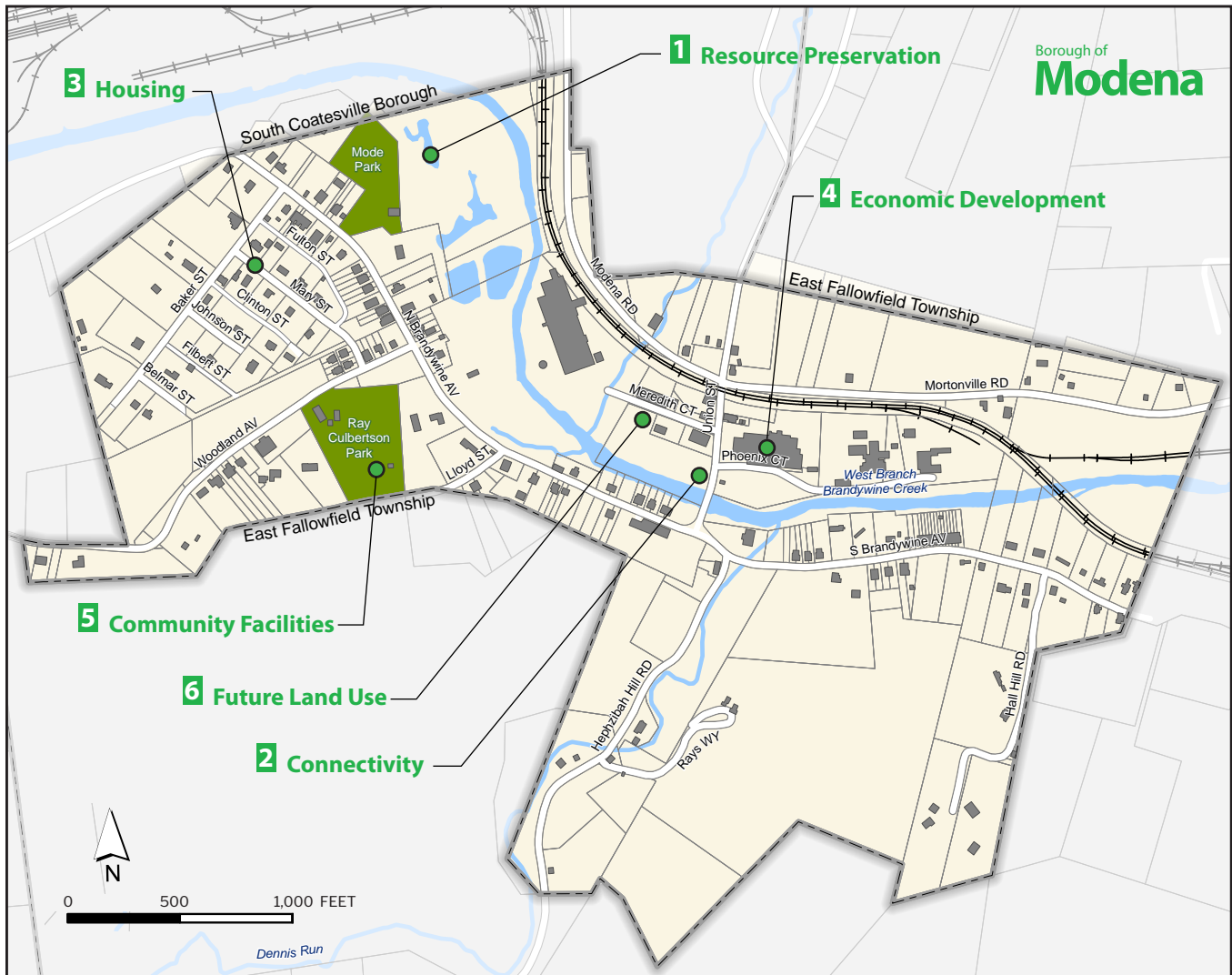
5 Community Facilities

The Borough’s elected officials, volunteers, and staff, together with the amenities and accommodations they and third parties provide to residents and businesses, are collectively considered community services and facilities. These resources are important factors in effective governance. Efficient administration of Borough resources, as well as support of and coordination with community partners, are critical for maintaining and ultimately improving the quality of life for residents of the community.



6 Future Land Use

The future land use plan establishes policy for balancing growth and preservation in Modena Borough, with an outlook of ten years. A land use plan must address where future population growth can realistically be accommodated on developable lands, meaning any land that is not developed, protected, or constrained.



1



Resource Preservation

GOAL

Advance historic and environmental resources protection and preservation to: sustain ecosystems, preserve community character, and provide resource and recreational access throughout the community.



Objectives

- a.** Protect and enhance historic and environmental resources throughout the Borough.
- b.** Continue to support and encourage stewardship of natural resources and landscapes.
- c.** Protect ground and surface water quality and quantity through community education, stewardship, and conservation efforts.
- d.** Ensure regulatory controls continue to preserve and protect environmental and natural resources.
- e.** Support resource preservation efforts through public education, partnerships with conservation organizations, and as community oriented conservation efforts.
- f.** Establish regulatory controls to advance historic preservation efforts at a size and scale appropriate for the Borough.
- g.** Participate in programming and events that promote greater stewardship and share the importance of and pride in the Borough's historic and natural resources.
- h.** Encourage and support green technology, sustainable uses and establishments throughout the Borough.

Recommendations

RECOMMENDATION 1.1

Connect to the West Branch Brandywine. Explore opportunities to connect Borough residents to the West Branch Brandywine Creek (or simply the Brandywine), and create public spaces that further greenway connection efforts along the Brandywine.

Opportunities exist to improve public access to the picturesque West Branch Brandywine Creek; connecting residents with recreational opportunities the Brandywine offers. Greenway connections along the Brandywine can connect the Borough's natural resources and provide nature based community gathering spaces.

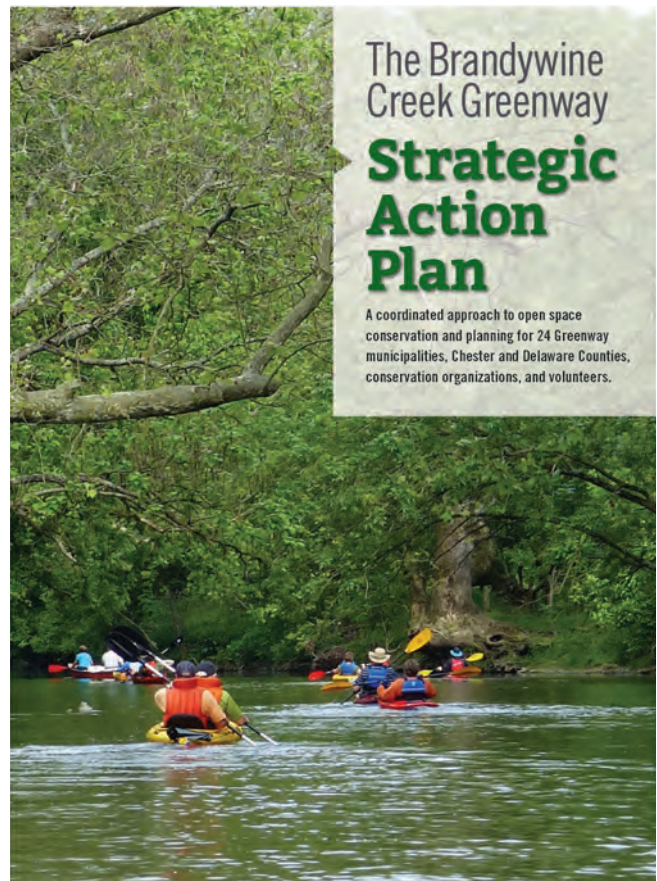
ACTIONS

The Borough presently owns multiple properties along the Brandywine, which may be suitable for providing public access to the creek, as well providing a larger overall community gathering space. Specific actions for these properties may include:

- 1.1.A Implement Previous Planning Efforts.** Coordinate with land owners, partner organizations, and municipalities to implement the recommendations of the *Brandywine Creek Greenway Strategic Action Plan* and the *Mill Trail Bicycle and Pedestrian Facilities Plan* completed by the Brandywine Conservancy. These plans specify numerous recommendations for the development of a greenway along the Brandywine, and contain additional recommendations for trails, natural resources, open spaces, and cultural features in Modena. Relationships with partner organizations should continue through the implementation of planning efforts.

- 1.1.B Establish Public Access.** Prioritize creating public connections to the Brandywine for Borough residents. Potential access can be developed as part of an overall plan for Borough-owned properties and may be established prior to full development of these sites. Connections to the Brandywine should implement recommendations of the *Brandywine Creek Greenway Strategic Action Plan*.
- 1.1.C Provide Nature-Based Recreational Opportunities.** Emphasize passive, public recreation opportunities on Borough-owned properties, to allow for access to natural resources and recreational opportunities. Grant funding could be sought out for site-specific planning efforts as well as for incremental improvements as possible.

Adopted in December 2014, the Brandywine Creek Strategic Action Plan provides a framework to establish a greenway along the Brandywine Creek that provides goals and objectives related to its preservation and: transportation, conservation, recreation, flood control, culture, aesthetics, education, and economic prosperity.



**RECOMMENDATION
1.2**

Protect Natural Resources. Preserve vital natural resources in the Borough such as riparian buffers, wetlands, woodlands, steep slopes, groundwater, and plant and animal habitat corridors, while enhancing water and air quality.

Modena is uniquely situated among many natural resources and contains over 111 acres (or 49 percent of the total land in the Borough) of environmentally sensitive land, which is one of the defining characteristics of the Borough. These environmental resources provide a number of benefits, and their continued protection can further accomplish broader stewardship goals in Modena and the surrounding region.

ACTIONS

The Borough should continue the strategic planning process with community and natural resource partners to advance high-quality stewardship and conservation practices, including the conservation of greenway and recreation corridors. The Borough may reach out to land or easement-holders to promote best practices for the conservation and improvement of resource functions. The Borough should advocate for similar practices on Borough owned lands. Specific actions can include:

- 1.2.A Protect Natural Land.** Strategically encourage landowners to grant open space easements that would benefit greenway connections and natural resource protection in the Borough. Potential open space connections should be analyzed for future protection prioritization. Funding opportunities may be available for these activities from partner agencies. Further coordination should occur with surrounding municipalities for regional trail connections such as the Mill Trail and issues related to the Brandywine Creek.
- 1.2.B Reduce Flooding.** Investigate the feasibility of targeted wetland, riparian buffer, and/or floodplain restoration projects in the Borough. These types of projects promote biodiversity through the restoration of original habitat and can also provide opportunities for enhanced stormwater management. Biodiversity provides additional benefits through promoting landscapes of visual interest and supporting the health and viability of other natural resources such as woodlands. Opportunities for grant funding through the Pennsylvania Department of Environmental Protection, Chester County Department of Community Development, and other partners could be pursued once a suitable location(s) has been identified.

1.2.C Protect Groundwater. Groundwater protection is critical since there is no public water service in the Borough. Water quality and quantity impacts resulting from land development reduces inputs to the groundwater supply and can have far-reaching consequences. Comprehensive water resource management must recognize the full range of impacts occurring within the Borough as it relates to groundwater quality and quantity. These efforts can include:

- **Establish a system** in the Borough to monitor groundwater quality. This may be accomplished through analysis of published water quality results and routine monitoring of groundwater quality.
- **Create an inventory** of threats to groundwater quality and quantity. This may include identifying uses detrimental to groundwater quality and/or conditions which may lead to increased stormwater runoff and non-point source pollution, damaging to groundwater. Proactive solutions to protect groundwater should be implemented as needed.
- **Educate residents** on the need to protect groundwater. Resident education may involve instruction on how to properly maintain and/or how to perform quality tests on on-site wells. Community education can be undertaken in a comprehensive manner to address groundwater quality as well as other natural resource preservation efforts in the Borough.



Modena has experienced more frequent, and severe flooding events. Developing strategies to reduce impacts of flooding on the community is essential in significant portions of the Borough. Image courtesy of the Borough of Modena.

**RECOMMENDATION
1.3**

Enhance Requirements as Necessary. Periodically review natural resource protection standards to advance protection, stewardship, restoration, and interpretation of natural resources.

While the Borough currently has exemplary regulatory standards in place for most types of natural resources, it is important to periodically review resource protections in an effort to have the most contemporary protection and stewardship standards in place and to proactively respond to natural and historic resource concerns.

ACTIONS

As part of the development of the Comprehensive Plan, the Borough’s resource protection standards were assessed for their effectiveness in protecting the community’s natural resources and reducing the impacts of development and/or other disturbance. In the review for environmental best practices, the protection of steep slopes was determined to be somewhat protected, with woodlands, wetlands, riparian buffers, and floodplains determined to be rigorously protected.

Resource protection evaluation

Natural Resource	Ordinance Section	Protection Level
Steep Slopes	ZO 1104.B	Somewhat Protected ¹
Woodlands	ZO 1107.A SLDO 522.A	Protected ²
Wetlands	ZO 202 ZO 1106.G SLDO 502.B	Protected
Riparian Buffers	ZO 1105.C ZO 1105.D	Protected
Floodplain	Floodplain Ordinance	Protected

¹ Somewhat Protected resources have standards in place for the protection of the resource(s), but they should be refined and/or additional standards should be adopted to meet the natural resources goal and objectives.

² Rigorously Protected resources have effective resource protection standards in place.

- 1.3.A Amend Ordinances.** The Borough should consider reviewing and amending areas of their ordinances which could further protect natural resources. While most natural resources in the Borough are adequately protected, it is important to periodically review these ordinance standards to ensure that regulatory requirements do not conflict with federal and state natural resource regulations and to ensure responsiveness to contemporary challenges and best practices in natural resource protection standards.
- 1.3.B Develop Wellhead Protection Standards.** To further protect groundwater, the Borough may consider zoning ordinance amendments to provide standards for wellhead protection areas. This could be accomplished through creating a zoning overlay, which is a zoning district applied to specific features (in this instance wellheads) and provides standards in addition to the standards outlined for the underlying base zoning district. A wellhead protection overlay can limit uses within defined radii from wellhead locations to prevent contamination of water supply.

Modena's location in a small valley along the Brandywine results in significant sloped areas throughout the Borough that necessitate additional regulatory protections.



RECOMMENDATION
1.4

Foster Greater Community Education. Encourage community education and involvement that protects natural and historic resources, raises environmental advocacy, energy conservation, and promotes sustainability.

Modena has a tight-knit network of dedicated citizens with strong connections to the community. Proactive measures to promote historic and environmental education and community engagement can increase stewardship in the Borough and incentivize interest in future conservation and preservation efforts.

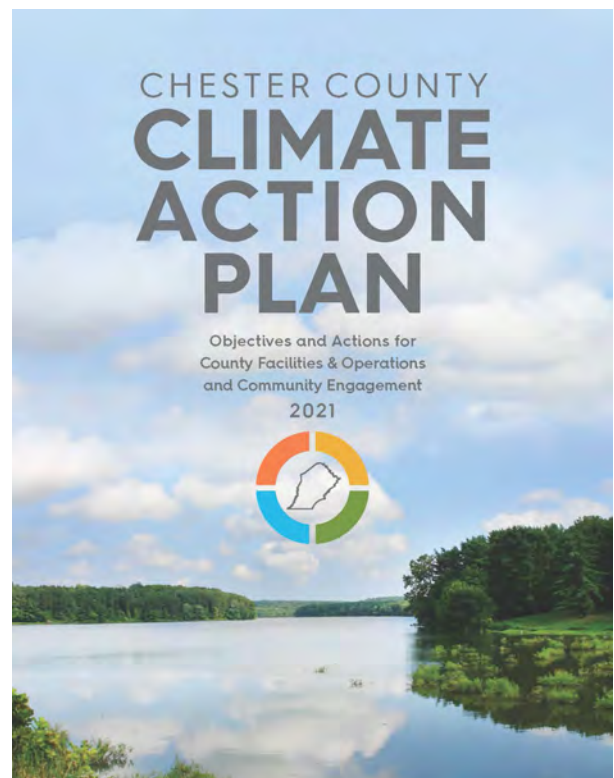
ACTIONS

Through public outreach and education efforts, the Borough can engage the community to promote greater levels of resource conservation and stewardship. Specific actions can include:

- 1.4.A Establish an Environmental Advisory Committee (EAC).** An EAC can serve to advise Borough Council on matters dealing with protection, conservation, management, promotion, and use of natural resources, located within the Borough. The EAC could further coordinate with the Historical Committee regarding environmentally sensitive land containing historic resources, such as the Mode House property.
- 1.4.B Public Education.** Consider holding community events and informational sessions that focus on steps the community can take to better promote sustainability and environmental stewardship while celebrating the array of historic and natural resources in the Borough. Potential informational sessions may include informing residents how to properly maintain riparian buffers, information celebrating the history of the community, or instruction on how to conserve water resources. Partners in these efforts can include: the Brandywine Conservancy, Natural Lands, CCPC, the Chester County Historic Preservation Network, and other organizations.
- 1.4.C Signs and Markers.** Integrate environmental and historic informational signage and markers where possible to highlight natural and historic resources in the Borough. This can include: signage highlighting preserved land along the Brandywine Creek, important historic settings, or signage in community spaces which explains the importance of various natural resources located in parks or along future trail routes. Partners can include: the Brandywine Conservancy, Natural Lands, CCPC, the Chester County Historic Preservation Network, and other organizations.

- 1.4.D Climate Action Plan.** Explore methods in which the community can implement the goals of Chester County Climate Action Plan. This plan contains specific actions which can be taken to reduce greenhouse emissions and improve sustainability in a variety of sectors. Incremental sustainable actions and policy can be implemented through the Borough's future land use planning actions.
- 1.4.E Promote Renewable Energy.** Ensure zoning requirements do not preclude the installation of renewable energy systems throughout the Borough. Specific standards may be established for solar, wind, and geothermal energy systems. These types of regulations can be, when applicable, inclusive of setbacks, heights, considerations for glare, noise, etc. The Borough can serve as a leader in promoting environmental protections and energy conservation through municipal actions. These types of actions can include: a commitment towards increasing the use of renewable energy for Borough functions, the use of demonstration projects on Borough properties, and encouraging the incorporation of energy conservation and more environmentally sustainable standards for all Borough facilities and vehicles.

The Chester County Climate Action Plan provides a 10-year a framework for the development and implementation of actions that reduce greenhouse gas emissions across the County.



**RECOMMENDATION
1.5**

Restore the Mode House and Revitalize the Surrounding Property. Continue efforts to restore the Mode House as a public facility connecting the Borough’s past with its present and future.

Constructed in the 18th century by the Borough’s namesake William Mode, the Mode House is one of the oldest structures located within the Borough. The Borough has acquired both properties where the house is located. Its eventual restoration and conversion can serve as a centerpiece for the Borough as well as serve as a vibrant public space and community facility.

ACTIONS

As the Borough retains full ownership of the Mode House property, efforts should continue to seek grant funds from local, state, federal, and non-profit entities to restore the house and convert it into a community facility.

1.5.A Consider Development a Master Plan. A potential master plan for the Mode House may include access to the Brandywine, internal trails, passive recreation areas, and plans for the restoration and adaptive reuse of the historic Mode House. The master plan can incentivize community interest in the property and may serve as a foundation for possible grant funding.

1.5.B Continue to Seek Outside Funding Sources. The Borough has seen some successes in securing grant funding to further efforts in preserving the Mode property. Funding opportunities through federal, state, county, and non-profit entities should be targeted. When planning the annual budget, the Borough should consider possible required matching funds needed to pursue grant opportunities.

The Mode House was built by Alexander Mode, founder of Mode Paper Company and the Borough of Modena and is envisioned to serve as the centerpiece of Mode Park.





This drawing illustrates a concept for Mode Park complete with playground equipment, a gazebo, parking, dog park, trails, and restored Mode House as a community asset.



This aerial image shows a conceptual trail layout at Mode Park, which envisions access directly to Brandywine Creek as well as potential future connections to neighboring properties.

RECOMMENDATION
1.6

Further Historic Resource Protections. Consider development and adoption of historic resource preservation standards to ensure the Borough retains its historic, small-town identity.

At present, the Borough does not have any zoning or other code provisions to advance historic preservation efforts. Without appropriate regulations in place, historic resources may be vulnerable to unnecessary demolition.

ACTIONS

At the direction of Borough Council, the Historical Committee can take the lead in providing guidance on potential historic resource standards for consideration by the Borough. Carefully crafted ordinance provisions can serve to protect historic resources without creating undue regulatory hardship on impacted property owners. These efforts could include:

- 1.6.A Historic Survey/Documentation.** Development of a formal, Borough-wide historic resource listing and map. The Chester County Historic Sites Survey (1979-82) can serve as a starting point for this effort as many of the resources identified at that time still remain. For the list, the following elements should be considered:
- Development of clear criteria for designation on the listing and map. As Modena has diversity of historic resources, specific criteria for inclusion will need to be developed.
 - Development of a classification system for the historical resources. This system should be inclusive of objective criteria standards that provide clear delineation between each level of classification.
 - Development of a clear process of notification for owners of identified properties as well as a robust public education element to promote the importance of these types of preservation efforts.

1.6.B Regulatory Measures. Once a formal historic resource listing and map are adopted, targeted regulations could be developed to foster greater historic preservation efforts throughout the Borough. These regulations could focus on incentives to encourage the preservation and/or adaptive reuse of historic resources. Such incentives can include, but are not limited to:

- Consideration of additional uses for historic resources that may not otherwise be permitted in their base zoning districts.
- Consideration of more flexible lot and bulk standards to address potential nonconformity issues as they relate to historic resources.
- Consideration for reduced permit fees and a more streamlined permitting process when practicable for properties included on the historic resources listing and map.
- Consideration of development incentives which encourage and reward the preservation and/or restoration of historic resources in new development and redevelopment.



As most of the Borough developed prior to 1950, its historic buildings and structures are a defining characteristic of Modena.

RECOMMENDATION
1.7

Pursue Funding. Obtain financial and technical resources from federal, state, and non-profit sources to advance the historic preservation objectives.

Numerous government and private non-profit organizations provide resources for municipalities to preserve their cultural heritage. These resources can be applied for Modena’s historic preservation objectives.

ACTIONS

At the direction of Borough Council, the Historical Commission can seek and lead the acquisition of federal, state, and non-profit sources of project funding. These resources could be utilized by the Borough or property owners of historic resources. The Historical Commission could seek and apply for awards, recognitions, and designations of historic sites that enhance the historic status of the Borough. Further, the Borough should maintain relationships with partner organizations which provide historic resource assistance, such as the Chester County Historic Preservation Network.



Grant funding, such as the Municipal Grant awarded from Chester County for land acquisition for Mode Park, are critical in forwarding initiatives in the Borough given tight budget constraints.

2



Connectivity

GOAL

Promote a safe, effective, and diversified transportation and circulation system that supports a small-town quality of life and addresses current and future needs in coordination with land use planning and resource protection objectives.



Objectives

- a.** Improve safety, multimodal circulation, and connections throughout Modena and between neighboring municipalities.
- b.** Encourage a development pattern which provides streetscaping, traffic calming, and amenities for multimodal circulation when appropriate.
- c.** Encourage sensible land use and natural resource management decisions along the transportation systems, appropriate for existing infrastructure.
- d.** Ensure roadway functional classification and design standards reflect the values of the Borough.
- e.** Support regional efforts to design, construct, and maintain an integrated regional system of trails and other bicycle/pedestrian facilities.
- f.** Support establishment of public transportation to serve the Borough.

Recommendations

RECOMMENDATION **2.1** **Ensure road standards are up to date with contemporary best practices to ensure safety of all users.**

Maintaining road standards and endorsing best practices for road design is critical for supporting vehicular travel. Keeping municipal policies modernized as well as implementing best practices to improve safety for all users is essential for a safely functioning road network.

ACTIONS

- 2.1.A** **Coordinate with PennDOT with state road maintenance.** Continue to work with PennDOT regarding ongoing enhancement and maintenance of Union Street and Modena, Mortonville, and Hephzibah Hill Roads.
- 2.1.B** **Investigate traffic calming opportunities along North Brandywine Avenue.** Work with the Borough Traffic Engineer to determine if conditions are met to implement traffic calming measures along North Brandywine Avenue to address safety and traffic flows along the corridor. This could include the installation of stop signs at the intersections of North Brandywine Avenue at Lloyd Street, Woodland Avenue, and Baker Street.



From 2019 to 2020 the deteriorating South Brandywine Avenue bridge spanning Dennis Run was replaced utilizing funding in part from the Chester County Department of Community Development. Image courtesy of the Borough of Modena.

2.1.C Implement targeted intersection improvements to improve safety and mobility for all users. Working with the Borough Traffic Engineer, and in conjunction with PennDOT when applicable, improvements should be targeted to the following intersections:

- **Hepzibah Hill Road at South Brandywine Avenue.** Work to improve the overall safety of this intersection for both motorists and pedestrians. This could include installation of a four-way stop and general sight-distance enhancements.
- **North Brandywine Avenue at Woodland Avenue.** Work to determine the most impactful and appropriate upgrades to this intersection to improve safety for all users. This intersection also serves as the principal crossroads for the village area of the Borough.
- **Woodland Avenue at Mary Street.** Work to determine if alterations to the traffic pattern at this intersection may be appropriate to improve overall safety for all uses. Potential actions may include designating portions of Mary Street as one-way, specifically by preventing vehicles from exiting Mary Street onto Woodland Avenue due to limited sight distance issues.

2.1.D Enhance regulatory provisions. At the direction of Borough Council, authorize the Borough Engineer to review and make recommendations to enhance existing zoning and subdivision regulations related to road infrastructure. This ordinance can then be amended to apply best practices for transportation and traffic studies for all new development and redevelopment. Having outdated standards can have unintended consequence such as requiring a resident to obtain a variance or waiver for a project.

The geometry of the road network, resulting from natural features, combined with existing structures within close proximity to the cartway, present challenges to the implementation of improvements at the intersection of Hepzibah Hill Road and South Brandywine Avenue.



**RECOMMENDATION
2.2**

Improve streetscaping and overall safety along Union Street through existing ordinances, programs, and policies.

Union Street serves as the principal commercial core of the Borough but lacks a defined sense of place. Streetscaping can provide this sense of place within the Borough and further promote safe transportation access for all users. Appropriate streetscaping may encourage walkability as well as foster economic interests along the corridor.

ACTIONS

2.2.A Work with partners to secure appropriate funding for streetscaping.

The Borough should work with PennDOT and the Chester County Department of Community Development to pursue funding to implement streetscaping and safety improvements along Union Street. The various elements used along this can include: street lighting, pole banners, curbs, defined pedestrian areas, crosswalks, street trees, street furniture, stormwater facilities, etc.

2.2.B Reduce and consolidate curb cuts when practicable. The Borough should further encourage the use of shared curb-cuts with adjacent developments and work with property owners on the consolidation of existing, uncontrolled curb-cuts along the corridor. Further consideration should be given to amending the subdivision ordinance to provide specific standards for these connections.



In this reimagining of Union Street, pedestrian amenities and a defined community identity are established to create a Town Center. Elements incorporated into this vision include: access management, sidewalks, crosswalks, street trees and landscaping, pole banners and gateway signage.

**RECOMMENDATION
2.3**

Develop and implement an ongoing road program to ensure the Borough road network is regularly maintained and in good repair.

One of the largest expenditures for a municipality is in the long-term maintenance of the municipal road network. Funding for municipal road repair is predominately from the Municipal Liquid Fuels Program, and the amount awarded from this fund is correlated with the total lengths of public streets maintained by the municipality. Given the small size of the Borough and its budget constraints, having a defined road program can better plan for on-going road maintenance.

ACTIONS

- 2.3.A Implement an annual maintenance schedule.** At the request of Borough Council, the Borough Engineer could develop a schedule for the on-going maintenance of all Borough maintained roads. This schedule will then allow for the Borough to budget anticipated Liquid Fuels monies to maximize potential improvements
- 2.3.B Identify related infrastructure upgrades and maintenance.** The road program can further identify other related issues such as drainage and stormwater management. Funding for these efforts can be sought through other programs such as the revitalization programs through Chester County Department of Community Development.



Road improvement projects, such as this example through Marshallton in West Bradford Township, can best be planned for through inclusion as part of an on-going road program.

RECOMMENDATION 2.4

Explore funding opportunities to implement pedestrian, bicycle, and other multimodal connections and further amend Borough ordinances to facilitate their creation.

Modena has limited multimodal facilities, which limits opportunities for residents to safely travel without a vehicle in the area. The Borough is a critical partner in the eventual development of both the Mill Trail and Brandywine Greenway. Once implemented, these facilities will afford the Borough's residents safe pedestrian and bicycle routes into the greater Coatesville community.

ACTIONS

- 2.4.A Enhance regulatory provisions.** Periodically review the zoning and subdivision and land development ordinances to ensure standards for sidewalks and trails are up to date with best practices. Recommendations from the *2020 CCPC Active Transportation Inventory* for the Borough could serve as a starting point for potential amendments.
- 2.4.B Advance existing multimodal projects when practicable.** Implement the Mill Trail Study and Brandywine Greenway Plan, in conjunction with new development, infrastructure improvements, and coordination with partners. Funding opportunities can be sought through agencies such as the Pennsylvania Department of Conservation and Natural Resources and PennDOT to facilitate their development.
- 2.4.C Install cycling wayfinding.** Consider installation of share the road signage and/or sharrows along roads such as Brandywine Avenue and Modena Road to improve bicycle safety. These types of facilities can be implemented without the need of additional right-of-way.

This rendering envisions North Brandywine Avenue as a “yield street” that provides for a potential multi-use lane within the existing cartway for use by both pedestrians and bicyclists.



RECOMMENDATION 2.5

Support efforts to establish a bus route to serve the Borough.

Census estimates indicate just over 40 percent of households in the Borough have access to a single vehicle, with 2 percent having no access to a vehicle. A bus route providing service to the Borough will afford residents a reliable, alternate means to access jobs, businesses, and services in the greater Coatesville community and beyond.

ACTIONS

- 2.5.A Coordinate efforts with partners to establish bus service.** Modena should work with SEPTA, Chester County, and the Transportation Management Association of Chester County (TMACC) to establish a bus route to connect Modena with the Coatesville Link and the Coatesville Station. Both Coatesville and South Coatesville should also be included in these efforts to both serve their communities as well as bolster efforts to secure service to Modena
- 2.5.B Investigate transit alternatives.** Further discussions should be had with the above listed agencies for other potential transit solutions, such as micro-transit and ride sharing, to address this need in the Borough.



At the time of writing, the only public transportation option available for Borough residents is via Rover, which provides scheduled, on-demand bus services on weekdays.

**RECOMMENDATION
2.6**

Enhance gateways entering the Borough.

The entranceways into Modena can create unique, welcoming, and defined gateways to the community. There are several small PennDOT “Borough” signs on some of the roadways entering the community, but not signage specifically designed for and unique to the Borough. This type of gateway signage can help enhance the look and feel of the community for people using these roadways.

ACTIONS

2.6.A Seek grants and other outside funding. Grant funding through the Chester County Department of Community Development and other outside agencies can be leveraged to design, construct, and install this type of gateway signage.



At the time of writing, the only demarcation for Modena when entering the Borough are small PennDOT signs like this one on Modena Road. Gateway signage can better identify and introduce Modena to visitors and residents alike.

**RECOMMENDATION
2.7**

Preserve scenic views from roads while improving overall safety for pedestrian and bicycle users.

The scenic aesthetic of much of Modena is attributed to the rolling hills, tree cover, and other natural features seen while traveling through the Borough. Preservation of these viewsheds can help to ensure the Borough maintains its unique sense of place.

ACTIONS

- 2.7.A The Borough could establish criteria to identify and designate scenic roads such as Hephzibah Hill Road and Woodland Avenue.** Once established, appropriate amendments to the subdivision and/or zoning ordinances to require protection of defining physical features (such as tree lines, ridge lines, etc.) as well as installation of pedestrian and bicycle amenities along these designated roads, could be considered as part of subdivision and/or land development applications.



Union Street is a major gateway into Modena and offers travelers scenic views as they enter the Borough.

3



Housing

GOAL

Continue to ensure the Borough accommodates a wide range of housing choices that are attractive, safe and in good repair, and accessible to persons of all incomes and abilities.



Objectives

- a.** Ensure both zoning and subdivision regulations are consistent with the Borough's housing goal.
- b.** Encourage creative site design and flexible land use ordinance standards to accommodate housing that blends into the character of the surrounding landscape.
- c.** Boost safe and affordable housing for all residents through the use and enforcement of the building and property maintenance codes.
- d.** Inform residents about various housing advocacy groups and organizations to take advantage of programs and services.
- e.** Enable residents to establish and grow moderately scaled home-based businesses.

Recommendations

RECOMMENDATION 3.1

Continue to provide opportunities for a variety of housing choices.

An important element of all diverse and vibrant communities is having a variety of housing choices. Various housing options can support persons and families of all incomes and abilities that call Modena home. The Borough completed a full update of its zoning ordinance in 2009, but it should be regularly reviewed to ensure it still addresses community needs. It is important to revisit the ordinance periodically to ensure it still is effective in providing for housing choice as housing is a dynamic issue that changes over time.

ACTIONS

Consideration could be given to permitting more of the missing middle housing typologies throughout the Borough. These typologies include a variety of multi-family options, constructed at a scale consistent with traditional residential neighborhoods. Regulations for these typologies should incorporate appropriate design standards and lot/bulk standards that respect established development patterns. Examples of these present in the Borough include twins, duplexes, townhouses, and residential conversions. Additional typologies to consider can include, but are not limited to: triplexes, fourplexes, and courtyard/small multiplexes.



Modena has a wide range of housing choices providing all types of options for residents that range from single-family detached and multi-family to the pictured row homes along South Brandywine Avenue.

**RECOMMENDATION
3.2**

Continue to enforce the property maintenance code to ensure existing housing stock remains attractive and viable.

As 81 percent of the homes constructed within the Borough are over 50 years old, and 63 percent are over 80 years old, having robust property maintenance policies in place are essential in ensuring the residential areas of the Borough remain attractive and vibrant. Enforcement of this Code, for both rental and ownership units, can identify problems early on and prevent maintenance issues associated with residential structures from becoming rehabilitation issues in the future.

ACTIONS

3.2.A Ensure property maintenance codes are regularly reviewed and amended as needed. The Borough has adopted the 2006 International Property Maintenance Code (IPMC), and this serves as the basis of enforcement of property maintenance codes in Modena. The Borough Code Enforcement Official should review and provide recommendations to Borough Council as to if a subsequent edition of the IPMC should be considered for adoption.

3.2.B Establish a rental inspection program. According to Census statistics, 78 percent of homes in the Borough are renter-occupied. Ensuring rental properties are being properly maintained protects the health and safety of tenants as well as can serve to prevent blight and other undesired outcomes. Elements to consider for this type of program can include:

- **Adopt a rental property chapter to Borough code.** The Borough should adopt a new chapter of the Borough code specific to rental properties. This chapter should be developed to meet the specific needs of the Borough through reasonable and fair requirements for the registration and ongoing inspection of rental units throughout the Borough. This chapter can include: specific requirements for both the property owner and tenant(s), license and inspection requirements, and enforcement procedures.
- **Registry of rental units.** In 2020, the Borough implemented a required annual registration for rental properties. This rental registry can serve as the foundation of a robust inspection program. This registry can further ensure that all Modena residents residing in a rental property are paying their annual earned income tax to the Borough as well.

- **Establishment of an inspection schedule.** Once the rental properties have been identified, an appropriate inspection schedule can be developed in consultation with the Borough Code Enforcement Official. This schedule should be flexible enough to allow for an inspection at the time a new tenant arrives or at a defined time interval (i.e. once every three to four years) for long-term tenants.

3.2.C Encourage improvements to blighted or vacant properties. There are a variety of methods of working with property owners and partners to improve neglected properties to improve the attractiveness of the Borough, improve safety, and provide housing opportunities.

- **Contact owners of blighted or vacant buildings.** Owners should be contacted to assess the reasons for blight or vacancy and discuss options, opportunities, and assistance to improve upon the current status. Connecting property owners with partners can be a key step towards affecting improvements.
- **Work with partners to purchase or improve blighted or vacant properties.** There are programs and funding available to purchase, improve, or transfer properties to entities willing, capable, and with the capacity to improve them. CCDCD, local realtors, non-profits, or a General Authority are potential options to assist in improving these properties. The Pennsylvania Conservatorship Law (Act 135) permits any party to petition the Court of Common Pleas for a non-profit entity to serve as conservator of an abandoned, blighted property and legally bring it back up to code.
- **Continue to enforce the Borough's Registration, Maintenance, and Security of Abandoned Real Property Ordinance.** In 2019, the Borough adopted an ordinance to manage vacant and blighted properties. This ordinance provides a registration process for vacant and abandoned properties and establishes basic maintenance and security requirements. The Borough should continue to ensure that this ordinance is enforced, and when necessary implement penalties and remedies for non-compliant properties in accordance with the regulations of this ordinance.



A regular inspection schedule for rental properties should be established to ensure all units are safe and secure of their residents.



As a Borough with a significant amount of historic housing stock, it is essential homes are properly maintained to ensure their long-term vitality throughout Modena.

**RECOMMENDATION
3.3**

Promote available resources for home maintenance and ownership.

With 81 percent Borough’s housing stock being greater than 50 years old, significant resources must be budgeted and expended by homeowners for the long-term upkeep and maintenance of their property. Further, the Borough’s favorable housing costs as compared with Chester County as a whole make Modena potentially an attractive place for first-time homebuyers to call home.

ACTIONS

There are many programs, through both governmental and non-profit entities, that can provide assistance for rehabilitation and maintenance of existing homes, subject to certain requirements (A listing of these programs can be found in Chapter 7, p. 89).

The Borough should help advertise the availability of these programs by including information on the Borough’s social media, website, and in any newsletters and postings. Further, various program brochures and applications could be available at the Borough office. The Borough could also aid residents in completing their applications, or direct residents to the proper person within the various support agencies.



As a predominantly residential community with an older housing stock, programs supporting long-term maintenance are essential in keeping housing vibrant and attractive.

RECOMMENDATION
3.4

Encourage infill development/redevelopment.

With much of the Borough's vacant land containing significant environmental constraints (i.e. floodplains, steep slopes, woodlands, etc.), locations for future development are rather limited. As such, infill development/redevelopment is an opportunity for new housing construction. Infill development further maximizes existing infrastructure amenities (i.e. public sewer, roads, etc.) without adding a significant cost burden to the Borough.

ACTIONS

Consideration could be given to ensure regulations encourage infill at a size and scale compatible with the established neighborhood. Specific attention should be given to lot and bulk standards to ensure they are consistent with the existing community.



Opportunities for infill development, such as the vacant lot at North Brandywine and Woodland Avenues, provide opportunities for new housing options to be constructed within the existing community.

RECOMMENDATION
3.5

Consider permitting major home occupations.

The MPC mandates no-impact home based businesses be allowed in all residentially zoned areas, but it is silent on major home occupations. At the time of writing, major home occupations are not permitted by the Borough Zoning Ordinance. The allowance of reasonably regulated major home occupations can promote local entrepreneurship and afford residents greater ability to start and grow small businesses within the Borough.

ACTIONS

As major home occupations can be more impactful, careful regulations should be developed to allow for the business to operate while minimizing impacts on neighboring properties. Consideration should be given to: how it is permitted (by-right, special exception, conditional use), structural appearance, limitations on square footage utilized for the business, storage of materials/equipment, parking of commercial vehicles, reporting of non-resident employees, hours of operation, signage limitations, and having customers at the residence.



Reasonable permitted, major home occupations can allow for a resident to grow their businesses with less overhead costs.

Photo by Andrew Neel on Unsplash

4



Economic Development

GOAL

Encourage targeted redevelopment of commercial areas to integrate character defining features and incorporate a mixture of uses to create and sustain a unique sense of place and provide essential commercial opportunities for residents within the Borough as well as potentially draw patrons and interest from outside the Borough.



Objectives

- a.** Encourage the redevelopment and expansion of businesses and employment opportunities within the Town Center and Town Center Overlay zoning districts.
- b.** Target and attract new businesses that can provide personal services and address food insecurity issues for Borough residents.
- c.** Ensure new development and/or redevelopment of commercial areas mitigates negative impacts and does not encroach into adjacent, established residential neighborhoods.
- d.** Ensure new development and the redevelopment of commercial and mixed-use areas incorporates best practices to promote the use of green technology and environmental sustainability.

Recommendations

RECOMMENDATION 4.1

Reimagine the Union Street corridor as Modena's Town Center.

Nearly all non-residential uses located in the Borough are found along or in the vicinity of Union Street from the Brandywine Valley Railroad tracks to the West Branch Brandywine Creek. The corridor includes numerous heavy and light industrial uses as well as limited multi-family and other residential uses. A vibrant Town Center, with an appropriately scaled retail, commercial, and industrial base, can result in a defined sense of place to provide Modena with a greater identity as well as to attract people from outside the community.

ACTIONS

As part of the 2009 zoning update, the Town Center Overlay District was established along the Union Street corridor. This overlay accommodates a wide variety of commercial uses by-right as well as mixed-use by conditional use. In addition to this zoning, the Borough could also incorporate other elements to further redevelopment efforts. These elements can include:

- 4.1.A Reevaluate the Town Center Overlay District standards.** As this overlay was adopted in 2009, consideration should be given to reevaluating these standards to determine if they need to be revised to reflect contemporary uses, designs, and practices. Areas of consideration can include but should not be limited to: increasing maximum lot sizes, consideration of mixed use as by-right, consideration of additional allowable uses as appropriate, and expansion of the overlay to additional portions of the IC District to the east.
- 4.1.B Implement appropriate streetscaping throughout the corridor as outlined in Connectivity Recommendation 2.2.**
- 4.1.C Emphasize green and environmentally friendly construction and redevelopment of the corridor.** The Union Street corridor has significant environmental considerations given its proximity to the Brandywine. In 2021 the area experienced two generational flooding events and given its geography the likelihood for similar events in the future is probable. Any new development or redevelopment should incorporate all practicable best practices as they relate to stormwater design and management, and further consideration can be given to reestablishing riparian buffers in the immediate vicinity of the Brandywine.

- 4.1.D Identify and establish public green space along the corridor.** The Borough could work with the community and local property owners to develop a community gathering place to further support the reimagining of the corridor as a Town Center.
- 4.1.E Incorporate placemaking elements to further define the corridor as the Town Center.** Amenities such as pole banners and gateway signage can clearly distinguish the area as Modena’s Town Center. Consideration could be given to supporting a mural arts program as public murals can serve to tell the story of the Borough as well as further a distinctive sense of place.
- 4.1.F Host community days and other outdoor events along the corridor.** In 2021, the Modena Centennial Celebration was held along the Union Street corridor. The event was successful in bringing the community together and showcasing community pride. Future events along the corridor can provide residents opportunities to engage and take pride in their community.



This simulation envisions a redevelopment of an industrial warehouse into a mixed-use facility with adjacent Union Street being transformed with enhanced pedestrian amenities, new green spaces, and gateway signage.

**RECOMMENDATION
4.2**

Encourage establishment of a village center at North Brandywine/Woodland Avenue intersection.

In addition to a range of housing types, within the immediate vicinity of this intersection are located Borough Hall, Raymond Culbertson Memorial Park, the Post Office, and the future Mode Park. A village center at this location can compliment a Town Center and further provide appropriately scaled, commercial opportunities for residents of the Borough.

ACTIONS

As part of the 2009 zoning update, the Town Center District was established at this intersection, radiating eastward along North Brandywine and westward along Woodland. This overlay accommodates a variety of commercial uses by-right inclusive of mixed-use. In addition to this zoning, the Borough could also incorporate other elements to further redevelopment efforts. These elements can include:

- 4.2.A Encourage appropriately scaled and sited infill development.** As this area is home to a long-established and vibrant residential community, any new development should generally respect its scale. Specific considerations can include: expansion of the pedestrian network, parking areas for commercial buildings placed at rear, etc.
- 4.2.B Implement appropriate streetscaping and traffic calming as outlined in Connectivity Recommendation 2.1.**
- 4.2.C Reevaluate the Town Center District standards.** As this district was adopted in 2009, consideration should be given to reevaluating these standards to determine if they need to be revised to reflect contemporary uses, designs, and practices. Further consideration can also be given to determine if additional properties should be considered as part of the district.

This simulation envisions a scaled appropriately, mixed-use building serving as an anchor of a village center on what is presently a vacant lot at the intersection of North Brandywine and Woodland Avenues.



**RECOMMENDATION
4.3**

Continue efforts to have a convenience store and other personal service stores locate in the Borough.

Modena does not have any convenience stores and/or personal service shops (i.e. laundromat, barber, etc.) located within the Borough limits. The closest convenience store to the Borough is in Coatesville and the closest grocery store is in Caln Township. The closest personal services are also generally found in Coatesville. Having these types of establishments located conveniently in the Borough can help to reduce food insecurity issues as well enhance overall quality of life experienced by residents.

ACTIONS

As part of the 2009 zoning update, both Town Center Districts accommodate a wide variety of commercial uses by-right, inclusive of personal services, retail and convenience stores, and laundromats. As the zoning is already in place to accommodate these uses, additional efforts the Borough can undertake to encourage their establishment include:

- 4.3.A Coordinate with property owners located within the Town Center Zoning Districts.** Locations for establishment of a convenience store and other personal services are rather limited within Modena. As such, the Borough should reach out directly to these property owners to gauge their interest in development of these opportunities. These conversations can then lead to a coordinated effort between the Borough and property owner to promote redevelopment of these identified properties for these mutually desirable uses.
- 4.3.B Engage with outside agencies to assist in the recruitment of these uses.** Agencies such as the Chester County Economic Development Council (CCEDC) and the Western Chester County Chamber of Commerce (WCCCC) can serve as partners in the promotion and marketing of the Borough as a location for a convenience store and other desired uses. Specifically, the CCEDC offers location services that can help in the efforts to locate a convenience store and other appropriate uses into the Borough.

The addition of a convenience store would provide needed access to food and other necessary consumer items without needing to leave the Borough.



**RECOMMENDATION
4.4**

Work to ensure the Borough continues to be served by a Post Office.

The Post Office offers a wide array of services to Borough residents in addition to traditional mail services. For example, this is the only location in the Borough that can offer and process money orders. Further, with the continuing expansion of eCommerce, having a local Post Office can ensure more timely deliveries as well as a convenient location for residents with a P.O. Box to retrieve packages.

ACTIONS

The Borough should regularly monitor the planning activities of the Post Office to ensure it remains as an essential part of the community. Further discussions can be had as needed for possible relocation in the Borough as part of a redevelopment project.



Located at 108 North Brandywine Avenue, the Modena Post Office continues to provide residents with wide-ranging postal services.

**RECOMMENDATION
4.5****Review existing zoning provisions to ensure they reflect contemporary practices and best implement community development objectives.**

A zoning ordinance is not intended to be a static document and should be periodically evaluated and amended as appropriate. Balancing the desire for positive economic development with the implementation of overriding community development objectives is essential for any proposed amendments to the zoning ordinance.

ACTIONS

As the Borough had a comprehensive zoning update in 2009, this effort would only seek targeted amendments and not a full update. The Borough could engage directly with the owners of existing commercial properties as well as those owning vacant land in the Town Center Zoning Districts. This engagement should be a listening session to understand directly from these owners how zoning controls influence their ability to utilize their properties most impactfully. This conversation can then lead to targeted amendments to potentially both the ordinance and zoning map that best address these concerns while remaining consistent with the Borough's community development objectives.

5



Community Services and Facilities

GOAL

Provide effective services and facilities to encourage safety, sustainability, improved stormwater management, and best coordinate with outside service providers to meet the needs of Borough residents and businesses, while making the Borough a desirable place to live, work, and recreate.



Objectives

- a.** Ensure open communication from the Borough with residents, and businesses through a variety of means, and evolve these means to best incorporate new communication technologies.
- b.** Ensure effective Borough boards, commissions, and committees and encourage resident and business participation in these entities.
- c.** Continue cooperative efforts with neighboring municipalities, regional entities, and partner organizations that are beneficial for planning and infrastructure activities in the Borough.
- d.** Support emergency service providers, public works, and code enforcement to protect the health and safety of the Borough.
- e.** Ensure proper management of stormwater runoff through effective regulations and practices that are current with evolving technology and standards.

Recommendations

RECOMMENDATION 5.1

Communicate effectively and efficiently regarding Borough business, events, and other topics impacting the community.

In order to provide greater transparency and encourage public input for the formation of policy, the community needs to remain informed regarding Borough business.

ACTIONS

Effective public communication requires a commitment to reaching the community in a variety of ways, and these methods should be consistently reevaluated and adapted to incorporate best contemporary practices. The Borough should periodically evaluate how information is conveyed to determine the most effective means of reaching all community members. Specific emphasis should be placed on how to best publicize public meetings and hearings. Further engagement should also be undertaken to determine what information the community desires to receive and adjust as necessary. Specific actions can include:

- 5.1.A Conduct regular assessments of communication.** Conduct periodic assessments of the full range of communication methods used by the Borough and the information they are providing to the community. This is essential in determining the effectiveness of the Borough in providing information to the community.
- 5.1.B Continue to evolve virtual communications.** Evaluate the Borough's website and social media communications periodically to ensure they provide a sufficient breadth of information, appropriate communication of resources, and potential for further community interaction, within a user-friendly format.
- 5.1.C Ensure communication occurs through a balanced variety of means such as electronic and non-electronic communication.** Non-electronic communication may include a Borough newsletter, communication through the changeable copy sign at Borough hall, or another visible community location such as the Fire Company.

- 5.1.D Consider the development and distribution of a “welcome packet” for new community members.** These packets should include materials providing general information about the Borough for new residents and business owners. They can further help familiarize new residents and businesses with the Borough and provide information on how to volunteer in/or support the local community.
- 5.1.E Evaluate the need to develop a Borough newsletter.** Although primarily distributed to the community in a digital format, limited hard copies could also be provided for pickup at Borough Hall and the Post Office. A community newsletter can keep residents and businesses updated on Borough events, meetings, and volunteer opportunities.
- 5.1.F Ensure the Borough’s renters are receiving Borough communications.** For any communications physically mailed, the Borough should utilize its rental registration list to ensure all Borough communications are received by both the property owner and the tenants of rental properties.
- 5.1.G Continue outreach and coordination with regional municipalities and organizations.** Having regular communications with other municipalities in the Coatesville Region and other organizations such as the Western Chester County Chamber of Commerce is important in working to identify and address issues that impact the greater region.



The Borough has been very effective in pushing information to its residents in real-time through the Modena Facebook page.

**RECOMMENDATION
5.2**

Address stormwater runoff to best protect public safety and ensure full compliance with state and federal mandates for water quantity and quality.

Modena's location in a valley along the Brandywine makes the Borough particularly prone to flooding. Flooding risk can be minimized, and surface and groundwater water quality can be improved through effective stormwater management. Various regulatory, educational, and infrastructure improvements can minimize the pollutant load of stormwater and properly manage quantity as required through federal and state regulations, including Municipal Separate Storm Sewer Systems (MS4).

ACTIONS

Taking a proactive role is essential to address existing and minimize future negative impacts resulting from stormwater runoff. This requires a coordinated effort between the Borough, the Pennsylvania Department of Environmental Protection (PADEP), and the Chester County Conservation District (CCCD). Specific actions can include:

5.2.A Plan for stormwater capital improvements and long-term funding mechanisms. In conjunction with the Borough Engineer, a prioritized list of recommended improvements, along with potential funding sources should be developed.

5.2.B Ensure regulatory controls are most impactfully addressing stormwater related issues. Carefully consider ordinance amendments as required by state and federal regulatory authorities or as identified by the Borough and other local community members and groups. Any amendments should be contemporary and efficient to meet the requirements of Municipal Separate Storm Sewer System (MS4) permit and regulatory requirements, inclusive of Chapter 18 (Sewers and Sewer Connections), Chapter 22 (Subdivision and Land Development) and Chapter 27 (Zoning). Potential considerations for revisions include:

- Consider updating the Floodplain Management Ordinance to incorporate the applicable updates developed as part of the 2022 Updated County-wide Stormwater Model Ordinance as developed by the Chester County Water Resources Authority.
- Consider requiring deed notes on properties that include stormwater management infrastructure, to potentially include information on the O&M responsibilities for these facilities.

- Periodic review to ensure the most up-to-date best management practices (BMPs) are permitted.
- Review and update ordinances as necessary to ensure consistency and eliminate conflicts between ordinances.

5.2.C Target Borough-owned properties for stormwater management upgrades. Have the Borough Engineer identify and prioritize Borough-owned properties suitable for new or enhanced/retrofitted stormwater facilities to address current and future management needs. The Mode property may provide for these opportunities as part of its redevelopment.

5.2.D Explore alternate funding sources for stormwater infrastructure. Investigate sustainable and consistent funding sources for stormwater management capital projects, and for compliance with the state and federal MS4 and Pollution Reduction Plan (PRP) requirements. Options for additional grant and bond funding, as well as new Borough sources, should be evaluated to help the Borough meet requirements of its stormwater permit and plans.

5.2.E Work regionally to address stormwater issues. Encourage adopting a regional approach toward issues in stormwater management through maintaining communications with surrounding municipalities regarding stormwater initiatives. This is critical as stormwater issues do not stop at the municipal border, and a more regional approach can be more impactful in targeting limited resources at the most pressing concerns. Coordination should specifically occur with Coatesville and South Coatesville as they are both located upstream and East Fallowfield downstream along the Brandywine Creek.

Significant amounts of debris were removed from the South Brandywine Avenue bridge spanning Dennis Run in the aftermath of Hurricane Ida in September 2021. Image courtesy of the Borough of Modena.



The Borough contracts out some of its maintenance of stormwater facilities which utilize equipment such as this vacuum to remove debris. Image courtesy of the Borough of Modena.



**RECOMMENDATION
5.3**

Encourage more community and neighborhood-based initiatives to promote best practices in stormwater management.

A majority of the Borough was developed before implementation of modern stormwater management techniques. Further, Modena contains significant environmental features such as very steep slopes and floodplains, which adds complications to stormwater management. The Borough has limited facilities to manage stormwater runoff from existing impervious surfaces and natural features such as the Brandywine Creek.

ACTIONS

Residents and businesses should be encouraged to implement appropriate stormwater facilities to lessen impacts from flooding on their properties. Specific actions can include:

- 5.3.A Encourage establishment of “green” BMPs.** Encourage the planting of native vegetation and creation of green infrastructure facilities such as rain gardens, bioswales, and rain barrels to reduce stormwater runoff. Further consideration should also be given to the restoration of residential riparian buffers and maintaining naturally landscaped lawns.
- 5.3.B Consider Borough sponsored educational programs for residents and businesses on voluntary actions that positively impact water quality and quantity.** Organizations such as PA DCNR, partner organizations of the Brandywine Creek, and the Chester County Conservation District, can provide materials and programs to help support these issues. Coordination with local groups, such as the Coatesville Youth Initiative, scouting organizations, the Coatesville Area School District, or other local entities, can effectively reach an expanded audience with minimal effort.
- 5.3.C Continue coordination with emergency service providers.** Cooperate with emergency service providers in the Borough to develop strategies to respond to flooding emergencies. Strategies can include proactive use of the fire station siren or other means to alert the community of expected flooding.

**RECOMMENDATION
5.4**

Provide effective and efficient governance through appropriate administrative and funding support of volunteer commissions, boards, and committees.

Modena has numerous commissions, that are staffed by volunteers, and are tasked with furthering the policies of the Borough. These groups need Borough support, periodic funding allocations, and current background materials to effectively carry out their duties.

ACTIONS

Maintain regular communication between the volunteer commissions, staff, and elected officials to ensure needed resources are in place. There should be a periodic review that is broader in nature and discusses resources that may be needed in the annual budget. Consideration should also be given to providing opportunities for board and commission members to attend relevant training opportunities for the role(s) they serve. Periodically, the Borough can further highlight both members and actions taken by these groups to being greater awareness to their roles and duties.



Groups such as Friends of the Mode House are critical in ongoing efforts to revitalize and enhance the Borough. *Image courtesy of Friends of the Mode House.*

**RECOMMENDATION
5.5**

Continue to support public works and code enforcement to facilitate timely and responsive services for Borough residents and businesses.

Public works is tasked with the long-term and ongoing maintenance of Borough facilities and infrastructure. Code enforcement is tasked with the enforcement of the Borough code and zoning ordinance. Ensuring these functions continue to have adequate resources is essential in their ability to fulfill responsibilities to residents and businesses alike.

ACTIONS

Through Borough budget and staff activity, Modena should continue to monitor the levels of reports as it relates to both of these departments. Recommendations specific to housing related property maintenance can be found in Chapter 4: Housing. Specific actions can include:

- 5.5.A Ensure public works has the appropriate resources to serve the community.** The Borough Council should continue to coordinate with public works to ensure the department has adequate resources. Funds should be allocated for the necessary replacement of equipment essential for maintenance activities.
- 5.5.B Ensure the code enforcement process is transparent and understandable.** The Borough should ensure concerns received by code enforcement are both investigated and addressed in a timely manner. If further follow-up is requested from involved parties, ensure all communication is timely and transparent.

- 5.5.C Consistently review regulatory controls for code enforcement.** Borough staff and other groups such as the Planning Committee, should continue to evaluate existing ordinances and procedures to ensure code enforcement has the tools in place to enforce the code when necessary. This can include consideration to amend §5-201 of the Borough Code to designate the 2009 International Property Maintenance Code as the official property maintenance code for the Borough.
- 5.5.D Continue the established business registration program.** The Borough should continue their business registration program to ensure necessary site inspections occur, and to provide ongoing communication with property owners.



In January 2022 the Borough placed into service a new public works truck after successfully awarded grants instrumental in its acquisition.

RECOMMENDATION
5.6 **Support emergency service providers to protect the health and safety of Borough residents.**

The Borough has a responsibility to ensure police, fire, and ambulance services are accessible, effective, and efficient. Greater awareness within the community may positively impact the numbers of volunteers and the level of success of any fundraising programs.

ACTIONS Through the Borough budget, Modena should continue to coordinate with emergency service providers on a routine basis, monitor land use driven emergency response rates, provide leadership in the discussions of funding, provide direct financial support, and engage with the service providers, surrounding municipalities, and the community regarding other means to support these services. Specific actions can include:

- 5.6.A Analyze impacts on land use on emergency responders.** The Borough should continue to analyze the impacts of various land uses and developments on the generation of emergency calls for police, fire, and EMS assistance. This should particularly be undertaken for any new development/redevelopment of a property for anything other than a single-family home.
- 5.6.B Continue coordination with and support of the South Coatesville Police Department.** The Borough Council should continue to coordinate directly with the South Coatesville Chief of Police to regularly assess their services provided to the Borough. The Borough, in conjunction with South Coatesville, should further consistently assess department staffing, equipment, and facilities to most effectively serve the residents and businesses of the Borough.
- 5.6.C Continue coordination with and support of the Modena Fire Company.** The Borough Council should continue to coordinate directly with the Modena Fire Company Chief to regularly assess their services provided to the Borough. Borough Council should continue to support their operations and capital expenditures to ensure the long-term viability of the Fire Company in the Borough.

- 5.6.D Develop strategies to best address climate impacted events.** The Borough should develop emergency management coordination strategies to respond to climate change events such as storms, flooding, and heatwaves. Planning for community assistance may be necessary, such as the use of fire station sirens to warn of potential flooding or identifying local shelters or cooling facilities for vulnerable residents.
- 5.6.E Encourage greater volunteerism for emergency service providers.** The Borough should actively publicize the need for and value of volunteer emergency responders and further assist in the promotion of fundraisers of these providers. Through the Modena website, social media, and other means, the Borough can help raise the profile of the fire company, and their reliance on volunteers. Greater awareness within the community may positively attract volunteers and add to the level of success of the company's fundraising efforts.



Located at 5 North Brandywine Avenue, the Modena Fire Company has served the Borough since its establishment in 1922.

6



Future Land Use

GOAL

Maintain the existing integrity of land use patterns and the natural environment while supporting future development that complements these patterns, encourages appropriately scaled commercial/retail development, supports housing options, supports the industrial base, and enhances recreational and cultural opportunities.



Objectives

- a. Direct growth and development to areas with adequate infrastructure while protecting open space and environmentally sensitive areas that are character defining attributes of the Borough.
- b. Encourage commercial and industrial growth that promotes economic opportunities and convenient services for Borough residents.
- c. Maintain diverse housing options and further encourage infill and innovative residential design to both enhance and complement existing residential neighborhoods.
- d. Support and participate in multi-municipal planning initiatives to encourage compatible land use patterns in adjoining areas, coordination of infrastructure development, and continuation of natural resource protection.

Developable Lands

The amount and location of developable lands that exist in the Borough are important to future land use planning. Determining which lands are available for development (developable) is helpful in projecting the amount, type, and location of future growth that could occur in the Borough.

Developable lands are determined by first eliminating lands that are fully developed or protected (such as parkland easements, deed restricted lands, etc.). The next step is to consider natural resources/constraints and the limitations they impose on use of the land. Resources/constraints that were taken into consideration for the purposes of this analysis incorporate the Landscapes3 Significant Natural Landscapes Overlay, which consists of a network of streams, wetlands, floodplains, and forests. Approximately 49.5 percent (111.88 acres) of the Borough are mapped within this overlay and are considered “undevelopable” as part of this analysis. The acreage of the developed, protected, and constrained lands categories was combined (assuring there was no overlap) and about 6 percent (14.5 acres) of developable lands were identified in Modena.









Since 2012 there has not been a formal land development application made in the Borough, and the small number of developable lands reflects this limited development activity over the past decade. These limited developable areas will further result in the vast majority of new development in the Borough be either through the redevelopment of developed properties or through context sensitive, infill projects within established neighborhoods.

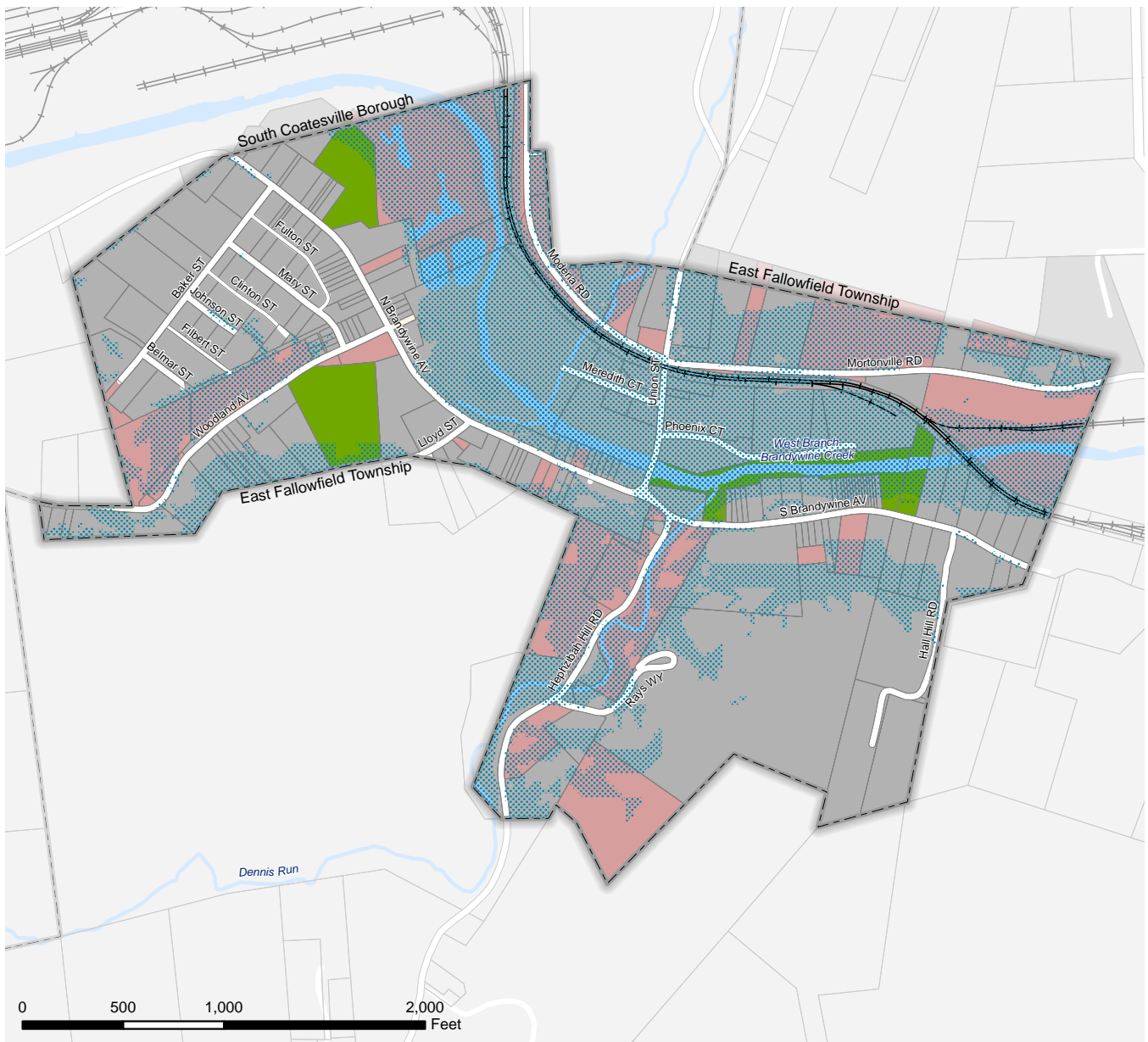
Primary Category	Included in Category	Total Acreage	Acreage (L3 constraints excluded)
Developed Lands	existing developments, street rights-of-way	161.70	93.73
Protected Lands	parks, easements, open space, deed-restricted parcels	11.56	5.91
Developable Lands	remaining lands	52.72	14.46



Given the environmental and natural constraints existing in the Borough, there are only limited areas of developable lands available.

Developable Lands Map













-  Municipal Boundary
-  Parcel Boundary
-  Hydrology
-  Railroad Lines
-  Developable Parcels
-  Developed Parcels
-  Protected Parcels
-  Natural Resources and Constraints
Wetlands, 100 & 500 year floodplain, streams/lakes, steep slopes

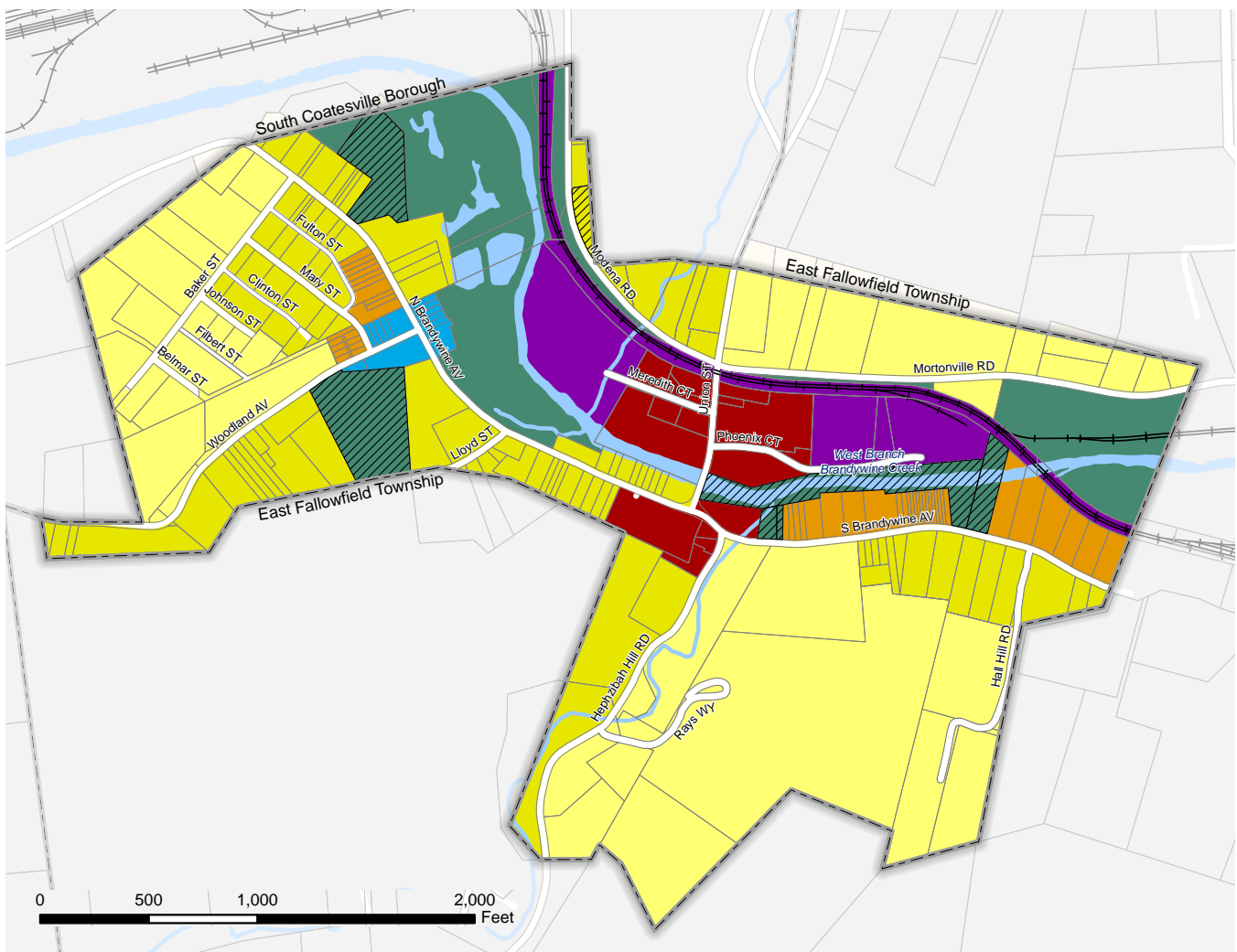


Future Land Use

Projecting the appropriate amount, type, and location of future potential growth is helpful in providing a framework for the future based upon where it can be accommodated. The amount and location of developable lands that remain in Modena Borough, along with consideration of the potential for redevelopment, are the basis for future land use planning. The future land use plan recommends an overall land use pattern for the Borough. This section designates areas to promote growth based upon where it can be accommodated or where it may continue the existing development pattern. An overview of the Borough’s resource preservation standards can be found in Chapter 2: Resource Preservation.

Future Land Use Map

-  Municipal Boundary
-  Parcel Boundary
-  Hydrology
-  Railroad Lines
- Future Land Use**
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Town Center
-  Village Center
-  Industrial
-  Recreation/Open Space
-  Borough Owned Parcels



Low Density Residential (LDR) 91.27 acres

This area is the largest designation by area and is comprised of a variety of single-family residences, generally on the largest residential lots in the Borough averaging just under two acres, but these lots can be as small as just over 1/3 of an acre. These areas are predominately located at the south end and west of Baker Street, north of Mortonville Road, and at the southeast quadrant of the Borough just off South Brandywine Avenue and east of Hephzibah Hill Road. The Borough encourages lower-density residential development and conservation of environmental resources in these areas. These are accomplished through zoning provisions that offer the largest residential lot options, and robust resource preservation standards that protect sensitive areas such as steep slopes and woodlands that present throughout these areas.

Strategy: This area is predominantly single-family homes on larger lots with some vacant land, and all areas have access to public sewer except for some locations along Hephzibah Hill and Hall Hill Roads. Environmental considerations, including steep slopes, woodlands, and flood-prone areas, should be an important consideration with any future development. Stormwater runoff should be a critical consideration with any future development to protect water quality and minimize or mitigate flooding. The existing zoning is the R-1 Residential District, which is consistent with the Future Land Use plan.



Single-family detached dwellings encompass the LDR designation and constitute Modena's largest future land use category by area. This example is located along Baker Street.

Medium Density Residential (MDR) 51.31 acres

This area is the second largest designation by area and is comprised of predominately single-family residences, with other housing options such as twins scattered throughout. Lots in this designation can be as large as about ½ an acre, but generally are much smaller, between 6,000-12,000 square feet. These areas are located throughout the Borough with the largest areas located generally east of Baker Street, along North Brandywine Avenue, South of Woodland Avenue, west of Hephzibah Hill Road, and north of Modena Road. The Borough encourages medium-density residential development and this is accomplished through zoning provisions that offer appropriately sized residential lot options and additional housing options. Applicable resource preservation standards that protect sensitive areas, such as steep slopes and flood-prone areas also impact potential development.

Strategy: This area is predominantly single-family homes, with some limited additional housing options, and some vacant land. All areas have access to public sewer except for some locations along Hephzibah Hill Road. Environmental considerations, including steep slopes, woodlands, and flood-prone areas, should be an important consideration with any future development. Stormwater runoff should be a critical consideration with any future development to protect water quality and minimize or mitigate flooding. The existing zoning is the R-2 Residential District, which is consistent with the Future Land Use plan.



The MDR designation generally features single-family detached dwellings and twins on smaller lots than those designated LDR. This example is located along North Brandywine Avenue.

High Density Residential (HDR) 64 acres

This area is the smallest residential designation by area and is comprised of predominately multi-family residences. Lots in this designation can be as large as 12,000 square feet, but lots generally are much smaller at 6,000 square feet. These areas are located at Woodland Avenue and Mary Street, a small area on North Brandywine Avenue, and a large portion of the northern frontage of South Brandywine Avenue. The Borough encourages high-density residential development in these areas, and this is accomplished through zoning provisions that offer a variety of multi-family housing options. Applicable resource preservation standards that protect sensitive areas such as steep slopes and flood-prone areas also impact potential development.

Strategy: This area is predominantly multi-family homes, with limited areas of vacant land, and all areas have access to public sewer. Stormwater runoff should be a critical consideration with any future development to protect water quality and minimize or mitigate flooding. The existing zoning is the R-3 and R-4 Residential Districts, which are consistent with the Future Land Use designation.



The HDR designation generally features single-family attached and multi-family dwellings on smaller lots. This example is located along South Brandywine Avenue.



Town Center (TC) 12.63 acres

The Town Center designation envisions the commercial areas present along Union Street and immediately south of Brandywine Creek as Modena’s primary commercial district with pedestrian-oriented, local commercial and service uses to serve the needs of Borough residents as well as accommodate potential transformative uses bringing more visitors and positive visibility to the Borough. The Borough encourages a wide range of commercial and retail uses in this area and this is accomplished through zoning provisions that offer a variety of commercial opportunities and some housing options through mixed-use proposals. Given its location in the immediate vicinity of Brandywine Creek, resource preservation standards to address flood-prone and riparian areas are of critical importance.

Strategy: This area is built out, and all infill and redevelopment proposals should respect the general scale and massing of existing structures of the community while also providing for a mix of uses. Additional height considerations could be considered for redevelopment proposals to address flood-related issues. Expansions of modern infrastructure and amenities such as green/community gathering space, the pedestrian network, and public water supply, if feasible, should be incorporated into all projects proposed for the Town Center area. The current zoning is predominately the TC-2 Town Center Overlay District with the I/C Industrial-Commercial District serving as the base district for the Union Street area and NC Neighborhood Commercial for the R-2 and R-3 for the area south of Brandywine Creek. The TC-2, I/C, and NC are consistent with the Future Land Use plan. Although the R-2 and R-3 designations are not consistent, the existing uses of the Modena Fire Company and an apartment building are consistent with the overall Town Center vision.



The TC designation envisions establishment of a mixed-use, commercial center centered on the Union Street corridor.

Village Center (VC) 2.46 acres

The Village Center designation envisions the establishment of an appropriately scaled, village center at the North Brandywine/Woodland Avenue intersection with limited commercial options to serve the needs of Borough residents. The Borough encourages a wide range of small-scale, commercial and retail uses in this area and this is accomplished through zoning provisions that offer a variety of commercial opportunities and housing options through mixed-use proposals.

Strategy: This area is relatively built out, but also includes a significant vacant property at the corner of Woodland Avenue and North Brandywine Avenue that permits infill development that should respect the general scale and massing of existing structures of the surrounding community. Expansions of modern infrastructure and amenities such as green/community gathering space and the pedestrian network should be incorporated into all projects proposed for the Village Center area. The current zoning is predominately the TC-1 Town Center District with adjoining R-2 and R-3 zoned areas. The TC-1 is consistent with the Future Land Use plan. Although the R-2 and R-3 designations are not fully consistent, the existing uses of the post office and higher density residential uses are consistent with the overall Village Center vision.



The VC designation envisions establishment of a village scaled, commercial node centered on the North Brandywine at Woodland Avenue intersection.



Industrial (I) 17.37 acres

The Industrial designation includes the industrial areas and railroad right-of-way north of Brandywine Creek inclusive of Sealed Air and the industrial properties at the eastern end of Phoenix Court. Although industrial use in the Borough has remained relatively unchanged since 2004, providing for limited industrial growth and/or expansion is important for maintaining a balanced municipal tax base and reducing dependence on residential property taxes.

Strategy: This area is relatively built out but includes vacant and underutilized properties that could accommodate infill and redevelopment. Any new or redevelopment should provide a defined transition area between the industrial uses and the envisioned Town Center area with appropriate buffering and screening. The existing zoning is the I Industrial for the properties west of Union Street, and I/C Industrial-Commercial District for the properties east of Union Street, which is consistent with the Future Land Use plan.



The I designation encompasses the industrial areas immediately adjacent to the VC designation.

Recreation/Open Space (R/OS) 41.19 acres

The Recreation/Open Space designation includes Borough-owned properties and parks, much of the floodplain areas south of Brandywine Creek, and the former Modena Yard brownfield. These areas are generally the least developable and most environmentally constrained areas of the Borough, and intended for only recreational uses, and open space.

Strategy: These areas should remain undeveloped with the exception of limited, and site-sensitive recreational amenities and improvements such as the restoration and development of the Mode House and Park and implementation of the Brandywine Greenway. As most of these areas are located within flood-prone areas adjacent to Brandywine Creek, opportunities to address stormwater issues through initiatives such as stream bank and riparian zone restoration, as well as implementation of other natural management facilities can serve to both enhance these areas as well as address flood-related issues. Coordination should also occur with East Fallowfield Township for any future reuse of the Modena Yard property for recreational uses. The predominant existing zoning for these areas is R-SO Recreation-Open Space, which is consistent with the Future Land Use plan.



Culbertson Park serves as a significant area of the R/OS designation that is open and accessible to the public.

Recommendations

RECOMMENDATION 6.1

Consider modifications to current zoning to support adjustments for the Future Land Use Plan.

The Borough's zoning ordinance was last updated in 2009. It should be periodically reevaluated to ensure it continues to serve as a critical tool in implementation of the overall land use vision for Modena. Although Modena Borough is a stable community with limited areas for new development and/or redevelopment, targeted amendments to the zoning ordinance can help further desired Borough development and land use goals.

ACTIONS

In addition to the recommendations made in Chapter 2: Resource Conservation, zoning considerations for the Borough can include:

- 6.1.A Consider additional housing options.** Consider allowing two-family dwellings in the R-1 Residential district by conditional use. The R-1 district contains the most acreage in the Borough, allowing for two-family dwellings with appropriate design standards can create more housing options.
- 6.1.B Consider additional allowable uses.** Review the existing allowable uses in both the TC-1 and TC-2 districts to determine if additional use types are appropriate for each and should be added. Specific consideration should be given to allowing mixed-use by-right in the TC-2 as well as for allowances for additional residential opportunities above the ground floor in multi-story buildings.

- 6.1.C Consider zoning map changes.** Consider a map amendment to expand both the TC-1 and TC-2 districts. Specific consideration can be given to expanding the TC-2 designation further to the east and expanding the TC-1 to encompass more of the properties at the vicinity of the Woodland/North Brandywine Avenue intersection.
- 6.1.D Consider increasing building height in flood areas.** Consider amending building height exemptions to also include an exemption for additional building elevation required to mitigate flooding issues.



Additional housing options such as this quad on North Brandywine can provide for additional housing options without detracting from established neighborhoods.

RECOMMENDATION
6.2

Ensure that all new development and redevelopment projects implement the most impactful and effective measures to mitigate impacts of stormwater runoff.

Nearly all of Modena’s built environment was constructed prior to the advent of modern stormwater management facilities and techniques. Further, with the Borough experiencing more frequent major storm events, flooding continues to grow as a significant issue. Opportunities to address stormwater management through the land development process is one method that can be utilized to lessen the impacts of these more frequent flooding events.

ACTIONS

The Borough should continue to monitor the stormwater management ordinance to ensure it does not preclude modern BMPs as the technology and techniques continue to evolve. Further consideration could also be given to amending the ordinance to allow for greater flexibility in design of stormwater BMPs to best address localized issues with the approval of the Borough Engineer. In conjunction with this on-going effort, the Borough should further monitor both their zoning and subdivision and land development ordinances to ensure consistency with the stormwater management ordinance. Recommendations specific to Borough operated stormwater facilities can be found in Chapter 5.

In this example, stormwater features are incorporated into a parking lot redevelopment to mitigate impacts of additional impervious area on both stormwater quality and quantity.



**RECOMMENDATION
6.3**

Encourage “green” building and development practices to improve the sustainability of housing and development within Modena Borough.

Sustainable buildings are more affordable to the owner over the long term. For some homeowners and renters, costs can become restrictive with the additional cost of heat and other utilities. Incorporating green methods and materials, such as water conserving fixtures, energy star appliances, high efficiency lighting, renewable energy sources (including photovoltaic and geothermal) and green roofs reduces energy costs, making utility costs more manageable.

ACTIONS

Consideration should be given to adding general provisions to encourage energy conservation through the use of alternative energy such as solar and geothermal technology. Specific considerations can include:

- 6.3.A Consider zoning amendments for alternative energy systems.** Consider amending the zoning ordinance to include provisions allowing for a wide range of alternative energy systems (i.e., solar, wind, geothermal). Further considerations will need to be given on whether these systems will be allowed by-right or not as well as if they will be permitted only as accessory and/or as principal uses.
- 6.3.B Consider subdivision amendments to promote sustainability.** Consider amending the subdivision and land development ordinance to incorporate provisions that encourage green building techniques and/or requirements.

In this example, rooftop solar panels were installed to afford its owner the ability to produce renewable energy within the existing built environment.



7



Implementation

This chapter presents the plan recommendations with pertinent information for their implementation. The recommendations are listed in the same order as presented in the preceding chapters. Also included are the corresponding chapter recommendation designation and the entities responsible for implementation. Specific methods of implementation can be found in their respective topical chapters.

PRIORITY Section 301(a)(4.2) of the MPC requires comprehensive plans include “a discussion of short-and long-range plan implementation strategies.” As this plan was developed as an implementable plan with fewer, but more targeted recommendations to address Borough needs, all the recommendations herein are generally considered to be of a high priority.



RESPONSIBLE PARTY

Borough Council sets priorities and assign groups to undertake the tasks outlined in this chapter. These groups then provide their findings to Council to best inform actions that Council may take in the best interest of the Borough. It is understood that all identified recommendations require Council support, participation, and approval in some form. As such, in the chart below, Council is only specifically identified when the recommendation is under the exclusive purview of Borough Council.

In addition to the groups identified, if appropriate, a task force can be formed to address specific recommendations. For all the listed actions, Borough staff and consultants will have some degree of involvement. The Zoning Hearing Board is not included as an identified group tasked with plan implementation as they only serve in a quasi-judicial capacity as the first arbitrator of situations involving zoning as defined by the Municipalities Planning Code.

The group or groups with primary responsibility for implementing a particular recommendation are listed under this heading. Generally, the groups with the most responsibilities assigned are the Planning Committee, Borough Council, staff, or consultant team.

Groups are identified as follows:

- Borough Council
- Planning/Zoning Committee
- Parks and Recreation Committee
- Historical Committee
- Ordinance Committee
- Borough Staff
- Borough Engineer
- Borough Public Works
- Borough Code Enforcement

1 Resource Preservation



Recommendations	Responsible Party
1.1 Explore opportunities to connect Borough residents to the West Branch Brandywine Creek, and create public spaces that further greenway connection efforts along the Brandywine.	Parks and Recreation Committee
1.2 Preserve vital natural resources in the Borough such as riparian buffers, wetlands, woodlands, steep slopes, groundwater, and plant and animal habitat corridors, while enhancing water and air quality.	Planning/Zoning Committee
1.3 Periodically review natural resource protection standards to advance protection, stewardship, restoration, and interpretation of natural resources.	Ordinance Committee
1.4 Encourage community education and involvement that protects natural and historic resources, raises environmental advocacy, energy conservation, and promotes sustainability.	Borough Council
1.5 Continue efforts to restore the Mode House as a public facility connecting the Borough's past with its present and future.	Parks and Recreation Committee
1.6 Consider development and adoption of historic resource preservation standards to ensure the Borough retains its historic, small-town identity.	Historical Committee
1.7 Obtain financial and technical resources from federal, state, and non-profit sources to advance the historic preservation objectives.	Historical Committee

Resources

Chester County Conservation District
www.chesco.org/205/Conservation-District

Brandywine Creek Greenway Strategic Action Plan
<https://www.brandywine.org/sites/default/files/media/Strategic%20Action%20Plan%20Part%201.pdf>

Brandywine Conservancy
www.brandywine.org/conservancy

Penn State Extension, Chester County
www.extension.psu.edu/chester-county

PA DCNR grant opportunities
www.grants.dcnr.state.pa.us/

Chester County Natural Resources eTools
<https://chescoplanning.org/MuniCorner/eTools/NatResources.cfm>

Natural Lands' Land for Life: A Handbook for Caring for Nature
www.natlands.org/what-we-do/caring-for-nature/land-life-handbook-caring-nature

We Conserve PA: Environmental Advisory Council
<https://conservationtools.org/guides/1-environmental-advisory-council>

US Environmental Protection Agency's Guidance on Private Drinking Water Wells
<https://www.epa.gov/privatewells>

USGS National Water Dashboard
<https://dashboard.waterdata.usgs.gov/>

Chester County Planning Commission – Climate Action Planning
<https://chescoplanning.org/environmental/ClimateAction.cfm>

Chester County Planning Commission, Zoning Overlays eTool
<https://www.chescoplanning.org/MuniCorner/eTools/65-ZoningOverlay.cfm>

Mode House
<https://www.facebook.com/ModeHouseofModena/>

Chester County Historical Society
<http://www.chestercohistorical.org/>

Chester County Historic Preservation Network
<http://www.cchpn.org/>

Chester County Planning Commission, Historic Resources
<https://chescoplanning.org/HisResources/Historic.cfm>

Pennsylvania Historical and Museum Commission (PHMC)
<https://www.phmc.pa.gov/Pages/default.aspx>

2 Connectivity



Recommendations	Responsible Party
2.1 Ensure road standards are up to date with contemporary best practices to ensure safety of all users.	Borough Engineer
2.2 Improve streetscaping and overall safety along Union Street through existing ordinances, programs, and policies.	Borough Engineer Planning/Zoning Committee
2.3 Develop and implement an on-going road program to ensure the Borough road network is regularly maintained and in good repair.	Borough Engineer Borough Public Works
2.4 Explore funding opportunities to implement pedestrian, bicycle, and other multimodal connections and further amend Borough ordinances to facilitate their creation.	Borough Council Ordinance Committee
2.5 Support efforts to establish a bus route to serve the Borough.	Borough Council
2.6 Enhance gateways entering the Borough.	Planning/Zoning Committee
2.7 Preserve scenic views from roads while improving overall safety for pedestrian and bicycle users.	Borough Engineer Planning/Zoning Committee Historical Committee

Resources

Chester County Public Transportation Plan
<http://www.chescoplanning.org/transportation/PTP.cfm>

Chester County Multimodal Handbook
<http://www.chesco.org/DocumentCenter/View/26940/Multi-Modal-Circulation-Handbook?bidId=>

Chester County Planning Commission, Active Transportation inventory
<https://www.chescoplanning.org/transportation/ati.cfm>

Chester County Planning Commission, Municipal Grant Opportunities
<https://www.chescoplanning.org/MuniCorner/GrantOpportunities.cfm>

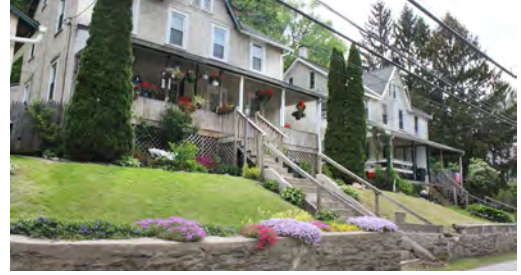
Enhancing the Transit Environment
<http://www.chesco.org/DocumentCenter/View/34285/Enhancing-The-Transit-Environment?bidId=>

PennDOT Pedestrian Facilities Pocket Guide
<https://www.dot.state.pa.us/public/Bureaus/design/ADA/PocketGuide.pdf>

DVRPC Bicycle and Pedestrian Planning
<https://www.dvrpc.org/TransitBikePed/>

Transportation Management Association of Chester County
<https://www.tmacc.org/>

3 Housing



Recommendations	Responsible Party
3.1 Continue to provide opportunities for a variety of housing choices.	Planning/Zoning Committee
3.2 Continue to enforce the property maintenance code to ensure existing housing stock remains attractive and viable.	Borough Code Enforcement
3.3 Promote available resources for home maintenance and ownership.	Borough Council Borough Staff
3.4 Encourage infill development/redevelopment.	Planning/Zoning Committee
3.5 Consider permitting major home occupations.	Planning/Zoning Committee

Resources

Chester County Department of Community Development
<https://www.chesco.org/204/Community-Development>

Chester Planning Commission, Housing Diversity eTool
<https://www.chescoplanning.org/MuniCorner/eTools/32-HousingDiversity.cfm>

Chester Planning Commission, Housing Rehabilitation eTool
<https://www.chescoplanning.org/MuniCorner/eTools/11-HousingRehab.cfm>

Good Works (home repair)
<http://www.goodworksinc.org/>

Good Neighbors (home repair)
<https://www.goodneighborshomerepair.org/>

Housing Partnership of Chester County (HPCC)
<https://housingpartnershipcc.com/index.html>

HPCC Programs (first-time homebuyer; home maintenance, rehabilitation, and modification)
<https://housingpartnershipcc.com/our-programs.html>

Housing Authority of the County of Chester
<http://www.haccnet.org/>

PA DCED Keystone Communities, Elm Street Program
<https://dced.pa.gov/housing-and-development/keystone-communities/>

Pennsylvania Conservatorship Law (Act 135 of 2008)
<https://www.legis.state.pa.us/cfdocs/legis/li/uconsCheck.cfm?yr=2008&sessInd=0&act=135>

4 Economic Development



Recommendations	Responsible Party
4.1 Reimagine the Union Street corridor as Modena's Town Center.	Planning/Zoning Committee
4.2 Encourage establishment of a village center at North Brandywine/Woodland Avenue intersection.	Planning/Zoning Committee
4.3 Continue efforts to have a convenience store and other personal service stores locate in the Borough.	Borough Council
4.4 Work to ensure the Borough continues to be served by a Post Office.	Borough Council
4.5 Review existing zoning provisions to ensure they reflect contemporary practices and best implement community development objectives.	Planning/Zoning Committee Ordinance Committee

Resources

Chester County Economic Development Council
<https://ccedcpa.com/>

Western Chester County Chamber of Commerce
<https://www.westernchestercounty.com/>

CPC Commercial Landscapes Series
<https://chescoplanning.org/MuniCorner/ComLand/overview.cfm>

CCPC Multimodal Handbook
<https://www.chescoplanning.org/municorner/MultiModal/ch1-intro.cfm>

NACTO Urban Street Design Guide
<https://nacto.org/publication/urban-street-design-guide/>

PA Department of Community and Economic Development, Business Assistance Programs
<https://dced.pa.gov/business-assistance/>

PA Department of Community and Economic Development, Programs and Funding
<https://dced.pa.gov/program/>

Main Street America
<https://www.mainstreet.org/home>

5 Community Services And Facilities



Recommendations	Responsible Party
5.1 Communicate effectively and efficiently regarding Borough business, events, and other topics impacting the community.	Borough Council
5.2 Address stormwater runoff to best protect public safety and ensure full compliance with state and federal mandates for water quantity and quality.	Borough Engineer Planning/Zoning Committee
5.3 Encourage more community and neighborhood-based initiatives to promote best practices in stormwater management.	Borough Council
5.4 Provide effective and efficient governance through appropriate administrative and funding support of volunteer commissions, boards, and committees.	Borough Council
5.5 Continue to support public works and code enforcement to facilitate timely and responsive services for Borough residents and businesses.	Borough Council Borough Public Works Borough Code Enforcement
5.6 Support emergency service providers to protect the health and safety of Borough residents.	Borough Council

Resources

Stormwater PA

<http://www.stormwaterpa.org/ms4-program.html>

PA DEP Municipal Stormwater

<https://www.dep.pa.gov/Business/Water/CleanWater/StormwaterMgmt/Stormwater/Pages/default.aspx>

CCPC Stormwater Management BMPs

<https://www.chescoplanning.org/MuniCorner/Tools/BMPs.cfm>

CCPC Riparian Buffers

<https://www.chescoplanning.org/MuniCorner/Tools/RiparianBuff.cfm>

Chester County Conservation District

<https://www.chesco.org/205/Conservation-District>

Chester County Emergency Services

<https://www.chesco.org/217/Emergency-Services>

Chester County Hazard Mitigation Plan

<https://www.chestercountypahmp.com/>

Chester County Water Resources Authority

<https://www.chesco.org/158/Water-Resources-Authority>

Penn State Extension, Chester County

<https://extension.psu.edu/chester-county>

PA DCNR grant opportunities

<https://www.dcnr.pa.gov/Communities/Grants/Pages/default.aspx>

Brandywine Conservancy

<https://www.brandywine.org/conservancy>

Modena Fire Company

<https://www.modena37.com/>

6 Future Land Use



Recommendations	Responsible Party
6.1 Consider modifications to current zoning to support adjustments for the Future Land Use Plan.	Planning/Zoning Committee
6.2 Ensure that all new development and redevelopment projects implement the most impactful and effective measures to mitigate impacts of stormwater runoff.	Borough Engineer
6.3 Encourage “green” building and development practices to improve the sustainability of housing and development within Modena Borough.	Planning/Zoning Committee

Resources

Chester County Planning Commission – Green Development Codes eTool
<https://www.chescoplanning.org/MuniCorner/eTools/06-GreenDevCodes.cfm>

Chester County Planning Commission – Green Roofs eTool
<https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>

U.S. Green Building Council, Leadership in Energy and Environmental Design program
<https://www.usgbc.org/>

U.S. Department of Energy, Better Communities Alliance program
<https://betterbuildingsolutioncenter.energy.gov/bca>

Appendix



APPENDIX

A

Existing Conditions

Appendix A describes the factors having significant impacts on planning, growth, and resources in the Borough and provides context within the larger region. This inventory of existing conditions helps to inform the development of policies and recommendations for the Borough of Modena. This assessment of existing conditions represents a snapshot of conditions in the Borough in 2021 and may not be as representative of the Borough at the end of the plan's time horizon.

Existing Conditions



Modena is predominately a residential community, with a significant industrial heritage.

Existing Land Use and Zoning

Overall land use in Modena has remained relatively unchanged since the 2004 Comprehensive Plan. However, redevelopment has the potential to incrementally change the density and intensity of land uses in the Borough. This section provides an inventory and analysis of current land use that serves as a basis for analyzing future development patterns.

APPENDIX A Existing Conditions

Existing Land Use Categories

The data and figures in this section are based upon Chester County Assessment data, adjusted for land use by Chester County Planning Commission (CCPC). Including road rights-of-way, the total acreage of the Borough encompasses just over 225 acres

Residential: Single Family Detached: 94 acres – 41.78%. The single family detached house on an individual lot is the most significant land use in the Borough.

Residential: Single Family Attached: 12 acres – 5.33%. Although a significantly smaller, the single family attached designation is commonplace along Brandywine and Woodland Avenues.

Multifamily Residential: 2 acres – 1.06%. Multifamily encompasses the multi family structures on Meredith Court and at the Brandywine Avenue/Union Street intersection.

Residential: Mobile Homes: 4 acres – 1.68%. Several properties at the along North Brandywine Avenue along with one at the northwest corner of the Borough encompass this designation.

Commercial: 11 acres – 4.89%. The Commercial designation generally encompasses the Union Street corridor, with other individual sites scattered throughout the Borough.

Institutional: 1.85 acres – 0.82%. The Institutional designation includes the Borough Hall and Modena Fire Company properties.

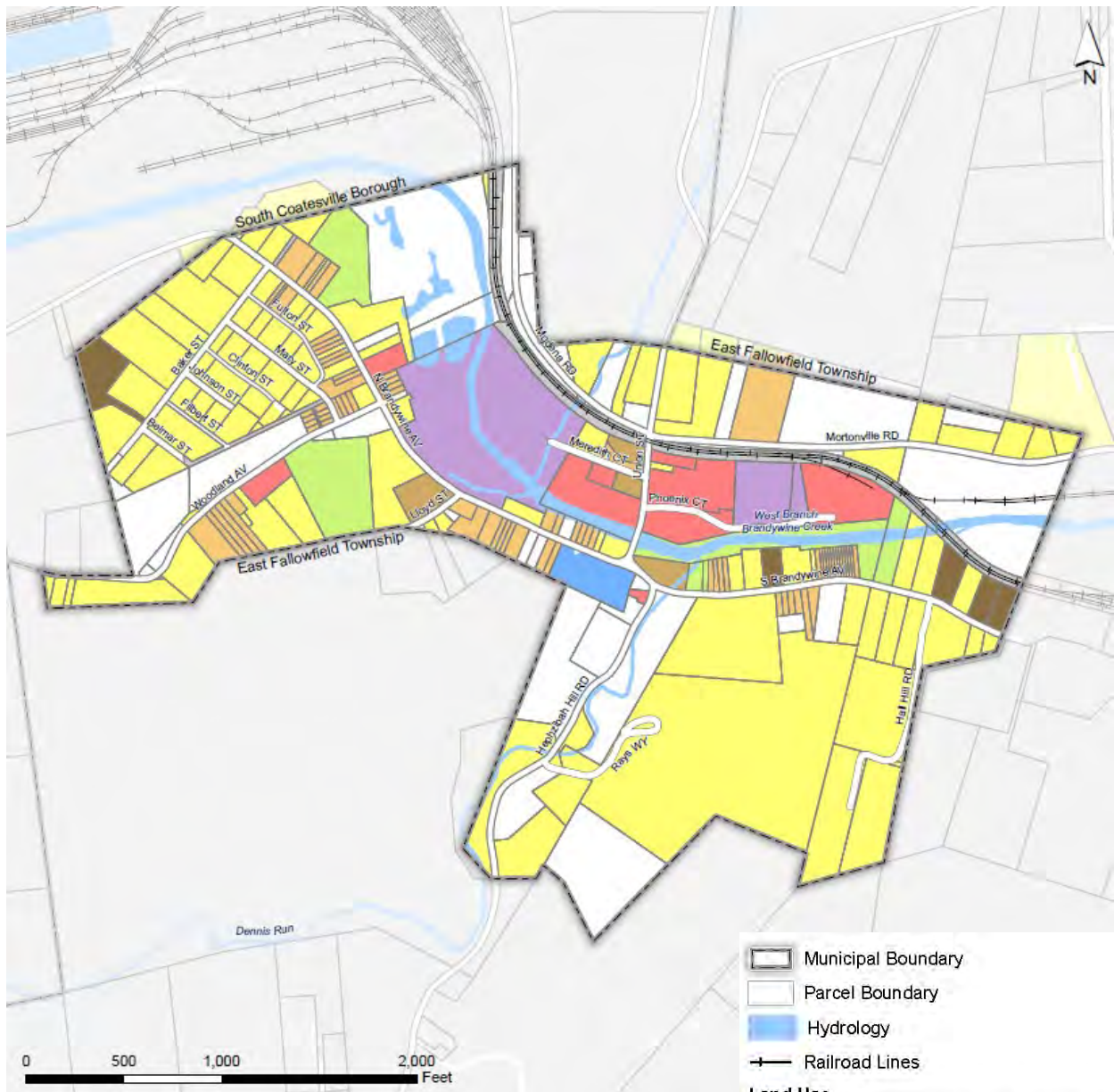
Industrial: 16 acres – 7.08%. – The Industrial designation includes the paper mill property as well as portions of the Union Street corridor.

Utilities/Railroad/R.O.W.: 20 acres – 8.82%. This designation includes the railroad as well as streets throughout the Borough.

Parks/Open Space: 11.49 acres – 5.11%. This designation includes the four Borough parks as well as the open space areas along the Brandywine Creek.

Undeveloped: 52.72 acres – 23.43%.

Existing Land Use Map



- Municipal Boundary
 - Parcel Boundary
 - Hydrology
 - Railroad Lines
- Land Use**
- Residential: Single-Family Detached
 - Residential: Single-Family Attached
 - Residential: Multi-Family
 - Residential: Mobile Home
 - Commercial
 - Institutional
 - Industrial
 - Parks/Open Space
 - Utilities/Railroad/ROW
 - Undeveloped
 - Undeveloped (Superfund)

APPENDIX A Existing Conditions

Zoning

Modena's Zoning Ordinance provides guidance and requirements for the development of land within the Borough. The vast majority of the Borough is encompassed within the two lowest density zones (R-1 and R-2). The largest industrial and commercially zoned areas are generally located north of the West Branch Brandywine Creek, with smaller neighborhood commercial areas along Brandywine Avenue. The Borough also features higher density residential (R-3 and R-4) and open space residentially zoned areas along the Creek. In 2021, zoning includes the following districts:

R-1 – Residential District: *The R-1 District is designed to accommodate lower-density residential development and limited institutional uses. The minimum lot size for this district is 40,000 square feet and 22,000 square feet for single-family homes connected to public sewer.*

R-2 – Residential District: *The R-2 District is designed to accommodate medium-density residential development and limited institutional uses. The minimum lot sizes for this district, based on connections to public sewer, range from 30,000-12,000 square feet for single-family; and from 6,000-12,000 square feet for two-family dwellings connected to public sewer.*

R-3 – Residential District: *The R-3 District is designed to accommodate high-density residential development and limited institutional uses. The minimum lot sizes for this district, is 12,000 square feet for single-family and all other uses other than two-family dwellings which require 6,000 square feet. All uses are required to connect to public sewer.*

R-4 – Residential District: *The R-4 District is designed to accommodate high-density residential development and mobile home parks. The minimum lot sizes for this district, is 20,000 square feet for single-family dwellings; 10,000 for two-family dwellings; 20,000 for multi-family; and a minimum of two acres for a mobile home park. All uses are required to connect to public sewer.*

TC-1 – Town Center District: *The TC-1 District is generally located at the vicinity of the North Brandywine/Woodland Avenue intersection and is designed to accommodate a mix of residential and smaller-scale commercial uses to serve the adjacent residential areas. Lot sizes range from a minimum of 3,000 to a maximum of 15,000 square feet.*

TC-2 – Town Center Overlay District: *The TC-2 District is generally located north of the West Branch Brandywine Creek at the vicinity of the Meredith/Phoenix Courts intersection with Union Street. It is designed to accommodate a mix of residential and smaller-scale commercial, and office uses to serve the adjacent community. Lot sizes range from a minimum of 3,000 to a maximum of 15,000 square feet.*

NC – Neighborhood Commercial District: *The NC District is located at the southwestern quadrant of the South Brandywine Avenue/Hephzibah Hill Road intersection. It is designed to accommodate small-scale retail and convenience uses to serve the adjacent community. A minimum lot size of 5,000 square feet is required.*

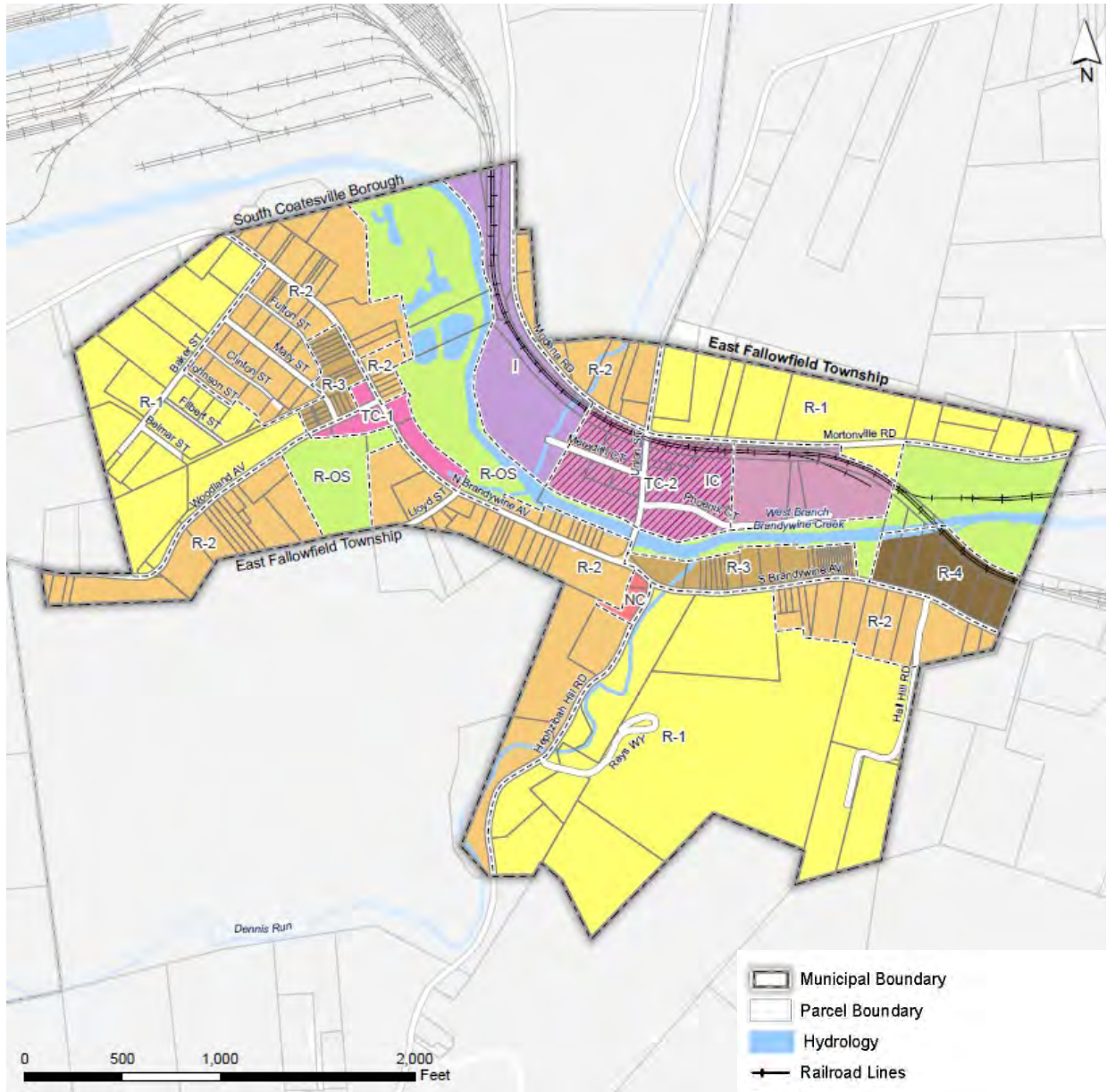
IC – Industrial-Commercial District: *The IC District is generally located north of the West Branch Brandywine Creek at the vicinity of the Meredith/Phoenix Courts intersection with Union Street. It is designed to accommodate smaller-scale commercial, office, and light industrial uses to serve the adjacent community. A minimum lot size of 10,000 square feet is required.*

I – Industrial District: *The I District is generally encompasses the Sealed Air properties. It is designed to accommodate industrial and minimize residential uses. A minimum lot size of 20,000 square feet is required.*

R-OS – Recreation-Open Space District: *The R-OS District is designed to recreational and open space opportunities for residential and is generally located in vacant properties along the West Branch Brandywine Creek and on the hillside near Borough Hall. A minimum lot size of one acre is required.*

APPENDIX A
Existing Conditions

Existing Zoning Map



Circulation



The Brandywine Avenue intersection with Hephzibah Hill Road is a major gateway point entering the Borough from the south.

Roadway Network

Modena contains 3.13 miles of roads. PennDOT owns and maintains 1.15 miles of the network (Modena Road, Mortonville Road, Union Street, Hephzibah Hill Road, and a small portion of South Brandywine Avenue), and the Borough owns and maintains 1.98 miles. Modena/Mortonville Road and North Brandywine Avenue provides for the main access to the Borough from points to the north, east, and west. Hephzibah Hill Road and Union Street provides for the main north and south access to the Borough.

Name	Right-of-way	Cartway	Ownership	Mileage
Hephzibah Hill Road	33	24	State	0.34
Modena Road	33	22	State	0.34
Mortonville Road	33	24	State	0.41
Union Street	33	24	State	0.168
Baker Street	33	18	Borough	0.2
Fulton Street	33	10	Borough	0.12
Lloyd Street	40	18	Borough	0.06
Mary Street	33	16-20	Borough	0.16
Meredith Court	33	20	Borough	0.08
North Brandywine Avenue	33	20	Borough	0.53
South Brandywine Avenue	33	16	Borough	0.34
Woodland Avenue	33	18	Borough	0.42

APPENDIX A
Existing Conditions

In terms of vehicular accidents, according to PennDOT Crash Information Tool, since 2011 there have been 28 total crashed in the Borough. Of these incidents, only one resulted in a fatality and seven with personal injury. The most dangerous intersection in the Borough was the Union Street/Brandywine Avenue/Hephzibah Hill Road intersection with five documented incidents.

Functional Classification

Functional classification describes a roadway's purpose, and as one moves downward through the hierarchy of roadway classifications, the expected traffic volumes and speeds decrease and the level of access from adjacent properties to the roadway increases. Expressways are limited access highways intended to move large volumes of traffic at relatively high rates of speed over substantial distance. Arterials have some similarities to expressways in that they move large volumes of traffic and, though they do allow property access, mobility is more important. Collectors are smaller roads that balance property access with mobility. Local roads are intended to provide direct access to properties and be used for short trips to destinations or to enter the higher order roadways for longer trips.

Existing Classification	Road name	State Route Number	Segment
Minor Collector	Modena Road	3049	Union Street to South Coatesville Borough line
Minor Collector	Mortonville Road	3049	Union Street to East Fallowfield Township line
Local Distributer	Hephzibah Hill Road	3047	North Brandywine Avenue to Strasburg Road
Local Distributer	Union Street	3047	Modena Road to North Brandywine Avenue
Local Distributer	North Brandywine Avenue		Hephzibah Hill Road to South Coatesville Borough line

Public Transit

At present, the Borough is not served by any regularly scheduled transit services through SEPTA or TMACC. Rover bus service through Krapf Transportation provides on demand transit services for qualifying residents of the Borough to destinations throughout Chester County and the surrounding region. Public transit options are available at Coatesville, approximately 2.5 miles to the north as part of TMACC's Coatesville Link and SEPTA's Route 135 that travels between West Chester and Coatesville. In addition to existing Amtrak service, SEPTA's Paoli/Thorndale Line is proposed to be extended to the Coatesville to provide a Regional Rail option for the area at a future date.

Pedestrian and Bicycle Network

The sidewalk network in Modena is very limited, with only small segments completed along Union Street and Brandywine Avenue. The existing built environment and geometry of the road network make sidewalk expansions difficult to complete.

Although there are no multipurpose regional trails currently traversing the Borough, as of 2021 planning for both the Brandywine Creek Greenway and the Mill Trail have advanced. Both of these facilities when completed will provide residents opportunities to access the West Branch Brandywine Creek as well as provide safe pedestrian and bicycle access to points within and beyond the Borough.

Transportation Funding

Municipal Liquid Fuels Program: Funding for local transportation facility maintenance and improvements primarily comes from PennDOT's Municipal Liquid Fuels Program. These funds support construction, reconstruction, maintenance and repair of public roads or streets. The amount of a municipality's allocation is based on its population and miles of roads on their approved Liquid Fuels Inventory. To be eligible for the allocation, a road must have minimums of 33 feet of total right-of-way, 16 feet of cartway, and a length of 250 feet. If the road is a dead end, it must have a cul-de-sac at the end with a minimum 40 foot radius. To continue to receive Liquid Fuels funds, a road must be maintained in such a condition that it can be driven safely at 15 mph. In 2021, the 1.98 miles of eligible roadway in Modena resulted in a Liquid Fuels award of \$15,665.

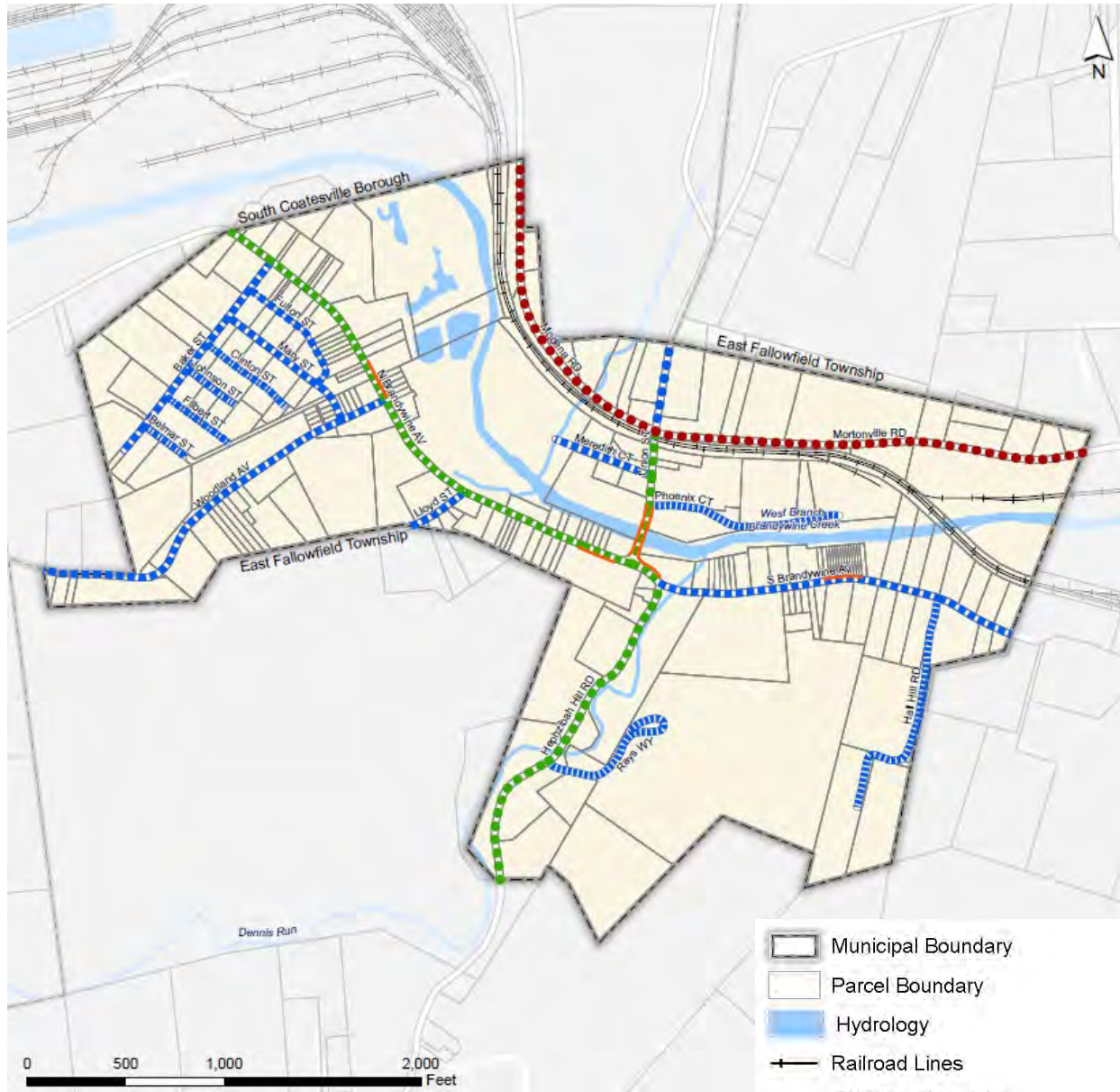
TII/TIP (Transportation Improvements Inventory/Program): Identification of desired transportation improvements is an on-going process as priorities change and improvements are achieved. Funding sources change over time, and communities must respond accordingly to move their projects forward. The path from a transportation need to a funded and completed project is typically a long process. The first step should always be identifying the community's transportation needs.

In Chester County, a primary method of identifying transportation needs is the Chester County Planning Commission's Transportation Improvements Inventory (TII), a single inventory of identified transportation improvements submitted by all municipalities. The TII encourages municipalities to plan for and prioritize their transportation needs, and is the first step for a project to become listed on the DVRPC's Transportation Improvements Program (TIP). As of 2021, there were no projects within Modena listed on the TII.

The TIP is the regionally agreed upon list of priority transportation projects, as required by federal law. The TIP must list all projects that intend to use federal funds, along with all non-federally funded projects that are regionally significant. In addition to highway and public transit projects, they include bicycle, pedestrian, freight-related, and innovative air quality initiatives. The TIP is approved by the Pennsylvania legislature and Federal Highway Administration every other year. There were no projects within Modena listed on the 2021-2021 DVRPC TIP.

APPENDIX A
Existing Conditions

Existing Circulation Map



- Municipal Boundary
- Parcel Boundary
- Hydrology
- Railroad Lines
- Existing Sidewalks
- Roadway Functional Classification**
- Minor Collector
- Local Distributor
- Local
- Roadway Ownership/Maintenance**
- PennDOT
- Borough, Paved
- Borough, Unpaved
- Private

Community Facilities and Services



The Modena Fire Company provides fire and rescue services for the Borough.

Administration and Facilities

The Borough building is located at 5 Woodland Avenue, and it includes offices for Borough administrative staff and a meeting facility. The municipal garage and storage facility are also located at the Borough's municipal office location. Maintenance work such as snow removal, mowing, and park maintenance is handled by the Borough public works.

Modena is governed by an elected mayor and seven elected officials that form Borough Council. All members of Borough Council are elected to four-year, overlapping terms, and are elected at-large by all Borough voters. Borough Council appoint a Borough Secretary who is responsible for the day-to-day operations of administering all Borough business.

Volunteer Groups/Citizen Participation

The support and involvement of residents are essential to effective and efficient municipal operation in Pennsylvania. Many Borough residents are actively involved in community efforts. Citizen participation allows the Borough to make use of local knowledge, ensures that Modena is responsive to residents, and reduces administrative costs. The following is a list of currently active (2021) Borough volunteer and citizen participation groups:

- Planning/Zoning Committee (3) – Updates and oversees implementation of the Comprehensive Plan, Subdivision and Land Development, and Zoning ordinances.
- Historical Committee (3) – Advises Borough staff and other Boards and Commissions on matters concerning preservation of historic resources and raises awareness and encourages stewardship of these resources.

APPENDIX A

Existing Conditions

- Zoning Hearing Board (3) – Quasi-judicial board that hears appeals for relief from decisions of the Zoning Officer and/or requirements in the Zoning Ordinance.
- Parks and Recreation Committee (4) – Oversees the development and use of park sites and supervises park activities.
- Sewer Committee (3) – Oversees the Borough’s sewer infrastructure.
- Ordinance Committee (4) – Reviews and provides suggestions for updating and/or amending Borough ordinances.
- Health and Housing Committee (3) – Committee to provide resources and support for residents of the Borough in needed.
- Police and Fire Committee (3) – Committee that regularly meets with both the police department and fire company to understand their needs to best serve the residents.
- Streets Committee (3) – Committee to evaluate and discuss public works related and infrastructure related issues

Public Outreach

Public outreach is essential to inform residents about Borough activities, thereby providing them an opportunity to voice opinions, volunteer, and participate in the Borough’s future direction. Modena regularly updates the Borough website (<https://boroughofmodenapa.org/>) and social media (Facebook page) with accurate and up-to-date information.

Finance and Budget

Revenues collected by municipalities fund the wide variety of community services and facilities provided to residents. Municipal revenue can be generated from taxes, user and administrative fees, licenses, debt service and/or grants. Property taxes are expressed in millage (one-tenth of one cent) and are based on assessed value, generally not at total property value.

According to the 2021 Borough operating budget summary, revenue categories include: real estate tax, other municipal taxes (LST, EIT, etc.), licenses and permits, cable TV franchise fee, fines, state and county funding. The budget is further broken down into three separate funds: general, sewer, refuse, highway aid, and historical. The total revenue budgeted for operating costs under these categories in 2020 was \$412,670. Total allocations to the five funds were \$181,270, \$103,228, \$36,535, \$16,500, and \$75,137 respectively.

Real estate tax is the highest revenue generator for the Borough. Totalling \$71,000 of the roughly \$181,050 anticipated general revenue in 2021, it represented roughly 39 percent of general revenue. The earned income tax (EIT) totaled \$30,000, roughly 17 percent of 2021’s general revenues.

Operating expenditures cover: services, salaries, benefits, equipment, programs, debt service, and operating costs. The largest operating expenditure in 2021 was for contracted police service from South Coatesville at 29 percent of the estimated expenditure (\$52,800).

Emergency Management

In addition to the traditional emergency responses supplied by police, fire, and ambulance providers, every municipality has a responsibility to its residents to prepare for a variety of emergency situations. Although the Borough does not have a designated Emergency Management Coordinator, they have signed onto the Chester County Hazard Mitigation Plan. In addition to historical data on past events, this plan includes County-wide goals, objectives, and actions to decrease the impact of future disasters.

Police/Fire/Ambulance

Modena contracts police service from the Borough of South Coatesville. In 2021, the South Coatesville Police Department consisted of a Chief of Police, eight dedicated sworn officers and one civilian support staff. The Chief of Police, who leads this department, is appointed by and reports to Borough Council. Officers patrol 24 hours a day, seven days a week.

The Borough is and has served by Modena Fire Company since its establishment in 1922. The fire company consists of more than 30 individual volunteers and four paid EMS staff members. In 2020, the Company responded to 280 fire incidents and 843 calls for EMS services. While volunteers still play a critical role, fire and ambulance service is increasingly provided by career staff due to declining volunteer service. This has increased the need for funding for these emergency response services and has intensified the promotion of the role of volunteer service.

Solid Waste

The Borough provides for municipal recycling collection services, and contracts with Eagle Disposal to dispose of trash for all residents. Household hazardous waste disposal is available through Chester County household hazardous waste disposal drop-off events.

Library

Although a library is not located within the Borough, residents of the Borough are served by Coatesville Area Public Library, which is located at 501 East Lincoln Highway in Coatesville (<https://coatesvilleareapubliclibrary.org/>). This library is part of the Chester County Library System and provides materials, services, and programs for the educational and cultural needs of Modena residents.

Education

Modena is part of the Coatesville Area School District (CASD), which operates nine public schools including one high school, one intermediate school, two middle schools, and five elementary schools. CASD also operates a cyberschool and an early

APPENDIX A Existing Conditions

learning center. Although no CASD facilities are located in Modena, as of 2021, East Fallowfield Elementary, Scott Middle, and CASD High Schools serve the children of the Borough.

Healthcare

Prior to 2022, hospital care was provided by Brandywine Hospital, located four miles to the north of the Borough in Caln Township. The nearest hospital for Modena residents is Chester County Hospital, located 13 miles to the east of the Borough in West Chester. Although not located directly within the Borough, a number of medical practices providing family health care services, specialty medicine, and dental care are located throughout the greater Coatesville community. Health care services for lower income residents are provided as part of the Coatesville Center for Community Health in the city.

Services for Older Adults

The Brandywine Valley Active Aging (<https://bvactiveaging.org/>) Coatesville campus offers senior residents the opportunity to participate in educational, exercise, social, nutritional, and recreational programs. The facility is located approximately 3 miles north of the Borough in the city of Coatesville.

Sewage Facilities

Sewage facility planning in Pennsylvania is governed by Act 537, which requires municipalities to plan for these services. A primary purpose of the plan is to determine how sewage facilities can best be provided to meet anticipated future land use needs.

Modena has mandated all occupied buildings in the Borough be connected to public sewer since 1980. Further, the operation of any private sewage facility, such as septic tanks, within the Borough is prohibited. The only exception is for occupied structures located 150 feet or greater away from public sewer infrastructure. These structures are permitted to utilize on-lot sewage systems and maintain them to the standards of the Pennsylvania Department of Environmental Protection. However the Borough can still require connections to public sewer if deemed necessary to protect the general health, safety, and/or welfare of its inhabitants. Generally the only places not connected to public sewer are located off Hephzibah Hill and Hall Hill Roads.

All sewage from the Borough is treated at the South Coatesville Wastewater Treatment Plant, located off North Brandywine Avenue, just outside the Borough. Constructed in 1965, this facility has capacity of 390,000 gallons per day, with 60,000 allocated to Modena. Given the overall capacity at the facility, it is not anticipated expansion will be necessary in the near future.

Modena owns and operates a collection and conveyance system which carries sewage and wastewater from throughout the Borough to the treatment plant. A pumping station is located on Union Street, and all gravity lines in the sewer system, except for those on Baker Street, flow to this pumping station. From there, wastewater flows

through the main to a manhole on Baker Street and then flows by gravity to the treatment plant.

Water Facilities

The Borough is served exclusively by private wells on individual lots. Public water service is provided by Pennsylvania American Water Company, a regional water supplier, to adjoining municipalities for properties not utilizing private wells.

Stormwater Management

Stormwater management is the safe and effective collection, control, infiltration, and treatment of the stormwater that flows overland into streams. When implemented it minimizes intermittent flooding, reduces erosion and sedimentation of streams, and reduces contamination of groundwater, surface water, and drinking water sources. Stormwater management is needed because impervious surfaces and unmanaged runoff can cause negative impacts on water quality and increase flooding.

Water resources throughout Chester County rebounded from drought levels in January 2018 to near record highs in the fall of 2018. Recent years have resulted in higher than average precipitation. High precipitation levels result in sustained high groundwater levels and stream flows, which place strain on stormwater management systems.

Modena has developed predominately prior to implementation of modern stormwater management controls. This in turn has resulted in limited stormwater facilities being installed in the Borough, and most runoff eventually reaching Brandywine Creek unimpeded and untreated. Stormwater management is regulated by the Borough's Stormwater Management Ordinance, last adopted in December 2014. The Borough's Stormwater Management Ordinance implements methods to alleviate problems caused by water runoff and pollution of streams.

Because of the importance of stormwater management in watershed protection and planning, one of the seven major goals of the Chester County Water Resources Plan, Watersheds (2002) is to "reduce stormwater runoff and flooding." Stormwater management is addressed by three major pieces of legislation:

- *Pennsylvania Stormwater Management Act (Act 167 of 1978)*: Act 167 assigns responsibility for addressing stormwater to the municipal level, in order to control runoff and reduce soil erosion. The Countywide Act 167 Plan was adopted by Chester County and approved by PADEP in 2013, and Modena last amended their Stormwater Management Ordinance in December 2013 to be compliant with requirements of the Countywide Act 167 Plan.
- *Pennsylvania Erosion and Sedimentation Control Act, Chapter 102*: Chapter 102 establishes the basic planning and implementation requirements to be followed for any earth disturbance. The Chester County Conservation District has local

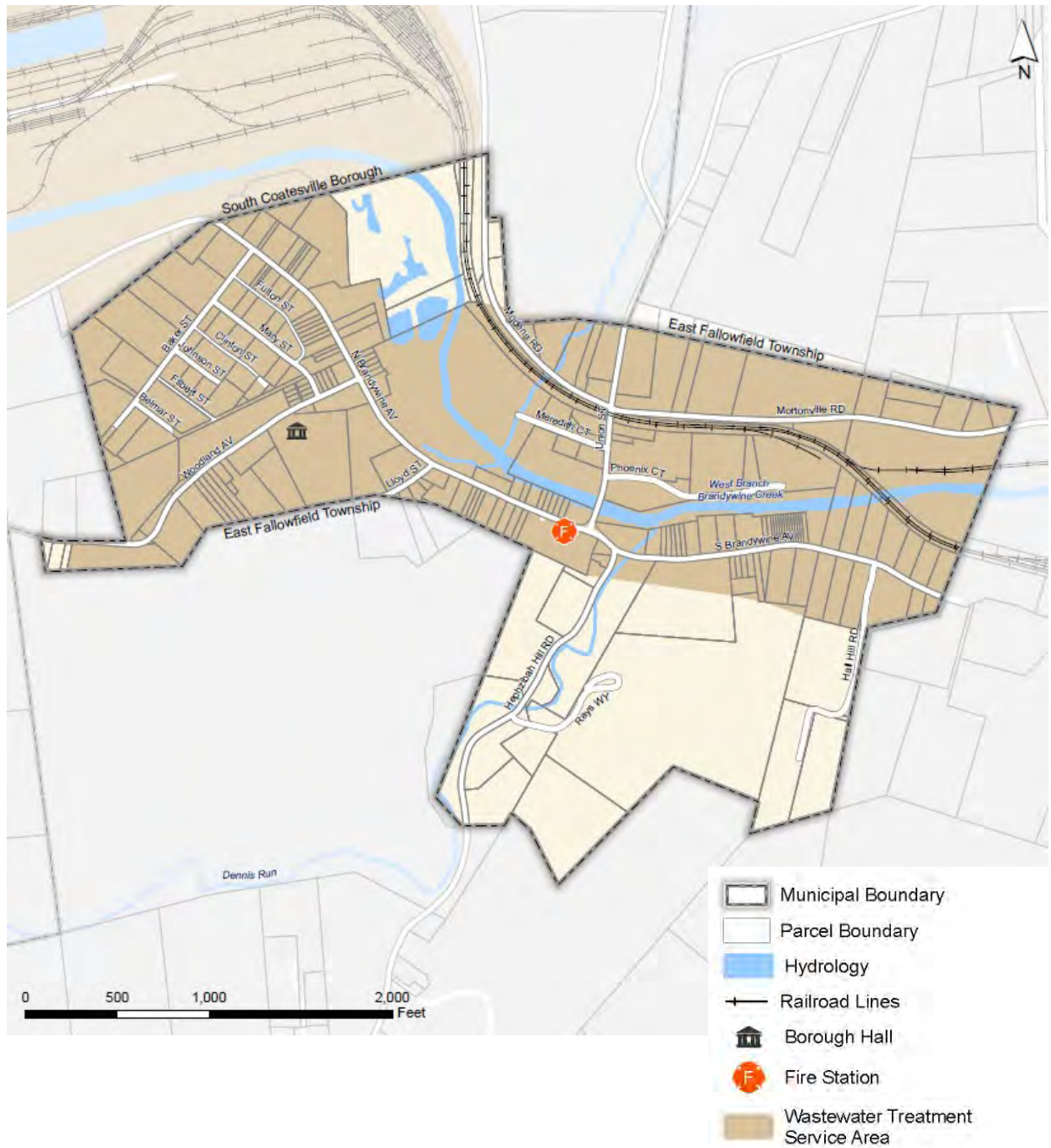
APPENDIX A Existing Conditions

responsibility for specific Chapter 102 program activities through an agreement with the PADEP. Modena has a variety of regulations aimed at mitigating erosion and sedimentation during land development.

National Pollutant Discharge Elimination System (NPDES) Phase II regulations, specifically MS4. Modena is considered an urbanized area by the U.S. Census, and this designation impacts stormwater because the Environmental Protection Agency (EPA), and specifically the NPDES program, designates an urbanized area as “municipal separate storm sewer system” (MS4) and requires compliance with the NPDES MS4 permit program. In Pennsylvania, the NPDES MS4 program is administered by PADEP and the Chester County Conservation District. The permit program requires municipalities under its authority to implement several activities, as follows:

- Provide public education and outreach activities regarding stormwater;
- Provide public participation and involvement opportunities regarding stormwater management program development and implementation;
- Develop and implement a plan to detect and eliminate illicit discharges to the storm sewer system;
- Develop, implement, and enforce an erosion and sediment control program for construction activities that disturb one or more acres of land;
- Develop, implement, and enforce a program to address discharges of post-construction storm water runoff from new development and redevelopment areas; and
- Develop and implement a program with the goal of preventing or reducing pollutant runoff from municipal operations.

Existing Community Facilities and Services Map



Natural Resources



The West Branch Brandywine Creek bisects the Borough from west to east and is the most significant natural feature in Modena.

Water Resources

The creeks, streams, and rivers throughout Chester County have influenced development patterns and quality of life for centuries. Proper management of water resources is necessary to meet growing demands for its use, minimize flooding, and sustain and/or improve water quality.

Watersheds

Modena is located within the Delaware Bay Basin. The Borough is fully located within the West Branch Brandywine Creek watershed, and is considered a tributary of the Christiana River.

Stream Designations

The Pennsylvania Department of Environmental Protection (PADEP) has put programs into effect to protect and improve water quality, promote preservation of higher quality streams, and achieve compliance with Chapter 93 of Pennsylvania's Clean Streams Law and Federal water regulations. The following designations apply to streams and watersheds in the Borough.

- **Special Protection Waters**

Chapter 93 of the Clean Streams Law designates Exceptional Value (EV) and High Quality (HQ) waterways. The EV designation indicates outstanding ecological or recreation value and excellent quality waters with environmental features. These designations are used to increase protection measures along designated watercourses. As of 2021, no EV designated watercourses are located in Modena.

- **Impaired Streams**

Impaired streams are sections of watercourses that do not meet the use designations in Chapter 93 for water quality standards. As of 2021, the West Branch Brandywine Creek has been designated as impaired through the Borough.

- **Floodplains**

The Federal Emergency Management Agency defines a floodplain as an area subject to one percent or greater chance of flooding in any given year. Floodplain areas within Modena encompass the majority of the central portions of the Borough radiating outward from the West Branch Brandywine Creek between Brandywine Avenue to the south and the railroad to the north.

Geology

Modena is part of the Piedmont Uplands physiographic province of Southeast Pennsylvania. Within the Piedmont Uplands, the Borough is split by the West Branch Brandywine Creek with the Octoraro Formation to the north and the Peters Creek Schist to the south.

Soils

Significant areas of soils in Modena in the vicinity of Brandywine Creek and in the western portions of the Borough are identified within the *Urban Lands* series as defined by the USDA. This is not unexpected given the amount of development in these areas. Various types of Manor Loam soils are also present in the undeveloped, sloped areas of the Borough.

Hydric soils contain high amounts of moisture that allow anaerobic processes (those that occur in the absence of oxygen) to thrive within the soil. Hydric soils in the Borough are primarily associated with the West Branch Brandywine Creek and its tributaries.

Steep Slopes

The Borough's zoning ordinance define steep slopes as those with a grade of 25 percent or greater. Steep slopes are generally located at the northern and southern boundaries of the Borough, furthest removed from the West Branch Brandywine Creek.

Biotic Resources

Biotic refers to plant and animal life and their habitats. This section discusses the importance of maintaining natural diversity and describes major habitat areas in the Borough. Biotic resources discussed in this section include woodlands, riparian buffers, and wetlands.

Woodlands

Woodlands refer to larger continuous or contiguous stands of trees, typically on larger parcels of land. Woodlands provide vital habitat for native vegetation and wildlife.

APPENDIX A

Existing Conditions

Additionally, woodlands provide protective ground cover and stability for soils on steep slopes and contribute to improve water quality. The Borough zoning ordinance specifically defines woodlands as a tree mass or plant community in which the tree species are dominant or co-dominant and the branches of the trees form a complete, or nearly complete, canopy. Specifically, woodlands consist of a contiguous area one quarter acre or greater, having more than one viable tree with a diameter at breast height of six inches or greater per one thousand square feet. The extent of the woodland plant community shall be measured from the outer-most drip line of all trees in the community. Woodlands do not include orchards and oldfields.

Most of Modena's woodland areas coincide with the West Branch Brandywine Creek stream valley and steep slope areas. The Borough further has regulations restricting the amount of woodlands that may be disturbed by new development, in addition to requiring replacement of disturbed woodlands.

Riparian Buffers

Riparian areas are the lands adjacent to water bodies that serve as a transition between aquatic and terrestrial environments and directly affect or are affected by that body of water. A riparian area that consists of mature vegetation, preferably including forest cover, can create an effective buffer between upland land uses and the receiving water body, reducing the impact of upland sources of pollution. Forested riparian buffers can also serve to slow stormwater runoff, improving flood control.

Wetlands

The National Wetlands Inventory (NWI) identifies wetland areas based on aerial photography. There are approximately 2 acres of NWI wetlands in the Borough. These areas of wetlands are located off the west bank of The Brandywine Creek, across from the Sealed Air plant, and a small area between the railroad and Creek at the eastern boundary with East Fallowfield.

Natural Diversity

Natural diversity is defined as the variety of plants and animals in a given habitat, or the variety of features found in a given population of one type of plant or animal. Although the 2015 Chester County Natural Heritage Inventory does not identify and Natural Heritage Areas in the Borough, the *Modena Railroad Yard NHA* is located just to the east in East Fallowfield and supports a population of forked-chickweed, a plant species of concern.

Native Vegetation

Native or indigenous refers to vegetation that is currently or previously inhabited or grew in a specified location, and which was not introduced to that location as a result of human activity. Native species are adapted to environmental conditions of an area such as climate, soils, topography, winds, precipitation, wildlife, and other living organisms.

Invasive Species

Aside from the well understood threat of development and resulting loss of habitat, invasive species also threaten natural diversity. Invasive species are predominantly from non-native species that grow or reproduce aggressively, usually because they have few if any natural predators. Although there are native invasive species, their growth rate is considerably limited as the native wildlife has adapted to become a natural control mechanism. Across much of Chester County, including Modena, woodlands and wetlands are being overrun by invasive species, both plant and insect.

Within woodlands, riparian areas, meadows, hedgerows, and along roadways, invasive plant species such as the Norway Maple, Multiflora Rose, Autumn Olive, Oriental Bittersweet, Japanese Honeysuckle, and Japanese Knotweed are overrunning existing native species and becoming the dominant species. The Spotted Lanternfly and Emerald Ash Borer are two invasive insects that affect woodlands in the Borough. Within wetlands, invasive species such as the Common Reed, Purple Loosestrife, and Reed Canary Grass can dominate the landscape, impairing the wildlife and filtration functions of wetlands.

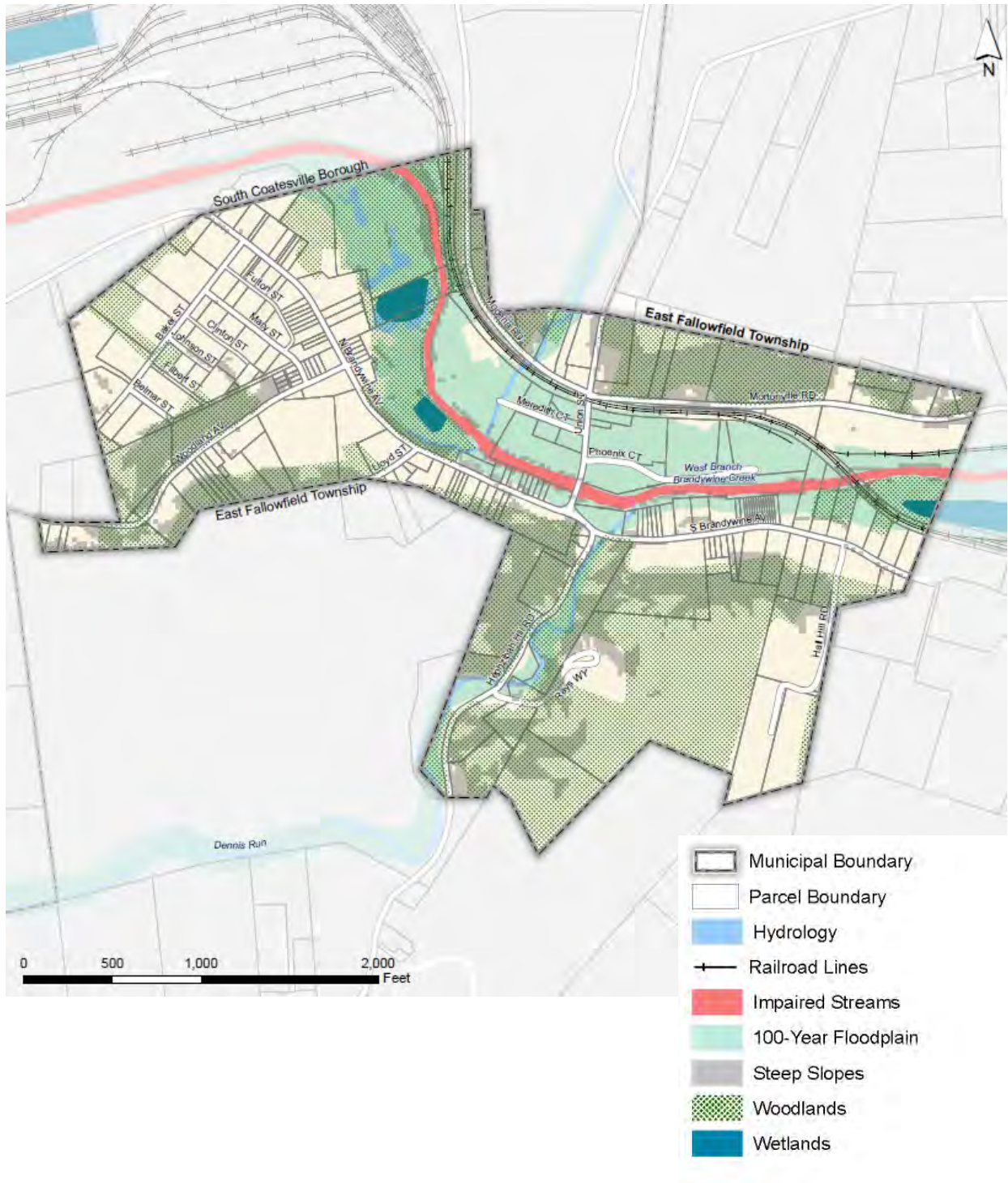
Resource Protection Measures

The protection of natural resources is a high priority for municipalities throughout Chester County, not only for their environmental and aesthetic value, but to meet state and federal requirements for their conservation and protection. Although Modena is classified as an Urban Landscape, there remain many acres of natural resources providing the Borough an opportunity to conserve and protect those natural resources.

According to the assessment of current natural resource protection standards, Modena has appropriate regulations protecting natural resources, but will need to re-evaluate them as new risks emerge and are identified.

APPENDIX A
Existing Conditions

Existing Natural Resources Map



Parks, Recreation, and Open Space



Culbertson Memorial Park is the largest active parks facility in the Borough.

Public Parks

Public parks are owned and maintained by governments to provide recreation opportunities to the general public. The governmental body may impose access limitations that are related to the health, safety, and welfare of the public, such as closing the park at dusk or requiring permits for large group activities. Parks operated by the Borough include:

- *Raymond Culbertson Memorial Park* – This park consists of 4 acres and is located off Woodland Avenue. Culbertson Park features a basketball court, picnic tables, and open fields.
- *Mode Park* – This future park consists of 2.5 acres and is located off North Brandywine Avenue. Additional adjacent acreage is anticipated to be donated to the Borough, greatly expanding the overall acreage of this park.
- South Brandywine “Pocket” Parks – These parks include two separate areas at 7 South Brandywine Avenue (0.4 acres) and to the east of the rowhomes on South Brandywine Avenue (4.4 acres). The Borough has future intentions to further develop these areas with recreational amenities and access to the West Branch of Brandywine Creek.

APPENDIX A
Existing Conditions

Publicly or Privately Owned – Limited-Public Access

Limited-Public Access recreation facilities are generally owned and maintained by schools and other institutions. They are commonly used by the public for informal recreation, but the facility owner maintains the option to limit or ban public use. These facilities also include fields that provide playing and practice areas for organized leagues. Within the Borough, no properties meet this definition.

Privately Owned – Private Public Access

Private parks and recreational facilities are privately owned properties such as recreation centers, golf courses, arboretums, and internal trail/sidewalk systems. Public access is usually granted by permission of the owner, and may be limited to paying members. The St. David’s Golf Club, Glenhardie Country Club, and Jenkins Arboretum are the largest entities meeting this classification in the Township.

Population-Based Recreational Park Needs: Active Recreation

Linking Landscapes provides an updated philosophy and guidelines for the evaluation of existing facilities called the “Chester County Recreational Park Standards,” which are presented below. In 2002, *Linking Landscapes* applied the County standards to evaluate Modena’s projected recreation needs considering the existing parkland (4.0 acres in 2000) and the projected population for 2025. This analysis determined that the Borough would need 3.5 additional acreage of park or recreation land for the 25-year horizon.

Chester County Recreational Park Standards

	Regional Park	Sub-regional Park	Community Park	Neighborhood Park	Mini Park
Service Radius	30 mi. (equal to a 60 min. drive)	7.5 mi. (equal to a 15 min. drive)	2.5 mi. (equal to a 5 min. drive or a 30 min. walk)	0.5 mi. (equal to a 15 min. walk)	0.25 mi. (equal to an 8 min. walk)
Minimum Acreage	20 ac. per 1,000 people	8.5 ac. per 1,000 people	3.0 to 6.0 ac. per 1,000 people	2.5 to 3.5 ac. per 1,000 people	0.25 ac. per 1,000 people
Maximum Population*	None	100,000	25,000	5,000	2,000
Size of Park	1,000 acres or more	400 acres to 999 acres	20 acres to 399 acres	0.5 acres to 19.9 acres	0.01 acre to 0.49 acres

Note: * Maximum Population is the largest recommended population for a given service area.

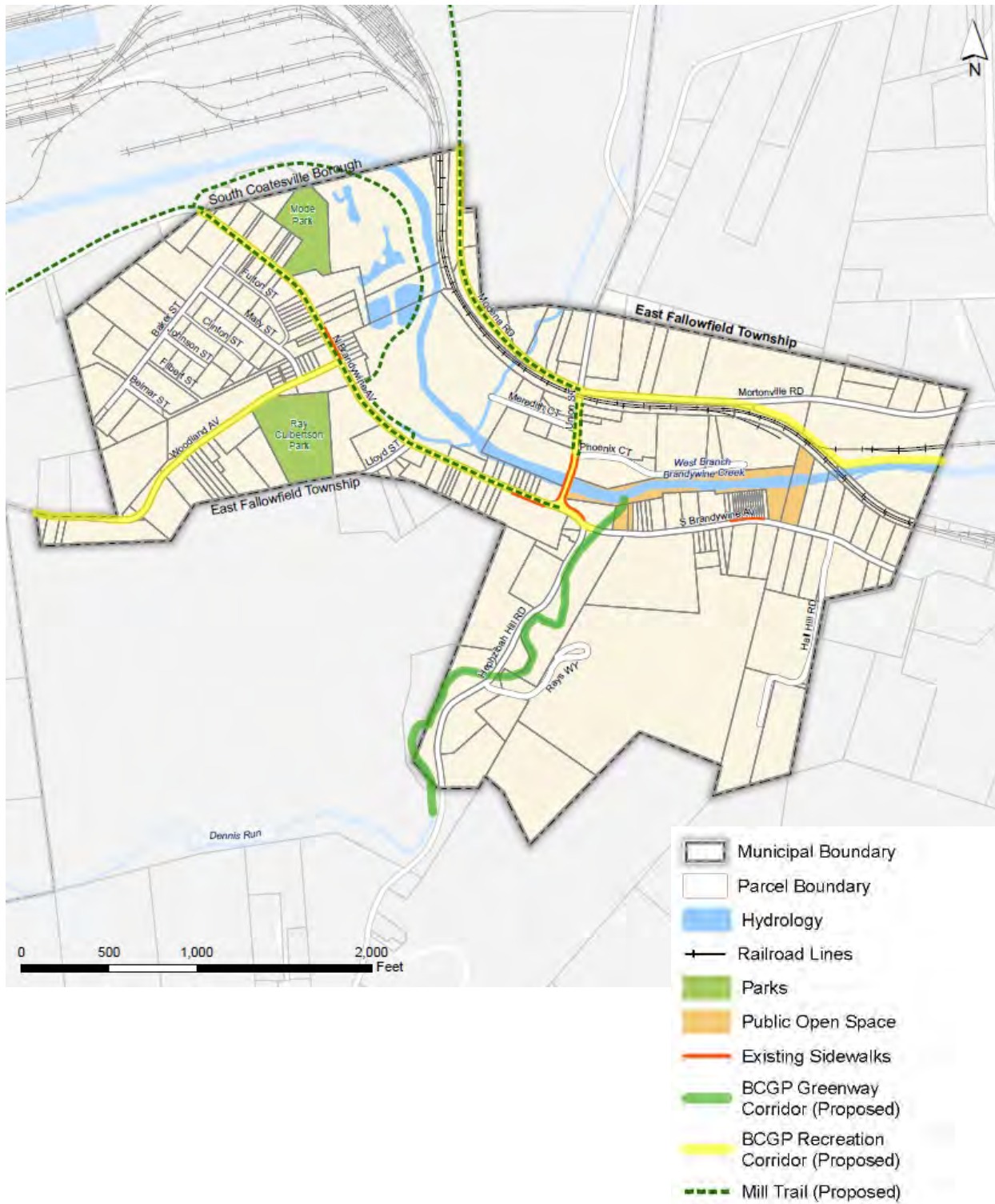
Open Space

For the purposes of this Plan, open space is categorized as protected or unprotected. In *Linking Landscapes*, protected open space is defined as: Land and water areas that have little or no development; are used for recreation or preserving cultural or natural resources, including agricultural soils; and are protected either permanently or on a long-term basis. This definition focuses on how well the land is protected from development, usually by a non-profit land trust or by a municipality or other government. If there is no formal written agreement stating that a parcel of land is protected open space, the parcel should be regarded as unprotected. Unprotected open space is any undeveloped land that is not protected from development, and can include private golf courses or municipally owned land that is not designated as a park or public recreation facility.

11.3 acres of protected open space have been preserved in Modena, which is roughly five percent of the total land area of the Borough.

APPENDIX A
Existing Conditions

Existing Parks, Recreation, and Open Space Map



Historic Resources



A significant contributor to Modena's sense of place are the historic structures that comprise a significant amount of the Borough's built environment.

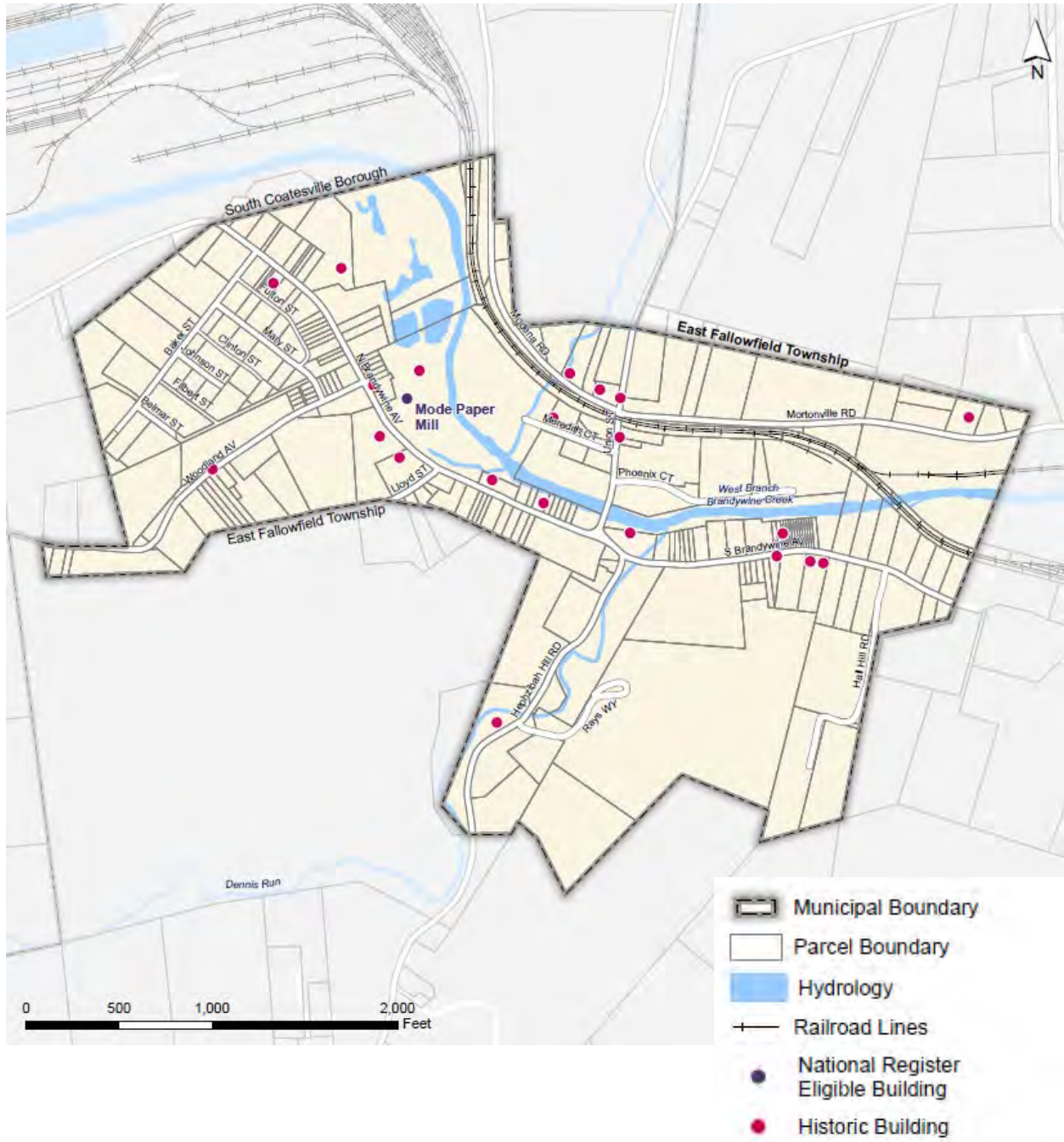
Historic preservation activities in Modena are supported by the Borough of Modena Historical Commission. The Historical Commission was established in 2019 for the purpose of identifying, documenting, and preserving historical resources and creating an awareness of Borough history. The Commission also serves as an advisory resource to the various Borough Boards and Commissions on matters concerning the preservation and/or restoration of historic structures.

Efforts have been undertaken to identify historic resources and help preserve the local heritage and character of the Borough. The Chester County Historic Sites Survey (1979-82) identified numerous historic buildings or groups of buildings in Modena. The County survey is considered a "preliminary" or "reconnaissance" survey, focusing on a listing of sites, primarily residential, and providing general information such as location and owner. Structures and sites identified as part of the inventory include:

- McCain Property (118 North Brandywine Avenue)
- Fred Martin Property (37 North Brandywine Avenue)
- L. Raymond Moore Property (18 Hephzibah Hill Road)
- David Ford Property (35 North Brandywine Avenue)
- Catherine Dudas Property (3 Woodland Avenue)
- Paper Mill Springhouse (22 North Brandywine Avenue)

APPENDIX A
Existing Conditions

Existing Historic Resources Map



Energy Conservation



This rendering of the North Brandywine at Woodland Avenue intersections depicts a completed pedestrian network to promote walking to key destinations in the Borough.

Increased interest in energy conservation is largely the result of growing concern over sustainability, rising energy costs, and a changing climate. Energy consumption relates to all forms of energy use and generation by individuals, the business community, and the public sector. Although a smaller, predominantly residential community, Modena contributes a consequential amount of greenhouse gasses.

Within the Borough, the commercial and industrial sector uses the most energy by far, accounting for 88 percent of the total energy usage in the Borough. Residential and highway related emissions accounted for only 6 percent of Modena's total respectively.

APPENDIX A
Existing Conditions

Energy Usage and Costs

	Energy Usage (Billion BTUs)	CO2 Released (Metric Tons)	Estimated Energy Costs (in Millions)
Modena	293	19,300	\$3,660,000
South Coatesville	568	56,200	\$13,300,000
East Fallowfield	657	51,200	\$14,100,000
Coatesville	2,540	296,000	\$55,600,000
Caln	1,760	147,000	\$36,200,000
Valley	775	59,500	\$16,000,000

Source: DVRPC; Energy and Emission Profiles, 2018



APPENDIX

B

Demographic Profile

Introduction

Understanding the demographic characteristics of Modena Borough, from simple population counts to population forecasts, as well as other data such as income, age, and education, provides context for what services and facilities are needed now and in the future. Data is primarily derived from the U.S. Census, both the decennial census (which provides counts every ten years) and the American Community Survey, or ACS (which collects data and provides estimates on an annual basis, averaged over five years). It should be noted at the time of adoption, some data was unavailable from the 2020 Census and that the data provided is meant to provide for a general picture based on the 2010 Census, subsequent American Community Survey, and available 2020 data.

Population

Historically, Modena’s population peaked in 1960 with 859 residents, and declined by 38 percent in 2010 with 535 residents. This decline generally correlates with the decline in heavy industry experienced throughout the country during the same period. From 2010 to 2020, the overall population stabilized with a slight increase of one percent to 541 residents. With the Borough being relatively built-out and having areas of significant environmental constraints, future population gains are anticipated to be relatively modest and limited to smaller scale infill and redevelopment proposals.

Municipality	1940	1960	1980	2000	2010	2020	% Change 2010 - 2020
Chester County	135,626	210,608	316,660	433,501	499,132	534,413	7.1%
Modena	625	859	672	610	535	541	1.1%
South Coatesville	1,604	2,032	1,359	997	1,303	1,601	22.9%
East Fallowfield	1,542	2,745	3,962	5,157	7,449	7,626	2.4%
Coatesville	14,006	12,971	10,698	10,838	13,100	13,350	1.9%
Valley	2,663	3,101	3,598	5,116	6,794	7,985	17.5%
Caln	3,661	6,685	9,639	11,916	13,817	14,432	4.5%

Sources: US Census, Decennial, 1940 to 2020.

APPENDIX B
Demographic Profile

Population Forecasts

The Delaware Valley Regional Planning Commission (DVRPC) develops population forecasts for the Philadelphia region. Their most recent forecasts were completed in 2016 and forecast significant population growth of just over 60 percent (60.4%) for Modena Borough from 2010 through 2045, and 32 percent growth for Chester County across the same time period. The 2010-2045 forecast for Modena is similar to the other area municipalities of South Coatesville (65.8%) and Valley (54.9%). The change projected for Modena is also greater than the other municipalities in the area with the lowest being Coatesville (21%). It should be noted with these projections although Modena is projected to have the highest gain by percentage, it is projected to have the fewest number of new residents of all of the area municipalities.

Municipality	2000	2010	2020	2030 Forecast	2045 Forecast	% Change 2010-2045
Chester County	433,501	499,132	534,413	599,932	662,283	32.7%
Modena	610	535	541	718	858	60.4%
South Coatesville	997	1,303	1,601	1,853	2,160	65.8%
East Fallowfield	5,157	7,449	7,626	8,839	9,769	31.1%
Coatesville	10,838	13,100	13,350	14,706	15,848	21.0%
Valley	5,116	6,794	7,985	9,301	10,524	54.9%
Caln	11,916	13,817	14,432	16,848	18,852	36.4%

Sources: US Census, Decennial, 2000 to 2020; DVRPC 2016.

Age

The US Census Bureau’s American Community Survey (ACS) data for Modena noted a median age of 31.5 years old by 2020, with just over 31 percent of residents 19 years of age or younger. In comparison, the median age for Chester County was 40.6 years of age, and 37 years of age for the U.S. The largest age cohort for the Borough was ages 30-34 and the second largest was ages 5-9. This is not unexpected given the affordability of the community to raise a family.

Age Group	Modena 2006-2010 ACS	Modena 2016-2020 ACS	Chester Co. 2006-2010 ACS	Chester Co. 2016-2020 ACS
Median age (years)	32	31.5	38.8	40.6
Youth 19 and under	31.5%	38.9%	28.0%	18.5%
Prime working 25-54	52.2%	40.3%	41.9%	37.9%
Seniors 65 and over	2.2%	3.2%	12.4%	16.5%
Under 5 years	1.9%	6.9%	6.4%	5.5%
5 to 9 years	22.1%	16.2%	7.2%	6.1%
10 to 14 years	7.5%	11.5%	7.0%	6.9%
15 to 19 years	0.0%	4.3%	7.4%	7.0%
20 to 24 years	3.6%	4.0%	5.9%	6.2%
25 to 29 years	11.8%	3.4%	5.4%	5.7%
30 to 34 years	8.8%	18.2%	5.6%	5.9%
35 to 39 years	12.7%	5.6%	6.9%	6.0%
40 to 44 years	2.6%	5.3%	7.8%	6.3%
45 to 49 years	12.7%	3.7%	8.4%	6.8%
50 to 54 years	3.6%	4.1%	7.8%	7.2%
55 to 59 years	8.6%	10.8%	6.8%	7.5%
60 to 64 years	1.9%	2.9%	4.9%	6.6%
65 to 69 years	0.0%	0.0%	3.7%	5.6%
70 to 74 years	0.9%	1.1%	2.7%	4.0%
75 to 79 years	0.4%	0.0%	2.4%	2.9%
80 to 84 years	0.0%	1.5%	1.9%	1.8%
85 years and over	0.9%	0.6%	1.7%	2.2%

Sources: US Census, American Community Survey, 2006-2010 and 2016-2020.

Race, Ethnicity, and Equity

As reflected in 2020 Census data, Modena is significantly diverse with respect to race and ethnicity in comparison with Chester County as a whole. In the County overall, diversity has been slowly increasing. In Modena, the Borough continues to evolve as a diverse community at a faster pace. Other than residents of Asian descent, Modena has minority populations at significantly higher percentages than the County as a whole.

Race and Ethnicity

Race/Ethnicity	Modena 2010	Modena 2020	Chester Co. 2010	Chester Co. 2020
Total Population	535	541	498,886	534,413
Asian Alone	0.6%	0.0%	3.9%	6.6%
Black/African American Alone	22.6%	17.9%	6.1%	5.5%
White Alone	63.2%	59.5%	85.5%	77.3%
Two or More Races	5.0%	15.0%	1.8%	6.7%
Some Other Race Alone	8.4%	7.2%	2.4%	3.5%
Hispanic/Latino (Any Race)	17.4%	24.0%	6.5%	8.1%

Sources: US Census, Decennial, 2010 and 2020.

With an average household income of \$37,750 according to the 2020 ACS, a significant number of Borough residents live below the poverty line. However, there has been a significant drop in families living below the poverty line from 27.8 percent in 2012 to 17.6 percent by 2020. When this is expanded to those residents at 200 percent of the poverty level¹, Modena has seen an increase in households from 44.7 to 66.3 percent.

Poverty Status

Municipality	2008-2012 ACS Percent Below Poverty Level	2008-2012 ACS Population at 200 Percent of Poverty Level	2016-2020 ACS Percent Below Poverty Level	2016-2020 ACS Population at 200 Percent of Poverty Level
Chester County	6.5%	16.1%	6.3%	15.3%
Modena	27.8%	44.7%	17.6%	66.3%
South Coatesville	19.0%	32.5%	16.0%	33.9%
East Fallowfield	4.3%	15.0%	1.6%	7.0%
Coatesville	25.5%	49.9%	22.7%	49.5%
Valley	5.7%	18.3%	3.8%	23.8%
Caln	7.7%	15.9%	8.1%	18.9%

Sources: US Census, American Community Survey, 2002-2012 and 2016-2020.

¹ For 2022, the Federal Poverty Level at 200% ranged from \$33,975 for a one-person household to \$64,940 for a five-person household.

Education

Modena has seen a significant increase in the number of residents with at least a high school education from 37 to 49 percent, with corresponding decreases in those without a high school education between 2010-2020. During the same time period, Modena also saw increases in its population that have obtained associate’s and graduate degrees.

Education level²	Modena 2006- 2010 ACS	Modena 2016- 2020 ACS	Chester Co. 2006- 2010 ACS	Chester Co. 2016- 2020 ACS
Less than 9th grade	9.9%	8.8%	2.9%	2.5%
9th to 12th grade, no diploma	13.2%	3.5%	4.6%	3.2%
High school graduate/equivalency	37.4%	48.5%	24.2%	20.5%
Some college, no degree	18.9%	17.1%	14.6%	13.1%
Associate's degree	4.0%	5.3%	5.9%	6.5%
Bachelor's degree	13.6%	12.5%	29.5%	31.9%
Graduate or professional degree	3.0%	4.3%	18.3%	22.3%

Sources: US Census, American Community Survey, 2006-2010 and 2016-2020.

Employment

Employment data provides an overview of occupation – or type of work – in addition to industry - the types of businesses in which residents are employed. A high percentage of Modena residents have occupations under the category of service occupations, with natural resources, construction, and maintenance occupations also well represented. Employers of Modena residents vary dramatically across various types of industry. The largest sector is professional, scientific, and management, and administrative and waste management services followed by educational and health care services.

² Percentages are inclusive of the total populations who are 25 years of age and older.

APPENDIX B
Demographic Profile

Employment of Residents by Occupation

Industry Characteristics	Modena 2006- 2010 ACS	Modena 2016- 2020 ACS	Chester Co. 2006- 2010 ACS	Chester Co. 2015- 2019 ACS
Management, business, science, and arts occupations	26.8%	14.6%	47.3%	53.1%
Service occupations	24.9%	38.7%	12.5%	12.7%
Sales and office occupations	21.5%	13.5%	24.9%	20.1%
Natural resources, construction, and maintenance occupations	17.0%	23.4%	7.7%	6.8%
Production, transportation, and material moving occupations	9.8%	9.9%	7.6%	7.3%

Sources: US Census, American Community Survey, 2006-2010 and 2016-2020.

Employment of Residents by Industry

Industry Characteristics	Modena 2006- 2010 ACS	Modena 2016- 2020 ACS	Chester Co. 2006- 2010 ACS	Chester Co. 2016- 2020 ACS
Agriculture, forestry, fishing and hunting, and mining	0.0%	0.0%	2.1%	2.3%
Construction	12.1%	12.8%	6.1%	6.2%
Manufacturing	8.7%	3.7%	15.5%	13.6%
Wholesale trade	2.4%	0.0%	4.2%	3.4%
Retail trade	9.2%	6.4%	8.9%	7.7%
Transportation and warehousing, and utilities	1.9%	1.1%	4.1%	3.4%
Information	0.0%	0.0%	2.7%	2.4%
Finance and insurance, and real estate and rental and leasing	7.2%	8.6%	12.0%	12.6%
Professional, scientific, and management, and administrative and waste management services	12.1%	27.8%	16.0%	18.1%
Educational services, and health care and social assistance	26.1%	19.8%	18.7%	20.7%
Arts, entertainment, and recreation, and accommodation and food services	9.2%	6.4%	3.9%	3.9%
Other services, except public administration	11.1%	2.7%	3.4%	3.1%
Public administration	0.0%	10.7%	2.6%	2.6%

Sources: US Census, American Community Survey, 2006-2010 and 2016-2020.

Housing

Modena has a fair degree of housing options, with a dynamic housing stock comprising of a wide range of housing types. Based on the 2020 ACS, 25 percent of all housing in Modena is single family detached dwellings, and just over 53 percent are single family attached dwellings. Over 39 percent of homes are worth greater than \$200,000 and 58 percent were constructed prior to 1939. For residents who rent, in 2020 the average monthly rent of the approximately 95 units was \$1,145.

Housing Units

Housing Unit Characteristics	Modena 2006-2010 ACS	Modena 2016-2020 ACS	Chester Co. 2006-2010 ACS	Chester Co. 2016-2020 ACS
Occupied housing units	85.3%	87.9%	95.7%	95.7%
Vacant housing units	15.1%	12.1%	4.3%	4.3%
1-unit, detached	33.0%	25.0%	61.7%	61.4%
1-unit, attached	33.0%	53.8%	17.1%	18.5%
2 units	9.2%	4.2%	1.9%	1.8%
3 or 4 units	1.8%	9.6%	3.1%	2.7%
5 to 9 units	12.4%	5.0%	3.9%	3.1%
10 to 19 units	3.7%	0.0%	4.2%	4.4%
20 or more units	0.0%	0.0%	5.3%	5.7%
Mobile home	7.3%	2.5%	2.7%	2.5%
Boat, RV, van, etc.	0.0%	0.0%	0.02%	0.01%

Sources: US Census, American Community Survey, 2006-2010 and 2016-2020.

Year Structure Built

Year Built	Modena 2016-2020 ACS	Chester Co. 2016-2020 ACS
Built 2000 or later	5.0%	21.0%
Built 1980 to 1999	2.1%	31.7%
Built 1960 to 1979	15.4%	22.7%
Built 1940 to 1959	18.8%	11.1%
Built 1939 or earlier	58.8%	13.4%

Source: US Census, American Community Survey, 2016-2020.

APPENDIX B
Demographic Profile

Housing Value (Owner-occupied Units)

Value	Modena 2006-2010 ACS	Modena 2016-2020 ACS	Chester Co. 2006-2010 ACS	Chester Co. 2016-2020 ACS
Median (dollars)	\$ 84,600	\$167,500	\$334,300	\$369,500
Owner-occupied units	74	52	139,743	144,688
Less than \$50,000	0.0%	0.0%	2.4%	2.4%
\$50,000 to \$99,999	25.7%	34.6%	1.9%	1.6%
\$100,000 to \$149,999	14.9%	1.9%	4.3%	2.6%
\$150,000 to \$199,999	20.3%	19.2%	8.5%	6.4%
\$200,000 to \$299,999	35.1%	38.5%	25.2%	21.9%
\$300,000 to \$499,999	4.1%	5.8%	36.9%	38.1%
\$500,000 to \$999,999	0.0%	0.0%	17.9%	23.5%
\$1,000,000 or more	0.0%	0.0%	2.9%	3.5%

Sources: US Census, American Community Survey, 2006-2010 and 2016-2020.

Renter Characteristics

Renting Characteristics	Modena 2011-2015 ACS	Modena 2016-2020 ACS	Chester Co. 2011-2015 ACS	Chester Co. 2016-2020 ACS
Median (dollars)	\$1,072	\$1,145	\$1,197	\$1,354
Units with no rent paid	8	12	1,759	1,933
Occupied units paying rent	87	147	44,491	46,330
Less than \$500	4.6%	3.4%	5.4%	5.2%
\$500 to \$999	34.5%	24.5%	26.7%	17.8%
\$1,000 to \$1,499	58.6%	65.3%	40.2%	38.2%
\$1,500 to \$1,999	2.3%	6.8%	17.3%	24.8%
\$2,000 to \$2,499	0.0%	0.0%	5.7%	8.0%
\$2,500 to \$2,999	0.0%	0.0%	2.4%	3.4%
\$3,000 or more	0.0%	0.0%	2.3%	2.6%

Sources: US Census, American Community Survey, 2006-2010 and 2016-2020



APPENDIX

C

Revitalization Plan

Introduction

More specific than a comprehensive plan, a revitalization plan is a framework of actions that address improvements intended to spur long-term and sustainable economic opportunity and success. Within Chester County these plans are typically focused on municipal-owned or controlled infrastructure projects that are eligible for funding through the Chester County Community Revitalization Program, or municipal resources significantly related to such projects. A revitalization plan also assists a municipality when seeking state or other outside funding and encourages private investment.

Actions may overlap between a comprehensive plan and revitalization plan, with the revitalization plan actions being more specific and detailed. The Borough has worked continually to implement revitalization through various improvement projects. These projects have enhanced the Borough's mobility, neighborhoods, and overall quality of life, but there are additional improvements that could be carried out. Modena first adopted a revitalization plan in 2004 which was last updated in 2010. This update (2022) was conducted as part of a new comprehensive plan process for Modena, allowing for broader input and improved consistency between the two plans, and use of the same background data for both plans.

This Comprehensive Plan also serves as the Urban Center Revitalization Plan (UCRP) for Modena, with the elements of the UCRP found within multiple chapters of the document. Appendix C consists of a checklist that documents the specific policies and actions addressing the required elements of a UCRP.

UCRP Accomplishments Narrative

Modena is the smallest municipality in Chester County, but that has not impeded the Borough from pursuing outside funds and experiencing positive revitalization efforts since 2002 with \$2,452,814 awarded through Chester County’s Urban Centers funding programs. The Borough’s revitalization efforts include: improvements to public infrastructure and community facilities and reaching out to various agencies for planning assistance. The Borough has worked meticulously to receive funds for various revitalization projects, as well as having pursued other efforts to improve the Borough and meet the needs of its residents.

UCRP Accomplishments Achieved Through Grant Funding since 2010

Activity Type	Year	Funding Stream¹	Amount Funded
Modena Roads and Stormwater Reconstruction	2021	CRP	\$600,000
Comprehensive Plan Update	2021	VPP	\$38,752
Mode Park Acquisition	2020	CC Municipal Grant	\$24,467
Mode Park Acquisition	2020	PA DCNR	\$25,100
Bridge Replacement and Roadway Renovation	2019	CRP	\$248,000
Bridge Replacement and Roadway Renovation	2016	CRP	\$465,347
Street Light Replacement	2013	CRP	\$52,000
Sewer Meter	2012	CRP	\$105,285
Sewer Repair	2011	CRP	\$20,704
Street Reconstruction	2011	CDBG	\$325,000

¹ Funding Stream acronyms: Community Revitalization Program (CRP), Vision Partnership Program (VPP), Pennsylvania Department of Conservation and Natural Resources (PA DCNR), and Community Development Block Grant (CDBG).

Process

1. Task Force Members

- Jennifer Daywalt – Borough Council President
- Nicole Ewing – Borough Council Member
- Blaise Frost – Borough Council Member
- Mike Harvey – Borough Mayor

2. Public Process

Public outreach was conducted through stakeholder interviews; a Community Values Survey; eight Task Force meetings; public display and booth at the 2021 Centennial Day event; one Public Information Meeting; Planning Committee Public Meeting; and Borough Council meetings including the (adoption hearing date) adoption hearing. Appendix D of the Comprehensive Plan provides a summary of the public process and outreach.

Revitalization Plan Actions

Revitalization efforts encompass the following elements within the Borough: economic development, housing, infrastructure, and public services. This appendix is intended to be a quick checklist, with greater detail and recommendations being provided as part of the referenced sections of the comprehensive plan. Inventory and analysis of existing conditions and demographics are included in Appendix A, Existing Conditions and Appendix B: Demographic Profile. The vision between the Comprehensive Plan and Revitalization Plan are consistent, as the goals identified in the Comprehensive Plan are noted below within the framework of the Revitalization Plan:

1. Economic Development

Economic development efforts for the Borough are predominantly addressed in Chapter 4. For each recommendation, specific policies are identified to best implement each as part of the corresponding chapter.

Recommendations:

- Reimagine the Union Street corridor as Modena’s Town Center (Recommendation 4.1).
- Encourage establishment of a village center at North Brandywine/Woodland Avenue intersection (Recommendation 4.2).
- Continue efforts to have a convenience store and other personal service stores locate in the Borough (Recommendation 4.3).
- Work to ensure the Borough continues to be served by a Post Office (Recommendation 4.4).
- Review existing zoning provisions to ensure they reflect contemporary practices and best implement community development objectives (Recommendation 4.5).
- Enhance gateways entering the Borough (Recommendation 4.6).

2. Housing

Housing efforts for the Borough are addressed in Chapter 3. For each recommendation, specific policies are identified to best implement each as part of the corresponding chapter.

Recommendations:

- Continue to provide opportunities for a variety of housing choices (Recommendation 3.1).
- Continue to enforce the property maintenance code to ensure existing housing stock remains attractive and viable (Recommendation 3.2).
- Promote available resources for home maintenance and ownership (Recommendation 3.3).
- Encourage infill development/redevelopment (Recommendation 3.4).
- Consider permitting major home occupations (Recommendation 3.5).

3. Infrastructure

Infrastructure efforts for the Borough are predominantly addressed in Chapter 2. For each recommendation, specific policies are identified to best implement each as part of the corresponding chapter.

Recommendations:

- Ensure road standards are up to date with contemporary best practices to ensure safety of all users (Recommendation 2.1).
- Improve streetscaping and overall safety along Union Street through existing ordinances, programs, and policies (Recommendation 2.2).
- Develop and implement an on-going road program to ensure the Borough road network is regularly maintained and in good repair (Recommendation 2.3).
- Explore funding opportunities to implement pedestrian, bicycle, and other multimodal connections and further amend Borough ordinances to facilitate their creation (Recommendation 2.4).
- Support efforts to establish a bus route to serve the Borough (Recommendation 2.5).
- Preserve scenic views from roads while improving overall safety for pedestrian and bicycle users (Recommendation 2.6).

APPENDIX C Revitalization Plan

- Address stormwater runoff to best protect public safety and ensure full compliance with state and federal mandates for water quantity and quality (Recommendation 5.2).
- Encourage more community and neighborhood-based initiatives to promote best practices in stormwater management (Recommendation 5.3).

4. Public Services

Public service efforts for the Borough are predominantly addressed in Chapter 5. For each recommendation, specific policies are identified to best implement each as part of the corresponding chapter.

Recommendations:

- Communicate effectively and efficiently regarding Borough business, events, and other topics impacting the community (Recommendation 5.1).
- Provide effective and efficient governance through appropriate administrative and funding support of volunteer commissions, boards, and committees (Recommendation 5.4).
- Continue to support public works and code enforcement to facilitate timely and responsive services for Borough residents and businesses (Recommendation 5.5).
- Support emergency service providers to protect the health and safety of Borough residents (Recommendation 5.6).
- Restore the Mode House and revitalize the surrounding property (Recommendation 1.5).
- Connect to the West Branch Brandywine Creek (Recommendation 1.1)

Urban Center Improvement Inventory

The Urban Center Improvements Inventory (UCII) is a comprehensive record of documented revitalization needs within Chester County's urban centers. The UCII is a stand-alone entity that includes proposed capital improvements and planning projects that are directly linked to goals, objectives and policies within the urban center's adopted planning documents (comprehensive plan/revitalization plan). The goal of the UCII is to connect the urban centers' revitalization plan priorities with implementation funding.

A general listing of the proposed improvements from the UCII as of February 2022 can be found below.

Project Name	Project Category	Improvement Type	Project Description	Construction and Potential Costs
Promote Housing Maintenance & Rehabilitation	Capital Project	Housing	<ul style="list-style-type: none"> - Reverse Borough housing trend by actively promoting various programs to residents that offer funding for home maintenance and rehabilitation. The applicable programs supported by the Chester County Department of Community Development (DCD) include: Housing Rehabilitation Program, Home Maintenance Program, Home Repair Program, Weatherization assistance Program, and Home Modification Program. - Borough should take a proactive approach to housing rehabilitation, by providing information and acting as a point of contact to help preserve the housing stock at virtually no cost to the Borough. - Municipal officials should learn and advertise the basic provisions of the various programs and the general application procedures, and pass along this information to residents as warranted. The Borough could also offer assistance to residents in completing their applications. - Hire UCC Manager to assist in Borough housing stock maintenance and rehabilitation. 	TBD

APPENDIX C
Revitalization Plan

Project Name	Project Category	Improvement Type	Project Description	Construction and Potential Costs
Encourage Infill Development	Capital Project	Development & Redevelopment	<p>- The open lots available in Modena’s existing neighborhoods present numerous opportunities for residential infill, and should be viewed as potential locations to focus future residential development.</p> <p>- In order to maintain the existing scale of development, Modena will encourage residential options that are limited to the size and type already existing in established neighborhoods. The construction of new homes on infill lots should then be marketed as an alternative to conventional development.</p>	TBD
Create a Town Center	Capital Project	Development & Redevelopment	<p>- The location of the Town Center will encompass both sides of Union Street from the Brandywine Valley Railroad tracks, cross Brandywine Creek, and also incorporate the commercial area at the Brandywine Avenue/Hephzibah Hill intersection. It will consist of mixed uses, including residential development, small scale commercial development, professional offices, small scale light industrial uses, and institutional and municipal uses. A vibrant Town Center, with a strong retail and professional office base, will attract people from outside the community and possibly capture new residents.</p> <p>- Vigorously encourage and promote infill development and adaptive reuse in the Town Center</p>	1-4 yrs

APPENDIX C
Revitalization Plan

Project Name	Project Category	Improvement Type	Project Description	Construction and Potential Costs
Develop Capital Improvement Program (CIP)	Ordinance/Plan/Study	Planning	CIPs are used to anticipate and plan for future capital expenditures. They typically span a five-year period and delineate the phasing, timing, priority, and funding of capital projects. A CIP will help Modena increase the effectiveness of their budget for road maintenance and equipment, parks and recreation, sidewalks, storm drainage systems, major office equipment, improvement of municipal facilities and parks. Once implemented, Modena should continue to maintain and update the program on an annual basis. Prior to undertaking any future large scale capital improvements, the Borough should use the CIP to evaluate their revenue stream and expenditures to ensure adequate finances are available. On an ongoing basis, the Borough should investigate additional funding sources to make sure that future revitalization improvements will be adequately financed.	1-4 yrs
Stormwater Drainage Improvement	Capital Project	Stormwater	Install a stormwater drainage system to accommodate heavy flow at South Brandywine Avenue and Hall Hill Road.	1-4 yrs

APPENDIX C
Revitalization Plan

Project Name	Project Category	Improvement Type	Project Description	Construction and Potential Costs
Pursue a Public Water Supply	Capital Project	Water	<p>- Modena obtains all of its drinking water supplies from individual, on-site wells. From both a revitalization planning and environmental perspective, a public water supply system should be considered. The continued dependence on groundwater could lead to quality problems, given the potential for contamination, and quantity problems during times of a low water table.</p> <p>- The Borough should contact the Pennsylvania American Water Company, the local public water provider, to explore the feasibility of providing water service to the Borough.</p>	TBD
Roadway Maintenance & Improvements (Paving)	Capital Project	Road Construction & Reconstruction	- Investigate the need and feasibility of paving Clinton, Johnson, and Belmar Streets. This can both serve to increase liquid fuels funding from PennDOT as well as improve Modena's overall road network.	1-4 yrs
Roadway Maintenance & Improvements (Fulton Street Resurfacing)	Capital Project	Road Construction & Reconstruction	- Improve and maintain Modena's roadways by providing a more efficient and safe transportation system for residents through various improvements.	1-4 yrs

APPENDIX C
Revitalization Plan

Project Name	Project Category	Improvement Type	Project Description	Construction and Potential Costs
Roadway Maintenance & Improvements (Intersection)	Capital Project	Road Construction & Reconstruction	<ul style="list-style-type: none"> - Improve and maintain Modena's roadways by providing a more efficient and safe transportation system for residents through various improvements. - Investigate installation of a four way stop at the intersection of Hephzibah Hill Road and South Brandywine Avenue. 	1-4 yrs
Enhance the Gateways into Modena	Capital Project	Streetscape	<p>There are six roadway entrances into the Borough: Modena Road, Union Street, Mortonville Road, Hephzibah Hill Road, Woodland Avenue, and North Brandywine Avenue, but only several small Penn DOT "Borough" signs announce the arrival to Modena. Visually pleasing entranceways can help create a positive image for the community. Modena will apply for grant funds to design, construct, and install more "welcoming" gateway signs at all of its entry points. The signs will also act to calm traffic by alerting motorists that they are entering a more populated area.</p>	1-4 yrs
Improve Pedestrian and Bicycle Circulation	Capital Project	Open Space & Recreation	<ul style="list-style-type: none"> - Make efforts to implement the segments of the Mill Trail study that traverse the Borough. - Adopt a specific set of design standards for road improvements to accommodate bicycles and pedestrians along the Minor Collectors. 	1-4 yrs

**APPENDIX C
Revitalization Plan**

Project Name	Project Category	Improvement Type	Project Description	Construction and Potential Costs
Development of Convenience Store/Stores & Laundromat	Capital Project	Development & Redevelopment	<p>- Modena does not have a convenience store for its residents to provide basic needs. The Borough has a strong desire to establish a small grocery store, food convenience establishment, and a Laundromat. These establishments would not only assist in expanding the Borough's business sector, but also provide residents with much needed amenities.</p> <p>- Coordinate with property owners located within the Town Center, Town Center Overlay, and Neighborhood Commercial Zoning Districts for possible redevelopment sites.</p> <p>- Advertise potential properties for future redevelopment that are located within the aforementioned districts to small grocers, food convenience store, and laundromat chains.</p>	1-4 yrs



APPENDIX

D

Zoning and Land Use in Adjoining Municipalities

Introduction

This appendix provides an overview of zoning and land use policies enacted for the areas of municipalities adjacent to the Borough. It further provides an overview of enabling legislation from the Pennsylvania Municipalities Planning Code (MPC) and recent planning and zoning efforts in Modena. This appendix represents a snapshot of adjacent municipalities in 2022 and may not be as representative of them at the end of the plan’s time horizon.

The review of existing long-range plans in adjacent communities can provide important information to consider as a part of a community’s comprehensive planning process. The goals, objectives, and projects identified in neighboring municipalities’ plans outline information about a community’s future land use decisions, transportation considerations, and recreational opportunities that can be impactful along shared borders. The review of adjacent municipal plans can also identify opportunities to improve planning consistency between communities.

Comprehensive Planning in Pennsylvania

This comprehensive plan was completed in compliance with the MPC, Act 247 of 1968, as reenacted and amended. The MPC enables municipal land use controls in Pennsylvania and provides the framework for developing and implementing comprehensive plans and local land use regulations, such as a zoning ordinance. The MPC calls on municipalities to review comprehensive plans every ten years.

While the 2022 Modena Borough Comprehensive Plan is organized as an implementable plan around priority issues, it includes all the components required by the MPC as follows:

Required Component	Where Addressed in the Plan
Statement of Objectives	Introduction
Plan for Land Use	Chapter 7: Future Land Use Chapter 5: Economic Development
Plan to Meet Housing Needs	Chapter 4: Housing
Plan for the Movement of People and Goods	Chapter 3: Connectivity
Plan for Community Facilities and Utilities	Chapter 6: Community Facilities and Services
Statement of plan component interrelationship	Introduction
Short and Long-Range Implementation Strategies	Implementation and each topical chapter

APPENDIX D
Zoning and Land Use in the State, County, and Adjoining Municipalities

Required Component	Where Addressed in the Plan
Statement of Compatibility with Neighboring Municipalities and County Comprehensive Plan	Appendix D
Plan for the Protection of Natural and Historic Resources	Chapter 2: Resource Conservation
Plan for the Reliable Supply of Water	Chapter 2: Resource Conservation
Plan for Energy Conservation	Chapter 2: Resource Conservation

Recent Planning and Zoning Efforts in Modena

Modena’s previous comprehensive plan was adopted in 2004. In the time since its adoption, the Borough proceeded with numerous actions to support implementation of the plan. Some of these actions included:

- The Borough was an active participant in the Brandywine Conservancy’s 2014 *Brandywine Creek Greenway Strategic Action Plan* which outlines specific recommendations for successful implementation of a greenway along the creek from Honey Brook to Delaware.
- Along with Coatesville, South Coatesville Borough, and Valley Township, in 2018 the Borough was an active participant in the 2018 *Mill Trail Study* to improve multimodal connections throughout the greater Coatesville community.
- The Borough completed a comprehensive zoning update in 2009 to further implementation of the 2004 comprehensive plan.
- The Borough saw successful completion of a pair of bridge replacement projects: Union Street (2010) South Brandywine Avenue (2020).

Comprehensive Planning in Chester County

At the time of writing (2022) planning policy at the county level is established by *Landscapes3*, which was adopted by Chester County in November 2018. The vision in *Landscapes3* is guided by the Landscapes Map, which depicts growth and rural resource areas.

Modena Borough is fully encompassed by the Urban Center designation. Urban Center Landscapes “include historic downtowns and established neighborhoods that serve as civic, economic, and population centers with a traditional town character. Urban Centers will accommodate substantial future growth at a medium to high intensity with a mix of

uses, including commercial, institutional, and cultural destinations. Transportation infrastructure and amenities support a walkable community that is integrated into the public transportation and roadway systems.”

Compatibility with *Landscapes* – Chester County Comprehensive Plan

The Modena Borough Comprehensive Plan is consistent with the goals and recommendations of *Landscapes*³ by advancing context sensitive development, redevelopment, and infill throughout the Borough. The plan further provides recommendations to advance natural resource protections, which are critical given the significant areas of floodplain, steep slopes, and woodlands throughout the Borough.

APPENDIX D Zoning and Land Use in the State, County, and Adjoining Municipalities

Zoning and Land Use in Adjoining Municipalities

Given its small area, Modena is surrounded by only two municipalities: South Coatesville Borough borders the northwestern portions of Modena with East Fallowfield Township bordering the remainder. Detail on planning policy in these adjoining municipalities is listed below.

South Coatesville Borough

South Coatesville's land use policy generally complements Modena's existing zoning and future land use. The area that is somewhat inconsistent is with industrial and open space zoned areas in the vicinity of Brandywine Creek. However, Brandywine Creek and its floodplain areas serve as a buffer to further industrial development within South Coatesville at the boundary of this area.

Adjoining zoning

R-1, Residential

This district accommodates residential development consistent with the characteristics of the natural environment in the more rural areas of South Coatesville. This designation adjoins their portion of the jurisdictional boundary along Modena Road.

The R-1 designation predominately abuts the **R-2, Residential** district, with a small area abutting the **I, Industrial** district at the jurisdictional border. The R-2 zoned properties have significant slopes and wooded areas that result in their potential development being consistent with that in South Coatesville. Although the adjoining Industrial zoning in Modena does not complement the R-1 in South Coatesville, it encompasses a rail right-of-way that cannot be developed further and offers a buffer between these districts.

R-2, Residential

This district is designed to protect and strengthen established residential areas, that have lower-density residential development. This designation adjoins their western portion of the jurisdictional boundary west of North Brandywine Avenue.

The R-2 designation abuts Modena's **R-1, Residential** district along its entirety. The R-1 zoned properties have significant slopes and wooded areas that result in any further development and/or redevelopment being consistent with that in South Coatesville.

I-1, Industrial

This district is designed to provide and protect areas for industrial and manufacturing uses and their normal operation. This designation adjoins their portion of the jurisdictional boundary between Modena Road and North Brandywine Avenue and it encompasses lands utilized as part of steel mill operations.

The I-1 designation borders the **I, Industrial** designation east of Brandywine Creek and is consistent with that in South Coatesville. West of Brandywine Creek, the designations include **R-OS, Recreation/Open Space** in the flood-prone areas and **R-2, Residential** for the remainder of the boundary to North Brandywine Avenue. Although the Industrial designation in South Coatesville conflicts with both designations in Modena, industrial expansion into the areas immediately adjacent to Modena is unlikely as these properties are west of the creek and in flood-prone areas limiting future development.

Adjoining Future Land Use - 2010 Community Revitalization Plan

Low Density Residential – Most areas along the boundary west of North Brandywine Avenue.

Low Density Residential (LDR) future land use policy states: LDR areas are only for single family detached homes at overall gross densities of one dwelling unit per acre or less depending on the site characteristics. Careful site planning is particularly important in these areas to insure an attractive residential environment and to conserve attractive natural characteristics of these areas. This means retaining as many trees as possible, keeping road widths and other impervious surfaces to a minimum, and siting homes to fit the topography.

General Industrial – Areas along the boundary between Modena Road and North Brandywine Avenue.

General Industrial (GI) future land use policy for South Coatesville states: GI areas are for a wide variety of industrial and business uses. In addition to designating underdeveloped areas for new industrial development, these areas recognize the existing industrial development, most notably the steel industry.

Conservation – Areas east of Brandywine Creek and limited areas along the boundary west of North Brandywine Avenue.

Conservation (C) future land use policy states: C areas include: 100-year floodplains, areas with steep slopes over 25 percent, and cemeteries. These areas, along with the Parks, Recreation Areas, and Protected Lands, represent the Borough's open space system which should be conserved and enhanced. Borough Zoning should prohibit development in these environmentally sensitive areas.

APPENDIX D

Zoning and Land Use in the State, County, and Adjoining Municipalities

Official Map

Last Amended in 2014, the South Coatesville Official Map includes various recreation trail alignments. As they potentially impact Modena, the following alignments are illustrated on the map terminating at the municipal boundary:

- Along Upper Gap Road/North Brandywine Avenue
- Along the eastern side of the railroad tracks between Brandywine Creek and Modena Road
- Along Modena Road

East Fallowfield Township

East Fallowfield's land use policy generally complements Modena's existing zoning and future land use. The areas that are somewhat inconsistent is where the R-4 zoning in Modena adjoins the R-1 zoning in East Fallowfield, and where the R-2 zoning in Modena adjoins the MH zoning in East Fallowfield. The R-4 area is small in area and minimally impactful, and much of the area zoned MH has been included on the Township's official map for potential acquisition for public lands.

Adjoining zoning

R-1, Low Density Residential

This district is designed to provide limited density of development in those areas of the Township where scenic landscapes, farmland and open space are characteristic. The district encourages agricultural uses, while allowing low density residential development.

The R-1 designation predominately abuts **Modena's R-1, and R-2 Residential** districts along the municipal boundary. These designations generally compliment those in East Fallowfield with their allowances for lower density residential development.

The R-OS, Recreation/Open Space zoned area adjacent to Brandywine Creek encompasses the Modena Foundry brownfield that continues into East Fallowfield and will likely remain undeveloped. The small areas zoned **R-4 Residential** between South Brandywine Avenue and the creek allows for residential development at a higher density than that of the adjoining R-1 in East Fallowfield.

MH, Mobile Home Park

This district is designed to provide adequate facilities for the placement of mobile homes. The development of mobile home parks is encouraged to promote a safe and attractive neighborhood environment that will not detract from surrounding properties. Such districts will encourage development of recreational facilities for mobile home park residents and provide for open space and buffering.

The MH designation predominately abuts Modena's **R-2 Residential** district along the municipal boundary. These designations do not complement each other as the **R-4** designation in Modena is where mobile home parks are permitted, and the **R-2** permits lower-density residential development.

APPENDIX D Zoning and Land Use in the State, County, and Adjoining Municipalities

Adjoining Future Land Use - 2015 Comprehensive Plan

Public Lands (PL) – The Modena Foundry site and most of the southwestern boundary.

PL future land use policy includes existing and proposal parcels owned by the Township and the school district. The plan also specifically states the 104 acre “Beagle Club” property adjacent to Modena be acquired or have conservation easements put in place to protect the ground in perpetuity. It further recommends public, passive recreational use of the Foundry site.

Conservation Easement Areas (CEA) – The portion on the boundary at the vicinity of Hephzibah Hill Road.

CEA future land use policy includes all lands preserved in the Township through either Conservation Easements or Agricultural Easements.

Residential Development (RD) – All other areas of the municipal boundary.

RD future land use policy includes areas with larger parcels north of Strasburg Road that are not part of existing residential developments. These areas of the Township are envisioned to serve as transition between existing developed areas of varying densities.

Official Map

Last Amended in 2018, the East Fallowfield Official Map includes various recreation trail alignments and potential public land acquisitions. As they potentially impact Modena, the following official map elements include:

- Acquisition of the Modena Foundry site for public lands
- Acquisition of the “Beagle Club” property for public lands
- Alignment for the West Brandywine Branch Trail



APPENDIX

E

Community Participation

Community Participation



The June 2021 Centennial Celebration gave the project team the ability to discuss the comprehensive plan and receive input in a safe environment during the COVID-19 pandemic.

Introduction

An essential part of the development of a comprehensive plan is community participation in the overall process. As part of the Modena update, public input was solicited and subsequently included as an element of the proposed recommendations and implementation strategies presented in each topical chapter. This appendix outlines the various methods utilized through the process to engage in the overall community.

Task Force

Development of this plan was led by a task force consisting of representatives of Borough Council, Planning Committee, the Mayor, and Borough staff. The task force analyzed and evaluated pertinent information affecting land use, housing, connectivity, economic development, environmental resources, parks and recreation, historic preservation, and community facilities in the Borough. Recommendations were developed by the task force to meet the challenges and opportunities identified through the planning process, and then shared with the public for review and endorsement.

Stakeholder Interviews

Early in the planning process, numerous individuals within the community were identified to meet with independently for a stakeholder interview. Persons interviewed represented a wide array of interests from historical preservation, to economic development and public safety.

APPENDIX E Community Participation

Centennial Celebration

Given on-going COVID related issues impacting the ability to host a traditional community workshop, on Saturday, June 19, 2021, CCPC staff participated as part of the Modena Centennial Celebration. This community event provided an opportunity to introduce the planning process and discuss the plan update directly with the residents of the Borough. Throughout the course of the event, staff was able to engage with numerous residents and business owners to solicit direct feedback on strengths and opportunities facing the Borough. Specific items such as mapping, and the draft vision statement were available for comment. The event was further utilized to solicit participation in the public survey to help direct the plan. Overall, the event was very successful in gaining a greater community perspective in a non-traditional venue.

Duck Derby

CCPC staff participated as part of the 2nd annual Duck Derby on September 10, 2022. This community event provided an additional opportunity to discuss the plan update directly with the residents of the Borough. Throughout the course of the event, staff was able to engage with numerous residents and business owners to solicit direct feedback.



Public Meeting

On April 28, 2022, a public meeting was held at the Modena Fire Company. At this meeting, the draft goals and recommendations developed by the Task Force were presented to the community. Several of those present at the meeting asked questions on the presented materials and provided several comments and recommendations.



Chester County Planning Commission staff present plan recommendations at the April 28, 2022 public meeting.

MPC Adoption Process

Borough Council authorized the start of the formal Act 247 review period at their September 2022 meeting, and formal comments were accepted through early November. During this period, support for the draft plan was received from East Fallowfield Township and the CCPC. As Modena does not have an appointed Planning Commission, the MPC mandated Public Meeting occurred on November 7, 2022, at the Council meeting. No further comments were received resulting from this meeting.

On November 21, 2022, Council held a public hearing, pursuant to public notice as mandated by the MPC, to consider formal adoption of the draft comprehensive plan by resolution. At the conclusion of this public hearing, a favorable recommendation was made to adopt the draft comprehensive plan, seconded, and adopted by a unanimous vote.

Public Survey Results

The public survey was conducted via SurveyMonkey and included a variety of questions regarding resident satisfaction with features in the community. For each question, survey participants were able to leave specific comments and feedback.

The survey was open for a period of 3 months and was promoted on the Borough website, social media, and at the June 2021 Centennial Celebration. Residents were encouraged to share the survey with others in the community. While not meant to be scientific, or reflective of the entire community, the responses and comments received from this survey are a component of the overall goals, objectives, and recommendations of this plan along with other relevant information. The results of this survey, as well as summaries of common feedback are provided below.

Help plan Modena's Future!

The Borough of Modena is in the process of updating its Comprehensive Plan, which will guide important policies and decisions over a ten year planning horizon. As part of this process, the Borough would like your input to assist in identifying issues of greatest priority to Modena. What is learned from the survey will then serve as an important element in the development of recommendations that will assist the Borough in future strategic efforts.

TAKE OUR BRIEF SURVEY

OPEN, POINT, TAP!

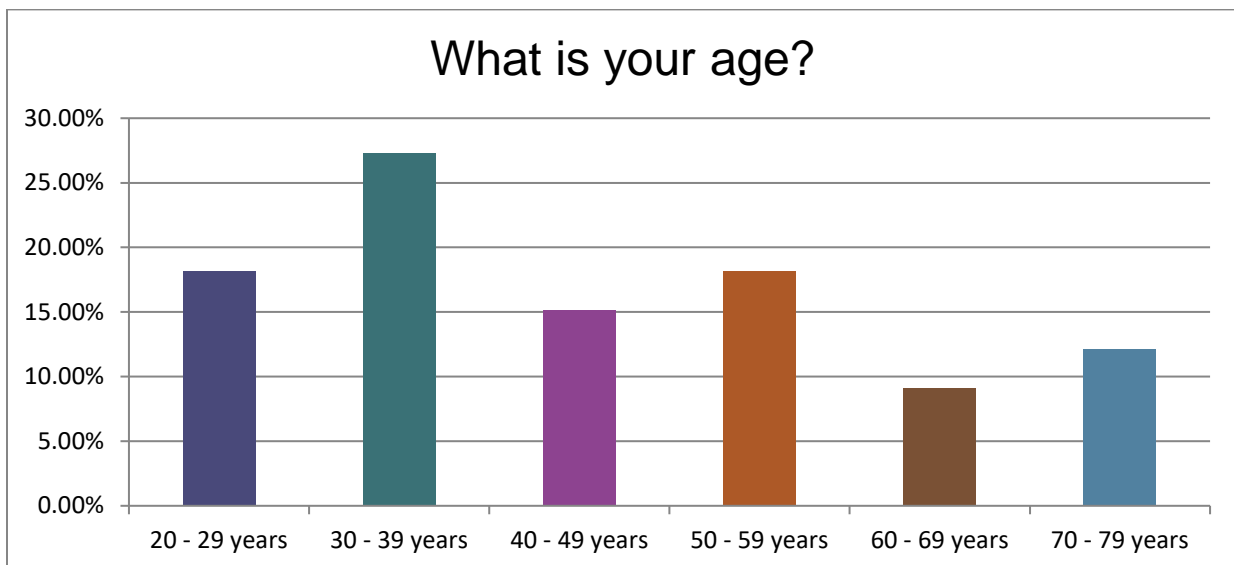
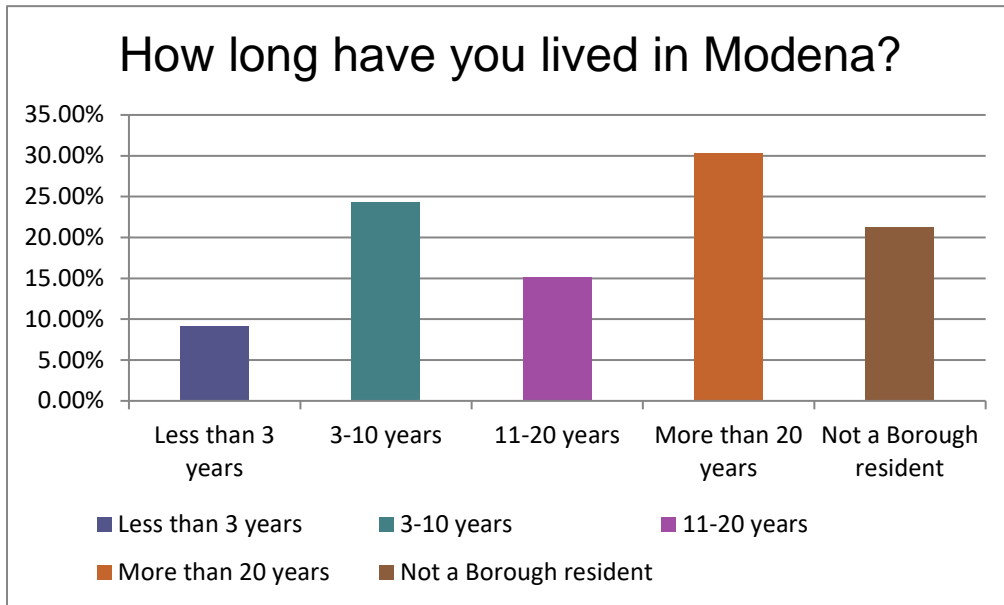
Open the camera on your phone. Point it at the QR Code. Tap the banner that appears.

<https://www.surveymonkey.com/r/22222222>

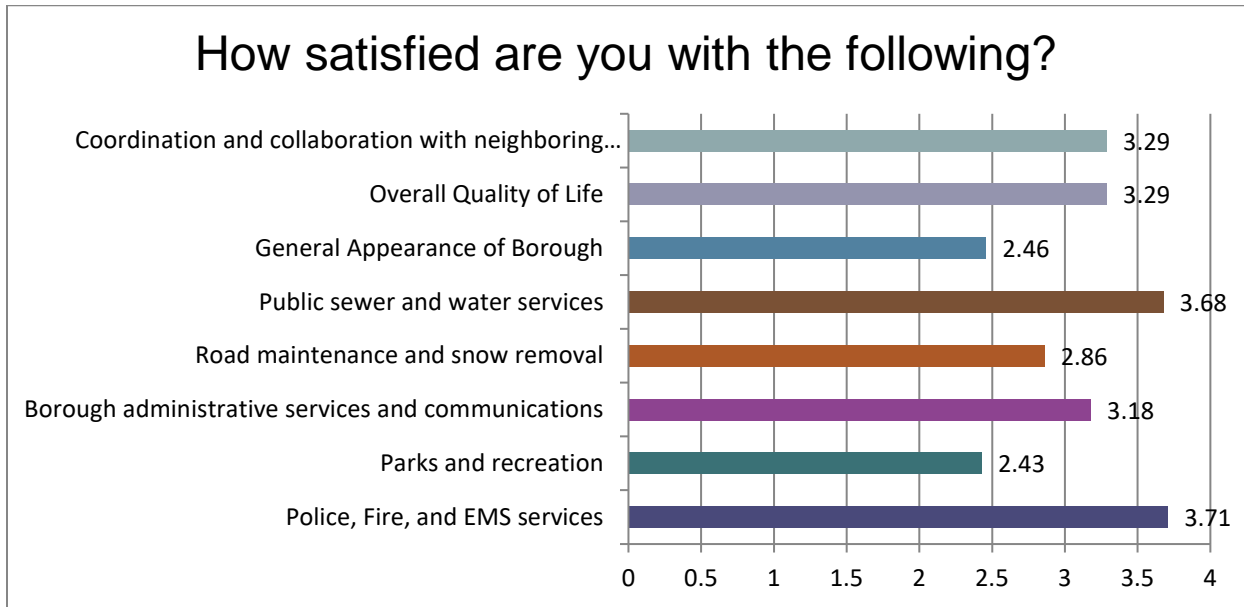
This survey will take about 10 minutes to complete and all answers will be kept confidential. Only compiled results will be made public.

APPENDIX E
Community Participation

Tenure and Age



Community Service Satisfaction

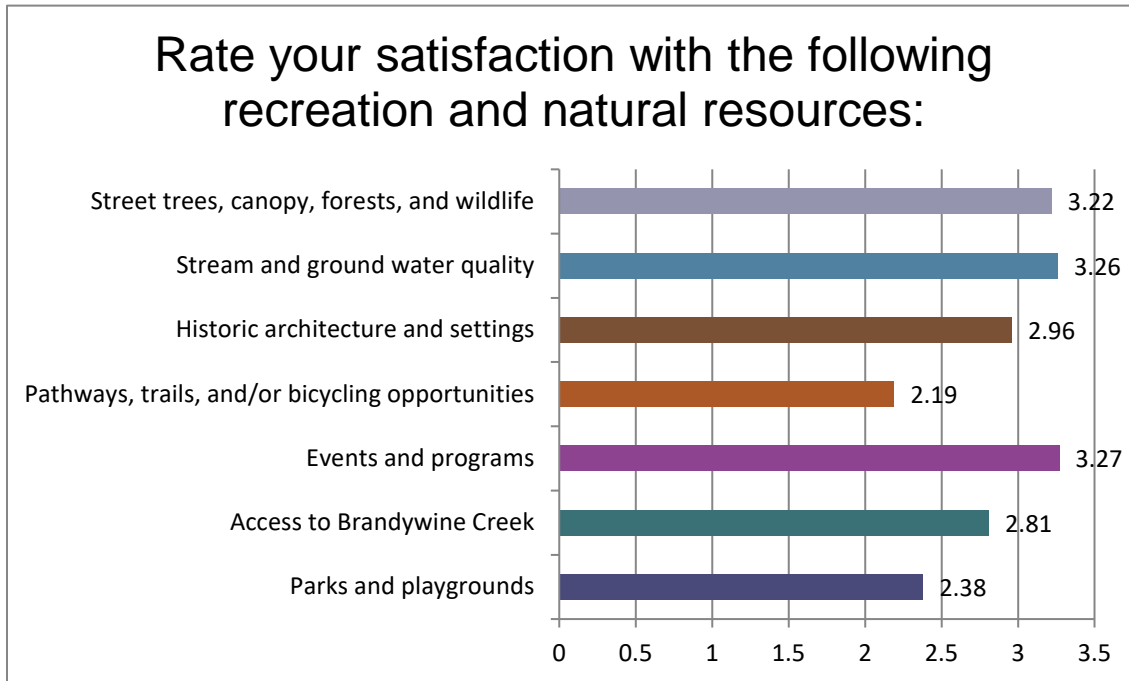


Overall, residents were generally satisfied with community services within the Borough. The lower rated issues such as road maintenance and parks were actively being addressed by the Borough at the time of writing.

Written comments:

- Public streets should not be used as playgrounds.

Recreation and Natural Resources Satisfaction

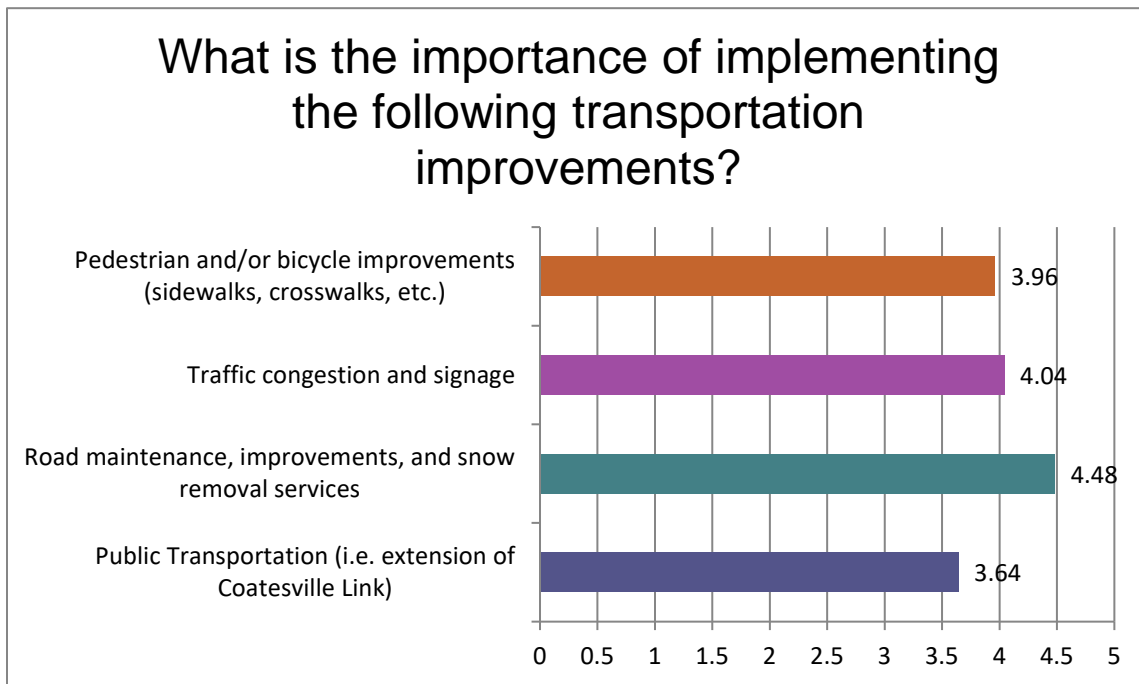


Overall, residents were generally satisfied with how recreation and natural resources have been addressed within the Borough. The lower rated issues such as parks and playgrounds, trails, and access to Brandywine Creek were actively being addressed by the Borough at the time of writing.

Written comments:

- Trees need trimmed along roadways!! Kids play in road regardless of parks nearby!!!
- I would rate the Street trees, etc. higher if we had a few more street trees; trails and pathways lack otherwise excellent bicycling opportunities and even walking if you are careful of traffic; events and programs have improved a lot.

Implementation of Transportation Improvements

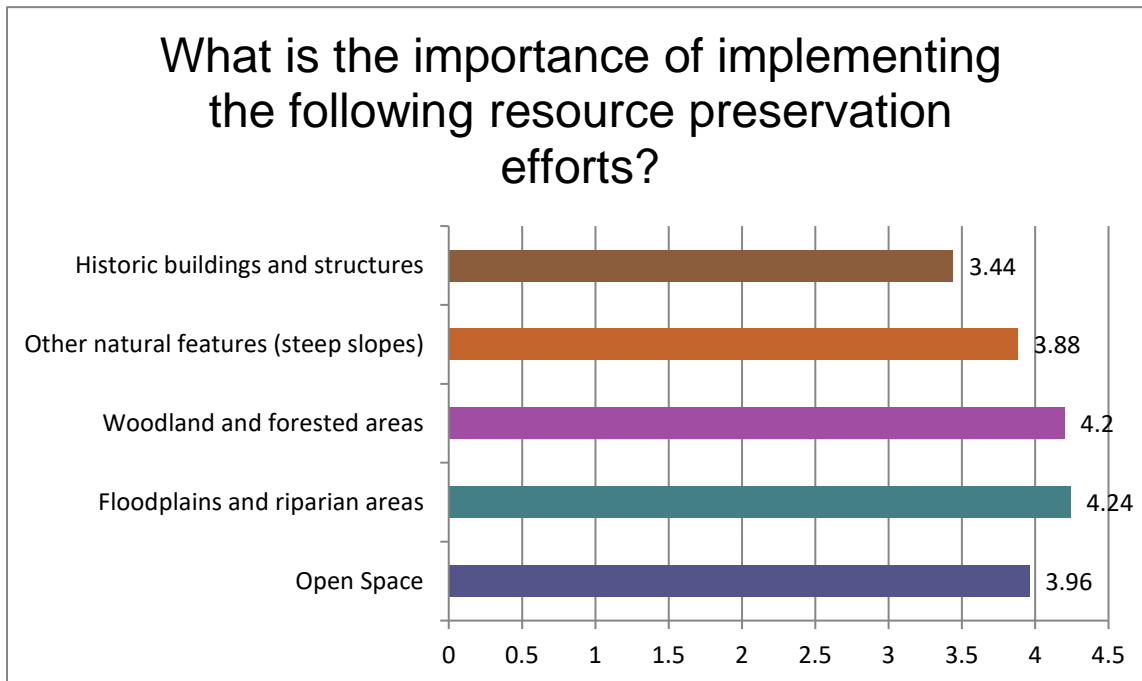


The top issues for survey participants was related to road maintenance which was actively being addressed by the Borough at the time of writing.

Written comments:

- There are no sidewalks or bike trails.
- There should be a stop sign (ESP if turning left) at end of Woodward where it meets Goosetown!!
- Traffic calming is more important than congestion; signage could use maintenance.

Implementation of Resource Preservation Efforts

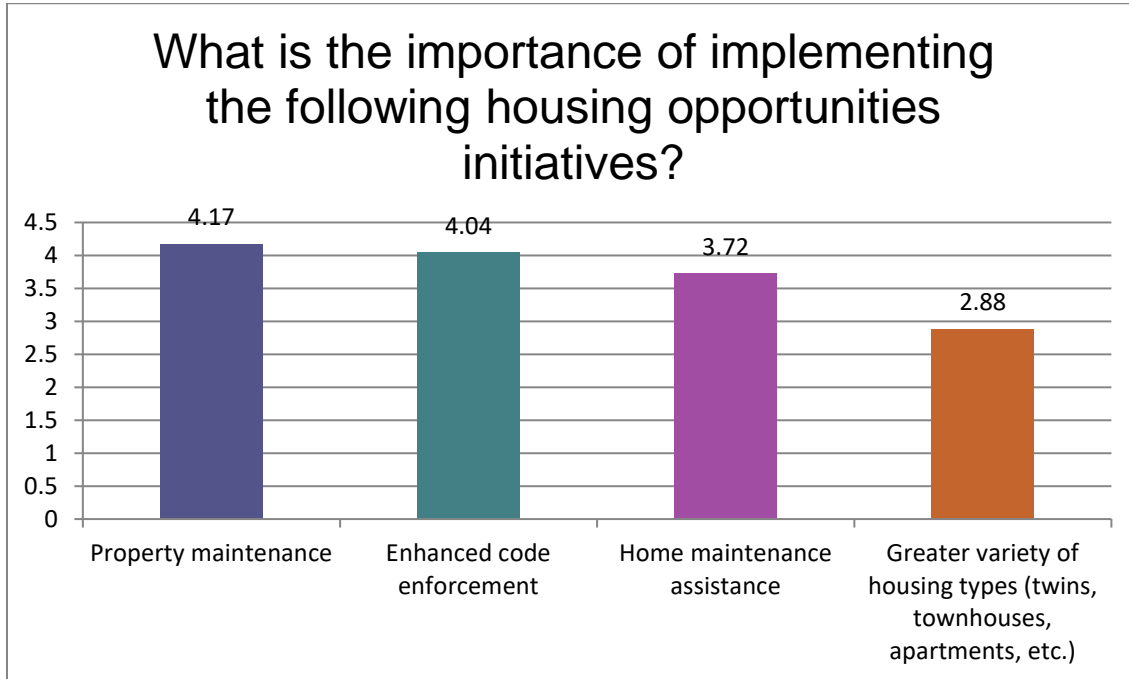


Participants in the survey generally ranked all these issues highly as each are commonly considered to be defining characteristics of the Borough. The top issue relevant to floodplains and riparian areas is especially relevant given the significant flooding events that impacted the Borough in 2021.

Written comments:

- Fix up historical buildings and add signage for tourist attraction.
- The combination of all of the above make Modena a special place.

Implementation of Housing Opportunities

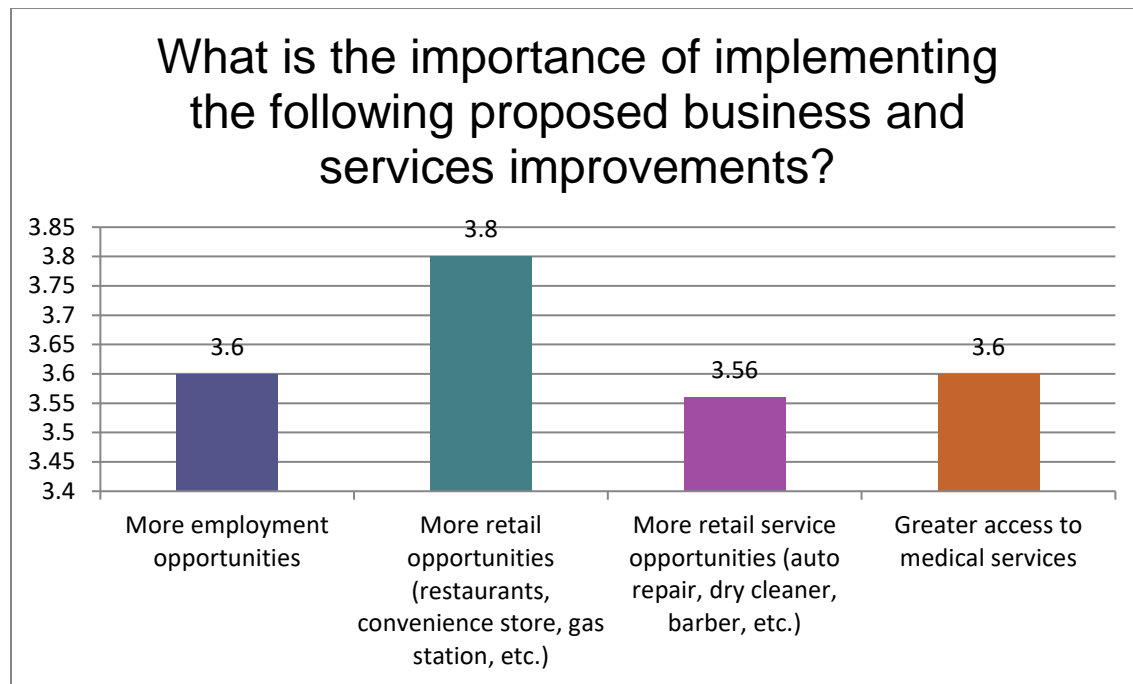


As it relates to housing related initiatives, survey participants rated highly greater property maintenance and enhanced code enforcement within the Borough.

Written comments:

- Less rentals
- Less section 8 would be an improvement
- Owners of older homes could be offered specialized knowledge/ information on how to maintain their houses as well as how to avoid hazards such as lead paint and asbestos.

Implementation of Businesses and Services Improvements

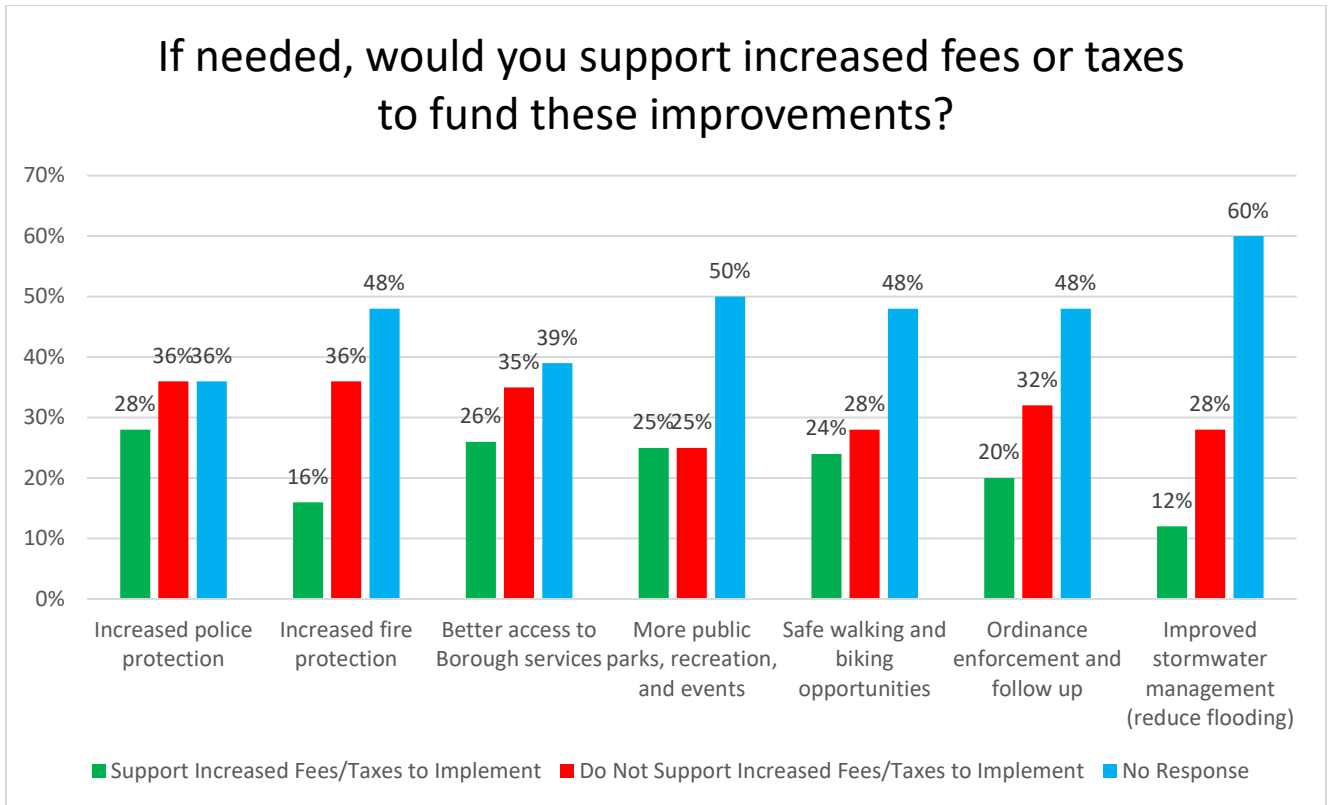
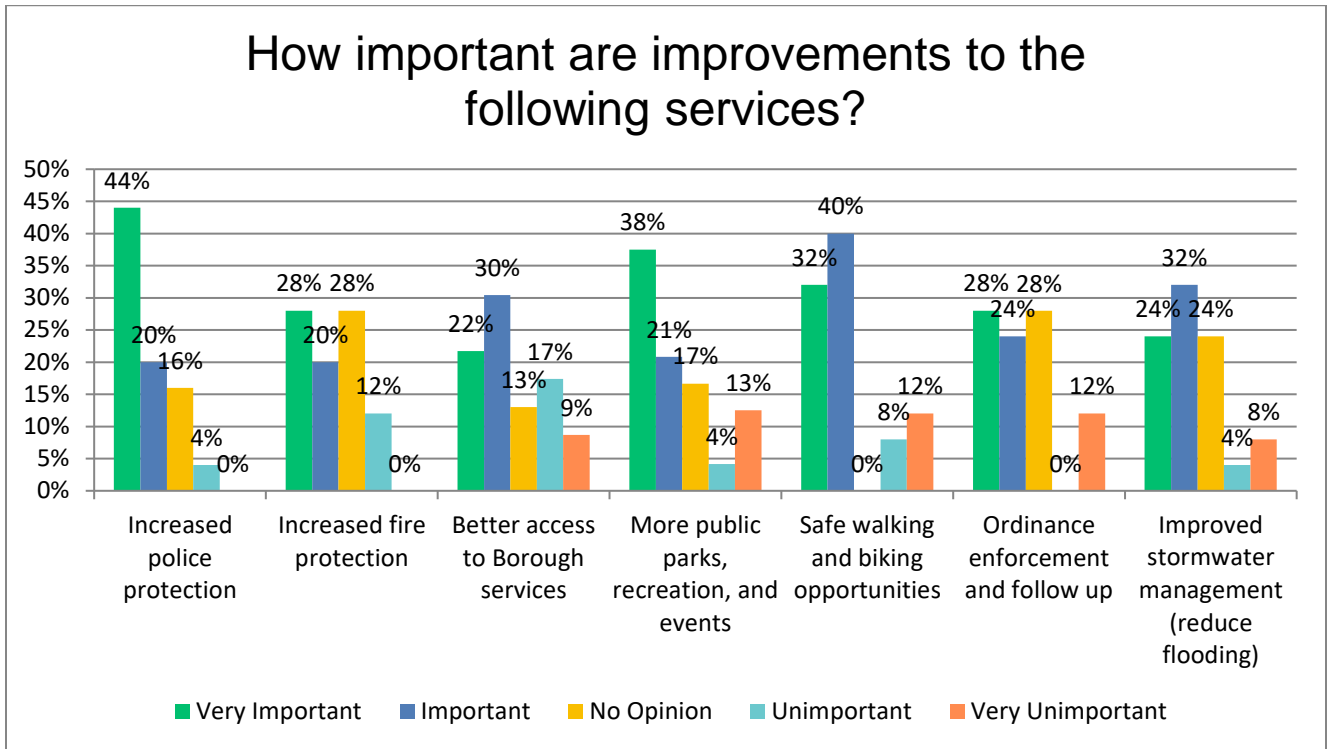


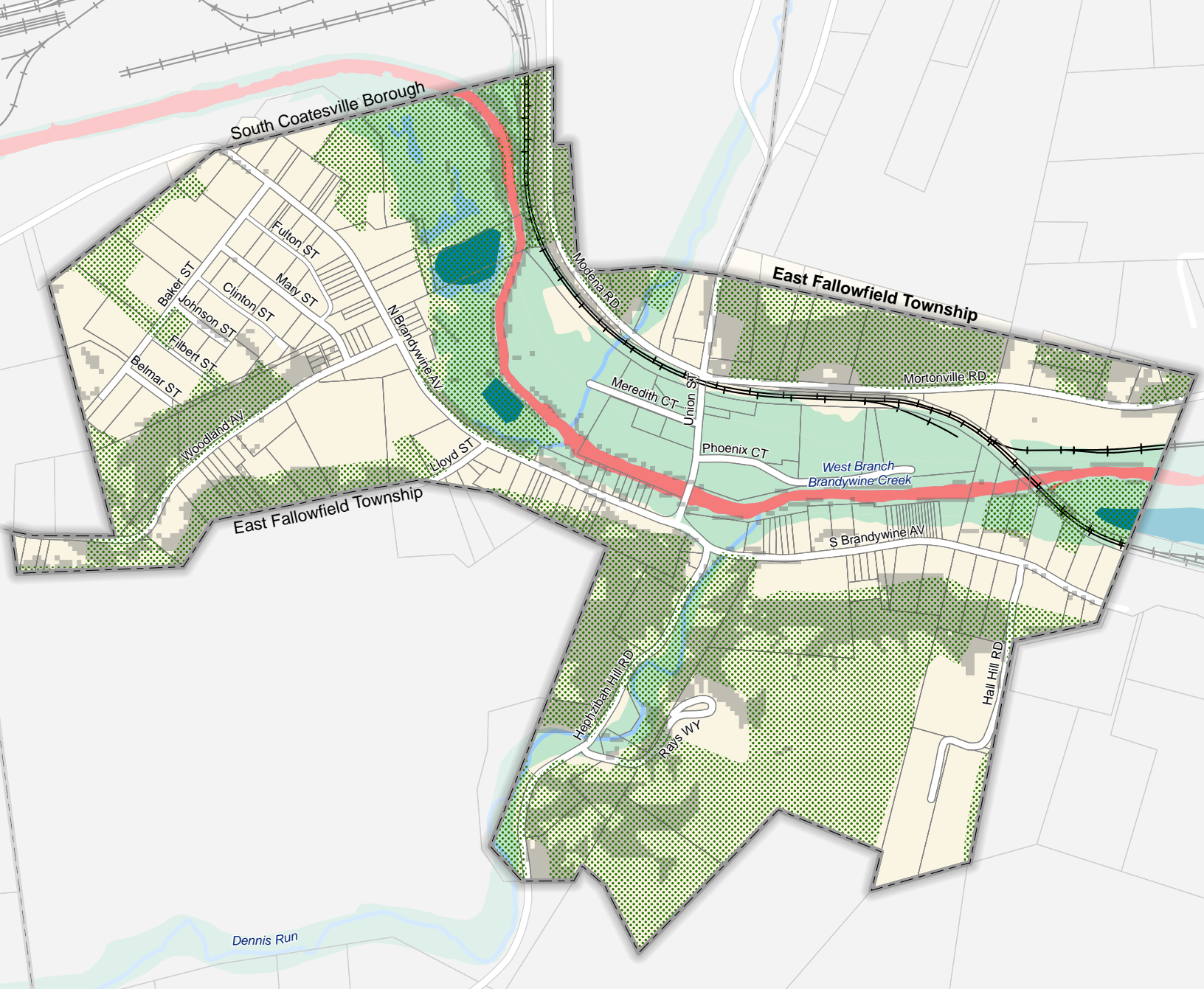
As it relates to business and survey improvements, survey participants generally rated all selections equally, with that for more retail opportunities (convenience store, gas station, etc.) being ranked the highest.

Written comments:

- I think if we had better transportation, like the Coatesville Link, then residents would have an opportunity to reach the business and services.
- A small coffee shop or restaurant might attract more visitors. Hopefully they will "blend in" with all the good aspects of the borough.

Services Improvements and Funding Support





APPENDIX
















F

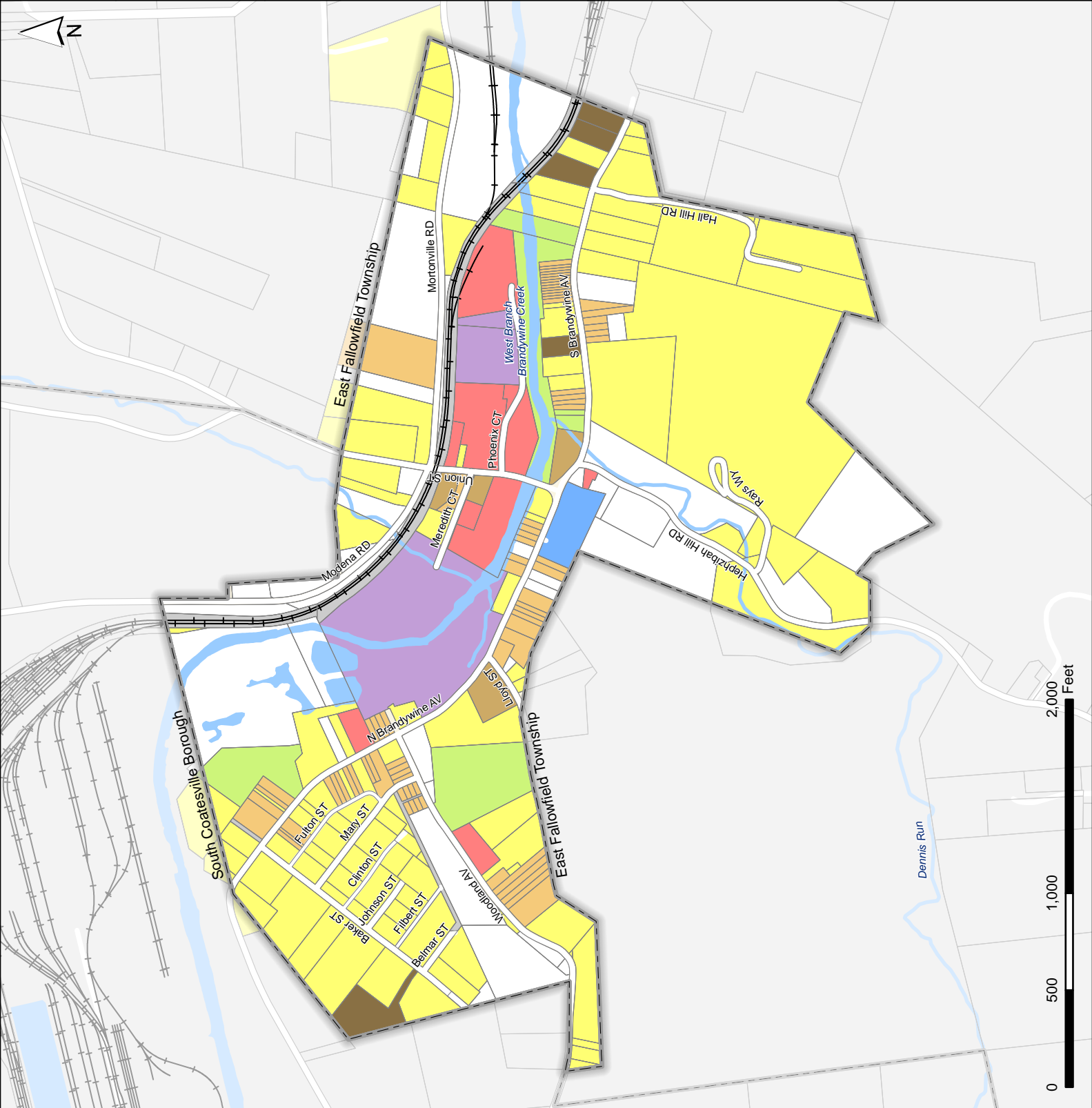
Maps

Existing Land Use

Modena Borough Comprehensive Plan

Chester County, PA















-  Municipal Boundary
-  Parcel Boundary
-  Hydrology
-  Railroad Lines
- Land Use**
-  Residential: Single-Family Detached
-  Residential: Single-Family Attached
-  Residential: Multi-Family
-  Residential: Mobile Home
-  Commercial
-  Institutional
-  Industrial
-  Parks/Open Space
-  Utilities/Railroad/ROW
-  Undeveloped
-  Undeveloped (Superfund)

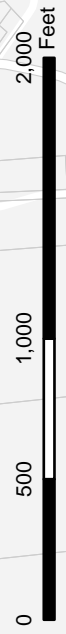
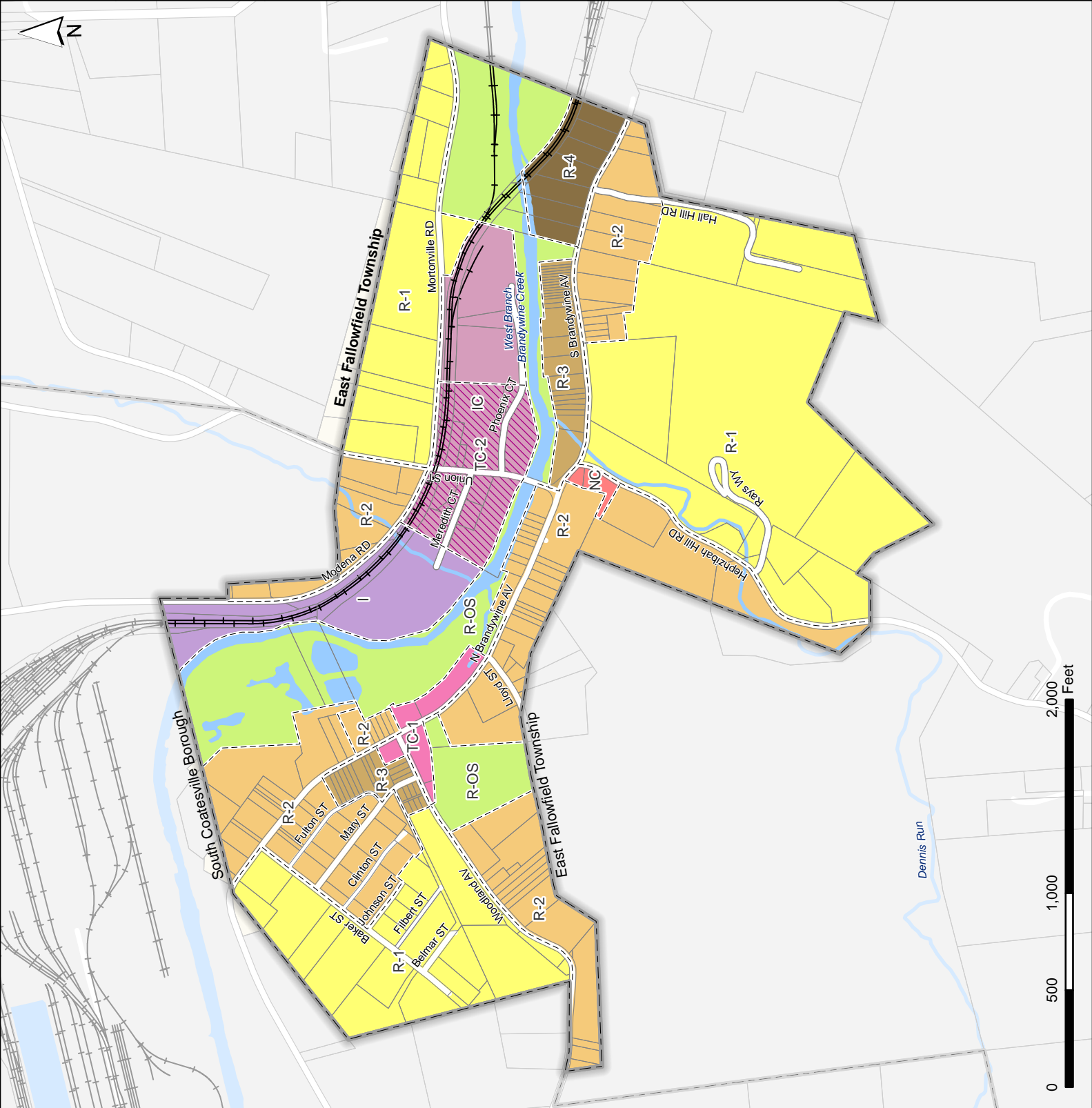


Zoning

Modena Borough Comprehensive Plan

Chester County, PA













-  Municipal Boundary
-  Parcel Boundary
-  Hydrology
-  Railroad Lines
- Zoning**
-  R-1 - Residential
-  R-2 - Residential
-  R-3 - Residential
-  R-4 - Residential
-  NC - Neighborhood Commercial
-  TC-1 - Town Center (Mixed Use)
-  TC-2 - Town Center Overlay (Mixed Use)
-  I - Industrial
-  IC - Industrial / Commercial
-  R-OS - Recreation / Open Space

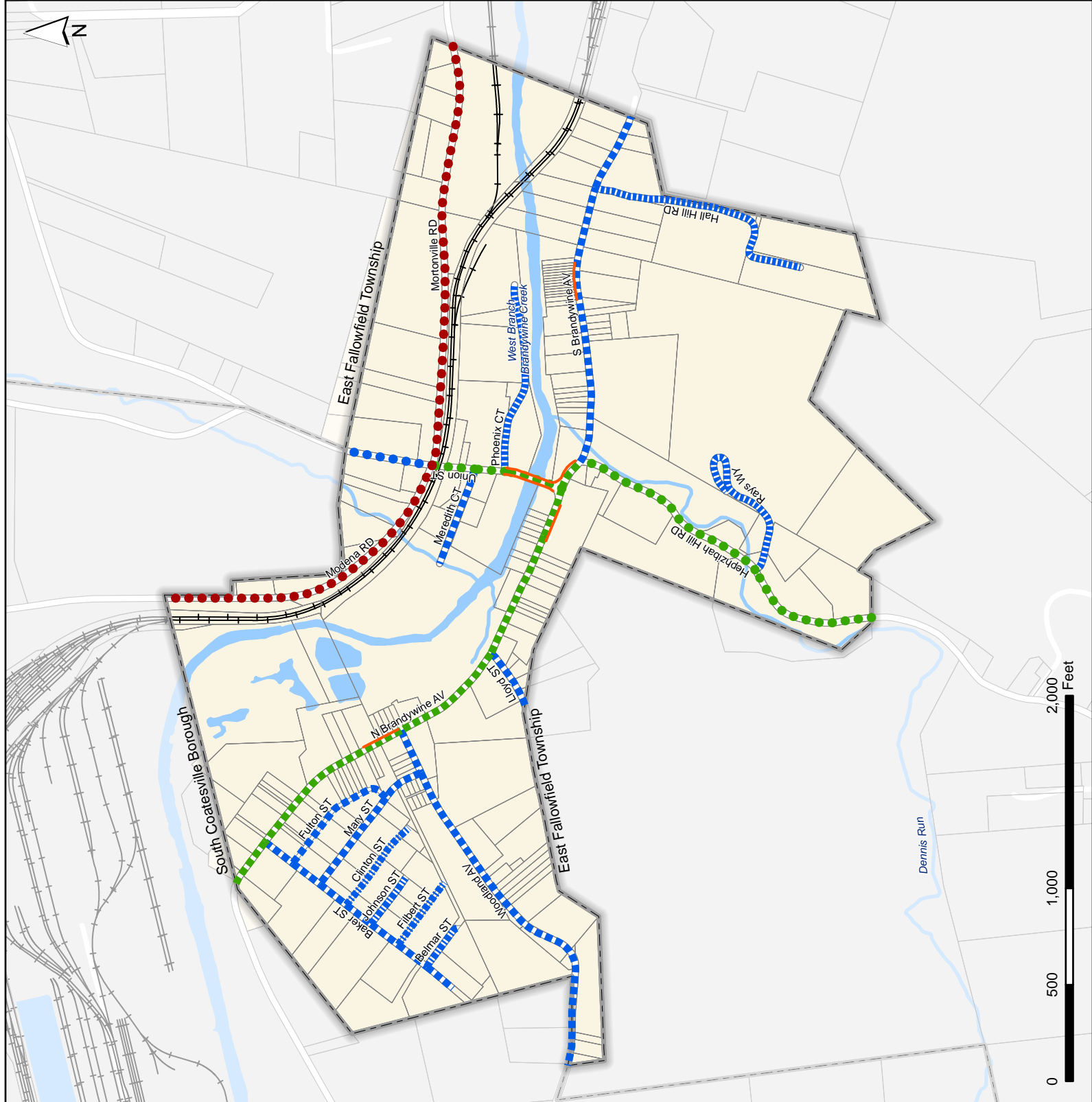


Circulation

Modena Borough Comprehensive Plan

Chester County, PA

-  Municipal Boundary
-  Parcel Boundary
-  Hydrology
-  Railroad Lines
-  Existing Sidewalks
- Roadway Functional Classification**
-  Minor Collector
-  Local Distributor
-  Local
- Roadway Ownership/Maintenance**
-  PennDOT
-  Borough, Paved
-  Borough, Unpaved
-  Private



Community Facilities and Services

Modena Borough Comprehensive Plan

Chester County, PA









- Municipal Boundary
- Parcel Boundary
- Hydrology
- Railroad Lines
- Borough Hall
- Fire Station
- Wastewater Treatment Service Area

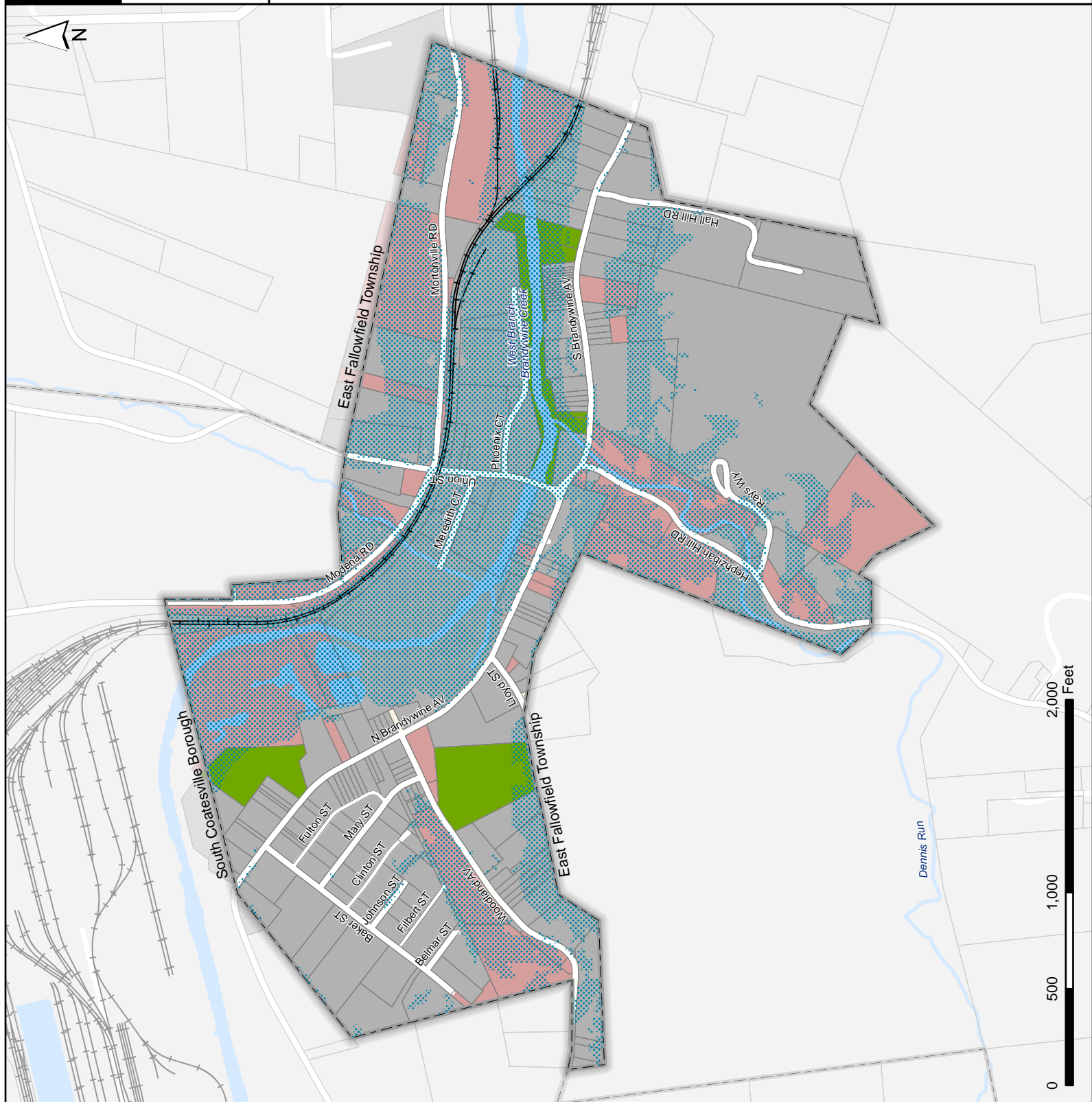


Developable Lands

Modena Borough Comprehensive Plan

Chester County, PA

-  Municipal Boundary
-  Parcel Boundary
-  Hydrology
-  Railroad Lines
-  Developable Parcels
-  Developed Parcels
-  Protected Parcels
-  Natural Resources and Constraints
Wetlands, 100 & 500 year floodplain, streams/lakes, steep slopes

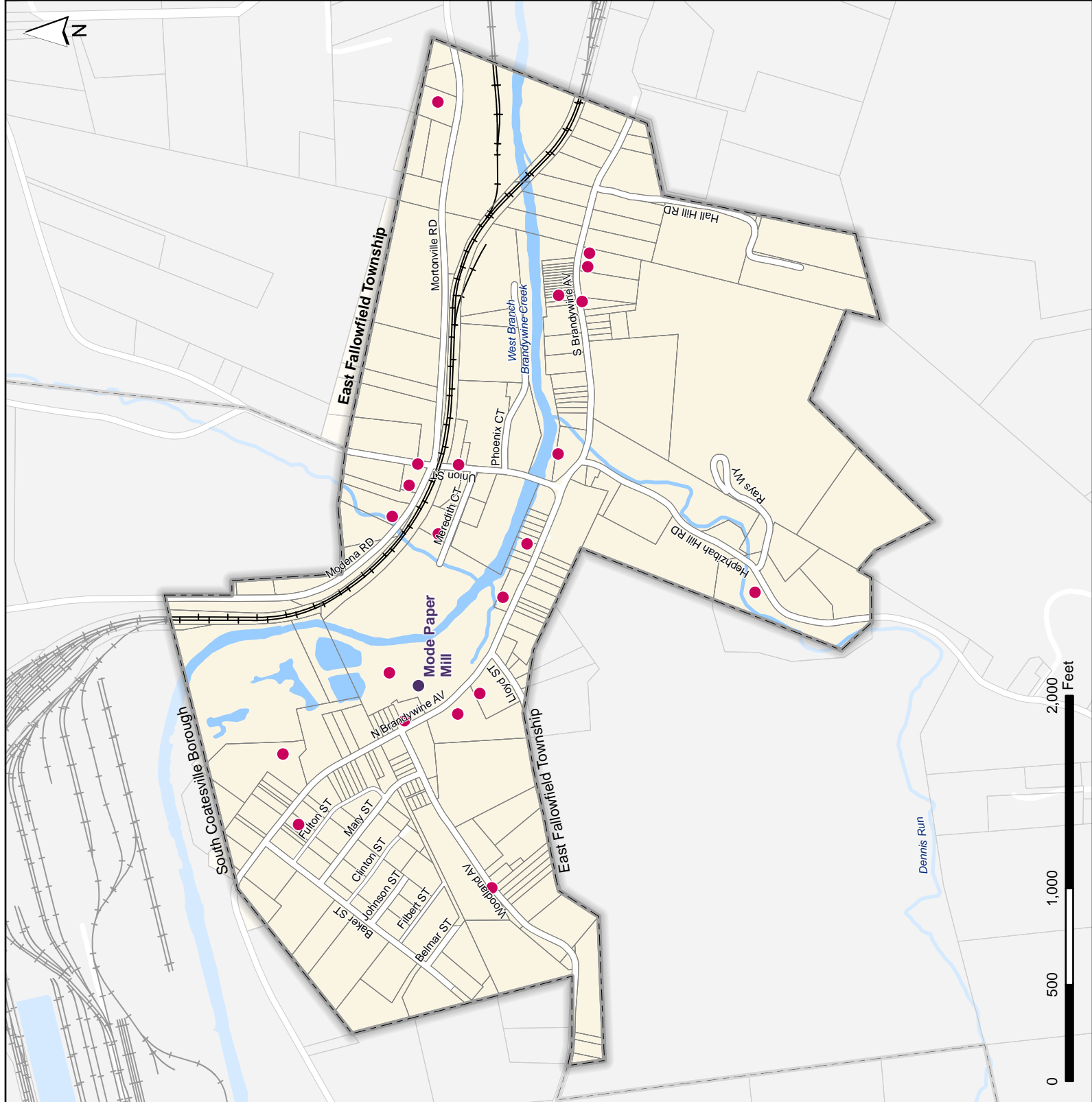


Historic Resources

Modena Borough Comprehensive Plan

Chester County, PA










- Municipal Boundary
- Parcel Boundary
- Hydrology
- Railroad Lines
- National Register Eligible Building
- Historic Building



Natural Resources

Modena Borough Comprehensive Plan

Chester County, PA











-  Municipal Boundary
-  Parcel Boundary
-  Hydrology
-  Railroad Lines
-  Impaired Streams
-  100-Year Floodplain
-  Steep Slopes
-  Woodlands
-  Wetlands



Parks, Recreation, and Open Space

Modena Borough Comprehensive Plan

Chester County, PA













-  Municipal Boundary
-  Parcel Boundary
-  Hydrology
-  Railroad Lines
-  Parks
-  Public Open Space
-  Existing Sidewalks
-  BCGP Greenway Corridor (Proposed)
-  BCGP Recreation Corridor (Proposed)
-  Mill Trail (Proposed)



Future Land Use

Modena Borough Comprehensive Plan

Chester County, PA

-  Municipal Boundary
-  Parcel Boundary
-  Hydrology
-  Railroad Lines
- Future Land Use**
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Town Center
-  Village Center
-  Industrial
-  Recreation/Open Space
-  Borough Owned Parcels

