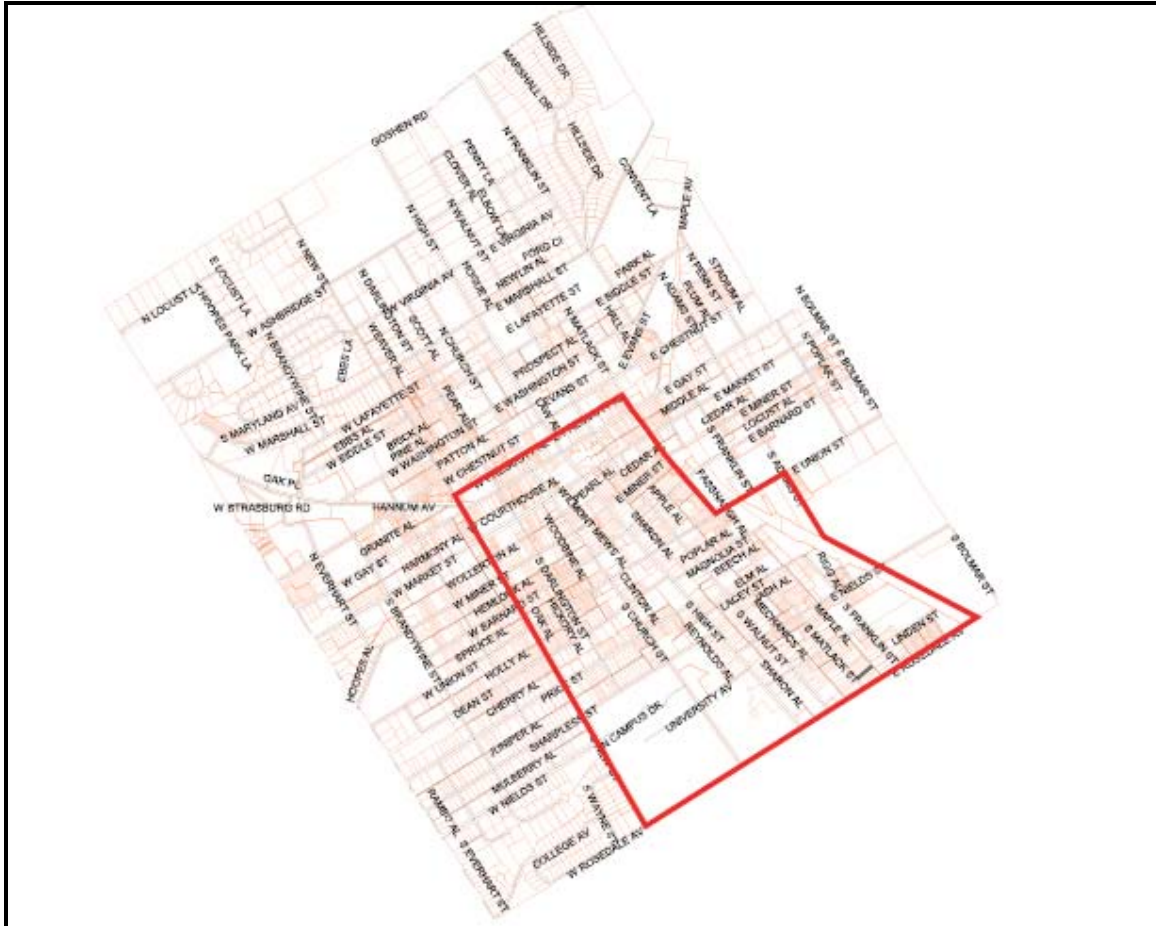


# WEST CHESTER BOROUGH UNIVERSITY AREA NEIGHBORHOOD TASK FORCE



Report to West Chester Borough Council

Prepared by Representatives of:  
West Chester Borough &  
West Chester University  
Chester County, Pennsylvania

October 2007

West Chester Borough  
University Area Neighborhood Task Force Report

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\*Resigned prior to preparation of Recommendations and completion of the Task Force Report

**Copies of this report are available from the office of West Chester Borough Manager and on the West Chester Borough website: [www.westchester.com](http://www.westchester.com) .**

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## **FORWARD**

By Gerrard (Gerry) Williams, Task Force Member

What you are about to read is pretty clinical stuff -- defined situations and possible solutions as they relate to the Borough of West Chester and West Chester University. Yet, realize that a corp of concerned community volunteers has dedicated hundreds of collective hours to an assigned task. Hopefully what shines through as you read the following pages are not only the thoughtful solutions to problems but evidence of dedication and hard work by this West Chester Borough Task Force.

The Task Force has been like a child born. The beginnings were wiggles, yells, and feelings -- urgency but only in terms of personal feelings. Learning (with a few diaper changes along the way) and maturing, we were able to organize thinking and to gather information. At this point feelings were disciplined; informed judgment would come to the fore.

Blending the Task Force components (individuals) was not easy. Our reference points were so different. We were a composite of our community. Included were WCU's student representative, a recent alumnus, town business owners, retired people, and administrators from borough and university. All but one lived in town; all employed worked here; they had experienced first-hand town-gown problems.

The baby has grown over the past year. A turning point was a borough administrator emphasizing with paternal authority that personal opinions had little significance in finding sound solutions. Issues along with their solutions must be presented with "DOCUMENTATION! DOCUMENTATION! DOCUMENTATION!" Also parental guidance from borough administrators and guest participants having experience with the issues-solutions at hand, gave us discipline and focus. Through the help of our guiding mentors and committee leadership, we have moved from tantrums and "feelings" to an intelligent, informed, and responsible adult group who has with courage addressed issues and possible solutions regarding the relationship between the University and the Borough of West Chester.

## **EXECUTIVE SUMMARY**

The mission charged by West Chester Borough Council to the University Area Neighborhood Task Force is to identify and document problems and concerns that are negatively affecting University area neighborhoods and the Borough as a whole, and to identify possible strategies for addressing these problems and issues.

This report is a summary of findings and recommendations from 18 months of work by the University Area Neighborhood Task Force. This report is meant to guide Borough and University leaders and empower residents as we continue to work together to improve the quality of life in the Borough of West Chester.

### **The University Area Neighborhood Task Force Report does the following:**

- Identifies the problems affecting the University Area Neighborhood and the affect on both the neighborhood and the Borough as a whole.
- Frames the issues (“Introduction”):
  1. Background information: “Where We’ve Been”
  2. The current situation: “Where We Are Now”
  3. A vision for an improved future: “Where We Are Going”
- Seeks to present realistic expectations and fact-based information (“Reality Check”; “Dispelling Myths”)
- Makes recommendations for action by Borough Council and the University to improve the quality of life in the University Area Neighborhood and the Borough as a whole. (“Recommendations”)
- Makes use of nationally recognized research data, and builds on strategies that have been proven effective. (“Recommendations”; “Appendices”)
- Lists resources: individuals, organizations, websites, and research data. (“Resources”; “Appendices”)

### **How should this report be used?**

Although specifically written for and at the request of the West Chester Borough Council, a copy of the report will be presented to Dr. Madeline Wing Adler, President, West Chester University. It is the hope of the Task Force that the University will carefully review this report and will commit to being a partner with the Borough in addressing these recommendations

**EXECUTIVE SUMMARY** (continued)

**Framing the issues**

Borough Council, the Mayor and other high-level decision makers from the community and the University must work together to create a multi-faceted comprehensive approach and speak with one voice in order to make any real progress. (i.e. local government, university, residents and business community)

Two issues are at the heart of the problems identified by the Task Force:

1. Violations of the liquor law:
  - Including underage drinking, public drunkenness, open containers, serving alcohol to visible intoxicated people.
2. Density:
  - Number of 18-24 year olds living in the Borough, on and off campus
  - Rentals in the university area neighborhood
  - Density of liquor licenses in the Borough

**Task Force Recommendations:**

*Education/Communication:*

1. Create a High-Level “Campus/Community Coalition”
2. Revamp the “Town Gown Council”
3. Create a Booklet: “Guide to Life in the University Area Neighborhood”
4. Partner with and/or Support Campus/Community Initiatives of the West Chester University Foundation

*Environmental:*

1. Deny New Liquor License Transfers into the Borough
2. Support “Safety Shuttle” Project
3. Collaborate with Pennsylvania Liquor Control Board (PLCB) in marketing benefits of RAMP (Responsible Alcohol Management Program) to liquor license establishments to take part in RAMP training and/or certification.
4. Support “Business Watch” Program
5. Support the Recommendations of the Pennsylvania Economy League (PEL) Study

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*Enforcement:*

*(Police Initiatives)*

1. Support West Chester Police Department need for increase in personnel
2. Support West Chester Police Department grant applications for Pennsylvania Liquor Control Board programs
3. Encourage WCPD expanded use of Emergency Medical Technician's (EMT's) and hospitals
4. Encourage and support WCU to evaluate the use of on-campus facilities (such as the Health and Wellness Center) as an alternative to Borough jail cells for holding intoxicated university students.

*(Judicial Initiatives)*

5. Support "Young Adult Community Conferencing" ("YACC")

*(PLCB and LCE Initiatives)*

6. Empower and Educate Residents about laws and rights regarding "Nuisance Bars"

**Conclusion:**

The recommendations of this Task Force are meant to be part of a comprehensive, multi-faceted approach involving the resources of both the Borough and the University.

It is reasonable to expect that with a carefully coordinated campus/community effort that alcohol-fueled incidents can be reduced and the quality of life in the University Area Neighborhood improved. It could take 5 years (a generation of university students) to evaluate the success of our initiatives to improve safety and quality of life for the residents of the University Area Neighborhood and the Borough as a whole.

**Copies of this report are available from the office of West Chester Borough Manager and at the Borough's website: [www.westchester.com](http://www.westchester.com) .**

## **INTRODUCTION**

West Chester Borough Council formed the University Area Neighborhood Task Force in October 2005, with the initial meeting held March 20, 2006. The purpose of this ad hoc committee was to identify and document problems and concerns that are negatively affecting University area neighborhoods and to identify possible strategies and a plan for addressing these problems and concerns.

The Task Force roughly defined the “University Area Neighborhood” as that section of the Borough between Rosedale and Market Streets and between Matlack and New Streets. (See Appendix for a map of the study area.) West Chester Police Department data shows that the vast majority of nuisance crimes committed in the Borough occur in the southeast quadrant of the Borough (Task Force study area). The Borough Building, Housing and Codes Enforcement reports for 2005 and 2006 show the southeast quadrant of the Borough to have by far the highest number of total violations.

In order to think about problems and possible strategies to improve the quality of life in the University Area Neighborhood, it is helpful to take a look at where we’ve been and where we are now.

### ***Where we’ve been:***

West Chester has hosted a University since its antecedent, the State Normal School opened in 1871. As the University has grown in population, this brought many changes to the Borough of West Chester. Headlines from the 1980’s highlighted strains on the “town-gown” relations between the University and the Borough. Off-campus drinking, related noise, trash and parties were the major themes. The Town Gown (TG) Council, initiated by Mayor Thomas Chambers in 1987, was formed in response to this strain. The focus of the TG Council was to promote harmonious relationships between the Borough and University by bringing stakeholders together. It would appear that the presence of the Council, while good intentioned, did not have resources or ability to address the underlying sources of complaints from Borough residents.

In the mid to late 1990’s there was a resurgence of the West Chester downtown area. New businesses, restaurants and bars moved in, which brought increased revenue and retail activity, but also had ancillary effects. Parking, congestion, and increased crime, have all impacted the quality of life in and around the Borough. In addition, Borough services and infrastructure have also been affected by this growth.

In 2002, Mayor Yoder introduced “Operation Vigilance”, a program to target those behaviors that negatively impacted the quality of life in and around the Borough. The West Chester Police

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**INTRODUCTION** (continued)

Department has applied and received grant funding from the Liquor Control Board to assist them in their efforts to address alcohol-related violations and behaviors. Most recently (2005), the Department received a \$10,000 grant for “SIP” (Source Investigation Program) a program to target the furnishers of alcohol to minors. Although the Department no longer is receiving funding, this program has remained in place.

The conversions of Single-Family Dwellings (SFD) stopped in 1988 when the Borough rewrote the zoning code. The town center has had an increase in rental units, but that is exactly what was intended with the code change in 1988. The increase of down town rental units complies with The Comprehensive Plan of the Chester County Planning Commission known as “Landscapes”. The Student Home Ordinance was passed in April 2001, to prevent the addition of any new student homes unless on a block that is not already impacted by student homes.

***Where we are now:***

Undeniably, West Chester’s revitalization is a great success, with the Borough being listed in a number of “best places” to live, etc. It has become a destination spot for young and old living in surrounding suburbs with 36 liquor licenses (only 25 of which are restaurant licenses) and 54 eating establishments. Archaic Pennsylvania tax laws prevent the Borough from raising the additional revenue needed to address increased safety and other service needs. The Borough police department is overburdened and does not have the resources to address the surge in primarily alcohol-related incidents. Increasing demands on Borough services and stagnant revenue continue to concern permanent residents and Borough Council.

The mix of permanent residents and student rentals has resulted in an array of problems in the University Area Neighborhood. West Chester Police Department (WCPD) Chief, Scott Bohn, reports that the vast majority of nuisance crimes in the Borough are alcohol-related and most occur in the southeast quadrant of the Borough (Task Force study area). The Borough Building, Housing and Codes Enforcement reports for 2005 and 2006 show the southeast quadrant of the Borough to have by far the highest number of total violations (See Appendix). In addition, the Chief’s report shows that although nuisance crimes are up, violent crime is down overall, to the second lowest totals in the last 10 years. (See Appendix: Chief Bohn, Testimony, Bar Blue II Hearing, February 2007)

Up until 2002 and the start of Operation Vigilance and the SIPS Program large student house parties were common. Fewer house parties has led to a reduction in problems like violations of the noise ordinance. Currently the most prevalent alcohol related problems occur on the street and include underage consumption, public drunkenness and disorderly conduct.

**INTRODUCTION** (continued)

1. Most of the Borough's total nuisance crimes occur in the southeast quadrant of the Borough (Task Force study area).
2. The density of student tenants per neighborhood block is considered too high for promoting a healthy neighborhood balance in most of the defined study area.

***Where we are going:***

The Task Force's recommendations focus on strategies to improve the quality of life in the University area neighborhood for both the permanent residents of the Borough and student renters. The findings and recommendations in this report are organized using the model developed in the NIAAA's (National Institute for Alcohol Abuse, and Addiction) Task Force on College Drinking: "A Call To Action: Changing the Culture of Drinking at U.S. Colleges" and the recommendations of the Higher Education Center: Effective Prevention Framework (See Appendix):

1. Education/Communication Strategies
2. Environmental Strategies
3. Enforcement Strategies.

The Task Force recommendations are intended to lead toward reducing alcohol-related crime in the borough and to increase safety for Borough residents and students.

***"REALITY CHECK":***

1. There are some West Chester "environmental" conditions that are not going to change:
  - a. Students:

Every year approximately 8,400 undergraduate college students live in and/or go to school in the Borough of West Chester. Of these, approximately 4000 live off-campus, primarily in the University Area Neighborhood. (There has been an increasing number of young people in West Chester for the last 130 years since the founding of the West Chester Normal School.) Each year approximately one-quarter of these students graduate and are replaced by a new group of young people who are on their own for the first time and will need to learn to shift their focus from answering to their parents to answering to their new community.
  - b. Rentals:

West Chester has an abundance of rental properties housing students and other young people between the ages of 18 and 24. (Currently over 60% of West Chester's residences are rental properties.) Most of the student rentals are located in the southeast quadrant of the Borough, the "University Area Neighborhood".

**INTRODUCTION** (continued)

- c. **Liquor Licenses/Bars:**  
West Chester has an overabundance of liquor licenses. The Borough has a total of 36 liquor licenses and a total population of 18,000 people, equaling 1 for every 500 people. Retail liquor licenses equal a total of 25, or 1 for every 720 people. The (40-50 year old) state standard for license issuance is 1 per 3000 people.
2. Resources are limited:
  - a. Revenue
  - b. Police personnel
3. Alcohol is the cause of most nuisance/quality of life crimes, and is a National epidemic.
4. The behavior of young people is often annoying to older “adults”. For example, 18-24 year olds are usually going out for the night, at the time most “adults” are going to bed; there is a different perception of what is “too loud”; the normal, appropriate “exuberance” of youth can be perceived as loud and annoying to older adults.
5. There is no one “silver bullet” that will resolve the challenges facing the University Area Neighborhood. The causes are multi-determined and the plan of action needs to be multi-determined.
6. Only through hi-level collaborative planning between the campus and the community can effective strategies be developed and implemented.
7. Strategic campus/community planning is essential to getting what we want and what is feasible.
8. We may not be able to solve all of the problems we identify.
9. Many communities would love to have our problems! (Vibrant downtown/excellent University)

***DISPELLING MYTHS:***

The Task Force has made every attempt to deal with facts and not myths. Some commonly held “myths” that need to be clarified follow.

1. **The Myth:** “All run-down properties are rental properties.”

The Facts: One full-time Borough Codes Enforcement Inspector addresses property maintenance issues for all properties in the Borough and issues citations regularly for both rental and owner-occupied dwellings.

**INTRODUCTION** (continued)

2. **The Myth:** “West Chester continues to lose single-family homes.”

**The Facts:** The conversions of single-family dwellings (SFD) to two family and multi-family dwellings stopped when the Borough’s zoning code was rewritten in 1988. Since then there has been no conversion of SFD’s to multi-family dwellings in the Borough. The town center has had an increase in rental units, which was the intent of the changes in the 1988 code, and also complies with the Chester County Planning Commission’s ‘Landscapes’ plan. The 2001 “Student Housing Ordinance” added more teeth to the Borough laws stopping the conversion of SFD’s into student homes.

3. **The Myth:** “WCU students account for the majority of nuisance crimes in the Borough and the University Area Neighborhood.”

**The Facts:** WCU students account for approximately 50% of the citations issued for alcohol-fueled incidents in the Borough.

Approximately 50% of alcohol-fueled incidents in the Borough are caused by non-WCU students between the ages of 18 and 24.

If you add those percentages together, you will see that most alcohol-fueled Borough violations are committed by young people between the ages of 18 and 24. The good news is that the Borough can work closely with WCU to develop strategies to reduce alcohol-related violations among their student population, and those same strategies are likely to be effective in reducing violations among the rest of the 18-24 year olds.

4. **The Myth:** “College age young people should be able to think and behave like adults”.

**The Facts:** New data shows the brain may not be fully developed until the mid-twenties, with reasoned judgment and risk assessment among the last skills to be developed. (NIH-funded study, National Longitudinal Study of Adolescent Health, 2006, [www.NIH.gov](http://www.NIH.gov) )

5. **The Myth:** “University students don’t contribute to the community, they just cause problems and drain our resources.”

**The Facts:** Each year approximately 300-400 WCU students are cited for underage drinking, disorderly conduct, public drunkenness, noise, DUI’s, open containers, license violations, drugs and criminal mischief. Each year close to 5000 WCU students contribute over 185,000 hours to volunteer programs in the community including Adopt-a-Block (litter pick up program), WC Fire Department volunteer fire fighters, MADD, Run for Life (American Cancer Society – last year students raised \$40,000 for this

## **INTRODUCTION** (continued)

cause), West Chester Recreation Department events such as Restaurant Festival, Halloween Parade, Old Fashioned Christmas, Camp Dreamcatcher (fundraising and camp counselors), Habitat for Humanity, Salvation Army and much more. For the third year, the financial contribution from WCU students has exceeded \$100,000.

6. **The Myth:** “Over consumption or binge drinking is a problem behavior exhibited primarily by teens and college age young people.”

**The Facts:** The real behavior crisis is among adults age 35-54. In this age group there are 21 million binge drinkers (those downing five or more drinks on one occasion in the previous month), double the number among teenagers and college students combined according to the government’s National Household Survey on Drug Use and Health. (See Appendix, New York Times Article, “This Is Your (Father’s) Brain on Drugs” and Youthfacts.org)

## ***BACKGROUND***

(See Appendix for complete Task Force mission as created by Borough Council, October 2005.)

In October of 2005, the Borough of West Chester voted to create an ad hoc committee authorized to study and report on University area neighborhood concerns. Council President, Paul Fitzpatrick, appointed original members and the initial meeting of the “Task Force” was held in March 2006. We are pleased to present our final report to Borough Council.

The Task Force was charged to identify and document problems and concerns that are negatively affecting University area neighborhoods; define the “University area neighborhood” (study area); identify and document the effect the problems and concerns have on the neighborhood and the Borough as a whole; the effect to the Borough as a whole; and to identify possible strategies for addressing these problems and issues.

Recommended strategies were to be prioritized and to include the following considerations:

- Legal ability to implement
- Cost to implement
- Specific benefit from strategy or plan
- Any impediments to implementation
- Expected or projected timeframes to implement each strategy

## **INTRODUCTION (continued)**

### ***THE PROCESS***

The Task Force organized itself into subcommittees in order to work more effectively: “Landlord and Tenant Issues”, “Zoning Issues”, “Issues related to West Chester University” and “Quality of Life Issues”. Both full Task Force and Sub-Committee meetings were held over the course of the last 18 months. Task Force work included individual research, individual and group interviews, visits and tours of the identified University Area Neighborhood, visits to other University communities, ride-alongs with the West Chester Borough Police Department and the State College Borough Police Department, and examination and evaluation of the “best practices” of other University communities.

Please see the “Resources” section at the end of the report for a comprehensive list of individuals and groups interviewed as well as other resources used in developing the recommendations found in this report.

It is the intention of the Task Force to present in this report only legal (in PA), actionable and cost effective recommendations. There has been every effort made to include only those problems and concerns for which there is verifiable documentation.

### ***COMMITTEE MEMBERS***

The Task Force was formed to consist of 12 members with the following representation:

1. Historic South Walnut Neighborhood Association
2. Southwest Association of Neighbors
3. North Central Neighborhood Association
4. Resident from the Northwest quadrant
5. East End Neighborhood Association
6. West Chester University – official
7. Borough rental property owner
8. Borough Council
9. Borough Department of Building Housing & Codes Enforcement
10. West Chester University – student
11. West Chester Business representative or owner
12. Civic Action Southeast

At the time of this report, there are 11 Task Force numbers, with the resignation of the original representative of the Historic South Walnut Neighborhood Association and no replacement offered by that Association.

**INTRODUCTION (continued)**

***HOW SHOULD THIS REPORT BE USED?***

Although specifically written for and at the request of the West Chester Borough Council, a copy of the report will be presented to Dr. Madeline Wing Adler, President, West Chester University. It is the hope of the Task Force that the University will carefully review this report and will commit to being a partner with the Borough in addressing these recommendations.

This report is set up to be as user-friendly as possible. The section titled “Summary List of Recommendations” is formatted to include one recommendation per page. Each page includes a brief description of the problem being addressed, the specific recommendation, the goal, the participants required, major action items, projected costs, projected time frame, and impediments to implementation.

## **LIST OF IDENTIFIED AND DOCUMENTED PROBLEMS AND CONCERNS**

### A. EDUCATION/COMMUNICATION ISSUES

- A.1. **There is currently no high-level coordinated effort between the Borough and the University to address shared campus/community issues, events, etc.**
- A.2. **A lack of “sense of community” exists between students and the business and residential community, particularly between student renters and permanent residents in the Study Area.**
- A.3. **18-24 year old tenants are often not aware of their rights and responsibilities regarding such things as “being a good neighbor”, landlord responsibilities, Borough laws, etc.**
- A.4. **Students living off-campus are not required to participate in any type of orientation/information program related to tenant and neighborhood laws, rights and responsibilities.**

### B. ENVIRONMENTAL ISSUES

- B.1. **The high density of rental properties and young people living on each block in the Study Area, creates challenges not experienced in other areas in the Borough.**
- B.2. **There is a high density of liquor license establishments in the Borough’s downtown that caters to the 21-25 year old drinkers.**
- B.3. **Alcohol-fueled nuisance crimes are on the rise in the Borough, with the majority of incidents occurring in the southeast quadrant (Task Force Study Area)**
- B.4. **Pedestrian safety, noise, theft, vandalism, muggings and public urination are late-night issues in the Study Area.**

**LIST OF IDENTIFIED AND DOCUMENTED PROBLEMS (continued)**

**C. ENFORCEMENT ISSUES**

- C.1. Borough Police resources are overburdened and revenue sources for hiring more police officers are limited.**
- C.2. Borough jail cells are overcrowded due to laws that require police officers to hold intoxicated offenders in jail until sober or to release intoxicated offenders to a sober adult, or medical personnel.**
- C.3. Traditional sentencing of 18-24 year old (alcohol-fueled) nuisance-crime offenders leads to a high rate of recidivism, and does not typically benefit the community or lead to new understandings between the offender and community victims.**

The problems and concerns listed above have been selected following careful examination and documentation. Every effort has been made to include only those problems for which there is sufficient verifiable documentation.

The documentation of the problems listed above can be found in the Appendix. Documentation includes the following: Testimony at Senator Dinniman's Hearing on Alcohol-related Crime in State University host communities (May 2007); PEL Study (November 2006); testimony of Chief Bohn, WCPD, Bar Blue II Liquor License Transfer Hearing (February 2007), Judge Gwenn Knapp's court data; interviews with residents, bar owners, and WCU staff and students.

## **RECOMMENDATIONS**

### **A. *EDUCATION/COMMUNICATION***

#### **A.1. Create a High Level “Campus/Community Coalition”**

The Task Force unanimously recommends that the President of Borough Council and the President of West Chester University create a standing Campus/Community Coalition (Similar in make-up to the pre-existing President’s Alliance of West Chester University)

This Coalition would be comprised of high level Borough and University decision makers and other key community representatives. The purpose of the Coalition is to coordinate existing tactics and to determine and enact a central strategic plan including environmental, educational and enforcement strategies that will reduce the number of alcohol-related incidents in the Borough.

**GOAL: Reduce alcohol-related incidents in the Borough through on-going high-level coordinated Borough/University effort.**

**Implementation:** President of Borough Council, Mayor and President of West Chester University appoint key Borough and University decision makers and other key community leaders to the Consortium. Administration provided by West Chester Business Improvement District (BID) Executive Director and staff.

**Implementing Agency:** President of Borough Council, Mayor, President of West Chester University, and Executive Director, West Chester BID

**Cost to Borough to Implement:** Time spent by Borough employees to attend meetings.

#### **A.2. Revamp the “Town Gown Council”**

The Task Force unanimously recommends that Borough Council support the efforts of the University and the Borough to revisit the purpose and function of the Town Gown Council to create an organization that is less of an information exchange and more project oriented. (i.e.; focusing more on collaborative projects between the Borough and the University like “Adopt-a-Block)

The mission of Town Gown Council (to enhance the relationship between the Borough and the University) may be better served by incorporating an “action” component.

**RECOMMENDATIONS** (continued)

**GOAL:** Create a standing Town Gown Council whose mission is to build positive relationships between town and university residents and to improve the “sense of community” through active campus/community projects.

**Implementation:** Create an Executive Board consisting of the WCU staff advisor to OCSHA (Off-Campus Student Housing Association), the student president of OCSHA, president of the Greeks, a Borough Council member from Ward 3,4 or 5, Representatives of each neighborhood association: CASE, SWAN, HSWNA.

**Implementing Agency:** Borough Council representatives of Wards that fall within the Task Force Study Area, Town Gown Council

**Suggested Town Gown Council Projects:**

1. University Area Neighborhood Associations and the WCU Off Campus Student Housing Association organize annual early fall semester block parties, and other “meet your neighbor” events.
2. “Guide to Life in the University Area Neighborhood”. Participate in creating this “Guide” by brainstorming a list of items and information that should be included in this Guide: i.e. “ How to be a good neighbor (permanent residents and student renters), Borough laws on building codes, tenant safety, personal behavior, etc. (See below: “Guide to Life in the University Area Neighborhood.”)
3. Expand “Adopt-a-Block” to include neighborhood associations.
4. Create an on-going public relations/communication campaign to promote awareness of Town Gown projects, and campus and community activities through the following: Borough Quarterly Newsletter; Daily Local News; WCU “Quad” Newspaper; Neighborhood Association email lists.

**Cost to Borough to Implement:** None (Cost to WCU is likely the same as current Town Gown administration)

**A.3. Create Booklet: “Guide to Life in the University Area Neighborhood”**

The Task Force unanimously recommends that Borough Council support the creation of a booklet which will be distributed/available to Borough residents and University students (targeting those who live in the University Area Neighborhood) and will include such useful information as: resident and tenant rights and responsibilities,

**RECOMMENDATIONS** (continued)

Borough and University events, phone numbers/resources, Borough Council information, practical tips for living in the Borough, trash, and noise ordinances, alcohol laws and penalties, property maintenance issues, etc. This publication could also feature artwork or articles prepared by University students.

**GOAL: Produce one annual publication that will improve public awareness and access to actionable information by informing both Borough and WCU residents of Borough and University contact information, activities, available services, safety issues, and state/local laws and applicable fines.**

**Implementation:** The booklet will be an annual project of a WCU professor and class or WCU graduate student and will incorporate information from the Borough, University, Town and Gown Council, WCU Foundation, Neighborhood Associations, etc.

**Implementing Agent:** Borough Council's Public Safety Committee, West Chester University Professors and students

*Lynne Cook WCU professor of technical writing, has expressed an interest in taking on this project with her writing class for the spring semester, 2008.*

*([LCooke@wcupa.edu](mailto:LCooke@wcupa.edu) Office: 610-436-2163)*

**Cost to Borough to Implement:** None

**A.4. Partner with and/or Support Campus/Community Initiatives of the West Chester University Foundation**

The majority of the Task Force recommends that the Borough partner with and/or support the WCU Foundation in identifying projects that will benefit both the Borough and the University.

**GOAL: Partner with a private foundation that exists for the good of WCU, and has the ability to engage in those projects that are not possible for a State University.**

**Project #1:** The WCU Foundation is willing to investigate and analyze potential conversions of existing multi-unit rental properties in the University Area Neighborhood to supply faculty and staff with affordable housing in the Borough (See Appendix for letter of support from WCU Foundation)

**RECOMMENDATIONS** (continued)

**GOAL:** Reduce the density of student rentals in the University Area Neighborhood, and increase the number of WCU faculty and staff living in that neighborhood.

**Implementation:** Borough Council agrees to offer verbal and staff support for those WCU Foundation projects that benefit the University Area Neighborhood (or the Borough as a whole) and charges the appropriate Borough department or Board (West Chester BID) to cultivate and coordinate partnership projects that will improve the Neighborhood.

**Implementing Agency:** Borough Council's Planning Zoning Business and Industrial Development Committee (PZBID), West Chester University Foundation, West Chester BID.

**Cost to Borough to Implement:** Minimal (Time of Borough employees to attend meetings or supply information to WCU Foundation for specific projects.)

***B. ENVIRONMENTAL***

**B.1. Deny New Liquor License Transfers into the Borough**

The Task Force unanimously recommends that Borough Council deny future liquor license transfers into the Borough.

**GOAL: To take such action as allowed by law to deny new liquor license applications in order to protect the health, safety and welfare of the people of West Chester, thereby holding steady the number of liquor licenses in the Borough to not further stretch the resources of an already overburdened Borough Police Department and other municipal services.**

**Implementation:** As of January 2007 PA State law made it legal for a municipality to deny a liquor license transfer application if statistics support that it will negatively affect the health safety and welfare of the Borough. The Task Force recommends that Borough Council base its denials on the PEL Study findings and on statistics listed in WCPC Chief Bohn's testimony at the Bar Blue II Hearing, February 2007.

Borough Council should bear in mind that a liquor license that is transferred into the Borough may later be sold and moved to another establishment at another location in

**RECOMMENDATIONS** (continued)

**B.2. Support “Safety Shuttle”**

The Task Force unanimously recommends that Borough Council and WCU Administrators support the efforts of West Chester University students and others to create a “safety shuttle” that would transport students between the University and downtown.

**GOAL: Increase the safety of students traveling by foot to and from the Borough and their residences (on or off campus); to reduce the incidence of DUIs among the students; and to reduce the quantity of incidents of alcohol-fueled incidents committed by students leaving the downtown area and traversing through the southeast quadrant (after hours).**

**Implementation:** WCU student have conducted two separate studies regarding a safety shuttle that would loop through campus and up into the Borough. One business plan proposes financing the shuttle through grants and charging a rider fee. The other business plan proposes financing the costs for a shuttle bus through the Student Government Association. The first team mentioned above has met with local Judges, the BID Director, and business owners in the Borough and has recently applied for a PUC license. The Task Force applauds the efforts of these University students, and encourages the Borough and University to support this initiative.(See Appendix: WCU student Shuttle Bus Proposals; Lehigh University “Safety Bus”)

**Implementing Agency:** West Chester University students

**Cost to Borough for Implementation:** None

**B.3. Collaborate with Pennsylvania Liquor Control Board (PLCB) in marketing benefits of RAMP (Responsible Alcohol Management Program) to liquor license establishments to take part in RAMP training and/or certification.**

The Task Force unanimously recommends that Borough Council encourage the BID to lead efforts to collaborate with PLCB in marketing the benefits of RAMP training and/or certification for liquor license establishments.

**GOAL: To reduce alcohol-related crime, such as underage drinking and over-consumption by training and enlisting the assistance of those that own and work in establishments that serve alcohol.**

**RECOMMENDATIONS** (continued)

**Implementation:** The Public Safety Committee and the BID could work together with Town Gown Council to collaborate with the PLCB in marketing benefits and/or incentives for RAMP training and/or certification for owners and servers.

RAMP Trainings are available for (1) Owner-Managers (2) Servers. Training and associated activities can lead to RAMP certification. RAMP training and certification has been shown to be an effective educational tool for addressing underage drinking, over-pouring, etc.

**Implementing Agency:** Borough Council's Public Safety Committee, West Chester BID, PLCB and West Chester establishments that serve alcohol.

**Cost to Borough to Implement:** None

**B.4. Support "Business Watch" Program**

The majority of the Task Force recommends that Borough Council support the creation of a Business Watch Program for the Downtown Business District, as drafted by Mayor Yoder and West Chester Police Chief Bohn and administered by the Business Improvement District (BID) and staffed through a partnership with the WCU Criminal Justice program.

**GOAL: Increase supervision, provide additional security, promote safety and reduce crime in the downtown Business District in a cost effective way.**

**Implementation:** West Chester Police Department (WCPD) will manage the program, recruiting and training, and the BID will administer the program. Costs for the program will be paid initially through a voluntary one-year assessment levied on Borough establishments with liquor licenses. This pilot program will evolve into a "Special Benefit District", a five-year assessment district administered much like the Downtown Business Improvement district under the Pennsylvania Neighborhood Improvement District Act.

**Implementing Agency:** Borough Council's Public Safety Committee, West Chester Police Department, West Chester BID

**Cost to Borough to Implement:** None (funding from establishments that sell liquor)

**RECOMMENDATIONS** (continued)

**B.5. Support the Recommendations of the PEL Study**

The majority of the Task Force recommends that Borough Council actively support the recommendations of the Pennsylvania Economy League, November 2006, especially those recommendations that relate to changes in state tax laws, and those that relate to improved campus/community cooperation.

**GOAL:** To enable the Borough to raise revenue to adequately provide the increased safety and service needs of West Chester (including its (tax-free) County buildings and State University); needs that are exacerbated by an overabundance of (low-tax revenue) liquor licenses.

**Implementation:** Borough Council should actively support the work of Senator Andrew Dinniman and such organizations as Pennsylvania League of Cities and Municipalities (PLCM) in on-going efforts to amend Pennsylvania State law to raise local revenue, as recommended in the study. Borough Council should follow the recommendation to improve collaboration and cooperation with WCU at all levels. (Several recommendations in this Task Force Report specifically aim to expand collaborative use of Borough and University resources.)

**GOAL: Better coordinate and mobilize the resources of the University and its host community to improve health, safety, and welfare for all.**

**Implementation:** Borough Council, Borough Departments, Borough Boards and Commissions seek partnership with the WCU faculty and student academic and volunteer community to expand opportunities for service learning, addressing various Borough needs (such as website development, information technology, research and grant writing, etc.). Many of the recommendations in this Task Force Report specifically aim to expand collaboration between the University and the Borough.

**Implementing Agency:** Borough Council, Borough Department Heads, Chairs of Borough Boards and Commissions and West Chester University Office of Service Learning and Volunteer Programs (Maggie Tripp)

**Cost to Borough to Implement:** None/Minimal

**RECOMMENDATIONS** (continued)

**C. ENFORCEMENT**

*(Police Initiatives)*

**1. Support increased police personnel as per the WCPD Strategic Plan, June 2007.**

The Task Force unanimously recommends that Borough Council support increased police personnel needs as requested by Chief Bohn, and the West Chester Borough Police Department (WCPD) Strategic Plan, June 2007. (See Appendix: WCPD Strategic Plan, 6/07)

**GOAL: Increase the number of Borough police officers in order to more effectively enforce (primarily alcohol-related) laws related to protecting the health safety and welfare of Borough residents and visitors.**

**Implementation:** Borough Council's Public Safety Committee and Finance Committee should work with the West Chester Police Department to seek new revenue sources to allow implementation.

**Implementing Agency:** Borough Council's Public Safety and Finance Committees, West Chester Police Department.

**Cost to Implement:** Additional costs should not be borne by residents through additional real estate taxes. (See Appendix, WCPD Strategic Plan, 6/07)

**2. Support the efforts of the West Chester Police Department (WCPD) to continue applying for grant funding to offset the costs of police services and special programs.**

The Task Force unanimously recommends that Borough Council support and encourage the efforts of the WCPD to continue to apply for grant funding to offset costs of police services. Grant funds, especially those from the Liquor Control Board, can assist the police department in their efforts to address the consequences of alcohol violations. (SIPS, Operation Vigilance, etc.).

**GOAL: Build on the success of current grant funding programs to access available resources for WCPD funding that do not add to the tax burden of Borough taxpayers - to offset personnel and equipment costs.**

**RECOMMENDATIONS** (continued)

**Implementation:** WCPD researches and writes grant proposals and/or works with WCU Criminal Justice or Government and Planning professors and graduate students to partner on grant identification and proposal writing.

**Implementing Agency:** WCPD and WCU Office of Service Learning and Volunteer Programs (Maggie Tripp)

*Mary Brewster, faculty member, Criminal Justice Department, WCU has offered to lend assistance to the WCPD in grant finding and writing.*

*([MBrewster@wcupa.edu](mailto:MBrewster@wcupa.edu) Office: 610-436-2630)*

**Cost to Implement:** Grant-writing time by WCPD personnel.

**3. Support the West Chester Police Department's (WCPD's) investigation into greater use of ambulance and emergency room services as appropriate**

The Task Force unanimously recommends that Borough Council support the WCPD's investigation into greater use of local ambulances, paramedics and hospital emergency rooms in evaluating and handling dangerously intoxicated individuals.

**GOAL: Promote the health and safety of dangerously drunk individuals, to expand use of available community resources in processing dangerously drunk individuals, and to mitigate WCPD liability and jail space issues.**

**Implementation:** WCPD will contact local ambulance and hospital emergency personnel to determine appropriate criteria and protocol for calling on the emergency medical community to evaluate and treat dangerously drunk individuals. Citations will be mailed to the offender's home address the following day.

**Implementation Agent:** Borough Council's Public Safety Committee, West Chester Police Department

**Cost to Borough to Implement:** No additional cost to Borough. Cost for ambulance calls and emergency room treatment are the responsibility of the individual offender.

**RECOMMENDATIONS** (continued)

**4. Request and encourage West Chester University officials to explore the use of on-campus facilities as an alternative to Borough jail cells to hold intoxicated WCU students.**

The Task Force unanimously recommends that Borough Council request and encourage WCU to explore and evaluate the use of on-campus facilities (such as the Health and Wellness Center) as an alternative to Borough jail cells for holding intoxicated WCU students.

**GOAL: Relieve the overcrowding of Borough jail cells, keep more WCPD officers on the street and keep intoxicated students safe.**

**Implementation:** West Chester Borough Police Department will partner with WCU Police Department and WCU Director of Health and Wellness Center to explore and evaluate a procedure for transporting, holding and supervising intoxicated WCU students at University facilities (Health and Wellness Center); supervised by WCU police officers and WCU health personnel.

**Implementing Agent:** Borough Council Public Safety Committee, West Chester Police Department, WCU Police Department, WCU Health and Wellness Center.

**Cost to Borough to Implement:** There will be minimal initial cost to the Borough Police Department to partner with WCU in setting up this program, and should reduce or have no impact on overall police operation costs once implemented.

*(Judicial Initiatives)*

**5. Support “Young Adult Community Conferencing” (“YACC”)**

The Task Force unanimously recommends that Borough Council support “Young Adult Community Conferencing” (“YACC”) and other alternative sentencing pilot programs that benefit the community.

**GOAL: Involve victims and community in the criminal justice system and hold offenders between the ages of 18 and 24 accountable through taking responsibility and making amends. (See Appendix: “YACC”, a pilot program offered by Judge Gwenn Knapp, District Court 15-1-04)**

**RECOMMENDATIONS** (continued)

**Implementation:** “Center for Resolutions”, Media, will hold training sessions for Borough volunteer community team members and facilitators and will oversee the project. Borough Council and WCU can support this program by:

1. Placing advertisements for “YACC” in Borough and University newsletters, bulletin boards and websites.
2. Verbally encouraging support of volunteer recruitment efforts: community conferencing team members, team facilitators and supervisors for public service assignments.
3. Supporting the search for regular monthly meeting sights (such as Senior Center, Church basements, business offices)
4. Support the search for useful public service sights. (An appropriate activity or organization that would welcome young people as part of the public service alternative sentence.)

**Implementing Agent:** “Center for Resolutions”, Media, PA

**Cost to Implement:** No cost to Borough.

*(PLCB and LCE Initiatives)*

**6. Empower and Educate Residents about laws and rights regarding “Nuisance Bars”**

The Task Force unanimously recommends that Borough Council make PLCB Pamphlet LCB-67, and the Borough “Tip Line” widely available to Borough residents and Neighborhood Associations.

**GOAL: Make the public aware of their rights to see LCB laws enforced.**

**Implementation:** The Public Safety Committee will work with Borough Administration and Neighborhood Associations to establish a plan to widely distribute (hard and digital) copies of PLCB Pamphlet LCB-67 and the Borough Tip Line in order to empower and encourage residents to become more aware of their rights regarding “Nuisance Bars”.

**Implementing Agent:** Borough Council’s Public Safety Committee with Borough Administration and Neighborhood Associations.

**Cost to the Borough:** Minimal

## **RESOURCES**

### **SPEAKERS/ MEETING PARTICIPANTS:**

- Bicking, Michael (Director WCU Public Safety)  
[mbicking@wcupa.edu](mailto:mbicking@wcupa.edu)
- Bohn, Scott (Chief, West Chester Police Department)  
[sbohn@west-chester.com](mailto:sbohn@west-chester.com)
- Brenner, Christine (Advisor, Off-Campus Student Housing Association; Assistant Director, Sykes Student Union)  
[cbrenner@wcupa.edu](mailto:cbrenner@wcupa.edu)
- Burkenstock, Lola (Resident)
- Chrisman, Bill (Resident)
- DiJiacomo, Anthony (WCU student; Board of Directors, Off-Campus & Commuter Association; waste receptacle/litter proposal)  
1480 Sunnyside Road, Downingtown, PA
- Fulmer, Tom (Department of Building and Housing, West Chester)  
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- Dempsey, Mike (Former member of Task Force; Borough bar owner)  
[mike@15north.com](mailto:mike@15north.com)
- Holliday, Matt, (Former member of Task Force; WCU student)  
[mh593618@wcupa.edu](mailto:mh593618@wcupa.edu)
- Hutchinson, John (Former member of Task Force)  
[john@rosevalleyrestorations.com](mailto:john@rosevalleyrestorations.com)
- Jones, Jim (Resident and WCU professor)  
[sahara27@juno.com](mailto:sahara27@juno.com)
- Johnstone, Malcolm (Director, West Chester Business Improvement District (BID))  
[malcolm@westchesterbid.com](mailto:malcolm@westchesterbid.com)
- Kuklis, John (WCU student; proposal for late night/safety bus)  
[jk626703@wcupa.edu](mailto:jk626703@wcupa.edu)
- Knapp, Gwenn (Magisterial District Judge, District Court, 15-1-04, West Chester, East)  
[gk@gwennknapp.com](mailto:gk@gwennknapp.com) ; [www.JudgeKnapp.com](http://www.JudgeKnapp.com)
- McKee, Eric (WCU student – proposal for late night/safety bus)  
[paradisetransit@yahoo.com](mailto:paradisetransit@yahoo.com)
- McNeely, Ernie (Borough Manager, West Chester)  
[emcneely@westchester.com](mailto:emcneely@westchester.com)
- Norley, Joe (Former member of Task Force; President, Historic South Walnut Neighborhood Association)  
[Realknow@aol.com](mailto:Realknow@aol.com)

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**RESOURCES** (continued)

O'Donnell, Sgt. John (West Chester Police Department)

Porter, Shirley (Former member of Task Force)

[portermarvshirl@worldnet.att.net](mailto:portermarvshirl@worldnet.att.net)

Rogan, Mary Jane (Coordinator of Wellness Programs and Alcohol, Tobacco and Other Drugs Programs)

[mrogan@wcupa.edu](mailto:mrogan@wcupa.edu)

Speirs, Sally (Borough resident)

Yoder, Dick (Mayor, West Chester)

[jyoder@bellatlantic.net](mailto:jyoder@bellatlantic.net)

Wambold, Donald (Borough resident)

**INSTITUTIONS AND ORGANIZATIONS:**

Communities That Care (Financial and other support for campus/community collaborative efforts.)

Valocchi, Christina (Community Mobilizer, West Chester Area)

[mobilizer@wcctc.org](mailto:mobilizer@wcctc.org)

[www.wcctc.org](http://www.wcctc.org)

Franklin and Marshall College, Lancaster, PA:

Fry, John, President (Former President of University of Pennsylvania; campus-community initiatives; NID)

Lehigh University, Bethlehem, PA:

Kochard, Dale (Executive Director Community & Regional Issues; off-campus student housing, town/gown and zoning issues)

610-758-5801 ext. 2

Shupp, Edward (University Chief of Police)

[eks0@Lehigh.edu](mailto:eks0@Lehigh.edu)

Pennsylvania State Senate, Senate Democratic Policy Committee Hearing, May 2, 2007, Chester County Courthouse, West Chester, PA (See Appendix for related reports. CD of proceedings available)

Dinniman, Andy (Senator, 19<sup>th</sup> Senatorial District)

[andydinniman@pasenate.com](mailto:andydinniman@pasenate.com)

Hearing: "The Impact of Excessive Drinking on College Towns"

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**RESOURCES** (continued)

PLCB

Pennsylvania Liquor Control Board  
Diehl, Faith S., Chief Counsel  
[ra-lblegal@state.pa.us](mailto:ra-lblegal@state.pa.us)  
[www.lcb.state.pa.us](http://www.lcb.state.pa.us)

PLCB's RAMP Program

<http://www.lcb.state.pa.us/edu/cwp/view.asp?A=1346&Q=555691>

State College, PA

Fontaine II, Thomas J. (Borough Manager)

[boro@statecollegepa.us](mailto:boro@statecollegepa.us)

P: 814-234-7110

King, Thomas R. (Chief of Police)

[police@statecollegepa.us](mailto:police@statecollegepa.us)

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West Chester University

Brewster, Mary (Faculty, Criminal Justice Department)

[MBrewster@wcupa.edu](mailto:MBrewster@wcupa.edu)

P: 610-436-2630

Cook, Lynne (Faculty, English Department)

[LCook@wcupa.edu](mailto:LCook@wcupa.edu)

P: 610-436-2163

**DOCUMENTS AND STUDIES:**

Pennsylvania Economy League (PEL Study, November 2006) (See Appendix for PEL Study Executive Summary)

PEL Study assesses the economic impact on a community hosting a State System of Higher Education Institution.

Includes recommended initiatives at the state and local level.

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**RESOURCES** (continued)

West Chester Police Department Testimony: Liquor License Transfer Hearing, (Bar Blue II)  
January 30, 2007. (see Appendix for transcript)  
Bohn, Scott L., Chief of Police

Includes testimony with statistics and charts supporting recommendation of denial for this liquor license transfer and supports denial for future liquor license transfers unless police resources can be increased to address the additional burden created.

**WEBSITES:**

[www.west-chester.com](http://www.west-chester.com)

West Chester Borough website

[www.collegedrinkingprevention.gov](http://www.collegedrinkingprevention.gov)

Recommended by Mary Jane Rogan, WCU; “Call to Action”, task force on college drinking.

[www.higheredcenter.org](http://www.higheredcenter.org)

Recommended by Mary Jane Rogan, WCU; Campus/Community Coalition; Environmental Management Strategies.

[www.niaaa.nih.gov](http://www.niaaa.nih.gov)

National Institutes of Health’s National Institute on Alcohol Abuse and Alcoholism  
“College Drinking: Changing the Culture”

[www.nih.gov/news/pr/jan2006/nichd-11.htm](http://www.nih.gov/news/pr/jan2006/nichd-11.htm)

National Institutes of Health’s National Institute of Child Health and Human Development.

“Most Behaviors Preceding Major Causes of Preventable Death Have Begun By Young Adulthood.” (Smoking, obesity and alcohol abuse) Call to Action

[www.JudgeKnapp.com](http://www.JudgeKnapp.com)

Website for West Chester Magisterial Judge, Gwenn Knapp

See: “YACC – Young Adult Community Counseling” pilot program.

<http://www.lcb.state.pa.us/edu/cwp/view.asp?A=1346&Q=555691>

PLCB RAMP Program

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**RESOURCES** (continued)

[www.pire.org](http://www.pire.org)

Pacific Institute for Research and Evaluation. An independent, non-profit organization dedicated to improving the health, safety and well being through the application of science for the public good.

<http://resources.prev.org/documents/AlcoholViolenceGruenewald.pdf>

“How Alcohol Outlets Affect Neighborhood Violence”

<http://resources.prev.org/documents/FactsMythsCollegeDrinking.pdf>

“Facts and Myths About College Drinking: A Serious Problem with Serious Solutions”

[www.hsph.harvard.edu/cas/Documents/monograph\\_2000](http://www.hsph.harvard.edu/cas/Documents/monograph_2000)

College Alcohol Study, Harvard School of Public Health, 2000

[www.nlc.org](http://www.nlc.org)

National League of Cities, “Universities Communities Council”. Includes best practices, contact information for other university communities in the US, etc.

[www.plcm.org](http://www.plcm.org)

Pennsylvania League of Cities and Municipalities. See “University- Community Network”.

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## **ACKNOWLEDGEMENTS**

The Task Force would like to thank the following for their valuable contribution to the substance of this report.

PA Senate:

Andy Dinniman

PA House of Representatives:

Barb McIlvaine Smith

West Chester Borough:

Ernie McNeely, Borough Manager

Dick Yoder, Mayor

Scott Bohn, Chief of Police

Michael Perrone, Director, Department of Building, Housing and Codes Enforcement.

Malcolm Johnstone, Executive Director, Business Improvement District

Judy Benes, Administrative Assistant

Dana Dillow, Administrative Assistant, Department of Building, Housing and Codes Enforcement.

Gwenn Knapp, Magisterial District Judge

Neighborhood Associations

Residents of West Chester

Members of the Task Force

West Chester University:

Dr. Madeline Wing Adler, President

Rich Przywara, Executive Director, WCU Foundation

Mary Jane Rogan, Director, Wellness Center, Director, Alcohol Awareness Education Program

Christina Brenner, Advisor, Off-Campus and Commuter Association

Mike Bicking, Chief, Public Safety Office

Students: Chad Gingrich, Matthew Holladay, Jon Kulkis, Erik McKee, Anthony DiJacomo, and others who attended and participated in Task Force meetings.

State College Borough, PA:

Thomas J. Fountaine, II, Borough Manager

Thomas R. King, Chief of Police

Borough Council Members

Teresa Sparacino, Director, Downtown Improvement District

Lehigh University:

Edward Shupp, University Chief of Police

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**APPENDICES**

- Appendix A – Charge to the University Area Neighborhood Task Force by Borough Council
- Appendix B – Map of the “University Area Neighborhood”
- Appendix C – Documentation of Problems
- Appendix D – Recommendation – Various Supporting Materials
- Appendix E – Other Supporting Materials

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**APPENDIX C**

**Documentation of Problems**

Chief Scott Bohn, Testimony, Bar Blue II Hearing, January 2007.....	Page C-2
Dinniman Senatorial Hearing, Chester County Court House, May 2007.....	Page C-10
Pennsylvania Economy League (PEL) Report, November 2006.....	Page C-14
West Chester Police Department Strategic Plan, June 2007.....	Page C-16
West Chester Police Department Reports (2006, 2007).....	Page C-20
West Chester Department of Building, Housing and Codes Enforcement...	Page C-37
Judge Gwenn Knapp, District Court 15-1-04 Data (2006, 2007).....	Page C-40
West Chester University, Office of Judicial Affairs, Incident Reports (2006, 2007) .....	Page C-45
Anecdotal Information/Interviews (residents, bar and business owners, West Chester University students).....	Page C-46











