

The Bennett Property

PROPOSED ACTIVE ADULT COMMUNITY BY
THE MCKEE GROUP



Conventional Market-Rate Development vs. Active Adult Community

OPTION 1

Conventional Large Homes with expansive Private Yards in place of Open Space and Preservation

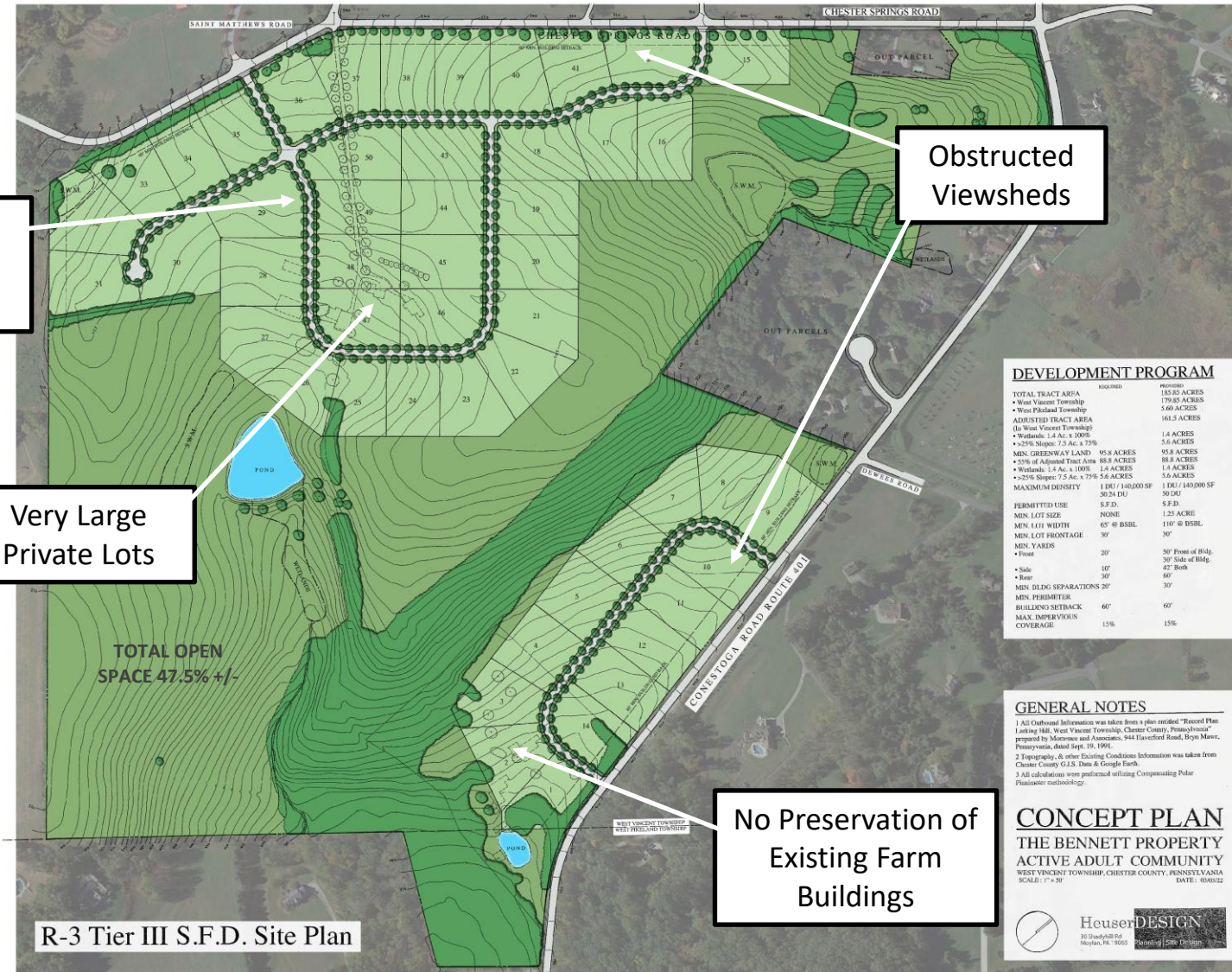
Option 1 will replace the property's scenic viewsheds and historical farm buildings with a sprawling community of 50 homes with large yards scattered across the entirety of the property. These homes will be situated along both Chester Springs Road and Conestoga Road. The plan falls within the Township's existing zoning ordinance and can be pursued as a "by-right" project. The projected buyer profile of the homes will be second move-up families with multiple school age children.

OPTION 2

Sustainable amenitized Active Adult Community with ample Open Space, Preservation, and Farmland

Option 2 will preserve the property's viewsheds and open space along both Chester Springs Road and Conestoga Road. The existing historical farm buildings will be preserved and maintained. In total, more than 68% of the property will be preserved as open space. The remaining 32% of the property will be transformed into West Vincent's first 55+ Active Adult community featuring 285 units with smaller home designs on fully maintained smaller lots. Master bedrooms will be situated on the first floor, and the community will feature an array of recreational amenities (clubhouse, pool, pocket parks, walking trails, dog park, etc.).

Option 1: By-Right Plan



Under the current zoning the Bennett property can be developed into a 50-lot subdivision of luxury homes on large lots. A large lot single family home community would include public streets and zero recreational amenities. In total, less than half of the Bennett property (only **47.5%**) will be preserved as open space. Given the high quality of the Owen J. Roberts public school system, it is projected that this community would attract growing families with school age children.

Option 2: Active Adult Community



In the proposed Active Adult Community, the Bennett property would maintain most of its best natural features while at the same time providing West Vincent Twp. with a high tax revenue, low fiscal impact, development. The Chester Springs Road/Conestoga Road viewsheds would remain, significant open space would be preserved (**68%** of the overall property), and the historical farm buildings would be placed into a Conservation Easement. When compared to the By-Right plan, the Active Adult Community will generate higher tax revenues for both the Township and School District yet require zero additional Public Education Costs.

	Annual Net Township Impact	Annual Net School District Impact	Annual Net Combined Impact	Number of Units	Annual Net Combined Impact per Unit
Age-Qualified Plan	\$335,661	\$2,828,694	\$3,164,355	285	\$11,103
Market-Rate Plan	\$51,261	-\$910,149	-\$858,888	50	-\$17,178

Township and School District Fiscal Impact

THE ACTIVE ADULT COMMUNITY WILL GENERATE \$3,164,355 ANNUALLY FOR TOWNSHIP + SCHOOL DISTRICT WHILE THE CONVENTIONAL MARKET-RATE DEVELOPMENT WILL COST \$858,888 ANNUALLY

Traffic Generation Comparison

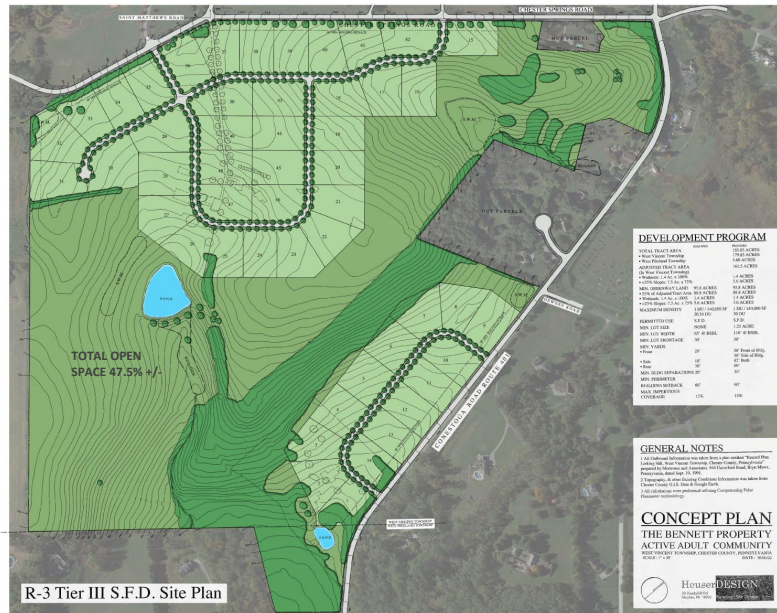
- ❖ The amount of traffic generated by Option 1 (Conventional market rate development) is comparable to the traffic generated by Option 2 (Active Adult Community) even though the Active Adult Community contains 235 more homes
- ❖ The additional residential yield of the Active Adult Community will generate more funds through per-unit fee collection to allow for additional roadway improvements and future Township projects

Open Space Comparison

OPTION 1

❖ **47.5%** preserved as Open Space

❖ Viewsheds obstructed by development



OPTION 2

❖ **68%** preserved as Open Space

❖ Preserved viewsheds with passive agricultural/farming space



Agricultural Passive Open Space



Potential Farming of Agricultural Passive Open Space

- The Upper Uwchlan Township Municipal Authority (UUTMA) serves customers in West Vincent Township
- There is a current intermunicipal agreement that provides the terms for that service
- PADEP and UUTMA allow farming of drip fields under their management
- Hay is the crop of choice because of the amount of water that is applied. The hay is used for livestock feed, livestock bedding, or making compost
- Only Farmers designated and contracted by PADEP and UUTMA will be permitted to work the fields
- Farmers that are approved by UUTMA are knowledgeable in how the fields must be treated and the crop harvested
- UUTMA makes no exceptions to ensure the protection and long-term integrity of the drip fields

