



Oxford Borough Vision Proposals

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6-5-143





Parcel 6-5-143

- US Rt 1
- 57 N 6th Street
- Local Roads
- BID
- Streams
- 100 YR Floodplain
- Octorara Rail Line
- Oxford Borough



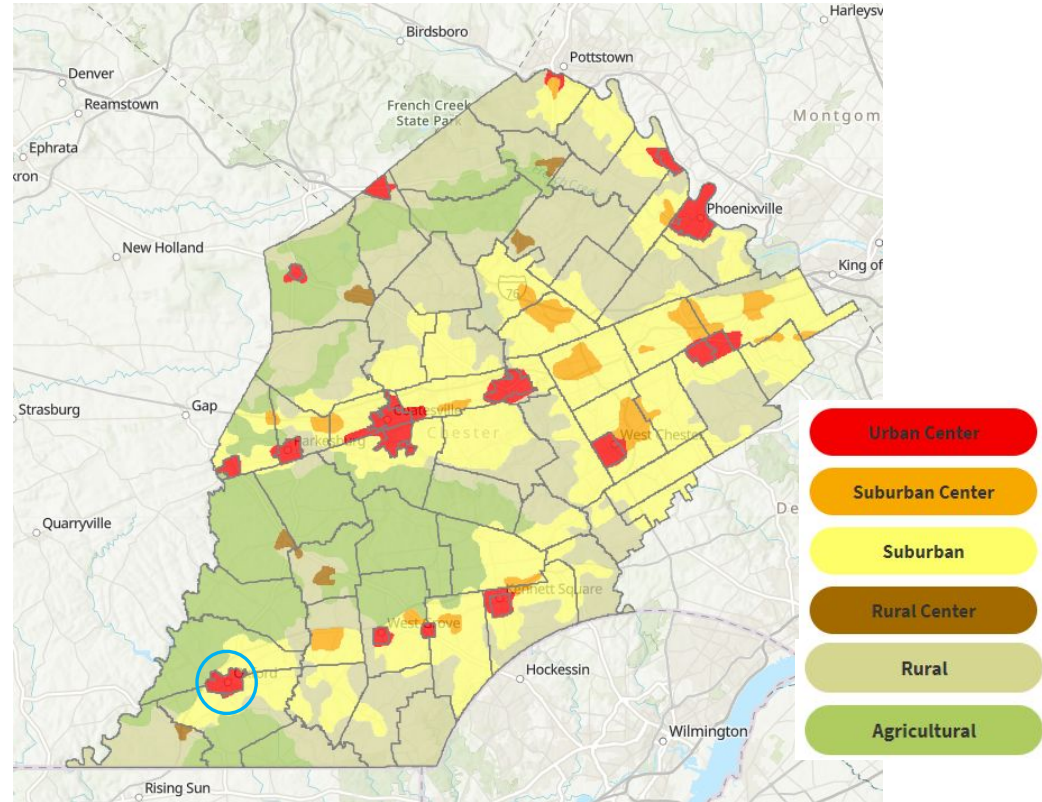
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Data Sources:
DVRPC, CHESCO GIS,
PASDA, FEMA



Landscapes 3 Goals

- Resource Preservation
- Collaboration
- Resiliency
- Economic Opportunity
- Diverse Industry



Oxford Regional Context

- Urban center for southwest Chester County
- Conveniently located close to 4 major cities
- Surrounded by beautiful and productive agricultural land

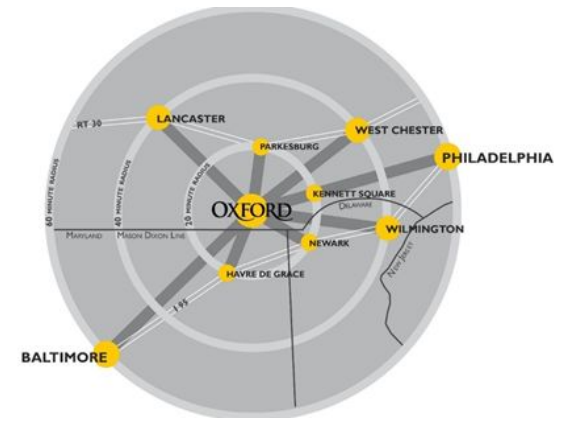
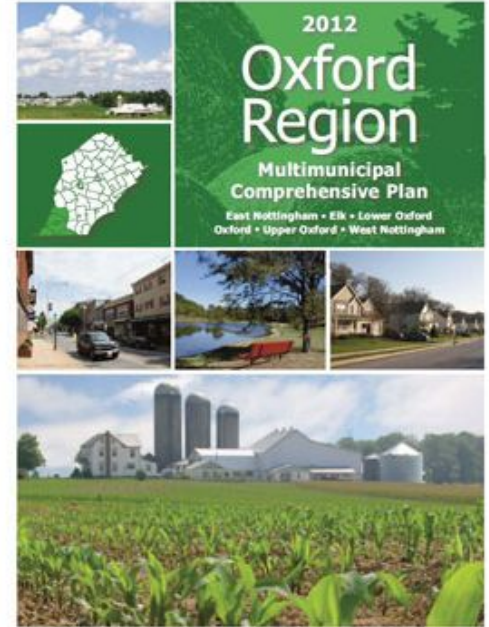


Figure 1-A: Oxford Region



Oxford Region Comprehensive Plan

- Highlights Oxford's strong agricultural industry base
- Focuses on revitalizing urban center
- Aims to identify opportunities for redevelopment in the borough



As amended September 24, 2014



Oxford Revitalization Plan Update

Oxford Borough Revitalization Plan

Strengths

- Historic character
- Prosperous surrounding communities
- Diversity
- Economic development

Opportunities

- Keystone Opportunity Zone designation
- Historic District
- Underutilized second floors
- Recreational and entertainment venues



Community Setting

Population and Demographics

- 5,077 in 2010
- Current population is 5,359
- Predicted to grow to 5,473 by 2021
- 7% rate of growth this decade
- 68% white; 32% Hispanic; 9% black



KEY FACTS

5,359

Population



2.8
Average Household Size

34.8

Median Age

\$51,005

Median Household Income

EDUCATION

21%

No High School Diploma



38%
High School Graduate



17%
Some College



24%
Bachelor's/Grad/Prof Degree

BUSINESS



218

Total Businesses



2,372

Total Employees

EMPLOYMENT



White Collar

50%



Blue Collar

32%



Services

18%

6.5%

Unemployment Rate

INCOME



\$51,005

Median Household Income



\$24,358

Per Capita Income



\$46,821

Median Net Worth


Households By Income

The largest group: \$50,000 - \$74,999 (22.9%)

The smallest group: \$200,000+ (4.0%)

Indicator	Value	Difference	
<\$15,000	9.5%	+4.6%	
\$15,000 - \$24,999	10.8%	+5.6%	
\$25,000 - \$34,999	16.8%	+11.2%	
\$35,000 - \$49,999	11.4%	+3.0%	
\$50,000 - \$74,999	22.9%	+8.8%	
\$75,000 - \$99,999	10.4%	-2.2%	
\$100,000 - \$149,999	9.3%	-11.3%	
\$150,000 - \$199,999	4.9%	-7.8%	
\$200,000+	4.0%	-12.1%	

Bars show deviation from
Chester County

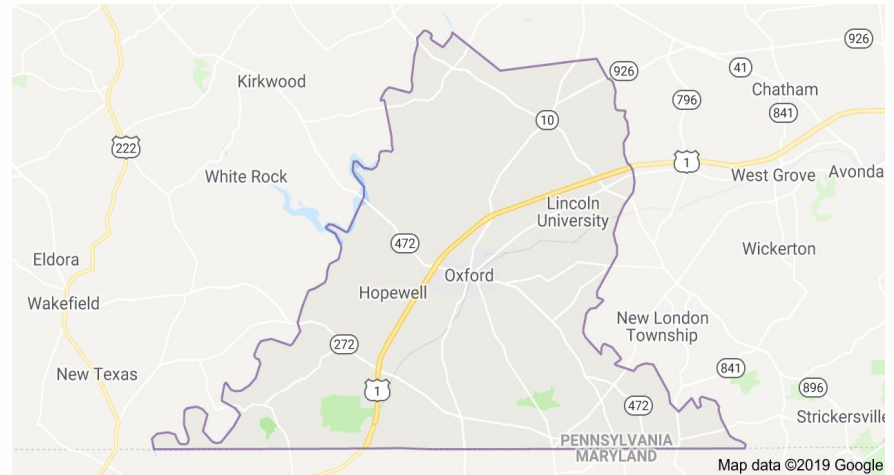


Housing

- Average household size of 2.8, just over national average
- 57% of households have 2 or fewer residents
- 2,036 housing units in 2016
- 2016 median home value - \$218,474

Schools

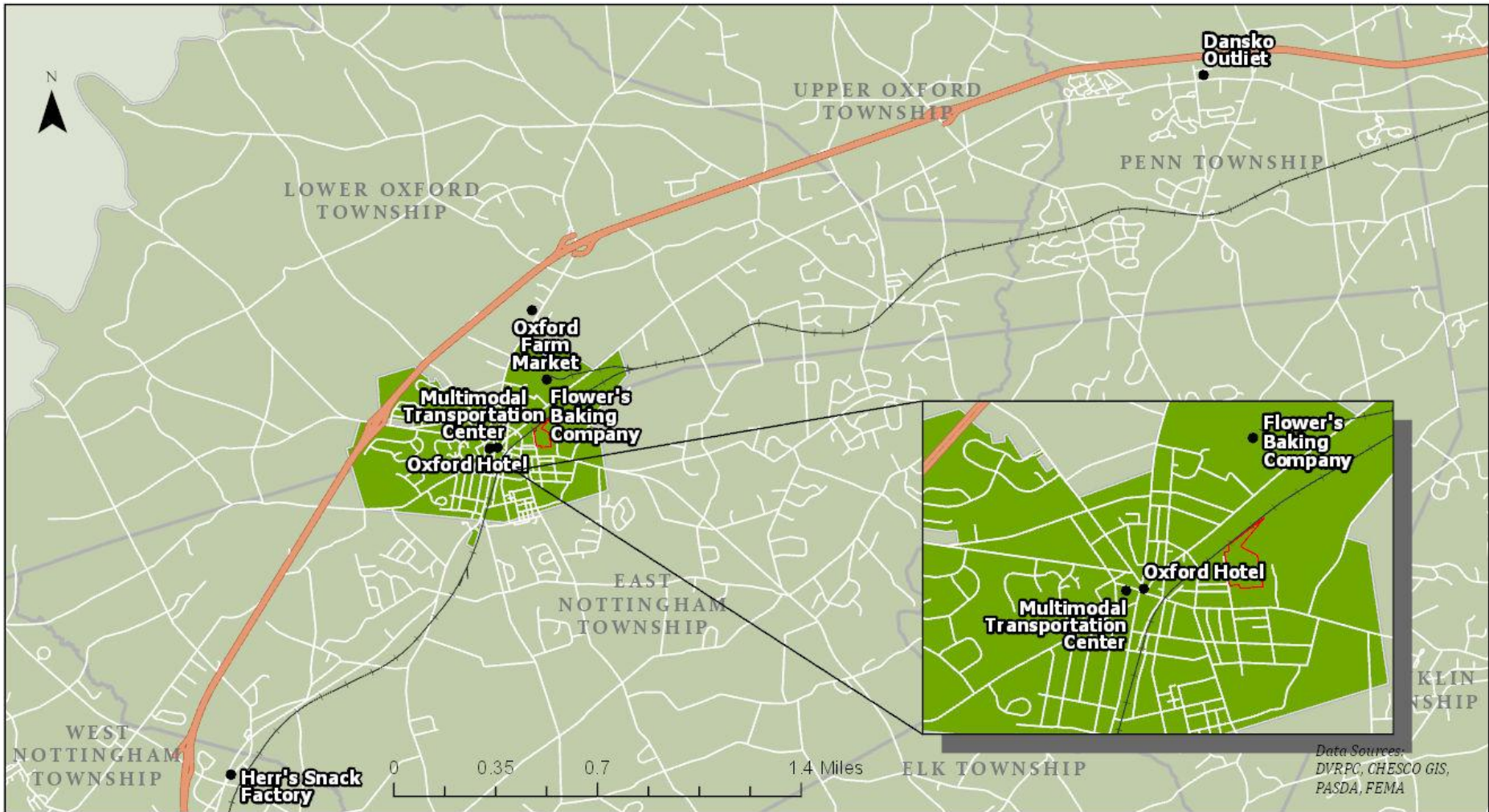
- Oxford Area School District - pulls from well beyond the borough's borders
- Lincoln University - HBCU
- Sacred Heart Catholic School



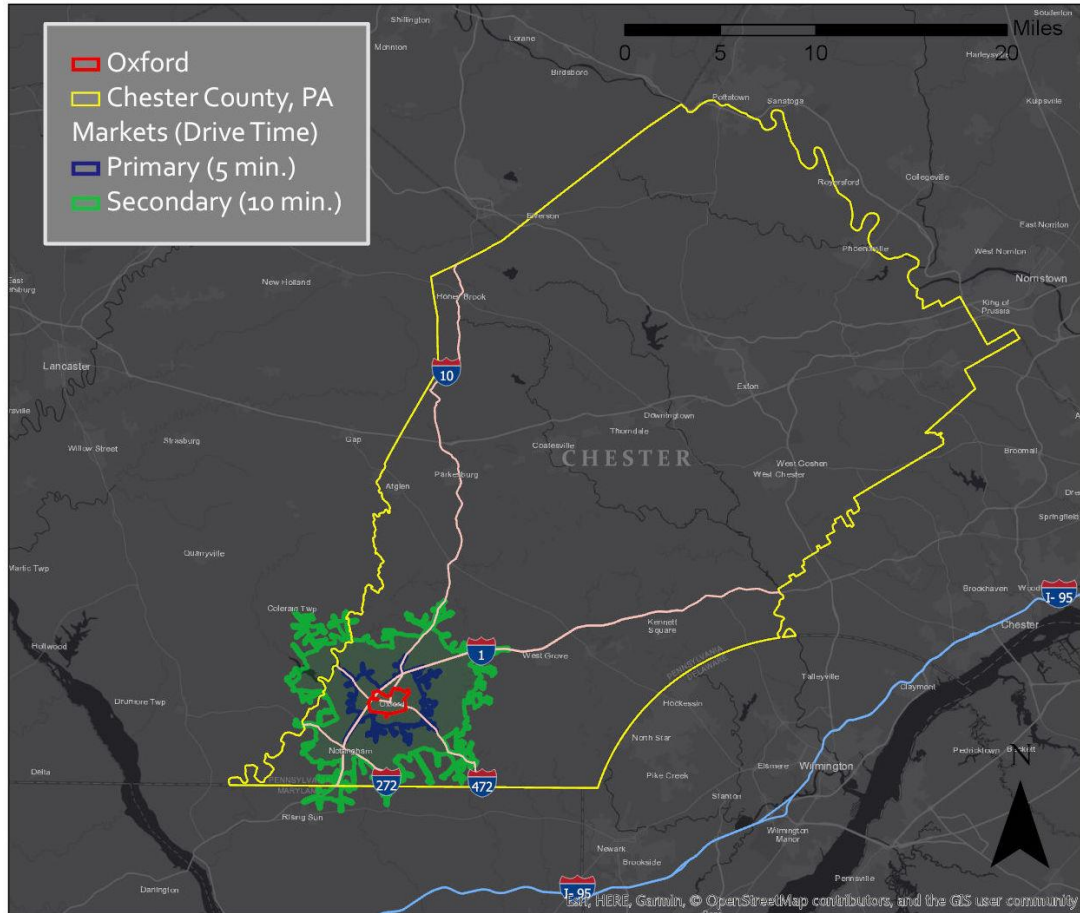


Points of Interest

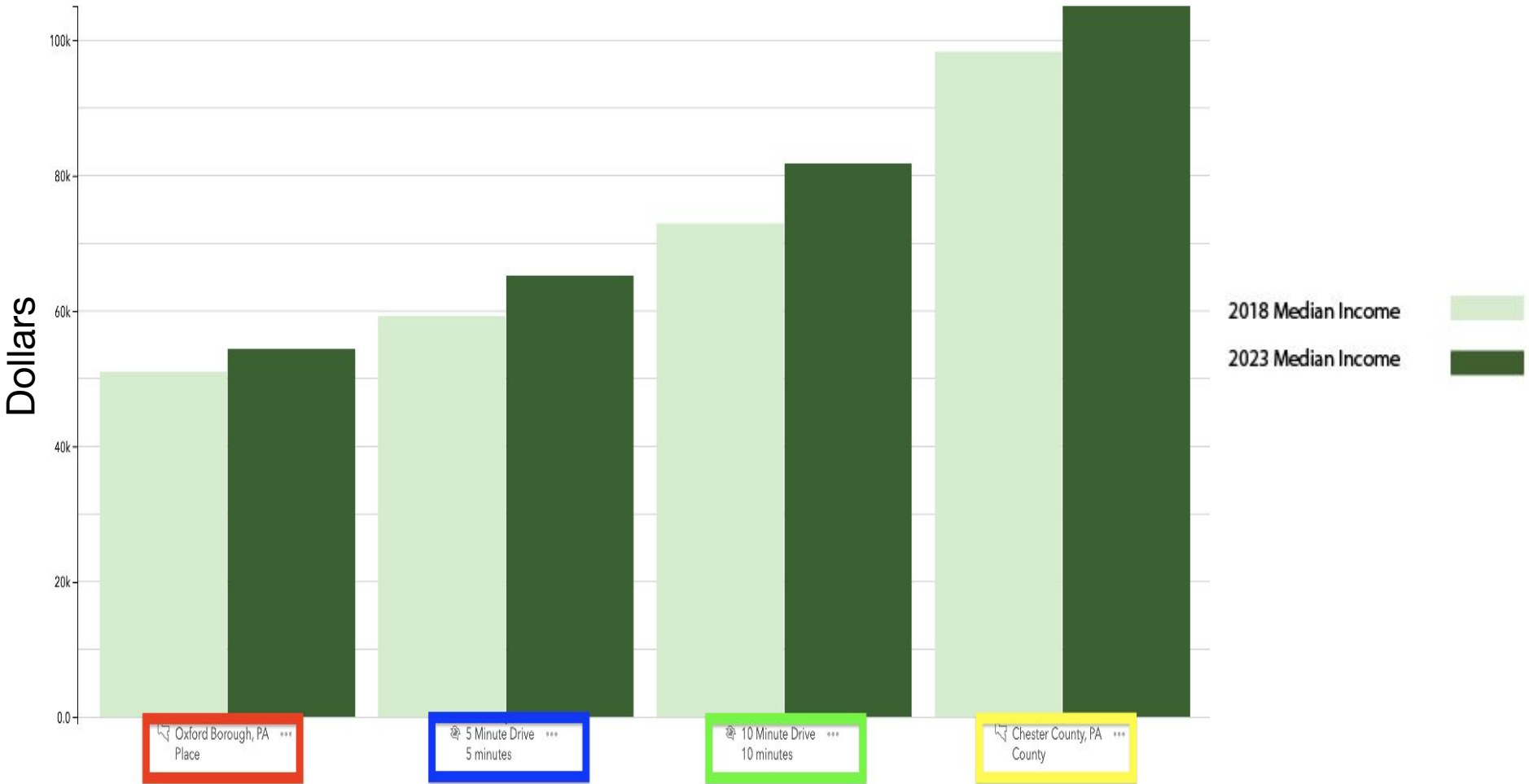
- Oxford Hotel
- Oxford Village Market
- Herr's - in nearby Nottingham
- Flower's Baking Company
- Dansko Factory (LEEDS Certified Building)
- Multimodal Transportation Center (in development)



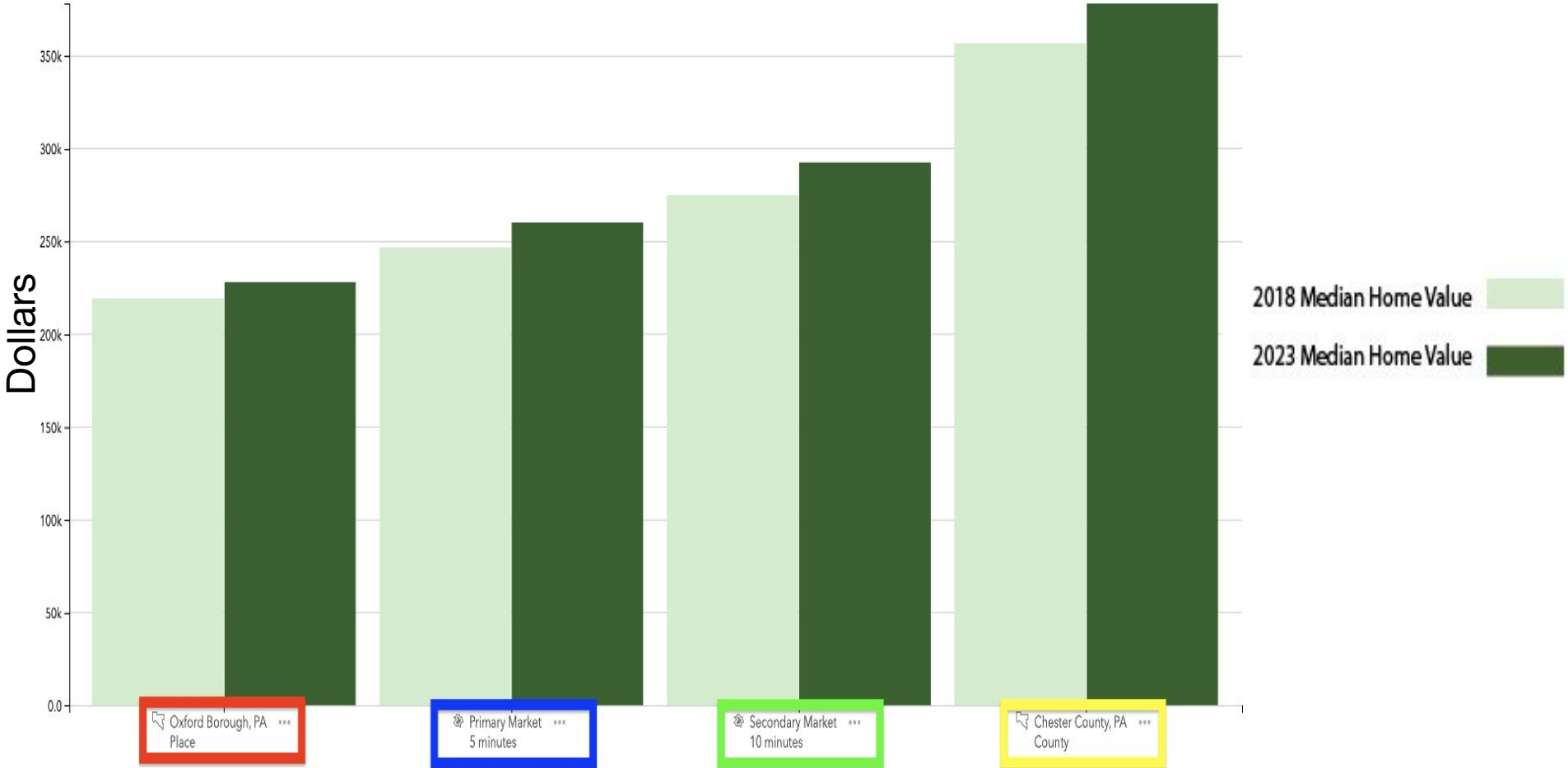
Market Analysis - Southern Chester County



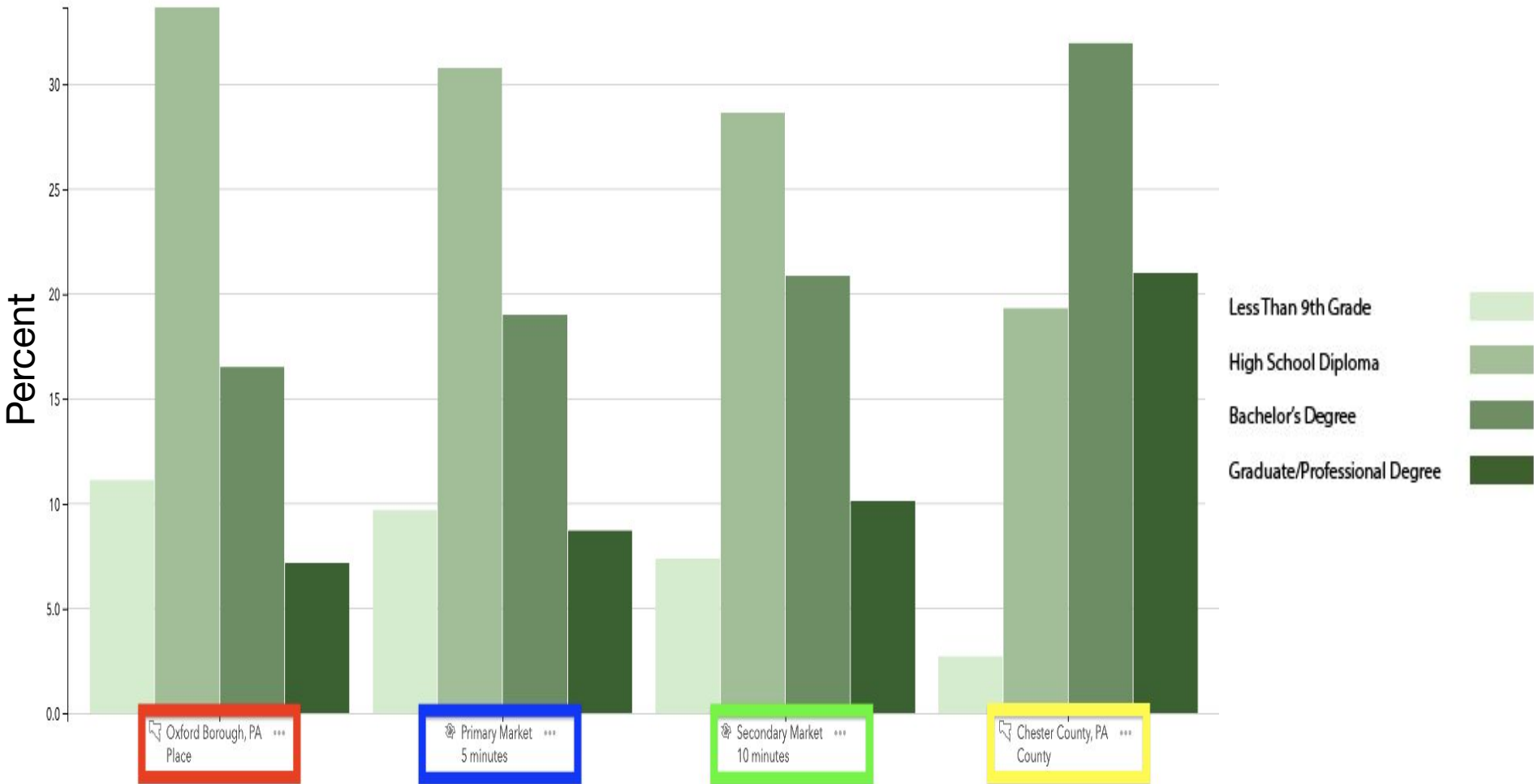
Median Household Income: 2018 vs 2023



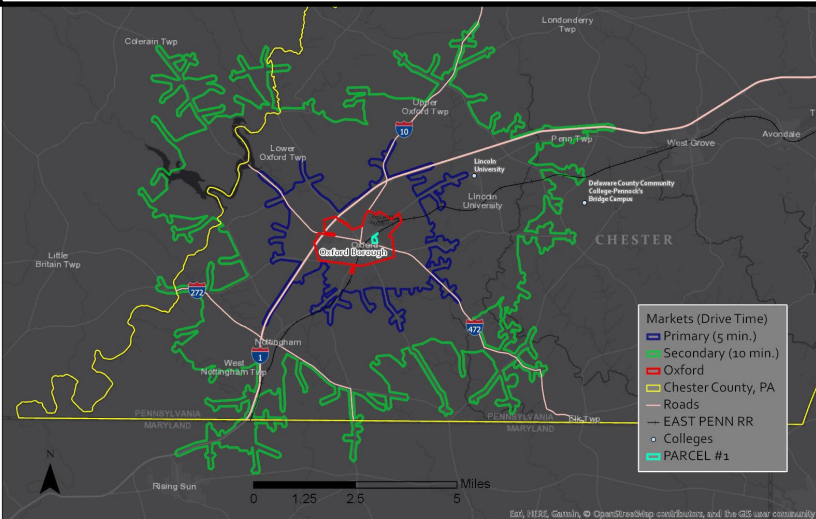
Median Household Value: 2018 vs 2023



Educational Attainment



Oxford, PA - Primary & Secondary Markets



Retail Supply & Demand Market Leakages across Drive Time Markets & Retail Sectors

$$\text{Leakage} = \text{DEMAND} - \text{SUPPLY}$$

(\$ Retail Potential) (\$ Retail Sales)

Small Boutique Retailers (General Merchandise)

Leakage \$2.7M **Primary** \$ 9.7M **Secondary**

Food Services & Drinking Places

Leakage \$1M **Primary** \$ 10.5M **Secondary**

Clothing & Shoe Stores

Leakage \$0.8M **Primary** \$ 3.5M **Secondary**

Bldg Materials, Garden Equip, Supply & Dealers

Leakage \$0.8M **Primary** \$ 3.5M **Secondary**



Local Businesses and Services

- Market opportunity for Restaurants, Apparel, and Retail
- No lodging in borough
- Variety of businesses draw customers throughout the day
- Multimodal Transportation for equitable and sustainable access



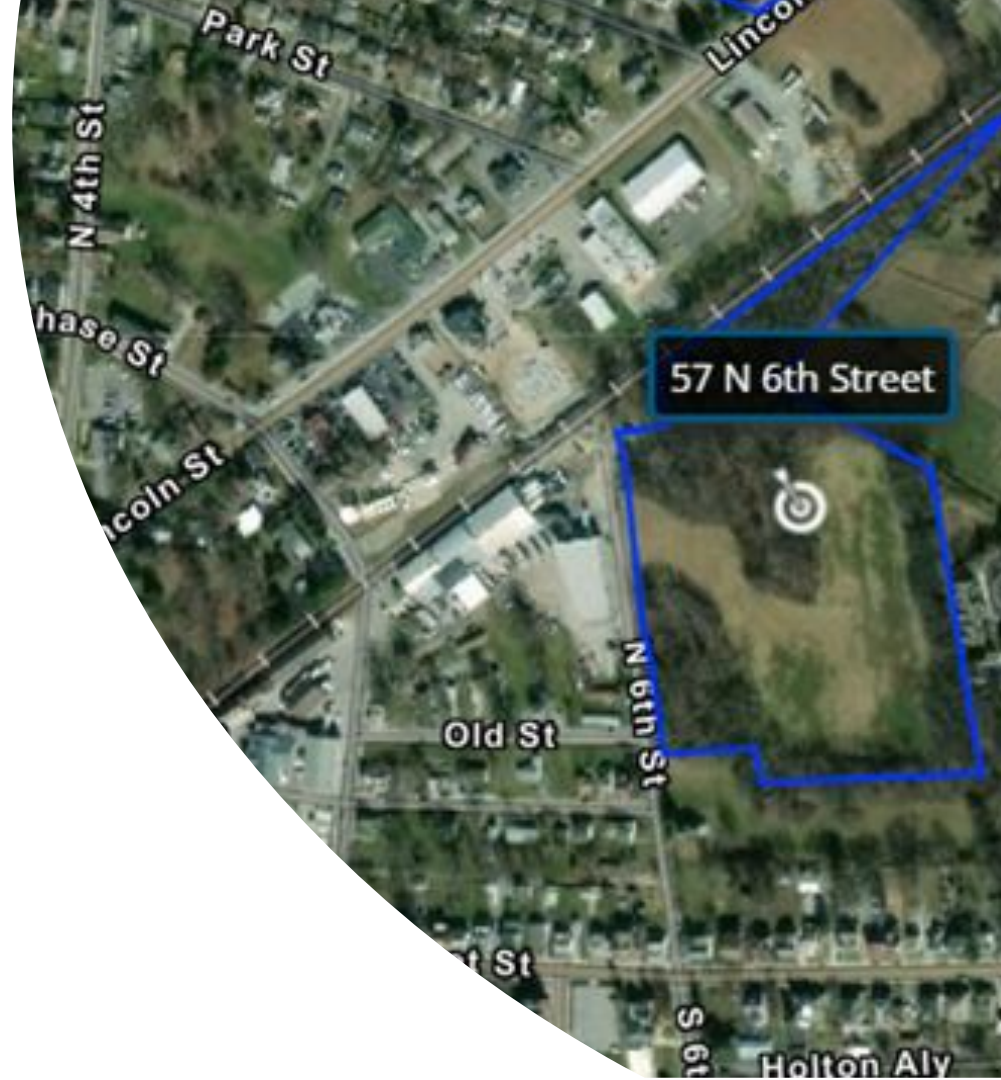
New Multimodal Transportation Center

- Provide easy public transportation access to Oxford's Central Business District
- House Oxford's municipal government
- Serve as a nexus for alternative transportation options such as carpooling



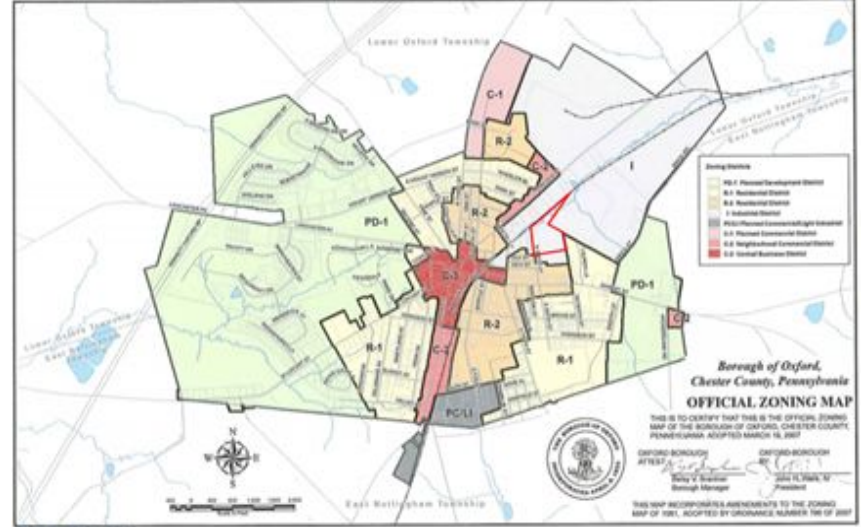
Renditions of the Multimodal Transportation Project
Source: Oxford Borough Municipal Website

Opportunity Site



Parcel: (6-5-143)

- 57 N. 6th Street
- 10 ½ acres in size
- Has public sewer connection, needs water connection
- Borders industrial facility on Northwestern side
- Residential areas along Southern edge
- Adjacent to Oxford Village Residential apartment complex to the East
- Zoning: I-Industrial (Manufacturing, Warehouse, R&D Facilities, etc.)



Parcel 6-5-143

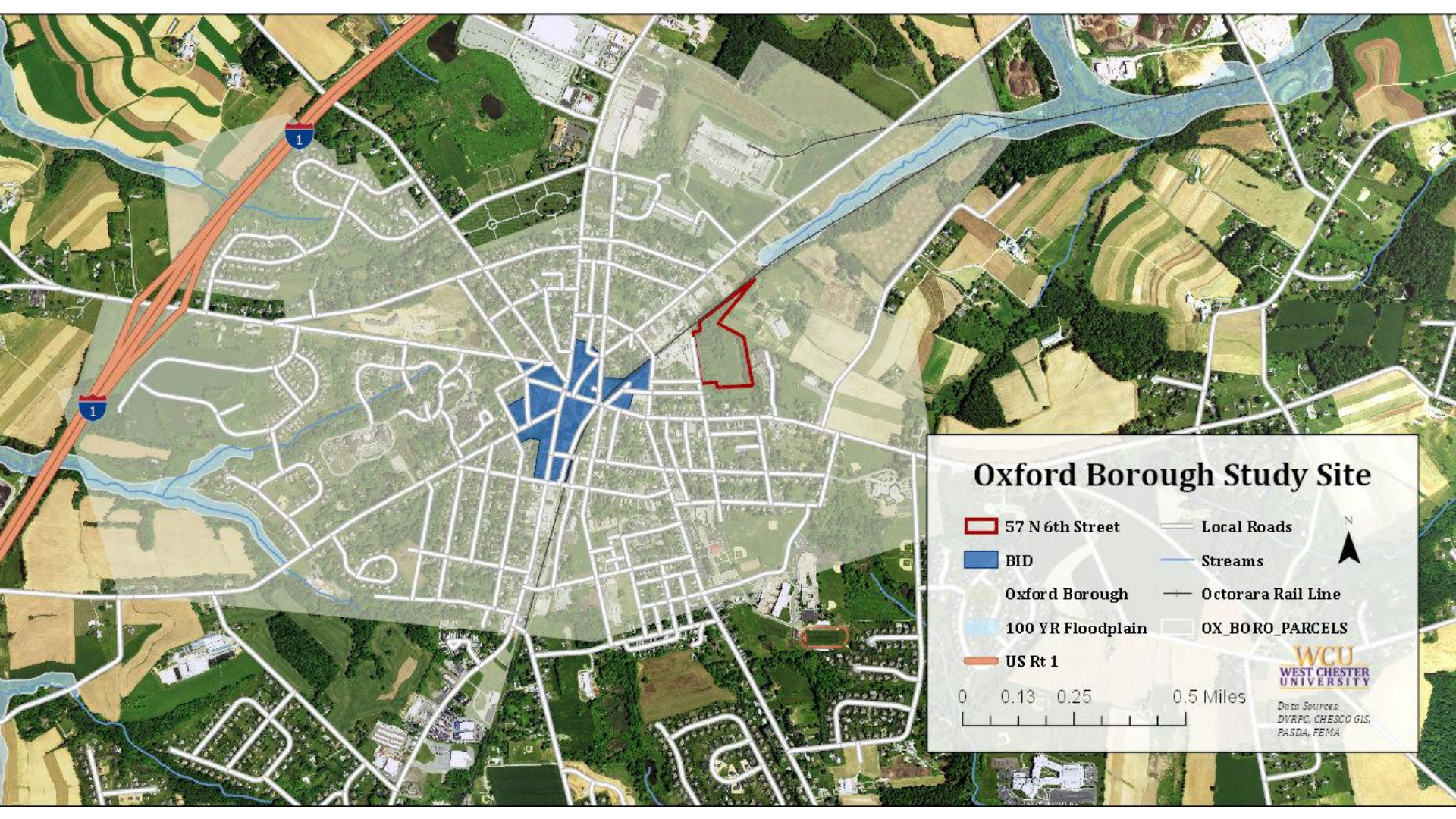


N 6th Street neighboring warehouse











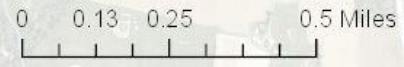
Dimensions of Parcel





Oxford Borough Study Site

-  57 N 6th Street
-  BID
-  100 YR Floodplain
-  US Rt 1
-  Local Roads
-  Streams
-  Octorara Rail Line
-  OX_BORO_PARCELS




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Physical Features Parcel 6-5-143

Steep Slopes

≤ 15

≤ 753.850952

Countour

Streams

100 YR Floodplain

Octorara Rail Line

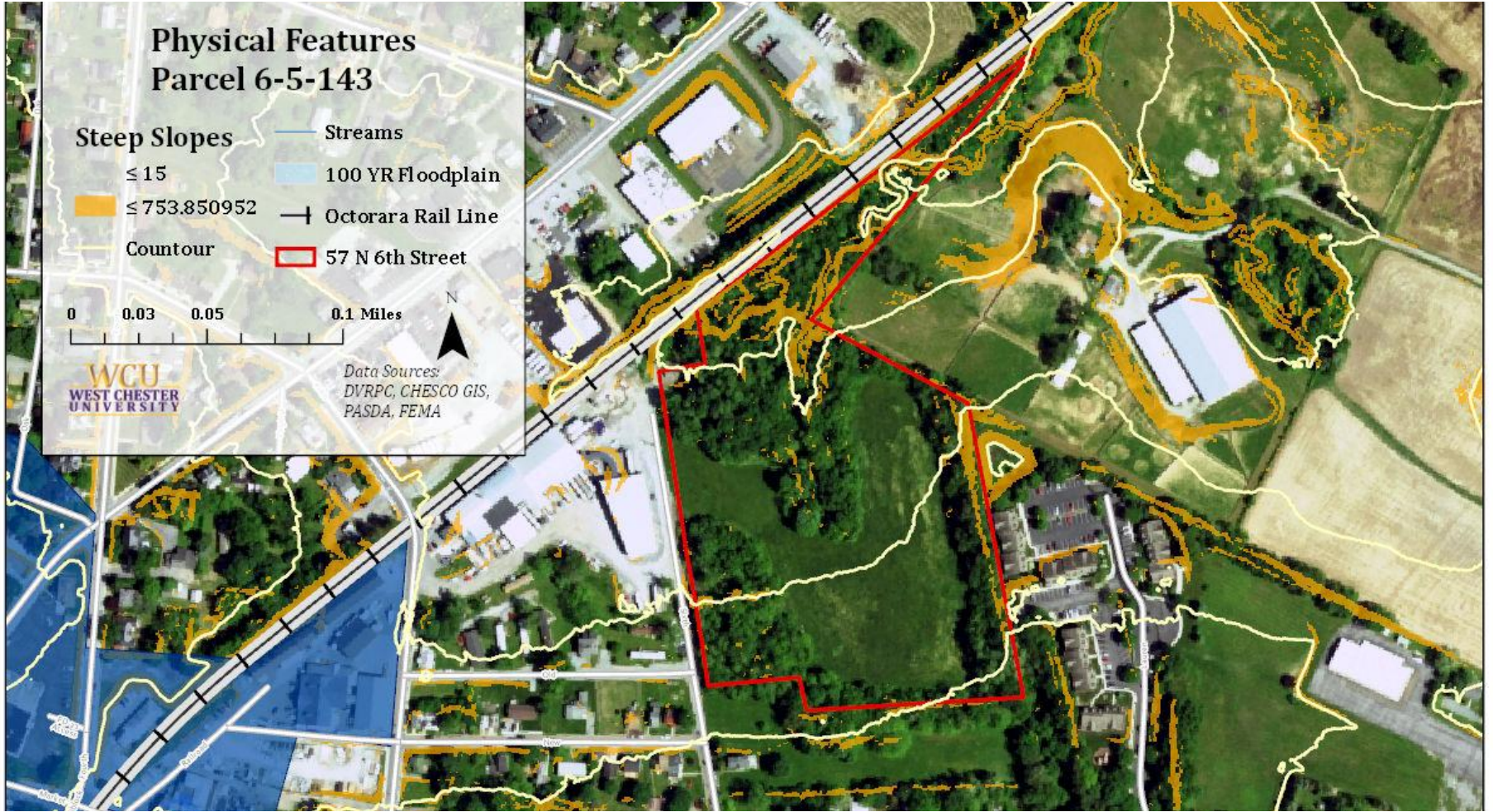
57 N 6th Street

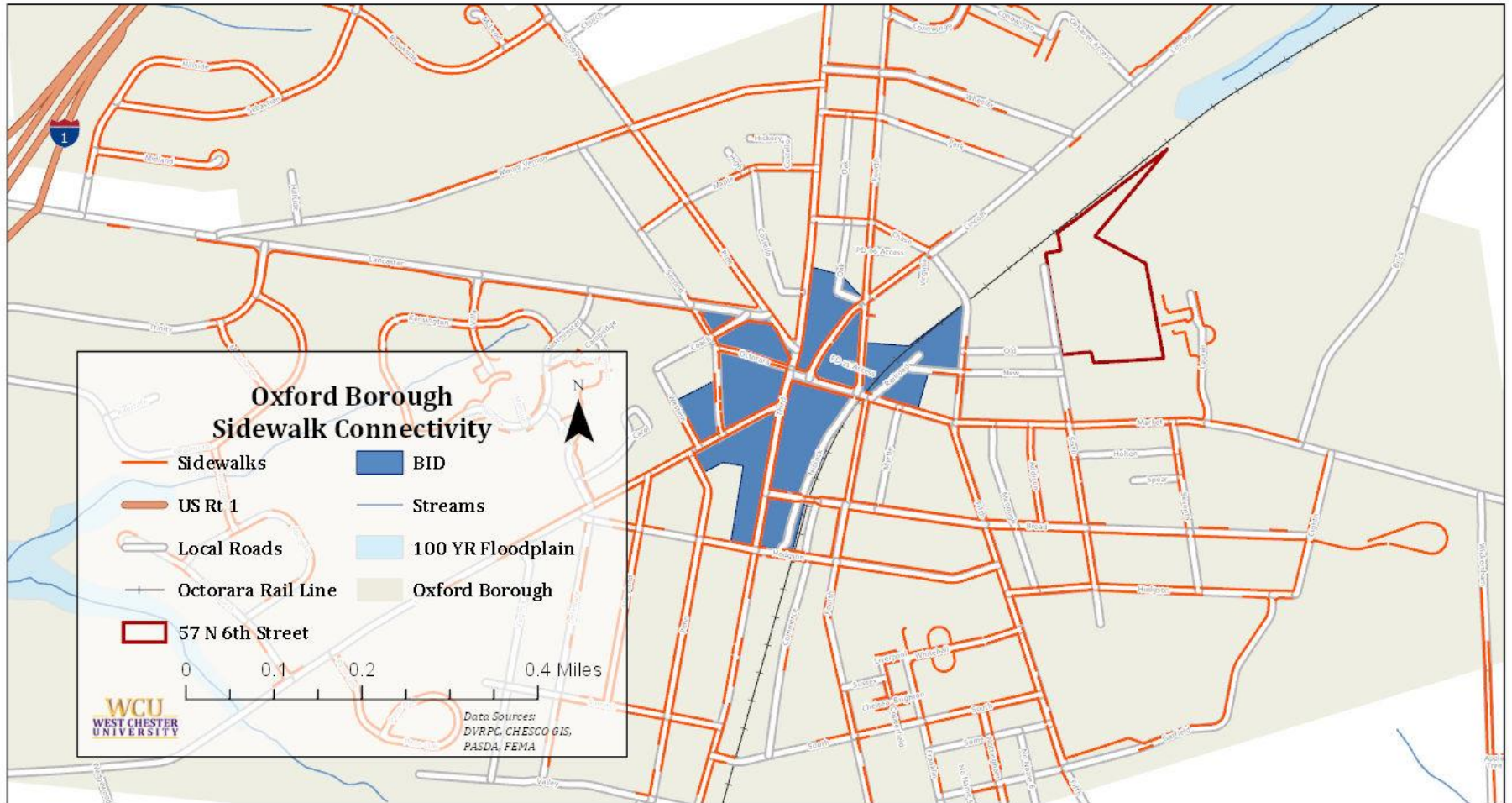
0 0.03 0.05 0.1 Miles

N

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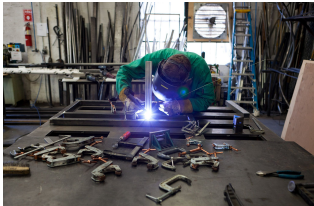
Visions

Option #1



By-Right Uses

- Lighter industrial use such as a coworking/ makerspace or Trade School
- Separation of residential and heavy industrial land uses
- Environmentally sensitive design (LEED Certified)
- Zoning incentive for LEED Certified Construction or building retrofits.







Option #2



By-Right Uses

- Co-working Space/
Business Campus

- Trade School

Potential Uses

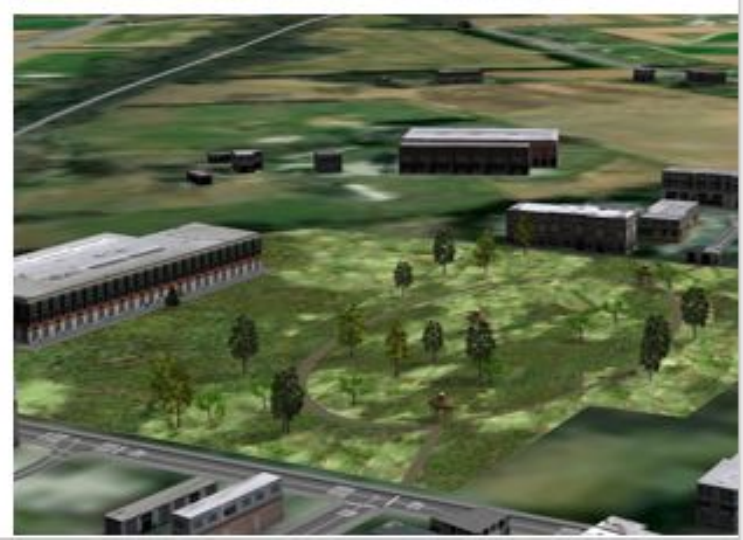
- Public Space / Park

- Farmers Market (CSA) /
Fairground / Pop-Up
until developed





BY-RIGHT w/ Park Design



Option #3



Potential Uses

- Subdivision

- Residential

- Community Park

By-Right Uses

- Light industrial use

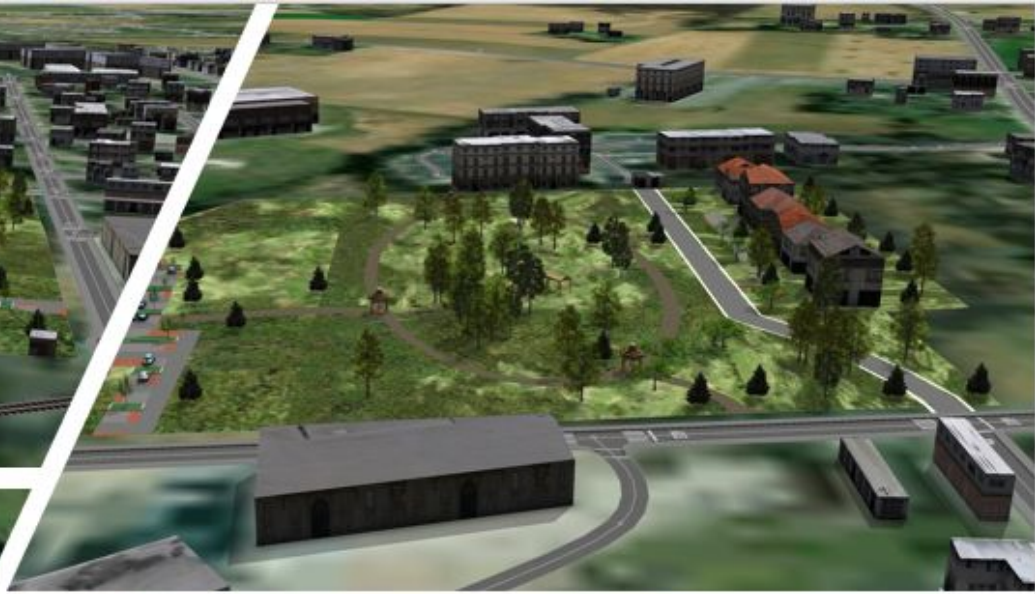
- Office Complex





Subdivision / Residential / Multi Design





Works Cited

- <http://www.chesco.org/DocumentCenter/View/19158/Oxford-Region-Multimunicipal-Comprehensive-Plan?bidId=>
-
- <http://www.chesco.org/177/Planning-Commission>
-
- <https://www.dvrpc.org>
-
- <https://www.esri.com/en-us/home>
-
- http://www.oxfordboro.org/sites/oxfordpa/files/oxford_rp_final_plan_111215.pdf