

GUIDE TO APPENDIX 1

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INTRODUCTION

Appendix 1 presents information about the study area’s demographics, socioeconomics, land use/land cover pattern, and community service centers as they pertain to recreational and open space needs and opportunities in the Northern Chester County Region (the Region). Demographic and socioeconomic characteristics influence the resident demand for public recreation lands, built facilities, organized and self-directed programs. Socioeconomics figures in particular suggest the quality or sophistication of services that residents may desire. Land use/land cover patterns reflect the amount and distribution of man-made development and suggest the availability of open space for future public recreational lands or protected open space. Finally, community service centers suggest destinations to which residents may frequently travel as well as concentrations of residents with specific needs.

Data for Appendix 1 was drawn from the U.S. Census Bureau, including the 2000 decennial census and the American Community Survey 5-year estimates, 2005-2009; municipal and county planning documents; the Chester County GIS Department; the Delaware Valley Regional Planning Commission (DVRPC); and the Owen J. Roberts School District. Additional analysis was performed by Gannett Fleming, Inc., as noted.

DEMOGRAPHICS AND SOCIOECONOMICS

TOTAL POPULATION

As shown in *Table A1.1, Population Change, 1970-2000*, the region had 36,950 residents in 2000, representing 8.5 percent of Chester County’s total population. Populations were higher in municipalities along the Schuylkill River and lower toward the county’s interior. North Coventry had the largest population at 7,381, and East Nantmeal had the smallest population at 1,787.

The region grew by 4,760 residents or 14.8 percent from 1990 to 2000. East Vincent gained the most new residents, 1,332, though West Pikeland’s increase of 1,270 residents represented the fastest growth rate, 55.7 percent. North Coventry and Warwick both lost a small number of residents, 125 and 26, respectively.

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From 1970 to 2000, the region grew at a rate of 37.9 percent, somewhat slower than Chester County’s 55.8 percent growth rate over the same period. However, the region’s growth rate increased each decade. For the 1990 to 2000 period, the region’s 14.8 percent growth rate was comparable to Chester County’s 15.2 percent.

Table A1.1: Population Change, 1970-2000

	Population Counts				Change			
	1970	1980	1990	2000	1990-2000		1970-2000	
	#	#	#	#	#	%	#	%
Chester County	278,311	316,660	376,396	433,501	57,105	15.2%	155,190	55.8%
Northern Chester County	26,795	29,054	32,190	36,950	4,760	14.8%	10,155	37.9%
East Coventry	3,284	4,085	4,450	4,566	116	2.6%	1,282	39.0%
East Nantmeal	858	1,222	1,448	1,787	339	23.4%	929	108.3%
East Pikeland	4,384	4,410	5,825	6,551	726	12.5%	2,167	49.4%
East Vincent	5,084	4,739	4,161	5,493	1,332	32.0%	409	8.0%
North Coventry	6,690	7,164	7,506	7,381	-125	-1.7%	691	10.3%
South Coventry	1,518	1,556	1,675	1,895	220	13.1%	377	24.8%
Warwick	1,667	2,350	2,582	2,556	-26	-1.0%	889	53.3%
West Pikeland	1,420	1,536	2,281	3,551	1,270	55.7%	2,131	150.1%
West Vincent	1,890	1,992	2,268	3,170	902	39.8%	1,280	67.7%

Source: U.S. Census Bureau

By 2010, the region had a resident population of 43,907 and had increased its percentage of the county population to 8.8 percent, as shown in *Table A1.2, Population 2010*. North Coventry still had the largest population at 7,866, and East Nantmeal had the smallest population at 1,803.

Table A1.2: Population, 2010

	Census Count		Change 2000-2010	
	2000	2010	#	%
Chester County	433,501	498,886	65,385	15.1%
Northern Chester Region	36,950	43,907	6,957	18.8%
East Coventry	4,566	6,636	2,070	45.3%
East Nantmeal	1,787	1,803	16	0.9%
East Pikeland	6,551	7,079	528	8.1%
East Vincent	5,493	6,821	1,328	24.2%
North Coventry	7,381	7,866	485	6.6%
South Coventry	1,895	2,604	709	37.4%
Warwick	2,556	2,507	-49	-1.9%
West Pikeland	3,551	4,024	473	13.3%
West Vincent	3,170	4,567	1,397	44.1%

Source: U.S. Census Bureau

The region grew 18.8 percent between 2000 and 2010. All townships except Warwick grew in population. East Coventry added the most residents, 2,070, and East Nantmeal added the fewest, 16.

The region as a whole was larger than the City of Wilkes-Barre with 41,498 residents and the Borough of State College with 42,034 residents, and somewhat smaller than the state capital, the City of Harrisburg, with 49,528 residents.

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West Vincent grew at the fastest rate, 44.1 percent, and East Nantmeal grew at the slowest rate, 0.9 percent. North Coventry notably rebounded from population loss in the 1990s with an increase of 485 persons, or 6.6 percent. Warwick’s population declined by 49 persons, or 1.9 percent.

POPULATION DENSITY AND URBAN POPULATION¹

The average population density in Northern Chester County was 0.5 persons per acre in 2000 – slightly less than half of Chester County’s 0.9 persons per acre. Figures are presented in *Table A1.3, Population Density and Urban Classification, 2000*. East Pikeland had the highest population density at 1.2 persons per acre. East Nantmeal and Warwick each had a population density of 0.2 persons per acre. According to the U.S. Census Bureau’s classification, 56 percent of the region’s population lived in urbanized areas in 2000. The two most urbanized populations were in East Pikeland and North Coventry, while East Nantmeal, Warwick, and West Vincent had virtually no residents in urbanized areas.

Table A1.3: Population Density and Urban Classification, 2000

	Census		Population Density	Urbanized Pop	Urbanized Area
	Count	Acres	Persons/acre	% of total pop	Acres
Chester County	433,501	483,840	0.9	81%	n/a
Northern Chester County	36,950	75,072	0.5	56%	n/a
East Coventry	4,566	6,912	0.7	67%	6,982
East Nantmeal	1,787	10,496	0.2	0%	49
East Pikeland	6,551	5,632	1.2	84%	4,539
East Vincent	5,493	8,640	0.6	67%	6,173
North Coventry	7,381	8,576	0.9	80%	5,088
South Coventry	1,895	4,800	0.4	29%	1,552
Warwick	2,556	12,288	0.2	0%	0
West Pikeland	3,551	6,400	0.6	54%	1,525
West Vincent	3,170	11,328	0.3	1%	477

Source: U.S. Census Bureau

¹ The U.S. Census Bureau’s urban-rural classification is fundamentally a delineation of geographical areas, identifying both individual urban areas and the rural areas of the nation. For the 2000 Census, the urban areas represent densely-developed territory of encompass residential, commercial, and other non-residential urban land uses. To qualify as an urban area, the territory identified according to criteria must encompass at least 2,500 people, at least 1,500 of which reside outside institutional group quarters.

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HOUSEHOLDS AND HOUSEHOLD SIZE

As shown in *Table A1.4, Households and Household Size, 2000 and 2009*, there were 13,628 households in the region in 2000. By 2009, the number of households was estimated at 15,431, reflecting an increase of 1,803 or 13 percent. This increase was greater than Chester County’s 11 percent increase.

In addition, household sizes also increased from 2000 to 2009. While average household size was not available for the region, increases in the average household size of East Coventry, East Pikeland, South Coventry, and West Pikeland offset decreases in other municipalities by 0.31 persons per household, suggesting more significant growth in households than for Chester County, for which the average household size increased by 0.03 persons.

Table A1.4: Households and Household Size, 2000 and 2009

Municipality	Households			Household Size		
	2000	2009 estimate	Change 2000-2009	2000	2009 estimate	Change 2000-2009
Chester County	157,905	175,312	17,407	2.65	2.68	0.03
Northern Chester County	13,628	15,431	1,803	n/a	n/a	n/a
East Coventry	1,649	2,333	684	2.64	2.67	0.03
East Nantmeal	569	569	0	2.74	2.68	-0.06
East Pikeland	2,530	2,548	18	2.58	2.66	0.08
East Vincent	1,888	2,197	309	2.75	2.73	-0.02
North Coventry	3,012	3,156	144	2.45	2.44	-0.01
South Coventry	690	849	159	2.69	2.98	0.29
Warwick	999	1,074	75	2.56	2.53	-0.03
West Pikeland	1,214	1,307	93	2.93	3.08	0.15
West Vincent	1,077	1,398	321	2.84	2.72	-0.12

Source: U.S. Census Bureau

MEDIAN AGE AND AGE DISTRIBUTION

Table A1.5: Median Age, 2000

Municipality	1990	2000	Increase 1990-2000
Chester County	34.0	36.9	2.9
Northern Chester County	n/a	n/a	n/a
East Coventry	37.9	42.7	4.8
East Nantmeal	34.3	37.5	3.2
East Pikeland	34.4	39.3	4.9
East Vincent	34.9	38.1	3.2
North Coventry	34.9	40.1	5.2
South Coventry	39.0	39.6	0.6
Warwick	35.9	41.4	5.5
West Pikeland	36.0	38.9	2.9
West Vincent	38.1	39.7	1.6

Source: U.S. Census Bureau

The median age for the Region cannot be calculated from the available data, however it can be reasoned that the median age is higher than Chester County’s 36.9 years since all municipal values are higher, as shown in *Table A1.5, Median Age, 2000*. The median age ranged from 37.5 years in East Nantmeal to 42.7 years in East Coventry in 2000. The population of the Region aged from 1990 to 2000 – likely faster than Chester County’s increase of 2.9 years, as only three

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municipal values were less than the county's increase of 2.9 years. Municipal values ranged from an increase of 0.6 years in South Coventry to 5.5 years in Warwick.

In 2000, the region's largest age group was the young adult group, representing residents 20 to 44 years old, as shown in *Table A1.6, Age Distribution, 2000*. These residents totaled 12,107 or 32.7 percent of the total population. Children and youth were the second-largest group at 10,238 residents or 27.7 percent of the total population, followed closely by the mature adult group of residents ages 45 to 64 at 9,880 residents or 26.7 percent. The senior adult group was the smallest at only 4,732 residents or 12.8 percent of the population.

East Nantmeal, East Vincent, and West Pikeland have the highest percentages of children and youth. East Nantmeal, East Pikeland, and North Coventry have the highest percentages of young adults. Warwick, West Pikeland, and West Vincent have the highest percentages of mature adults. East Coventry, North Coventry, and South Coventry have the highest percentages of senior adults.

RACE AND ETHNICITY

In 2000, residents of minority or multiple races in Northern Chester County totaled 1,359 or 3.7 percent, as shown in *Table A1.7, Race and Ethnicity, 2000*. Only 3.8 percent of the region reported Hispanic or Latino ethnicity, also shown in *Table A1.7*. East Vincent was the most racially diverse township with 5.7 percent of the residents being African American. West Pikeland had the highest percentage of Hispanic or Latino residents at 1.8 percent. Population growth from 1990 to 2000 reflected increases in residents of both white and non-white races as well as an increase of 0.3 percent in residents of Hispanic or Latino ethnicity.

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Table A1.6: Age Distribution, 2000

Age Groups	Northern Chester County		East Coventry		East Nantmeal		East Pikeland		East Vincent	
	#	%	#	%	#	%	#	%	#	%
Under 5	2,410	6.5	239	5.2	104	5.8	407	6.2	477	8.7
5-9	2,814	7.6	272	6.0	139	7.8	494	7.5	498	9.1
10-14	2,729	7.4	366	8.0	154	8.6	511	7.8	380	6.9
15-19	2,285	6.2	313	6.9	151	8.4	358	5.5	328	6.0
School Age Group	10,238	27.7	1,190	26.1	548	30.7	1,770	27.0	1,683	30.6
20-24	1,273	3.4	133	2.9	123	6.9	181	2.8	150	2.7
25-34	3,847	10.4	355	7.8	150	8.4	759	11.6	724	13.2
35-44	6,987	18.9	816	17.9	357	20.0	1,314	20.1	935	17.0
Young Adult Group	12,107	32.8	1,304	28.6	630	35.3	2,254	34.4	1,809	32.9
45-54	6,050	16.4	696	15.2	299	16.7	1,054	16.1	734	13.3
55-59	2,103	5.7	302	6.6	109	6.1	335	5.1	261	4.7
60-64	1,727	4.7	245	5.4	54	3.0	330	5.0	263	4.8
Mature Adult Group	9,880	26.7	1,243	27.2	462	25.9	1,719	26.2	1,258	22.9
65-74	2,619	7.1	374	8.2	91	5.1	486	7.4	361	6.6
75-84	1,556	4.2	271	5.9	42	2.4	254	3.9	240	4.4
85 and Over	557	1.5	184	4.0	14	0.8	68	1.0	149	2.7
Senior Adult Group	4,732	12.8	829	18.2	147	8.2	808	12.3	750	13.6
Group Total	36,957	100.0	4,566	100.0	1,787	100.0	6,551	100.0	5,500	100.0

Age Groups	North Coventry		South Coventry		Warwick		West Pikeland		West Vincent	
	#	%	#	%	#	%	#	%	#	%
Under 5	382	5.2	124	6.5	118	4.6	285	8.0	274	8.6
5-9	493	6.7	139	7.3	161	6.3	312	8.8	306	9.7
10-14	431	5.8	144	7.6	206	8.1	324	9.1	213	6.7
15-19	526	7.1	118	6.2	153	6.0	209	5.9	129	4.1
School Age Group	1,832	24.8	525	27.7	638	25.0	1,130	31.8	922	29.1
20-24	364	4.9	46	2.4	92	3.6	82	2.3	102	3.2
35-44	1,277	17.3	374	19.7	446	17.4	789	22.2	679	21.4
Young Adult Group	2,527	34.2	635	33.5	800	31.3	1,122	31.6	1,026	32.4
45-54	1,239	16.8	274	14.5	512	20.0	694	19.5	548	17.3
55-59	390	5.3	105	5.5	206	8.1	202	5.7	193	6.1
60-64	354	4.8	81	4.3	100	3.9	144	4.1	156	4.9
Mature Adult Group	1,983	26.9	460	24.3	818	32.0	1,040	29.3	897	28.3
65-74	603	8.2	157	8.3	188	7.4	155	4.4	204	6.4
75-84	383	5.2	99	5.2	82	3.2	87	2.5	98	3.1
85 and Over	53	0.7	19	1.0	30	1.2	17	0.5	23	0.7
Senior Adult Group	1,039	14.1	275	14.5	300	11.7	259	7.3	325	10.3
Group Total	7,381	100.0	1,895	100.0	2,556	100.0	3,551	100.0	3,170	100.0

Source: U.S. Census Bureau

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Table A1.7: Race and Ethnicity, 2000

											1990-2000 Change		
		White alone	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Other race	Two or more races	Hispanic or Latino Ethnicity	Total	White Race	Non-White Race	Hispanic Ethnicity
Northern Chester County	#	36,498	663	49	321	11	70	245	306	36,957	4,829	838	82
	%	98.8	1.8	0.1	0.9	0.0	0.2	0.7	0.8		15.0	2.6	0.3
East Coventry	#	4,525	15	0	0	11	8	7	28	4,566	92	24	-34
	%	99.1	0.3	0.0	0.0	0.2	0.2	0.2	0.6		2.1	0.5	-0.8
East Nantmeal	#	1,744	24	2	0	0	4	13	14	1,787	314	31	2
	%	97.6	1.3	0.1	0.0	0.0	0.2	0.7	0.8		21.8	2.1	0.1
East Pikeland	#	6,285	68	0	116	0	0	82	87	6,551	541	185	43
	%	95.9	1.0	0.0	1.8	0.0	0.0	1.3	1.3		9.3	3.2	0.7
East Vincent	#	5,102	316	0	19	0	5	58	31	5,500	1,184	155	-14
	%	92.8	5.7	0.0	0.3	0.0	0.1	1.1	0.6		28.5	3.7	-0.3
North Coventry	#	7,101	132	26	74	0	7	41	58	7,381	-268	143	14
	%	96.2	1.8	0.4	1.0	0.0	0.1	0.6	0.8		-3.6	1.9	0.2
South Coventry	#	1,862	16	4	7	0	0	6	8	1,895	193	27	4
	%	98.3	0.8	0.2	0.4	0.0	0.0	0.3	0.4		11.5	1.6	0.2
Warwick	#	2,520	17	9	0	0	0	10	3	2,556	-62	36	3
	%	98.6	0.7	0.4	0.0	0.0	0.0	0.4	0.1		-2.4	1.4	0.1
West Pikeland	#	3,398	49	7	53	0	44	0	64	3,551	1,124	146	51
	%	95.7	1.4	0.2	1.5	0.0	1.2	0.0	1.8		49.3	6.4	2.2
West Vincent	#	3,089	12	0	46	0	0	23	6	3,170	839	63	6
	%	97.4	0.4	0.0	1.5	0.0	0.0	0.7	0.2		37.0	2.8	0.3

Source: U.S. Census Bureau

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EDUCATIONAL ATTAINMENT

In 2000, the vast majority of the region’s residents over 25 years old – 88.7 percent – had at least a high school education, as shown in *Table A1.8, Educational Attainment, 2000*. That figure was less than 1 percent behind that of Chester County’s percentage of high school graduates at 89.3 percent. West Pikeland had the highest percentage of residents within this category – more than 96 percent of the population. East Vincent had the lowest percentage at 82.8 percent. A majority of the region’s residents, 58.2 percent, had also completed higher educational coursework, and more than two in five, or 42.5 percent, had achieved an advanced degree. In East Pikeland, West Pikeland, and West Vincent, more than 50 percent of residents had completed an advanced degree.

Table A1.8: Educational Attainment, 2000

	Less than 9th grade		9th to 12th grade, no diploma		High School Graduate (or equivalent)		At least a High School Diploma	
	#	%	#	%	#	%	%	
Chester County	10,085	3.5	20,491	89.3	74,179	26.0	89.3	
Northern Chester County	774	3.0	2,090	88.7	7,771	30.5	88.7	
East Coventry	189	5.8	317	84.4	1,135	35.0	84.4	
East Nantmeal	7	0.6	65	93.5	299	26.8	93.5	
East Pikeland	131	2.8	275	91.2	1,234	26.8	91.2	
East Vincent	181	4.9	449	82.8	1,157	31.6	82.8	
North Coventry	152	2.9	521	87.0	2,003	38.6	87.0	
South Coventry	34	2.6	139	86.9	442	33.4	86.9	
Warwick	44	2.4	150	89.4	677	37.1	89.4	
West Pikeland	7	0.3	66	96.9	376	16.1	96.9	
West Vincent	29	1.4	108	93.6	448	20.9	93.6	

	Some college, no degree		Associate’s Degree		Bachelor’s Degree		Graduate or Professional Degree		Any College Degree
	#	%	#	%	#	%	#	%	%
Chester County	44,280	15.5	15,429	5.4	76,003	26.6	45,349	15.9	47.9
Northern Chester County	4,008	15.8	1,551	6.1	5,780	22.7	3,472	13.6	42.5
East Coventry	555	17.1	185	5.7	502	15.5	360	11.1	32.3
East Nantmeal	206	18.5	69	6.2	331	29.7	139	12.5	48.3
East Pikeland	635	13.8	373	8.1	1,206	26.2	746	16.2	50.5
East Vincent	564	15.4	248	6.8	721	19.7	347	9.5	35.9
North Coventry	757	14.6	343	6.6	914	17.6	495	9.5	33.8
South Coventry	232	17.5	53	4.0	269	20.3	155	11.7	36.0
Warwick	363	19.9	85	4.7	313	17.1	194	10.6	32.4
West Pikeland	419	17.9	84	3.6	806	34.5	581	24.8	62.9
West Vincent	277	12.9	111	5.2	718	33.5	455	21.2	59.8

Source: U.S. Census Bureau

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INCOME

Due to data limitations, median household income for the region was not available; however, median household income ranged from \$51,954 in North Coventry to \$105,322 in West Pikeland in 2000, as shown in *Table A1.9, Median Household and Per Capita Income, 1990-2000*. East Nantmeal, East Pikeland, West Pikeland, and West Vincent had median household incomes higher than the County's \$65,295.

Overall, the region experienced real growth in median household incomes from 1989 to 1999. Growth in five municipalities exceeded that of Chester County, however the median household income in East Coventry, North Coventry, and Warwick declined in real dollars. West Vincent saw the highest real growth between 1989 and 1999 in household income – \$21,872. North Coventry saw the largest decline – \$1,531.

Per capita income for 1999 ranged from \$25,418 in North Coventry to \$48,616 in West Pikeland. The average municipal per capita income was \$32,458 – 2.6 percent higher than that of Chester County. Real growth in per capita income from 1989 to 1999 varied from a high of \$11,382 in West Vincent to a low of \$3,428 in East Nantmeal.

Table A1.9: Median Household and Per Capita Income, 1990-2000

Municipality	1989 Median Household Income	1989 Median Household Income (in 1999 \$)	1999 Median Household Income	Real Growth in 1999 \$
Chester County	\$45,642	\$61,160	\$65,295	\$4,135
East Coventry	\$43,396	\$58,151	\$58,125	-\$26
East Nantmeal	\$46,964	\$62,932	\$72,375	\$9,443
East Pikeland	\$50,079	\$67,106	\$72,850	\$5,744
East Vincent	\$36,274	\$48,607	\$63,851	\$15,244
North Coventry	\$39,914	\$53,485	\$51,954	-\$1,531
South Coventry	\$42,381	\$56,791	\$62,857	\$6,066
Warwick	\$42,382	\$56,792	\$56,771	-\$21
West Pikeland	\$76,480	\$102,483	\$105,322	\$2,839
West Vincent	\$52,352	\$70,152	\$92,024	\$21,872

Municipality	1989 Per Capita Income	1990 Per Capita Income (in 1999 \$)	1999 Per Capita Income	Real Growth in 1999 \$
Chester County	\$20,601	\$27,605	\$31,627	\$4,022
East Coventry	\$17,079	\$22,886	\$27,257	\$4,371
East Nantmeal	\$26,631	\$35,686	\$32,258	-\$3,428
East Pikeland	\$18,898	\$25,323	\$31,774	\$6,451
East Vincent	\$14,837	\$19,882	\$27,799	\$7,917
North Coventry	\$19,224	\$25,760	\$25,418	-\$342
South Coventry	\$18,882	\$25,302	\$28,956	\$3,654
Warwick	\$21,037	\$28,190	\$26,547	-\$1,643
West Pikeland	\$30,990	\$41,527	\$48,616	\$7,089
West Vincent	\$23,969	\$32,118	\$43,500	\$11,382

Source: U.S. Census Bureau

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FAMILIES AND INDIVIDUALS IN POVERTY

Of the 15,025 families living in the region in 2000, 1 in 50 (2 percent) was classified as living in poverty, as shown in *Table A1.10, Families and Individuals in Poverty, 2000*. Of these, 72.9 percent included children under the age of 18, and 44.4 percent were single-mother families. East Vincent had the highest percentage of families living in poverty, 7.2 percent or 108 families. Another 1,450 individuals, or 4.5 percent of the region’s residents, were classified as living in poverty. Municipal percentages ranged from 0.5 percent in West Pikeland to 7.4 percent in East Nantmeal.

Table A1.10: Families and Individuals in Poverty, 2000

	Northern Chester County		East Coventry		East Nantmeal		East Pikeland		East Vincent	
	#	%	#	%	#	%	#	%	#	%
Families living below poverty level	295	2.0	25	2.0	8	1.8	10	0.5	108	7.2
<i>With related children under 18 years</i>	215	n/a	12	2.0	2	0.9	10	1.2	100	11.7
<i>With related children under 5 years</i>	105	n/a	0	0.0	0	0.0	0	0.0	63	16.8
Families with female householder, no husband present	131	n/a	7	6.7	2	12.5	0	0.0	84	31.5
<i>With related children under 18 years</i>	124	n/a	7	11.3	2	33.3	0	0.0	84	41.6
<i>With related children under 5 years</i>	68	n/a	0	0.0	0	0.0	0	0.0	55	47.4
Total Families	15,025	n/a	1,255	n/a	448	n/a	1,822	n/a	1,498	n/a
West Chester County										
Individuals	1,450	4.5	83	1.9	122	7.4	117	1.8	339	6.5
<i>18 years and over</i>	1072	n/a	73	2.2	120	9.8	100	2.1	203	5.6
<i>65 years and over</i>	123	n/a	0	0.0	6	4.1	10	1.2	27	4.9
<i>Related children under 18 years</i>	371	n/a	10	0.9	2	0.5	17	1.0	136	8.6
Total Population	32,221	n/a	4,566	n/a	1,787	n/a	6,551	n/a	5,493	n/a
Warwick										
	North Coventry		South Coventry		Warwick		West Pikeland		West Vincent	
	#	%	#	%	#	%	#	%	#	%
Families living below poverty level	67	3.2	17	3.2	27	3.6	5	0.5	28	3.2
<i>With related children under 18 years</i>	42	4.9	2	0.8	27	8.2	0	0.0	20	4.6
<i>With related children under 5 years</i>	24	8.1	0	0.0	4	6.2	0	0.0	14	7.5
Families with female householder, no husband present	31	12.5	3	8.6	0	0.0	0	0.0	4	11.8
<i>With related children under 18 years</i>	27	20.0	0	0.0	0	0.0	0	0.0	4	18.2
<i>With related children under 5 years</i>	9	26.5	0	0.0	0	0.0	0	0.0	4	28.6
Total Families	2,103	n/a	525	n/a	756	n/a	1,023	n/a	866	n/a
West Chester County										
Individuals	333	4.5	68	3.7	156	6.1	18	0.5	214	6.8
<i>18 years and over</i>	246	4.3	61	4.5	87	4.4	18	0.7	164	7.2
<i>65 years and over</i>	12	1.2	31	13.1	9	3.0	6	2.3	22	6.8
<i>Related children under 18 years</i>	87	5.4	5	1.0	64	11.0	0	0.0	50	5.9
Total Population	7,381	n/a	1,895	n/a	2,556	n/a	3,551	n/a	3,170	n/a

Source: U.S. Census Bureau

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POPULATION FORECAST

Multiple population forecasts suggest continued growth through 2030 for the Region, though growth rates vary by source. Forecasts presented in municipal planning documents and those prepared by the Delaware Valley Regional Planning Commission (DVRPC) were reviewed. Both forecasts were considered “too high” by several municipalities.

The 2010 Owen J. Roberts School District reported 2010 municipal populations higher than the municipal and DVRPC forecasts for 2010, thus these figures did not provide a lower base population from which to forecast growth. However, the School District projected a 6 percent, 302-student enrollment by the 2020-2021 school year, largely due to the construction of 23 residential development projects totaling 1,718 units, supporting growth forecasts with actual and proposed development activity.

Using the more conservative DVRPC municipal population forecasts for 2020 and 2030, the resident population in the Region could reach 45,000 within a few years and exceed 53,000 within 20 years, as shown in *A1.11, Population Forecast, 2020 and 2030*. Applying slower growth rates of 10.5 percent for 2010-2020 and 8.0 percent for 2020-2030 for the region as derived from DVRPC forecasts, the regional population could still surpass 50,000 by 2030.

Table A1.11: Population Forecast, 2020 and 2030

	Census Count			Population Projection				
	2000	2010	2020	2010-2020		2030	2020-2030	
				#	%		#	%
Northern Chester County	36,950	43,907	48,860	4,953	11.3%	53,100	4,240	8.68%
East Coventry	4,566	6,636	7,040	404	6.1%	7,800	760	10.80%
East Nantmeal	1,787	1,803	2,080	277	15.4%	2,190	110	5.29%
East Pikeland	6,551	7,079	8,410	1,331	18.8%	9,360	950	11.30%
East Vincent	5,493	6,821	8,050	1,229	18.0%	9,070	1,020	12.67%
North Coventry	7,381	7,866	8,130	264	3.4%	8,430	300	3.69%
South Coventry	1,895	2,604	2,700	96	3.7%	2,890	190	7.04%
Warwick	2,556	2,507	2,850	343	13.7%	2,930	80	2.81%
West Pikeland	3,551	4,024	5,020	996	24.8%	5,500	480	9.56%
West Vincent	3,170	4,567	4,580	13	0.3%	4,930	350	7.64%

Source: Delaware Valley Regional Planning Commission Municipal Data Navigator

REGIONAL LAND USE PATTERN

Map 1, 2007 Land Use, illustrates land use data as classified by the Chester County Assessment Office. This data was used to provide a general characterization of land use and land cover patterns with knowledge of its parcel-specific accuracy.

Table A1.12, Land Use Distribution, 2007 presents associated acreage and percent of region figures by use. These show that in 2007, 53 percent of the region was engaged in open space uses, 38 percent was developed for intensive uses, and the remaining 9 percent was classified as hydrology, unknown, or vacant land.

Table A1.12: Land Use Distribution, 2007

General Land Use Category	Acres	% of Total Area
Commercial	1,191	2%
Industrial	857	1%
Multi-Family Residential	804	1%
Residential	146	0%
Single-Family Residential	24,495	34%
Utilities	93	0%
Intensive Uses Subtotal	27,585	38%
Agriculture	23,423	32%
Forested	3,049	4%
Institutional	8,823	12%
Recreation	2,808	4%
Open Space Uses Subtotal	38,102	53%
Hydrology	58	0%
Unknown	478	1%
Vacant	6,086	8%
Other Subtotal	6,563	9%
Total	72,308	100%

Source: Chester County GIS Department; calculations by Gannett Fleming, Inc.

Residential uses occupied the largest percentage of all land uses – 35 percent of the total region or 25,445 acres. Single-family residential uses were by far the most common and included single lots surrounded by other uses as well as residential lots organized by subdivision. While classified as residential for taxation purposes, the land covered by structures and impervious surfaces on larger lots was often minimal. Multi-family residential uses were located in every municipality, though more commonly in the eastern municipalities.

Commercial uses occupied roughly 1,100 acres, or 2 percent of the total land area, generally along state transportation routes and particularly at state route intersections. The 857 acres of industrial

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land was similarly located along state highway corridors. Utilities occupied less than 100 acres as a primary land use.

Among open space uses, agriculture occupied the largest land area – 23,423 acres or 32 percent of the region. More than 3,000 acres of forested private land added another 4 percent to the total acreage of working landscapes in the region.

Institutional uses occupied 12 percent of the region and included state, county, municipal, and private nonprofit-owned property, only a small portion of which represented land not dedicated to public recreation or protected open space. An additional 2,808 acres or 4 percent was classified as public or private recreation land and in most cases is protected from further development.

More than 6,000 acres were classified as vacant land by Chester County. Given this classification, one could assume that no improvements to the land were evident, and the land was functioning as open space at the time of the last assessment, though it is not protected from future development.

COMMUNITY SERVICE LOCATIONS AND “HUBS”

Map 2, Community Hubs, illustrates a variety of community destinations and service areas that may be relevant to parks, recreation, and open space planning. Underlying the community hubs are the service areas for the three public school districts serving the Region.

Commercial areas are generally located along Route 100, Route 113, and Route 724, and are more concentrated at the intersections of these routes. The largest commercial shopping destinations are the Coventry Mall and the Lowe’s and Giant Food Store shopping plazas along Route 100, all in North Coventry. The East Vincent Industrial Park is the only sizeable industrial activity; the Exelon's Cromby Generating Station is in the process of decommissioning and closure by 2012.

Commercial recreation providers also function as community hubs in the Region. The five private golf courses/clubs, Water World water park, and Warwick Woods Family Camping Resort are described in *Appendix 2, Park and Recreation Lands*.

There is one private heliport in East Vincent; the Pottstown-Limerick Airport, the Pottstown Memorial Medical Center Heliport, and the PECO Limerick Heliport are located across the river in Montgomery County.

A range of independent and to skilled care retirement living facilities are location in the Region. The Coventry Manor Nursing Home and the Southeastern Pennsylvania Veterans Center are the two local nursing homes. Manatawny Manor is an assisted living facility on Old Schuylkill Road in North Coventry. Spring Mill Senior Living Community and Coldstream Crossing, both located at the intersection of Route 113 and Coldstream/Pughtown Roads in East Pikeland and operated by

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Vantage Point Retirement, Inc., offer independent living as well as assisted living services. Coventry Manor Nursing Home, a skilled nursing care and rehabilitation facility operated by PennMed Consultants, Inc, is located on Chestnut Hill Road in South Coventry. Nearby hospitals are located in Pottstown and Phoenixville.

The Henrietta Hankin Branch at Weatherstone in Ludwigs Corner and the Chester Springs Library, located in the Washington Building of Historic Yellow Springs, are both member libraries of the Chester County Library System. Other nearby libraries include the Phoenixville Public Library, Pottstown Public Library, and the Spring City Free Public Library.

The Owen J. Roberts School District serves residents of seven of the nine municipalities. The district operates five elementary schools, one middle school/high school campus, and one administration building. The district also owns additional land for future district facilities: the Bealer Tract and the Kutz-Painter Tract in South Coventry, and the Pennhurst Tract in East Vincent. All of the district’s properties, with the exception of the Warwick Administration Building, are located in or adjacent to the U.S. Census-defined urban area. In other words, the existing facilities and future facility sites are located in close proximity to the residential population of the region. Public schools, other district facilities, and district held lands are listed in *Table A1.13, Public School Facilities*; locations and site acreage are also provided.

Table A1.13: Public School Facilities

Facility Name	Municipal Location	Address	Acreage
East Coventry Elementary School	East Coventry	932 Sanatoga Road	14.6
French Creek Elementary School	South Coventry	3590 Coventryville Road	20.0
	East Nantmeal	3570 Coventryville Road	
North Coventry Elementary School	North Coventry	1206 South Hanover Street	25.4
	North Coventry	475 Kemp Road	
Vincent Elementary School	East Vincent	340 Ridge Road	20.0
West Vincent Elementary School	West Vincent	2750 Conestoga Road	24.8
	South Coventry	901 Ridge Road	
Owen J Roberts Middle School/High School Campus	South Coventry	990 Cadmus Road	90.5
	South Coventry	974 Ridge Road	
	South Coventry	881 Ridge Road	
Warwick Administration Building	Warwick	Ridge Road	8.4
	South Coventry	1788 Pottstown Pike	
Bealer Tract	South Coventry	1782 Pottstown Pike	57.6
	South Coventry	220 Bealer Road	
	South Coventry	220 Bealer Road	
Kutz-Painter Tract (3 parcels)	South Coventry	1081 Cadmus Road	38.6
Pennhurst Tract	East Vincent	830 Brown Drive	22.4

Source: Chester County Planning Commission

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Students living in East Pikeland attend the Phoenixville Area School District. Of the district's facilities, only the East Pikeland Elementary School on Hares Hill Road is located in the Region. Middle and high school students are bused to the district's centralized facilities in Phoenixville.

Students living in West Pikeland attend the Downingtown Area School District. All students are bused to the district's facilities just south of the region in Lionville, in Uwchlan Township.

In addition, the Spring City Elementary School of the Springford Area School District is located on Wall Street in East Vincent.

A1. 14, *Private School Facilities* lists schools, locations, and school types as reported by the Pennsylvania Department of Education.

Table A1.14: Private School Facilities

Facility Name	Address	Municipal Location	School Type
Camp Hill Special School	Fairview Road	East Nantmeal	Licensed, Private Academic
Coventry Christian School	East Schuylkill Road	North Coventry	
Kimberton Waldorf School	East Schuylkill Road	North Coventry	Nonpublic, Non-licensed
Montgomery School	Route 113	West Pikeland	Nonpublic, Non-licensed
St. Basil the Great School	Kimberton Road	East Pikeland	Nonpublic, Non-licensed
West Mont Christian Academy	South Hanover Street	North Coventry	Nonpublic, Non-licensed

Source: Pennsylvania Department of Education

FINDINGS

1. The Region had a 2010 resident population of 43,907, which was concentrated in the eastern and central municipalities. While individual municipal populations are small, the Region as a whole is as large as some of Pennsylvania's small cities and major boroughs. Based on this total population, the Region could potentially support a multi-faceted park system, a trail network, and diversified recreation programs.
2. Growth over the past 20 years has also been concentrated in the eastern and central municipalities and is forecast to continue across the Region through 2030. More residents will consume more unprotected open space and attract more commercial services that will do the same. They will also require more developed parks, and more diversified recreation facilities and programs.
3. The median age of the Region's residents was higher than Chester County's 36.9 years in 2000 and aged faster than the County. Residents 35 years to 54 years old comprised one third of the total population in 2000, an age cohort now 47 to 66 years old. Student and total population projections reflect this aging trend, showing a growth rate for students that is roughly half of the growth rate for the total population. Recreational opportunities for all ages groups, including the growing

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segment of adults, should be made available, since recreational interests and values for protected open space vary among age groups.

4. The Region’s residents were highly educated with more than two in five holding an advanced degree. Residents of southern municipalities tended to have higher educational attainment levels, as well as higher median household incomes and faster income gains. Higher educational levels and higher income levels typically raise expectations for public recreation to a certain point before residents begin to choose commercial recreation services. These characteristics are also commonly associated with higher values for, and ability to support, open space protection.
5. A small portion of residents lived in poverty. These residents, including children, youth, and adults, rely on free public recreation opportunities.
6. The majority of the landscape is engaged in open space uses: agriculture, woodland, recreation and institutional/public facilities.
7. The 2007 land use data suggests that residential development is the largest threat to the remaining open space in the Region. While a portion of the remaining open space lands are protected from development by federal, state and municipal regulations, (e.g., limiting development from impacting wetlands, steep slopes, and floodplains), the vast majority could be developed for residential or other uses. Additional analysis of land protection efforts in the Region is needed to determine the actual land available for development or conservation decision-making.
8. Schools and parks are the “centers of community activity” in the Region. The Owen J. Roberts school facilities serve residents of North Coventry, East Coventry, South Coventry, East Vincent, West Vincent, East Nantmeal and Warwick. Residents of East Pikeland are focused in many ways, though not exclusively, toward the Phoenixville area. Similarly, residents of West Pikeland are oriented toward the Lionville and Downingtown areas.
9. There are few shopping centers of significant size and these are only marginally concentrated along the state highways. Residents use shopping centers outside the Region in Pottstown, Phoenixville, and Downingtown but do not view them as centers of their home communities. Travel to destinations within and beyond the Region requires an automobile in almost all cases.