
Commercial Landscapes Planning Series

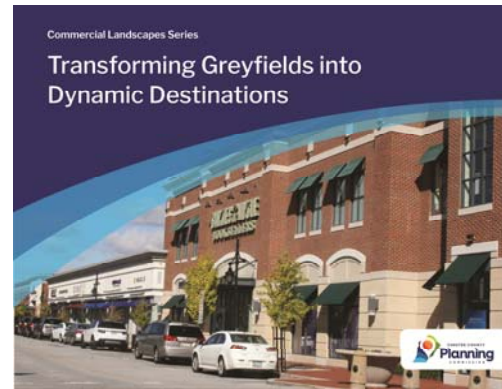
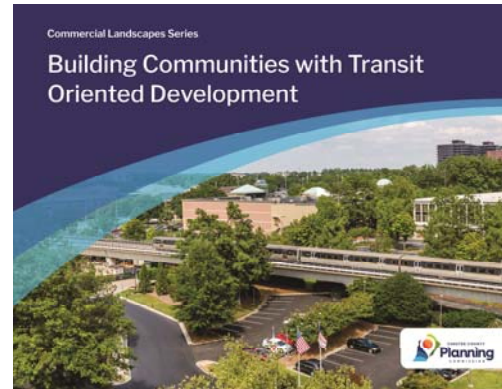
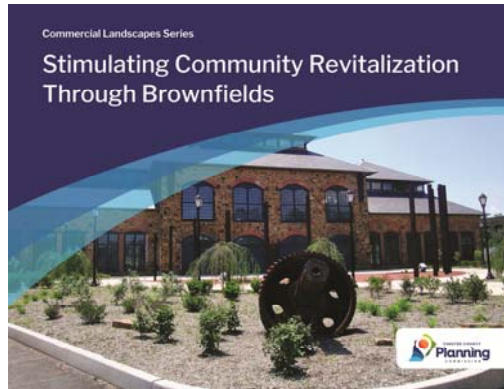


Why are we studying this topic?



- Issue of growing importance for the County's character and tax base
- Landscapes3: Countywide Comprehensive Plan Update
- VISTA 2025

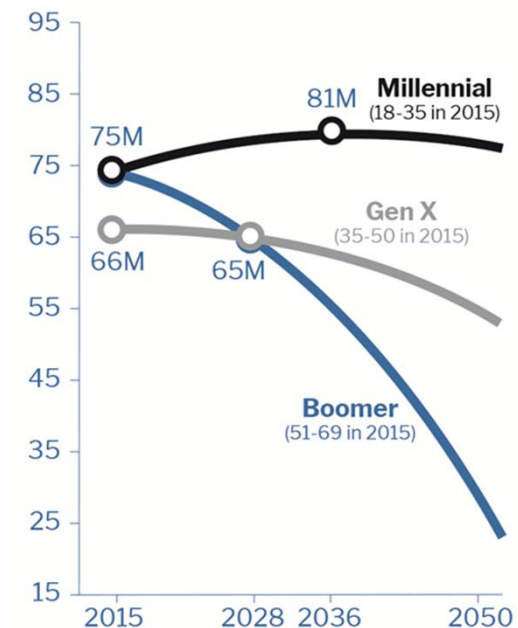
Commercial Landscapes



Commercial Landscapes – Existing Conditions

Snapshot of existing conditions in Chester County:

- 592 brownfield sites in Chester County
- 12 train stations in county, 5 also serve Amtrak
- County has about 30,000,000 square feet of office space
- 20.8 square feet per person of shopping center space, versus 23 square feet nationally



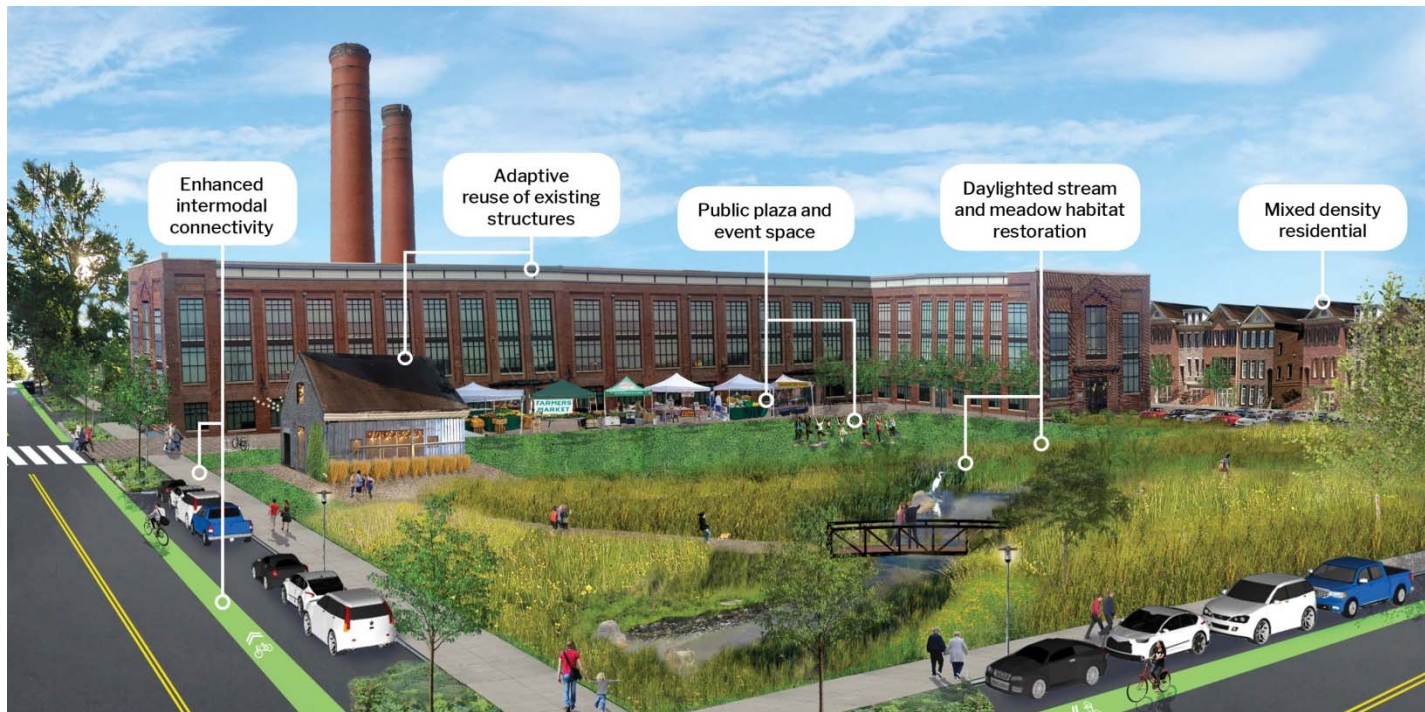
Commercial Landscapes - Brownfields

How to encourage redevelopment:

- Understand process and hurdles
- Take advantage of grants
- Simplify zoning process
- Allow temporary or pop-up uses
- Add green infrastructure



Commercial Landscapes - Brownfields



Commercial Landscapes - Greyfields

How to encourage a new dynamic:

- **Conduct market analysis**
- **Bring business community together**
- **Allow alternative uses**
- **Greening and buffering**



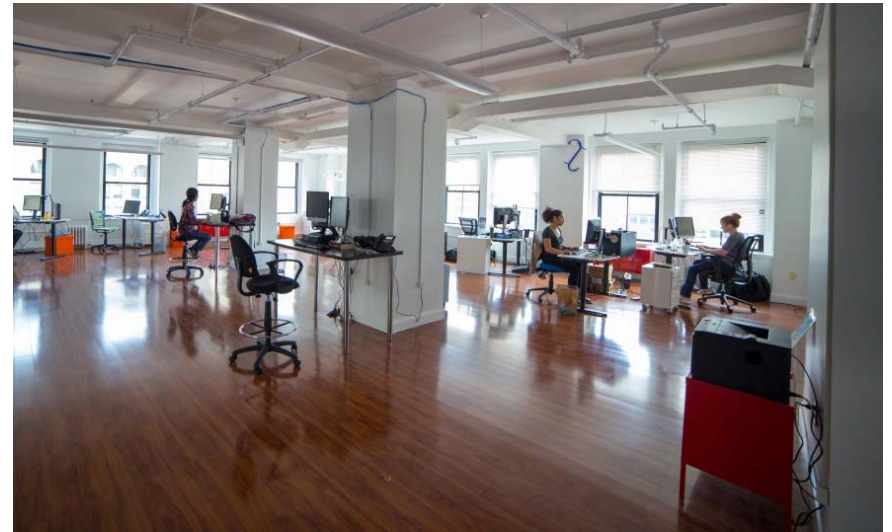
Commercial Landscapes – Greyfields



Commercial Landscapes – Office Parks

How to reinvent office parks

- Market strengths of area
- Add amenities and uses
- Consider more height and smaller setbacks
- Improve connections to public transit



Commercial Landscapes – Office Parks



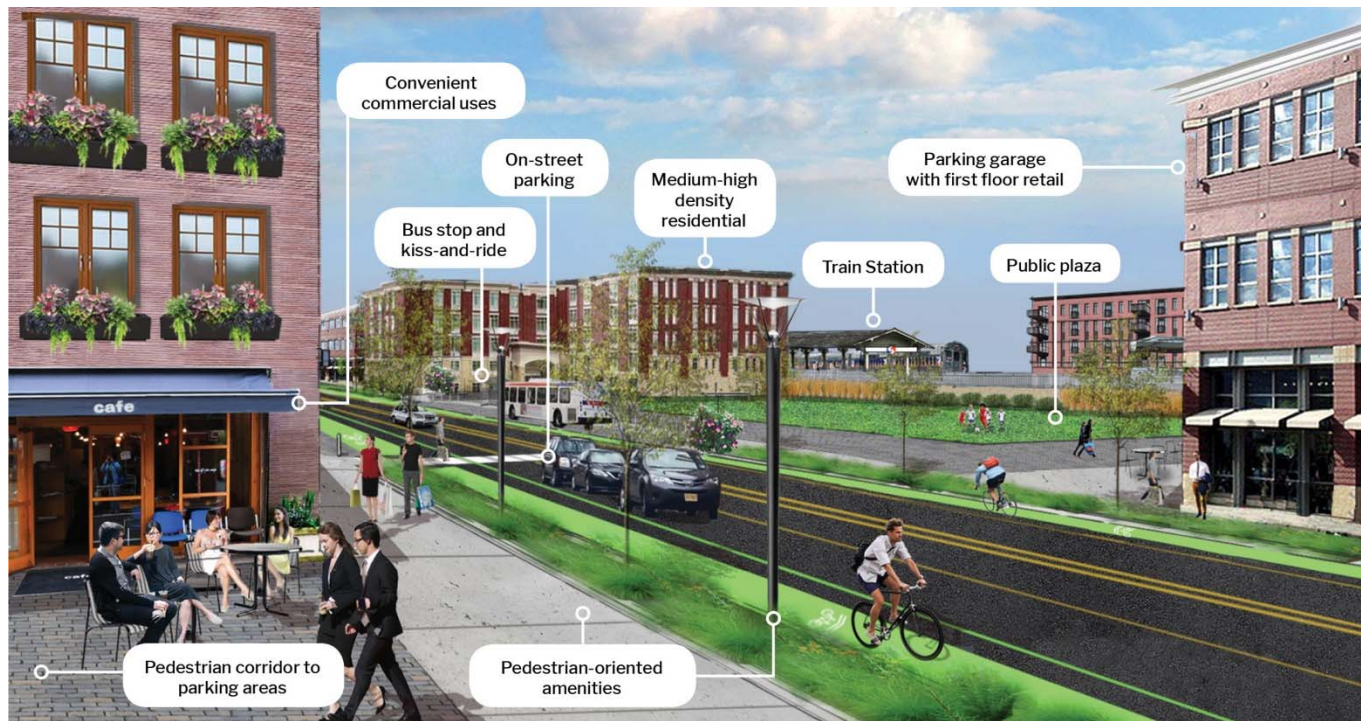
Commercial Landscapes – Transit Oriented Development

How to encourage supportive development:

- **Vision and master plan for the area**
- **Adjust zoning in the station area/ district**
- **Design standards to inform the built environment**
- **Physical improvements**



Commercial Landscapes – Transit Oriented Development (TOD)



Paoli Train Station

- Station updates to increase accessibility and expand the transportation center are underway.
- Established area surrounding the station has proposals for redevelopment.
- Apartments proposed for parcel north (adjacent) to station.



TOD in Chester County

Coatesville Train Station

- Station updates serves as true catalyst for revitalization.
- Multiple streetscape and road improvements.
- Development plans for parking garage and mixed-use adjacent to the station.

Downingtown Train Station

- New station location, plans for mixed-use, TOD design,
- Planning phase, LERTA proposal.
- Developer has acquired 70 acre parcel south of current station.

Thank You

