

# Report for West Brandywine Township Community Values Survey

## Response Counts



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Totals: 621

1. Why did you choose to live in West Brandywine Township? Choose and rank a maximum of 3 choices with 1 being most important.

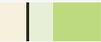
Item	Overall Rank	Rank Distribution	Score
Housing availability or cost	1		892
Rural, quiet lifestyle	2		878
Scenic beauty	3		431
Close to family and/or friends	4		386
Close to work	5		309
Other	6		147
Lived here all of my life	7		111
Low taxes	8		63
Quality of schools	9		60

Lowest Rank Highest Rank

1. Why did you choose to live in West Brandywine Township?

	<b>Percent of Total, 2004</b>	<b>2018 Ranking</b>
Rural, quiet lifestyle	71.3	2
Housing availability or cost	63.4	1
Scenic beauty	44.8	3
Family and/or friends nearby	28.0	4
Close to work	25.8	5
Lived here all my life	10.4	7
Low taxes	8.4	8
Other	7.2	6
Quality of schools	3.2	9

3. Other than a change in your employment, which of the following factors would most likely cause you to leave West Brandywine Township? Choose and rank a maximum of 3 choices, with 1 being most important.

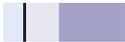
Item	Overall Rank	Rank Distribution	Score
Taxes too high	1		1,101
Area becoming overdeveloped	2		687
Increased crime rate	3		405
Quality of schools	4		329
Changes in unique local character	5		181
Other	6		164
Inadequate shopping opportunities	7		141
Inadequate community services (police, fire, sewer, water, etc.)	8		124
Inadequate housing opportunities	9		55
Inadequate parks and recreation	10		37
Inadequate farming opportunities	11		34



2. Other than a change in your place of employment, which of the following factors would be most likely to cause you to leave West Brandywine Township?

	<b>Percent of Total, 2004</b>	<b>2018 Rank</b>
Taxes too high	79.4	1
Area becoming over-developed	65.8	2
Changes in unique local character	35.9	5
Quality of schools	27.5	4
Crime rate	24.1	3
Environmental hazards	20.4	NA
Other	8.5	6
Inadequate parks and recreation	4.3	10
Inadequate farming opportunities	4.2	11
Inadequate shopping opportunities	4.1	7
Inadequate community services	2.7	8
Inadequate housing opportunities	2.0	9

5. Which of the following issues do you believe are the most important to consider when planning the future of West Brandywine Township? Choose and rank a maximum of 3 choices, with 1 being the most important.

Item	Overall Rank	Rank Distribution	Score
Improving traffic and road conditions	1		635
Retaining the rural atmosphere	2		595
Preserving working farmland	3		353
Conserving water quality and supply	4		324
Increasing local opportunities to shop, dine and socialize	5		323
Protecting natural resources	6		305
Increasing opportunities for walking and biking (trails, pathways, sidewalks, etc.)	7		240
Protecting public safety	8		236
Protecting historic resources	9		121
Increasing local employment opportunities	10		107
Other	11		98
Improving recreational opportunities	12		31
Increasing diversity of housing types	13		25



Lowest Rank      Highest Rank

3. Which of the following issues do you believe are the most important to consider when planning the future of West Brandywine Township?

	<b>Percent of Total, 2004</b>	<b>2018 Ranking</b>
Traffic and road conditions	1	1
Retention of rural atmosphere	2	2
Conservation of scenic landscapes and views	3	NA
Natural resource protection	4	6
Conservation of quality water supply	5	4
Agricultural preservation*	6	3
Adequate sewage disposal	7	NA
Housing affordability	8	NA
Protection of historic resources	9	9
Community recreation opportunities	10	12
Employment opportunities	11	10
Other	12	11
Shopping opportunities	13	5
Diversity of housing types	14	13
Increased opportunities to walk and bike	NA	7
Protecting public safety	NA	8

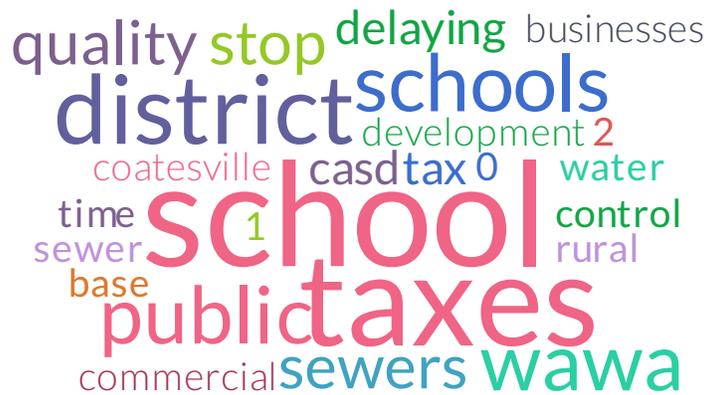
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Notes:

NA: Category was not included in this survey

\* Wording was slightly different on the 2018 survey

6. If you answered "other" to the previous question, please write in your topic here.



ResponseID	Response
31	School choices
32	STOP tax increases, they are already almost unaffordable
40	increasing the tax base with businesses and make the sewer less exxpensie
52	Bringing in public sewers
53	Need to provide public water and sewer
56	The rights of landowners.
58	taxes
74	Public sewers
86	Need public sewers
141	Get the WaWa built
144	Build the Wawa
149	We want a WaWa, stop delaying it
158	SCHOOL!!!
162	Leaving the Coatesville school district

## 7. How adequately to the following services meet the needs of Township residents?

	Adequately	Inadequately	No opinion	Responses
Fire and EMS Services Row %	80.7%	3.1%	16.2%	548
Parks and recreation facilities and programming Row %	70.2%	10.3%	19.4%	551
Police protection Row %	86.5%	4.7%	8.8%	556
Provision of trails Row %	44.1%	25.2%	30.7%	544
Public water and sewer Row %	40.0%	28.3%	31.7%	552
Recycling/trash removal Row %	95.1%	2.9%	2.0%	552
Road conditions and maintenance Row %	51.2%	44.3%	4.5%	557
Township communications Row %	77.0%	13.0%	9.9%	553
Overall quality of life Row %	89.1%	5.6%	5.3%	552
Overall value of services for taxes paid Row %	46.1%	42.3%	11.5%	555

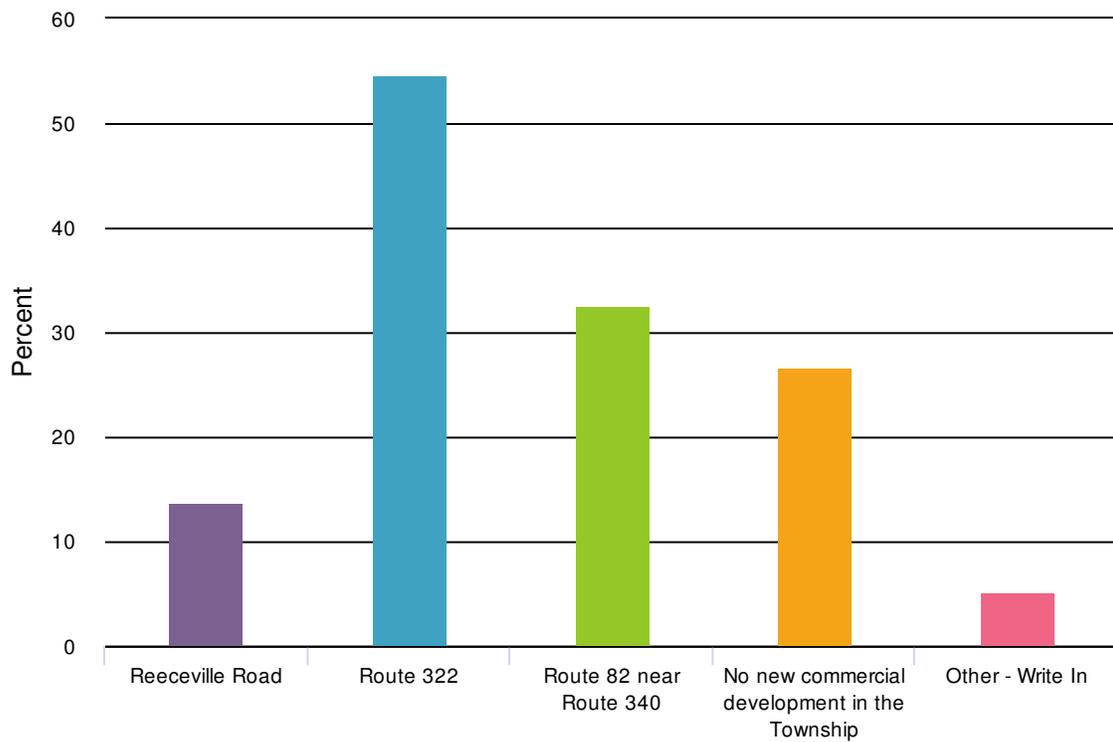
### Write in Responses:

Public School District – Quality and Taxes (16)	Leaf vacuum on Hurley
Taxes (4)	Inadequate parking at March Creek
Access to Open Space (2)	Zoning
Adequate Cellphone Coverage/Towers	More walkable community
Filling potholes	Manage eyesores in people's yards
Grocery Store	No need for higher end Twp building
Noise	Preservation of rural character
Planning Commission	Repave Ramblewood
Planning and Development- Overdevelopment and traffic	Retaining open space
Public Sewage System instead of Septic	Road department responsiveness
Shopping & Gas	Snow removal

4. What, in your opinion, is the adequacy of the following services in meeting the needs of Township residents?

1	Adequate	
	Percent of Total, 2018	Percent of Total, 2004
Police protection <sup>1</sup>	86.5	88.8
Trash removal	95.1	83.7
Recycling opportunities	95.1	83.4
Fire protection	80.7	81.1
Cable services	NA	72.0
Maintenance of Township roads	51.2	75.8
Maintenance of State roads	NA	71.9
Parks and recreation areas	70.2	64.1
Overall effectiveness of Township government	NA	59.4
Public water and/or sewer service	40	45.7
Other		0.3
Trails	44.1	NA
Township Communications	77.0	NA
Overall Quality of Life	89.0	NA
Overall Value of services for Taxes Paid	46.1	NA

8. If more retail and commercial opportunities were to locate in West Brandywine Township, what would be the best location for such commercial development? Choose all that apply.



Value	Percent
Reeceville Road	13.7%
Route 322	54.6%
Route 82 near Route 340	32.6%
No new commercial development in the Township	26.6%
Other - Write In	5.1%

### Other - Write In

322 and swinehart - wawa

322 can not support more traffic

322 west of 82

A stop light needs to be put in @ 82 and Route 340 intersection

ANot opposed to development. Just would like to see more traffi siigna

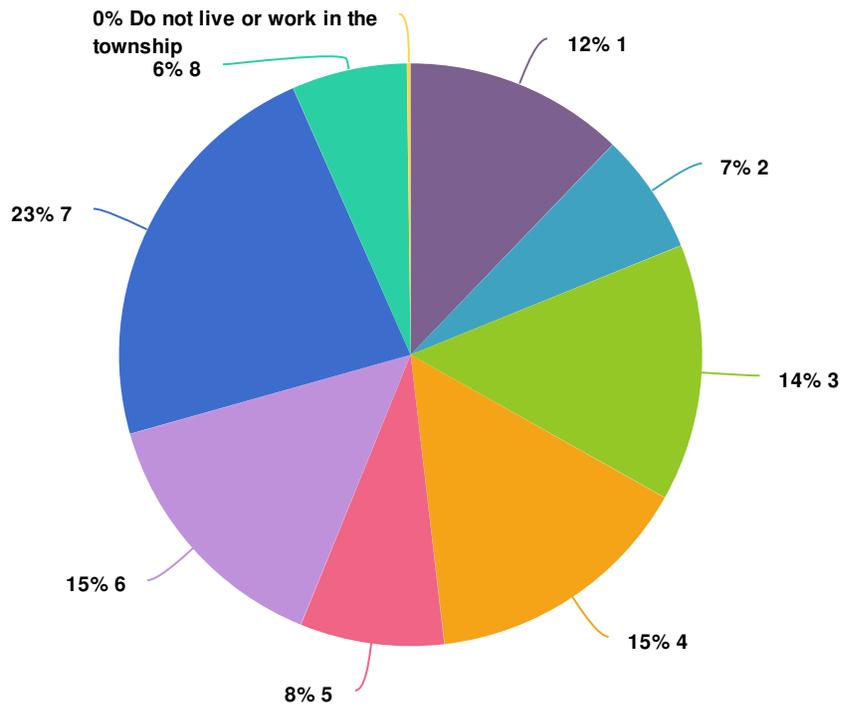
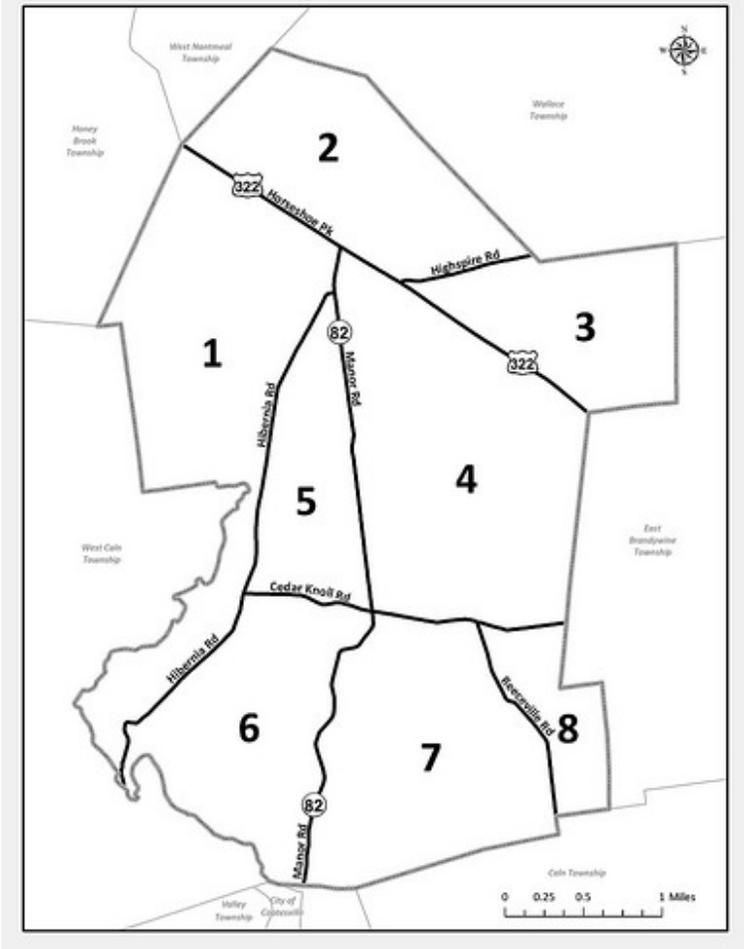
## 9. How important are the following park and recreation facilities and services to you?

	Very important	Somewhat important	Not important	Total Checks
Athletic courts (basketball, tennis, volleyball, etc.) Row Check %	9.4%	38.4%	52.2%	552
Athletic fields (soccer, baseball/softball, etc.) Row Check %	14.0%	37.2%	48.8%	549
Dog park Row Check %	20.0%	30.6%	49.5%	546
Picnic areas, pavilions Row Check %	20.4%	48.4%	31.3%	550
Playgrounds, tot lots Row Check %	20.5%	41.9%	37.6%	551
Special community events Row Check %	20.3%	53.4%	26.3%	551
Trails - biking Row Check %	35.8%	38.9%	25.4%	548
Trails - equestrian Row Check %	9.8%	27.6%	62.6%	543
Trails - hiking Row Check %	41.3%	37.0%	21.7%	552

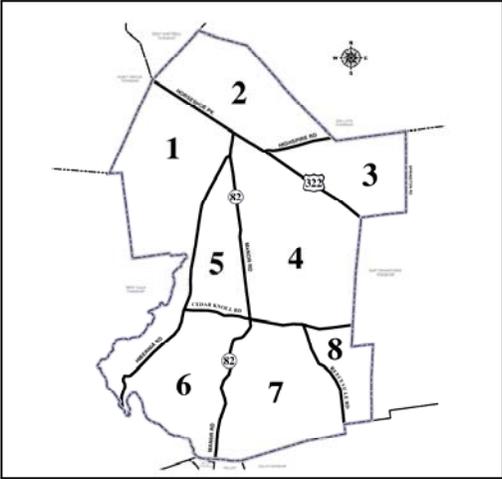
### Write in Responses:

Bikes trails/walking paths (5)	Running trails
Community Center	Upkeep and maintenance of neighborhood parks
Lighted areas/fields/tracks (2)	Roller rink
Accessible open space	Sportsman/hunting areas
Off topic- 5	

10. Please indicate approximately where you live or work in the Township. □



15. Please indicate approximately where you live.



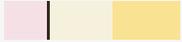
	Percent of Total, 2018	Percent of Total, 2004	Percentage Point Change, 2004-2018
Area 7	23	24.0	-1
Area 4	15	15.0	0
Area 6	15	14.8	+0.2
Area 3	14	13.5	+0.5
Area 8	6	11.8	-5.8
Area 1	12	8.7	-3.3
Area 5	8	6.8	1.2
Area 2	7	6.2	0.8

11. Which of the following intersections should be of highest priority for improvement? Choose and rank a maximum of 3 with 1 being the most important.

Item	Overall Rank	Rank Distribution	Score
PA 82/East Reeceville Road/Cedar Knoll Road	1		845
US 322/PA 82 intersection	2		682
US 322/Culbertson Run Road intersection	3		363
PA 82/Hibernia Road intersection	4		326
US 322/Swinehart Road intersection	5		206
Reeceville Road/Hurley Road intersection	6		204
Other	7		190

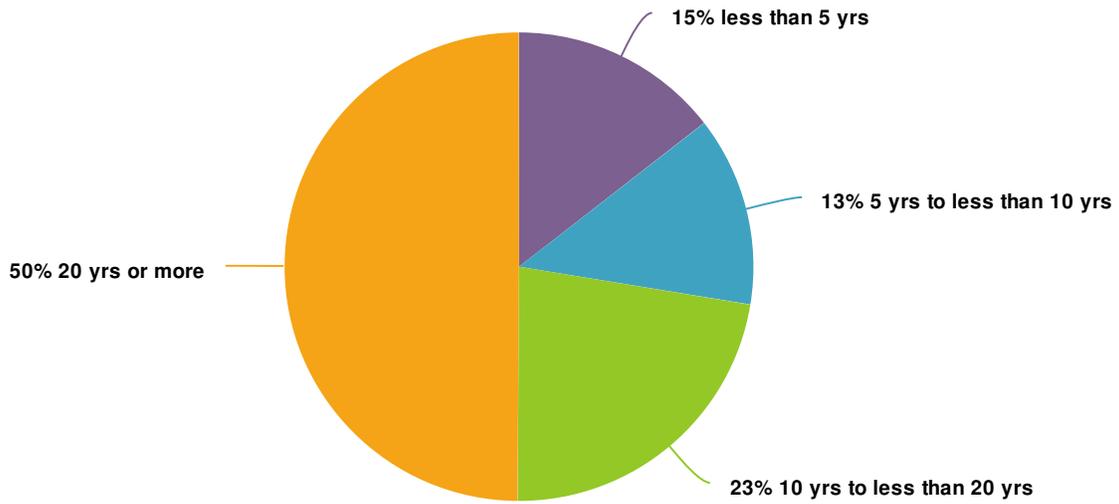
Lowest Rank      Highest Rank

13. On which of the following roadways is speeding an important issue? Choose and rank a maximum of 3 choices, with 1 being the most important.

Item	Overall Rank	Rank Distribution	Score
PA 82	1		693
US 322	2		446
Reeceville Road	3		402
Other	4		307
Hibernia Road	5		168
Cedar Knoll Road	6		157
Lafayette Road	7		64


 Lowest Rank      Highest Rank

15. How long have you lived or worked in West Brandywine T township?



Value	Percent
less than 5 yrs	14.5%
5 yrs to less than 10 yrs	13.1%
10 yrs to less than 20 yrs	22.5%
20 yrs or more	49.9%

18. How long have you lived in West Brandywine Township?

	<b>Percent of Total, 2018</b>	<b>Percent of Total, 2004</b>	<b>Percentage Point Change, 2004-2018</b>
10 to 25 years*	22.5	30.0	-7.5*
5 to 10 years	13.1	23.2	-10.1
Over 25 years*	49.9	21.0	+28.9*
Less than 5 year	14.5	25.5	+3.5

16. As the township considers expanding its network of trails (through land acquisition and easements), what destinations are the most important to you? Choose and rank a maximum of 3 choices, with 1 being the most important.

Item	Overall Rank	Rank Distribution	Score
East-West Trail between Hibernia Park and the Struble Trail	1		623
West Branch Brandywine Trail, connecting Icedale Lake to Hibernia Park and Honey Brook	2		413
Nature trails	3		355
I do not support expanding the trail network	4		305
Connections to township parks	5		291
Connections to Springton Manor Farm	6		226
Connections between residential neighborhoods	7		212
Connection to YMCA	8		114
Other	9		78

Lowest Rank      Highest Rank

18. In which of the following areas would you support increased funding efforts? Choose and rank a maximum of 3 choices, with 1 being most important.

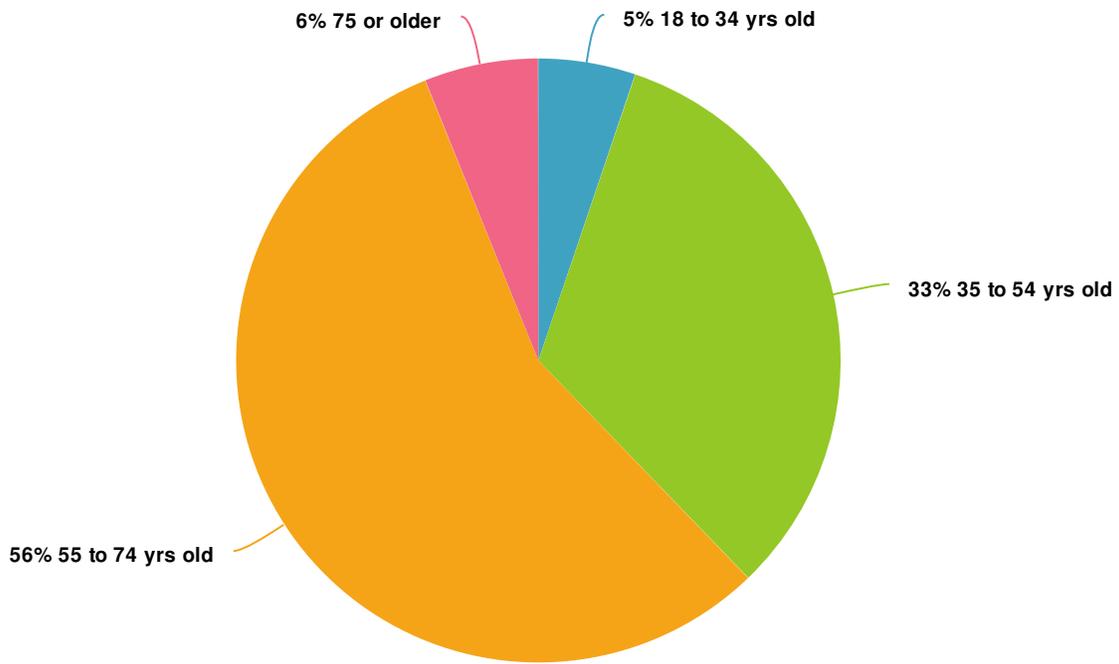
Item	Overall Rank	Rank Distribution	Score
Improving township road maintenance	1		615
Additional open space protection (easements, acquisition, etc.)	2		513
Enhancing police protection	3		357
Expanding the public sewer and water service	4		307
Enhancing fire protection and EMS/ambulance services	5		292
Expanding the trail network	6		266
None, leave efforts in all areas as they are	7		201
Additional recreational facilities and programs	8		121
Expanding the municipal waste and recycling program	9		111
Other	10		83
Improving administrative and police building facilities	11		28



13. Would you support special purpose taxation of real estate for any of the following specific purposes?

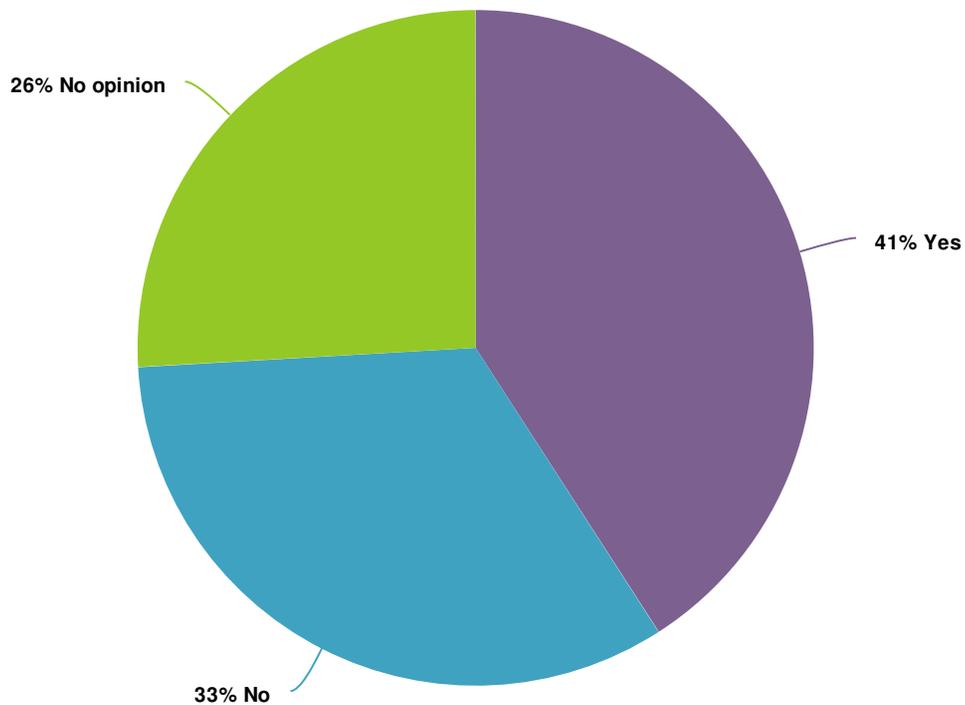
	Ranking		Percent of Total, 2004			
			Yes	No		
Improve Township road maintenance	1		22.5	72.7		
Expanded police protection	3		23.9	71.9		
Expanded municipal waste and recycling program	9		15.4	78.5		
Improvements to municipal administration and police building facilities	11		n/a	n/a		
Public water supply	4		21.5	71.6		
Improvement to road department facilities	NA		14.8	77.8		
Expanded fire protection	5		26.7	69.7		
Expanded ambulance service	5		24.9	69.4		
Public sewers	4		24.9	69.7		
Other	10		2.2	3.7		
None	7		NA			
Open Space protection	2		NA			
Expanding Trail network	6		NA			
Additional rec programs & facilities	8		NA			

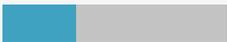
20. Please indicate your age group.



Value	Percent
18 to 34 yrs old	5.2%
35 to 54 yrs old	32.6%
55 to 74 yrs old	56.1%
75 or older	6.1%

21. Would you support efforts to increase public transportation options within the Township?



Value		Percent
Yes		40.9%
No		33.2%
No opinion		25.9%

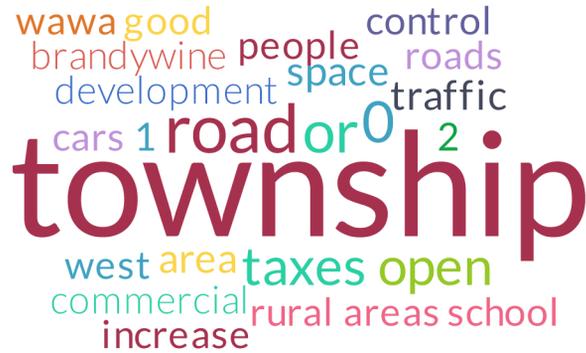
22. Please indicate your opinion in regards to the following potential Township policies.

	Agree	Disagree	No Opinion	Responses
Enable residents to age in place by permitting "granny flats" or in-law suites on existing lots Count Row %	219 76.8%	19 6.7%	47 16.5%	285
Encourage development of commercial uses that serve the local community (in appropriate places) Count Row %	159 56.8%	89 31.8%	32 11.4%	280
Support establishment of eco and agri-tourism uses Count Row %	154 55.4%	38 13.7%	86 30.9%	278
Support housing that accommodates multi-generational families in one home Count Row %	129 45.4%	83 29.2%	72 25.4%	284
Support landowner efforts to retain and preserve their farms Count Row %	266 92.7%	8 2.8%	13 4.5%	287
Support workforce housing development (i.e., affordable housing for people who work in the township) Count Row %	73 25.9%	117 41.5%	92 32.6%	282

Write in Responses:

Eco and agritourism too vague	Eliminate PUDs
Support home business & cottage industries	On street parking within neighborhoods
Allow goats & roosters	Purchase easement rights
Allow parking on side streets	Raising chickens
Build no more	

23. Do you have any other comments or concerns regarding land use, transportation, community facilities, open space, etc, in the Township that you would like to share?



**ResponseID    Response**

12                      Please address Pratts Dam Road... desperately needs attention!!!

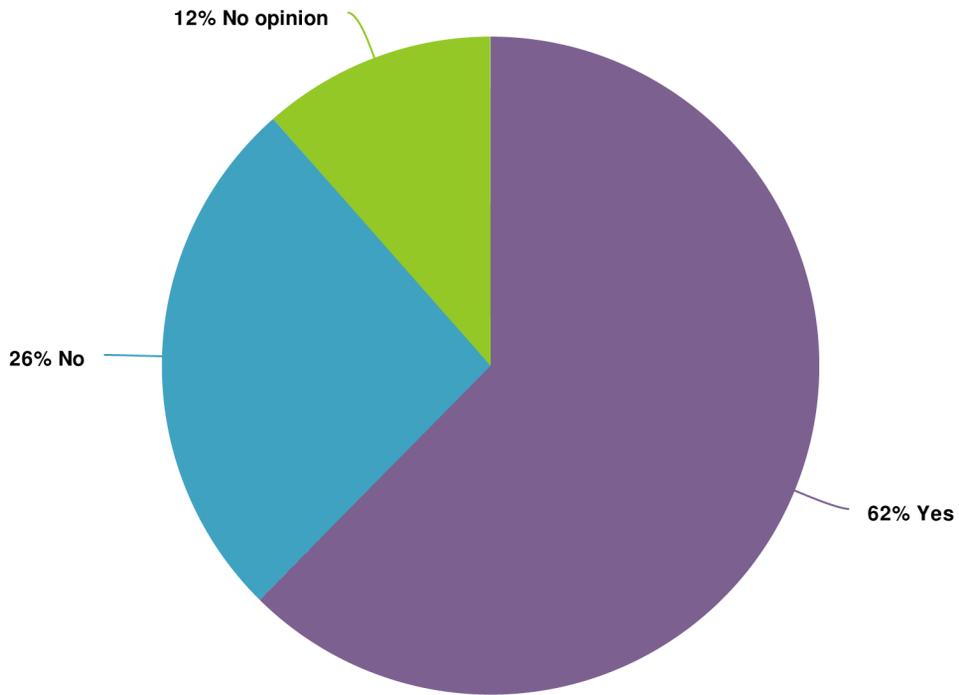
13                      Please don't let what happened to East Brandywine happen to us. (I'm speaking of the ridiculous residential overdevelopment.) I moved here due to the somewhat rural and unpretentious nature of the township, and I love it here, but I will leave if it starts to look like our neighbors to the east. I'm fine with my septic system, and I don't need or want commercial/retail development in my backyard. If I wanted those kinds of "amenities" I would have chosen a different place to call home. I'd like to see some opportunities for trails, etc., but to be fair, Hibernia, Struble Trail, Springton Manor, and Marsh Creek are not so very far away and it's no problem to go there. If everything about West Brandywine stayed exactly the same, I would be perfectly happy here forever.

19                      Need a light signal at 82 and 340

23                      I do not want commercial development. I like the character of the area the way it is. Don't need new stores, or new housing developments. Of course, this is NOT what the board wants (which is commercial development at ALL costs), so my responses will be ignored.

24                      Encouragement and support for sustainable agricultural activities would be very wise. When the great soil is gone, so are the opportunities to prosper from careful, wise use of it. Don't let that happen to West Brandywine. it's happened to far too many townships in Chester County. WBT should take a cue and be smarter.

24. Would you support that sale of alcoholic beverages in West Brandywine Township?



Value	Percent
Yes	62.4%
No	26.1%
No opinion	11.5%