



# BOROUGH OF DOWNINGTOWN

## Community Profile

Final Version  
October 2023

# Table of Contents



---

Page 4 – History

---

Page 5 – Demographics

---

Page 12 – Housing

---

Page 18 - Employment

---

Page 26 – Community Services and facilities

---

Page 30 - Environmental Network


---

Page 33 - Resource Protection



# Purpose

The purpose of this community profile is to present data on the demographics, housing, economy, infrastructure, health, and community resources of the Borough of Downingtown in support of the Implementable Comprehensive Plan process. As the process continues, the data compiled will serve as a snapshot in time that will develop a shared understanding of community conditions among stakeholders and help identify key trends and gaps.



# History

Founded as Milltown, PA due to the town having the last mills on the edge of the western frontier

Adopted a council-manager form of government established by ordinance in 1953

Included in Chester County's first county wide Comprehensive Plan



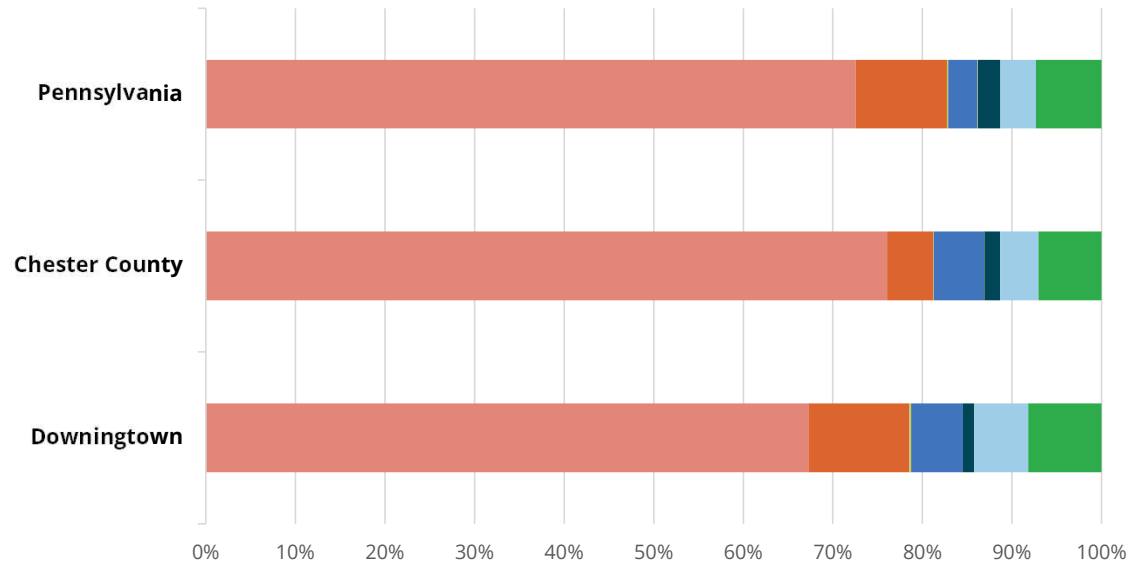
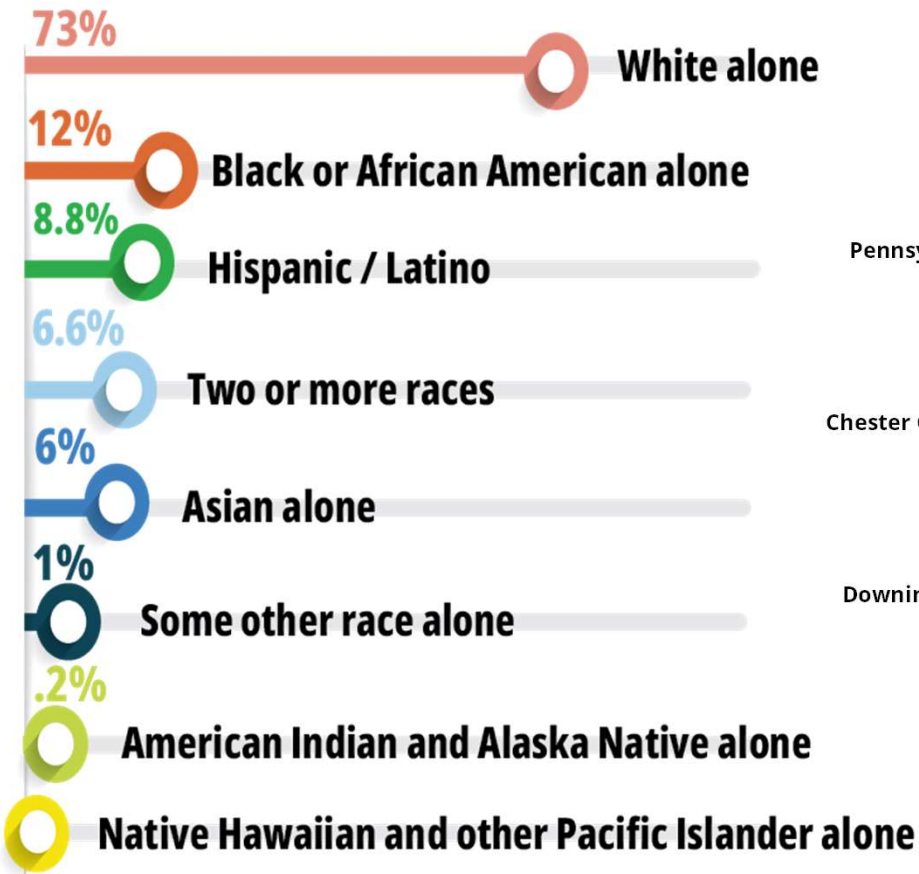
Officially incorporated as Downingtown Borough in 1859

First zoning ordinance was adopted in October 1989

Last Comprehensive Plan Update 2015



*Downingtown Log House, Downingtown Area Historical Society*



# Demographics

- Population is majority white in Downingtown, similar to county and statewide levels.
- Also, sizable Black, Hispanic/Latino populations, and population that identifies as 2+ races.

# Total Population (2000-2020) DC2020



8,047 ▲ 5.6% increase since 2000  
**Total Population (2021)**  
ACS 2021



39.3  
**Median Age**  
ACS 2021

## Demographics

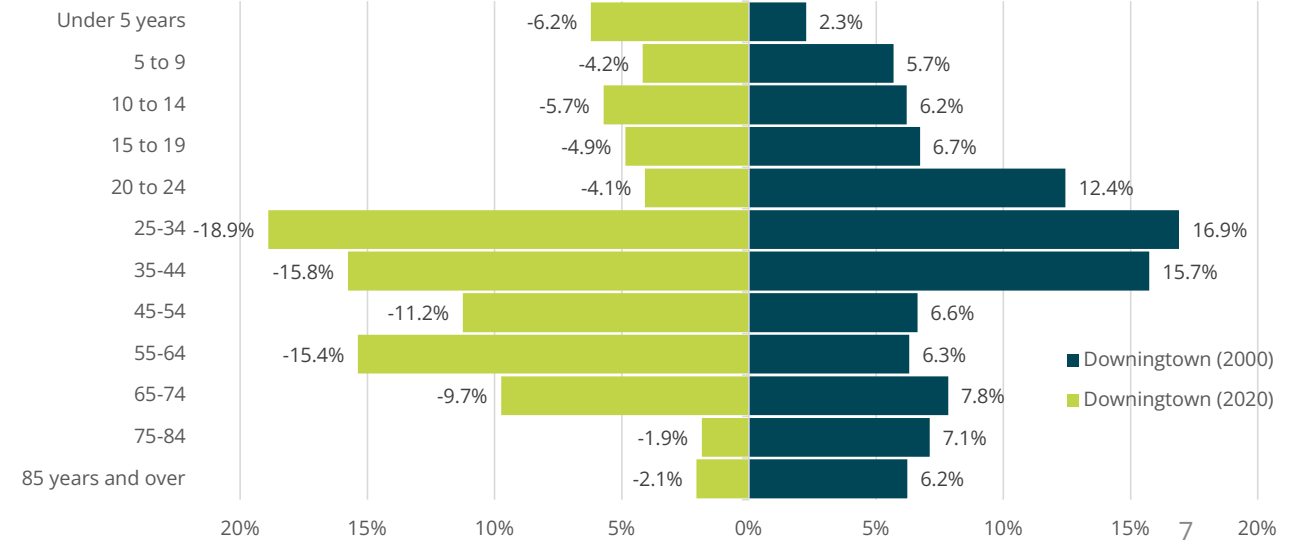
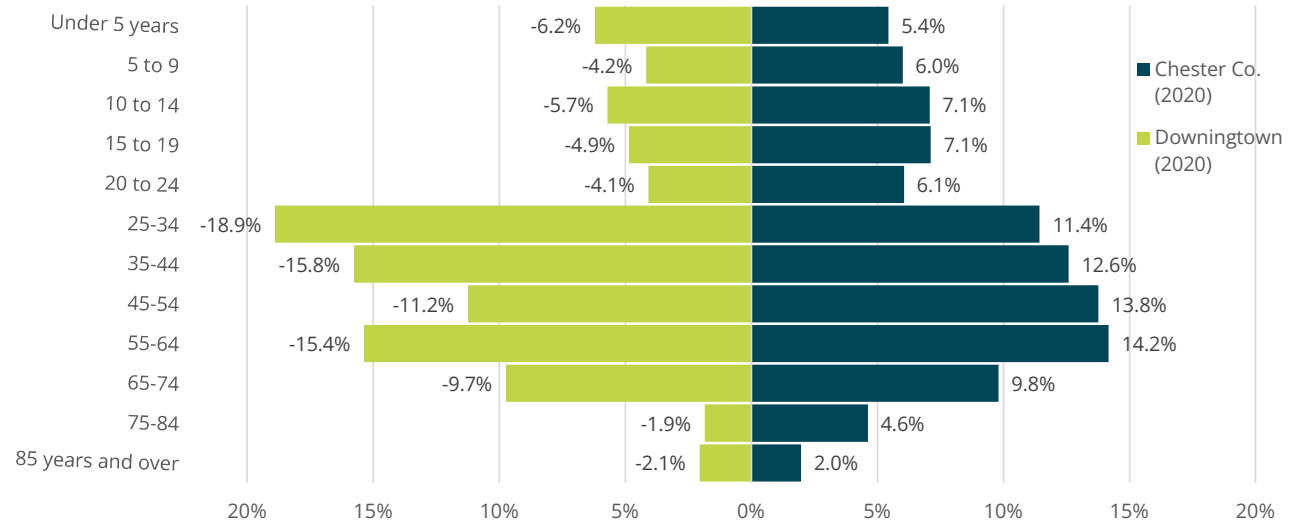
Population Change

- While there was a population increase of 4.2% from 2000-2010, population growth slowed to 1.3% between 2010 and 2020.
- Median age in Downtontown matches that of the county and state at 39 years of age.

# Demographics

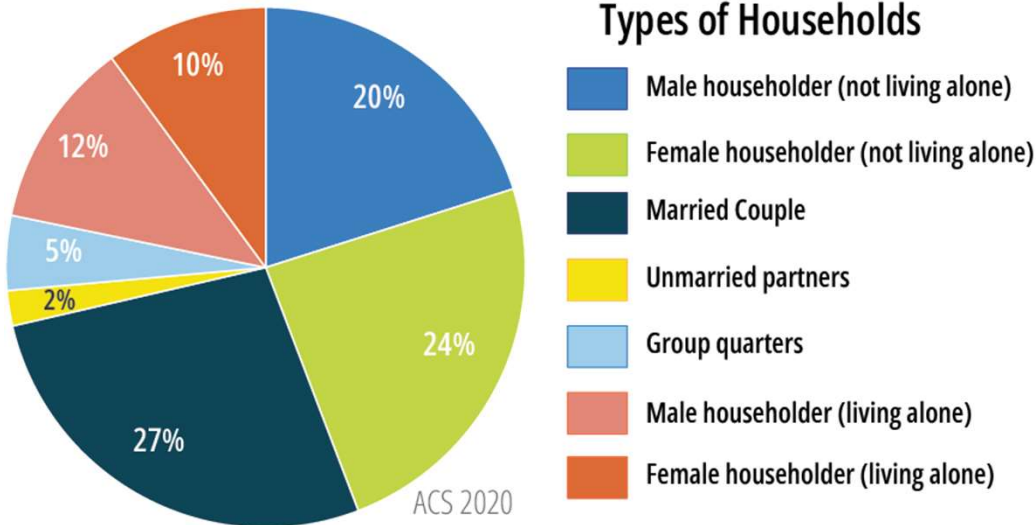
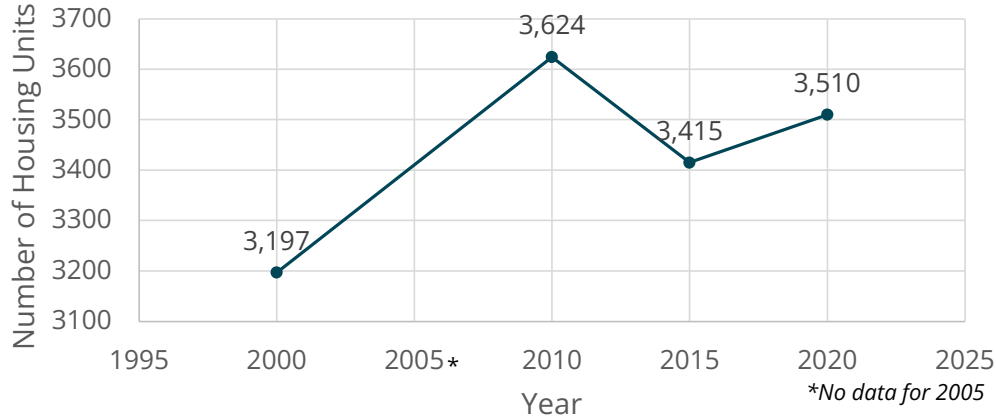
## A closer look at population

- Compared to the county, Downingtown has higher proportions of those aged 25-34 and 35-44
- County has slightly higher level of those aged 75-84
- In 2000, Downingtown had:
  - Slightly higher levels of those under 18
  - Much higher level of those 20-24
  - Lower levels of those 45-74
  - Higher levels of those over 75





Total Number of Housing Units ACS2021



# Demographics

The Borough of Downingtown is growing steadily and by looking at the types of households we can begin to understand types of services needed.

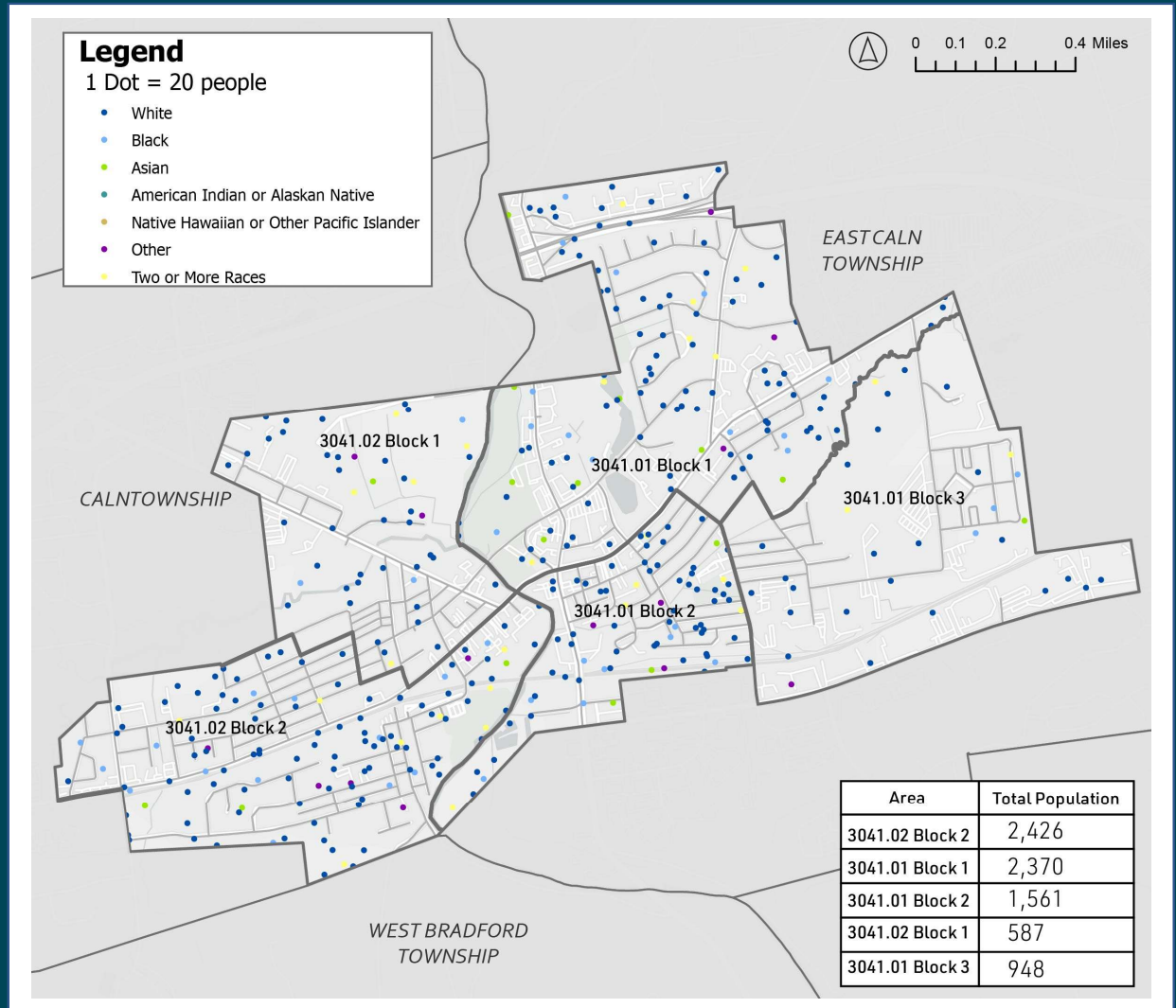
- The majority of households live with family or with friends, etc.
  - 78.2% not living alone
- 21.8% of households are living alone
- 29.4% are family households
  - Married couples and unmarried partners



# Demographics

## Racial Demographics by Census Block Group

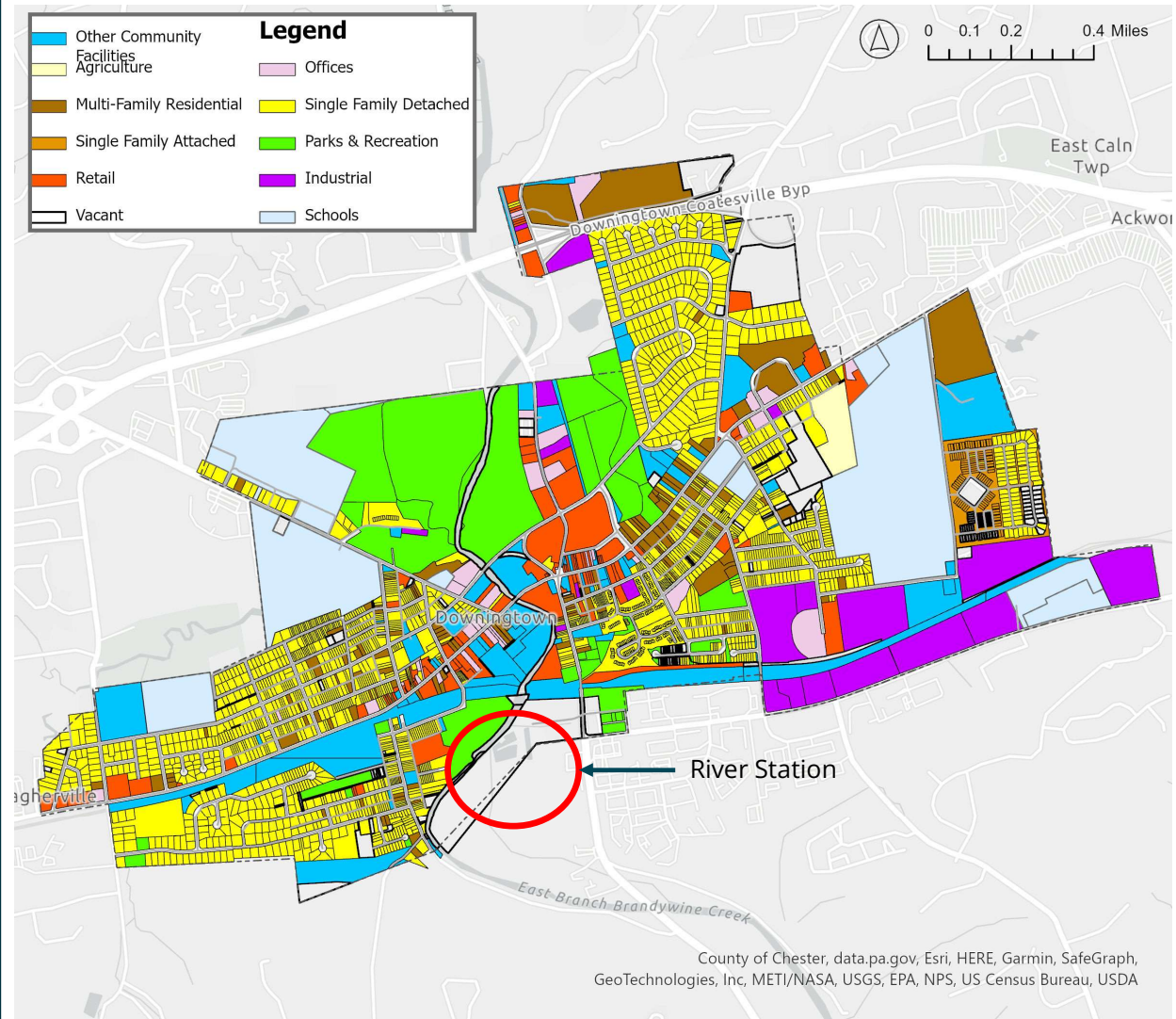
- 30% of the population lives in Census tract 3041.02 Block 2 in the southwestern part of Downingtown
- Census tract 3041.01 block 2 is the most racially diverse.



# Land Use

## Current Land Use Map

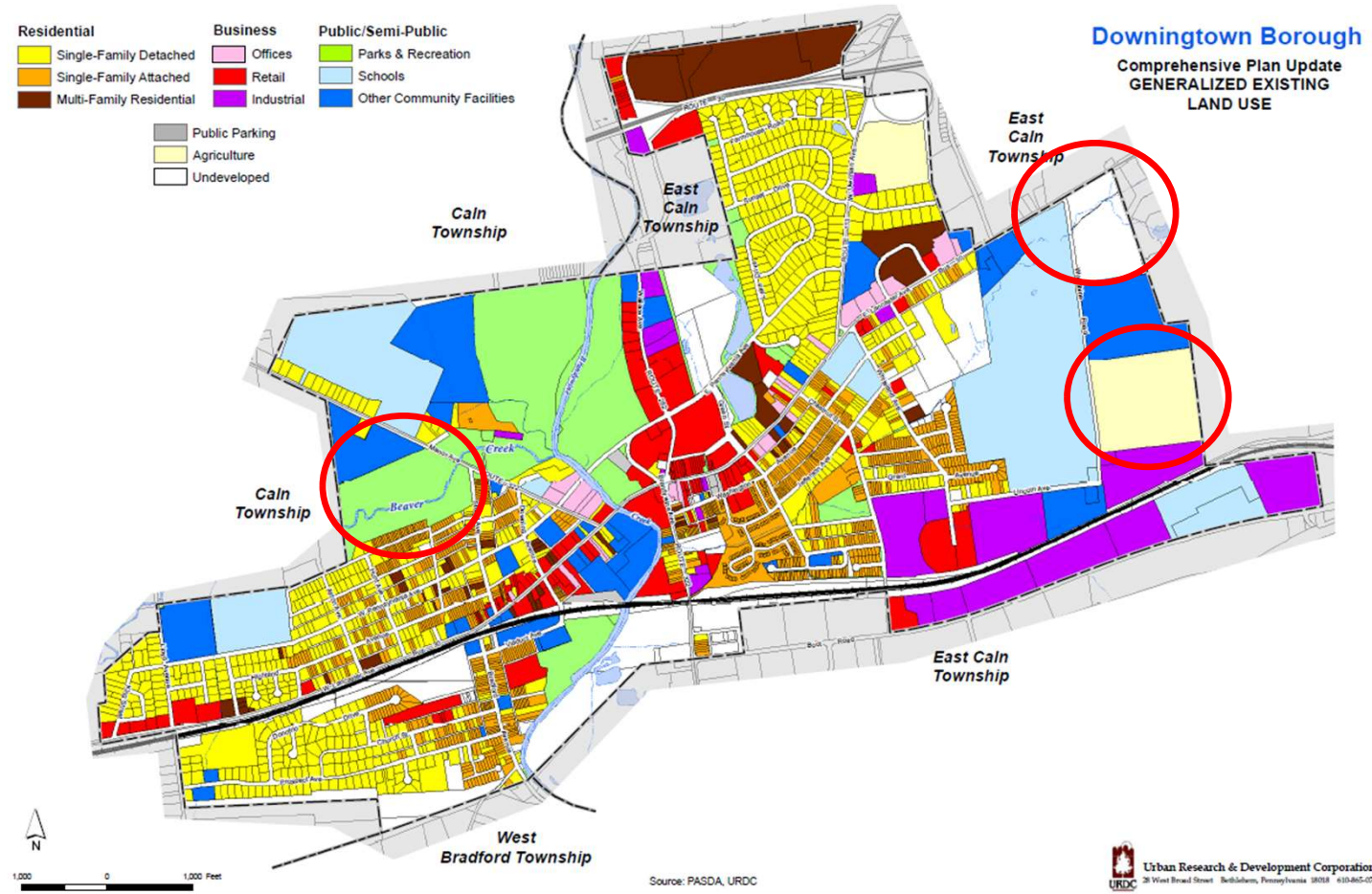
- About 86% of Downingtown is residential with concentrations in the NE and SW
- About 7% is commercial which is primarily located along E Lancaster Ave.
- A significant portion (around 30 to 40%) of Downingtown is non-taxable
- River Station, an apartment complex, is being developed on the vacant parcel in southwest Downingtown



# Land Use

## From the 2015 Comprehensive Plan

- Most notably, one of two agricultural parcels from 2015 was developed into 180 residential parcels at East Village on Woodbine Road.
- The parcel bordering Caln Township was absorbed by St. Joseph's School
- Vacant lot in eastern Downingtown is now multi-family (The Point Apartments)





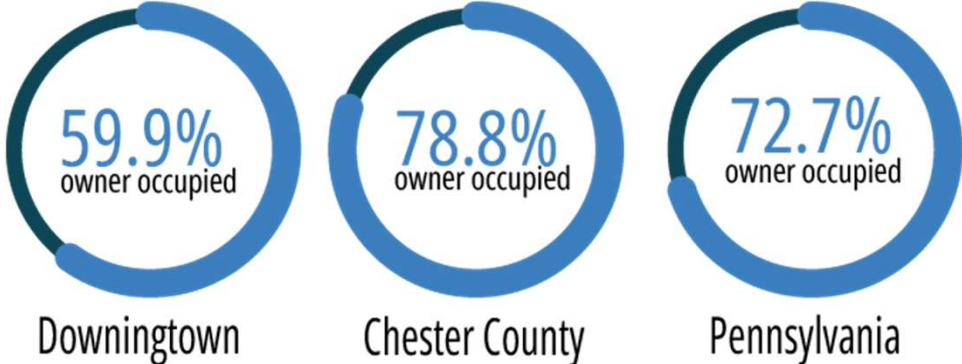
# Housing

# Housing Types

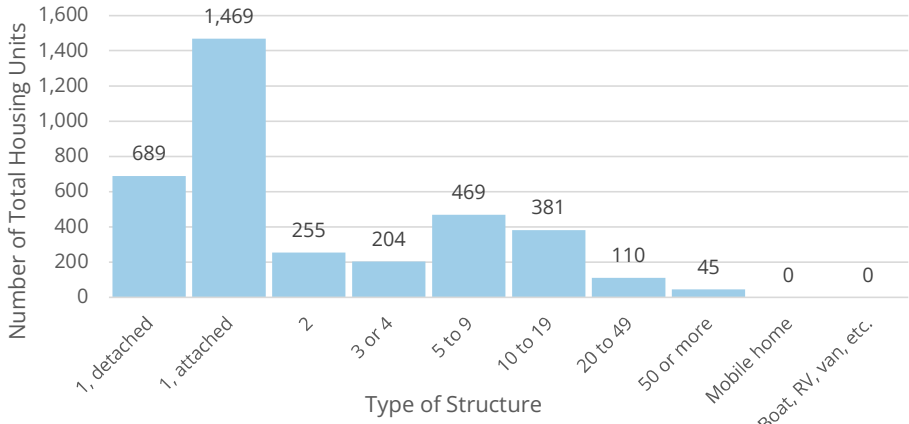
- About 40% of the residents in Downingtown rent, compared to 20-30% in the County and statewide.
- Most housing units are single-unit in attached structures (rowhome style).



Housing Units by Type ACS 2021

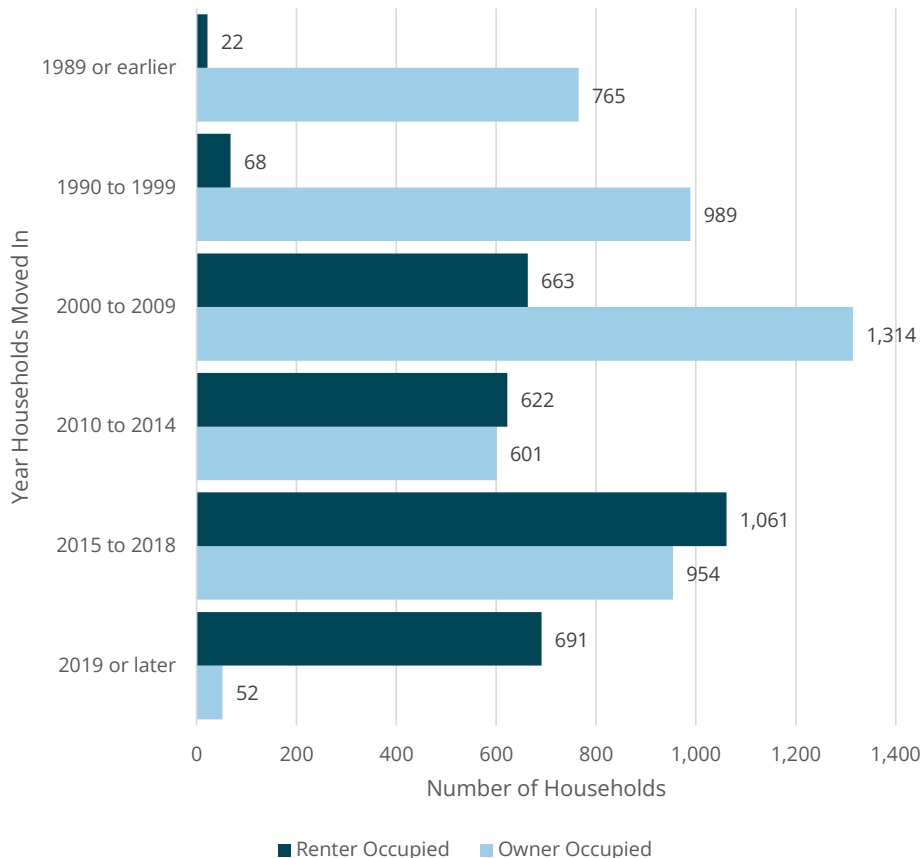


Number of Units in Structure ACS2021



# Housing- Residency

Year Household in Residency ACS2021



- 56% of renters moved to Downtown 2015 or more recently, vs 21.5% of homeowners that moved to their home in the same time frame.
- Homeowners are more likely to have lived in their home for several decades.
- The vacancy rate in Downtown is similar to the vacancy rate statewide.

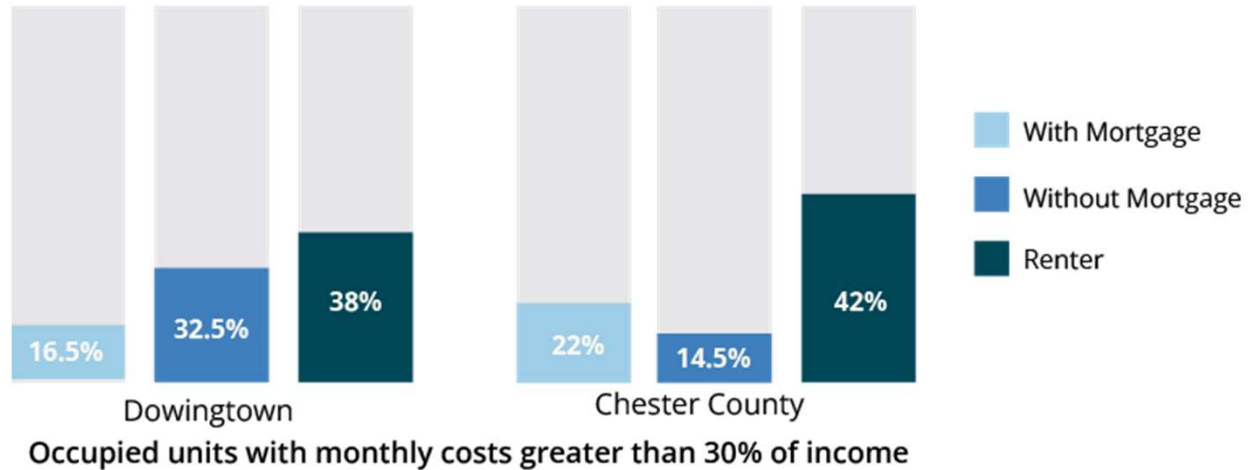


**4% Vacancy Rate**  
 ▼ 6% lower than statewide rate

- Sold, not occupied (9.6%)
- Other Vacant (29.6%)
- Rented, not occupied (60.7%)

# Housing - Cost Burden

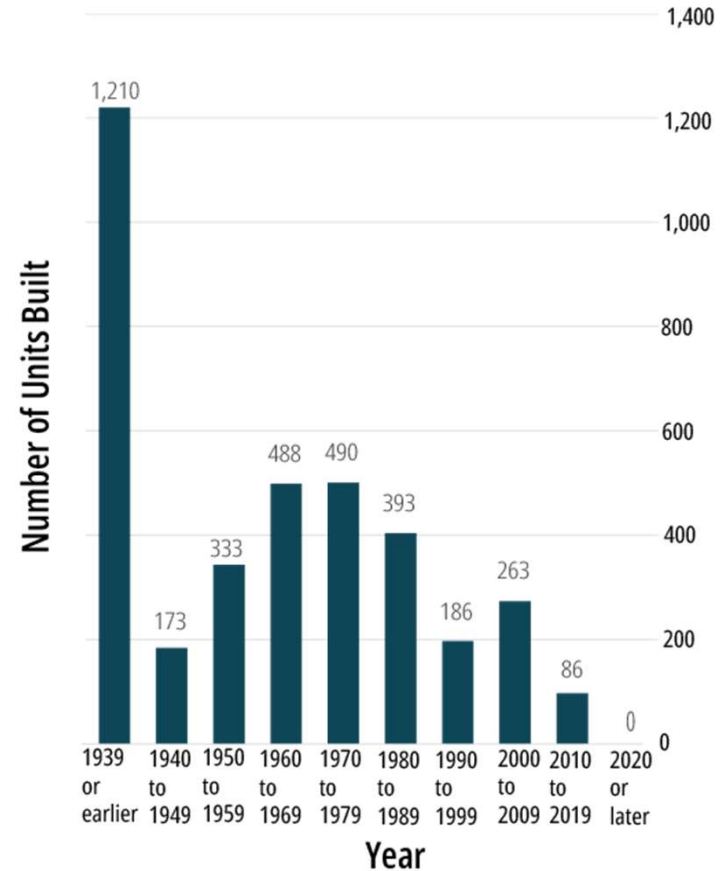
- Lower % of those cost burdened with a mortgage in DOWNTOWN compared to the county and state.
- More than double % of those cost burdened without a mortgage in DOWNTOWN compared to county and state.
- 38% of renters have monthly housing costs that are greater than 30% of income.



# Housing— Home Value

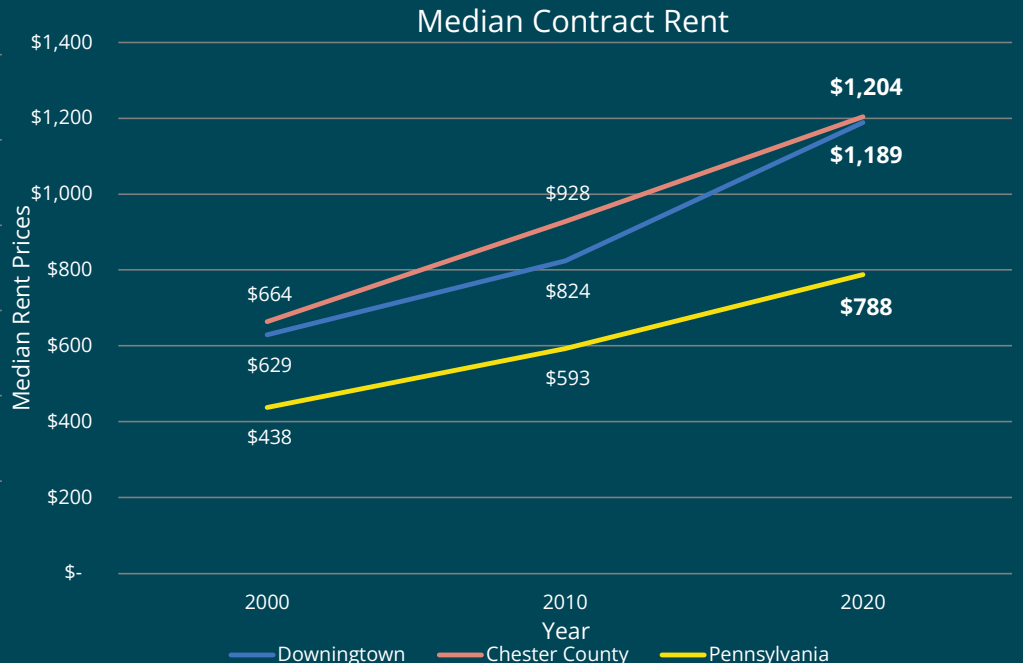
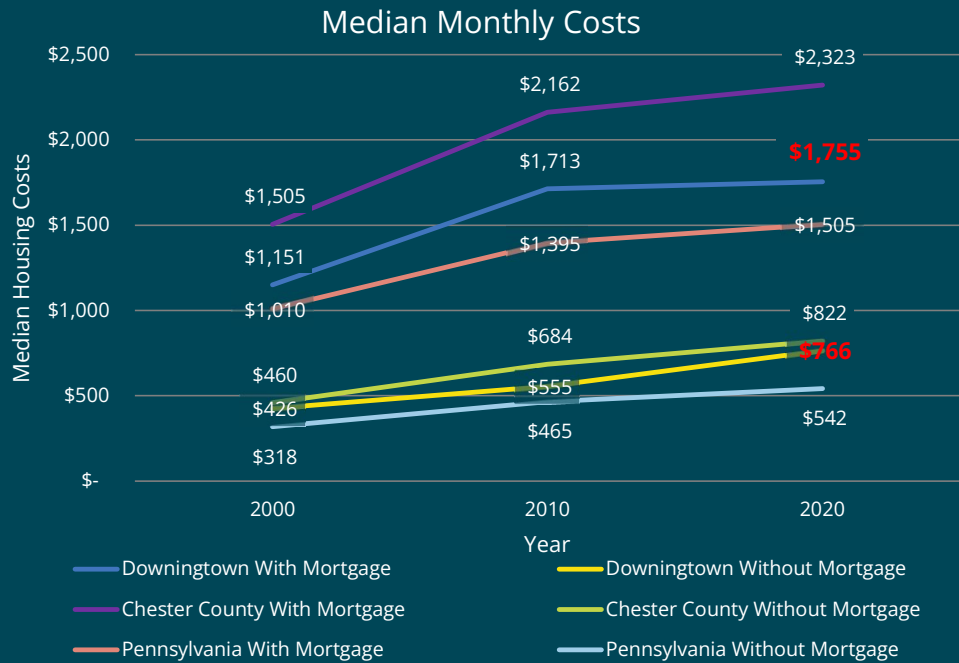
- The median home value was estimated at \$261,600 in 2021, compared to \$384,100 in Chester County and \$197,300 statewide.
  - Increase in median home value can be attributed to increased desirability of the Borough.
- 1/3 of housing units were built before 1940.
  - These homes add to the unique historical feel of Downingtown

Housing Units Built Per Year in Downingtown ACS2021



**\$261,600** ▲ ACS2021  
Increased by 14.63%  
between 2010 and 2020  
**Median Home Value**





# Housing– Home Costs


- Median costs for homeowners without a mortgage are higher in the county and Downingtown than statewide.
  - Mortgaggers pay almost 2.5x more.
- Median rents increased at similar rates across all three geographies from 2000 to 2020.
  - Current median rent is \$1,189.



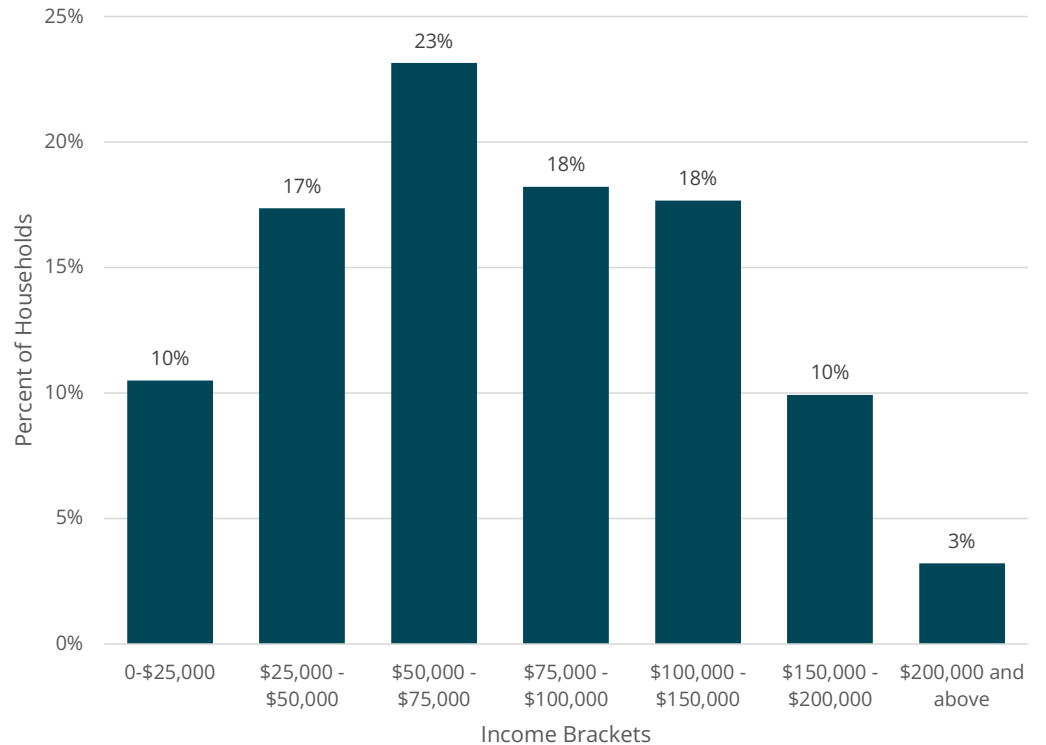
# | Employment

# Income

- 23% of households in Downtown make between \$50-75k a year
- 5.2% of people are living in Poverty

**\$72,669** 45% higher   
than in 2010  
**Median Income** ACS2021

Income Distribution in Downtown (2021)

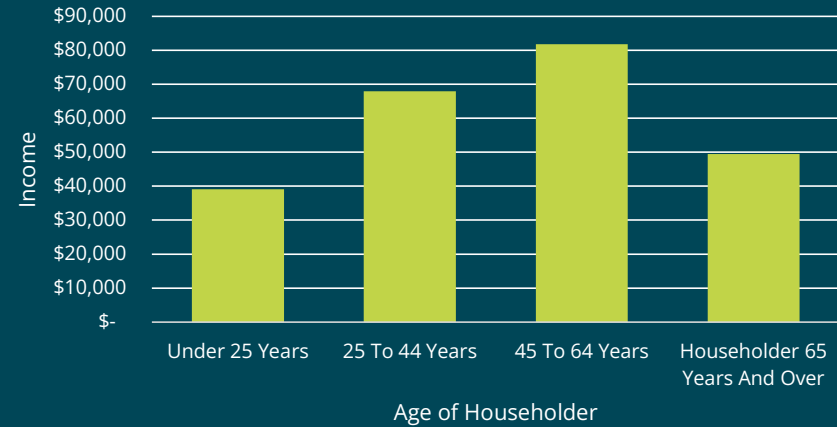


# Income

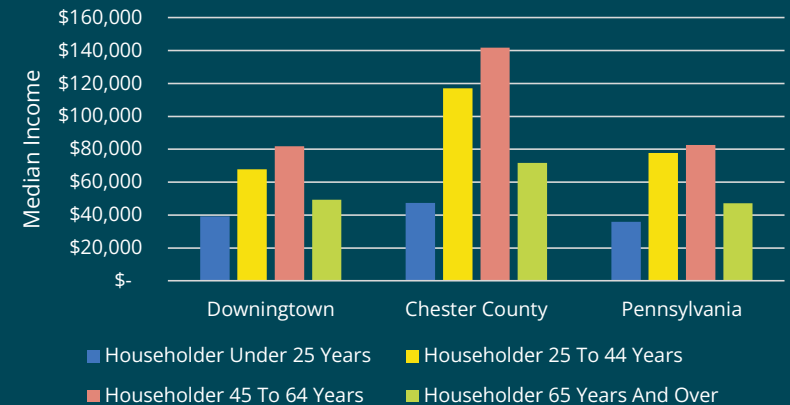
- Median household income in Downingtown (\$72,669) is slightly higher than the median for the state (\$67,587), but significantly lower than Chester County (\$109,469).
- Earnings across age brackets in Downingtown are similar to Pennsylvania, but are significantly lower than Chester County, especially for householders above the age of 25.

**\$72,669** 33.6% lower than county ▼  
**Median Income**

### Age of Householder by Household Income in Downingtown



### Median Income by Age



# Workforce Trends

- The percentage of people in the labor force in Downingtown (79.5%) is higher than Chester County (68.5%) and the state (63%), as is the employment rate.

**79.5%**

Of people are in the labor force

\*20.5% not in labor force (retirees, students, etc.) ACS2021



## Top Industry Sectors

LEHD2021



Educational Services

**37.2%**



Healthcare and Social Assistance

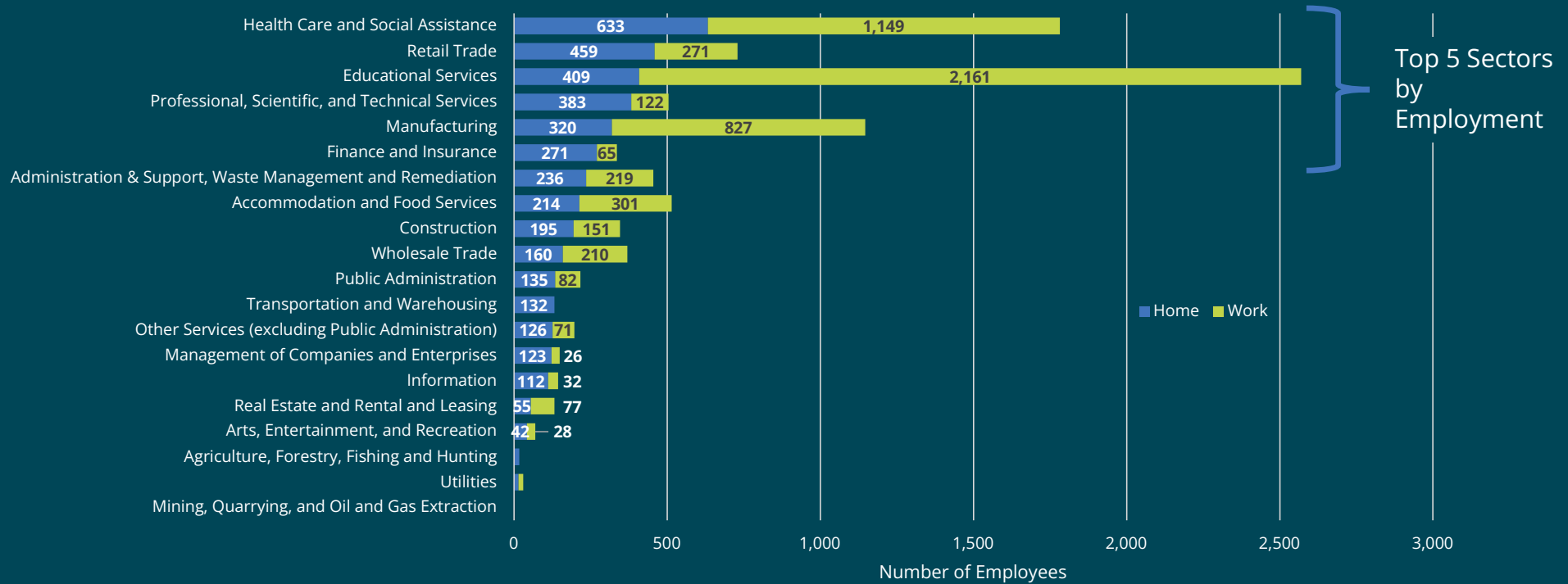
**19.8%**



Manufacturing

**14.2%**

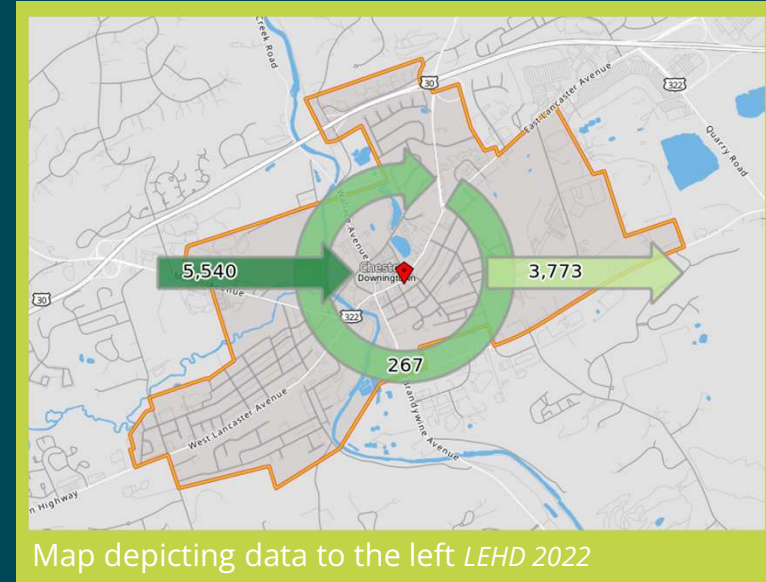
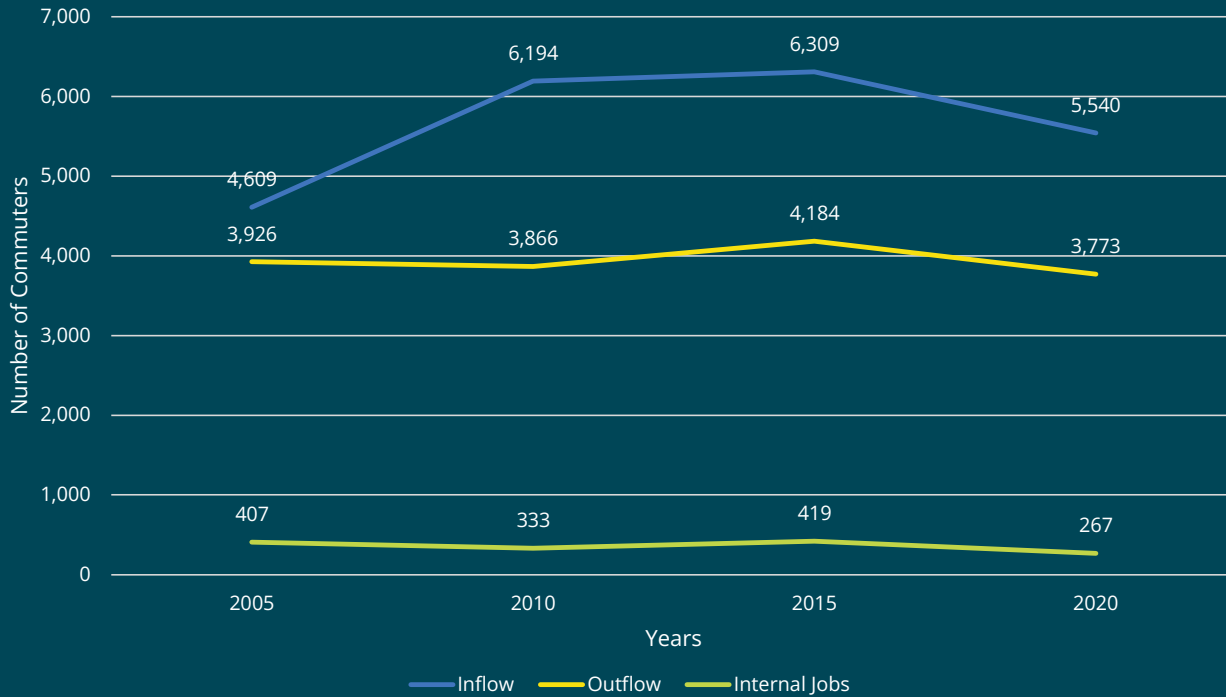
Breakdown of Employment Industry for Residents and Workers (2020)



## Workforce Trends

- Majority of workers in Educational Services do not live in the Borough
- All transportation and warehousing employees are by Borough residents
- Within Chester County there are 14,927 employer establishments

## Commuting Trends in Downingtown 2005-2020



# Workforce Commuting

- There's been a 36% decrease in internal jobs since 2015
- Highest inflow / outflow ratio was in 2010

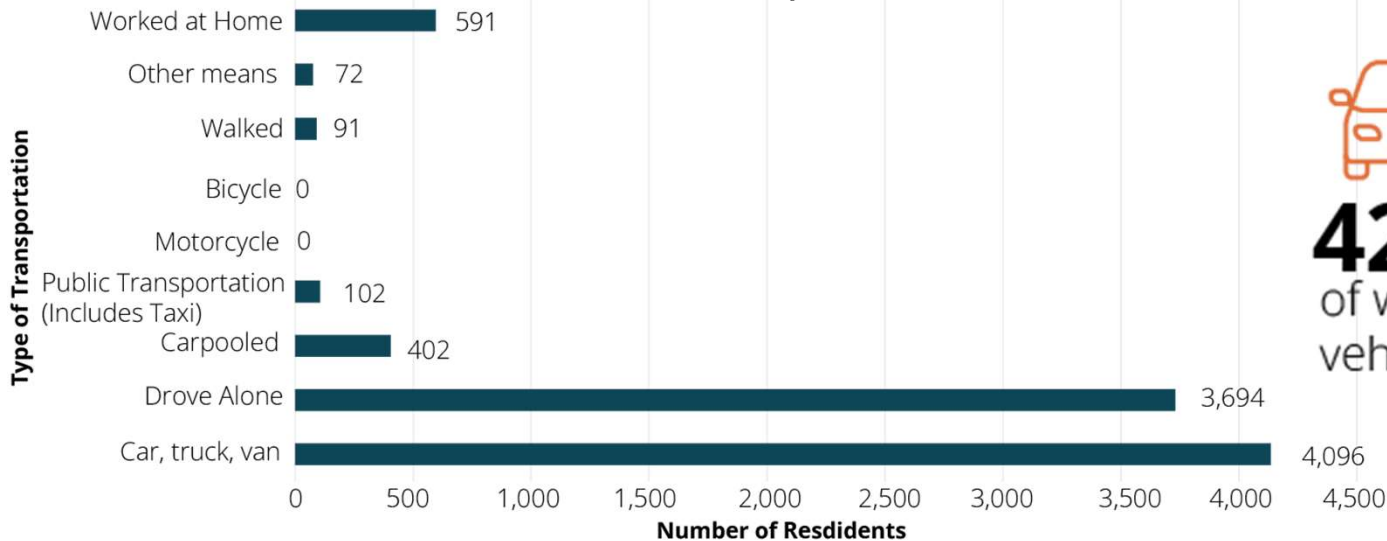
Note: Overlay arrows do not indicate directionality of worker flow between home and employment locations.

- Employed and Live in Selection Area
- Employed in Selection Area, Live Outside
- Live in Selection Area, Employed Outside
- 📍 Selection Area

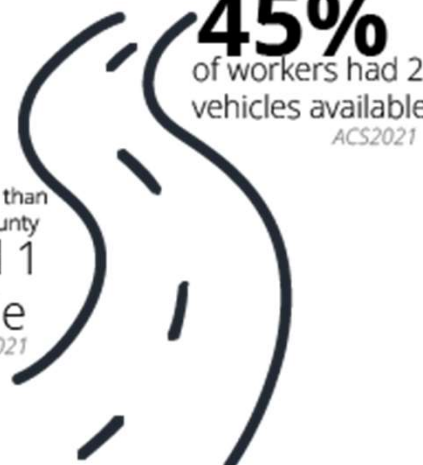
# Commuting Trends

- 83% of Downingtown residents drive to work (75% alone, 8% carpool)
- Notably, only 1.2% of residents take public transit despite SEPTA / Amtrak station in Downingtown

Means of Transportation to Work ACS2021



**42%** 15% higher than Chester County  
of workers had 1 vehicle available  
ACS2021

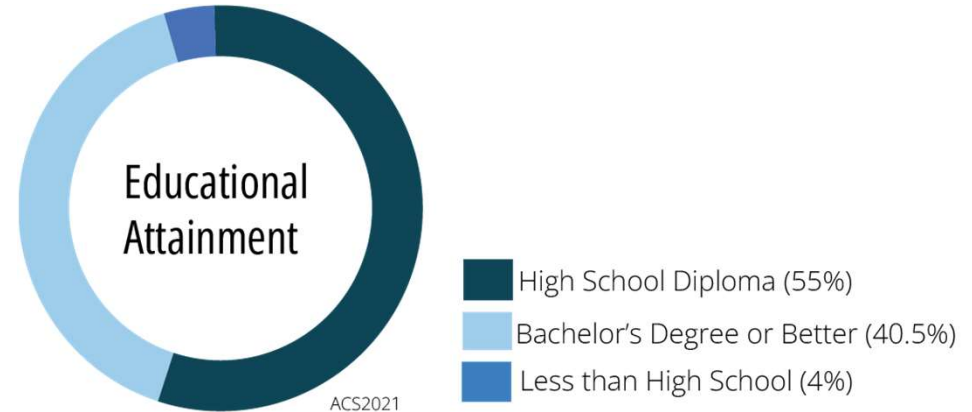
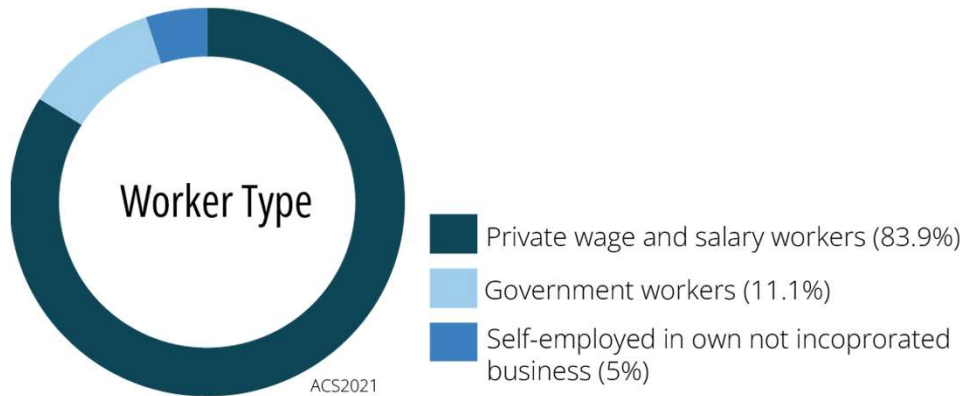




# Worker Type & Education

Worker type and educational attainment are key factors of a prospering economy.

- Downingtown's STEM academy is ranked 29<sup>th</sup> in the United States and second within Pennsylvania (US News, 2022)
  - Major attraction to families looking to move to Downingtown
- Downingtown has a high school completion rate 5% higher than the national average

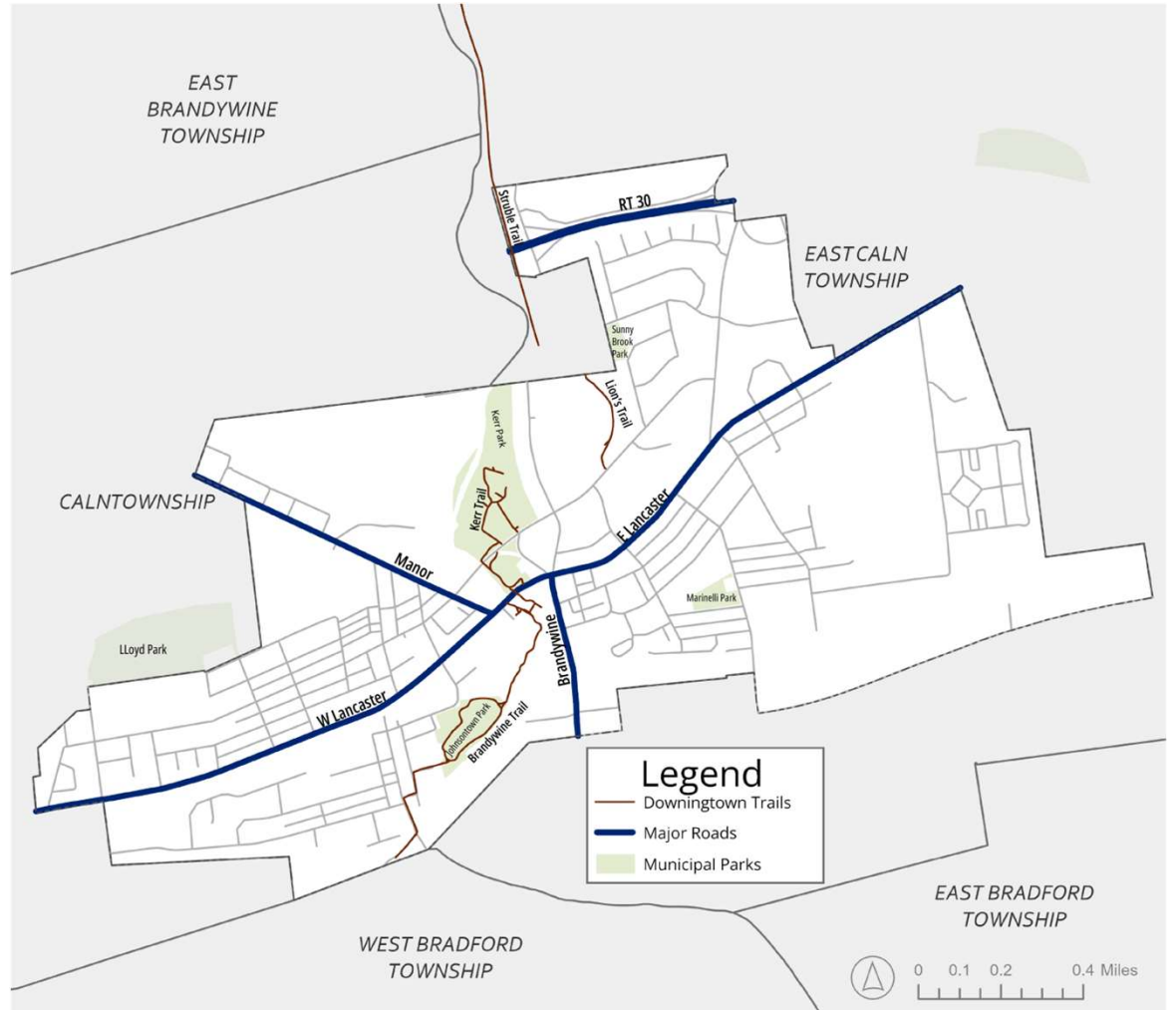




# Community Services and Facilities

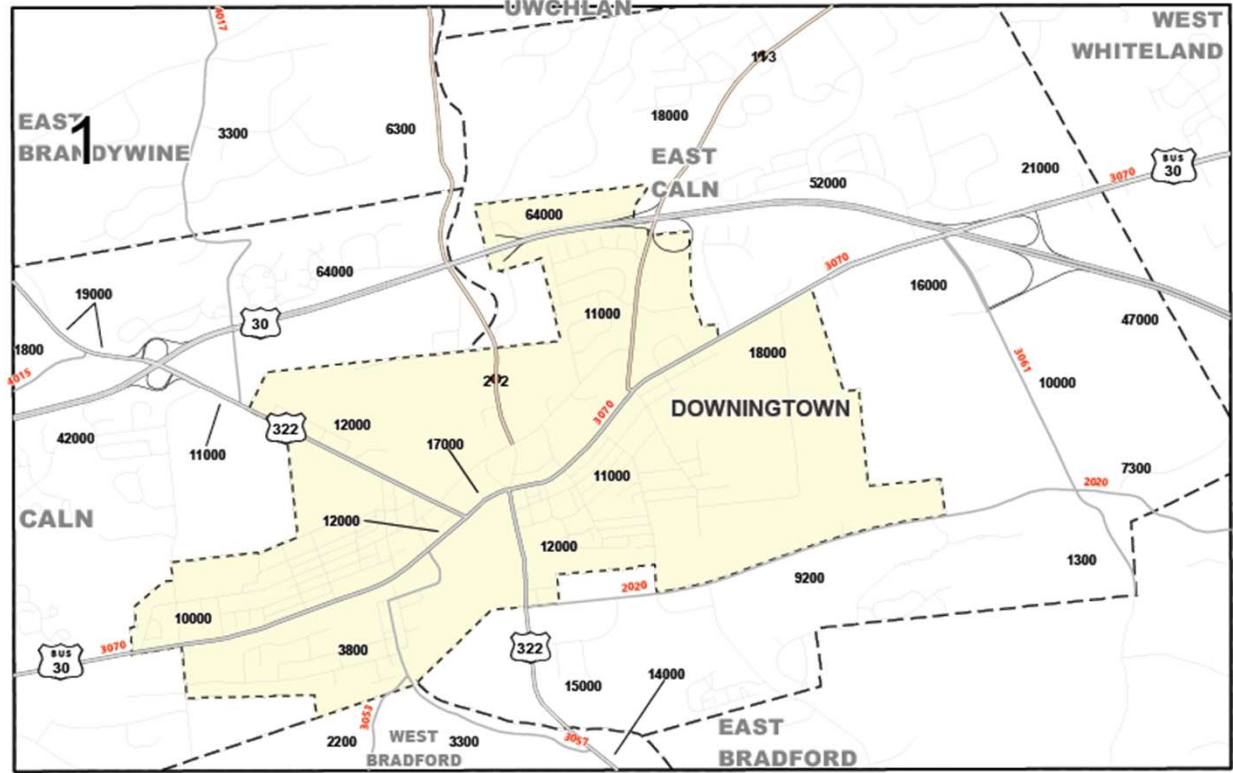
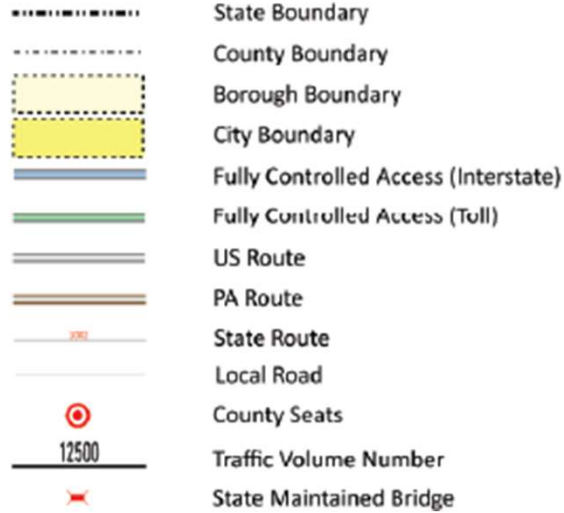
# Transportation Networks

- 4 major roads run through Downingtown
  - Manor Ave
  - Lancaster Ave
  - Rt 30
  - Brandywine Ave
- There are 3.31 miles of existing surfaced trails in Downingtown
  - Brandywine Trail
  - Lion's Trail
  - Kerr Trail
  - Struble Trail
- 66.4 acres of park are located in Downingtown
  - Kerr Park
  - Johnstontown Park
  - Marinelli Park
  - Sunny Brook Park



# Traffic Volumes for Borough of Downingtown

## LEGEND



## Key Traffic Volume Trends

- Lancaster Ave sees between 10,000 – 18,000 cars a day.
- Both Manor and Brandywine road see 12,000 cars a day.
- High volumes are concentrated by major U.S routes and ramps.

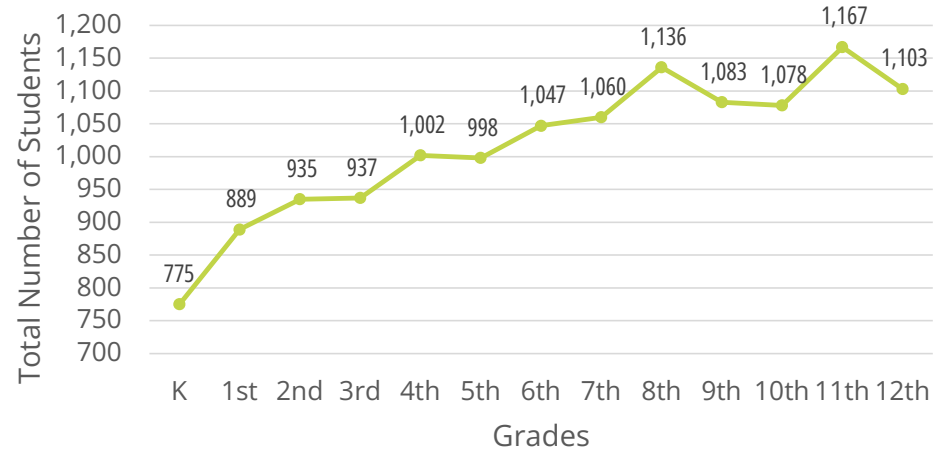
# Traffic Volumes

# School Enrollment

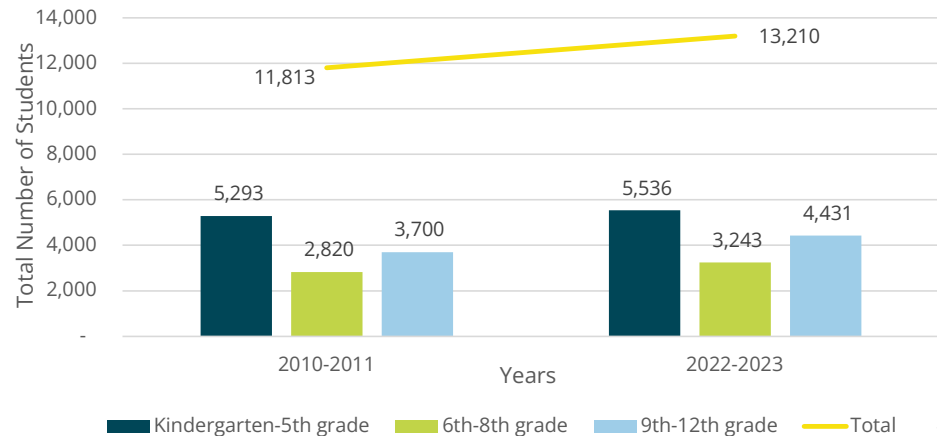
- Public school enrollment has trended upward in the past several years
- K-5 has the slowest rate of growth in past 12 years

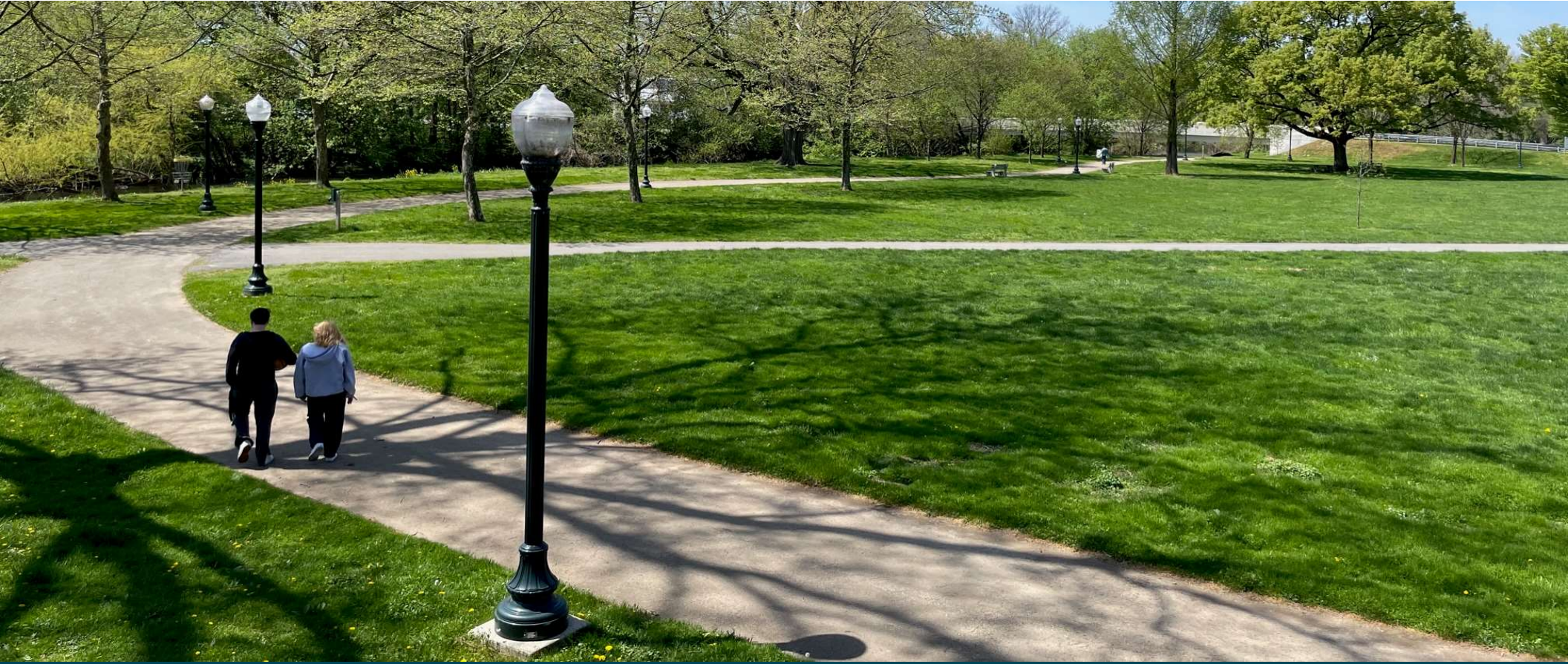
	2010-2011	2022-2023	% change 2010-2023
<b>K-5</b>	5,293	5,536	5%
<b>6<sup>th</sup>-8<sup>th</sup></b>	2,820	3,243	15%
<b>9<sup>th</sup>-12<sup>th</sup></b>	3,700	4,431	20%

Downingtown Area School District Enrollment (2022-2023)



School Enrollment 2010-2023





# Environmental Network

# Environmental Network

- 19% of Downingtown is covered by a floodplain that has a 1% annual chance of flooding – equal to 270 acres.
  - Commonly referred to as the 100 – year floodplain.
- There are two rivers in Downingtown: the East Branch of the Brandywine and Beaver Creek.
- 82% of parks currently fall in the 100-year floodplain – equal to 42 acres out of 51 total.
- 36% of Downingtown is impervious meaning water cannot soak naturally through it – contributor to major flooding.

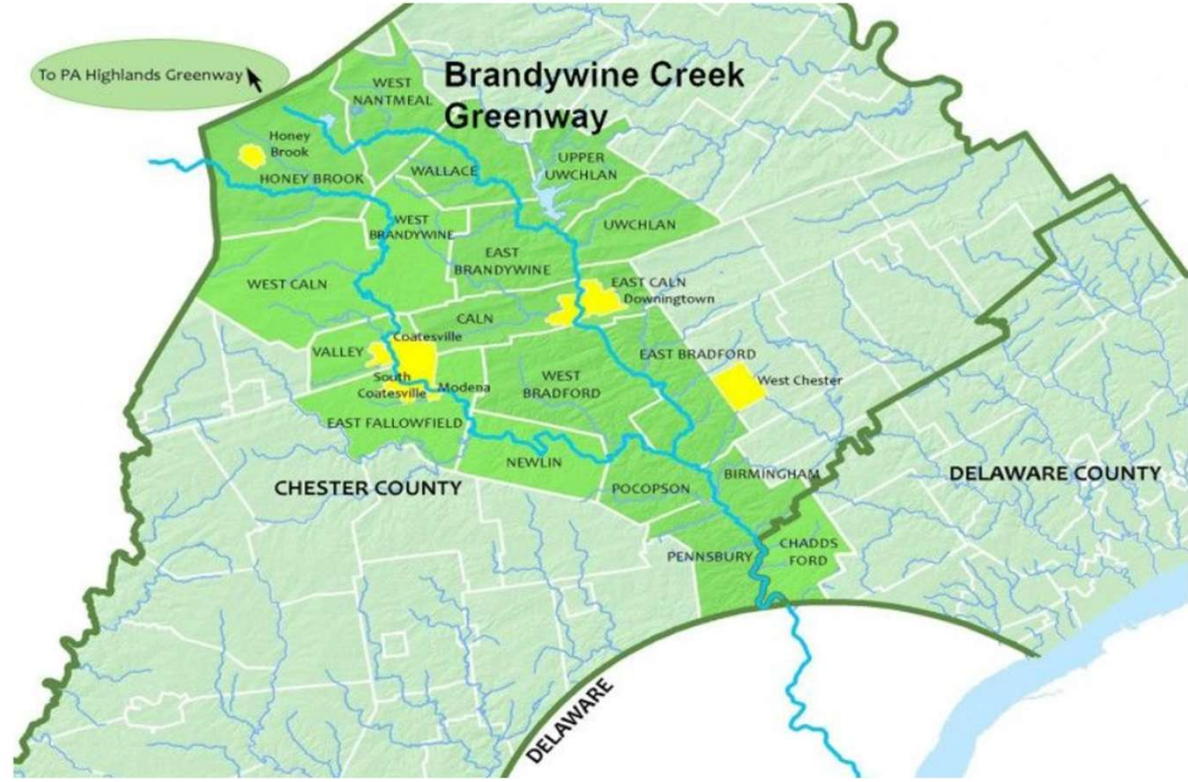


# Environmental Network

The Brandywine Creek Greenway spans 30 miles and crosses 25 different municipalities.

In Downingtown, the Brandywine Creek is critical as it:

- Serves as a major source of drinking water
- Is a critical recreational asset





# Resource Protection



# Resource Protection

Downingtown's historic feel can be attributed to its rich history. Some historical assets include:



East Lancaster Ave is listed in the National Register of historic places

Other historic districts include:

- Brandywine Avenue
- West Lancaster Ave
- Jamestown
- East Lancaster

Other historic sites to note:

- Rodger Hunt Mill
- Downingtown Log House
- General Washington Inn (Pook and Pook Building)

# Resource Protection – Cultural Resources

A source of pride for Downingtown residents are the Borough's community events

- Good Neighbor Day
- Tomato Fest
- Fall Fest
- Summer JAM
- The Christmas Tree Lighting
- Christmas Parade
- Farmer's Markets





# Michael Baker

# INTERNATIONAL

The following resources were used for this community profile:

- U.S. Census Decennial Census
- U.S. Census American Community Survey (ACS)
- Longitudinal Employer Household Dynamics
- DOWNTOWN AREA HISTORICAL SOCIETY