

EAST WHITELAND TOWNSHIP

Chester County, Pennsylvania

CURRENT LAND DEVELOPMENT PROJECTS

JUNE 1, 2016

0 400 800 1600

SCALE IN FEET

1031600-S01 Developments.dwg



LEGEND

- CONSTRUCTION COMPLETE
- UNDER CONSTRUCTION
- ▲ RECEIVED FINAL PLAN APPROVAL
- ★ UNDER REVIEW

East Whiteland Township Land Development Projects

Report Date: June 1, 2016

Construction Complete:

Plan ID

- B. JMP Malvern Associates – (Lancaster Avenue / Morehall Road)
 - Construction of a 1 story, 16,924 sf commercial facility
 - Realignment of existing access drive
 - Add parking to accommodate additional traffic
 - Install new stormwater management facilities
 - Install new underground utilities such as; water, electric, sewer

- C. E. Whiteland Fire Station – (Conestoga Road / Mill Lane)
 - Construct a new fire station with engine bays and office
 - Construct on-site parking
 - Install stormwater management facilities including 3 stormwater retention basins and a cistern
 - Connect to public utilities

- D. E. Whiteland Public Works Building – (Conestoga Road near Mill Lane)
 - Remove existing wooded area and gravel drive
 - Construct administrative building, material storage, equipment and wash bays, and salt sheds
 - Construct additional parking
 - Install underground stormwater retention and infiltration

- F. 20 Moores Road – (South of Moores Road)
 - Renovate 2 existing buildings with 40,306 square feet of additional floor space
 - Realign westernmost site access drive from Moores Road
 - Construct a new service entrance
 - Construct lawn terraces
 - Install new stormwater facilities

- X. Covenant Presbyterian Church – (Lancaster Avenue across from Church Street)
 - Construct building addition
 - Modify access drive
 - Construct on-site stormwater facilities

- Z. Raymour & Flanigan – (Lee Boulevard)
- Convert ware house to office space
 - Construct 123 additional parking spaces
 - Construct on-site stormwater facilities.

Under Construction:

Plan ID

- A. Lincoln Court – (Lancaster Avenue / Malin Road)
- Demolish existing 2 story brick and stucco structure
 - Build onto existing 1 story masonry shopping center to add 8 new stores (16,000 SF)
 - Add parking to accommodate new structure
 - Increase Right Of Way along Malin Road
 - Remove one driveway and relocate other further from Lincoln Highway intersection
- E. The Cockerham Tract – (Planebrook Road across from Fairway Drive)
- Construction of 51 residential townhouses
 - Approximately 1800 feet of public trails throughout the site
 - Connection to public water and sewer
 - Install new stormwater management facilities
- G. Atwater Village – (East of Morehall Road across from Flat Road)
- Develop 149 acres of a reclaimed mine
 - Construct 401 townhome units
 - Construct 80 twin home units
 - Construct 68 single family homes
 - Construct public roadways and utilities to support the development
- H. Linden Hall – (North of Lancaster Avenue across from Sproul Road)
- Construct 60 townhome units
 - Construct a public active recreation and dog walking trail
 - Connect to public water and sewer
 - Provide on-site stormwater infiltration beds
- I. The Haven At Atwater – (East of Morehall Road across from Flat Road)
- Construct 9 separate apartment buildings (326 units)
 - Include amenities such as a pool and cabana
 - Construct remote garages for residents with car washes
 - Connect to public utilities

- J. Atwater Village Commercial – (East of Morehall Road across from Flat Road)
- Construct commercial facilities including
 - a) Wawa (4,750 SF)
 - b) 2 retail/restaurant buildings (15,500 SF)
 - c) 4-story hotel (130 rooms)
 - d) Bank (4,000 SF)
 - Install a hydrodynamic grit separator to clean stormwater runoff prior to entering Atwater lake
 - Install parking to accommodate commercial traffic
- M. Villa Maria Academy – (East of Hershey Mill Road)
- Construct 58 space parking lot to accommodate athletic fields and existing buildings
 - Construct on-site stormwater facilities
 - Improve existing stormwater facilities along private road
 - Dedicate existing parking areas for ADA use and install required ramps
- N. Exeter 8 Lee Boulevard – (Lee Boulevard / Sidley Road)
- Construct a proposed building addition with 121,575 square foot of additional floor space
 - Construct 34 additional parking spaces
 - Enlarge existing retention basin to store and treat additional stormwater runoff prior to entering public storm sewer system
- O. 6 Great Valley Parkway – (Great Valley Parkway / Morehall Road)
- Replace existing 63,000 S.F. office building with a new 120,000 S.F. office building
 - Remove right turn lane onto Great Valley Parkway East and traffic island to change orientation of new building
 - Expand surface parking and construct a two deck parking garage
 - Modify the existing regional stormwater detention basin and provide on lot infiltration trenches
 - Construct a walking path along Moorehall Road
- Q. Uptown Worthington – (South of Matthews Road & East of Morehall Road)
- An eight phase mixed use development which includes approximately 422,500 S.F. of retail, a 144 room hotel, a movie theater, office space, apartments and associated surface parking and parking garages
 - The 12-foot wide Chester County Trail will be constructed and sidewalk will be provided throughout the development
 - Improvements to the Little Valley Creek floodplain and buffer

- Y. Tom Ward Commercial Business – (South side of Lancaster Avenue near Frame Avenue)
- Construct 1 story 5,800 S.F. office/storage building
 - Construct access drive and 20 space parking lot
 - Construct on-site stormwater management facilities

Received Final Plan Approval:

Plan ID

- K. 20 Moores Road – Building 4 & 5 – (South of Moores Road)
- Construct 2 additional buildings consisting of 198,000 square feet of floor space
 - Construct additional parking to server the new buildings
 - Install new stormwater facilities
 - Widen a portion of Moores Road to allow for a dedicated left turn lane into the site

Under Review:

Plan ID

- L. The Celia Tract – (East of Frame Avenue)
- Construct 59 proposed townhomes within Village Mixed Use district
 - Install on-site stormwater management facilities
 - Install connecting road between the Cockerham Tract and Frame Road
- P. Great Valley Corporate Center Redevelopment – (Great Valley Parkway / Morehall Road)
- Create the Great Valley Revitalization Overlay District within the Township Zoning Ordinance to permit multi-family and retail uses in existing business parks to enhance and support the office workforce
 - A three phase project to replace existing office buildings with new office buildings, multi-unit residential buildings, retail buildings, a hotel and associated surface parking and parking garages
 - Provide active recreation areas and passive open space
 - Provide sidewalk and pedestrian connections
- R. 99 Church Road – (Church Road South of Rt. 202)
- Construct 43 single family homes
 - Restore existing historic structure
 - 21.3 acres of open space
 - Access to Chester Valley Trail
 - Provide public water and sanitary sewer

S. 9 Malin Road – (East of Malin Road/South of Conrail Railroad)

- Construct 228 townhomes
- Provide pedestrian access to Lancaster Avenue with railroad underpass
- Provide stormwater management facilities
- Provide public water and sanitary sewer

T. People's Light & Theater Company – (Conestoga Road)

- Construct building addition
- Provide stormwater management

U. Great Valley Community Organization – (Bacton Hill Road)

- Construct 1 story 41,128 S.F. facility
- Construct access drive and 187 space parking lot
- Construct playing field
- Construct on-site stormwater management facilities

V. East Whiteland Grocery Store – (NE corner of Lancaster Avenue and Maple Linden Lane)

- Construct 1 story 36,170 S.F. building
- Construct access drives and 156 space parking lot
- Install traffic signal at Maple Linden Lane and Lancaster Avenue
- Construct on-site stormwater management facilities
- Construct curb and sidewalk along Lancaster Avenue

W. Immaculata University Student Engagement Center

- Construct 2 story 14,540 S.F. building addition
- Construct student plaza and amphitheater
- Construct on-site stormwater management facilities