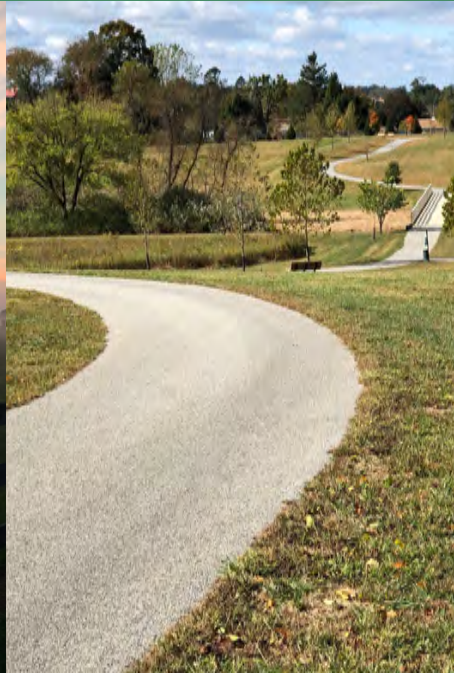




# East Marlborough Township



## DRAFT Open Space, Recreation, and Environmental Resources Plan 2020



# OPEN SPACE, RECREATION, AND ENVIRONMENTAL RESOURCES PLAN UPDATE 2020

East Marlborough Township

721 Unionville Road, Kennett Square, PA 19348

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East Marlborough Township gratefully acknowledges...

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This project was financed in part by a Vision Partnership Program Grant from the Chester County Board of Commissioners under the administration of the Chester County Planning Commission. East Marlborough Township provided matching funds for this project.

Adopted **Month, Day**, 2020

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# Chapter 1 Introduction



*Horses graze in a field*

## Background

East Marlborough Township (EMT) is situated on an invisible line that divides suburbanization and agricultural preservation in southern Chester County. When its Open Space, Recreation and Environmental Resources Plan was first published in 1993, Township representatives recognized the importance of preserving important agricultural lands and natural areas while allowing for modest residential growth in a responsible manner. This leadership and foresight some twenty-seven years ago set the stage for impressive conservation accomplishments and creative community planning that helped shape the East Marlborough Township of today.

The primary purpose of the Open Space, Recreation, and Environmental Resources Plan Update 2020 (Update 2020) is to identify opportunities for future open space preservation, identify the current and potential future demands for recreational parks and facilities, and provide a vision for a bicycle and pedestrian transportation network that connects neighborhoods to parks, schools, and businesses. Update 2020 is consistent with the requirements of Pennsylvania Act 247, the Municipalities Planning Code (MPC), regarding a plan for land use which includes provisions for the amount, intensity, character, and timing of land use proposed for community facilities, public grounds, parks, and recreation (Article III, Section 301 (a)(2)). The other subsections of MPC Article III, Section 301 are addressed in the Unionville Regional Comprehensive Plan (2011). Applicable sections of the MPC are provided in Appendix A.

East Marlborough is a township of the second class located in southern Chester County,

Pennsylvania with an area of 15.54 square miles. East Marlborough and West Marlborough townships were carved out of the once-larger Marlborough Township in 1729. It is located two miles north of Kennett Square and 24 miles southwest of Philadelphia and is the center of the Chester County equestrian community. The Township shares municipal boundaries with Kennett, New Garden, Newlin, Pennsbury, Pocopson, and West Marlborough Townships in Chester County.

The township is home to many Penn Oak trees that were in existence when William Penn explored the area. Significant local attractions include the world-famous Longwood Gardens and the veterinary school of the University of Pennsylvania at the New Bolton Center. Historic resources abound with several stations of the Underground Railroad, historic Unionville Village, and the quaint Marlborough Village.

Despite a demonstrated desire to remain connected with its agricultural heritage, EMT is in the path of residential growth. The population was 7,270 according to the 2016 Census estimate. The Delaware Valley Regional Planning Commission projects that by 2045 the population of EMT will grow by 40.5% with a projected population of 10,235 residents - an absolute increase of 2,952 residents. The EMT Board of Supervisors recognizes the importance of planning ahead for parks and recreational needs of its growing population.

East Marlborough is fortunate to have several volunteers who serve on the Township's many boards, commissions, and committees. The East Marlborough Township Environmental Advisory Council (EAC) was formed in 2018 and currently consists of seven volunteer members and one Supervisor (who sits ex officio) who are appointed every three years by the Board of Supervisors to oversee the Township's environmental challenges, issues, and items of concern. The EAC serves in an advisory capacity to the Board of Supervisors, Planning Commission, Township Manager, and other municipal representatives. The EAC has power to recommend plans and programs that promote and conserve the Township's natural resources and improve the quality of the natural environment. In addition to the 5-member Board of Supervisors, other boards and commissions include the Zoning Hearing Board, Planning Commission, Historical Commission, and Historic Architectural Review Board. There is currently no Park and Recreation advisory entity.

Chapter 5 of the Unionville Regional Comprehensive Plan (2011) includes a discussion and recommendations for organized recreation and sports leagues. It concludes that based upon existing and planned recreational amenities in the Unionville Region, along with projected population growth and community demographics, there exists a varied and sustainable open space network that serves the needs of the residents in the Region. Future planning of open space and recreational facilities should focus on enhancing linkages among and providing access to these amenities. This conclusion is generally consistent with survey responses that were gathered for Update 2020 where residents placed a lower priority on active recreation and a higher priority on open space preservation and community trails.

Update 2020 provides the Township Board of Supervisors and the EAC with a powerful tool that identifies and prioritizes open space preservation, recreation, and trail needs in the municipality. The Township's boards and commissions will be able to actively utilize this document as a tool to advance open space preservation and recreational opportunities in the Township in a strategic and cost-effective manner. This document is intended to be adopted as an addendum to the Unionville Regional Comprehensive Plan (2011).

# Vision

East Marlborough Township is a vibrant, thriving community that seeks to retain its rural character in the face of suburban growth pressure, preserves prime agricultural lands, protects critical natural and headwater areas, and safeguards water quality for future generations. There will be a system of parks, greenways, and trails, developed through cooperative efforts among municipal, business, educational, athletic, cultural, and environmental partners, that safely connects residents to parks, schools, neighborhoods, and other key destinations within and outside of the Township.

## Goals and Objectives

Township representatives and members of a Plan Advisory Committee prepared a series of Goals and Objectives to help frame issues for the Township to address in Update 2020. The Goals are organized by two categories: Open Space Preservation & Natural Resources; and Parks, Recreation, and Trails.

### Open Space Preservation & Natural Resources

#### Goal 1: To retain the rural character of East Marlborough Township.

**Objective 1-1:** Identify regional planning efforts, particularly land use and resource protection measures in neighboring municipalities in order to better coordinate land use decisions between East Marlborough Township and adjacent municipalities.

**Objective 1-2:** Examine opportunities for the establishment of permanent open space where development is likely to occur.

#### Goal 2: To preserve working farms and prime agricultural soils to promote the agrarian heritage of the area.

**Objective 2-1:** Identify priority agricultural lands for preservation.

**Objective 2-2:** Identify critical agricultural lands in the Township which can be preserved with agricultural easements in coordination with the Chester County Agricultural Land Preservation Board (ALPB) program challenge grants.

#### Goal 3: To conserve critical ecosystems, habitats, and natural resources of the Township including unique geological formations, woodlands and interior woodlands, important vegetation, wetlands and water resources, steep slopes, and air quality.

**Objective 3-1:** Continue to promote and pursue formal acquisition and designation of open space, whether by fee interest, conservation easement, or subdivision plan designation, in locations that maximize the effective conservation of natural resources. Continue to

encourage private open space conservation efforts.

**Objective 3-2:** Identify Pennsylvania Natural Heritage Areas, wetlands, woodlands, riparian corridors and important natural areas suitable for preservation.

**Objective 3-3:** Promote the conservation of wildlife habitat and populations, by seeking to establish and sustain best management practices at Township parks and open spaces.

**Objective 3-4:** Continue to guide development away from sensitive resources, including steep slopes, prime agricultural soils, water resources, and sensitive habitats including interior woodlands and wetlands.

**Objective 3-5:** Identify sensitive resources such as steep slopes, floodplains, unique geological formations, and wetlands in order to guide development away from those resources.

**Objective 3-6:** Identify woodlands and woodland interior resources that are subject to the Timber Harvest Ordinance.

#### **Goal 4: To conserve important historic and scenic landscapes, structures, and sites that contribute to the character of East Marlborough Township.**

**Objective 4-1:** Identify and map visually prominent open spaces and historic landscapes in East Marlborough Township.

**Objective 4-2:** Continue to conserve visually prominent open spaces and historic landscapes in East Marlborough Township.

**Objective 4-3:** Identify and map historic resources and their surrounding resources that contribute to the landscape context of the historic resources.

### **Parks, Recreation, and Trails**

#### **Goal 5: To provide a balance of active and passive recreation facilities, from youth-oriented playgrounds and sports fields to hiking, biking, and equestrian trails, to serve a wide range of ages, abilities, and interests.**

**Objective 5-1:** Review the operation of the Township's park areas and recreation facilities in order to manage them effectively and efficiently through volunteer and staff leadership.

**Objective 5-2:** Consider new facilities within parks for self-directed recreation opportunities such as fishing, walking, in-line skating, and mountain biking.

**Objective 5-3:** Seek land and easements adjacent to existing public parkland to expand the

size of the parks.

**Objective 5-4:** Identify natural areas within Township parks for passive recreation activities, enjoying nature, and environmental education.

**Objective 5-5:** Monitor parks and recreation trends and assess resident needs to determine how recreation facilities can be enhanced.

**Goal 6: To provide a variety of affordable and inclusive recreation program opportunities for residents of all ages in partnership with youth sports associations, school districts, environmental organizations, religious organizations, and other local groups.**

**Objective 6-1:** Review opportunities to collaborate with and assist the youth sports organizations that serve Township residents.

**Objective 6-2:** Ensure that provisions are made for those in need of financial assistance to participate in community recreation programs offered at Township facilities.

**Goal 7: To provide a safe pedestrian, bicycle, and equestrian trail network that links people to key places within the Township and to regional trail networks.**

**Objective 7-1:** Develop a vision for Township multi-modal travel networks to be developed and enhanced in a manner which offers maximum public accessibility to and interconnection with parks and recreational facilities within the Township and into Kennett Borough.

**Objective 7-2:** Engage residents, businesses, and other stakeholders within and outside of the Township to plan trails that connect to key destinations.

**Objective 7-3:** Develop a Conceptual Trail Plan, which would include a prioritization of future trails and bike routes.

**Objective 7-4:** Ensure that new developments include footpaths and bikeways that are connected into Township and regional trails wherever appropriate.

**Goal 8: To collaborate with neighboring municipalities and the Unionville-Chadds Ford and Kennett Consolidated School Districts, and other private and public organizations to provide a compatible, complementary regional park and trail system that avoids unnecessary duplication of recreation facilities.**

**Objective 8-1:** Work with the Unionville-Chadds Ford School District to determine and support the best uses of the 23-acre parcel adjacent to East Doe Run Road and investigate trail opportunities on High School and Middle School property through a Township/School District partnership.

**Objective 8-2:** Plan improvements to Township parks within the context of the regional community.

**Objective 8-3:** Coordinate with adjacent municipalities and Chester County on regional trail planning initiatives.

**Goal 9: To ensure that park areas and recreation facilities are well-maintained, safe, accessible for all abilities, and provide an enjoyable environment for residents.**

**Objective 9-2:** Plan park improvements to minimize vandalism, allow oversight of facilities, and increase security for visitors.

**Objective 9-3:** Ensure that the URA ballfield complex meets accessibility guidelines, including accessible parking areas, pathway routes from parking areas to recreation facilities, and accessible spectator viewing areas at recreation facilities.

**Goal 10: To secure adequate financing and partnerships to support the operation, maintenance, development, and future acquisition and preservation of park and open space areas, trails, and recreation facilities, and provision of opportunities for recreation programs and activities.**

**Objective 10-1:** Identify grants and foundation funds to leverage Township funds for park improvements, trail planning and development, and land acquisition.

**Objective 10-2:** Review operating and capital budget funds for the acquisition, operation, development, and maintenance of park, trail, open space areas, and recreation facilities to sustain and enhance the quality of life in the Township.

**Objective 10-3:** Consider volunteer involvement to expand parks and recreation opportunities for residents.

**Objective 10-4:** Consider a capital improvement plan for park and trail projects that includes a mix of public and private resources and strategic alliances with other providers.

**Objective 10-5:** Cultivate existing partnerships and explore new partnerships to advance a robust parks, recreation, and trails network.

## Regional Context

East Marlborough Township is situated in a rural region that places great importance on open space and natural resource protection, history, culture, and outdoor recreation. Chester County sets a national standard for rich and diverse natural resources, historic and cultural resources, recreation, and open space preservation. Below is a brief summary of the many unique regional and local factors that influence parks, recreation, and trails planning in this region.

### Natural Resources - Regional

East Marlborough Township is uniquely located on a ridgeline that forms the divide between the Brandywine Creek watershed and the Red Clay Creek watershed. This means that a drop of water that falls in East Marlborough north of Doe Run Road will drain east into the Brandywine Creek, and south of Doe Run Road will drain west into Red Clay Creek. Both the Red Clay and Brandywine Creeks drain into the Christina River, which drains into the Delaware River, and eventually drains into the Delaware Bay. The Brandywine and Red Clay Creeks are popular recreational destinations for residents and visitors, though recreational access is limited to a few access points.

The Natural Heritage Inventory identifies and characterizes the rare, threatened, and endangered species and habitats that comprise the biodiversity found within the state of Pennsylvania. East Marlborough Township includes core habitats for rare, threatened, and endangered species and landscapes that contribute to, or buffer, important habitat areas. Detailed data for the Natural Heritage Inventory sites is provided in Appendix B. It is important to be aware of where these natural heritage sites are in order to avoid impacting them with new parks, recreation, and trails facilities. Additional information regarding the core habitats and species can be found on the Pennsylvania Natural Heritage Program website at [www.conservationexplorer.dcnr.pa.gov](http://www.conservationexplorer.dcnr.pa.gov).

### Natural Resources - Local

The Brandywine Conservancy is a private, non-profit land trust (Internal Revenue Code Sec. 501(c)(3)) located in Chadds Ford Township and actively working to preserve land in East Marlborough Township. The Conservancy's mission is to conserve and protect the land, water, and natural and cultural resources of the Brandywine-Christina watershed. Other nearby land trusts that are actively preserving land in the Brandywine Creek watershed include Natural Lands, The Land Conservancy for Southern Chester County, Beaver Valley Conservancy, and The Nature Conservancy in Delaware.

## Historic and Cultural Resources - Regional

The Brandywine Valley is famous for its history of the DuPont family dynasty and includes many public attractions that celebrate the DuPont legacy including the Winterthur Museum, Garden, and Library, Hagley Museum and Library, and Longwood Gardens. Longwood Gardens is located in the southeastern quadrant of East Marlborough Township and is known as the world's premier horticultural showcase. It consists of over 1,077 acres of gardens, woodlands, meadow and trails in East Marlborough, Kennett, and Pennsbury Townships. The gardens are open to visitors throughout the year and offer events, performances, educational lectures, courses, and workshops.

New Bolton Center is the University of Pennsylvania School of Veterinary Medicine's 700-acre campus located in the southwest quadrant of East Marlborough Township. It is home to one of the busiest large animal teaching veterinary clinics in the nation. Founded in 1964, the school sees more than 4,000 patient visits and its Field Service sees more than 31,000 patient visits per year.

## Historic and Cultural Resources - Local

There are many local historic/cultural attractions in EMT that could serve as popular destinations within a community trail network. Two national Historic Districts include the Unionville Village Historic District and the Marlborough Village Historic District. The Unionville Village Historic District was added to the National Register of Historic Places in 1979. It encompasses 69 contributing historic buildings including brick, stone, and frame buildings dating back to as early as 1750. The most notable historic buildings include the Unionville Academy (1834), country store (c. 1875), Union Hotel (1834), Cross Keys Inn (1751), Unionville Saddle Shop (1887), Unionville Hall (1849–50), Grange Hall (1845; originally the Friends Meetinghouse), and Green Lawn Seminary.

The Marlborough Village Historic District was added to the National Register of Historic Places in 1995. It encompasses 21 contributing buildings and 2 contributing sites including the Marlborough Meeting House, Schoolmaster's House (1829), General Store (1834) and residence, former brick schoolhouse (1901), a small farm, a row of five houses built between 1840 and 1855, a Sears House bungalow known as the Brown House (1927), a pattern house known as the Larkin House (1938), and the Bernard / Wickersham farmhouse (1726, 1771) and barn (c. 1767).

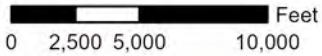
# Draft-Map 1-1-Draft

## Regional Recreation Facilities (Existing and Planned)

East Marlborough Township,  
Chester County



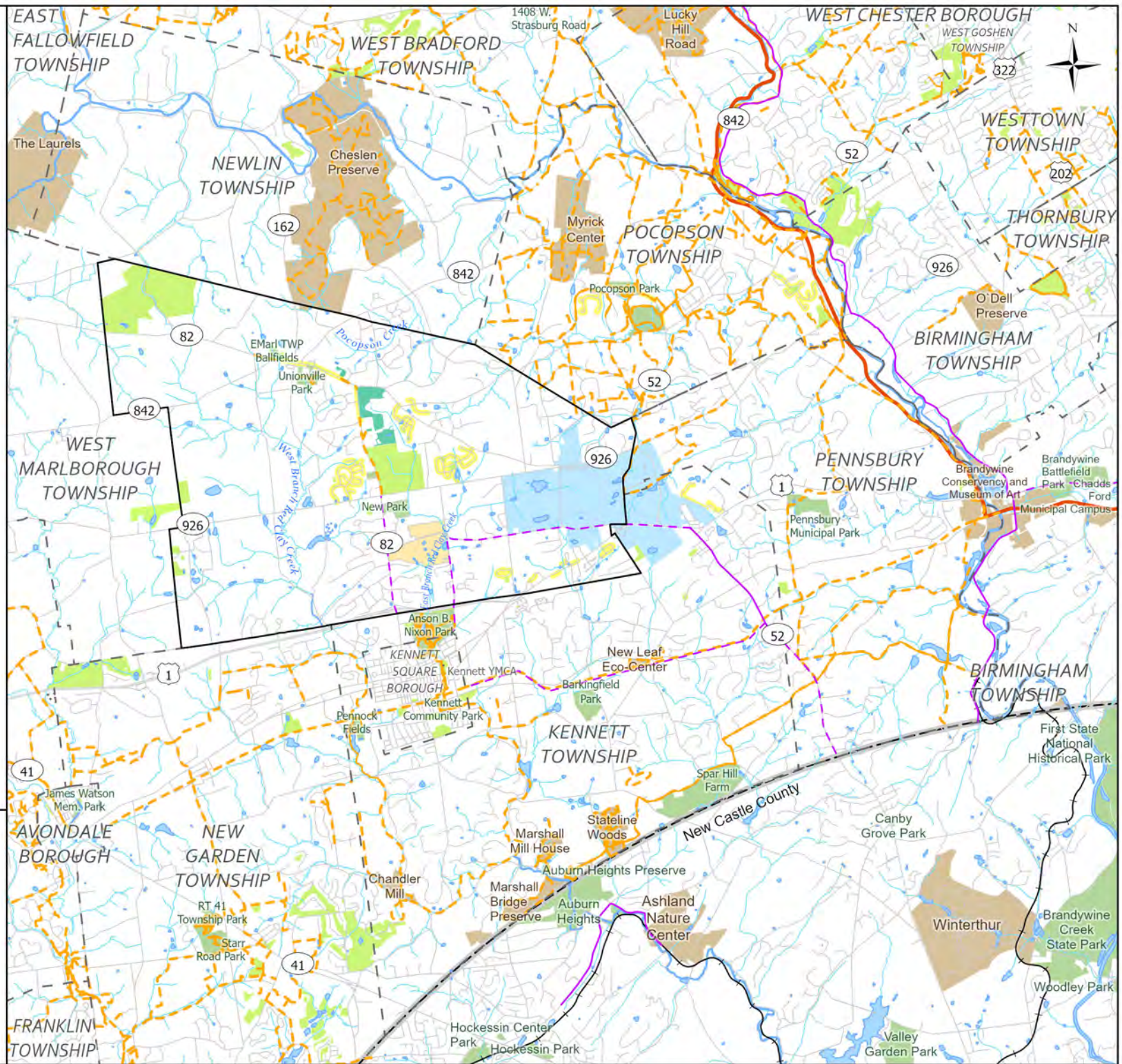
- Streams
- Water Bodies
- Roads
- Sidewalks
- Existing bike route
- Planned bike route
- Surfaced Trails
- Planned Trails
- Regional Circuit Trails
- Kennett Golf Club
- Private Preserves
- Longwood Gardens
- Existing Public Parkland
- School District Recreational Facilities
- Private Recreation
- Municipal Boundary
- Adjacent Municipalities



Data Source: Base Data from Chester County GIS Department, 01/2019

Protected Lands data from Chester County GIS Department, 07/2019

Map Created: October 28, 2019



## Recreation - Regional

The Unionville Recreation Association (URA) offers a variety of sports programs throughout the entire calendar year for families residing in the Unionville-Chadds Ford School district (Chadds Ford, Newlin, Pennsbury, Pocopson, Birmingham, East Marlborough and West Marlborough townships) as well as outlying areas including West Chester, Kennett and Avon Grove. Current URA Program offerings include:

- Baseball
- Softball
- Lacrosse (Boys and Girls)
- Field Hockey
- Basketball (Boys and Girls)
- Volleyball (New, Fall 2015)

The Unionville Community Recreation Association (URA) is a 100% volunteer, 501c nonprofit organization (#23-7375176) dedicated to improving the quality of life for area youths by effectively managing and enhancing recreation programs and facilities.

The KOA located at 1659 Embreeville Road in Coatesville provides recreation to many residents of the Township, particularly those in the Kennett School District.

**Map 1-1 Regional Existing and Planned Recreation Facilities and Trails** is highlighted on the previous page.

## Recreation - Local

Unionville Park is located near the Unionville Village Historic District. It is a passive park of 26.4 acres that provides residents in East Marlborough Township opportunities to walk on a paved trail and enjoy the outdoors in a village setting.

# Draft-Map 1-2-Draft

## Regional Protected Lands

East Marlborough Township, Chester County



- Schools
- Roads
- Streams
- Water Bodies
- Tax Parcels
- Municipal Boundary
- Adjacent Municipalities
- Conservation easements/Deed restricted
- Agricultural Easements
- Existing Public Parkland and Open Space
- Unprotected Institutional
- HOA Open Space
- Pending Easements
- Municipal Spray Fields

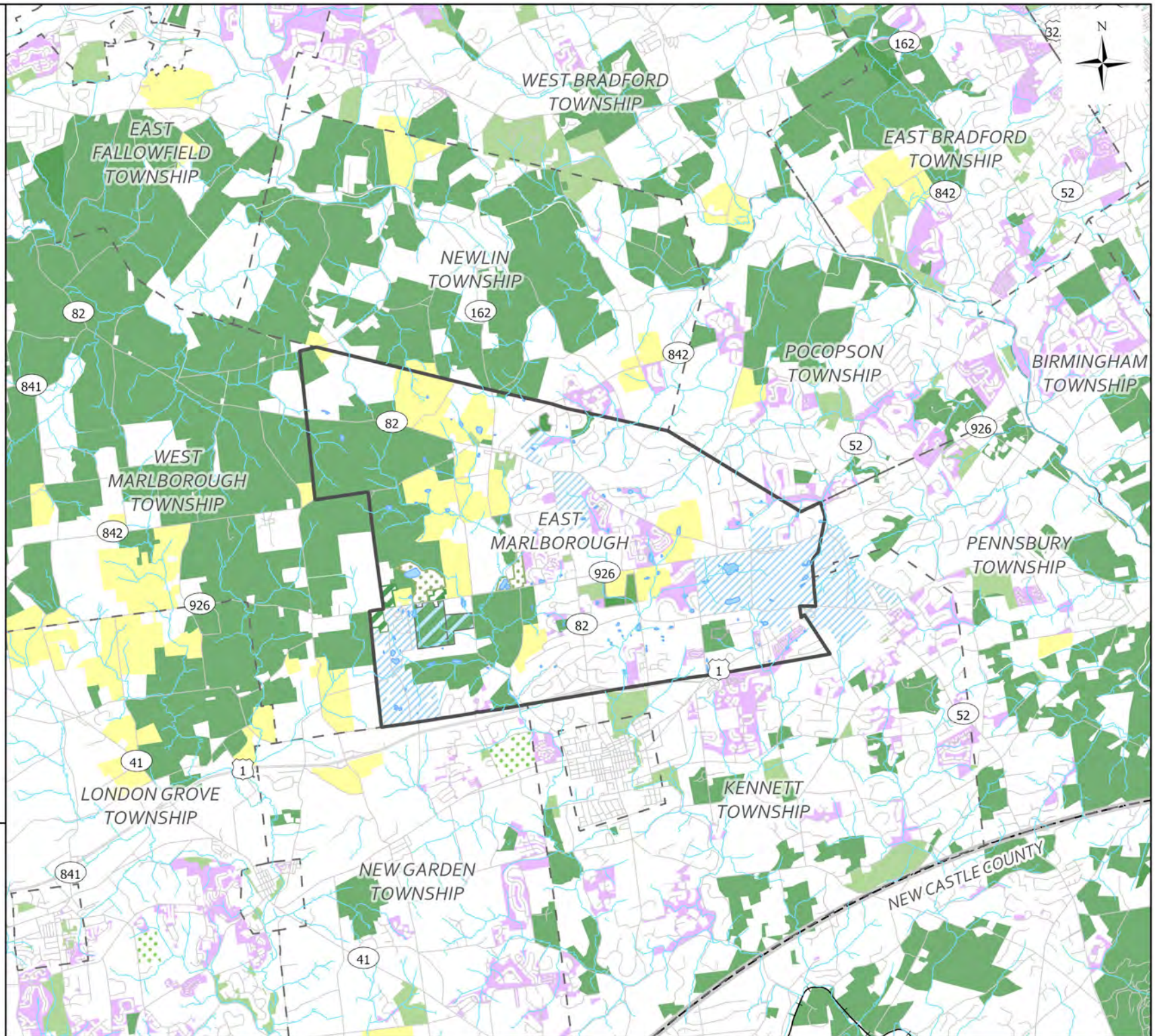
0 2,000 4,000 Feet



Data Source: Base Data from Chester County GIS Department, 01/2019

Protected Lands data from Chester County GIS Department, 07/2019

Map Created: July, 2020



## Open Space Protection - Regional

Since 1989, the Commissioners of Chester County have created and funded a comprehensive and sustained effort to preserve the most productive non-irrigated agricultural soils in the world, provide park and recreation opportunities, and preserve significant natural areas. The County's Preservation Partnership Program provides funding to municipalities and non-profit land conservation organizations to permanently preserve significant natural, recreational, agricultural, historic, and cultural land resources.

**Map 1-2 Regional Protected Lands** is highlighted on the previous page.

## Open Space Protection - Local

East Marlborough Township is a leader in agricultural land preservation having permanently protected over 1,210 acres of farmland in the township. Township representatives have partnered with landowners, local land trusts, Chester County, and state agencies over many years to acquire conservation and agricultural easements that extinguish most development rights on private lands. Many private landowners who wish to permanently protect their properties are responsible for the successful open space preservation efforts in East Marlborough Township.

## Planning Process and Timeline

East Marlborough Township received a grant from the Chester County Vision Partnership Program in 2018 to fund Update 2020. The Township issued a request for proposals, interviewed consultants, and selected the consultant team of Brandywine Conservancy with Recreation and Parks Solutions in the summer of 2019. Major milestones in the planning process included completion of the inventory/data collection (November 2019, Plan Advisory Committee (PAC) Meeting #2), recreational needs analysis and survey data review, open space prioritization mapping (January 2020, PAC Meeting #3), draft pedestrian and bicycle trails map and park concept sketch (March 2020, PAC via email), organizational and implementation strategies, and draft recommendations (May 2020, PAC via email), draft report with phased recommendations (August 2020, public meeting), and final report presentation (September 2020, public meeting). An overview of the project tasks and timeline are shown in Figure 1-1. **Figure 1-1 Project Tasks and Timeline** is highlighted below.

Tasks	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Month 13	Month 14	Month 15
<b>Project Tasks</b>															
1. Project Management															
2. Existing Conditions Inventory and Data Collection															
3. Vision, Goals, and Objectives															
4. Plan for Open Space															
5. Plan for Recreation Facilities															
6. Plan for Multi-modal and Community Connections															
7. Plan for Existing Open Space															
8. Organization, Management and Funding															
9. Implementation Strategies															
<b>Public Participation</b>															
Plan Advisory Committee Meeting		PAC 1	PAC 2	PAC 3	PAC 4	PAC 5	PAC 6	PAC 7	PAC 8	PAC 9	PAC 10	PAC 11	PAC 12	PAC 13	PAC 14
Public Meetings				PM 1						PM 2			PM 3		
Public Surveys															
Invitation Response															
Open Space and Recreation Tour							TOUR								
<b>Deliverables</b>															
Draft Report															
Final Report															
<b>Formal Plan Adoption</b>															
Aid 24F Review															

# Stakeholder and Public Involvement

## Plan Advisory Committee

The East Marlborough Township Board of Supervisors identified ten East Marlborough residents and other key stakeholders and invited them to serve on the Update 2020 Plan Advisory Committee (PAC). PAC members were selected to represent a wide range of neighborhoods, backgrounds, experiences, and age ranges within the community. Members included:

John Daly, President, Unionville Recreation Association  
Ann Einstein, HOA President, Traditions at Longwood  
Josh Farkas, Chairman, East Marlborough Township Environmental Advisory Council  
Abbie Kessler, Preservation Director, The Land Conservancy for Southern Chester County  
Robert McKinstry, Chairman, East Marlborough Board of Supervisors  
Paul Redman, CEO, Longwood Gardens (or his representative, Renee DePietro)  
John Rosecrans, Chairman, East Marlborough Historic Commission  
John Sanville, Superintendent, Unionville-Chadds Ford School District (or his representative)  
Cuyler Walker, Chairman, East Marlborough Planning Commission  
Karen White, HOA President, Schoolhouse Crossing

The PAC met three times at the East Marlborough Township building and three times via online video conference. Agendas from the PAC meetings can be found in Appendix C.

PAC Meeting #1 – September 26, 2019, 7-9pm (Township Building)  
PAC Meeting #2 – November 6, 2019, 6:30-8:30pm (Township Building)  
PAC Meeting #3 – January 29, 2020, 6:30-8:00pm (Township Building)  
PAC Meeting #4 – April 3, 2020, 2-3pm (online)  
PAC Meeting #5 – May 20, 2020, 7-8pm (online)  
PAC Meeting #6 – July 22, 2020, 7-8pm (online)

## Environmental Advisory Commission (EAC)

The East Marlborough Township EAC met with the planning team once at the Township Building on DATE to review open space prioritization criteria for agricultural lands and for natural/environmental features.

## Public Meetings

Three public meetings were scheduled when key phases of the project were presented and discussed in a public forum.

Public Meeting #1 - November 6, 2019, 7-9:00pm (in person)

- Project overview
- Existing conditions inventory
- Draft vision and goals
- Hands-on public engagement re. Open space, recreation, and trails

Public Meeting #2 – August 19, 2020 at 7-9:00pm (online)

- Presentation of draft plan including parks and recreational needs analysis, draft recommendations for phased implementation, and draft pedestrian and bicycle facilities plan
- Public review and comment

Public Meeting #3 – TBD

- Presentation of the final plan
- Public review and comment

Public Hearing – TBD

- Presentation of the final plan
- Recommendation to BOS to circulate for county and adjacent municipalities' review



*Public Meeting, November 6, 2019*

### Online Survey

All East Marlborough Township residents and landowners were invited to participate in a public survey (Appendix D) that was designed to collect the thoughts, preferences, and priorities of the community for open space, parks, recreation, and trails. The survey was available online on the Township's website, and paper copies were also available at the municipal building. A link to the online survey was promoted in a series of emails from EMT and members of the PAC.

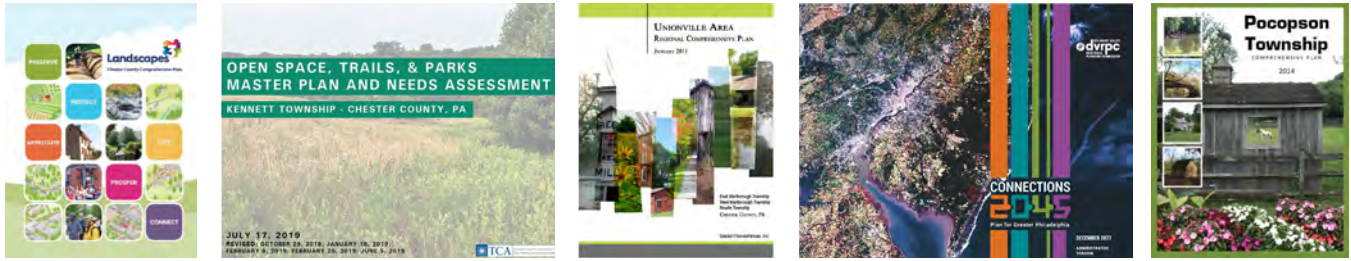
### Key Person Interviews

The PAC identified several individuals to be interviewed for Update 2020. Sixteen people were interviewed, and the interviews are documented in Chapter 2 and Appendix E.

### Website Updates

Throughout the planning process the municipal staff and the Consultant team kept the Township website updated with new documents and maps as they became available. The public was provided access to draft documents and was encouraged to submit comments and questions.

# Chapter 2 Evaluation



## Background Document Review

There are numerous existing plans that provide important background information and context for open space, parks, recreation, environmental resources, trail and bikeway planning in East Marlborough Township. Many of the documents have been adopted at the state, county, regional, or municipal levels, while other documents have been published by private non-profit organizations or government agencies as policy/guidance. Below is a summary of the most relevant documents as they relate to the East Marlborough Township Open Space Plan Update 2020 and information they provide regarding open space, parks and recreation, and trails and bikeways.

### East Marlborough Township Planning Documents

The following planning documents for East Marlborough Township were reviewed for elements that could help shape the future of open space, recreation, and trails: Zoning Ordinance (2017); Subdivision and Land Development Ordinance (1992); and Open Space, Recreation, and Environmental Resources Plan (1993). The Zoning Ordinance provides rigorous provisions for the protection of natural resources. Zoning amendments of 2019 included an innovative Forestry provision, providing greater protection for woodlands and riparian buffers. The Agricultural Preservation District (AP) encourages and promotes continued agricultural, open space, and conservation uses while also permitting low density residential lots of 20 acres that retain the rural character of the township.

Article XVI of the Zoning Ordinance provides for lot averaging and cluster development in residential zoning districts to foster the protection of critical natural resources. Recreation is not specifically listed as a permitted use in any zoning district. However, Section 1606 describes the design criteria for open space in cluster developments, and states that the Supervisors may require a portion of the open space to be allocated towards recreational uses and public trails.

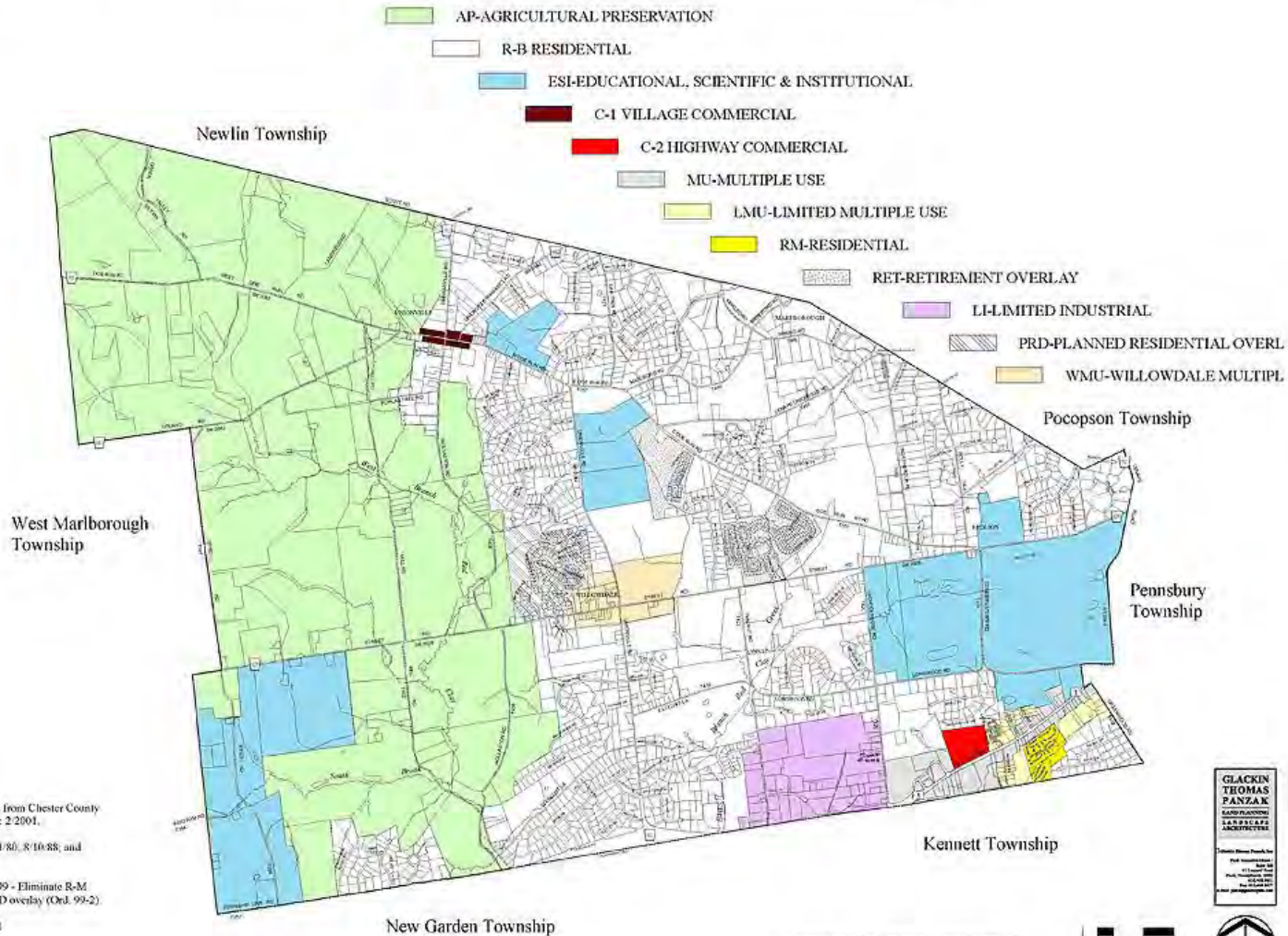
Subsection 627C of the Subdivision and Land Development Ordinance provides guidelines for the provision of recreational open space in new residential developments. Section 627 specifies minimum active recreational acreage for playgrounds and neighborhood parks in new land developments based on number of families served. The Planning Commission is responsible for determining whether recreational facilities are warranted in subdivisions of ten residential lots or more. Sidewalks, when constructed are required to be a minimum of four feet in width.

**Figure 2-1 Existing Zoning** is highlighted on the following page.

# ZONING MAP OF EAST MARLBOROUGH TOWNSHIP

## CHESTER COUNTY, PENNSYLVANIA

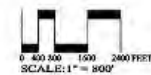
### ZONING DISTRICTS:



**NOTES:**

1. Base map taken from Chester County GIS files, dated: 2/2001.
2. Revisions of 4/1/80, 8/10/88, and 6/19/98.
3. Revised 10/28/99 - Eliminate R-M District and PRD overlay (Ord. 99-2)
4. Revised 8/21/01
5. Revised 8/26/02
6. Revised 7/23/04

Adopted by the East Marlborough Township Board of Supervisors this \_\_\_\_\_ day of \_\_\_\_\_, 2004.



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## Unionville Area Regional Comprehensive Plan (2011)

None of the municipalities within the Unionville Area operate municipal recreation programs. In a table on page 8-2, NRPA park standards are summarized and the table shows that the region is deficient in 3-6 mini neighborhood parks, 1-3 neighborhood parks, 1-3 community parks, and 1 regional park. Efforts are underway to make the region more bicycle friendly for all users with the design of bike lanes along Route 82. Although construction of the bike lanes is not yet funded, the project is planned to include continuous bike lanes from Route 926 to the roundabout on Route 82, along with the extension of an existing sidewalk near Charles F. Patton Middle School. Many communities do not feel that the NRPA standards for parks address their needs realistically, and some communities have been moving away from this standard.

**Map 2-1 Recreational Zones** is highlighted on the following page.

# Draft-Map2-1-Draft

## Park Service Areas

East Marlborough Township,  
Chester County



### Legend

- Roads
- URA Ballfield Service Area- 1/2 mile
- New Park Service Area- 2 miles
- Unionville Park Service Area- 2 miles
- Existing Public Parkland
- Private Preserves
- Municipal Boundary
- Adjacent Municipalities

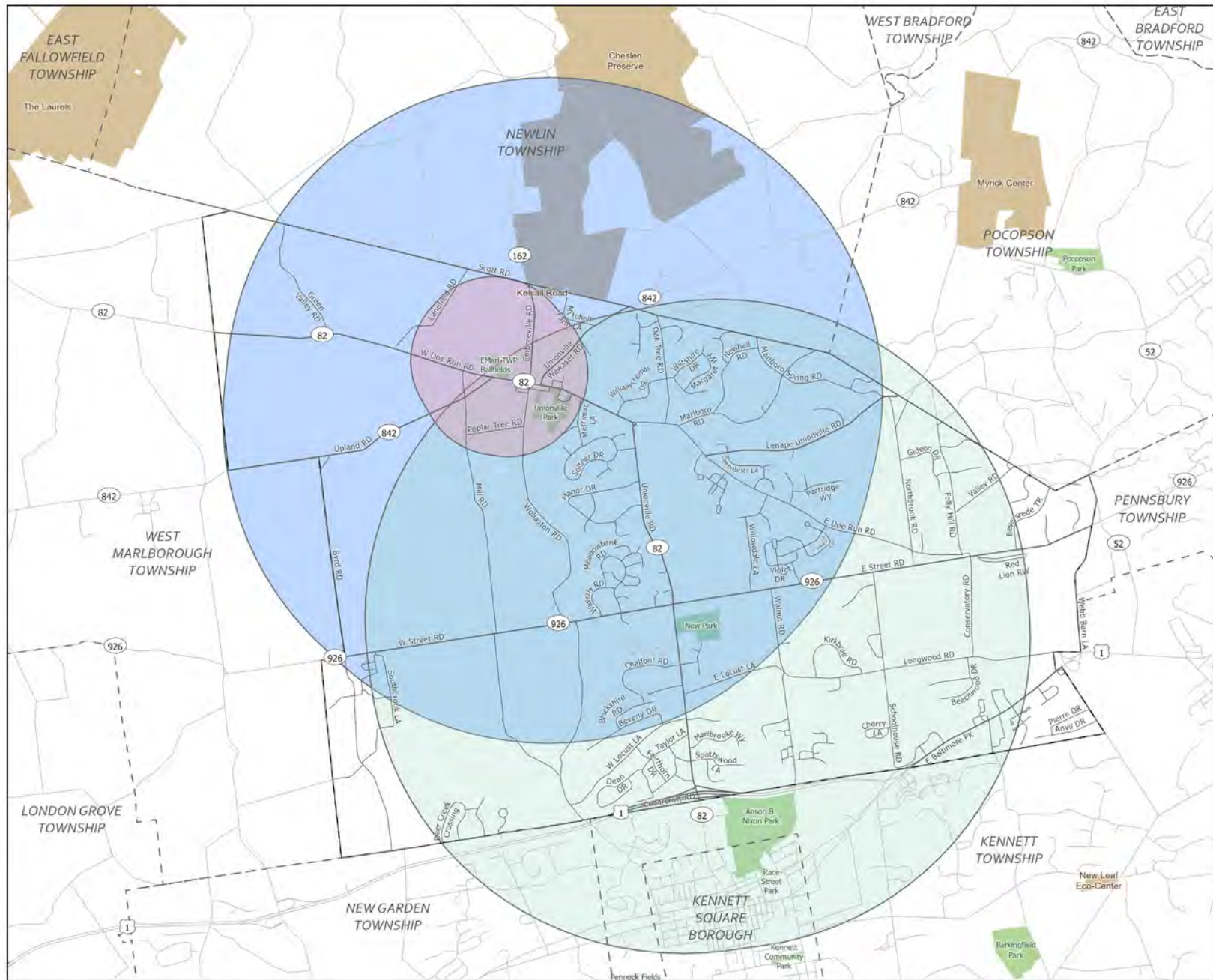
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Data Source: Base Data from Chester County GIS Department, 01/2019

Protected Lands data from Chester County GIS Department, 07/2019

Map Created: October 28, 2019



## **Unionville Community Park Master Plan (2011)**

When residents were asked what facilities and activities they would like at the park, the highest ranked in order were: trails, ADA accessibility, passive recreation, furnishings, open lawn play area, parking, playgrounds, restrooms, picnic amenities, environmental education signage, fitness trail, and multi-purpose field. The Township viewed the park as a hub for the two-mile walking trail project along the north side of Route 82 through the Village of Unionville and a planned bike trail project that will one day connect the villages of Unionville and Willowdale along Route 82 (Unionville Road) with Kennett Square.

## **Unionville Chadds Ford School District Long Range Facilities Plan (2019)**

The Unionville-Chadds Ford School District has a total current (2019) inventory of 250 acres of land on which over 860,000 square feet of educational space is situated. The Long-Range Plan addresses immediate needs for buildings and grounds. The Plan is updated on an annual basis in line with new facility assessments conducted by the district. The current Plan timeframe ranges from 2019 to 2021 with a target of \$12 Million in investments identified over the course of those three years. The plan also identifies future facilities needs beyond the three-year time horizon. Priority projects of note for the Unionville High School through 2025 include replacing the stadium synthetic turf and resurfacing track and field elements, ball safety netting systems on baseball fields, upgrading site lighting to LED, constructing new athletic fields for double turf, and tennis court repaving and two additional courts.

## **Kennett Square Borough Comprehensive Plan (2012)**

Although not directly contiguous with East Marlborough Township, Kennett Square Borough provides a range of community services for the region. Most of the parks in Kennett Square provide active recreation and service youth leagues from surrounding townships including East Marlborough. The Borough's Comprehensive Plan provides discussions on several planning concepts that are relevant to East Marlborough Township. There is consideration of the development of a multi-municipal (Kennett Township and East Marlborough) master plan for the development of the Red Clay Creek Greenway and trail system. The Red Clay Creek trail would extend north into East Marlborough along Unionville and Walnut roads. The Borough is also considering possible trail and bicycle connections along the Unionville Road corridor linking East Marlborough Park and Unionville High School with Anson B. Nixon Park in downtown Kennett.

## **Kennett Township (various plans)**

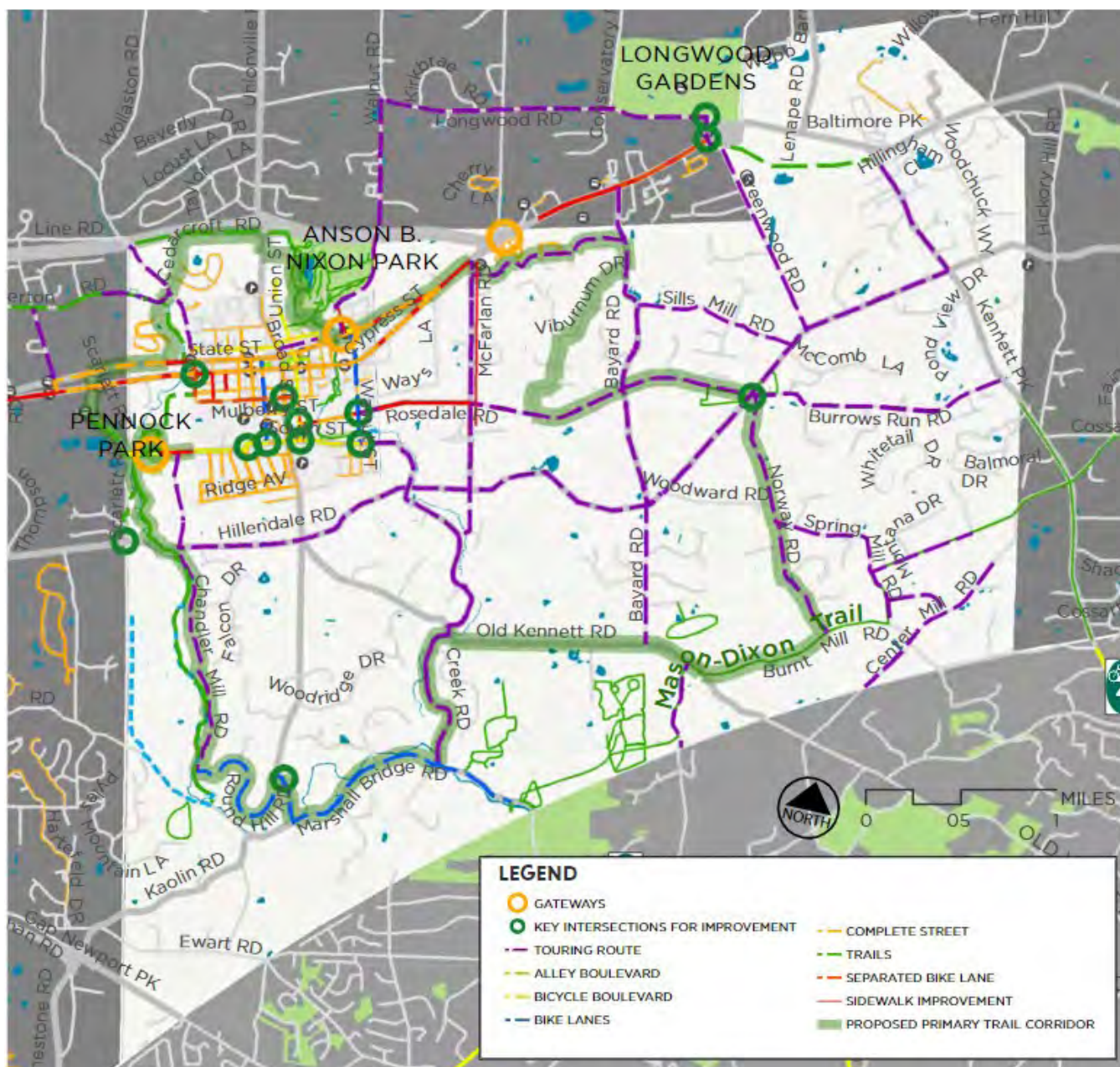
A variety of planning documents from Kennett Township provide insight into open space, recreation and trails planning in the municipality to the south of East Marlborough Township: Kennett Township Comprehensive Plan (2015); Kennett Township Active Transportation Plan (2018); Kennett Region Economic Development Study (2016); Resource Prioritization Report (2005); Kennett Township Woodlands Management Plan (2000); and the Open Space, Trails, and Parks Master Plan Needs Assessment (2019). A few of the most relevant concepts are outlined below.

Kennett Township has been actively planning for open space and trails for several years. The

Kennett Pike Bikeway Project will provide bike linkages along route 52 and Route 1 to connect the Longwood Gardens area to the Brandywine Valley National Scenic Byway in Delaware. There is potential for this project to be extended into East Marlborough Township to provide pedestrian and bike connection with Longwood Gardens and shopping areas along Route 1.

The proposed Kennett Greenway creates a loop connecting key destinations and parks in Kennett Township and Kennett Square Borough including Anson B. Nixon Park. The northern extent of this loop runs along the border of Kennett Township and East Marlborough Township at the intersection of Cedarcroft Road and Unionville Road. It also comes near the East Marlborough border at the intersection of Bayard Rd and Canterbury Dr. A connection from East Marlborough Township to Anson B. Nixon Park would result in a connection to the Kennett Greenway and to Kennett Borough once the Kennett Greenway is completed.

**Figure 2-2 Kennett Active Transportation Network (by others)** is highlighted below.



Kennett Township identified four prioritization categories for open space preservation: water resources; land resources; biotic resources (including class I woodlands, Class II woodlands, Class III woodlands, wetlands, meadows, & Natural Areas Inventory/rare species sites); and cultural/historic/scenic resources.

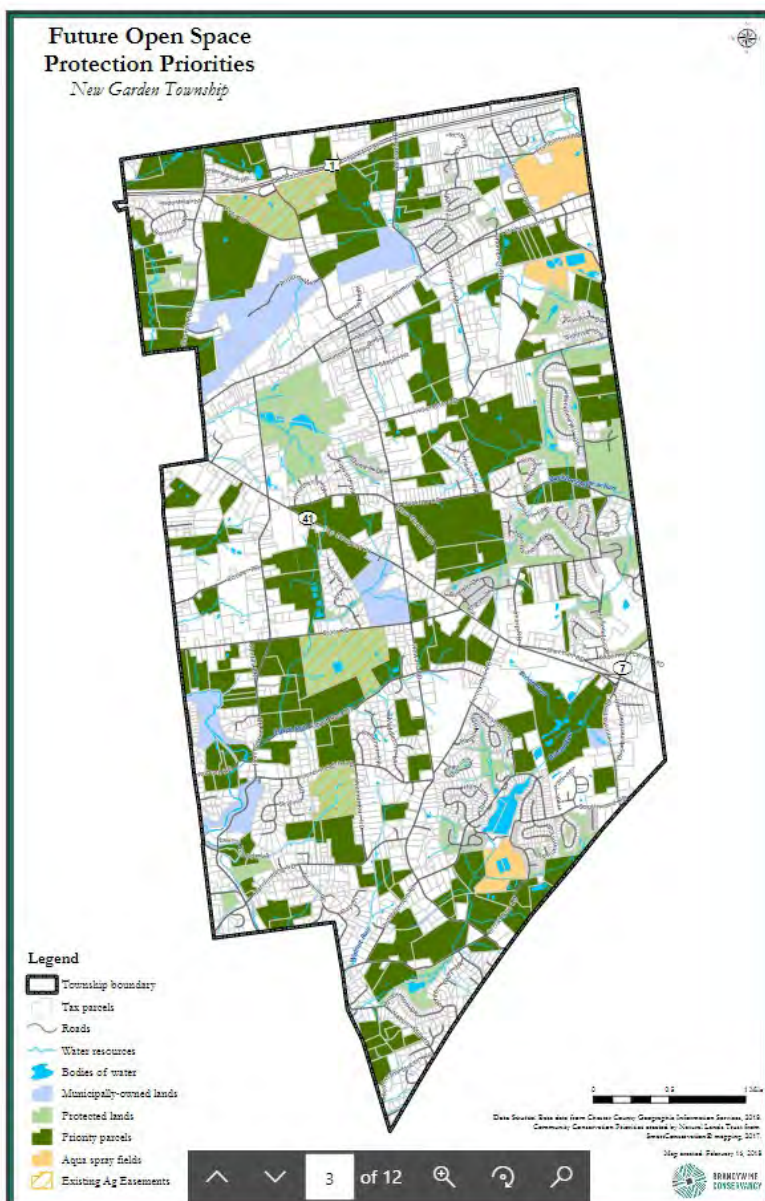
Anson B. Nixon Park has a two-mile service area radius that extends north into East Marlborough Township. Residents in East Marlborough Township view this park as the closest regional park to their neighborhood.

Kennett Township identified recreational amenities that could be built and maintained by the private sector through the land development process. Those facilities could include tot lots, playgrounds, neighborhood parks, plazas, village greens, sidewalks, and crosswalks. In addition, as part of Homeowner Association (HOA) Open Space, the private sector could build and maintain public trails, picnic facilities, playfields, and open lawn areas.

### New Garden Township Comprehensive Plan (2018)

New Garden Township mapped its future open space protection opportunities in its most recent Comprehensive Plan Update. One opportunity is located along the shared border between New Garden Township and East Marlborough Township, west of Bancroft Road.

**Figure 2-3 New Garden Township Open Space Protection Priorities (by others)** is highlighted to the left.



## Pennsbury Township Comprehensive Plan (2006)

The Greenway Plan element of this document identified 12 specific greenways to focus open space conservation including Bennetts Run, PA Route 52 south of Longwood Gardens, and US Route 1 east of Longwood Gardens. East Marlborough Township is participating as a stakeholder in the Brandywine Conservancy's Bennetts Run planning effort. The Greenway Plan was also used to identify several priority trail areas. Priority Trail area #4 runs along the boundary with East Marlborough, connecting Pennsbury residents with Longwood gardens.

**Figure 2-4 Pennsbury Township Proposed Open Space Network (by others)** is highlighted below.



### **Pocopson Township Comprehensive Plan (2014) and Community Trails Feasibility Study (2010)**

Pocopson Township has long been a leader in open space preservation and community trails. A recommendation in its Comprehensive Plan is to ensure that local ordinances include provisions that address the planning and funding of trails, paths, and bicycle routes through the land development process. Map 3-2 Future Trail Opportunities in the Community Trails Feasibility Study shows roadways that are suitable for bicycles to share the road (line striping or bike lanes). Suitable roads that extend into East Marlborough Township include Marlborough Road, Lenape Unionville Road, and Folly Hill Road. Signed bikeways that would connect into East Marlborough Township are envisioned on Lenape Unionville Road and Red Lion Road.

### **West Marlborough Township Official Comprehensive Plan “Rural Living through Progressive Action” (2006)**

West Marlborough is very similar to East Marlborough regarding its goals for open space and agricultural preservation. However, it also recognizes the value of recreational open space for residents. The Comprehensive Plan provides a recommendation that the Township work with developers to construct a small neighborhood park within the planned residential growth area. The Plan also provided a recommendation to require large front yard setbacks that would provide sufficient space for equestrian circulation.

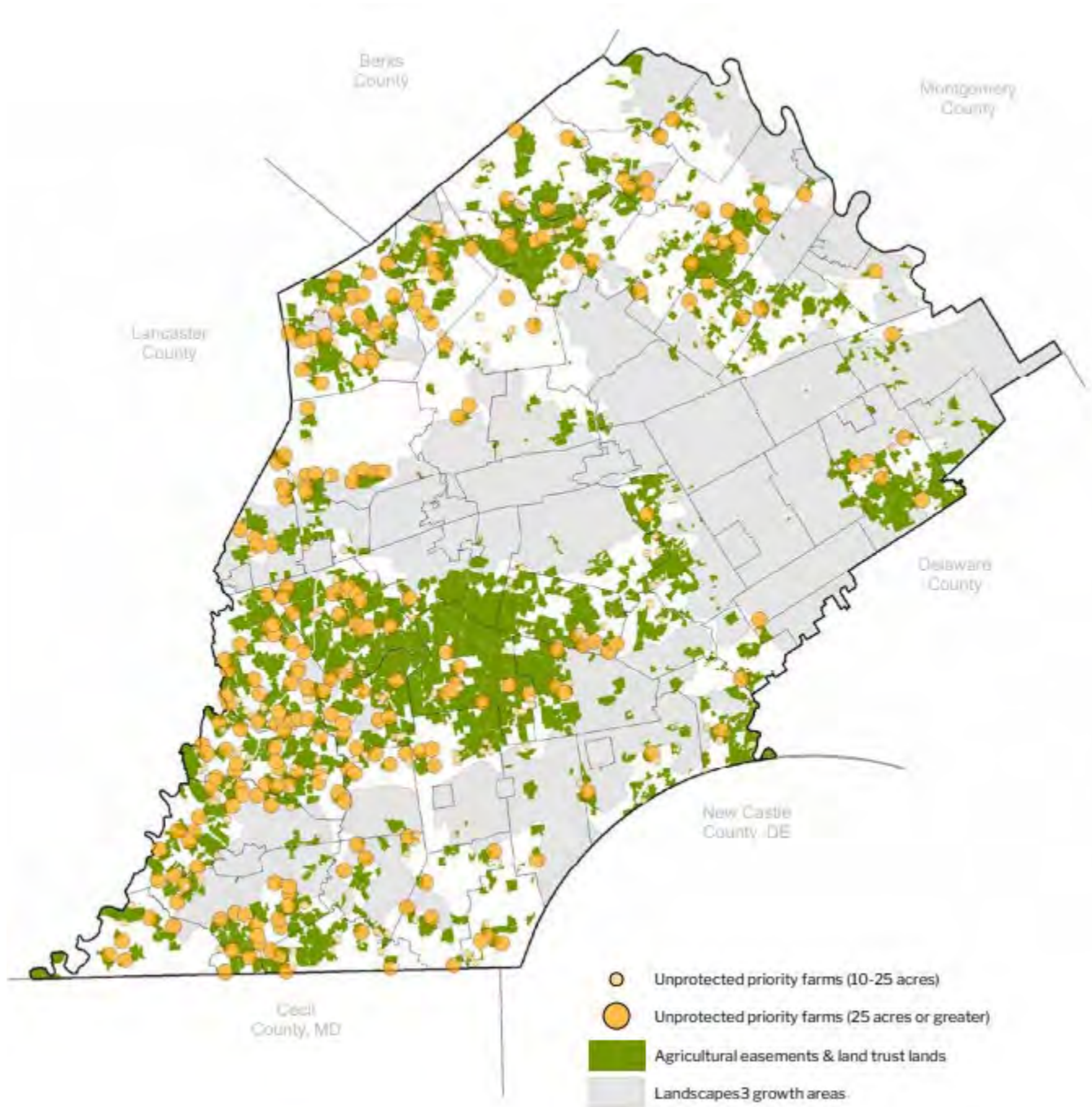
### **Chester County Regional Comprehensive Plan - Landscapes 3 (2018)**

Landscapes 3 is the comprehensive plan for Chester County. The plan has four major purposes, including: establishing a vision for preservation and growth across the county and in its municipalities; guiding county government decision-making; guiding municipal planning and implementation; and providing a framework for intermunicipal collaboration.

Landscapes3 articulates several key considerations for open space, parks and recreation, and trails and bikeways that influence East Marlborough Township. The western side of the township is classified as an Agricultural Resource Area. The central and eastern side of the township is classified primarily as a Suburban Growth Area. The southeastern corner of the township, along the Route 1 corridor, is classified as a Suburban Center Growth Area. The classifications and categories serve as a guide for growth and rural resource protection across the county, while protecting unique characteristics in the community and Chester County at large.

Farmlands that are currently protected under agricultural easements and unprotected priority farms are mapped within Landscapes3. In East Marlborough Township, there are several farms identified as unprotected priority farms, which offer future potential opportunities for continued farmland preservation.

**Figure 2-5 Unprotected Priority Farms p. 53 (by others)** is highlighted below.



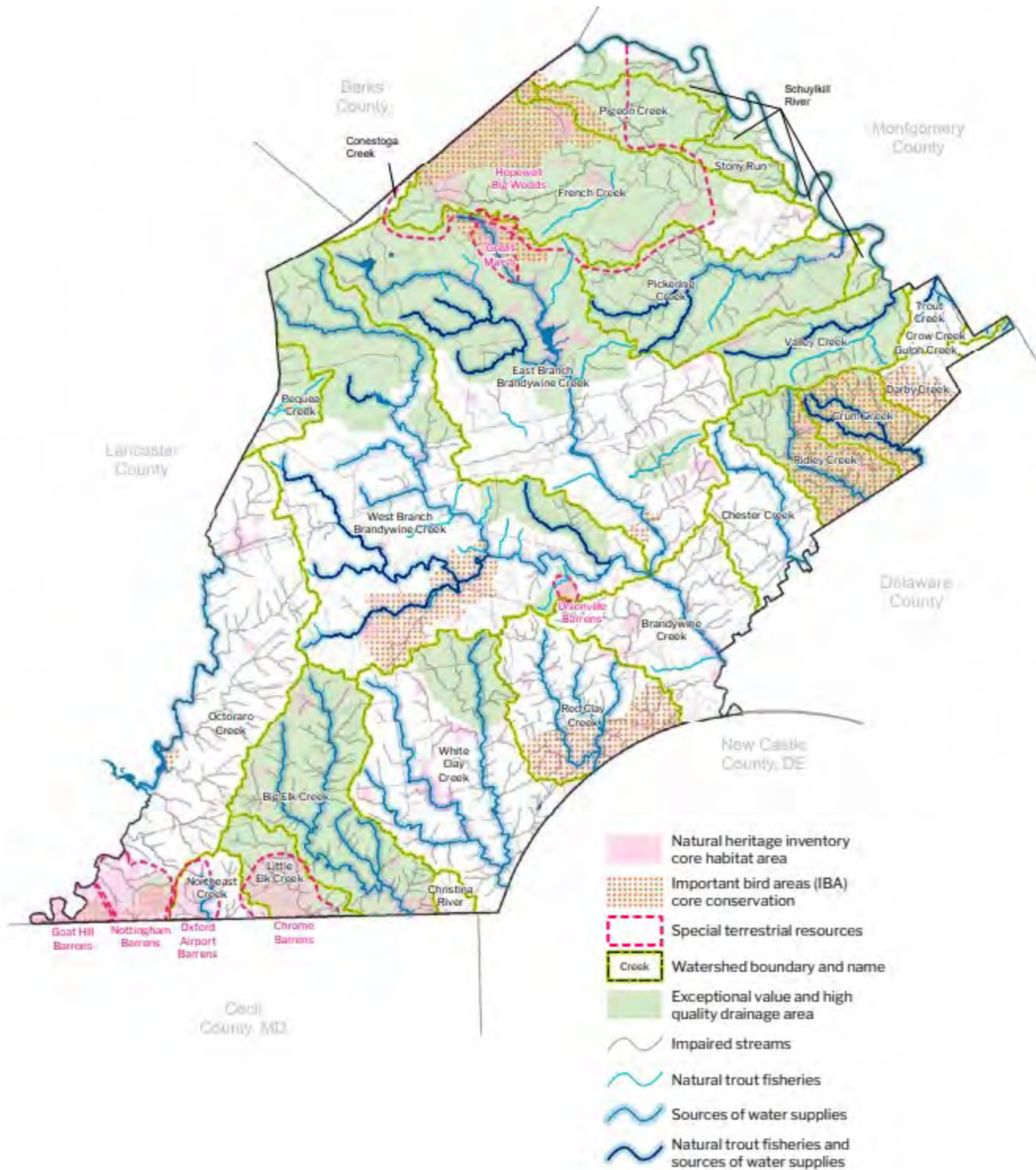
Potential conservation corridors are identified conceptually with the intention of guiding further land conservation efforts and aiding in the linkage of protected open space clusters. The western portion of East Marlborough Township is identified as a protected open space cluster, and two conceptual conservation corridors are shown in this area, linking East Marlborough with Kennett Township, Newlin Township, and West Marlborough Township.

**Figure 2-6 Conservation Corridors, p. 57 (by others)** is highlighted below.



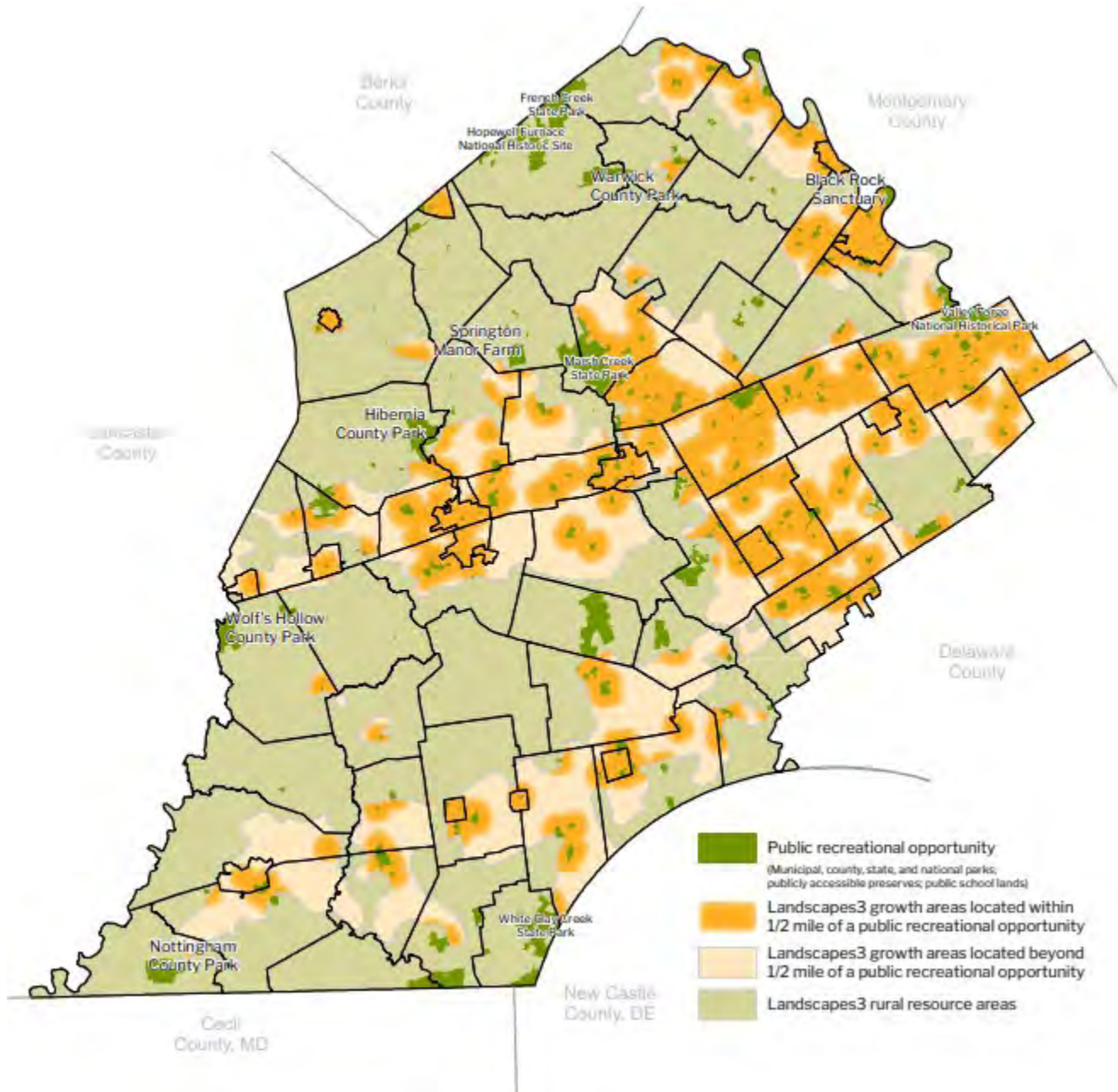
Environmentally sensitive areas are identified to highlight important natural resources and guide land preservation to protect these areas. East Marlborough is located at the headwaters of the Red Clay Creek and includes several stems of the Red Clay Creek that are identified as water supply sources. Additionally, East Marlborough has several core habitat areas, identified through the natural heritage inventory.

**Figure 2-7 Natural Resource Priority Protection Areas, p. 67 (by others)** is highlighted below.



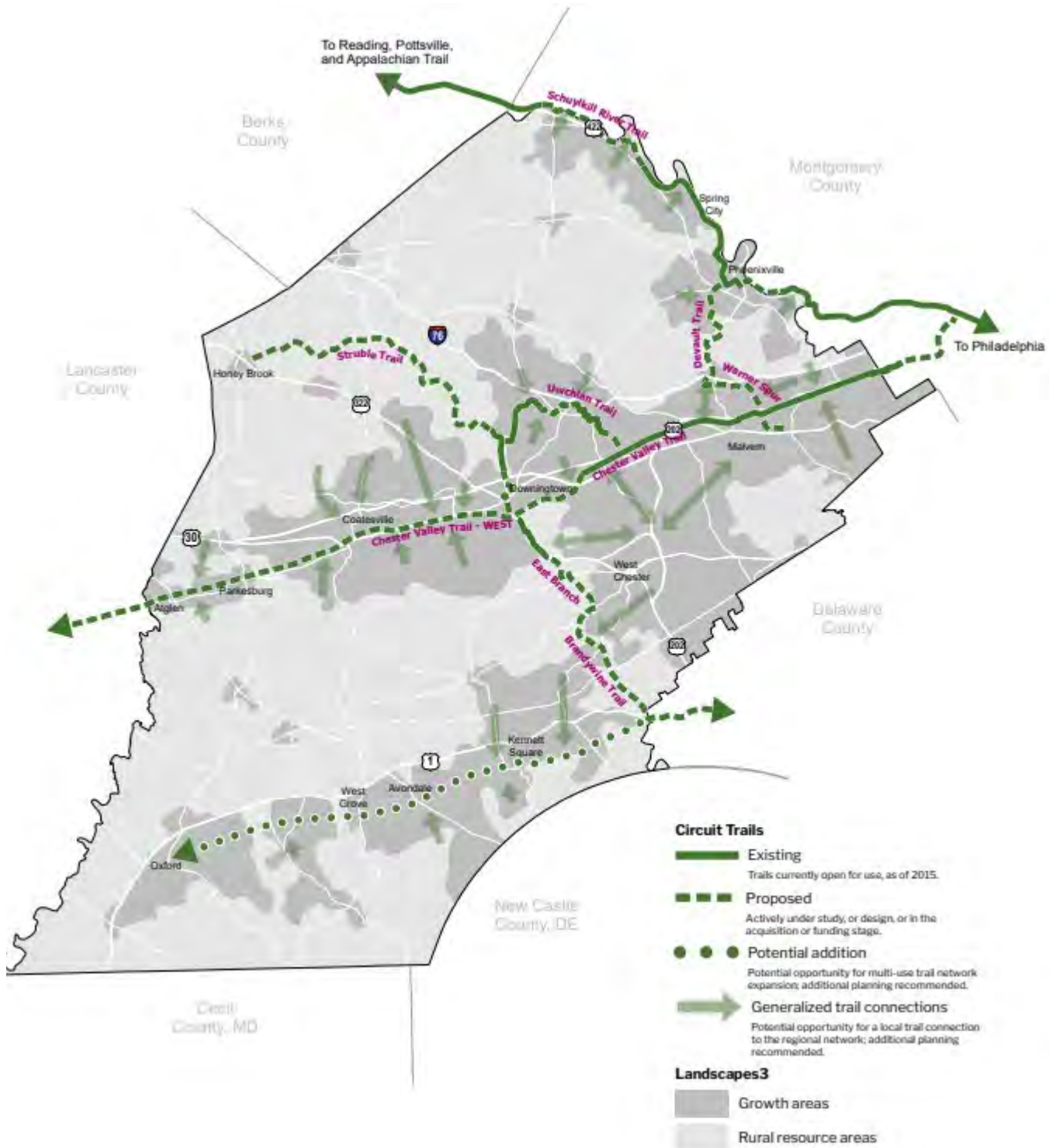
Growth areas surrounded by 1/2 mile service areas are mapped to illustrate the existing provision of recreational facilities in the region and to help identify potential areas for new recreational facilities, amenities, and improved access via sidewalks or trails. A large portion of the central and eastern areas within East Marlborough Township are identified as areas beyond the 1/2 mile public recreational opportunity.

**Figure 2-8 Half Mile Service Areas, p. 99 (by others)** is highlighted below.



The Circuit Trail network is a planned, multi-use trail network in Philadelphia and Southeastern Pennsylvania. Landscapes3 recommends that municipalities and partners collaborate to advance local trails that tie into this broader network. Two conceptual, generalized trail connections are shown in and adjacent to East Marlborough Township, connecting south to a potential multi-use trail network south of Route 1.

**Figure 2-9 Regional Trails, p. 129 (by others)** is highlighted below.



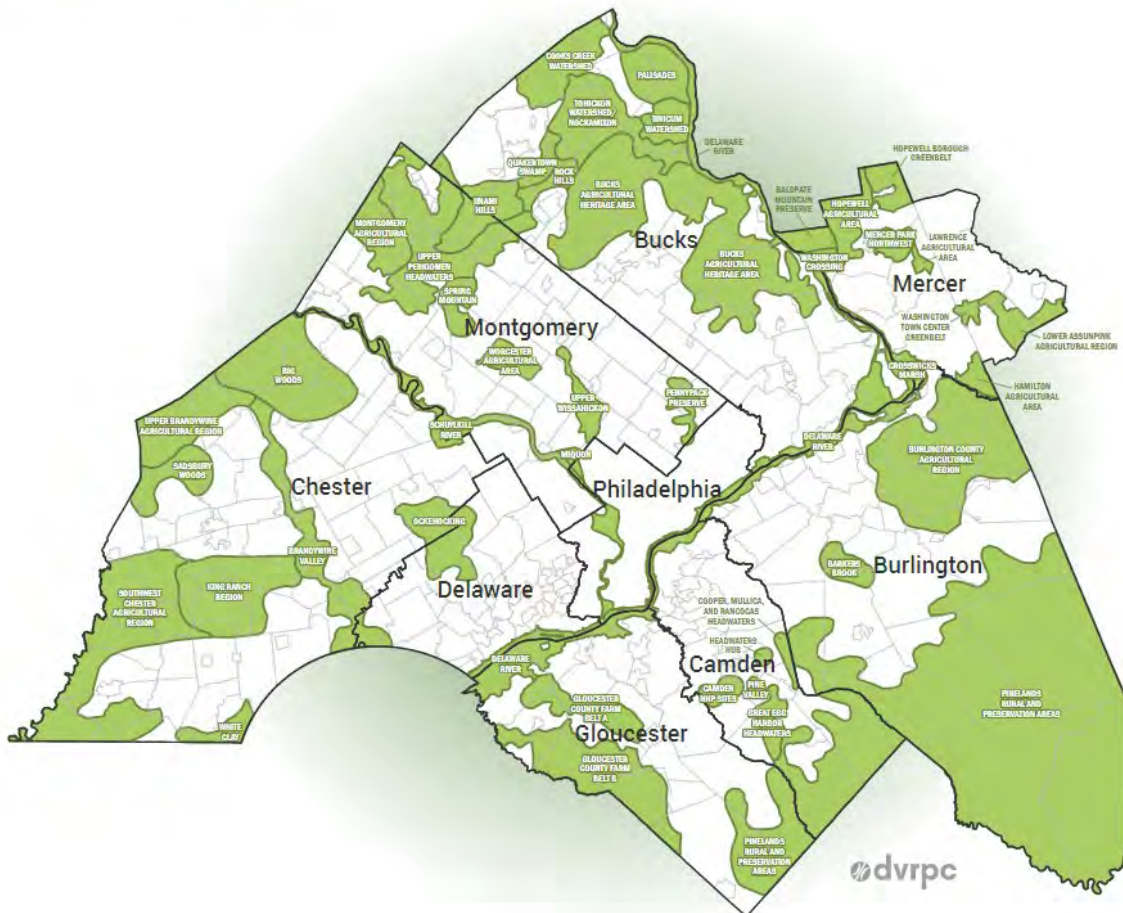
## Connections 2045 Long-Range Plan for Greater Philadelphia (2017)

DVRPC’s Connections 2045 is a long-range plan for the nine-county, two-state, Greater Philadelphia region, with the goal of establishing a vision for development and growth in the region, while prioritizing transportation funding over a 28-year time horizon. The plan is structured around five core principles, including: sustain the environment; develop livable communities; expand the economy; advance equity and foster diversity; and create an integrated, multimodal transportation network.

East Marlborough Township is classified as a Growing Suburb. Projections indicate the 2045 municipal population forecast for East Marlborough Township will be between 6,001 and 12,000 people. The percentage population change anticipated between 2015-2045 is classified by DVRPC as “Significant Growth,” between +26% and +50%. These numbers should be considered a projection of housing demand and do not necessarily consider available versus unavailable restricted land (deed restriction, easements). Eastern and central portions of East Marlborough are mapped as infill and redevelopment opportunities as part of the land use vision. Although East Marlborough Township is not shown as part of greenspace network, the western portion of the township is mapped as a Conservation Focus Area.

**Figure 2-10 DVRPC Conservation Focus Areas (by others)** is highlighted below.

**FIGURE 23: CONSERVATION FOCUS AREAS**



Source: DVRPC, 2017.

## 2014-2019 Pennsylvania Outdoor Recreation Plan (SCORP)

In its recommendations for local parks and recreation, the SCORP reports that with more than 5,600 locations across the state, our local parks and recreation areas are perhaps our most valuable recreational resources. More than 90 percent of Pennsylvanians who participated in outdoor recreation visited a local park last year. Local parks are as diverse as the populations they serve, but most face similar challenges — limited funding, aging infrastructure, maintenance, and capacity to carry out programs and services.

Recommendations for state action include:

- Connect citizens to close-to-home recreational opportunities and green space.
- Position local park facilities and recreational programs as essential services.
- Create and leverage partnerships that expand outdoor recreational opportunities.
- Coordinate strategic investment in local priorities and respond to emerging trends.
- Provide expanded parks and recreation technical assistance to communities.

### **Brandywine Battlefield Preservation Plan – Revolution in the Peaceful Valley (2013)**

Prepared by the Chester County Planning Commission and John Milner Associates, Inc., this document provides recommendations on how to better preserve the battlefield’s open spaces and historic landscapes, including those in East Marlborough Township. Over 200 historic resources are inventoried within the Brandywine Battlefield including buildings, meetinghouses, fords, and landscapes that were the location of combat and battle-related events. East Marlborough Township is represented on the Brandywine Battlefield Task Force which guides implementation of the Preservation Plan.

## Existing Conditions

In order to plan appropriately for the open space, recreational and environmental needs of the township, it is important to consider existing natural, cultural, agricultural, and recreational features in and around East Marlborough Township. This inventory of existing features reveals opportunities and constraints which are used to inform recommendations.

**Map 2-2 Regional Recreation Facilities** is highlighted on the following page.

The regional recreation facilities map identifies existing and planned recreational facilities in East Marlborough and the adjacent communities of West Marlborough, Newlin, Pocopson, Pennsbury, Kennett Township, Kennett Square and New Garden Township. This map also displays recreational facilities in northern Delaware, Delaware County and other communities in Chester County. The recreational facilities represented on this map include public parkland (municipal, state and federal), private preserves owned by land trusts (public and semi-public access), community recreational facilities, existing and planned trails and bike routes, sidewalk connections, YMCA facilities, swim clubs, private country clubs, sports clubs, and golf courses. This map provides insight into the existing recreational opportunities in and around East Marlborough and helps identify key recreational destinations as well as important trail links both locally and in the greater regional context.

When focusing on East Marlborough, this map shows several areas with public and semi-public recreational areas, including a community park and ballfields along Route 82 in Unionville Village, and several clusters of recreational fields associated with Unionville Elementary, Patton Middle School and Unionville High School. Although municipal park and recreation facilities are modest, there is an unusually large number of private preserves and private recreation within and beyond municipal boundaries that serve EMT residents. Within the township there are several private and institutional lands, namely Longwood Gardens, which provides ticketed access to beautiful gardens, Kennett Country Club, a private golf course and privately owned land used for special events, Willowdale and Plantation Field, which are used for annual events. There are also a variety of recreational opportunities in neighboring communities. Just south of East Marlborough in Kennett Square, Kennett Township and New Garden Township, there is a cluster of parks, preserves and planned trail networks. There are also some recreational opportunities north of the township with Cheslen Preserve along the northern border with Newlin Township, the Laurels Preserve to the northwest in East Fallowfield, and the Myrick Center and Pocopson Park to the northeast in Pocopson Township. There are additional recreational opportunities in northern Delaware with First State National Historic Park, Auburn Valley State Park, Brandywine Creek State Park, Ashland Nature center, and Winterthur Museum and Gardens.

# Draft-Map 2-2-Draft

## Recreation Facilities (Existing and Planned)

East Marlborough Township,  
Chester County



- Streams
- Water Bodies
- Roads
- Sidewalks
- Existing bike route
- Planned bike route
- Surfaced Trails
- Planned Trails
- Regional Circuit Trails
- Kennett Golf Club
- Private Preserves
- Longwood Gardens
- Existing Public Parkland
- School District Recreational Facilities
- Private Recreation
- Municipal Boundary
- Adjacent Municipalities

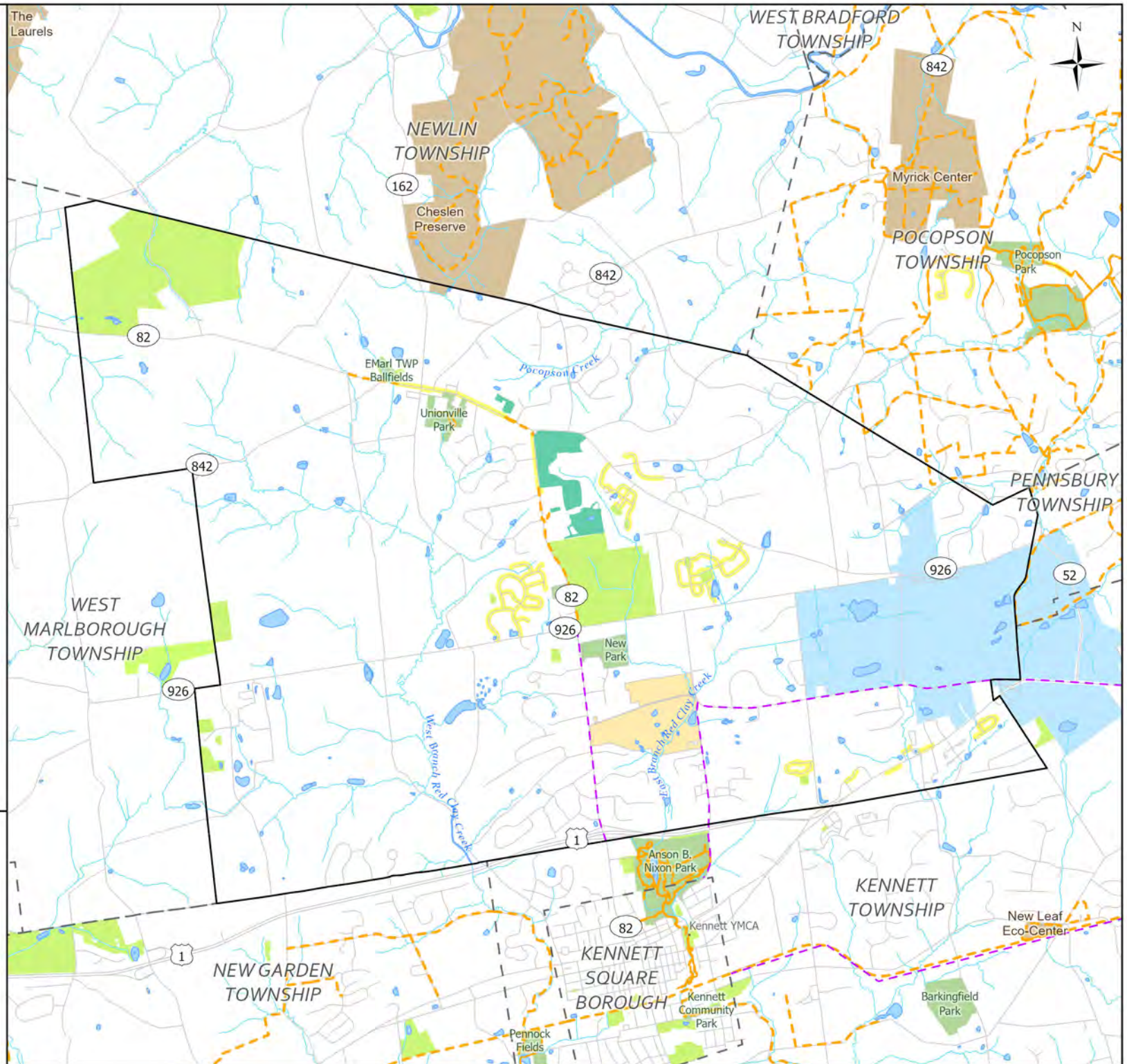
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Data Source: Base Data from Chester County GIS Department, 01/2019

Protected Lands data from Chester County GIS Department, 07/2019

Map Created: October 28, 2019



**Map 2-3 Public Parks, Open Space, Public School Recreation and HOA Land** is highlighted on the following page.

Map 2-3 represents the existing public parks, open space, HOA land and public-school recreational facilities. Municipal lands represented on this map include the municipal campus, Unionville Community Park, municipal ballfields used by Unionville Recreation Association, the newly acquired 26-acre park, and municipal open space used for the municipal spray fields. With the exception of the municipal spray fields, these municipal lands are located along the Rt 82 corridor running through the center of the township, starting in Unionville Village and ending at the new parkland just south of Rt 926. Unionville School District's recreational facilities located at Unionville Elementary School, Charles F. Patton Middle School and Unionville High School are also clustered along the Rt 82 corridor. Lastly, privately-owned HOA open space is represented on this map and is scattered throughout the eastern half of the township and along Rt 82.

When determining the recreational and open space needs of a community, it is important to identify existing public land to reveal current recreational spaces and future opportunities. This public land combined with school recreational facilities reveals community facilities that can support either casual recreation or organized sports. HOA lands help to identify neighborhoods that have access to additional open space or recreational lands and can be used to identify possible locations for pocket parks or neighborhood connector trails, ensuring that these neighborhoods have additional ways for accessing public recreational facilities.



**Map 2-4 Existing Land Use** is highlighted on the following page.

Map 2-4 shows the existing land uses in East Marlborough Township. These land use categories, defined by Delaware Valley Regional Planning Commission, include agricultural, commercial, industrial, institutional, recreational, residential, transportation, undeveloped, utility, and wooded.

Based on this map, the predominant land uses are agricultural and residential. These uses are generally divided by the Route 82 Corridor, which runs from north to south through the center of the township. Much of the township east of Route 82 is dominated by smaller residential lots where a large portion of the township's population lives, while the area west of Route 82 tends to have larger lots and is dominated by agricultural uses and open space. In general, the major commercial areas are located along the Route 1 corridor, with a small pocket of commercial use at the intersection of Routes 926 and 82. Wooded areas are somewhat fragmented throughout the township, however, there are still some larger patches of woodland remaining along the western and southwestern portions of the township. Notably, this map reveals an absence of woodlands in the headwaters of the streams in agricultural areas. There may be opportunities to enhance woodlands and riparian buffers in these headwater areas through partnerships with local land trusts and conservation organizations that can help identify riparian buffer gaps and opportunities for reforestation to improve water quality. East Marlborough also has a significant amount of lands classified as institutional. These lands include Longwood Gardens on the eastern border, New Bolton Center, south of Route 926 on the western border and Unionville School district's elementary, middle and high school campuses, along Route 82.

# Draft-Map 2-4-Draft

## Existing Land Use

East Marlborough Township,  
Chester County



- Highway
- Roads
- Streams
- Tax Parcels
- Adjacent Municipalities

- Land Use**
- Agriculture
  - Commercial
  - Industrial
  - Institutional
  - Recreation
  - Residential
  - Transportation
  - Undeveloped
  - Utility
  - Water
  - Wooded

0 2,000 4,000 Feet

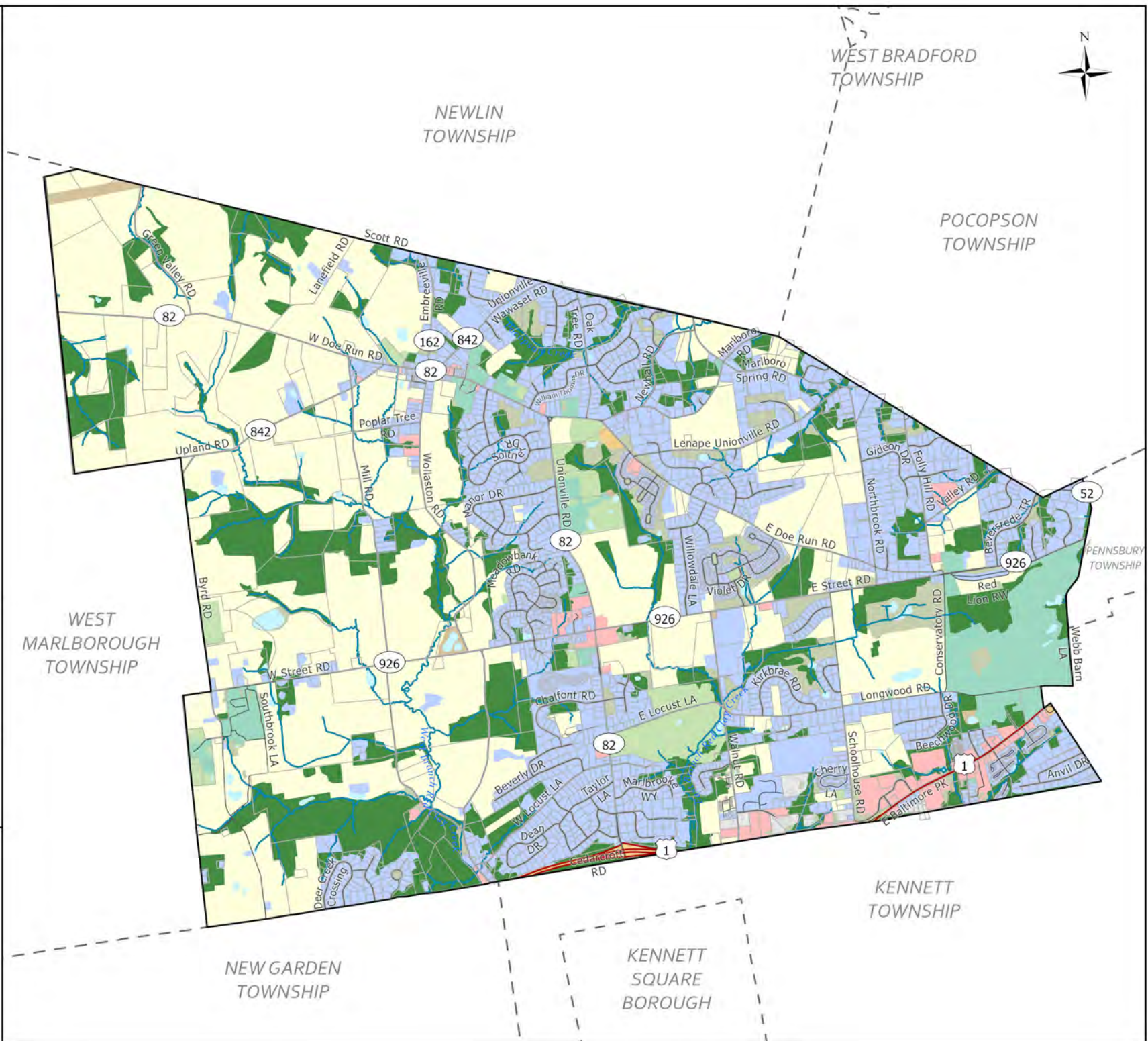


Data Source: Base Data from Chester County GIS Department, 01/2019

Land Use data from DVRPC, 2015

Map Created: October 28, 2019

Date Exported: 8/11/2020



WEST BRADFORD  
TOWNSHIP

NEWLIN  
TOWNSHIP

POCOPSON  
TOWNSHIP

WEST  
MARLBOROUGH  
TOWNSHIP

PENNSBURY  
TOWNSHIP

KENNETT  
TOWNSHIP

NEW GARDEN  
TOWNSHIP

KENNETT  
SQUARE  
BOROUGH

**Map 2-5 Water Resources** is highlighted on the following page.

Map 2-5 represents all water-based resources in East Marlborough Township. These resources include streams, water bodies, wetlands, 100- year floodplains, forested and unforested riparian buffers (150') and sub watersheds.

There are two major watersheds in East Marlborough Township, the Red Clay Creek and the Brandywine Creek. As the principle watershed in the township, about 7,198 acres or 72% of the township is within the Red Clay Creek watershed. The heart of the township is located at the headwaters of both branches of the Red Clay Creek. Since healthy headwater streams are critical for water quality downstream, the township plays an important role in helping to protect water quality throughout the Red Clay Creek. The remaining 27% of the township, along the northeast edge is in the Brandywine Creek Watershed, while a small section on the southwestern edge is in the White Clay Creek Watershed. Almost all of the streams in the township are considered impaired as defined by the Pennsylvania Department of Environmental Protection (PA DEP). An impaired stream is one that does not meet the water quality standards for its designated use.

Just under half of these streams are covered with forested riparian buffers, vegetated areas next to a stream that provides shade, helps stabilize stream banks and filters runoff from neighboring land. Forested riparian buffers not only help to improve water quality, they also provide important habitat. Unforested riparian buffers represented on this map may help to reveal opportunities for buffer reforestation. In East Marlborough, many of the riparian buffer areas also overlap with the 100 year floodplain and existing wetlands. Wetlands and riparian buffers should be avoided when planning active recreational uses and protected from disturbance, since the protection and enhancement of these areas are important for the protection and improvement of water quality and flood mitigation. Passive recreation uses, such as trails and passive parks, could be considered appropriate uses in some riparian buffer areas.

# Draft-Map 2-5-Draft

## Water Resources

East Marlborough Township,  
Chester County



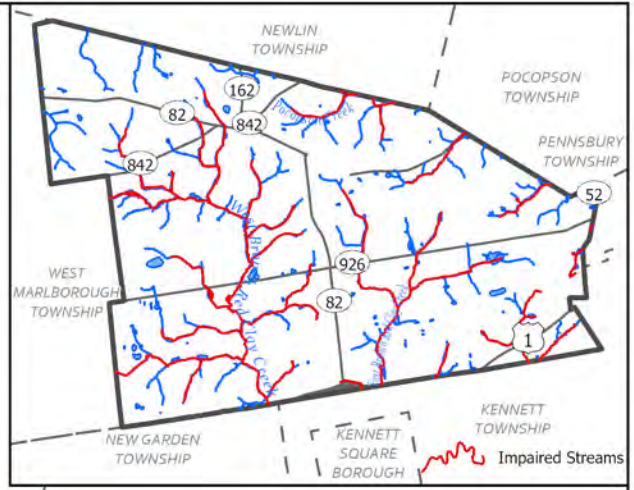
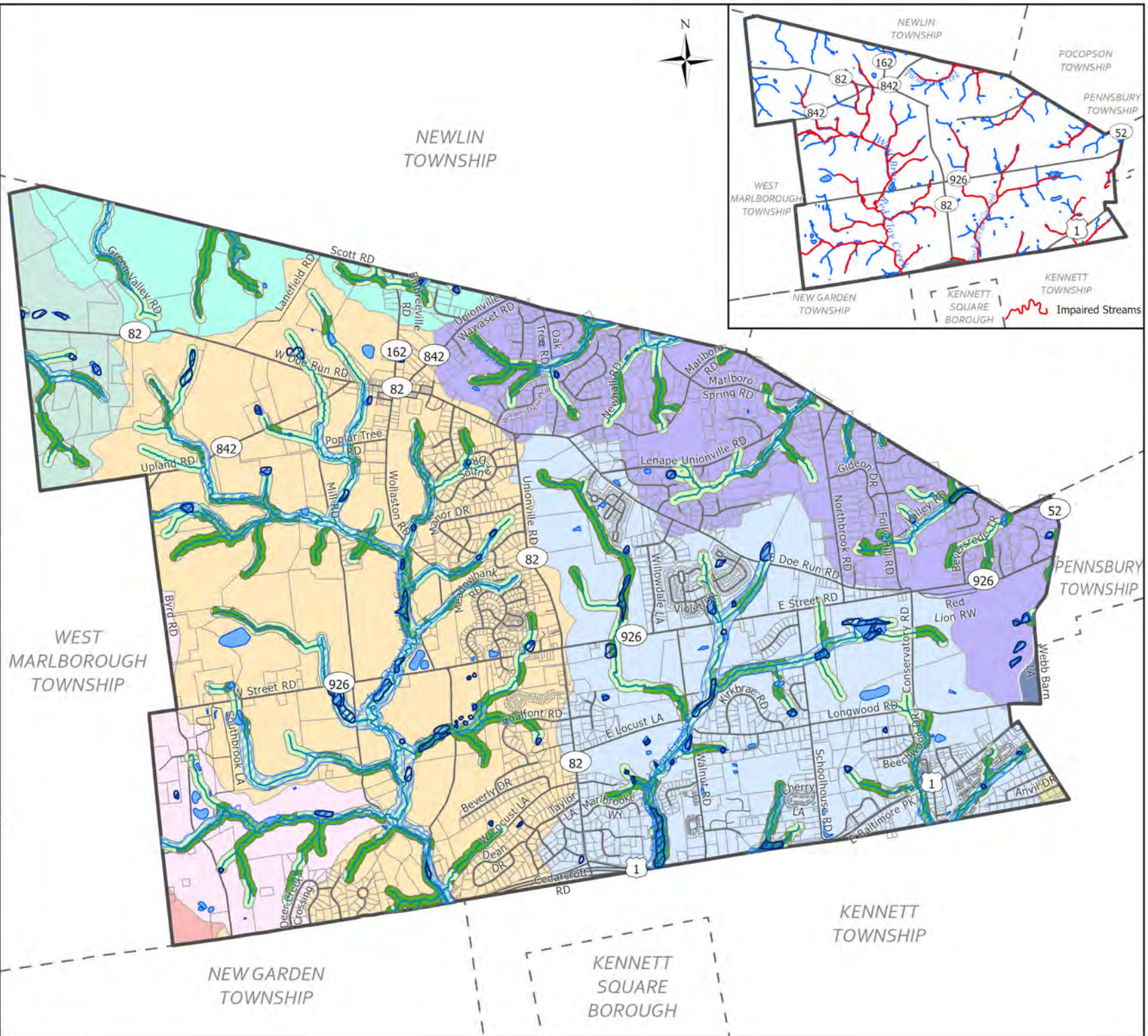
- Streams
- Water Bodies
- Wetlands
- Floodplain
- Forested Riparian Buffer Areas
- Riparian Buffer Opportunity Areas
- Roads
- Tax Parcels
- Municipal Boundary
- Adjacent Municipalities
- Watersheds**
- BENNETTS RUN
- DOE RUN
- EAST BRANCH RED CLAY CREEK
- EAST BRANCH WHITE CLAY CREEK
- POCOPSON CREEK
- SOUTH BROOK
- WEST BRANCH BRANDYWINE CREEK
- WEST BRANCH RED CLAY CREEK
- RED CLAY CREEK

0 2,000 4,000 Feet



Data Source: Base Data from Chester County GIS Department, 01/2019

Map Created: October 28, 2019



**Map 2-6 Natural Resources** is highlighted on the following page.

Map 2-6 identifies important natural resources in East Marlborough Township, including streams, water bodies, forests and interior forests, core habitats, existing park land, and steep slopes. These natural resources can inform the placement of trails and recreation areas and help identify priority lands for open space protection.

Although many of the woodlands within East Marlborough are relatively small fragmented patches, there are some larger patches remaining: two south of Route 926 and west of Route 82; and one north of Route 926 along Byrd Rd. Much of the forests and interior forests in East Marlborough are in areas with steep slopes where agricultural and residential uses would be less desirable or feasible. There are also concentrations of steep slopes along streams and in some areas with existing residential or commercial development. When determining locations for trails or recreational areas, steep slopes should be avoided. Two small pockets of core habitat are located around some of these forested areas with interior forest. The other large area of core habitat is primarily located around Longwood gardens. Areas with multiple natural resources offer great opportunities for open space protection. Some of these areas also offer opportunities for interpretive programs and diverse trail experiences, however areas identified as Core Habitat areas should be avoided. The natural resources identified, were also used to help guide open space priorities.

# Draft-Map 2-6-Draft

## Natural Resources

East Marlborough  
Township,  
Chester County



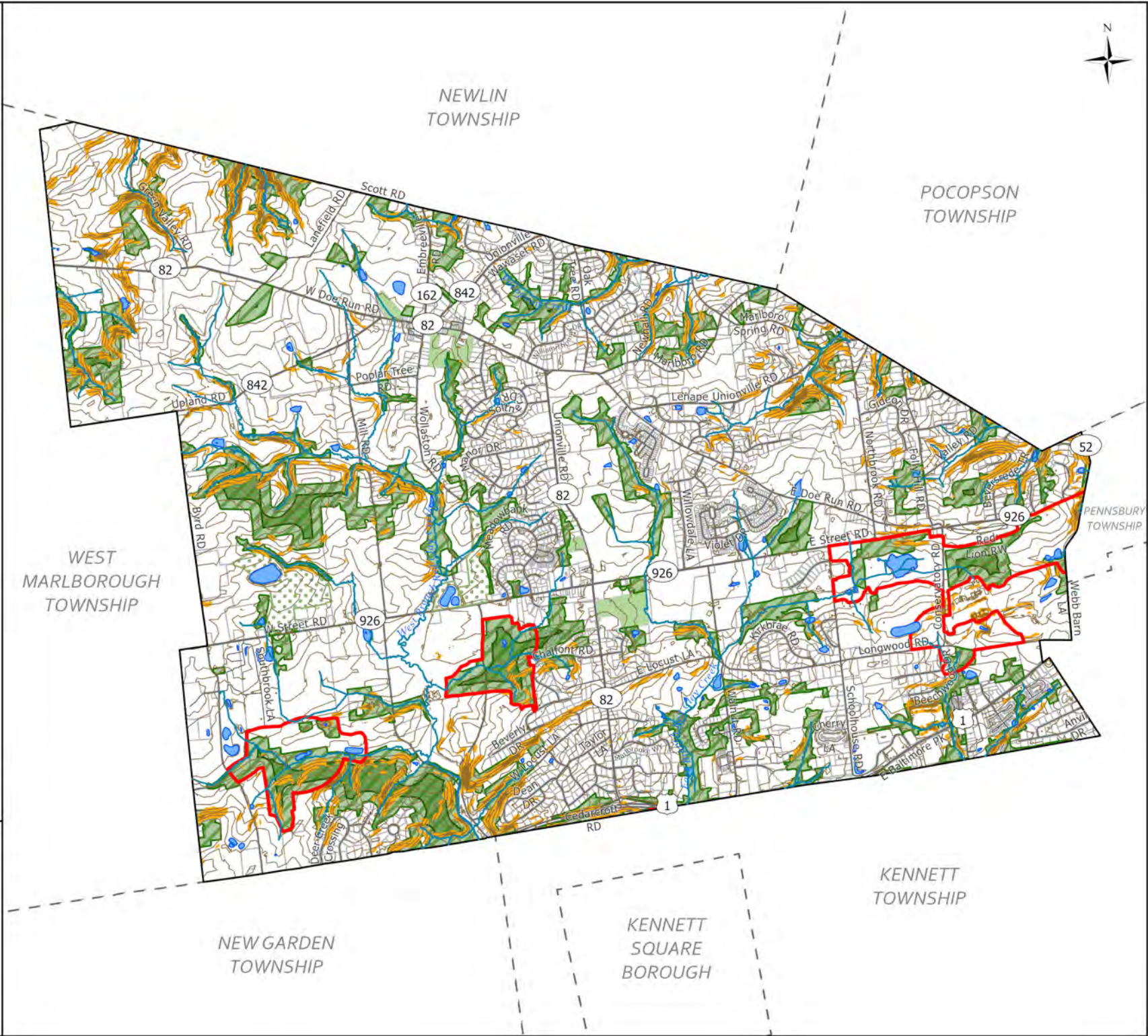
- Roads
- Streams
- Water Bodies
- 5 ft Contours
- PA Natural Heritage Areas:  
Core Habitat
- Interior Woodlands
- Woodlands
- Existing Public Parkland  
and Open Space
- Municipal Spray Field
- Tax Parcels
- Municipal Boundary
- Adjacent Municipalities
- Slope**
- 15%-25%
- 25%+

0 2,000 4,000 Feet



Data Source: Base Data from Chester  
County GIS Department, 01/2019

Map Created: October 22, 2019



**Map 2-7 Agricultural Resources** is highlighted on the following page.











Southern Chester County is rich with agriculturally suited soils, including prime agricultural soils and soils of statewide importance. These soils are classified by the US Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) and are characterized by lands that produce high crop yields, although soils of statewide importance may require more management. Map 2-7 illustrates the abundant agricultural resources present in East Marlborough including, agricultural soils, agricultural land, forested land, streams and impervious cover. This map shows that agricultural soils are plentiful in East Marlborough and a large portion is used for agricultural uses. In general, the areas that do not show agricultural soils are primarily developed. Most of the agricultural uses are located west of Route 82, where there are large parcels with agricultural soils. There are some agricultural uses east of Route 82, scattered throughout residential uses. The impervious cover shows areas where agricultural soils have been impacted by development. Once altered or paved, agricultural soil cannot be returned to its original condition. Therefore, this important non-renewable resource must be protected and conserved whenever possible. The preservation of agricultural lands also helps to preserve the agrarian character that has shaped East Marlborough.

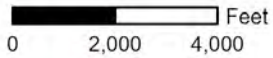
Draft-Map 2-7-Draft

Agricultural Resources

East Marlborough Township,  
Chester County



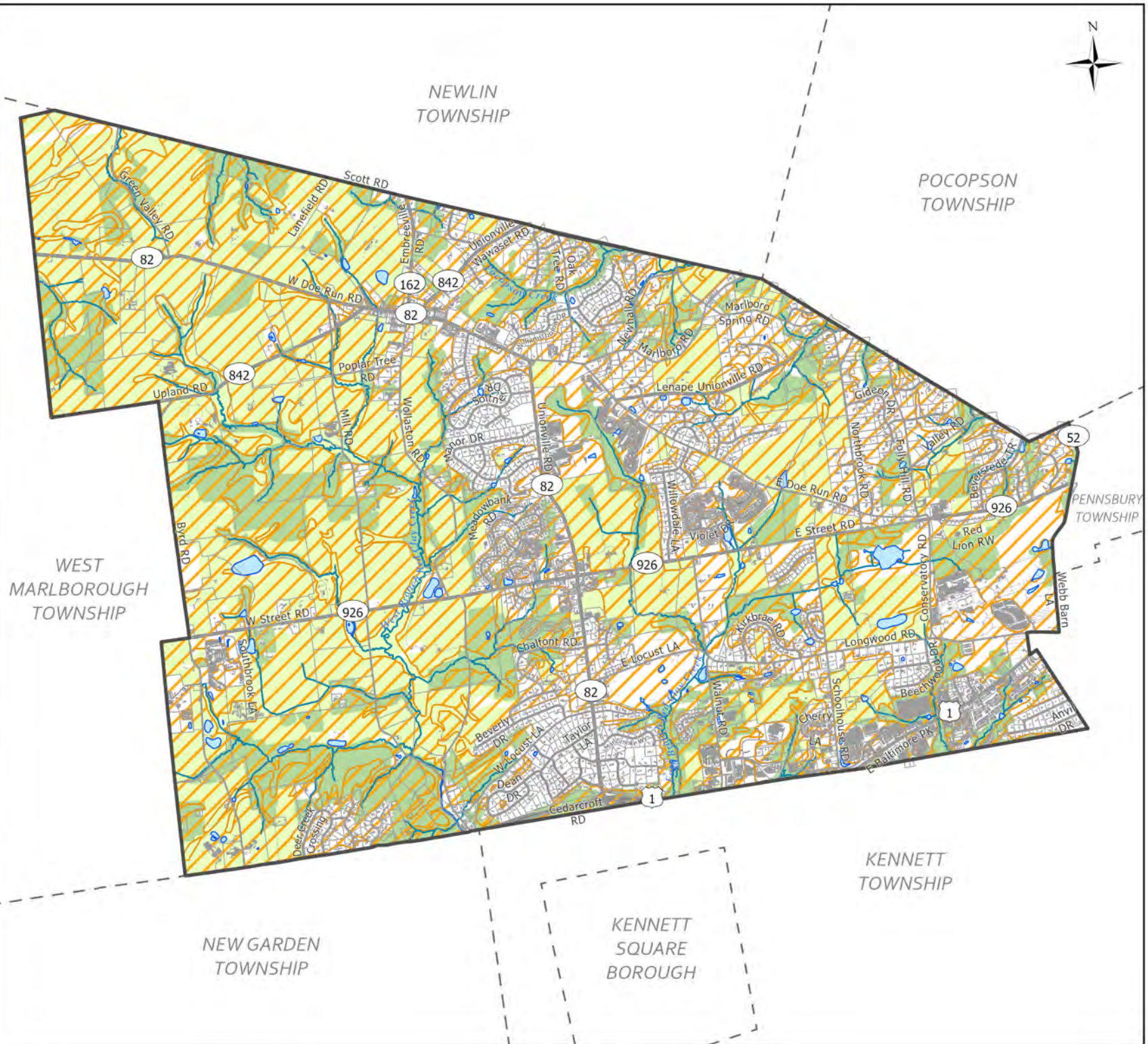
-  Agricultural Soils
-  Agricultural land use (DVRPC 2015)
-  Woodlands
-  Streams
-  Water Bodies
-  Roads
-  Estimated Tax Parcels
-  Impervious Cover
-  Municipal Boundary
-  Adjacent Municipalities



Data Source: Base Data from Chester County GIS Department, 01/2019

Land Use data from DVRPC, 2015

Map Created: October 28, 2019



**Map 2-8 Historic and Cultural Resources** is highlighted on the following page.

Map 2-8 shows East Marlborough's Class I and Class II historic resources and historic districts in East Marlborough Township. This map also shows historic resources that are National Historic Landmarks, historic resources eligible or listed on the National Register of Historic Places, the Brandywine Battlefield Preservation Plan boundary and the British troop movement from the Battle of the Brandywine. Evident from this map, East Marlborough is rich with historic features. The township includes a variety of historic and cultural features, including crossroad villages, farmstead and agrarian landscapes, formal gardens and estates, and Revolutionary War landscapes. There are three historic districts in or partially in East Marlborough: Unionville Village Historic District, located at the intersections of Rt 82, Rt 162 and Rt 842; Marlborough Village Historic District, located along East Marlborough's northern border with Newlin Township; and Longwood Gardens, located along East Marlborough's eastern border with Pennsbury Township. About half of the township is located within the Brandywine Battlefield Preservation Plan boundary, which provides recommendations for the preservation of the battlefield's open spaces and historic landscapes.



*Cedarcroft, photographed by Ned Goode, 1960*



**Map 2-9 Protected Lands** is highlighted on the following page.

Map 2-9 illustrates the protected lands in East Marlborough Township. The protected lands are categorized into several different categories including eased or deed restricted land (both conservation and agricultural easements), pending easements, municipally owned parks and open space, HOA lands, and unprotected institutional land.

Currently, 38.05% (about 3,851 acres (including pending easements)) of East Marlborough is protected. Of that protected land, 0.58% is publicly accessible parks. The remaining protected land, including agricultural and conservation easements and HOA owned land, are not publicly accessible. However, these areas provide important community benefits. Unprotected institutional lands are represented on this map including Unionville School district properties, the New Bolton Center, and Longwood Gardens. These lands make up about 13% of the township, with over 1,315 acres. Although not permanently protected through deed restrictions or easements, lands such as Longwood Gardens are supported through a strong mission of resource protection and sustainable funding sources that ensure long term protection. Much of the protected land in the township is located west of Route 82 with large swaths of contiguous conservation and agricultural easements. There is also a variety of protected lands east of Route 82 along Route 926. This protected land map is important to consider when identifying opportunities and constraints for trail easements and additional recreational opportunities. For instance, existing agricultural easements do not allow for trails.

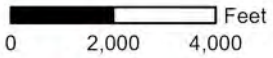
# Draft-Map 2-9-Draft

## Protected Lands

East Marlborough Township,  
Chester County



- Schools
- Roads
- Streams
- Water Bodies
- Tax Parcels
- Municipal Boundary
- Adjacent Municipalities
- Conservation easements/  
Deed restricted (1,993 acres)
- Agricultural Easements (1,210 acres)
- Existing Public Parkland  
and Open Space (57 acres)
- Unprotected  
Institutional (1,315 acres)
- HOA Open Space (420 acres)
- Pending Easements (55 acres)
- Municipal Spray Fields (116 acres)

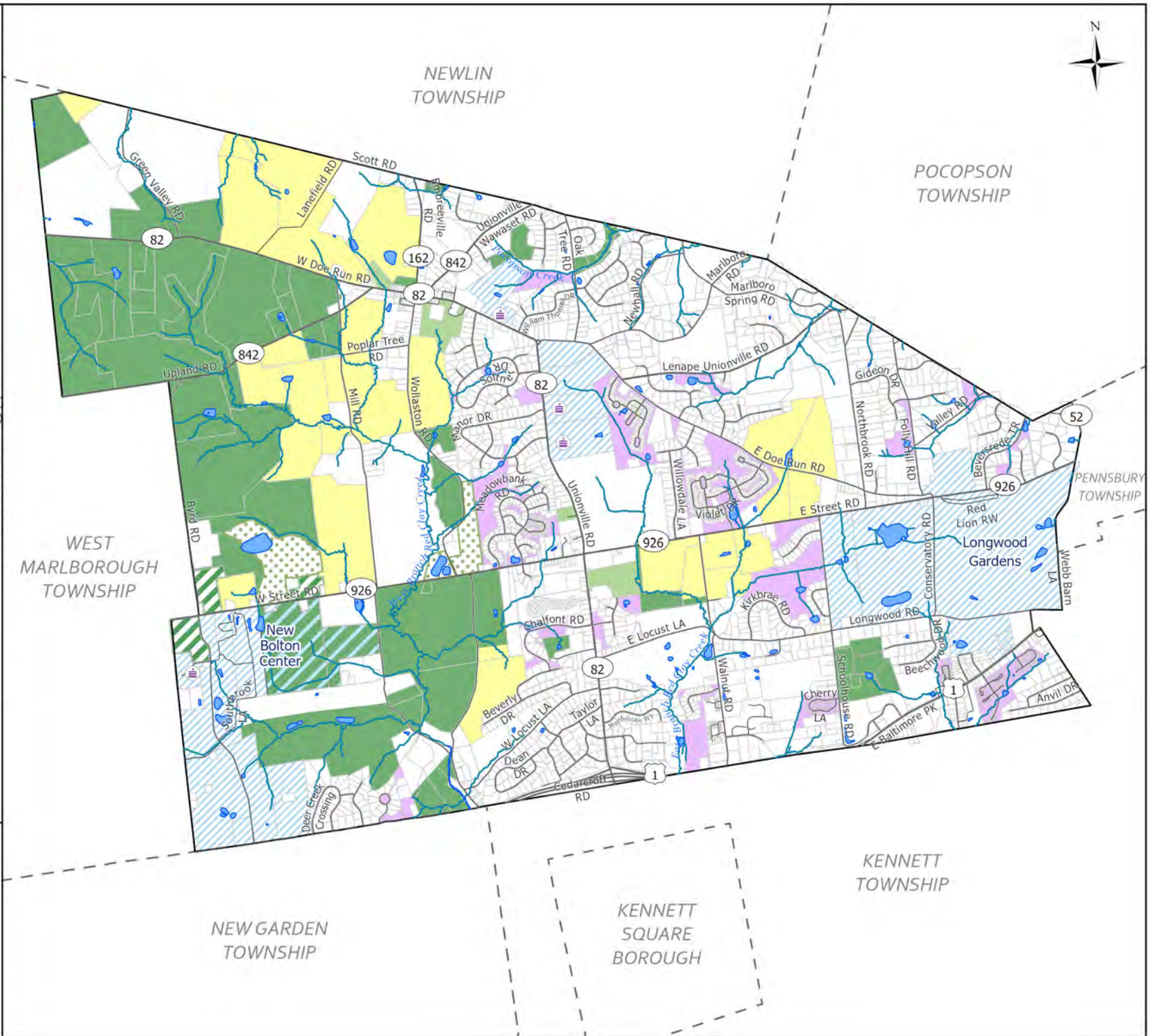


Data Source: Base Data from Chester County GIS Department, 01/2019

Protected Lands data from Chester County GIS Department, 07/2019

Map Created: October 28, 2019

Date Exported: 8/11/2020



**Map 2-10 Protected and Developed Lands** is highlighted on the following page.

Map 2-10 depicts the amount of protected lands, the amount of unprotected land, and the amount of developed land. The corresponding graph shows that protected lands make up the largest portion of land in East Marlborough, with about 38 percent of land protected through conservation and agricultural easements, deed restrictions, or municipal ownership of public parks. About 2 percent of the land is under temporary easement, and 1 percent of the land is in the easement process. The second largest category is developed land, which makes up about 31 percent of land in East Marlborough Township. For this map, developed land was determined based on the minimum lot size in the underlying zoning district. For instance, it includes parcels that could not be subdivided for additional development. Finally, undeveloped land makes up the last category with about 28 percent of East Marlborough. Undeveloped lands and underdeveloped lands were included in this category to show land that could be developed further.

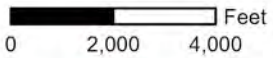
Draft-Map 2-10-Draft

Protected & Developed Land

East Marlborough Township, Chester County



- Roads
- Streams
- Water Bodies
- Developed Lands (~3,092 acres)
- Undeveloped Land (~2,811 acres)
- Protected Land (~4,415 acres)
- Temporary Easement (~145 acres)
- Pending Easements (~55 acres)
- Municipal Boundary
- Adjacent Municipalities



Data Source: Base Data from Chester County GIS Department, 01/2019

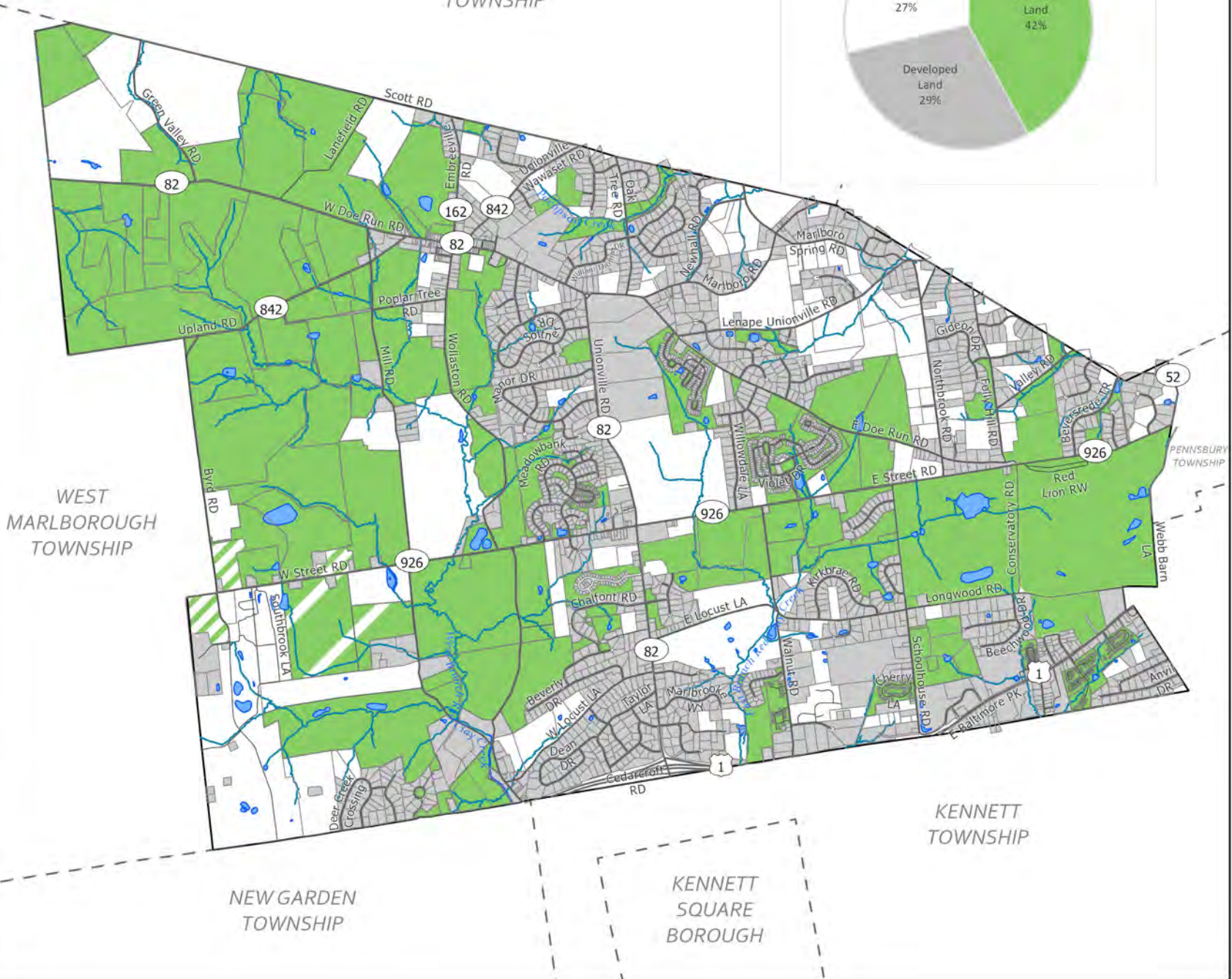
Protected Lands data from Chester County GIS Department, 07/2019

Map Created: October 28, 2019

Date Exported: 8/11/2020



NEWLIN TOWNSHIP

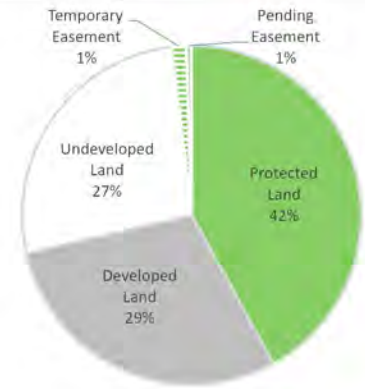


WEST MARLBOROUGH TOWNSHIP

NEW GARDEN TOWNSHIP

KENNETT SQUARE BOROUGH

KENNETT TOWNSHIP



**Map 2-11 Roadways & Utilities** is highlighted on the following page.

Map 2-11 highlights the major roadways through East Marlborough by classifying expressways, principal arterial, major arterial, major collectors, minor collectors, local distributors and local roads. This map also shows the estimated locations of existing pipeline easements. There are a variety of road classifications within East Marlborough township.

1. Expressway and Principal Arterial: Rt 1 runs through the south eastern corner of the township as a Principal Arterial road and then transitions to a limited expressway.
2. Major Arterial: There are two major arterial roads bisecting the township; Rt 82 which runs northwest/ southwest and north/ south and Rt 926, which runs east/ west.
3. Major and Minor Collector: Rt 926 transitions to a major collector after it intersects Rt 82. There are also several minor collectors including E. Doe Run Rd, Lenape Unionville Rd, Unionville Wawaset Rd, Embreeville Rd, and Upland Rd.
4. Local Distributor: Local distributors primarily serve to connect neighborhoods and other abutting land to roads with a higher functional classification. These roads include Oak Tree Rd, Northbrook Rd, E. Locust La, Walnut Rd, Schoolhouse Rd, Longwood Rd and Conservatory Rd.

These road classifications can help inform the placement and safety of trail locations. For instance, local roads and local distributors are designed for lower volumes and speeds and may be appropriate and safe for limited shared use with pedestrians and bicycles. Separate trails and other safety elements may need to be considered for trails along road corridors that see higher speeds and volumes.

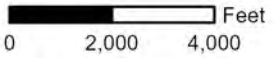
Draft-Map 2-11-Draft

Roadways and Utility

East Marlborough Township, Chester County

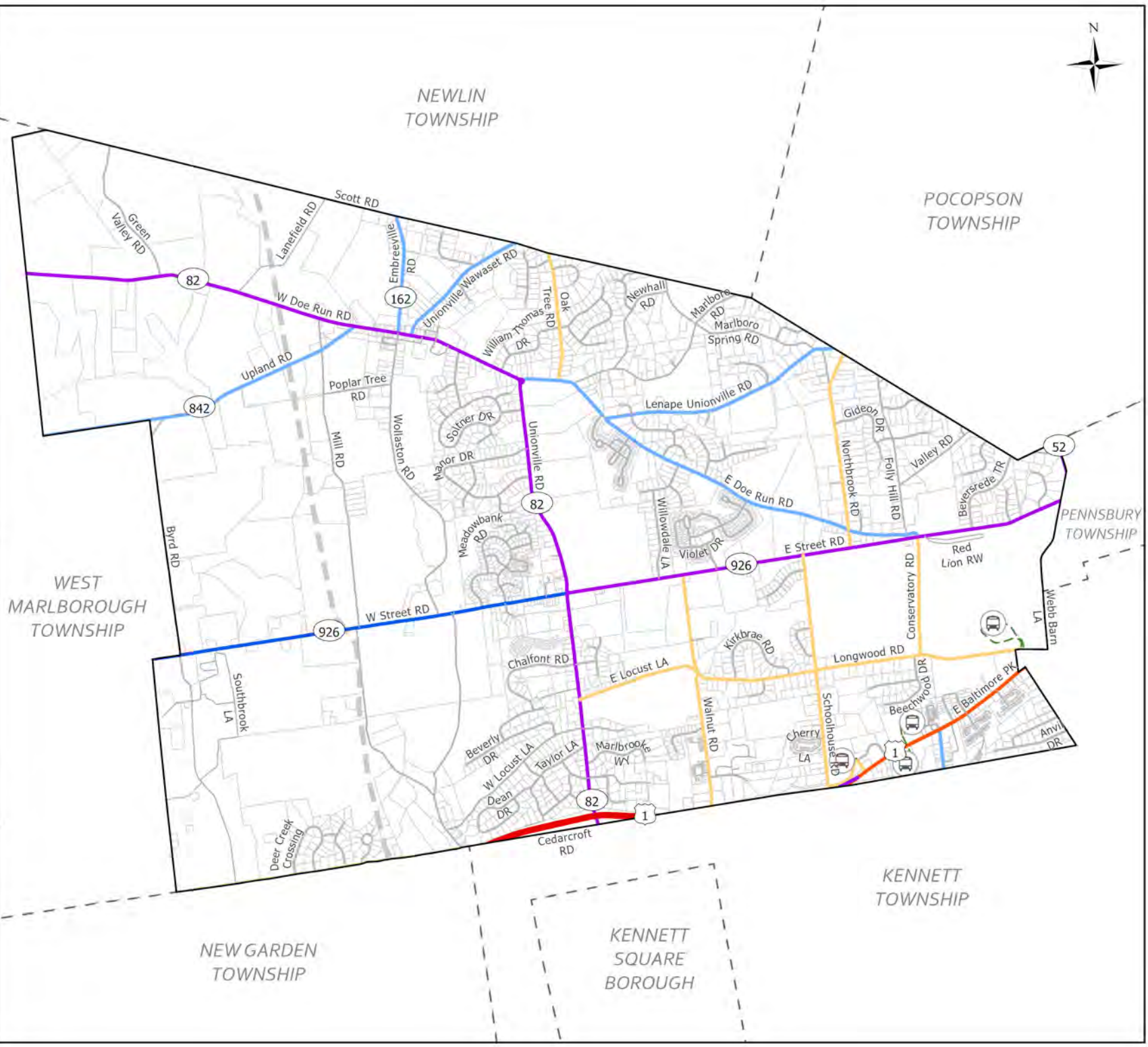


- Scoot Bus Stops
- Scoot Bust Route
- NPM Pipeline
- Expressway
- Principal Arterial
- Major Arterial
- Major Collector
- Minor Collector
- Local Distributor
- Local
- Municipal Boundary
- Adjacent Municipalities



Data Source: Base Data from Chester County GIS Department, 01/2019

Map Created: October 28, 2019



# Draft-Map 2-12-Draft

## Key Destinations

East Marlborough Township, Chester County



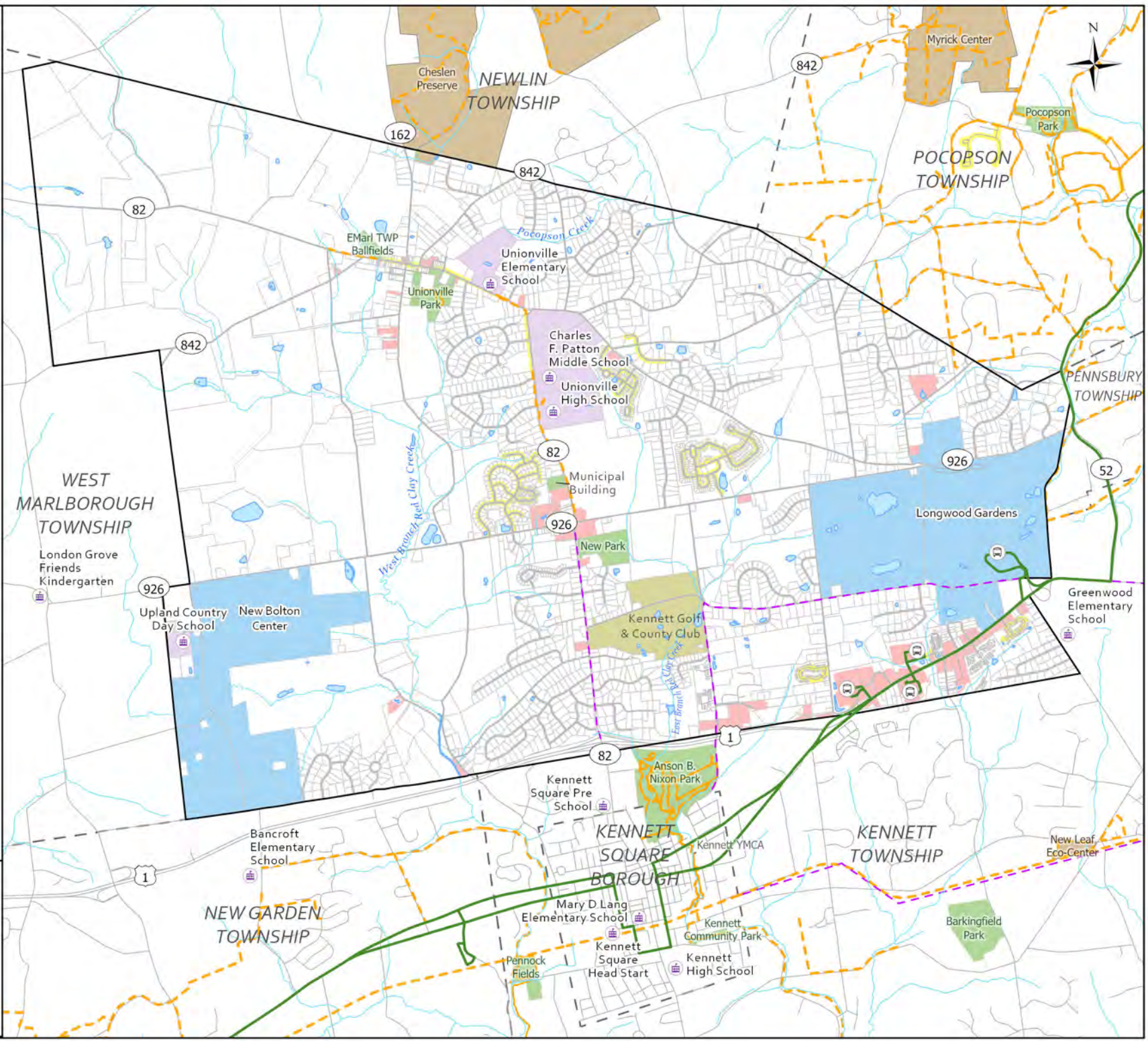
- Schools
- Scoot Bus Stops
- Scoot Bust Route
- New Bolton Center
- Roads
- Streams
- Water Bodies
- Sidewalks
- Existing bike route
- Planned bike route
- Surfaced Trails
- Planned Trails
- Regional Circuit Trails
- Nonprofit Institutional
- Kennett Golf Club
- Land Preserve
- Existing Public Parkland
- Commercial
- School
- Municipal Boundary
- Adjacent Municipalities

0 2,000 4,000 Feet



Data Source: Base Data from Chester County GIS Department, 01/2019

Map Created: October 28, 2019



**Map 2-12 Key Destinations** is highlighted on the previous page.

Map 2-12 identifies the key destinations in East Marlborough township and the surrounding municipalities to determine where township residents and visitors like to go when in the township. This map shows commercial areas, schools, institutional lands (Longwood Gardens and New Bolton Center) and recreational areas (parks, golf courses and publicly accessible land preserves). Transportation networks are also shown on this map, including roads, bus routes, bike routes, sidewalks, and trail networks.

## Community Survey Questions and Results

A survey was created to gather input from the East Marlborough Township community on topics related to open space, natural resources, trails, and recreation. The survey was available from November 13, 2019 to January 24, 2020 and could be accessed online through a Survey Monkey link posted on the East Marlborough Township website. For those who wished to complete a hard copy of the survey, paper versions were also provided at the East Marlborough Township municipal building. The survey was advertised through social media notifications and with a general announcement on the East Marlborough Township website.

The survey format consisted of 21 questions. 18 were multiple choice and three were open-ended, allowing participants to write in comments that were not addressed elsewhere in the survey. Responses varied by question with the highest response rate totaling 427. The following highlights the responses for survey questions according to overall theme of open space, trails, or parks and recreation. To see a complete tabulation of the results, see Appendix D.

### General

#### **Q1: Are you a resident of East Marlborough Township?**

The responses for question one indicated that the majority of respondents, 84%, were residents of East Marlborough Township. 16% did not live in the Township, and 1% were uncertain.

#### **Q2: Do you work in East Marlborough Township?**

The responses for question one indicated that the majority of respondents, 79%, did not work in East Marlborough Township. 19% did work in the Township, and 1% were uncertain.

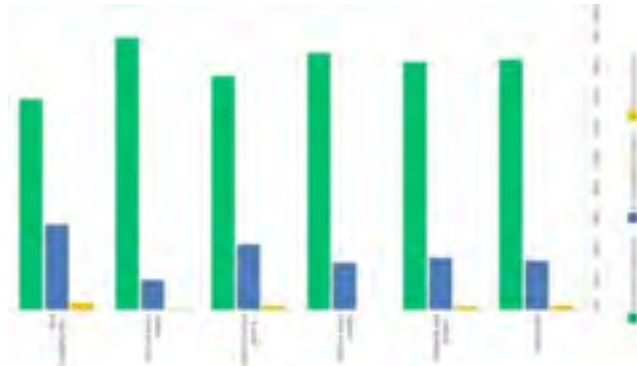
Questions 15 through 21 included a general comment, open ended question, and open ended question regarding parks and recreation opportunities, and demographic questions. Most survey takers were female and between the ages of 35 and 64.

## Open Space and Natural Resources

### Q3: How important is open space protection that would safeguard the following natural resources?

All answers were ranked as extremely important natural resources to protect, with ground water supply, surface water quality, woodlands, and wetlands and stream corridors receiving the greatest number of responses.

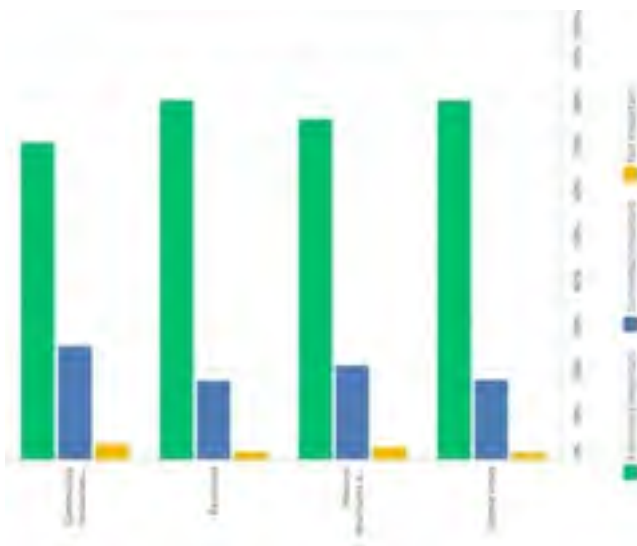
**Figure 2-11 Community Survey Results – Open Space and Natural Resources** is highlighted below.



### Q4: How important is open space protection that would safeguard the following cultural resources?

All four answers (farmland, scenic views, historic structures and sites, and community resources) were ranked as extremely important cultural resources to protect.

**Figure 2-12 Community Survey Results – Cultural Resources** is highlighted below.



**Q5: Is your family willing to help pay for new open space and conservation areas in East Marlborough Township?**

The top three areas that respondents would consider help contributing to were open space and conservation areas that protected ground water supply, surface water quality, and woodlands. The bottom three areas identified included wastewater spray fields, farmland, and bird breeding/nesting grounds.

**Q6: Which of the following environmental practices should East Marlborough Township promote? Recycling, invasive species management, tree preservation, and alternative energy all ranked highly as best practices.**

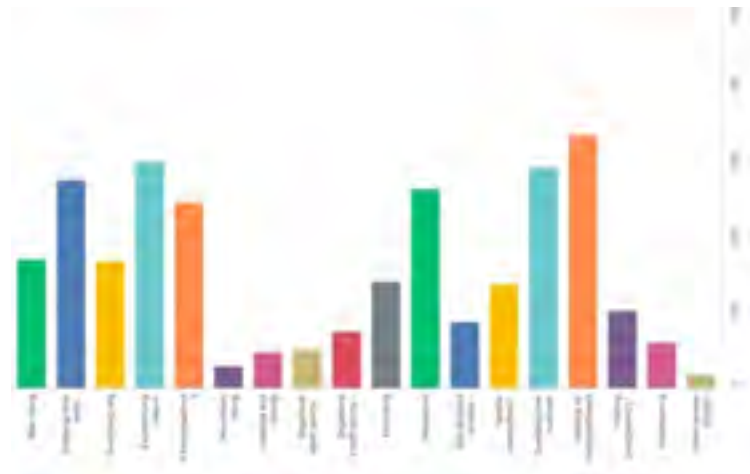
Recycling, invasive species management, tree preservation, and alternative energy all ranked highly as best practices.

**Trails, Parks, and Recreation**

**Q7: What experiences are you looking for when visiting parks and recreation areas?**

The top three experiences identified were walking on trails and pathways, experiencing nature, and spending time outdoors. The bottom three experiences identified included horseback riding, hunting and fishing, and organized adult sport activities.

**Figure 2-13 Community Survey Results – Trails, Parks, and Recreation** is highlighted below.



**Q8: What do you think should be the priority for parks and recreation in East Marlborough Township over the next ten years?**

The top three highest priorities indicated include conserving open space and natural resources , developing walking/biking connections between schools/parks/neighborhoods , and maintaining existing park areas and recreation facilities. The bottom three lowest priorities included building indoor recreation facilities, building athletic fields, and expanding recreation programs for adults (18-54).

**Q9: How often do you or members of your household visit the following parks and recreation areas?**

Participants indicated they visited the Kennett Area YMCA, Longwood Gardens, and Anson B.

Nixon Park on a weekly basis. Monthly visits to Longwood Gardens, Anson B. Nixon Park, and Cheslen Preserve were also common. National parks, state parks, and Chester County parks were the top three seasonal destinations, whereas Unionville Elementary outdoor fields and playground, Delaware County parks, and New Castle County parks received the most “never visit” responses.

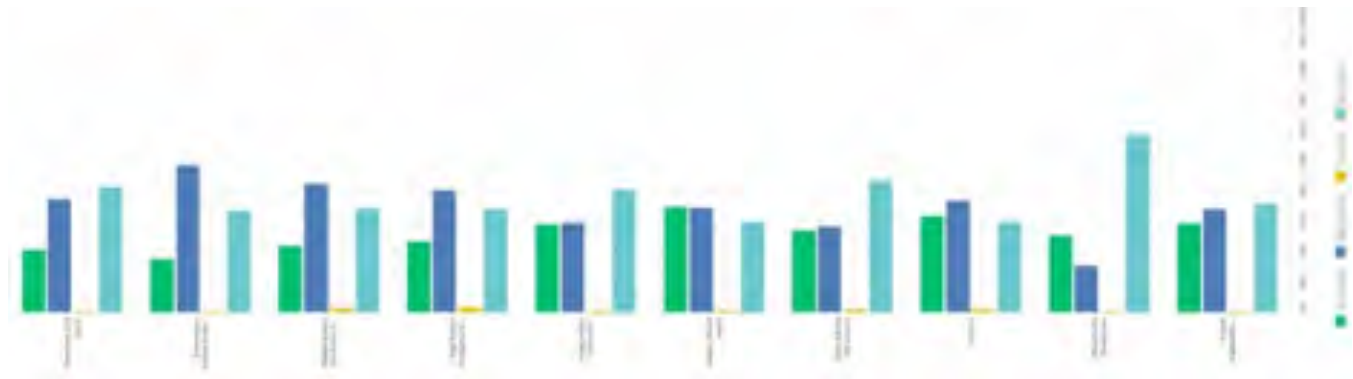
**Q10: How important is it to expand or add the following recreation facilities or activity areas in East Marlborough Township?**

The top three facilities or activity areas identified focused walking paths or trails, nature trails, and shade or tree areas. The bottom three items, identified as not important, included in-line hockey rinks, gaga ball pits, and swimming pools.

**Q11: East Marlborough Township has received a donation of 26 acres of land on Unionville Road for a future park site. What should the priorities be for the development of this park?**

The top three priorities identified for the park focused on protecting water quality, incorporating walking trails, and protecting wildlife. The bottom three items, identified as not important for the park, included active recreation, passive recreation, and screening from adjacent properties.

**Q12: How would you rate the availability of recreation programs in East Marlborough Township for the listed groups?**



**Figure 2-14 Community Survey Results – Recreation Programs** is highlighted above.

The graph above indicates the responses to question 12. Dark blue indicates “right amount”. Many of the answers saw either “right amount” or “don’t know,” in light blue, as the most common response. Green indicates a response of “not enough.” Of those responses, the top five selections specified as not having enough recreation programs were adults between 40 and 64 years, families , overall availability of programs , young adults between 18 and 39 years, and older adults, over age 65.

**Q13: The following is a list of recreation activity categories. Check for each category by age group if members of your household would like to participate in the listed activity.**

Summer day camps were the most frequent selection for members of respondents households that were of the following ages: preschool 2-5 years , elementary school 6-10 years , and middle school 11-13 years) . Extreme sports/adventure programs (rock climbing, skateboarding, etc.) was the most frequently identified activity for households with high school age children between 14 and 17 years of age, family activities for young adults 18 to 39 years, special events like concerts, dances, and festivals for adults 40-64 years , and trips for older adults over 65.

**Q14: The average parks and recreation general fund operating expenditure in Pennsylvania municipalities is \$36 per capita and in East Marlborough Township it is \$.73 per capita annually. What is your opinion of the following statements?**

Provided with several selections, ranging from “I am not willing to pay more” to “I am willing to an additional \$20,” “between \$21 and \$30,” “between \$31 and \$40,” or “over \$40 more per year” for parks and recreation, the majority of respondents indicated a willingness to consider paying more in some manner. 12.5% of respondents indicated they were not willing to pay more for parks and recreation.

### Community Survey Summary

Overall, several key themes emerged from the community survey, that were consistent across various questions and were also reflected in the feedback provided during the first public meeting. Respondents indicated that the ability to walk and bike to key destinations within East Marlborough Township and in adjacent communities was desirable. Responses generally trended towards favoring passive recreation opportunities in the community, such as walking, running, biking, and experiencing nature. Active recreation opportunities, such as formal athletic fields and indoor recreation facilities were not viewed as priorities. Given these responses, the development of a robust trails plan, that provides residents with opportunities to walk, run, and bicycle, would be consistent with the feedback gathered from the survey, as well as the input from the first public meeting. Providing bicycle and pedestrian routes that both promote physical activity and highlight the natural environment, while protecting wildlife, open space, and key natural resources, would connect residents to their surroundings, while being sensitive and minimize human impact on the environment. Signage opportunities along these bicycle and trail routes could serve as educational opportunities to educate residents and visitors about important, sensitive natural resources, wildlife, plant life, and the Township’s open space preservation efforts.

The importance of protecting open space and natural resources, was a second theme that emerged from the survey. Questions regarding prioritizing open space that protects natural resources, open space that protects cultural resources, and environmental practices that the Township promote, saw many of the provided answers all receiving high marks. Protecting open space in order to protect multiple natural resources, including ground water supply, surface water quality, woodlands, and wetlands and stream corridors, should be a focus of the open space preservation plan. Protection of open space in order to protect cultural resources, including farmland, scenic views, historic structures and sites, and community resources, is likewise important. Existing open space that the Township owns, including parkland, should incorporate best practices that protect and preserve natural and cultural resources on those lands. Recommendation and concepts for the new park and the community’s trail network, identified later in this plan, endeavor to reflect this input from the public, and strike a balance between protecting natural and cultural resources, while connecting people to important places in the community and in the immediate region.

# Key Person Interviews

The PAC identified 13 individuals in the community to be interviewed for Update 2020. The individuals were identified based upon the location of their home or business, their interest in open space, recreation, and trails, and their stature in East Marlborough Township and surrounding municipalities. A survey instrument was developed for the interviews, and the interviews were conducted in person, by phone, or by written correspondence. Survey instruments and notes from the interviews are included in Appendix E. The key thoughts and comments obtained during the interviews are summarized below.

## Open Space

- East Marlborough Township is known for its rural agricultural landscapes. Every effort should be made to preserve scenic and agricultural landscapes in the future.
- The Chester County municipal grant program is available for all Chester County municipalities, including the farmland preservation program and should be used as a resource to preserve more agricultural land.
- There needs to be a level of preservation in growth areas east of Route 82 including green infrastructure, parks, and trails.

## Trails

- The wooded areas, meadow areas, and different habitats in the future 26-acre park would be a good addition to the school district's curriculum. A trail connecting the school to an outdoor classroom in the park would allow students to engage in outdoor education including water study and science.
- Consider trails on the high school and middle school properties. There are woodlands and other open areas suitable for walking and running trails.
- Chester County Planning Commission is conducting a feasibility study to determine whether a Circuit level trail can be established in Southern Chester County. It is possible that a trail could be proposed through East Marlborough or connect to trails within the Township.
- Longwood Gardens hears frequently from visitors that they want to bike and walk to Longwood. Public transportation is also desired by visitors.

## Parks and Recreation

- The township should plan for parks and trails in the growth areas before growth occurs and opportunities for parks and trails are lost.
- The School District has been a strong partner in providing recreational opportunities and is interested in continued joint efforts to meet the recreational needs of the community.
- A multi-purpose athletic field is needed that could be used by many sports.
- East Marlborough Township provides fields at no charge to URA. Children in the URA League come from different townships in the area, representing approximately 5-7 local communities. East Marlborough Township is the only township that has contributed resources, financial or land-based, to URA. East Marlborough Township previously provided funding to URA, with an agreement that the Township cannot be asked again for 15 years.
- The Chester County Vision Partnership Program is available for planning projects, including planning for parks and trails. The Chester County municipal grant program is available for all Chester County municipalities, including for park and trail improvements and acquisitions. Chester County would consider introducing programming in municipal parks, just as it does in County parks and would partner with East Marlborough to “share” programming in its municipal parks.
- Residents and visitors perceive great sense of community through equestrian and other special events hosted at Plantation Field. Several events at Plantation Field are referred by Chester County Visitors Bureau.
- Willowdale is considered by most as the “town green” for East Marlborough Township where the Willowdale Steeplechase is held each year. Willowdale connects people to open space and each other, and Willowdale events greatly benefit the community.

## Chapter 3 Open Space Preservation



*Local agrarian heritage*

### Open Space Prioritization

East Marlborough Township has been extremely successful at partnering with land trusts, Chester County, and others to preserve many of the most productive agricultural parcels of land in the township. It's focus on the western side of Route 82 in the Agricultural Preservation District is evident today as hundreds of acres of contiguous farmland continue to be productive after hundreds of years. As the Township continues to engage farmers and landowners for agricultural or natural resource land preservation in the coming years, it will benefit from having tools and resources that allow it to efficiently and cost-effectively ensure the greatest land preservation impact possible anywhere in the Township.

**Figure 3-1 Summary of Preserved Open Space** is highlighted below.

<b>East Marlborough Township</b>		
Summary of Preserved Open Space		
	Acres (2019)	Percentage
Overall Township	9,948 ac	100%
<b>Easements</b>		
Agricultural Land Easements	1,210 ac	12.17%
Conservation Easements	1,982 ac	19.92%
Pending Easements	66 ac	0.67%
<b>Township Owned</b>		
Parks	57 ac	0.58%
Open Space	116 ac	1.17%
<b>Developments</b>		
HOA Open Space	420 ac	4.22%
<b>Summary</b>		
<b>Total Protected Open Space (Current)</b>	<b>3,785 ac</b>	<b>38.05%</b>
<i>Total Protected Open Space (Current + Pending)</i>	<i>3,851 ac</i>	<i>38.71%</i>

The Open Space Prioritization Review is a tool used by many municipalities in Chester County to identify parcels of land that have high agricultural value or high natural resources value. The prioritization mapping is based upon the most up to date GIS data available, but field verification is required at the site level to confirm the presence of resources. Township representatives can use the maps generated from this review to identify priority opportunities for farmland preservation through conservation or agricultural easements, and to identify priority parcels with natural resources that should be protected through zoning and the subdivision and land development process. The maps can be used as supporting documentation for County, State, and other grant applications. Below are descriptions of the criteria used to identify parcels with important agricultural and natural resources.

## Agricultural Open Space Preservation Priorities

**Map 3-1 Agricultural Priorities** is highlighted on the following page.

The two major factors that were analyzed for agricultural prioritization were parcel size and soil types. The following method provides data that can be used by township representatives and Chester County to rank agricultural lands for Chester County's Preservation Partnership Program and the leading source of funding for agricultural land preservation in the region. First, all existing protected lands were removed from the analysis. Parcels of twenty-five acres or greater were selected as well as clusters of smaller parcels that were owned by the same landowner and together exceeded 25 acres. All parcels of ten acres or greater were selected if they were adjacent to existing protected land. Once all properties that met the size criteria were selected, soils were analyzed for each property. Using soil information provided by the USDA, the percent of agricultural soils for each property were determined and properties were classified into three categories:

- Agricultural soils greater than 75%
- Agricultural soils between 50% and 75%
- Agricultural soils less than 50%.

Once the initial analysis was completed, the results were compared with aerial and land use data to identify and remove all developed or developing parcels such as large shopping centers, school district property, and parcels with approved land development plans. The resulting analysis map shows all existing protected lands, all parcels with approved development plans, and prime agricultural land eligible for protection.

The map illustrates several remaining opportunities to preserve large areas of contiguous agricultural land west of Route 82, with few opportunities east of Route 82. It is notable that there are no eligible parcels that have less than 50% agricultural soils. Agricultural parcels found east of Route 82 are relatively small in size (ranging from 11 to 157 acres) and are fragmented away from other agricultural uses. A few of the largest parcels east of Route 82 include 157 acres at the northeast corner of Route 82 and Route 926, 102 acres east of Route 82 along East Locust Lane, and 85 acres in multiple parcels along Lenape Unionville Road. Unprotected agricultural parcels located west of Route 82 are larger in size (ranging from 10 to 167 acres). These parcels are among the highest priorities for preservation as they fall within the Township's Agricultural Preservation District. There is greater environmental benefit in preserving large contiguous areas of agricultural lands than preserving a fragmented patchwork of smaller farm parcels. Protecting parcels that are contiguous with existing protected farmland provides greater agricultural value than protecting parcels that are isolated by developed areas.

# Draft-Map 3-1-Draft

## Agricultural Resources Prioritization

East Marlborough Township, Chester County



- Roads
- Streams
- Water Bodies
- Estimated Tax Parcels
- Township Boundary ~ 9948 acres
- Adjacent Municipalities
- Protected Lands ~4470.4 ac. (45% of twp.)
- Pending Easements ~ 55 ac.
- Temporary Easement ~145 ac. (1.5% of twp.)
- Preservation Opportunities\*** ~1675.8 acres (16.8% of twp.)
  - Agricultural soils less than 50% ~ 0 ac. (0% of twp.)
  - Agricultural soils 50-75% ~ 153.1 ac. (1.5% of twp.)
  - Agricultural soils greater than 75% ~ 1,522.7 ac. (15.3% of twp.)

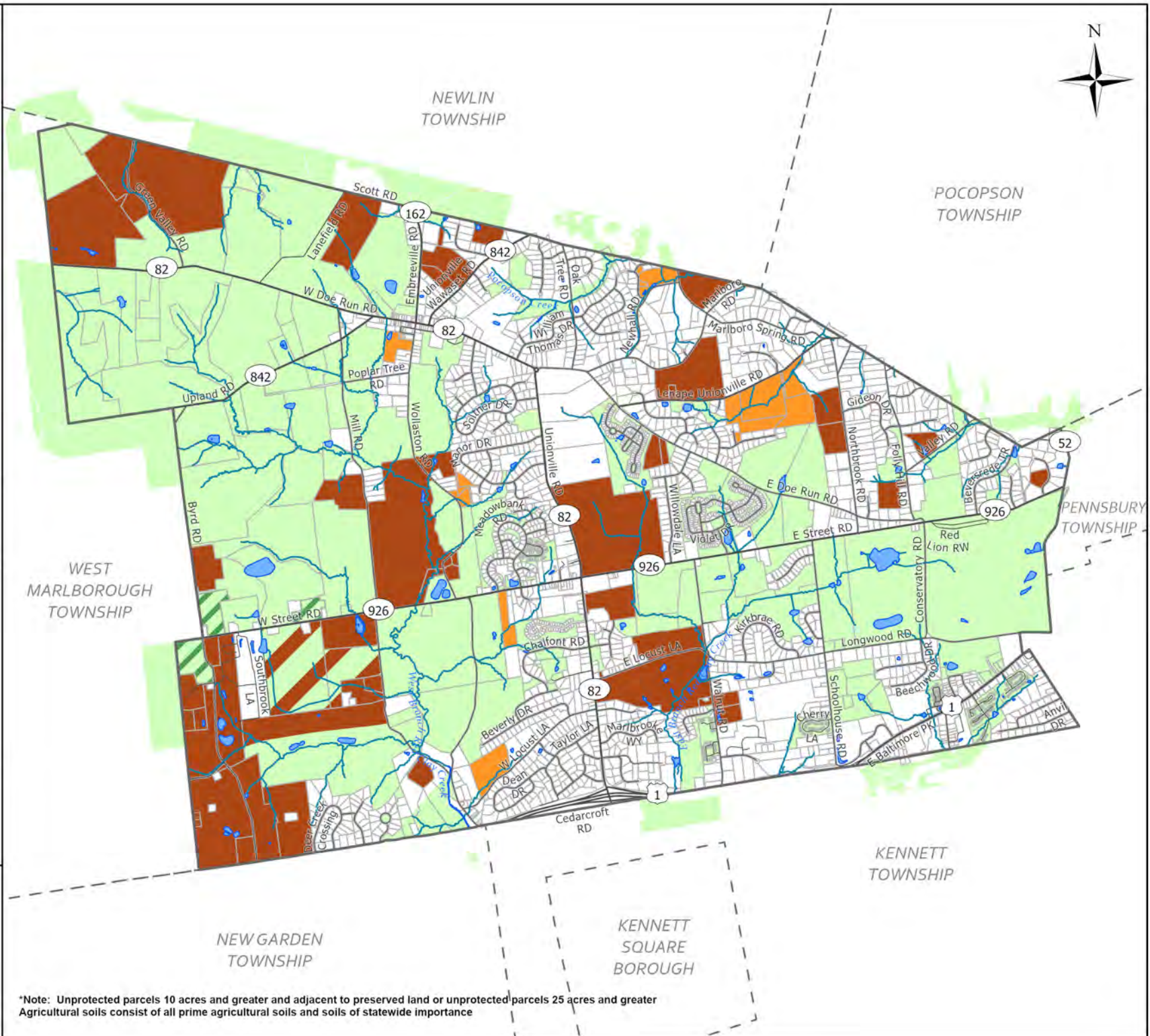
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Data Source: Base Data from Chester County GIS Department, 01/2020

Protected Lands data from Chester County GIS Department, 07/2019

Map Created: January 28, 2020



\*Note: Unprotected parcels 10 acres and greater and adjacent to preserved land or unprotected parcels 25 acres and greater  
Agricultural soils consist of all prime agricultural soils and soils of statewide importance

## Natural Resource Open Space Preservation Priorities

**Map 3-2 Natural Resources Priorities** is highlighted on the following page.

With input from East Marlborough Township's Environmental Advisory Commission, a set of criteria was developed to identify areas that are rich in natural resources and important for protection. The criteria used to prioritize the presence of natural resources included parcels with:

- 1,000 feet or more of stream
- Forested riparian buffers (at least three acres of stream within 100 feet of a stream)
- One acre of wetlands
- Fifteen acres or more of woodland
- Interior woodland (300-foot buffer from the edge of the woodland)
- Habitat for species of special concern

One point was assigned for each criterion and points were totaled to determine the overall natural resources score. An additional point was assigned based on adjacency to existing protected land if the parcel met at least one other natural resource criteria. All parcels less than four acres were eliminated from the analysis as well as existing protected lands. Unlike the agricultural prioritization, this analysis was conducted at a parcel level in order to pinpoint, with more detail, where natural resources are concentrated. The resulting map classifies parcels into three categories based on the natural resource score: scores from 1 to 2, from 3 to 4, and 5 or greater. Unprotected parcels with high natural resource value are found throughout East Marlborough Township. Parcels east of Route 82 are commonly found adjacent to, or surrounded by, existing residential areas. As new land development proposals are submitted east of Route 82, the Township should continue to require the protection of sensitive natural features. It should also consider where it would be beneficial to provide open space for new recreational uses such as pocket parks. For example, pocket parks and neighborhood parks might be suitable in residential districts that currently have limited access to public or private (HOA) recreational open space.

Several large parcels east of the Route 82 corridor are owned by the Unionville Chadds Ford School District and have natural resource values. However, according to the Long Range Facilities Plan (2019) for the Unionville School District these parcels will be used to expand the School District's outdoor recreational facilities. A large parcel at the northeastern corner of Route 82 and Route 926 has high natural resource value and is currently zoned for commercial use. The Kennett Country Club parcels include natural features that could be protected or enhanced. The Township should continue to ensure protection of natural features on all parcels when considering future subdivision and land development applications.

In contrast to the patterns evident on the east side of Route 82, unprotected parcels on the western side of the Route 82 residential corridor are located adjacent to other protected lands. There is greater environmental benefit in preserving large contiguous areas of habitat/natural resources than preserving a fragmented patchwork of smaller natural areas and habitats. Protecting parcels that are contiguous with existing protected lands provides greater conservation value than protecting parcels that are isolated by developed areas. The map illustrates several opportunities to preserve large areas of contiguous open space west of Route 82, with limited opportunities east of Route 82.

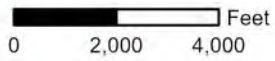
# Draft-Map 3-2-Draft

## Natural Resources Priorities

East Marlborough Township,  
Chester County



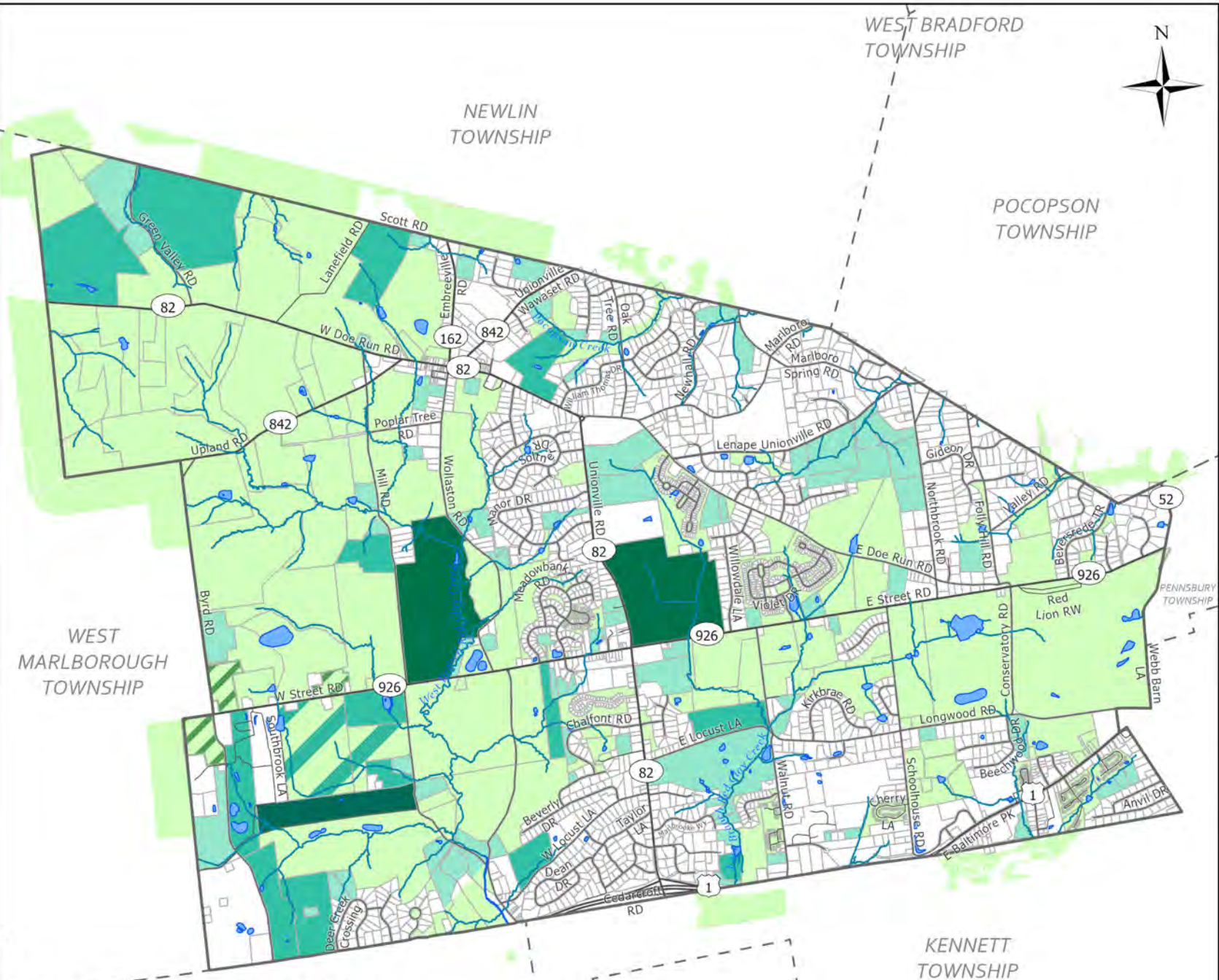
- Roads
- Streams
- Water Bodies
- Estimated Tax Parcels
- Township boundary ~ 9948 acres
- Adjacent Municipalities
- Protected Lands  
~4,470.4 ac. (45% of twp.)
- Pending Easements ~ 55 ac.
- Temporary Easement  
~145 ac. (1.5% of twp.)
- Natural Resources Priorities**  
~3,044 ac. (30.6% of twp.)
- Scores 1-2  
~650 ac. (6.5% of twp.)
- Scores 3-4  
~693 ac. (6.9% of twp.)
- Scores 5+  
~1,700 ac. (16.4 % of twp.)



Data Source: Base Data from Chester County GIS Department, 01/2020

Protected Lands data from Chester County GIS Department, 07/2019

Map Created: January 28, 2020



### NATURAL RESOURCE SCORE = ONE POINT FOR EACH

- 1,000' of Stream
- 3 ac. of woodland within 100' of stream
- 1 ac. of wetland
- 15 ac. of woodland
- Presence of interior woodland
- Adjacent to existing protected open space
- Contains habitat for species of special concern (DCNR)

KENNETT  
SQUARE  
BOROUGH

KENNETT  
TOWNSHIP

## Historic and Cultural Resources Priorities

**Map 3-3 Historic and Cultural Resources Priorities** is highlighted on the following page.

An additional map was created to highlight and prioritize important unprotected historic and cultural landscapes in East Marlborough. The criteria used to prioritize historic and cultural resources included parcels with:

- Class I Historic Resources - 3 points
- Class II Historic Resources - 2 point
- National Register of Historic Places designation- 3 point
- Within Brandywine Battlefield Study Area- 1 point

Different points were assigned for each criterion to reflect the different levels of historic designation. Although a parcel size threshold was not used when scoring Class I or Class II historic resources and resources with National Register designation, a parcel size threshold was used when assigning points based on the Brandywine Battlefield study area boundary. Since the Brandywine Battlefield study area boundary focuses on preserving both historic resources and landscapes connected with the Battle of the Brandywine, only parcels with other historic resources or parcels of at least 10 acres were awarded points within this boundary. Additionally, protected lands with historic resources were still shown (using hatching), since different avenues of preservation may be required to ensure protection of historic resources.

Based on the historic resource prioritization, East Marlborough has significant historic resources throughout the township and much of these resources are located on protected land. Although historic resources are not explicitly protected through land preservation, land preservation ensures the protection of key landscapes connected with historic feature. This ensures the protection of the historic context surrounding the historic feature. East of route 82, there may be additional opportunities to connect the planning of potential pocket parks with historic landscapes connected to the Brandywine Battlefield.



## Combined Resource Priorities

### **Map 3-4 Natural, Agricultural and Historic Resources Combined Priorities** is highlighted on the following page.

A combined priorities map was produced by adding together the resulting scores of natural, agricultural and historic resources. These scores were classified into three groups.

By combining the natural and agricultural resource priorities with historic and cultural resources, important landscapes are considered and identified holistically. Through this combined analysis several key properties are further emphasized for protection, including three properties west of Route 82 and one key property at the intersection of Route 82 and 926. In addition, there is a cluster of smaller properties in the northeastern section of the township, north of Route 926, that have a concentration of priorities based on the three types of resources assessed.



**Map 3-5 Natural, Agricultural and Historic Resources** is highlighted on the following page.

A final combined map was produced to show the types of overlapping resources located on each parcel to highlight the multiple resources that could be protected, to some degree, through open space preservation. For instance, parcels represented in brown show properties with both agricultural and historic resources. Protection of these properties may help preserve the historic agrarian landscapes of East Marlborough. Likewise, properties with natural and historic resources, represented with light blue, help to reveal landscapes that offer several preservation benefits.

Parcels identified in green, show properties that have both agricultural and natural resources. It might be appropriate to consider a combination of preservation strategies in these areas to ensure both the natural and agricultural resources are properly protected. Lastly, the parcels represented in purple, show areas with all three resource types represented. Preservation of these properties can help achieve multiple open space goals.

# Draft-Map 3-5-Draft

## Natural, Agricultural and Historic Resources

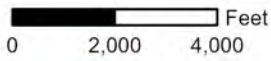
East Marlborough Township,  
Chester County



- Estimated Tax Parcels
- Water Bodies
- Streams
- Roads
- Protected lands  
~4470.4 ac. (45% of twp.)
- Pending Easements ~ 55 ac.

### Resources by Parcel

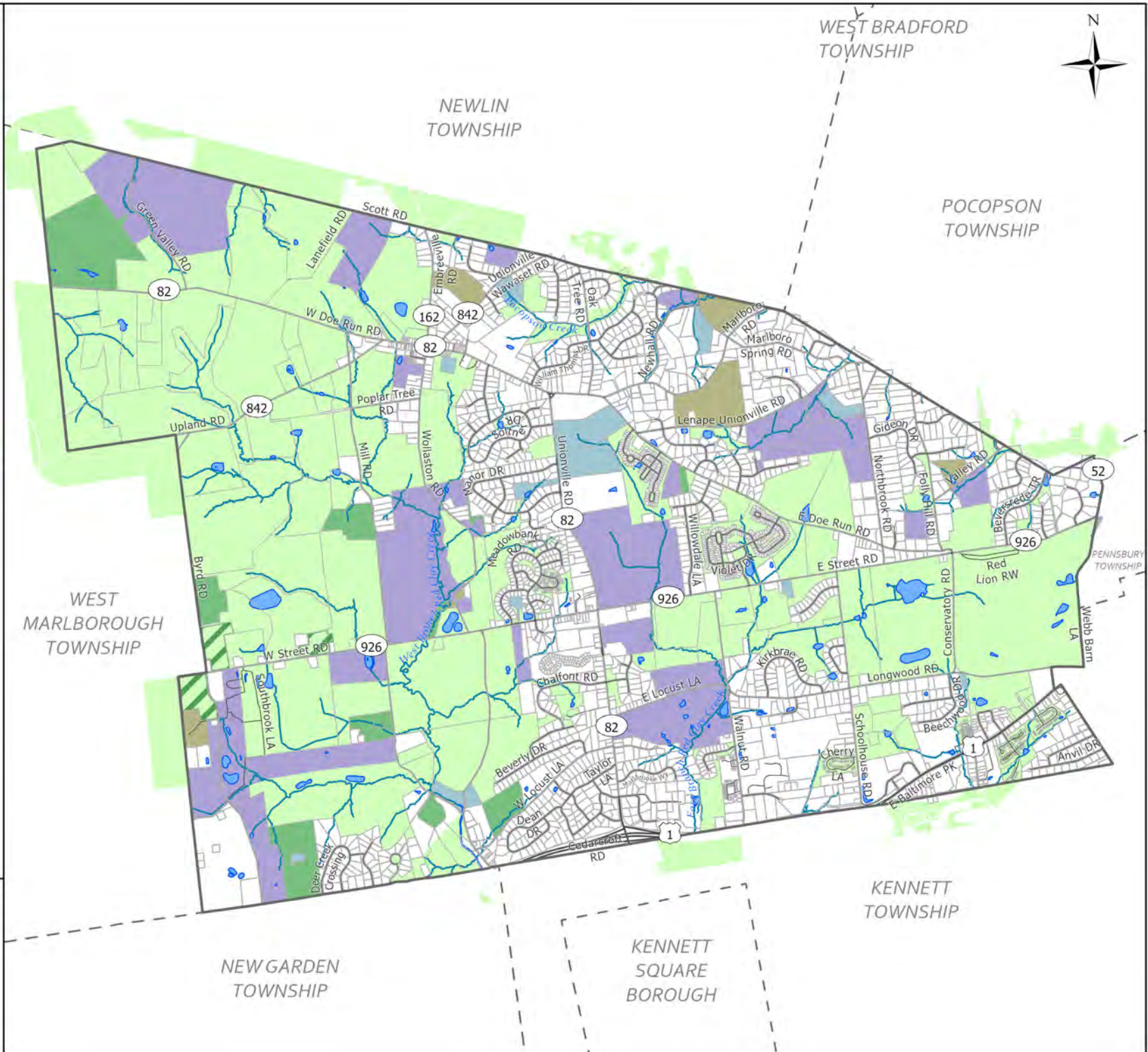
- Agricultural & Historic Resources
- Natural & Agricultural Resources
- Natural & Historic Resources
- Natural, Agricultural & Historic Resource



Data Source: Base Data from Chester County GIS Department, 01/2020

Protected Lands data from Chester County GIS Department, 07/2019

Map Created: January 28, 2020



# Recommendations for Open Space Protection

Just as the Township has been quite successful at spearheading efforts to permanently protect open space, East Marlborough has progressively instituted a variety of efforts and regulatory measures to protect natural and cultural resources township-wide, regardless of ownership. Many of these efforts have been discussed in the preceding inventory of natural and cultural resources. They have included planning efforts, development plan review, resource monitoring, consistent regulatory enforcement, and support for complementary efforts by other public, private, and non-profit agencies. The 1993 Open Space, Recreation, and Environmental Resources Plan iterated a litany of action items relating to natural and cultural resource preservation. Many recommendations already have been or are being implemented on an on-going basis. It is not the intention of this Plan to duplicate the recommendations of the Unionville Regional Comprehensive Plan; readers are directed to it for further review.

The following recommendations flow from the goals and objectives set forth in Chapter 1, from the resource inventory mapping and assessment included in Chapter 2, and from review of the Comprehensive Plan and existing land use regulations. Specific recommendations for parks, recreation, and trails are found in Chapter 4 and Chapter 5. The Township should continue to look creatively at a broad palette of open space issues, including the following:

## **Continue to Acquire Interests in Open Space**

3.1 - Assess opportunities to acquire interests in open space in consideration of proximity and existing or potential interconnection to other protected open space, including open space designated through development under the lot averaging and cluster development option. Particular attention could be focused on opportunities to connect open space in habitat corridors and where potential for trail continuity or connectivity exists. Fee title acquisition could be reserved for situations where township recreational or trail priorities can be met or where negotiation of conservation easements fails.

3.2 - Continue to leverage municipal funds for the acquisition of agricultural and conservation interests with funds available from state, county, and private resources in order to maximize the extent and benefits of land preservation efforts relative to cost to the Township. This Plan is intended to support applications for grant funding.

3.3 - Explore land preservation in growth areas east of Route 82 to provide for green infrastructure, parks for recreation, and trails including open space designated through development under the lot averaging and cluster development option.

## **Promote Action to Enhance Natural Resource Protection**

3.4 - Continue to work with and support local water quality programs and initiatives (such as the “Red Streams Blue” Program, led by Brandywine Red Clay Alliance) and partner with both public and private organizations working to improve water quality in the region. Coordinate potential mitigation efforts including stormwater management improvements, streambank restoration, floodplain restoration, and riparian reforestation. Further adjustment to impervious coverage limitations, stormwater management requirements and design standards for future land

development should be considered. The Township might consider direct funding assistance to expedite these efforts, including potential use of grant funding available to the Township.

3.5 - Continue to monitor and participate in regional planning efforts regarding land use and resource protection issues in neighboring municipalities, particularly within watershed areas draining into and out of East Marlborough and significant natural habitat areas extending across municipal boundaries.

3.6 - Continue to consider formal partnerships aimed at natural, agricultural, cultural and scenic resource protection, including partnerships with Chester County, adjoining municipalities, and other organizations such as Trout Unlimited, and local land trusts.

3.7 - Continue to support public and private efforts to enhance and conserve natural diversity and promote sustainable wildlife populations including attention to both forested and non-forested, natural and naturalized landscapes, seeking to avoid isolation of wildlife habitat areas, coordinate protection strategies, and maintain continuous corridors for wildlife diversity.

Promote Action to Enhance Cultural Resource Protection

3.8 - Continue to support the addition and extension of historic resource designations on the National Register of Historic Places.

3.9 - The Township HARB and the Historic Commission could consider adopting a process to preserve historic resources using a list of priorities for protection in the Unionville Historic District and throughout the entire township. Priorities for protection could be established based upon historic resource classification.

### **Support Land Use & Management for Resource Protection**

3.10 Continue to guide placement of land development activities away from unnecessary impact to natural, cultural and scenic resource values and promote formal open space designation in the course of development plan review by the Township Planning Commission, EAC, Historical Commission and other agencies, as applicable. Wherever feasible, the Township should condition development and building approval on demonstrable and enforceable adherence to the resource protection objectives of this Plan, including incorporation of binding open space management plans and land management criteria where applicable.

3.11 Continue to focus, during development plan review, on stormwater management, promoting groundwater infiltration and successful implementation of water quality Best Management Practices (BMPs), consistent with state requirements and objectives set forth for the Christina Basin.

3.12 Continue to monitor and promote agricultural practices and land management efforts which maximize soil conservation and minimize negative impacts to water quality, promoting the establishment of best management practices on appropriate public or private open space lands, in coordination with the Chester County Conservation District and the Pennsylvania Department of Agriculture.

3.13 Promote reforestation of riparian buffers, enhancement of forest interior and woodland edge conditions, with native plantings and planting of new native trees in residential areas.

### **Refine Regulatory Tools**

3.14 Periodically review the effectiveness and consistency of regulation of natural and cultural resources, from perspectives of development plan review, adaptive re-use of historic resources, resource management, and regulatory enforcement, including property maintenance codes. Revision to existing regulation and policy should be considered as necessary.

3.15 Consider a periodic review of design standards imposed by the Subdivision & Land Development Ordinances for consistency with flexible land use regulation provided under the Zoning Ordinance (e.g., lot averaging and cluster development), to ensure that strict adherence to land development regulation does not impede flexibility which may afford greater resource protection.

3.16 Monitor use of the Conditional Use approval process as an effective means for the Board of Supervisors to condition approval of land use or land development on clear implementation and appropriate long-term management of resource protection objectives.

3.17 Consider strengthening provisions for mitigation of impacts to historic resources by land development proposals, potentially linking plan approval to specific mitigation conditions and guarantees.

3.18 Consider further update of stormwater management regulations, dealing with issues beyond those necessary for compliance with MS-4 regulation, including maximum preference for groundwater recharge, reduction in total discharge volumes (not just rates), and employment of design standards consistent with PA DEP “exceptional value” (EV) or “high quality” (HQ) water quality standards.

3.19 Consider enactment of provisions limiting introduction of impervious coverage and other development impacts on hydric soils.

### **Promote Community Education**

3.20 Continue to support the education of landowners, residents and other stakeholders regarding natural and cultural resources, potentially including expanded use of the Township web site, newsletter, and community events such as Willowdale Steeple Chase.

3.21 Consider promoting public informational programs that feature private land management practices consistent with the objectives of this Plan, potentially including support for programs offered by other organizations. Examples of such informational programs might include: promotion of tree planting and riparian restoration; stormwater management on residential properties, turf grass reduction; meadow management; safe and sustainable wildlife management; agricultural practices consistent with water resource protection objectives; reduction in lawn and garden chemical and nutrient application; proper disposal of oil and other hazardous wastes; recycling opportunities; energy-use reduction strategies; alternative clean energy supplies; conservation planning and estate planning; and historic resource values and adaptive re-use opportunities.



*Sidewalks and Trails Promote Health and Connect Residents to the Outdoors*

## Analysis of Bicycle and Pedestrian Network Needs

Sidewalks and trails in East Marlborough Township can be found along Route 82, Route 1, and clustered in several neighborhoods, primarily in neighborhoods located in the central and southern portions of the Township. Key destinations are located along Route 82, Route 1, in the eastern portion of the Township, and in communities immediately north and south of East Marlborough. Expanding existing sidewalk and trail networks in the Township can help connect residents to local recreational, cultural, and educational amenities and businesses in an efficient and effective manner.

Establishing connections between East Marlborough Township, Kennett Square, and Kennett Borough would provide a unique opportunity for residents of East Marlborough Township to link into developing regional trail networks in neighboring communities. One network, the Kennett Greenway, could be connected into in the future by a link between East Marlborough Township and

the Anson B. Nixon Park in Kennett Township. This linkage would not only provide access to a major recreational destination, identified as important during this Plan’s public engagement process, but would also enable residents to access Kennett Square for festivals, farmers’ markets, restaurants, the YMCA, and other amenities.

At the time of this Plan’s preparation, Chester County was in the process of planning for a regional trail through the southern portion of the County. While a route concept was not developed at the time of writing this plan, establishing a southern connection between East Marlborough Township, Kennett Square, and Kennett Township may provide an opportunity to link into the future regional trail route.



*Walking and Bicycling Routes Emerged as a Top Priority*

## Feasibility of Community Trails

The trails and bikeways identified in this chapter are conceptual in nature. The routes identified on Map 4-1 reflect input received from the public during the first public meeting, the community survey, key stakeholder interviews, and input from the Plan Advisory Committee. As a next step, the identified trail and bikeway routes will require further study to determine their feasibility, preferred infrastructure type, and potential alignments.

**Map 4-1 Public Meeting Input for Conceptual Trails and Bikeways** is highlighted on the following page.

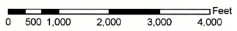
# Key Destinations & Connections

## Activity # 1

East Marlborough Township,  
Chester County



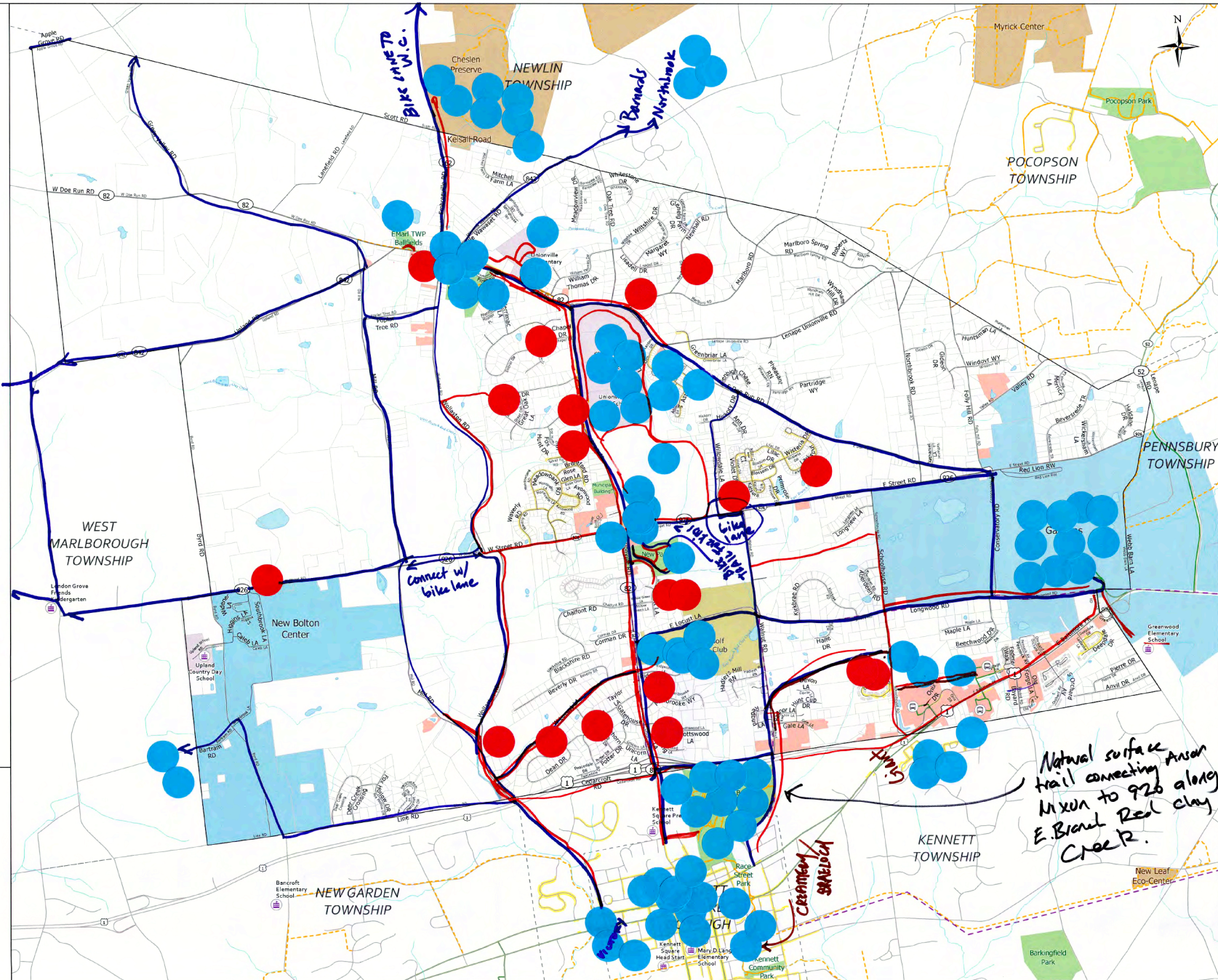
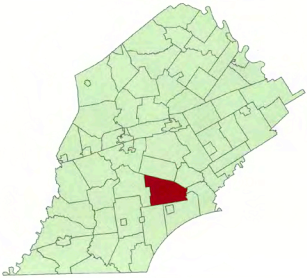
- Schools
- Scoot Bus Stops
- Scoot Bust Route
- Roads
- Water Bodies
- Streams
- Existing bike route
- Planned bike route
- Sidewalks
- Surfaced Trails
- Planned Trails
- Regional Circuit Trails
- Commercial
- Nonprofit Organizations
- Kennett Golf Club
- Land Preserve
- Existing Public Parkland
- School
- Adjacent Municipalities
- Tax parcels
- Municipal Boundary
- Roads
- Pocopson\_ParkLand



Data Source: Base Data from Chester County GIS Department, 01/2019

Protected Lands data from Chester County GIS Department, 07/2019

Map Created: October 28, 2019



## Local support

East Marlborough Township has been working to provide active transportation opportunities within the community. Unionville Park has a trail loop throughout the property, and sidewalks are located along several portions of Route 82, notably in Unionville Village. As development has occurred along the Route 1 corridor, the Township has seen an increase in trails and sidewalk infrastructure. Support for the continued construction of sidewalk, trail, and bikeway connections in the community and with adjacent communities was a consistent theme heard during the public outreach process for this Plan, including in the community survey and during the public meeting.

## Future Opportunities for Trails

Public comments related to bicycle and pedestrian connections were gathered throughout the planning process through key person interviews, an online survey, input from the Plan Advisory Committee, and activities during a public workshop held at the municipal building. One consistent theme that emerged through the various means of public outreach was the desire for bicycle and pedestrian connectivity to key destinations within the community and within municipalities immediately adjacent to East Marlborough Township.

### Destinations

During the public workshop and Plan Advisory Committee meeting, residents used stickers to map their homes and key destinations in East Marlborough Township and in surrounding municipalities that they would like to walk and/or bike to. Participants drew potential walking routes, bicycling routes, and horseback riding routes to those destinations (Appendix F). Clusters of key destinations that were identified include:



#### Recreation Amenities

- Future Park (26 Acre Parcel)
- Unionville Park
- Anson B. Nixon Park
- Cheslen Preserve
- Kennett Golf & Country Club



#### Schools

- Charles F. Patton Middle School
- Unionville Elementary School
- Unionville High School



#### Arts and Culture/Institutions

- Longwood Gardens



#### Commercial Areas

- Kennett Square Borough
- Route 1
- Unionville Village
- Village of Willowda

A separate activity, focused on the top five priorities for parks and recreation in the community over the next 10 years, saw “developing walking/biking connections between schools/parks/neighborhoods” and “developing longer distance walking/biking trails” identified as the #1 priority and #3 priority, respectively (Appendix F). A third activity, focused on selecting the top five priorities for East Marlborough Township’s new park, saw “connectivity to surrounding neighborhoods (trails, crosswalks) and the provision of “walking trails” identified as the #1 and #3 priorities, respectively, for that property (Appendix F).

The community survey includes questions relating to open space, environmental resources, and parks and recreation. In several of the questions relating to parks and recreation, walking and biking trails ranked highly. Walking on trails or pathways was the top priority identified by survey respondents, when asked what experiences they were looking for when visiting parks and recreation areas. Developing walking/biking connections between schools/parks/neighborhoods was the second highest parks and recreation priority identified for the Township over the next ten years. When asked how important expanding or adding specific recreation facilities or activity areas in the Township was, walking paths/trails and nature trails were the top two items identified. The survey asked how frequently members of your household visited specific parks and recreation areas. Weekly and monthly visitation occurred at the following destinations in East Marlborough Township and within surrounding municipalities:



#### **Weekly**

- Anson B. Nixon Park
- Kennett Area YMCA
- Longwood Gardens



#### **Monthly**

- Anson B. Nixon Park
- Cheslen Preserve
- Longwood Gardens

A Conceptual Bicycle and Pedestrian Trails map, Map 4-2, was prepared based on public feedback and input from the PAC, as described above. The plan illustrates a long-term vision for an integrated network of trails and bikeways in East Marlborough Township at a very broad, conceptual level. The plan routes are not intended to show the actual alignment of each trail. Their purpose is to illustrate conceptual, future connections between key destinations in East Marlborough Township and adjacent communities. The exact alignment of each planned off-road trail and in-road bikeway would be determined through future feasibility studies conducted for each segment, future detailed design and engineering development, and would involve substantial public participation, review, and comment. The general concepts for the bicycle and pedestrian trails plan are outlined on the following pages.

**Map 4-2 Conceptual Bicycle and Pedestrian Trails** is highlighted on the following page.

# Draft-Map-Draft

## Concept Trail Plan

East Marlborough Township,  
Chester County



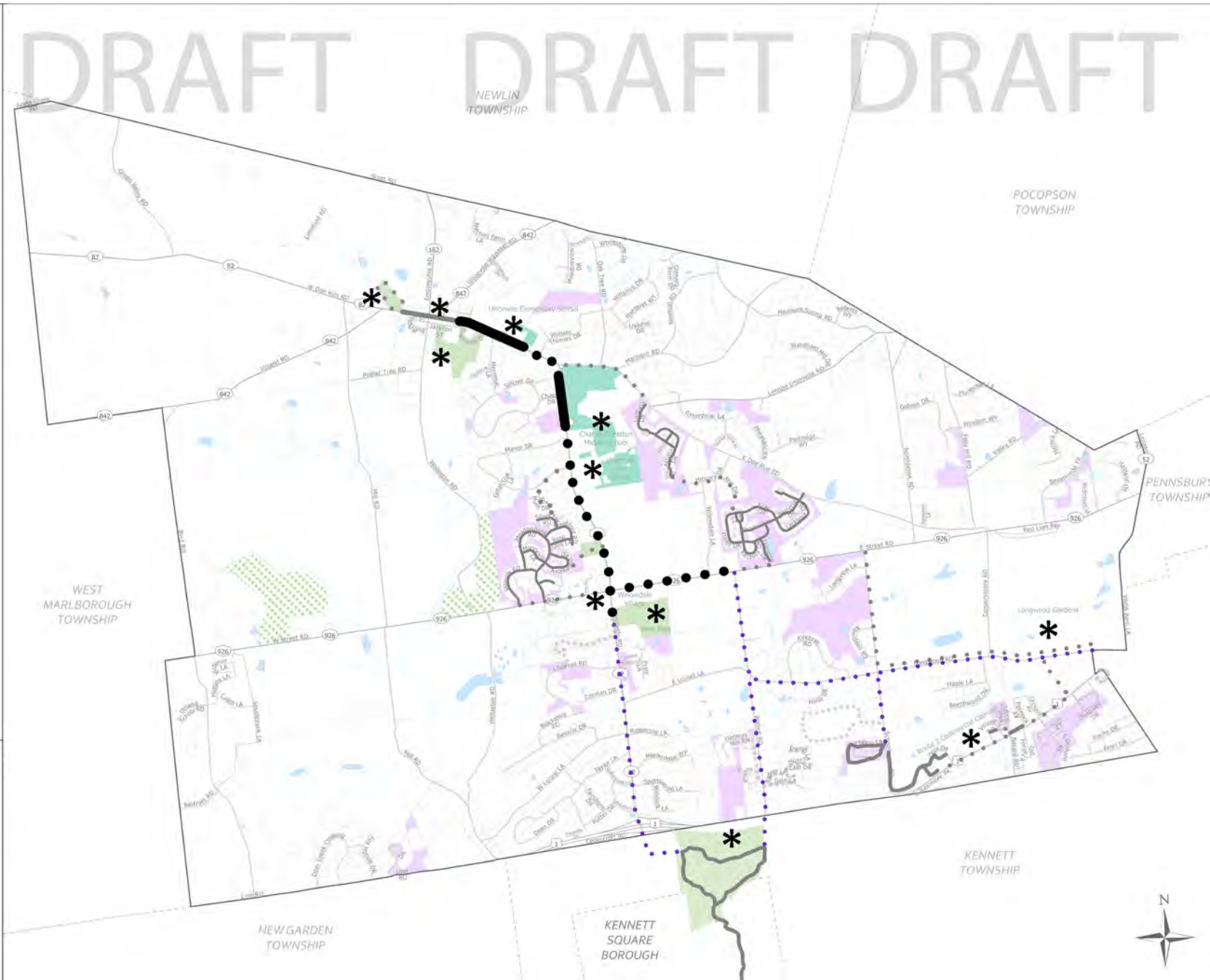
- Water bodies
- Roads
- Streams
- Tax Parcels
- Municipal Boundary
- Adjacent Municipalities
- HOA Open Space
- Existing Public Parkland and Open Space
- Municipal Spray Field
- School District
- Recreational Facilities
- Destination
- Central Spine - existing trail or sidewalk\*
- Central Spine - Future 8 to 10' wide multi-use trail
- Existing sidewalk or trail
- Future 6' wide sidewalk or trail
- Bikeway - Future bike lane or sharrow

\*Note: Existing central spine segments may currently be less than 8-10' wide. These could be assessed in the future to determine where potential widening opportunities exist.



Data Source: Base Data from Chester County GIS Department, 01/2019

Protected Lands data from Chester County GIS Department, 07/2019



## **Township-Owned Parks and Open Space**

East Marlborough Township owns four properties that can be incorporated into the community trail network. Those properties include the municipal building with 5 acres, Unionville Park with 25.2 acres, the URA Ballfields with 7.1 acres, and the New Park with 26 acres. Each of these municipally owned properties will become a destination in the trail network.

## **Semi-public open space**

The Unionville-Chadds Ford School District owns over 175 acres of land in East Marlborough Township at the elementary school, middle school, and high school. Opportunities to connect the three schools via a central spine along Route 82 would benefit both area students and the overall community. The development of this spine connecting URA Ballfields, Unionville Park, and the New Park, would enable students and teachers to access local recreational amenities for educational and recreational purposes.

## **Conservation Easements**

There is a significant amount of land in East Marlborough Township with agricultural easements or conservation easements. While trail easements cannot be placed on properties with agricultural easements, land that has conservation easements could incorporate trails, should the property owners be amenable to them.

## **HOA-Owned Open Space**

Open space owned by a Homeowners Association provides opportunities for trail expansion into neighborhoods which may become key destinations within the trail network. The Township can negotiate with Homeowners Associations to acquire a new trail easement in commonly owned open space.

## **Roads and Public Rights-of-Way**

In East Marlborough Township most of the roadways do not have sufficient right-of way width (33 feet) to accommodate an off-road trail. If roads have narrow rights-of-way, and have low traffic counts, low speeds, and favorable sight lines, then they would be candidates for share the road designation. This would require signage and potential painted markings. Where possible, off-road trails, separated from vehicular traffic are preferred to encourage multi-modal circulation for residents.



*Trails are beneficial for people and pets alike*

## Potential Benefits of Trails

The many benefits of greenways and trails are documented in *Benefits of Greenways: A Pennsylvania Study* which was published by the Pennsylvania Greenways Partnership in 2002.

### Health and Fitness

According to the 2014-2019 Pennsylvania Outdoor Recreation Plan published by the Department of Conservation and Natural Resources (DCNR), walking was identified as the topmost popular outdoor activity in Pennsylvania as over 70% of the population participated in walking activities. Creating new opportunities for walking and biking can encourage a more active lifestyle and improve overall health and fitness. In its publication, *A Step in the Right Direction*, the American Hiking Society describes the many physical and mental health benefits of hiking and trails. Such benefits include weight loss, prevention of heart disease, decreased blood pressure, improved mental health, preventing osteoporosis, controlling diabetes, and relieving arthritis and back pain.

### Transportation Options

Trails provide a means of connecting popular destinations that may otherwise be only accessible by car. If planned strategically, trails can provide links to a network of open spaces, parks, shopping areas, schools, and other semi-public facilities. People are more likely to use an alternative means of transportation, such as walking or biking, if a trail is easily accessible and safe to use.

## **Educational Advantage**

Trails are often located in natural areas such as along creeks or hedgerows. They can be designed to bring users closer to the flora and fauna that are unique to that place or to places of historic interest. Education is enhanced with the placement of interpretive signage along trail routes. Trails can become outdoor education centers for history, science, and biology and facilitate the connection between people and our natural environment.

## **Environmental Protection**

The green corridors that are associated with trails, or greenways, are beneficial to the environment. They provide linear networks of natural habitat that many species of wildlife depend on for food and shelter. Green corridors promote biodiversity as they provide avenues for separate populations to inter-breed and maintain genetic diversity. Greenways and trails also promote walking and biking as alternative means of transportation, thereby reducing automobile emissions.

## **Social and Cultural Implications**

Where trails connect neighborhoods, schools, parks, and other popular destinations, there is a greater sense of community. Trails become places in themselves where people gather, meet, and engage in conversations or share the latest news. Trails encourage healthy interaction among neighbors and strengthen sense of community.

## **Economic Impact**

Communities and businesses prosper in areas where recreational trails provide health, recreation, and fitness features. Outdoor adventure and tourism is a rapidly growing industry in Pennsylvania and throughout the country. As trails become more popular, recreation-related industries will grow.



## Conceptual Trail Routes

Many of the destinations identified as desirable for future walking and/or bicycling connections are concentrated in the center of East Marlborough Township, along Route 82, and in the eastern portion of the Township, between Routes 1 and Route 926. As a result of East Marlborough Township's ongoing efforts to enhance non-motorized connectivity, sidewalks and trails currently exist in multiple locations along those key corridors. This proposed bicycle and pedestrian trails plan builds upon past successes and is intended to further develop an efficient, interconnected network within the community. The general concept focuses on the following elements:

- A central trail spine linking the two community parks, Unionville Park with the New Park
- Pedestrian-oriented connections, connecting neighborhoods and recreational amenities to the central trail spine
- Bicycle-oriented connections, linking arts and culture destinations and recreational amenities to the central trail spine
- Bicycle-oriented connections, linking recreational amenities outside East Marlborough Township, to the central trail spine
- Pedestrian-oriented connections, linking arts and culture destinations with nearby residences and businesses



### Central Trail Spine

A conceptual, multimodal trail corridor would serve as the primary connector between East Marlborough Township's two community parks. This trail is proposed to begin at Unionville Park and terminate at the future Park, located further south along Route 82, near the Village of Willowdale. Many key destinations identified by community members as important for bicycle and pedestrian access are found along this conceptual multimodal trail corridor, including Unionville Elementary School, Charles F. Patton Middle School, Unionville High School, and the Village of Willowdale. The continued development of this trail corridor will link schools with schools, schools with recreational amenities, and key community recreation amenities with the municipal building and commercial areas.

Designated on Map 4-2 by a wide, dotted black line, the proposed multimodal trail corridor would provide a safe and dedicated off-road facility for bicyclists and pedestrians alike. It is recommended that the trail be 8 to 10 feet in width, consists of an impervious materiality, and be ADA accessible. Several sidewalks currently exist within this corridor. Future projects to advance the development of this multimodal concept could include the development of new sidewalk or trail projects, as well as projects to widen existing sidewalks within the corridor.

Future projects to advance the development of this connection is identified along the following roadways:

- Route 82, from Unionville Park to New Park
- Route 926, from Route 82 to Walnut Road



### Proposed/Conceptual Pedestrian-Oriented Connections

Conceptual pedestrian-oriented connections link the central trail spine with neighborhoods and connect neighborhoods with neighborhoods. Pedestrian-oriented connections link the URA Ballfields and Unionville Village to the central trail spine, much of which already exists. Pedestrian-oriented connections identify opportunities to link Longwood Gardens to residences and businesses located within proximity, along Schoolhouse Road and Route 1.

Designated on Map 4-2 by narrow, dotted gray lines, the proposed pedestrian connections would primarily consist of sidewalks or trails, providing safe and dedicated off-road facilities to the greatest extent practicable. In select instances, some connections are shown as in road segments that utilize low-stress streets and cul-de-sacs within neighborhoods. It is recommended that the sidewalk or trail connections be 6 feet in width, consist of an impervious materiality, and be ADA accessible. Future projects to advance the development of these connections could include the development of new sidewalk or trail projects, as well as projects to widen existing sidewalks or trails.

Future projects to advance the development of these connections are identified along the following roadways:

- Route 82, from URA Ballfields to Unionville Park
- Connection, from Unionville Park to Route 82
- East Doe Run Road, from Route 82 to Lantana Drive
- Connection, from Aster Circle to Astilbe Drive
- Connection, from Silver Fox Road to Route 82
- Connection, from Avonwood Road to Route 82

- Route 926, from Primrose Drive to Walnut Road
- Connection, from Longwood Road to Route 1
- Route 82, between URA Ballfields parking lots
- Route 1, from Longwood Connection to Schoolhouse Road
- Schoolhouse Road, from Route 926 to Longwood Road
- Longwood Road, from Schoolhouse Road to Longwood Gardens



### Proposed/Conceptual Bicycle-Oriented Connections

Conceptual, bicycle-oriented connections link key destinations in East Marlborough Township, including Longwood Gardens and the URA Ballfields, to the central trail spine. Bicycle-oriented connections also link key destinations outside East Marlborough Township, including Cheslen Preserve and Anson B. Nixon Park, to the central trail spine.

Designated on Map 4-2 by narrow, dotted purple lines, the proposed bicycle connections would primarily consist of Share-the-Road or bike lanes to provide on-road, signed facilities to accommodate bicyclists. Future projects to advance the development of these connections are identified along the following roadways:

- Route 82, from New Park to Anson B. Nixon Park
- N Walnut Road, from Route 926 to Anson B. Nixon Park
- Longwood Road, from Walnut Road to Longwood Gardens
- Schoolhouse Road, from Longwood Road to Route 1 Trail

## Off-Road Facilities

A Multi-Use Trail, like the Central Trail Spine, is an arterial trail that is intended for use by pedestrians and cyclists for recreation and active transportation. The trail surface may be crushed stone, asphalt, or concrete, but asphalt or concrete is suggested for the Central Spine. This route will be the primary connector between major destinations in the Township and may be the most frequently used routes identified in the Concept Plan. The trail width can range from 8' to 12', but a range of 8' to 10' in width is suggested as part of this Plan. Local examples of comparable multi-use trails include the Chester Creek Trail in Middletown Township, the Struble Trail north of Downingtown, the Brandywine Trail in East and West Bradford Townships, and the Chester Valley Trail in Chester County.

An Improved Surface Trail is intended for use primarily by pedestrians. The trail surface may be crushed stone or asphalt depending upon the context of the trail, the anticipated volume, and the type of anticipated users. The width may be between 6' and 8', but a 6' width is suggested for East Marlborough Township to be consistent with the sidewalks identified below. Local examples of an improved surface trail include Sandy Hollow Park in Birmingham Township (asphalt), at Pocopson Township's municipal open space on Wawaset Road (asphalt), and at Kennett Township's Anson B. Nixon Park (crushed stone).

Sidewalks are intended for pedestrian use only and are constructed of cast in place concrete. Typical sidewalk widths are 5' to 6', but 6' wide sidewalks are recommended to be consistent and equal in width to the Improve Surface Trails identified above. Some existing sidewalks within the Township are less than 5' in width and would benefit from being widened to align with ADA standards.

A Natural Surface Footpath is intended for use by pedestrians are identified in this Plan solely within the New Park's Concept Plan. The trail surface for a natural surface footpath can be mowed grass, compacted earth/mineral soil, or crushed stone depending upon the site conditions. The width is typically between 4' and 6' but can be as wide as 8' to 10' depending upon the anticipated volume of use. Examples of a natural surface footpath include trails in White Clay Creek Preserve (mineral soil), Darlington Trails in Middletown Township (mowed and mineral soil), the Brandywine Trail (mineral soil), and John Heinz National Wildlife Refuge (mowed).

Each type of off-road trail envisioned within the East Marlborough Township's trail network has its own advantages and disadvantages. The following table, Figure 4-1 Off-Road Trail Surfaces, provides a summary of the various proposed off-road trail surface types described in this chapter.

**Figure 4-1 Off-Road Trail Surfaces**

Trail Surface	Advantages	Disadvantages
Crushed Stone	Accommodates a variety of users, can be compacted into a firm surface, compatible with the natural environment, moderately priced	Stone varies by source, will retain moisture thus vegetation will grow, can rut or erode with heavy rainfall, not suitable for flood-prone areas or steep slopes
Asphalt	Provides a hard, smooth surface, works well for bicycles, all weather, good for sloped sections, complies with ADA guidelines, provides access for emergency vehicles	High installation cost, costly to repair, construction vehicles need access
Mowed grass Mineral soil	Requires less preparation of the trail bed, costs substantially less, natural look, can be improved in the future, easy for volunteers to build and maintain	Maintenance requires fixing drainage problems, repairing eroded areas, removing unwanted vegetation, limited use, not ADA accessible in all situations
Wood Chips	Soft spongy surface, moderate cost, natural material	Decomposes, requires constant replenishment, not typically accessible, not appropriate for flood-prone areas

*Source: Trails for the Twenty-First Century, Rails to Trails Conservancy, pp. 69-74*

### On-Road Facilities

A Standard Bike Lane is separated from the travel lane with line striping, is one-way, and flows in the direction of the adjacent vehicle travel lane. Cars are not allowed to drive in bike lanes except when avoiding obstacles or merging to make a turn. Cars and trucks’ ability to stop or stand in these lanes varies depending on the location. Bike lanes are typically 5’ in width and include signage and paint markings. Bike lanes are commonly used in urbanized areas of Philadelphia and West Chester Borough and in suburban centers such as portions of West Whiteland Township.

A Shared Use Lane is a signed bicycle route along existing low volume local PennDOT roads, low volume rural major collector PennDOT roads, and municipal roads that are attractive to bicycles and currently being used by cyclists. The existing asphalt roadways would be shared by vehicles and bicycles, and bicycle routes would be identified using signage and road striping (known as sharrows) to designate the shared use. While signage and paint markings do not improve safety for bicycles, they serve to alert motorists to be aware of bicycle traffic. They also serve as wayfinding to help cyclists navigate through designated routes. The American Association of State Highway and Transportation Officials (AASHTO) recommends that bike route signs be placed every ¼ mile, at every turn, and at all signalized intersections. One example of sharrows can be found on S. Church Street in West Chester Borough.

## Site Feasibility

The inventory maps identified in Chapter 2 were used as analysis tools to determine where it may be possible to locate new trails. Constraints to new trails are likely to include private properties, driveway crossings, road crossings, existing agricultural easements, stream crossings, woodland vegetation, floodplain, wetlands, proximity to roads, and proximity to residential areas. Careful design and engineering will be required if trails are to be in physically constrained areas. Generally, disturbance to wetlands should be avoided. The Township’s consulting botanist should conduct a field investigation to identify sensitive plant communities as well as significant woodlands. Trails which run near Natural Heritage Areas and other sensitive landscapes should include fencing or landscape barriers to discourage access to sensitive natural areas.

## Trail Use and Users

East Marlborough Township trails will be used primarily by residents for exercise, recreation, and travel within the community. Users from outside the Township will use the share the road facilities or bike lanes that could connect with Kennett Township if planned and implemented. Paved off-road trail facilities identified in the concept plan are intended to solely accommodate nonmotorized users, including pedestrians and bicycles, and will accommodate several types of bicycle travel including commuting, recreation, and touring. All paved off-road trails will be designed to meet the standards outlined in the Americans with Disabilities Act (ADA). Natural surface footpaths in parks and improved surface trails will accommodate pedestrians and possibly bicycles depending upon site conditions and the terrain. It is anticipated that portions of the natural surface footpaths and improved surface side trails will be designed to meet ADA standards. Figure 4-2 Trail User Types describes the users and basic design standards for each type of trail.

**Figure 4-2 Trail User Types**

	<b>Pedestrians</b>	<b>Bicyclists</b>
<b>Types</b>	Walkers, joggers, runners, those with baby strollers, bird watchers, mobility-assisted	Recreational, touring, commuters, mountain bikers
<b>Travel/Design Speeds</b>	3 to 7 mph	10 to 30 mph
<b>Tread Width</b>	High Use: 6' to 8'	Multi-Use Trails: 12' to 14'
<b>Vertical Clearance</b>	7' minimum	8' minimum

# General Trail Guidelines

Several public agencies have published design recommendations for trails. Each identifies general design guidelines and criteria such as safety, screening, landscaping, and accessibility. The descriptions and design parameters described in this Chapter are based on best practices, design standards, and guidelines from the following publications.

- Design Manual Part 2 (DM-2): Highway Design, Publication 13M, PennDOT, 2015
- Smart Transportation Guidebook, PennDOT and NJDOT, 2008
- A Policy on Geometric Design of Highways and Streets, 6th Edition, American Association of State Highway and Transportation Officials (AASHTO), 2011
- Guide for the Development of Bicycle Facilities, 4th Edition, American Association of State Highway Officials (AASHTO), 2012
- Guide for the Planning, Design, and Operation of Pedestrian Facilities, American Association of State Highway Officials (AASHTO), 2004
- Manual on Uniform Traffic Control Devices, Federal Highway Administration, 2009

## Trail Safety

The most important element of trail design is safety. Primary safety issues within the trail network typically include lighting and visibility. Off-road bicycle trails and pedestrian paths that parallel local roadways are highly visible and are considered the safest type of trails. Their high visibility facilitates the enforcement of trail rules and increases user safety. Security concerns tend to increase where trails cross less visible lands. However, most security problems reported along established trail networks occur in parking areas and trailheads where vehicular access is provided. In its Community Trails Handbook (1997) the Brandywine Conservancy recommends the following trail design features for safety and security.

- To the greatest extent feasible, trails should be visible from public roads, public parks, and buildings.
- Parking facilities and trailheads should be located where there is a high degree of visibility and human activity.
- Trail use should be limited to daylight hours to reduce problems associated with visibility.
- To the greatest extent feasible, the number of locations where a trail crosses a public roadway should be minimized.
- Where trails cross a public road, adequate signage, adequate sight distances, clear views at the trail crossing, and crosswalk striping should be provided.

During daylight hours when the trails are open for public use, particularly on the weekends when visitation will likely be highest, periodic patrols of the trail by Township staff or resident volunteers

should be routine. The Township could consider recruiting and training volunteer stewards to help patrol the trails during peak use periods. Many of these stewards could be recruited from adjacent neighborhoods.

### Trail Landscaping

Landscaping is an important design consideration for trails, especially in areas where trails are near existing residential development. Vegetation along a trail contributes to the scenic character, provides visual interest, and can be used to enhance privacy, reduce the effects of wind, create oases of shade, and frame views. In its Community Trails Handbook (1997) the Brandywine Conservancy recommends the following:

- Leave a five-foot groomed area adjacent to a trail to enhance visibility. The cleared shoulder also provides an area where users may step off the trail and rest without obstructing other trail users.
- Shade trees should be planted to provide shelter from the sun and the heat in the summer.
- Evergreens may be used to provide a wind break from winter winds or to enhance privacy for adjacent landowners.
- Landscaping along the trail can be used to create an identity for the trail with signature features such as fencing, boulders, or specimen trees.
- Vegetation with thorns or prickly leaves can be used to discourage trail users from leaving the trail corridor and trespassing on adjacent property.
- Fences and earthen berms can be used to keep trail users on the trail.
- Trails should provide for access by safety patrols, either vehicular or bicycle.

### Accessibility

Goal #1 related to trails identifies the importance of providing trails in East Marlborough Township that incorporate universal design, to accommodate a wide range of ages and abilities. In order to facilitate trail usage by people with disabilities, the following design standards should be considered (from the Community Trails Handbook, Brandywine Conservancy, 1997).

- Wheelchair users prefer hard surface trails such as asphalt or compacted stone.
- Limit trail grades (slopes) to 5% or less (only 1-foot grade change over 20 feet).
- For two wheelchairs to pass, a ten-foot wide trail is required.
- Provide ramps and designated accessible parking areas at trailheads.
- All trails that are intended to provide access for people with disabilities must be designed in accordance with American with Disabilities Act (ADA) standards and requirements.

## Trail Signage

There are three types of signage that can be implemented along trails. Regulatory signs are used for providing operational instructions and for traffic control. They include stop and yield signs, right-of-way signs, and speed limit signs. Stop signs should be installed for trail users where the trail intersects a roadway.

Cautionary signs should be placed along roadways where there are trail crossings to warn motorists of pedestrian and bicycle traffic. These signs identify potentially hazardous conditions along the trail so that trail users can reduce their speed and be more aware of their surroundings. Such signs are typically near intersections, tunnels, and bridges. They may also indicate grade changes, steep slopes, or changes in surface conditions. The U.S. Department of Transportation's Federal Highway Administration (FHWA) Manual on Uniform Traffic Control Devices details standardized shapes and colors for trail signs. For more information go to [www.mutcd.fhwa.dot.gov](http://www.mutcd.fhwa.dot.gov).

Informational signage is non-regulatory and is used to provide trail users with trail-related information. It can be used to orient users to the surrounding areas, identify important support facilities such as water and restrooms, or highlight local points of interest along the trail. Distance markers can be used to orient trail users, and informational kiosks along the route help to make users more familiar with their surroundings. Trail maps can be provided in kiosks to show trail connections, pedestrian trails, bicycle trails, and connections to parks, schools, and local attractions. Signs can be used to describe natural, historic, and cultural attractions along the route.

## Guidelines for Trail Alignment

Developing trails to connect people with nature, while ensuring the protection of wildlife, open space, and natural resources is a best practice in trail planning and design. The following basic rules should be applied to trail design in general (from *Lightly on the Land*, Student Conservation Association, 2nd edition, 2005).

- Take advantage of south-facing slopes
- Stay on ground that drains well
- Bypass large trees or rocks
- Contour the route into and out of drainages
- Incorporate grade dips
- Route the trail to incorporate scenic overviews and natural features
- Avoid sensitive natural areas such as wetlands and areas critical for wildlife feeding and breeding
- Be sensitive to fragile plant communities, and limit disturbance to fragile or endangered species
- Locate trails to avoid bridges which can be costly and high maintenance

- If the trail must cross wet areas, use bridges or boardwalks that minimize obstruction to flood waters
- Do not add fill. If gravel or asphalt is required to construct the trail, remove an equal amount of soil and sub-grade material to maintain an unimpeded flood pathway



## Recommendations

The following recommendations build on the goals and objectives set forth in this Plan, from the inventory mapping and assessment included in this Plan, to review of planning documents in the Township, adjacent municipalities, and the larger region, and based on public input gathered from the community survey and Public Meeting. The Township has and should continue to look creatively at opportunities to strategically connect people to the unique recreational opportunities, cultural institutions, businesses, and open spaces in the community and greater region, including the following:

### Strategic Planning, Design, and Implementation

4.1 – Apply for grant funding from public and/or private entities to fund Feasibility Studies for East Marlborough Township, to study the concepts identified in this Plan in greater detail and outline the prioritization of bicycle and pedestrian projects.

4.2 - Update municipal ordinances to require preservation of existing trails for public use in future open space where new land development is proposed.

4.3 – Consider adopting an official map and ordinance to help facilitate the continued development of a pedestrian and bicycle network in East Marlborough Township, in a cost effective and strategic manner. The Official Map identifies public improvements goals of a municipality and is used to help implement those goals. The Official Map can be used to prioritize land for purchase, donation, easement, or lease agreement for use as public trails and leverage the land development process to help achieve community-wide goals.

4.4 – The Planning Commission should ensure future land developments are designed in keeping with bicycle and pedestrian improvements identified in this Plan and any future Conceptual Trail Master Plan, Official Map, or feasibility studies.

4.5 – Develop new and improve existing sidewalks, trails, and bikeways consistent with recommendations in this plan and future feasibility studies. The bicycle and pedestrian routes conceptualized in this plan will require further study for each segment’s feasibility, prior to design and engineering, funding acquisition, and implementation. East Marlborough Township will take the lead for the feasibility studies, design, engineering, and construction of the following local/ community bicycle and pedestrian facilities, as deemed appropriate.

- 8’ to 10’ wide multi-use trail along Route 82 from Unionville Park to the New Park and along a portion of Route 926
- 6’ wide sidewalk or trail
  - o Connection, from Unionville Park to Route 82
  - o East Doe Run Road, from Route 82 to Lantana Drive
  - o Connection, from Aster Circle to Astilbe Drive
  - o Connection, from Silver Fox Road to Route 82
  - o Connection, from Avonwood Road to Route 82
  - o Route 926, from Primrose Drive to Walnut Road
  - o Connections, from Longwood Road to Route 1
  - o Route 1, from Longwood Connection to Schoolhouse Road
  - o Route 82, between URA Ballfields parking lots
  - o Schoolhouse Road, from Route 926 to Longwood Road
  - o Longwood Road, from Schoolhouse Road to Longwood Gardens
- 6’ wide natural surface footpaths
  - o In the New Park, as identified in the New Park Concept Plan
- On-road signed bicycle routes
  - o Route 82, from New Park to Anson B. Nixon Park
  - o N Walnut Road, from Route 926 to Anson B. Nixon Park
  - o Longwood Road, from Walnut Road to Longwood Gardens
  - o Schoolhouse Road, from Longwood Road to Route 1 Trail

4.6 – Collaborate with adjacent communities on the planning, design, and implementation of sidewalk, trail, and bikeway routes. East Marlborough Township has a history of planning and partnering with neighboring communities, to share resources and provide opportunities to residents in a strategic manner. Continue collaborating with adjacent municipalities, especially Newlin and Kennett Townships, on intermunicipal multimodal transportation efforts. Continue sharing information, participating in the Regional Trails Committee, and planning and implementing pedestrian and bicycle connections, when opportunities arise.

Trail Maintenance

4.7 – Township staff and public works staff will have direct oversight over the maintenance of future trails in the community.

### **Marketing and Public Awareness**

4.8– Engage the public in future bicycle and pedestrian planning efforts, including feasibility studies that assess segments identified in the trail concept plan within this Plan.

4.9 - As the multi-modal transportation network continues to grow, develop a map to promote sidewalks, trails, and bikeways in East Marlborough Township and in adjacent municipalities, highlighting infrastructure type, lengths, ADA routes, and degree of difficulty.

4.10 – Update the Township webpage to include a map of local trail routes and links to information about trail routes in neighboring communities and/or the region.

4.11 – Support a bike rodeo to educate children on safe riding skills, in collaboration with local partners, bicycle and trail advocacy groups, schools, public safety officials, and recreation organizations.

### **Collaboration and Partnership**

4.12 – Consider supporting programs that highlight the unique aspects of East Marlborough Township and its neighbors. Such programs may include 5Ks, bike rides, or walking tours to highlight the unique natural resources, open space, cultural resources, and historic resources in the community. As the sidewalk, trail, and bikeway network continues to grow, continue collaborating and partnering with local cultural institutions, businesses, schools, and recreation organizations.

4.13 - Explore partnership opportunities with the Unionville-Chadds Ford School District, including investigating trail opportunities on the High School and Middle School property.

4.14 – Communicate and collaborate with Longwood Gardens to coordinate the planning and implementation of the Township’s sidewalk, trail, and bikeway implementation with the planning and implementation of bicycle and pedestrian on Longwood Garden’s properties.

4.15 – Communicate and collaborate with Unionville-Chadds Ford School District, to coordinate the planning and implementation of the Township’s sidewalk, trail, and bikeway implementation with the planning and implementation of bicycle and pedestrian Unionville-Chadds Ford School District’s properties.

Financing

4.16 - Develop a multi-year Township capital budget for trail projects. Including a mix of private resources and strategic alliances with other providers will be important. Applying for grants and foundation funds will help to leverage Township funds for trail planning, design, easements, and development.

## Projected Costs

Implementation – planning, design, engineering, construction

While the conceptual the pedestrian and bicycle facilities shown on Map X-X may appear to be a significant undertaking, the implementation of such infrastructure will not fall to any single entity. Rather, it will be shared by many partners and implemented in a series of phases. Partners will be involved in various aspects and projects over time, some of whom may take the lead with fundraising, planning, design, engineering, construction, and/or maintenance. The Township anticipates that the following trail segments will be implemented by others:

- Paved trails – several sections could be constructed through the land development process
- Paved trails – several sections could be constructed through improvements to properties by local partners
- Bikeways – several sections could be constructed by PennDOT

There are many costs associated with the planning, design, engineering, construction, and maintenance of a new trail. Perhaps the first cost to be considered is the cost to purchase land in fee, a trail easement, or lease agreement from a willing landowner. Figure 4-3, Figure 4-4, Figure 4-5, and Figure 4-6 provide a summary of the typical costs at a high level including generalized trail easement costs per linear or square foot, bridge and road crossing assumptions, estimated construction cost by terrain type, and other trail facilities costs. More detailed cost estimates are typically prepared during the feasibility study phase of a trail project. The estimated construction costs can be increased by more than \$15 per square foot where the trail crosses woodlands, steep slopes, or floodplains. The basic overland cost includes the cost of design, engineering, construction, and stormwater management.

**Figure 4-3 Generalized Trail Easement Costs**

Average Easement \$/Acre	\$31,240
Average Easement \$/Square Foot	\$0.71
Average Easement \$/Linear Foot (assume 20' width)	\$14.34

**Figure 4-4 Bridge and Road Crossing Cost Assumptions**

	Crossing <5 ft	Crossing >5 ft and <10 ft	Crossing >10 ft	Roadway Overpass
Bridge	\$10,650	\$21,300	\$35,00	\$200,000 - \$1,000,000
	Driveway Crossing	Railroad Crossing	State Road Crossing	Township Road Crossing
Surface Crossing	\$2,550	\$6,900	\$6,900	\$5,500

**Figure 4-5 Estimated Construction Costs by Terrain Type**

	Basic Overland Cost	Steep Slopes (additional cost)	Through Woodlands (additional cost)
On-Road Bicycle Route (Signs, Lines)	\$0.48/LF		
Stone Dust Trail	\$10/SF	\$10/SF	\$10/SF
Mowed Trail	\$5/SF	\$10/SF	N/A
Paved Trail	\$15/SF	\$10/SF	\$10/SF

**Figure 4-6 Other Trail Facilities Costs**

Trail Feature	Cost per foot	Cost per unit
Landscaping	\$4.73	
Fencing	\$20	
Restrooms		\$40,000
Parking lot: 10 cars		\$10,000
Information sign		\$1,000
Direction/warning signs		\$200
Bike racks		\$500
Bench		\$500
Drinking fountain		\$2,000



## Maintenance

As the Township pedestrian and bicycle trail network is completed, it will be maintained by various partners including East Marlborough Township, PennDOT, Homeowners Associations, the Unionville-Chadds Ford School District, and potentially other partners. Effective management is critical for the ultimate acceptance and success of the trail system.

The following tables identify estimated costs per unit associated with the maintenance of stone dust trails, mowed trails, and paved trails. The following maintenance costs were obtained from Trails for the Twenty-First Century, Rails to Trails Conservancy, 2001 (with adjustments up 42% to reflect an average inflation rate of 2.08%/year).

**Figure 4-7 Annual Maintenance Costs - Stone Dust Trail**

Task	Times per Year	Cost/Mile	Cost/Ft
Drainage and storm channel maintenance	2	\$710	\$0.13
Sweep/blow debris from trailhead	4	\$1,700	\$0.32
Pick up/removal of trash	8	\$1,700	\$0.32
Weed control and vegetation management	2	\$1,420	\$0.27
Mow 2ft grass shoulder	4	\$1,700	\$0.32
Minor repairs to trail furniture/safety features	2	\$710	\$0.13
Maintenance supplies for Public Works crew	N/A	\$710	\$0.13
Equipment fuel and repairs	N/A	\$1,420	\$0.27
<b>Total Annual Costs</b>		<b>\$10,070</b>	<b>\$1.89</b>

**Figure 4-8 Annual Maintenance Costs - Mowed and Mineral Soil Trail**

Task	Times per Year	Cost/Mile	Cost/Ft
Drainage and storm channel maintenance	1	\$710	\$0.13
Pick up/removal of trash	4	\$1,700	\$0.32
Weed control and vegetation management	2	\$1,420	\$0.27
Mow 8ft grass trail	10	\$3,408	\$0.65
Maintenance supplies for Public Works crew	N/A	\$710	\$0.13
Equipment fuel and repairs	N/A	\$1,420	\$0.27
<b>Total Annual Costs</b>		<b>\$9,368</b>	<b>\$1.77</b>

**Figure 4-9 Annual Maintenance Costs - Paved Trails**

Task	Times per Year	Cost/Mile	Cost/Ft
Drainage and storm channel maintenance	2	\$710	\$0.13
Sweep/blow debris from trailhead	4	\$1,700	\$0.32
Pick up/removal of trash	8	\$1,700	\$0.32
Weed control and vegetation management	2	\$1,420	\$0.27
Mow 2ft grass shoulder	4	\$1,700	\$0.32
Minor repairs to trail furniture/safety features	2	\$710	\$0.13
Maintenance supplies for Public Works crew	N/A	\$710	\$0.13
Equipment fuel and repairs	N/A	\$1,420	\$0.27
<b>Total Annual Costs</b>		<b>\$10,070</b>	<b>\$1.89</b>
Trail resurfacing \$74,900 Cost/Mile or \$14.18 Cost/Ft (every 7-15 years resurface and replace)		Not Included	



*Unionville Park in East Marlborough Township*

## Community Profile

Understanding the context and character of East Marlborough Township is vital to creating a plan for parks and recreation that will best serve community residents. This community profile briefly explores the Township's location, governmental structure, and demographics.

### Regional Setting/History

East Marlborough Township was established by the Pennsylvania State Legislature in 1729. It is in southern Chester County, Pennsylvania, two miles north of Kennett Square and 24 miles southwest of Philadelphia and is the center of the Chester County equestrian community. The Township shares municipal boundaries with Kennett, New Garden, Newlin, Pennsbury, Pocopson, and West Marlborough Townships in Chester County.

East Marlborough Township is 15.5 square miles in area and includes the world-famous horticultural displays at Longwood Gardens, as well as the New Bolton Center, the veterinary school of the University of Pennsylvania, where pioneering animal research is done. Historic Unionville Village is listed on the National Register of Historic buildings and towns. Marlborough Village, with its original buildings, including a Quaker Meeting House, is located at the intersection of Marlborough Road and Marlborough Spring Road.

East Marlborough Township is part of the Unionville Chadds-Ford School District which also

includes five other Chester County townships – Birmingham, East Marlborough, Newlin, Pennsbury, Pocopson, and West Marlborough – and Chadds Ford Township in Delaware County. A section of East Marlborough Township is part of the Kennett Consolidated School District.

### Demographics

East Marlborough Township is a rural community with a 2010 population of 7,026. Figure 5-1 shows that the Township gained population over the 2000 census; the population of Pennsylvania and Chester County expanded as well.

**Figure 5-1 Pennsylvania, Chester County, and East Marlborough Township Population Changes 2000-2010**

Area	2000 Population	2010 Population	Numeric Change 2000-2010	% Change
Pennsylvania	12,281,054	12,702,379	421,325	3.4%
Chester County	435,502	498,886	63,384	8.7%
East Marlborough Township	6,317	7,026	709	9.0%

Source: U.S. Bureau of the Census

**Population Projections** – The Delaware Valley Regional Planning Commission (DVRPC) provides population projections for Chester County municipalities. Figure 5-2 presents population projections for Chester County and East Marlborough Township through 2040. The Township is projected to experience a 43.8 percent growth in population, while Chester County is expected to grow at 29.8 percent.

**Figure 5-2 Chester County and East Marlborough Township Population Projections through 2040**

Area	2010 Population	2020 Population	2030 Population	2040 Population	# Change 2010-2040	% Change 2010-2040
Chester County	498,886	538,809	607,407	647,330	148,444	29.8
East Marlborough Township	7,026	7,854	9,276	10,104	3,078	43.8

Source: U.S. Bureau of the Census; Delaware Valley Regional Planning Commission (Jan. 2012)

**Age** – According to the 2010 U.S. Census, the median age for Chester County was 39.3, while East Marlborough Township’s population was older with a median age of 44.7. According to the 2017

American Fact Finder survey, the median age of Township residents has increased to 47.1. The median age of Chester County resident increased slightly, to 40.3.

Figure 5-3 shows the number of residents in each age category in 2010 and 2017. Since 2010, the Township’s population of residents age 55 and over has increased and has had the largest gain in population. Close to 37 percent of the Township’s population is age 55 and over. The 5 to 24 age group shows the biggest decline in population.

**Figure 5-3 Chester County and East Marlborough Township  
Age of Population 2010-2017**

Age Group	Chester County		East Marlborough Township	
	2010	2017	2010	2017
Under 5 yrs.	31,126	28,965	272	262
5 – 24 yrs.	137,331	138,101	1,888	1,684
25 – 44 yrs.	123,406	122,271	1,389	1,517
45 – 54 yrs.	81,576	77,530	1,349	1,163
55 – 64 yrs.	61,572	70,738	1,157	1,307
65 – 74 yrs.	34,018	44,473	636	944
75 – 84 yrs.	20,592	21,538	261	340
85 yrs. +	9,267	11,036	74	44
Totals	498,886	514,652	7,026	7,464
Median Age	39.3	40.3	44.7	47.1

Source: U.S. Bureau of the Census and American Fact Finder Survey

**Race** – East Marlborough Township was less diverse than Chester County in 2010 with 93.7-percent of the population being white, compared to 85.5 percent white in the County. Asians made up 4.3 percent of the Township population; African Americans made up 1.6 percent.

**Education** – The 2017 American Fact Finder survey indicated that 65 percent of East Marlborough Township residents, 25 years and older, held a bachelor’s degree or higher. Residents of East Marlborough Township are more educated than the County, where 51 percent held a bachelor’s degree or higher.

**Income** – The median household income for East Marlborough Township was \$110,761, based on the 2017 American Fact Finder survey. Per capita income was \$56,816. The same survey found that the median household income for Chester County was \$92,417 and the per capita income was \$46,256. East Marlborough Township is more affluent than the County. In addition, 1.8 percent of its population is living in poverty, while 6.3 percent of County residents are living in poverty.

**Housing** – The median value of a house in East Marlborough Township, according to the 2017 American Fact Finder survey, was \$438,400 and median rent was \$1,446 per month. In Chester County, the median house value was \$338,200 and median rent was \$1,256 per month. The 2010 U.S. Census found that 86.7 percent of the Township’s housing stock was owner occupied in 2010,

while 75.2 percent of the County’s housing stock was owner occupied.

## Conclusions

East Marlborough Township is a rural community with important cultural, heritage, and natural resource assets. The Township, largely due to impacts from the Route 1 corridor, the availability of developable land, a desirable school district, and convenience to regional employment centers, has seen and will continue to see growth over the next several decades. The DVRPC population projections indicate that 7,854 people will reside in East Marlborough Township in 2020 and 10,104 in 2040.

East Marlborough Township is more affluent than Chester County as a whole, with higher educational attainment, higher median household income, and higher median house value. These statistics point to the importance of public recreation opportunities for those individuals and families in the Township that have more limited means.

Based on the population data showing that the Township’s population is aging, providing recreation facilities and services for older adults will become more important.



*Unionville Park*

## Parkland and Recreation Facilities

Availability of parkland, diversity of recreation facilities, and access to open space contributes to a community’s quality of life. East Marlborough Township provides residents with one developed community park and a ballfield complex. These sites provide residents the opportunity to pursue recreation activities and spend time outdoors.

East Marlborough Township-owned parks and trails are:

- Unionville Community Park, a 26-acre park that features paved walking trails, benches, and a small picnic pavilion with restrooms and an adjacent tot lot playground.
- Unionville Recreation Association (URA) Ballfields, a 7.1-acre complex which include three baseball fields (one of which is on private land), one softball field, one outfield also used to practice field sports, and playground equipment.
- Unionville Trail, a two-mile concrete and brick sidewalk linking the URA Ballfields with the Unionville Elementary School.

Unionville-Chadds Ford School District-owned athletic fields and recreation facilities are available to Township residents when not being used by the schools:

- Unionville High School and Charles F. Patton Middle School combined fields, with one football field with track, 10 multi-purpose fields, four baseball fields, three softball fields, one field hockey field, five outdoor basketball courts, track and field area, and three tennis courts.
- Unionville Elementary School grounds, with one baseball field, one multi-purpose field, two basketball courts, and playgrounds.

### Configuration of Parkland

East Marlborough Township owns three park sites totaling 59.5 acres and one sidewalk trail. Figure 5-4 presents an inventory of public parkland and trails, school district-owned recreation facilities, and privately-owned recreation facilities in East Marlborough Township.



*Township Owned Properties*

**Figure 5-4 East Marlborough Township Parkland and Recreation Facility Inventory**

Park/Trail/Recreation Site	Acres	Park Type	Comments/Facilities
<b>Township Sites</b>			
Unionville Community Park	26.4	Community	Paved walking trails, benches, picnic pavilion, restrooms, tot lot playground
Unionville Recreation Association Ballfields	7.1	Sports Complex	Baseball fields (3), softball field (1), outfield used for field sports (1), playground
Unionville Trail		Trail	Two-mile concrete/brick sidewalk linking URA Ballfields with Unionville Elementary School
New Park Site (currently undeveloped)	26.0	Community	
<b>Total Acres</b>	<b>59.5</b>		
<b>Public Schools</b>			
Unionville Elementary School		N/A	Baseball field (1), multi-purpose field (1), basketball courts (2), playground
Charles F. Patton Middle School			
and Unionville High School		N/A	Football field with track (1), multi-purpose fields (10), baseball fields (4), softball fields (3), field hockey field (1), tennis courts (3), outdoor classroom with greenhouses, picnic Figure, gymnasiums (2)
<b>Private Recreation Sites</b>			
Kennett Country Club	135	N/A	18-hole golf course, driving range, putting green, clubhouse, outdoor swimming pool
Longwood Gardens	1,077	N/A	Horticultural display gardens, conservatory, greenhouses
Willowdale Steeplechase		N/A	Informal trail linking to high school for safe walking to convenience store by students
Upland Country Day School	23	N/A	Flat fields (4), indoor ice rink, gymnasium
Plantation Field		N/A	
Traditions at Longwood		N/A	Tennis/pickleball courts, swimming pool, bocce court, community gardens (2), pond, clubhouses (2)
Southern Chester County Sportsmen's and Farmers' Association		N/A	Archery ranges (2), rifle and pistol ranges, camping area, fishing lake, clubhouse

Different types of parks provide different opportunities for residents. The National Recreation and Park Association (NRPA) categorizes parks into eight types as shown in Figure 5-5. The classification system shows the range of park types, their benefits, typical features, typical size and service area, and the maintenance level appropriate for the park type.

**Figure 5-5 Park and Recreation Classification System**

Type/Size/ Service Radius	Definition	Benefits	Appropriate Amenities	Maintenance Level
<b>Mini Park</b> 0-5 acres ¼-mile service radius Benches, seating area	Smallest park type, addresses limited recreation need.	Provides close to home recreation	Playground	High level of maintenance associated with well-developed park and playground and reasonably high visitation.
<b>Neighborhood Park</b> 5-15 acres minimum ½-mile service radius	Focus of neighborhood; in walking/biking distance of visitors.	Provides access to basic recreation opportunities  Contributes to neighborhood identity  Establishes sense of community	Play areas Ballfields Game courts Picnic area Seating area Pathways Community gardens	High level of maintenance associated with well-developed park and reasonably high visitation.
<b>Community Park</b> 30-50 acres, preferably 50-80 acres 2-mile service radius	Large park for active and passive recreation; serves residents municipality-wide. Accommodates large groups.	Variety of recreation opportunities for all ages and interests  Space for organized, large scale, high participation events  Family destination  Fitness and wellness opportunities	Play areas Organized sports facilities Pavilions Permanent restrooms Lighting Amphitheaters Pools Rinks Parking	Moderate level of maintenance associated with moderate level of development, budget restrictions, inability to perform higher levels of maintenance. Potential for park “friends” or adopt-a-park partners.
<b>School/ Community Park</b> Variable	Parkland adjoining a school used for both recreation and education.	Combines two public entities for expanded year-round recreation.  Maximizes public resources  Expands recreation opportunities	Youth-oriented games Courts and ball fields Play areas Seating Pathways Lighting Parking	Moderate level of maintenance associated with moderate level of development, budget restrictions. Potential for cooperative agreement with school.

<b>Sports Complex</b> 30+ acres; preferably 50-80 acres	Consolidates sports fields and related facilities in a centralized location.	Economy of scale  Improved management  Municipal showcase  Attracts visitors who stimulate local economy	Ball fields Lighting Spectator areas Restrooms Concessions Landscaping Parking	State of the art maintenance applied to high quality facilities. Associated with high visitation; revenue generating facilities, tourism.
<b>Special Use Facility</b> Variable	Facility for a single purpose use.	Provides special focus recreation opportunities  Contributes to community identity	Depends on purpose	High level of maintenance associated with well-developed park and reasonably high visitation.
<b>Linear/Trails</b> Variable	Tie park areas and community together to form a contiguous park environment.	Connects community  Reduces auto dependency  Improves air quality  Desired recreation facility for lifetime use  Attracts visitors	Pathways – multipurpose Trailheads Support facilities Signage	Lowest level of maintenance. Focus on trailheads and trail safety.
<b>Natural Resource Area/ Preserve</b> Variable	Natural areas for the protection/ management of natural environment.	Protects resources  Provides wildlife habitat  Offers opportunities for environmental education	Trails Signage Support facilities	Lower level of maintenance.

East Marlborough Township parks align with the Community Park and Sports Complex classifications. The following conclusions can be drawn from the analysis of park and recreation classifications as they relate to the East Marlborough Township park system:

- Unionville Community Park is considered a community park based on its size. However, it is primarily a passive park with the small tot lot playground as its only active recreation facility. It does not have the diversity of facilities of a typical community park.
- URA Ballfields is categorized as a sports complex due to facilities at the site and the

inability to add additional recreation facilities. It is sized as a neighborhood park but does not currently function in this capacity.

- Unionville Trail is classified as a linear trail since it is connecting the URA Ballfields with the Unionville Elementary School.
- The new park site will be considered a community park based on its size. It will serve as primarily a passive park.
- No mini parks, neighborhood parks, school/community parks, special use facilities, or natural resource areas/preserves are part of the East Marlborough Township park and recreation system.

### Amount of Parkland

Many communities do not feel that the NRPA standard for parks address their needs realistically, and some communities have been moving away from this standard. However, the NRPA standard can be used as a tool to help gauge how much parkland East Marlborough Township might need to meet the recreation needs of residents. Currently East Marlborough Township has 59.5 acres of parkland in three park sites. The total parkland can be further categorized as active or passive parkland. East Marlborough Township currently offers 7.1 acres of active parkland and 52.4 acres of passive parkland.

The typical analysis of parkland acreage excludes conservation and open space land. The NRPA 1990 publication, Recreation, Park, and Open Space Standards and Guidelines notes the following about conservation lands:

- In addition to providing space and facilities for recreation activities, park systems often include conservation land. There are no specific standards for how much conservation land a community ought to have. Instead it is dependent on the number and quality of natural resources in the area.
- Preservation and conservation of these resources cannot be constrained by ascribing arbitrary acreage or locational guidelines. The protection and management of these resources must, by their nature, be within the context of the community or regional open space systems plan and accompanying policies.

East Marlborough Township has been extremely successful in preserving important agricultural and natural resources by placing agricultural or conservation easements on over X acres of land within the township. According to survey responses, residents view land preservation as the most important goal for the township.

Parkland is typically evaluated on a population ratio method that considers the acres of active parkland per 1,000 residents. A population ratio method follows the logic that the amount of parkland in a community should relate to the population to be served by the parkland. Simply put, the population of a community will drive the number of ballfields and basketball courts a community needs to provide. As a community's population grows, so does the need for parkland. A population calculation can readily be updated as a community grows.

The prevailing standard for parkland acreage has been 10-acres per thousand-population. This standard was first referenced in National Park, Recreation, and Open Space Standards published by

NRPA in 1969. Municipalities have continued to work with the 10-acre per 1,000-population standard over the past 50 years as an easy default to evaluate if their community has sufficient parkland. In 1995, in its Park, Recreation, Open Space, and Greenway Guidelines, NRPA promoted a shift away from reliance on an absolute national standard, i.e. the long-standing notion of 10 acres/1,000 persons, to increasing community self-direction where the number of acres for active parkland is based on what residents determine is best for themselves. NRPA recognized that each community is different and decisions on the amount of active parkland for a community should be made on a local level.

The 10-acre standard is still used across the country as a starting point for evaluation purposes. The first step in assessing if East Marlborough Township has enough parkland to meet the 10-acres per 1,000 resident NRPA standards is to evaluate the current parkland acreage, based on population. A quick calculation of the status quo reveals that East Marlborough Township has 8.5-acres of parkland per 1,000 residents. This calculation is based on the Township’s 2010 U.S. Census population.

$$7,026 \text{ (2010 population)} \div 1,000 = 7.026$$

$$59.5\text{-acres (parkland acreage)} \div 7.026 = 8.5\text{-acres of parkland/1,000 residents}$$

East Marlborough Township 2010 Status Quo Parkland Standard = 8.5-acres of parkland/1,000 residents

At 8.5-acres per 1,000 residents, East Marlborough Township has slightly less than the minimum 10-acre standard first recommended in 1969, suggesting the possible need for additional parkland. This acreage amount reflects the addition of the 26-acre site to be conveyed to the Township and developed as a park.

For assessment purposes, the minimum standard of 10-acres is divided between community parks (8 acres) and neighborhood parks (2 acres). Figure 5-6 compares the 2010 Township population with the existing parkland acreage. Unionville Community Park is classified as a community park, although it functions primarily as a passive park. The URA Ballfield Complex is classified as a neighborhood park for this analysis, although it does not currently function as a neighborhood park. The new park site will be classified as a community park and will function primarily as a passive park.

**Figure 5-6 East Marlborough Township  
Parkland Acreage/NRPA Standards Analysis -10-Acre Standard**

Park Type	Existing Active Parkland Acreage	Recommended Acres/2010 Population 7,026	2010 Difference (-) Excess (+)
Community Parks @ 8 Acres/1,000 Population	52.4	56.2	(-3.8)
Neighborhood Parks @ 2 Acres/ 1,000 Population	7.1	14.1	(7.0)
Totals (Total community park + neighborhood park)	59.5	70.3	(-10.8)

The need for parkland is expected to grow, based on the population projections of the DVRPC which indicate an increase in population through 2040. Figure 1-9 explores the parkland acreage deficit based on NRPA standards, the 2010 population and the DVRPC population projections through 2040.

**Figure 5-7 East Marlborough Township  
Parkland Needs 2010 to 2040**

	2010	2020	2030	2040
Population	7,026	7,854	9,276	
Recommended Acres	70.3	78.5	92.7	101.0
Current Acres	59.5	59.5	59.5	59.5
Difference	-10.8	-19.0	-33.2	-41.5

School district-owned property is not considered parkland and is not factored into calculations of parkland. It is not open to the public except for after school hours, and the use of the property by the public is not guaranteed. However, the school district properties do provide substantial recreational amenities in the heart of the Township.

### Location of Parks

The parkland distribution analysis evaluates the location of parks relative to existing residential development and considers physical barriers that limit easy access to park sites. Service radiuses, which define the geographic area generally served by a park, have been applied to existing Township parks on the Park Service Areas Map.

Convenient access to parks promotes an active, healthy lifestyle. Parks provide opportunities and facilities for physical activity for people of all ages and abilities. East Marlborough Township residents are fortunate to have relatively easy access to Unionville Community Park from throughout the Township. Residents are also fortunate to have the facilities at the Unionville-Chadds Ford and Kennett Consolidated School District properties to use after school hours for recreation.

The Map 2-2 illustrates the location of parks, schools, and other recreation parcels in East Marlborough Township. The following conclusions can be drawn from an analysis of park locations:

- The 2-mile service radius for Unionville Community Park encompasses the northern, western, and central portions of the Township, extending into Newlin Township. Residents typically drive to this park.
- The 2-mile service radius for the 26-acre future park site overlaps somewhat with the Unionville Community Park service radius. Residents of the future Unionville Walk housing development will be able to walk to this park. Other Township residents will drive there.

- The ½-mile service radius for Unionville Ballfields does not apply, as the site functions as a sports complex, not a neighborhood park.

### Types of Recreation Facilities

Recreation facilities should be provided within a community to meet the demands of individuals, community groups, and organized adult and youth sports leagues. The appropriate number of recreation facilities in a community should be based on need as defined by current facility usage and trends in recreation activities.

The way people spend free time and the activities they enjoy changes over time. The following issues were identified as impacting the parks and recreation facilities needed in East Marlborough Township.

- Support facilities, such as restrooms, adequate parking, shaded sitting areas, gathering areas, and landscaping are important features in parks and add to the function and quality of facilities.
- The median age of the population in the Township is older at 47.1. Older adults are more active and are looking for facilities for recreation and fitness activities.
- Pickleball, bocce, and outdoor fitness equipment are new trends in recreation activities.
- Statewide, walking is ranked as the activity with the highest participation and trails are typically the highest desired park facility. Unionville Community Park helps to meet this need in the Township.
- Dual and year-round youth sports seasons, elite teams, and growing sports programs continue to drive the need for athletic facilities.
- Active recreation opportunities are provided by Unionville-Chadds Ford School District facilities located in the Township, as well as recreation facilities in neighboring municipalities.

The following is an assessment of the Township’s recreation facilities by activity:

Baseball and Softball – URA Ballfields contains three baseball fields and one softball field. A concession stand, pavilion, and restrooms are also provided. These fields are exclusively used for youth baseball and softball.

Picnic Pavilions and Picnic Areas – One small picnic pavilion is offered at Unionville Community Park. For future Township parks, picnic areas can be configured as scattered picnic tables and grills within a shaded grove of trees or a picnic pavilion with complementary amenities such as horseshoe pits, volleyball court, playground, or softball field. In community parks, picnic areas typically serve families and groups. Pavilions offer shaded sitting areas for caregivers.

Playgrounds – A tot lot play equipment area is provided in Unionville Community Park. No play equipment is provided for ages 6-12; adding this facility should be considered. A play equipment structure is also provided at the URA Ballfields. When developing and renovating playground areas, the following general guidelines should be incorporated into the design:

- The playground layout, equipment and safety zones should comply with the Consumer Product Safety Commission (CPSC) Guidelines for Playground Safety. Playgrounds should be renovated or upgraded on a cyclic basis to conform to the latest safety and accessibility standards. A playground safety and accessibility audit should be performed and playground equipment removed that cannot be rehabilitated to fully comply with the latest standards. As new parks are developed, playgrounds should be incorporated into the park layout.
- Playgrounds must meet the requirements of the Americans with Disabilities Act (ADA), which requires that an accessible route be provided from walkways/parking areas to the playground equipment and that a portion of the equipment offer activities that can be utilized by physically challenged children.
- Playgrounds should be age-segregated to accommodate children of different ages and abilities and meet the CPSC safety guidelines. The guidelines state that the two play areas should be separated at least by a buffer zone, which could be an area with shrubs or benches. Signs should identify the appropriate age for the play area.
- Playgrounds should be developed to stimulate imaginative play as well as physical activity. Playgrounds should be bright, interesting environments that engage children while providing convenience facilities for caregivers, such as benches and shaded seating areas.
- Playgrounds should be located for safety and provide adequate separation from parking areas, ballfield foul ball and home run territory, and drives/roadways.

**Trails/Pathways** – Trails and pathways in Unionville Community Park are paved and wide enough for multiple uses. Trails should be provided in every future Township park for recreation purposes and to meet the requirements of the Americans with Disabilities Act (ADA) which requires an accessible route from parking areas and drop-off areas to recreation facilities. Accessible routes must extend to player’s areas on both sides of athletic fields and courts. Additionally, viewing areas for physically impaired spectators must be provided at athletic facilities. The URA Ballfields do not meet these ADA requirements. In neighborhood and community parks, where space allows, trails should be developed with a minimum eight-foot width to accommodate multiple users. Park trails should be paved to provide multiple recreational opportunities, such as bike riding, inline skating, jogging, and walking. Trails in parks should link to nearby multi-use trails and sidewalks to promote non-motorized access to park sites. Trails should be developed to be convenient to use with crosswalks at road crossings, benches in shaded areas along long-distance trails, and mile-markers.

The Township does not currently provide the following outdoor recreation facilities:

**Basketball** – Outdoor basketball courts are recommended in new neighborhood and community parks. Where possible, courts should be developed in banks of at least two courts near parking areas and separated from younger children and passive activity areas. Court lighting extends playing time and lights are suggested in parks where they would be compatible with surrounding land use.

**Soccer and Lacrosse** – Township youth participate in the URA Lacrosse and Southern Chester County Soccer Association programs and play on fields located at schools and neighboring Township parks. Developing multi-purpose flat fields in future community parks should be

considered.

**Swimming Pools** – There are no public outdoor swimming pools in the Township. Swimming is a lifetime recreation activity, and there should be convenient access to swimming in or near East Marlborough Township. East Marlborough Township is too small to support a pool alone. If interest emerges from the Township and one or more adjacent municipalities, a feasibility study should evaluate the possibility of developing and operating a swimming pool.

**Tennis/Pickleball** – Tennis is a lifetime recreation activity that can be enjoyed by all ages. The popularity of tennis has waned over the last decade as another court sport, pickleball, has emerged. Pickleball is often played on retrofitted tennis courts and is a court sport enjoyed by all ages, especially older adults. Developing separate pickleball courts in future community parks is recommended. Court lighting is recommended where adjacent land use is compatible.

**Volleyball** – Volleyball courts are popular park facilities often used in conjunction with picnic outings and should be located close to picnic pavilions, where possible. Families and adults generally prefer lawn volleyball while teens, young adults, and leagues prefer sand volleyball courts.

#### Condition of Parkland and Recreation Facilities

Field visits were made to East Marlborough Township parks to view and assess the park amenities and facilities and observe recreation activities. Specific findings of site observations for each park are outlined below.

The facilities at Unionville Community Park are in excellent condition. The park grounds, tot lot playground, and picnic pavilion are very clean and well kept. The paved trails are wide and free of debris. The park entrance signs are high quality and well landscaped. Park rules and regulations signs are placed well and easy to read.

The backstops, fences, batting cages, bleachers, player dugouts, and infield/outfield areas at the URA Ballfields are in good shape. The playground structure is not adequate for a public facility and is not ADA accessible. The snack bar and adjacent picnic pavilion and restrooms are centrally located. The site does not meet the requirements of the ADA, which requires an accessible route from parking areas and drop-off areas to recreation facilities, accessible routes to player's areas on both sides of ballfields, and accessible viewing areas for physically impaired spectators. There is no room at the URA Ballfields for any other recreation facilities to be developed.

### Conclusions

- NRPA standards may not be completely realistic for East Marlborough Township given its successful open space preservation efforts and multiple shared recreation facilities.
- Although the Township has been extremely successful with open space preservation, NRPA standards suggest that the Township could be slightly short of parkland acreage to meet residents' recreation needs. In addition, Unionville Community Park is currently a passive park where there may be opportunities to provide active recreation facilities.
- Accessible routes to spectator and playing areas are needed at the URA Ballfields to meet the requirements of the ADA and to improve public access. Accessible routes could also link into a perimeter trail to provide passive recreation surrounding the URA Ballfields.

- The playground at the URA Ballfields does not comply with Consumer Product Safety Commission guidelines or the requirements of the ADA.
- Opportunities for Unionville Community Park include allowing bicycle riding and in-line skating on the trails, which are wide enough to accommodate multiple uses. Plans are underway for enhancement of the park area surrounding the post office, to help with traffic flow and improve the park entrance appearance. Distance markers on the walking trails would be a good addition. A playground for ages 6-12, disc golf course, water bottle filling stations, single picnic table units with covered roofs, a second, larger picnic pavilion with amenities such as horseshoes and bocce, and fitness stations are other possibilities for park improvements.
- The URA Ballfield complex has no remaining area to add recreation facilities. If the Township desired to turn this area into a neighborhood park, either contiguous land could be purchased or one or more of the ballfields could be eliminated to make room for other recreation facilities.
- East Marlborough Township residents are relying on the parks in neighboring municipalities to meet some of their active recreation needs.



*Entrance Sign at Unionville Park*

## Funding Parks and Recreation

Public parks and recreation amenities are a key element in the creation of desirable communities. They have a distinct value in the way they build community identity, cohesion, and pride. Their presence creates a level of demand that raises property values and tax revenues. Close-to-home parks and recreation facilities serve many essential functions. They build community and provide opportunities for residents to improve their health. They improve nearby property values and encourage new development and investment. They provide an affordable source of recreation and they preserve the environment. Given these extensive benefits, funding for parks and recreation

should be considered a priority.

East Marlborough Township finances its park operation and maintenance costs through local tax revenues. The Township does not budget separately for parks and recreation expenditures. Costs to maintain park areas are part of the Public Works budget. Labor costs to mow and maintain Unionville Community Park are approximately \$11,000 each year, based on the time sheets kept by Public Works staff.

The Township generates no operating revenue for parks and recreation. The pavilion at Unionville Community Park is available for residents to reserve free of charge. The URA Ballfields are leased to the URA at no cost. The URA funds all maintenance expenses, however.

The Township has no capital budget in place. The Township has a large reserve fund but no capitalization policy; however, work has started on developing one.

Figure 5-8 lists East Marlborough Township actual general fund revenue and expenses by category for 2017 and 2018.

**Figure 5-8**  
**East Marlborough Township General Fund Revenues and Expenses 2017-2018**

Revenues	2017 Actual	2018 Actual
Real Estate Taxes	\$756,944	\$746,796
Real Estate Transfer Taxes	\$374,479	\$380,854
Local Services Taxes	\$217,093	\$218,718
Licenses and Permits	\$422,955	\$567,837
Fines and Forfeits	\$98,109	\$91,958
Interest, Rents and Royalties	\$53,462	\$107,959
Intergovernmental Revenue	\$84,595	\$64,524
Charges for Services	\$308,780	\$541,237
Unclassified Operating Revenue	\$11,211	\$3,536
Other Financing Sources	\$256,671	\$339,850
<b>Total Revenues</b>	<b>\$2,584,229</b>	<b>\$3,063,268</b>
<b>Expenses</b>		
General Government	\$720,821	\$755,877
Public Safety	\$342,770	\$281,465
Health and Human Services	\$3,427	\$5,557
Highways and Streets	\$439,836	\$475,871
Culture and Recreation	\$5,153	\$229
Insurance	\$4,699	\$0
Employee Benefits and Withholding Items	\$343,415	\$374,546
Other Financing Uses	\$0	\$34,000
Unclassified Operating Expenditures	\$423	\$1,889
<b>Total Expenses</b>	<b>\$1,860,544</b>	<b>\$1,929,434</b>
<b>Excess (Deficiency) of Revenues Over Expenses</b>	<b>\$723,755</b>	<b>\$1,133,835</b>

Source: East Marlborough Township Audits 2017/2018

## Local Municipal Parks and Recreation Spending Comparisons

Municipal spending on parks and recreation in Pennsylvania is extremely diverse and therefore challenging to capture and compare. One major reason is that some municipalities do not budget separately for park maintenance when public works staff performs maintenance tasks. Another reason is that many municipalities make no investment at all in parks and recreation. Listed below in Figure 5-9 is 2017 financial data for similarly sized and nearby Townships in Chester and Delaware Counties. The per capita expense for parks and recreation for each municipality is calculated using the net parks and recreation expenses of the municipality and the 2010 U.S. Census figures

**Figure 5-9 Municipal General Fund Operating Budget Spending Comparison for Parks and Recreation 2017**

Township	2010 Census	General Fund Expenses	Parks/Rec Expenses	Parks/Rec Revenue	Net Parks/Rec Expenses	Per Capita Parks/Rec Spending	Park/Rec % of Total Expenses
Chadds Ford	3,725	\$916,518	\$17,500	\$0	\$17,500	\$4.76	1.9%
East Marlborough	7,026	\$1,860,544	\$5,153	\$0	\$5,153	\$.73	.27%
Honey Brook	7,647	\$1,729,505	\$34,037	\$4,990	\$29,047	\$3.79	1.7%
Kennett	7,565	\$6,556,164	\$88,269	\$0	\$88,269	\$11.67	1.3%
London Grove	7,475	\$3,499,863	\$48,954	\$0	\$48,954	\$6.55	1.4%
New Garden	11,984	\$5,630,547	\$198,539	\$1,100	\$197,439	\$16.48	3.5%
Pennsbury	3,604	\$1,441,393	\$7,191	\$0	\$7,191	\$1.99	.49%
Pocopson	4,582	\$1,064,576	\$0	\$0	\$0	\$0	0%
Valley	6,742	\$3,956,080	\$118,561	\$0	\$118,561	17.59	3.0%
West Bradford	12,376	\$5,010,932	\$399,620	\$149,662	\$249,958	\$20.20	5.0%

### Chester County’s Role in Parks, Recreation, Open Space, and Trails

Chester County is incredibly supportive of parks, recreation, open space, trails, and planning. The Chester County Planning Commission fosters excellence in planning and implementation through technical assistance publications and hands-on assistance to municipalities and partner organizations undertaking parks, recreation, open space, and trails projects. County planners provide information, examples, encouragement, and participate in community meetings. Most trails identified in the Concept Plan will be managed by East Marlborough Township and individual property owners. However, Chester County Planning Commission should continue to be engaged with by the Township, to identify partnership opportunities on the continued planning, design, implementation, funding, and programming of sidewalk, trail, and bikeway infrastructure.

Landscapes3, Chester County’s long-range comprehensive plan adopted in November 2018, provides municipalities with general guidelines they can use to responsibly protect park land and open space, since Pennsylvania law grants them, and not the County government, with the ultimate authority regarding land use. This countywide vision also focuses on restoring and maintaining parks to ensure that they retain their ecological and recreational qualities. With the County Planning Commission’s help, municipalities develop plans that advance their own municipal goals as well as play a role in regional efforts recommended in Landscapes3.

Chester County Parks and Open Space operates the Vision Partnership Program (VPP) to promote cooperation between the County and local governments in the implementation of Landscapes3. Grants awarded to municipalities under the Vision Partnership Program help them in achieving consistency with the principles of Landscapes3 through their local planning activities. East Marlborough Township should connect with Chester County Planning Commission staff about the VPP program, and any future bicycle and pedestrian planning efforts, such as feasibility studies for critical segments, including portions identified in the central spine and inter-municipal linkages.

### **Statewide Municipal Spending for Parks and Recreation**

Based the data from the PA Department of Community and Economic Development, from 2008-2012, municipalities spent about \$457 million in operating budget funds on parks and recreation, or an average of \$36 annually per capita. Municipalities spent an average of three percent of their total operating expenditures on parks and recreation; however, this average is skewed because two-thirds of Pennsylvania municipalities either had no recreation expenditures or spent less than \$25,000. Pennsylvania municipal parks and recreation spending is closely correlated to population; the larger the municipal population, the higher the spending. The national average per capita operating budget spending by municipalities on parks and recreation is \$83.

### **Financing Parks, Recreation, and Trails**

Funding for public parks and recreation falls into two major categories: capital funding and operational funding. Capital funding is generally expenditures more than \$10,000 for improvements that last more than five to seven years. Operational funding is for the day-to-day maintenance and operation of the public parks and recreation system. This includes park maintenance, programs, staffing, utilities, equipment, supplies, and materials. East Marlborough Township finances its park operation and maintenance costs through local tax revenues. The Township parks and recreation expenditures for labor, supplies, and equipment to maintain Unionville Community Park are part of the Public Works budget. Although East Marlborough Township sponsors no public recreation programs for its residents, many different community organizations and groups provide recreation program opportunities that are available to Township residents.

The Township generates no operating revenue for parks and recreation. The pavilion at Unionville Community Park is available for residents to reserve free of charge. The URA Ballfield complex is leased to the URA at no cost. The URA funds all maintenance expenses, however. The Township has been creative in pursuing outside sources of funding for parks and recreation including grants from Chester County and the Pennsylvania Department of Conservation and Natural Resources. The Township has no capital budget in place. The Township has a large reserve fund but no capitalization policy; however, work has started on developing one. Establishing a capital

improvement program will enable the Township to plan to make the best decisions regarding the allocation of resources for open space, trails, parks, and recreation.

### Conclusions

- In 2017, East Marlborough Township spent .27 percent of its total \$1,860,544 operating budget on parks and recreation, which amounted to \$.73 per capita. Township parks and recreation spending is significantly less than the Pennsylvania average of \$36 per capita and three percent of municipal operating budgets.



*Baseball Diamond at URA Ballfields*

## Recreation Programming

Municipal government provides services on a broad scale that help to meet the significant needs of residents but cannot be accomplished as efficiently or economically by individual residents acting for themselves. This includes providing public park areas and recreation facilities and offering public recreation programs. Municipal parks and recreation services ensure that all residents, regardless of age, physical or mental condition, or economic or social standing, have opportunities to enjoy life-enriching, satisfying recreation experiences.

East Marlborough Township municipal government does not currently operate community recreation programs and does not currently provide financial support to any recreation-related group. It does, however, collect a library tax that supports the Kennett Library. A variety of organizations help to fill the important role of meeting the recreation program needs of East Marlborough Township residents.

## Youth Sports and Recreation Programs

Six volunteer organizations operate youth sports leagues and summer camps serving residents of East Marlborough Township:

- **Unionville Recreation Association (URA)** is a 501c3 non-profit organization dedicated to improving the quality of life of area children ages 5 -17 by effectively managing youth sports programs and facilities. URA serves families primarily residing in the Unionville-Chadds Ford School District (Chadds Ford, Newlin, Pennsbury, Pocopson, Birmingham, East Marlborough and West Marlborough Townships) as well as outlying areas including West Chester, Kennett and Avon Grove. The URA uses the municipally owned ballfield complex in East Marlborough Township, and the athletic fields and gymnasiums at Unionville High School and Charles F. Patton Middle School for its programs. A variety of sports and recreational activities are coordinated year-round, including baseball, softball, lacrosse, volleyball, field hockey, basketball, and wrestling. The URA also offers sports-related summer camps.
- **KAU Little League** is open to boys and girls ages 4-16 who reside in or attend public or private school within the geographic boundaries of Kennett Consolidated and Unionville-Chadds Ford School Districts. KAU offers spring tee ball, baseball, and softball for all skill levels, and a Little League Challenger Division for players ages 6-21 with physical and intellectual challenges. KAU teams practice and play games at the Stoney Marston Complex, Sinton Field, New Garden Park, Pennock Park, and NVF Field.
- **Kennett Unionville Baseball Association (KUBA)** is a non-profit organization supporting baseball programs for players ages 8-19. KUBA sponsors the Chester County Knights (travel teams from ages 8U-12U) and Chester County Kings (travel teams from ages 13U-18U), American Legion (14U, 16U and 18U), Babe Ruth (16U and 18U), and recreational teams.
- **Southern Chester County Soccer Association (SCCSA)** offers a fall and spring recreational soccer program and a full-year competitive travel program for boys and girls ages 4-17. Recreational games and practices are held at the Charles F. Patton Middle School and Unionville High School fields. SCCSA, through a multi-year agreement with the Kennett Area Park Authority, renovates, maintains, and manages the 10-acre Tino Leto fields at Anson B. Nixon Park where games and practices for the travel soccer program are held.
- **Kennett Area Park and Recreation Board (KAPRB)** offers year-round recreational opportunities for children between the ages of 6-11 in Kennett Square Borough and the adjacent municipalities of East Marlborough, Kennett, and New Garden Townships. KAPRB programs do not use any facilities in East Marlborough Township. KAPRB youth sports programs include junior boys and girls basketball leagues, high school boys basketball

league, girls field hockey, and girls and boys lacrosse. Games and practices take place at school facilities in the Kennett Consolidated School District. KAPRB offers 8-week-long summer sports clinics in basketball, lacrosse, track and field, field hockey, and volleyball for grades K to 8. KAPRB Summer Adventure Camp is held all summer long at Greenwood Elementary School in the Kennett Consolidated School District for ages 5-12.

- **Kennett-Unionville Titans Football and Cheerleading program** serves the youth of the Kennett Consolidated and Unionville-Chadds Ford School Districts. Programs are available for ages 4-13 including flag football, rookie tackle and cheer squads for all experience levels. Home games are held at Kennett and Unionville High Schools and away games are with teams in the Bert Bell Memorial Travel League.

### Public School Programs

East Marlborough Township is served by two public school districts. Much of the Township is in the Unionville-Chadds Ford School District. Approximately 25 percent of Township residents live within the boundaries of the Kennett Consolidated School District. Unionville High School, Charles F. Patton Middle School, and Unionville Elementary School are in East Marlborough Township.

- **Unionville-Chadds Ford School District** student athletic competitions and performances are open to the public and attract residents of all ages. Unionville High School offers a variety of extracurricular activities including athletics (baseball, softball, boys and girls tennis, boys and girls volleyball, boys and girls basketball, boys and girls soccer, cheerleading, field hockey, football, cross country, boys and girls golf, wrestling, indoor and outdoor track and field, boys and girls lacrosse, and swimming and diving); performance (fall play, spring musical, stage crew, dance team, glee club, indoor color guard, indoor drumline); sports clubs (boys and girls ice hockey, boys rugby, coed rowing, unified bocce); recreational clubs (5K running, ski and snowboard, paddle tennis, knitting and crocheting); and service organizations. Patton Middle School offers mixers after school for 6th graders and evening dances for 7th and 8th graders, athletic teams, hand bell choir, school musical, 6th grade running club, after school art club, after school foreign language club, and backyard ecology programs at its outdoor nature center. Unionville Elementary School PTO hosts a variety of enrichment programs for students including chess, science explorers, foreign language, drawing classes, yoga, and service club before and after school.
- **Kennett Consolidated School District** offers similar extracurricular programming for its high school, middle school, and elementary school student population. Kennett High School sponsors athletic teams in baseball, softball, boys and girls basketball, cheerleading, cross country, field hockey, football,

golf, ice hockey, boys and girls lacrosse, boys and girls soccer, boys and girls swimming, boys and girls tennis, indoor and outdoor track and field, girls volleyball, and wrestling. Kennett Middle School, through the Kennett After-School Association, offers After-The-Bell, a unique after-school program that provides structured and fun activities that promote learning and growth at no cost to students, and at no direct cost to taxpayers.

### Community Special Events

East Marlborough Township is home to several community special events throughout the year.

- **The Willowdale Steeplechase**, a 501c3 non-profit organization, hosts a day of world-class steeplechase racing for the benefit of the Stroud Water Research Center and University of Pennsylvania School of Veterinary Medicine's New Bolton Center. This family-friendly event is a Chester County Mother's Day weekend tradition enjoyed by over 15,000 spectators. The event features shops, restaurant booths, kid's alley tent, antique car display, Jack Russell terrier races, tailgate competition, pony races, and six Steeplechase events.
- **The Unionville Community Fair and Farm Show** is held the first weekend of October at the Willowdale Steeplechase grounds. The three-day event features more than 500 competition categories for residents to enter for ribbons and cash prizes such as home-grown giant pumpkins, chocolate cakes, photography, flower arrangements, and eggs. Activities at the Fair include hayrides, beer and wine garden, live music, lip sync contest, 5K run and walk, escape room, straw maze, pick-a-pumpkin, dairy cattle and goat competitions, mechanical bull riding, car and truck show, scarecrow building, baking, and cow milking contests; food truck festival, cow pie bingo, and Sunday night auction.
- An annual **Art Show and Sale at Unionville High School** is sponsored by the UHS Parent-Teacher Organization in mid-November and features over 70 diverse artists.
- **The Unionville-Chadds Ford Districtwide Bike Drive** collects and refurbishes children's and adult bicycles each year. The bicycles are given to families in need during the holiday season.

### Environmental Education

**Stroud Water Research Center** is a 501c3 organization in East Marlborough Township that produces innovative solutions for preserving and restoring fresh water. Stroud Water Research Center's environmental education department interprets the research of its scientists by holding a wide variety of on-site and off-site school and scout programs, professional development workshops, and community and family programs.

**The Land Conservancy for Southern Chester County (TLC)** offers a diverse lineup of year-round, nature-based, educational and historical programs for adults and children. Its New Leaf Sensory Garden in Kennett Township is a sustainability education site open to the public seven days a week from dawn until dusk. The New Leaf Sensory Garden contains several interactive sensory stations

such as a cairn station, texture tiles, a chime garden, and a loop trail through the meadow and wetland areas. TLC holds workshops on the site throughout the year, led by local naturalists and sustainability experts.

**The Brandywine Red Clay Alliance** offers year-round educational programs, summer nature camps, and special events for families and children at the Myrick Conservation Center. Academic year programs are available to school, homeschool, scout and youth groups.

### Youth Development

**Chester County 4-H** is an informal education program for youth ages 8-18 designed to teach youth life skills. There are over 30 4-H clubs in Chester County, including the Trailmasters 4-H Club in Unionville. Membership in 4-H is open to boys and girls age 8-18. 4-H is a joint effort of the United States Department of Agriculture, Penn State University, and Chester County Extension.

**The Chester County Council of the Boy Scouts of America and Girl Scouts of Eastern Pennsylvania** offer scouting programs that serve East Marlborough Township children. Through the Kennett Area YMCA, before and after school care is available for children in Kindergarten through fifth grade at Unionville Elementary School.

### Outdoor Self-Directed Recreation

In addition to Unionville Community Park, URA Ballfield complex, and the facilities at Unionville Elementary, Charles F. Patton Middle, and Unionville High School, a variety of parks, natural areas, and recreation facilities in neighboring municipalities are utilized by residents of East Marlborough Township:

- The 106-acre Anson B. Nixon Park is owned and operated by the Kennett Area Park Authority (KAPA) and extends from the Borough of Kennett Square into Kennett Township. Recreational facilities at the park include a two acre dog park, community gardens, three playground areas, five picnic pavilions, two stocked fishing ponds, three miles of walking trails, the Tino Leto soccer fields, youth basketball court, an 18-hole disc golf course, two tennis courts, and one grass and two sand volleyball courts. Performances and seasonal programs are held at the park including the Trout Rodeo in May and an eight-week Summer Concert Series.
- New Garden Township Park in Landenberg features a playground, paved trails, work out loop, baseball and softball fields, Lyceum Hall building, two pavilions, soccer fields, and nature trails.
- Herb Pennock Park in Kennett Square features two softball fields, covered dugouts, spectator stands, snack stand, picnic Figures, lights, and a children's playground. A ¼-mile compacted stone dust trail winds around the perimeter of the park.
- Pennsbury Township Park, Pennsbury Township, is a 54-acre park for walking, picnicking, and birdwatching that features mowed trails, picnic Figures, benches, and a dog park.

- Pocopson Park, Pocopson Township, features two children’s playgrounds, tot lot, fitness stations, picnic pavilion, picnic Figures, grills, soccer and baseball fields, tennis and basketball courts, and a paved bikeway.
- Sandy Hollow Heritage Park, Birmingham Township, is a 42-acre preserved open space that allows public access for passive recreation to a portion of the Brandywine Battlefield National Historic Landmark. The park has a 1.1-mile asphalt path for pedestrians.
- ChesLen Preserve, Newlin Township, is a 1,263-acre site owned by Natural Lands Trust that is open to the public for hiking and horseback riding.
- Laurels Preserve, Newlin Township, a 771-acre natural area operated by the Brandywine Conservancy, is available for members only.
- Myrick Conservation Center, Newlin Township, is a 318-acre property that houses the headquarters of the Brandywine Red Clay Alliance. It is open to the public during daylight hours with trails for walking and horseback riding, picnicking, and bird watching.
- Stateline Woods Preserve, Kennett Township, is an 86-acre site operated by the Land Conservancy for Southern Chester County. It is open to the public for hiking, walking, bird and wildlife watching, nature photography, cross country skiing, mountain biking, and horseback riding.
- Marshall Mill House Preserve, Kennett Township, is a 40-acre site operated by the Land Conservancy for Southern Chester County open to the public for hiking, walking, bird and wildlife watching, nature photography, and cross-country skiing.
- Chandler Mill Nature Preserve, Kennett Township, is a 45-acre preserve with public perimeter trails that connect into a planned segment of the Kennett Greenway. Chandler Mill Nature Preserve contains the Land Conservancy for Southern Chester County’s Walnut Hill headquarters and Interpretive Nature Center.
- Bucktoe Creek Preserve is a 297-acre privately-owned natural area located in Kennett Square. The preserve is managed to enhance biodiversity and promote sound ecological stewardship through forest, meadow, and wetland restoration. The Land Conservancy for Southern Chester County partners with the Bucktoe Creek Preserve to open it to the public for scheduled programs and events such as the Pennsylvania Master Naturalist program.
- The Harvey Run Trail is a 5-mile grass mowed surface trail for pedestrian use only that stretches through 300 acres of preserved open space in Chadds Ford Township.

### **Recreational and Educational Attractions**

**Longwood Gardens** is an American botanical garden in East Marlborough Township consisting of over 1,077 acres of gardens, woodlands, and meadows. It is one of the premier horticultural

display gardens in the United States and is open to visitors year-round. Longwood Gardens inspires people through excellence in garden design, horticulture, education, and the arts with varied outdoor gardens and 20 indoor gardens within a 4.5 acre group of heated greenhouses. Longwood Conservatory contains 4,600 different types of plants and trees, as well as fountains. The Gardens has extensive educational programs and hosts hundreds of horticultural and performing arts events each year, from flower shows, gardening demonstrations, and children's programs to concerts, organ and carillon recitals, musical theatre, fountain shows, and fireworks displays, plus an extensive light display during the holiday season. It also hosts summer camps and Scout programs for children in grades K to 12, and family-friendly events such as Pumpkin Playground, Garden Railway, and Family Story Times.

**Kennett Area YMCA** is part of the YMCA of the Greater Brandywine, an association of eight YMCAs across Chester County. The membership-based YMCA is located in Kennett Square and features gymnasium and basketball courts, indoor and outdoor pools, family activity center, indoor track, arts studio, sauna and steam room, and free weight area. Programs include aquatic exercise, group cycling, adult fitness classes, personal training, youth and adult sports, pickleball, childcare and early learning center, before and after school care, dance, healthy weight loss, martial arts, summer camp, swim lessons, and swim team.

### Public Library

**Kennett Library** is the closest public library to East Marlborough Township. The library offers summer reading programs and story times for children, family board game nights, arts and craft workshops, music programs, adult literacy programs, computer tutoring, public computer use and more.

### Public Golf Courses

Many public golf courses are located within a 30-minute drive of East Marlborough Township. The three closest golf courses are Broad Run Golf Club, Loch Nairn Golf Course, and Hartefeld National Golf Course.

### Public Senior Center

**Kennett Area Senior Center** is a non-profit organization funded in part by the Chester County Department of Aging Services and the United Way of Southern Chester County that serves East Marlborough Township residents. It provides educational, fitness, wellness and recreational daytime, evening and weekend programs and services to help residents stay active, healthy, and involved, allowing them to remain independent. Programs include computer skills, safe driving, digital photography, aqua fitness, health screenings, line dancing, arts and crafts, bingo, needlework, scrapbooking, strength and range of movement, tai chi, and yoga.

Private Recreation Facilities

**The Kennett Square Golf and Country Club** is situated on 135 acres in East Marlborough Township and offers membership-based golf, racquet sports, and swimming opportunities for children and adults. In addition to an 18-hole golf course, facilities include a driving range, putting green, short game practice area and swimming pool with diving, bathhouse facilities, and wading pool.

Learn-to-swim programs, junior golf programs, and individual and group golf instruction are held. Upland Country Day School is a private school for preschool age through 9th grade on 23 acres in East Marlborough Township. Its recreation facilities include four flat fields, an indoor ice rink, and gymnasium. The school offers summer camps for children that are open to the public. The Chester County Skating Club provides both competitive and non-competitive skating activities for members of all ages at the Upland Country Day School-owned indoor ice rink. The John M. Cleveland Ice Rink opens the first week of October and continues through the last week of March providing youth and adult hockey programs, learn-to-skate programs, professional figure skating instruction as well as family skating and open hockey ice time for members. A family membership is required for all skating programs. Ice hockey and figure skating program fees are in addition to the family membership fee.

**Traditions at Longwood** is a community of 300 single family homes for 55+ adults located in East Marlborough Township. Recreation facilities include two clubhouses with exercise, billiards, and card rooms; a pool, three tennis/pickleball courts, bocce court, library, two community gardens, a two-acre pond, and 31 acres of maintained common ground. A variety of clubs and fitness programs are offered for residents.

**Plantation Field Equestrian Events** is a not-for-profit corporation that conducts training programs, clinics, shows, and competitions for amateur equestrians. The site is also rented for outside events such as Tough Mudder competitions and Lantern Festivals.

**Southern Chester County Sportsmen's and Farmers' Association** is an archery, rifle, pistol, shotgun, and fishing club located in East Marlborough Township. Facilities include indoor and outdoor archery ranges, rifle and pistol ranges, clubhouse, camping area, and fishing lake. Classes in hunter safety, trapping, archery, and shooting are held, as well as family special events. The Yoga Barn is located in East Marlborough Township and offers Reiki, Vinyasa Yoga, meditation, and cooking classes. Other nearby fitness centers serving East Marlborough Township residents include Planet Fitness, Snap Fitness, Beyond Limits Fitness, Anchor Life and Fitness and Crossfit Kennett Square. Legacy Martial Arts offers traditional martial arts training for children and adults as well as fitness kickboxing for adults and summer camp for children.

### Recreation Programming

The Township could consider creating opportunities for self-directed recreation. This would be through the provision of facilities and the promotion of information on where people can enjoy nature, safely walk, bicycle, and spend time with family and friends.

To best serve residents with parks and recreation opportunities, the Township should consider appointing township staff members to a few primary roles as:

- A facilitator of programs by community organizations that can plan, direct, and implement public recreation programs such as fitness and wellness, nature, and arts programs in the Township parks
- A promoter of parks and recreation opportunities and point of contact for the public regarding information about parks and recreation
- An advocate for increasing public awareness about the benefits of parks and

recreation

- A direct provider of a few key signature events to bring the community together

Training municipal staff members with expertise in marketing, fundraising, natural resources, trails, programming, and other functions will help to advance Township goals for parks and recreation.

### Conclusions

- Although East Marlborough Township currently sponsors no public recreation programs for its residents, many different community organizations and groups provide recreation program opportunities that are available to Township residents.
- Children ages 5 to 17 have a multitude of youth sports opportunities close to home. The Unionville Recreation Association oversees many of the youth sports opportunities in the community. It relies on program fees, snack bar revenue, and donations to operate programs and maintain the ballfield complex owned by the Township. The SCCSA recreational soccer program is held on Unionville-Chadds Ford School District property in the Township, as are URA programs.
- Township residents have many alternatives when it comes to nature-based recreation, with the large number of natural areas and preserves located in surrounding municipalities. Many of them offer environmental education programs. These opportunities must be accessed by vehicle.
- Active recreation facilities located in neighboring municipal parks serve East Marlborough Township residents.
- The Kennett Area YMCA helps to meet the recreation program needs of residents but is a membership-based organization.
- Recreation program opportunities for preschoolers, adults, and older adults are lacking.
- School districts help to support the recreation program needs of youth and allow access to facilities for youth sports organizations.
- Few programs other than youth sports are provided in East Marlborough Township.
- Affordable recreation program opportunities for lower to moderate income residents are lacking. Most programs are fee-based; many of the privately provided recreation programs are high priced.



*Picnic Tables and Bleachers at URA Ballfields*

## Parks and Recreation Recommendations

These recommendations are specific actions for East Marlborough Township to pursue over the next 10 years to enhance parks and recreation opportunities to sustain the quality of life in the Township and ensure that all residents enjoy the benefits of health, nature, and nurture that parks bring.

### Existing Parks

5.1 – Consider improvements to Unionville Community Park that enhance residents' experiences at the park. Local parks provide a sense of place and a gathering space and are the heart of a community. Unionville Community Park is one of these special places.

- Distance markers on the trails
- Playground for ages 6-12
- Water bottle filling station
- Single scattered picnic Figure units with covered roofs
- Amenities such as horseshoes and bocce
- More sitting areas in shaded locations
- Designated sledding area
- Outdoor fitness stations
- Environmental interpretive signage

- Wildflower meadows on steeper slopes
- Natural surface trails leading off the paved pathways

5.2 – The URA Ballfield Complex is very well-maintained by the URA, which has an excellent working relationship with the Township. ADA updates are necessary so that the recreation facilities can be enjoyed by all residents. Should the URA undertake improvements to the URA Ballfield Complex to meet the requirements of the ADA and to improve public access, the Township should consider supporting URA efforts with the following improvements.

- Accessible parking areas
- Accessible routes from parking areas and drop-off areas to ballfields, restrooms, concession stand, and pavilion
- Off-road trail/pathway connection between the small and large parking lots and the ballfields to eliminate walking along Route 82
- Accessible routes to player’s areas on both sides of each ballfield
- Accessible viewing areas for physically impaired spectators
- Playground structure that meets the playground safety guidelines established by the Consumer Product Safety Commission and is ADA accessible

### **Future Parks**

5.3 – Explore opportunities to preserve open space parcels for future park development and for public access east of Route 82. As the Township’s population continues to grow, the need for additional parks and publicly accessible open space areas will increase. Conserving open space and natural resources was the top parks and recreation priority identified by survey respondents for the Township over the next 10 years. Acquiring land for future parks was the fifth highest parks and recreation priority.

5.4 – Focus on seeking land adjacent to existing Township public parkland to expand the size of the parks. The two-mile service radiuses of Unionville Community Park and the new 26-acre community park include nearly the entire Township population.

5.5 – Initiate a park master site development plan for the new 26-acre park site to continue park planning efforts with public involvement and ensure effective design, using the conceptual sketch plan as a starting point. Protecting the natural environment of the future 26-acre park for passive recreation activities, enjoying nature, and environmental education is a priority for the Township. When asked how important expanding or adding specific recreation facilities or activity areas in the Township was, walking paths/trails and nature trails were the top two items identified. Completing the top 10 were shade/tree areas, bike trails, passive open space, restrooms, sitting areas, community gardens, fully accessible playground, and site furnishings such as benches, bike racks, and drinking fountains.

5.6 – Work with Homeowner’s Associations (HOAs) to allow residents safe access to existing open space areas where appropriate east of Route 82. Many of the open space areas in the Township are privately owned by HOAs and are not able to be accessed by the public.

#### Park Maintenance

5.7 – Develop a written maintenance plan that describes the annual routine work and preventative maintenance that is needed at the parks. The Township Public Works staff keep Unionville Community Park in excellent shape through effective maintenance practices. The new 26-acre park, when developed, will add to the responsibilities of the staff. While the current park maintenance scheduling system is working, a formal maintenance plan would provide a variety of additional benefits and information about the park system that become more important as resources are stretched, facilities increase, or staff transitions occur. The maintenance plan should include an inventory of the facilities at each site, what time of year and the frequency with which maintenance tasks should occur, and the acceptable standard of care in each park and facility that describes what they should look like when maintenance is completed. The acceptable standard of care should be different for each location depending on the facilities, the frequency and type of use, the amount of manpower and budget resources available. A written maintenance plan will benefit the Township with work scheduling and making sure that everyone’s expectations for maintenance are on the same page.

5.8 – Update, as needed, use and maintenance agreements between the Township and the URA for the URA Ballfield Complex.

5.9 – Consider adding a seasonal part-time worker to handle mowing and other park tasks as the new 26-acre park opens to the public.

5.10 – Have a Township staff person obtain the Certified Playground Safety Inspector (CPSI) certification or work with the Unionville-Chadds Ford School District to use their CPSI to inspect Township play equipment areas. The National Recreation and Park Association offers this nationally recognized certification program in playground safety, that provides the most comprehensive and up-to-date training on playground safety issues including hazard identification, equipment specifications, surfacing requirements, and risk management methods. The CPSI certification must be updated every three years.

#### Recreation Programming

5.11 – Continue to support, collaborate with, and assist the Unionville Recreation Association, KAU Little League, Southern Chester County Soccer Association, and Kennett Area Park and Recreation Board which provide Township children ages 5 to 17 with a multitude of youth sports opportunities close to home that are managed entirely by volunteers.

5.12 – Monitor and promote the potential for cooperative efforts with neighboring municipalities to improve and expand community recreation program opportunities available to Township residents.

5.13 – Establish partnerships with providers such as Chester County Parks and Open Space, Stroud Water Research Center, The Land Conservancy for Southern Chester County, and Natural Lands Trust to bring nature-based program opportunities to Unionville Community Park and the future 26-acre community park. Township residents have many alternatives when it comes to

environmental education and nature-based outdoor recreation, with the large number of natural areas and preserves located in surrounding municipalities. Bringing some of these programs into the Township will benefit residents.

### **Marketing and Public Awareness**

5.14 – Add nearby parks and recreation areas and program providers to the Township website and actively promote these recreation opportunities to residents through the Township Facebook page and Township newsletter. Neighboring municipalities and non-profit organizations provide passive and active recreation facilities that are used by East Marlborough Township residents. Fairly large percentages of survey respondents (close to 50 percent) were not aware of many of the parks and recreation facilities in neighboring municipalities, including the Myrick Conservation Center, Marshall Bridge and Stateline Woods Preserves, New Leaf Eco Center, and Barkingfield Park. In addition, many recreation program opportunities are sponsored by local groups (the schools, URA, YMCA, SCCSA, etc.) for Township residents to participate in. Improving awareness of existing close-to-home parks and recreation facilities and programs for residents to enjoy is important.

### **Collaboration and Partnership**

5.15 – Keep abreast of neighboring municipalities, School District, and other organization plans for parks and recreation improvements. Planning improvements to the Township parks and recreation system within the context of the regional community, working with neighboring municipalities, the two School Districts, and private organizations, will help the Township provide a park and trail system that avoids unnecessary duplication of recreation facilities.

5.16 – Expand partnership opportunities with the Unionville-Chadds Ford School District to preserve open space and work together to meet the recreation needs of the community. The athletic fields, outdoor courts, playgrounds, tracks, and gymnasiums of the Unionville-Chadds Ford and Kennett Consolidated School Districts are important recreation resources for residents to be active outside of normal school hours. The shared use of existing school and community recreational facilities is a cost-effective way to promote physical activity among residents of all ages. Recreational use of school property includes a wide range of uses, such as unstructured activities like walking or playing on the playground, passive activities like bird watching, and supervised, community-sponsored activities such as team sports. The two School Districts widely support the recreation program needs of youth by allowing access to indoor and outdoor facilities for youth sports organizations. School districts in Pennsylvania are not required to open their facilities to the community. Many school districts close their property to the public after school hours because of concerns about costs, vandalism, security, maintenance, and liability in the event of injury. Township residents are fortunate that both local School Districts open their facilities to the public; the Township should support the School Districts continuing to allow community access. The Township should consider these collaboration possibilities with the Unionville-Chadds Ford School District:

- Shared use of the High School and Middle School fields as a School-Community Park through a cooperative agreement between the Township and School District. An agreement will allow the Township to apply for grant funding that is not available to the School District for improvements to School District property. A shared use agreement is a formal agreement between

two separate government entities setting forth the terms and conditions for the shared use of public property. Each party under a shared use agreement may help to fund the development, operation, and maintenance of the facilities that will be shared.

- Representation by the Township during Unionville-Chadds Ford School District facilities master planning so that proper consideration can be given to shared use of space.
- Representation by the School District on Township park and open space planning groups.
- Investigating walking and running trail opportunities on the High School and Middle School property.
- Making the High School and Middle School outdoor fields and courts more comfortable and convenient for public use by adding amenities such as a paved walking trail around the field areas, shaded areas, benches, bleachers, trash receptacles, drinking fountains, bike racks, and restrooms.
- Providing benches near the Unionville Elementary School playground equipment and asphalt playing surfaces, in shaded locations, for adults to sit and watch their children play.
- Supporting the best uses of the 24-acre parcel owned by the School District adjacent to the Unionville Elementary School. The parcel has a pond, wooded area, meadow area, and different habitat that would suit an outdoor classroom. Trails could link the site with Unionville Village and the new 26-acre Township park.
- Supporting School District curriculum by making improvements to Unionville Community Park and the new 26-acre park to meet School District educational needs.

5.17 – Approach Longwood Gardens staff about volunteer opportunities with the Township, particularly as it concerns parks, trails, and open space. The Township is extremely fortunate to be the home of Longwood Gardens whose staff has considerable expertise.

## Financing

5.18– Continue to invest available funds for the acquisition, operation, development, and maintenance of park, trail, open space areas, and recreation facilities. Just 12.5% of survey respondents were not willing to pay more per year to maintain and enhance parks, trails, recreation facilities, and recreation programs. 87.5% were willing to pay at a minimum up to \$20 additional per year for parks and recreation; 36.3% were willing to pay up to \$40 per year more.

5.19 – Consider developing a multi-year Township capital budget for park and trail projects. Including a mix of private resources and strategic alliances with other providers will be important. Applying for grants and foundation funds will help to leverage Township funds for park improvements, trail planning and development, and land acquisition.

5.20 – Pursue funding support for the development of the new 26-acre community park.

5.21 – Consider providing funding to the URA to help them subsidize the program participation fees for lower income families.

5.22 – Continue to monitor the collection and use of fees-in-lieu of parkland dedication from residential subdivisions and non-residential land developments, earmarking funds for specific park and recreation needs.



*Existing Trees and Grasses on the Township's 26 Acre Property Off Route 82*

## New Park Conceptual Sketch Plan

Residents in East Marlborough Township were asked what amenities and features they would like to see designed into their new park located at the southeastern corner of Route 926 and Route 82, south of Willowdale Center. Public comments were gathered through key person interviews, an online survey, and a public workshop that was held at the municipal building. During the public workshop, residents identified the top six priorities for development of the new park:

1. Connectivity to surrounding neighborhoods (trails, crosswalks)
2. Protecting wildlife
3. Walking trails
4. Protecting wetlands
5. Protecting water quality
6. Emphasizing native vegetation

A Conceptual Sketch Plan, Map 5-1 was prepared based upon all public feedback and input from the PAC. In addition, a new park design board Figure X provides photographic illustrations of the features and elements envisioned for the new park. The general concepts and proposed features for the park are consistent with the six priorities. The general concepts for the park are outlined on the following page. **Map 5-1 New Park Concept Sketch** is also highlighted on the following page.

# New Park

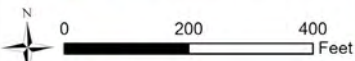
## Draft-Aerial Map-Draft

East Marlborough Township,  
Chester County



\*Note: Benches, picnic tables, and access points for electricity may be considered for the site in future park master planning efforts.

- ▬ Newly Acquired Parkland
- ~ Streams
- ▭ Wetlands
- Water Bodies
- 5 ft Contours
- ▭ Tax Parcels
- Protected Lands**
- ▭ Agricultural Easements
- ▭ HOA Open Space
- ▭ Conservation Easement
- ⋯ Natural Surface Trail
- ⋯ Improved Surface Trail
- ▬ Driveway and New Parking Lot
- Parking Expansion (If Needed)
- ▬ Community Connector Trail (Improved Surface)
- ✱ Gateway: Pedestrians/Bike Only
- ✱ Gateway: Car Only
- ▭ Vegetation to be Preserved



Data Source: Base Data from Chester County GIS Department, 01/2020

Protected Lands data from Chester County GIS Department, 07/2019

Map Created: March 3, 2020



Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

## General Concepts

- Minimize disturbance
- Preserve existing native trees to serve as buffer vegetation, screening, shade, habitat, stormwater best management practices
- Naturalize open space areas
- Restore landscape diversity
- Introduce community event/flex space
- Create synergy with adjacent businesses
- Provide multi-modal and ADA access facilities

## Access and Parking

The main vehicular driveway entrance is located off Route 82 across from the driveway entrance to the Willowdale Chapel. A parking lot that accommodates 10 vehicles is located towards the northern park boundary south of the Willowdale Center commercial area. Future expansion of the parking lot is shown for an additional 10 vehicles. This location minimizes the impact of internal driveways and impervious surfaces within the park by limiting those areas to a small corner of the park. The entrance driveway and parking area can be designed to minimize stormwater runoff by employing best stormwater management practices such as porous paving, infiltration/rain gardens, and vegetated swales.

The main pedestrian and bicycle entrance is a paved 8-10 foot wide off-road, multi-use trail that parallels the eastern side of Route 82. The park represents the terminus of the off-road multi-use trail that links to Unionville Park in the north. One paved 6-8 foot wide connector trail provides access from the off-road multi-use trail to an improved surface trail loop within the park. Two additional 6-8 foot wide connector trails provide access to and from the businesses at the Willowdale Center to the north. One 4-6 foot wide natural surface footpath connects to the cul-de-sac to the neighborhood on Pratts Lane to the south.

## Park Trails

An improved surface trail loop is featured in the most visible area of the park that fronts onto Route 82. The trail is 6-8 feet in width and the loop is approximately 1000 feet in length. The improved surface trails link to several amenities within the park including parking areas, gazebo and bathrooms, butterfly gardens, and a nature-based playground.

A network of natural surface trails provides opportunities to experience a range of natural environments including forest, reforestation, riparian buffer, meadow, and butterfly gardens. The natural surface trails are mowed turf grass in sunny areas and mineral soil in shaded areas for minimal maintenance requirements. The trails also serve to provide access to site amenities such as the outdoor classroom and nature playground.

## Open Space

Existing vegetation is selectively retained to provide buffers, screening, shade, habitat for wildlife and insects, and to perform a valuable stormwater function. Trees along the northern property line are retained to screen the recreational use of the park from the commercial uses to the north and to the south. A row of trees that runs north-south through the park is retained to provide separation between the turf grass passive recreation area to the west (Village Green/flex space) and the more rustic meadow and forested areas to the east. New trees are recommended along Route 82, along the southern edge of the Village Green, and along the western edge of the meadow to create a buffer between the park, Route 82, and the adjacent nursery. Future tree plantings along the Route 82 corridor should be carefully sited to not impede on the nursery's water access easement and well, located on the 26-acre parcel. Future tree plantings should also be carefully sited to protect the historic trolley wall parallel to Route 82.

A Village Green/flex space approximately 200x300 feet (1/4 acre) in size is located towards the front of the park facing Route 82. A mowed, turf grass flexible recreational space is located within the improved surface trail loop to provide opportunities for non-structured play and socialization. This Village Green can also serve as a location for organized community events such as commemorative displays, craft shows, or farmers markets if desired.

There are three butterfly gardens located within the park – two adjacent to the driveway, north of the Village Green, and one on the northern edge of the meadow habitat area. These gardens will provide not only a diverse habitat for a variety of birds and insects, they also provide visual interest, color, and textures for park visitors to enjoy during all four seasons. Rain gardens associated with the driveway entrance and parking area can also be designed to attract a variety of butterflies and other pollinators.

A large meadow habitat area is located beyond the Village Green. The meadow can be accessed by X miles of relatively flat natural surface walking trails. A variety of native meadow plants are featured to provide diversity and habitat for wildlife, visual interest for park visitors, and to perform valuable stormwater infiltration within the park.

A cluster of existing trees towards the rear of the park forms a small forest. This area is preserved and managed to promote a greater diversity of native trees, shrubs, and wildflowers. Forested areas provide valuable habitat for a variety of birds and small mammals. Reforestation areas to the south and east of the forest will increase the forest area acreage and, over time, will connect the existing forest to forest habitat located off-site to the south. A strip of land that follows within 100 feet of Quartz Creek is identified as a riparian buffer area to be reforested. Reforestation will enhance water quality in Quartz Creek and will help to expand the existing forest habitat area.

## Primary Amenities

There are three primary site amenities offered for public enjoyment and use within the new park. A gazebo/picnic shelter with public bathrooms is located close to the parking lot expansion area. It can be accessed by an improved surface trail. The structure will be equipped with water and electricity and can serve as an outdoor presentation or performance venue for up to 50 people. It is near adjacent businesses to encourage employees to utilize the park during their breaks and lunch hours.

A nature playground is located beyond the gazebo in the meadow habitat area. Its proximity to the gazebo allows parents to observe their children enjoying the nature playground from the gazebo. The nature playground is accessed by an improved surface trail that provides ADA access from the parking lot and gazebo.

An outdoor classroom is located at the edge of the forest area. This amenity includes a rustic seating area for approximately 40 people and a presentation area. It's location at the intersection of forest, meadow, and butterfly gardens provides inspiration for a variety of outdoor education topics. The outdoor classroom is accessed by the natural surface trail.

In addition to the primary site amenities, other amenities will be provided such as park benches, picnic tables, drinking water fountain, trash receptacles, bicycle racks, and signage. Signage will provide park users with information regarding park rules and interpretation of natural features. An entrance sign will be located near the entrance driveway off Route 82.

### **Projected Costs of Park Elements**

- Site design, engineering, permitting \$75,000
- Entrance and parking \$75,000
- Paved trail loop \$50,000
- Gazebo/picnic shelter/bathrooms \$150,000
- Nature playground \$30,000
- Outdoor classroom \$20,000
- Site amenities (each)
- Picnic table \$750
- Water fountain \$2,000
- Trash receptacle \$500
- Bicycle rack \$1000
- Signage \$1000

## Chapter 6 Action Plan



*Township Building*

### Summary of Recommendations

#### Funding Opportunities

Many recommendations described in Chapters 4, 5, and 6 can be implemented by municipal staff and/or volunteers on the municipal boards and commissions and will require no financial support. Other recommendations will require financial resources for implementation.

Figure 6-1 below lists potential sources of funding for parks, recreation, and trails and a brief description of the grant program details. Because of their regional nature and potential for alternative transportation, paved and multi-use trails are eligible for a wide variety of grants from private foundations and state agencies. Chester County and organizations such as the Brandywine Conservancy can assist with grant writing and securing matching funds for design and construction. Trails that do not offer ADA accessibility and service small residential areas are less likely to receive state funding from PennDOT or DCNR but may be eligible for private or corporate funding. Trail design and engineering costs are typically the responsibility of the grantee. Grantors cover a portion of the construction costs and require a local match that varies by grant program. The TCDI grant is one exception where the grant can cover planning, design, engineering, and construction costs. East Marlborough Township can leverage municipal funds to secure partial or complete grant funding for trail construction projects. Chester County grant programs, including the Vision Partnership Program and the Preservation Partnership Program, will be a primary source of funds for municipal planning projects and open space preservation.

**Figure 6-1 Potential Funding Sources for Open Space, Parks, Recreation, and Trails**

	<b>Program</b>	<b>Program Details</b>
<b>F1</b>	<b>Greenways, Trails and Recreation Program (GTRP)</b> Commonwealth Financing Authority (CFA) with Department of Community and Economic Development (DCED) & Department of Conservation and Natural Resources (DCNR)	<ul style="list-style-type: none"> <li>• Annual competitive grant program for state funds (Act 13)</li> <li>• 15% match: \$250,000 maximum</li> <li>• 2-3 year timeframe to complete the grant</li> </ul>
<b>F2</b>	<b>Community Conservation Partnership Program (C2P2)</b> Department of Conservation and Natural Resources (DCNR)	<ul style="list-style-type: none"> <li>• Annual competitive grant program</li> <li>• Various federal and state funds</li> <li>• 50% match</li> </ul>
<b>F3</b>	<b>PECO Green Region Program</b> Natural Lands	<ul style="list-style-type: none"> <li>• Annual competitive grant program for private funds</li> <li>• 50% match: \$10,000 maximum</li> <li>• 18 month timeframe to complete the grant</li> </ul>
<b>F4</b>	<b>Transportation Alternatives Set Aside (TA)</b> Pennsylvania Department of Transportation (PennDOT) Delaware Valley Regional Planning Commission (DVRPC)	<ul style="list-style-type: none"> <li>• Federal transportation funds</li> <li>• Match requires funding all pre-construction activities</li> <li>• \$50,000 minimum and \$1,000,000 maximum</li> <li>• 2 year timeframe to complete design, right-of-way, and utility clearance</li> </ul>
<b>F5</b>	<b>Congestion Mitigation and Air Quality (CMAQ)</b> Delaware Valley Regional Planning Commission (DVRPC)	<ul style="list-style-type: none"> <li>• Federal transportation funds</li> <li>• Match requires funding all pre-construction activities</li> </ul>
<b>F6</b>	<b>CFA/DCED – Multimodal Transportation Fund (MTF)</b> Commonwealth Financing Authority (CFA)	<ul style="list-style-type: none"> <li>• Annual competitive grant program for state funds (Act 89)</li> <li>• 30% match; \$100,000 minimum; \$3,000,000 maximum</li> <li>• 2-3 year timeframe to complete the grant</li> </ul>
<b>F7</b>	<b>PennDOT - Multimodal Transportation Fund (MTF)</b> Pennsylvania Department of Transportation (PennDOT)	<ul style="list-style-type: none"> <li>• Annual competitive grant program for state funds (Act 89)</li> <li>• 30% match; \$100,000 minimum; \$3,000,000 maximum</li> <li>• 3 year timeframe to complete the grant</li> </ul>
<b>F8</b>	<b>Transportation and Community Development Initiative (TCDI)</b> Delaware Valley Regional Planning Commission (DVRPC)	<ul style="list-style-type: none"> <li>• Competitive grant program for federal transportation funds</li> <li>• 20% match; \$25,000 minimum; \$100,000 maximum</li> <li>• 2 year timeframe to complete the grant</li> </ul>
<b>F9</b>	<b>Vision Partnership Program (VPP)</b> Chester County Planning Commission (CCPC)	<ul style="list-style-type: none"> <li>• Competitive grant for municipal plans and studies</li> <li>• 30% match</li> <li>• 2 year timeframe to complete the grant</li> <li>• Visit the Municipal Grant Opportunities website: <a href="https://chescoplanning.org/MuniCorner/GrantOpportunities.cfm">https://chescoplanning.org/MuniCorner/GrantOpportunities.cfm</a></li> </ul>
<b>F10</b>	<b>Preservation Partnership Program (PPP)</b> Chester County	<ul style="list-style-type: none"> <li>• Municipal acquisition/</li> <li>• Park and trail improvements</li> <li>• 50% match</li> <li>• 2 year timeframe to complete the grant</li> </ul>

The recommendations described in Chapters 4, 5, and 6 are summarized in Figures 6-2, 6-3, and 6-4 and include a prioritization ranking of short-, medium-, and long-term initiatives defined as: short term 1-3 years; medium term 3-5 years; and long term 5-10 years. Township staff, boards and commissions will determine when to implement the recommendations based upon a variety of future considerations including budget availability, staff resources, perceived threats to resources, and the community interest. Potential sources of funding refer to those listed in Figure 6-1.

**Figure 6-2 Open Space Preservation Recommendations Summary**

#	Description	Short, Medium, Long-Term	Potential Sources of Funding <i>See Figure 6-1</i>
<b>Continue to Acquire Interests in Open Space</b>			
3-1	Assess opportunities to acquire interests in open space	Short	
3-2	Continue to leverage municipal funds	Short	F10
3-3	Explore land preservation in growth areas	Short	F10
3-4	Work with and support local water quality programs	Short	
3-5	Monitor and participate in regional planning efforts	Short	F9
3-6	Consider formal partnerships with other organizations	Short	
3-7	Support efforts to protect and conserve natural diversity	Short	
<b>Promote Action to Enhance Cultural Resource Protection</b>			
3-8	Support historic resource designations	Short	
3-9	Adopt a process to preserve historic resources	Medium	
<b>Support Land Use &amp; Management for Resource Protection</b>			
3-10	Guide land development away from significant resources	Short	
3-11	Focus development plan review on water quality issues	Short	
3-12	Monitor and promote best agricultural land management practices	Medium	
3-13	Promote reforestation of riparian buffers	Medium	
<b>Refine Regulatory Tools</b>			
3-14	Periodically review the effectiveness of natural and cultural resource protection regulations	Long	F9
3-15	Periodically review design standards	Long	F9
3-16	Monitor Conditional Use process to manage resource protection objectives	Long	
3-17	Consider strengthening provisions to mitigate impacts to historic resources	Medium	F9
3-18	Update stormwater management regulations	Short	F9
3-19	Enact provisions to limit disturbance to hydric soils	Short	F9
<b>Promote Community Education</b>			
3-20	Support landowner education regarding natural and cultural resources	Medium	
3-21	Promote public informational programs that feature private land management practices	Medium	

**Figure 6-3 Bicycle and Pedestrian Network Recommendations Summary**

#	Description	Short, Medium, Long-Term	Potential Sources of Funding <i>See Figure 6-1</i>
<b>Strategic Planning, Design, and Implementation</b>			
4-1	Apply for grant funding to advance trail planning efforts	M	F1, F2, F3, F4, F5, F6, F7, F8, F9
4-2	Update municipal ordinances to require preservation of existing trails	S	F9
4-3	Adopt an Official Map to identify public trails improvement goals	L	F9
4-4	Ensure future land development incorporates trails consistent with planning documents	M	
4-5	Develop and improve existing sidewalks, trails, and bikeways	S	F1, F2, F3, F4, F5, F6, F7, F8, F9
4-6	Collaborate with adjacent municipalities to plan a bicycle and pedestrian network	S	F9
<b>Trail Maintenance</b>			
4-7	Township staff and public works oversight of trail implementation and maintenance	L	
<b>Marketing and Public Awareness</b>			
4-8	Engage the public in bicycle and pedestrian facility planning efforts	S	F9
4-9	Develop a map to promote use of sidewalks, trails, and bikeways in the township	L	F3
4-10	Update the township website to include information on sidewalks and trails	L	
4-11	Hold a bike rodeo to educate children on bicycle safety	L	
<b>Collaboration and Partnership</b>			
4-12	Support programs that highlight trails and unique aspects of the township	S	
4-13	Explore partnership opportunities with the UCFSD	S	
4-14	Coordinate bicycle and pedestrian facilities planning with Longwood Gardens representatives	S	
4-15	Coordinate bicycle and pedestrian facilities planning with the UCFSD	S	
<b>Financing</b>			
4-16	Develop a multi-year plan and budget for trail projects	M	

**Figure 6-4 Parks and Recreation Facilities Recommendations Summary**

#	Description	Short, Medium, Long-Term	Potential Sources of Funding <i>See Figure 6-1</i>
<b>Existing Parks</b>			
5-1	Implement improvements to Unionville Community Park that will enhance residents' experiences	M	F1, F2, F3
5-2	Support URA efforts to upgrade the URA Ballfield Complex to meet ADA standards	M	
<b>Future Parks</b>			
5-3	Explore opportunities to preserve open space for future parks	S	F1, F2, F3
5-4	Focus on preserving open space that will expand existing municipal parks	S	F1, F2, F3
5-5	Initiate a master site development plan for the new 26-acre municipal park based upon the conceptual site plan	M	F1, F2, F3
5-6	Work with HOA's to allow residents to access HOA open space where appropriate	L	
<b>Park Maintenance</b>			
5-7	Prepare a maintenance plan for each municipal park	S	
5-8	Update use and maintenance agreements with the URA for the URA Ballfield Complex	S	
5-9	Add a seasonal part time maintenance staff	L	
5-10	Township staff to obtain Certified Playground Safety Inspector (CPSI) certification	L	
<b>Recreation Programming</b>			
5-11	Collaborate with other organizations that provide youth sports opportunities	S	
5-12	Cooperate with neighboring municipalities to improve and expand community recreation programs	S	
5-13	Establish partnerships with various groups to provide nature-based programming to municipal parks	S	
<b>Marketing and Public Awareness</b>			
5-14	Add nearby parks, recreation areas, and program providers information to the Township website, Facebook, and the Township newsletter	M	
<b>Collaboration and Partnership</b>			
5-15	Keep abreast of neighboring municipalities, School District, and other organization plans for parks and recreation improvements	S	
5-16	Expand partnership opportunities with the Unionville-Chadds Ford School District to preserve open space and work together to meet the recreation needs of the community	L	
5-17	Approach Longwood Gardens staff about volunteer opportunities with the Township	M	

Financing			
5-18	Continue to invest available funds for the acquisition, operation, development, and maintenance of park, trail, open space areas, and recreation facilities	S	
5-19	Develop a multi-year Township capital budget for park and trail projects	M	
5-20	Pursue funding support for the development of the new 26-acre community park	S	F1, F2, F3
5-21	Consider providing funding to the URA to help them subsidize the program participation fees for lower income families.	L	
5-22	Monitor the collection and use of fees-in-lieu of parkland dedication	S	



## Municipal Roles and Responsibilities

### East Marlborough Township Organizational Structure

East Marlborough Township will continue to operate under the Pennsylvania Second-Class Township Code. This code defines the governmental structure as well as the general and specific powers of local government. The governing body of the Township is a five-member Board of Supervisors who are elected for six-year overlapping terms.

The duty of the Board of Supervisors is to secure the health, safety, and welfare of the residents of the Township. The Board of Supervisors fulfills

its duty by adopting resolutions and ordinances, hiring staff to provide services, establishing fees and charges, adopting a budget, establishing tax rates, and appointing residents to advisory and special purpose boards and commissions to help oversee legislative activities and certain operational functions. A Township Manager is appointed by the Board of Supervisors and is responsible for carrying out and enforcing policies set forth by the Supervisors and managing the operation of East Marlborough Township municipal services.

The Second-Class Township Code provides for the establishment of parks, recreation centers, recreation facilities, and recreation programs, which allows East Marlborough Township to acquire land, construct, improve, maintain, care for, regulate, and govern the public parks and recreation system.

### **Open Space Preservation**

The Township's highly successful open space preservation efforts should continue with a focus on preservation of high priority natural and agricultural lands. Open space preservation efforts should continue to be closely coordinated by the Board of Supervisors and the Environmental Advisory Council. The East Marlborough Township Environmental Advisory Council (EAC) currently consists of six volunteer members who are appointed every three years by the Board of Supervisors to oversee the Township's environmental challenges, issues, and items of concern including open space preservation. The EAC serves in an advisory capacity to the Board of Supervisors and has power to recommend land preservation priorities that promote the Township's open space preservation goals. Due to the sensitive nature of negotiations with landowners and funders, details of open space preservation projects will be limited to Township staff and partners at the discretion of the Board of Supervisors.

### **Parks, Recreation, and Trails Management**

The Public Works Director will be responsible to supervise, regulate, equip, and maintain Township-funded park areas, recreation programs, trails, and facilities. He/she will be responsible to exercise powers and functions concerning parks and recreation as may be delegated to him/her by the Board of Supervisors. The Public Works Director will submit an annual report to the Board of Supervisors of his/her activities concerning parks, recreation, and trails.

#### **Policy**

The Board of Supervisors will continue to be responsible for setting forth policy regarding all East Marlborough Township parks and recreation functions including parks, land, recreation facilities, rules and

regulations, fees and charges, planning, goal setting, and administration. Administration

East Marlborough Township is fortunate to have a dedicated, professional Township Manager and support staff who perform many functions including that of parks and recreation. The Township Manager will continue to implement parks and recreation policy established by the Board of Supervisors, oversee daily parks and recreation operations such as park maintenance, coordinate volunteer efforts, provide financial management, and offer advice to the Board of Supervisors and Public Works Director regarding parks and recreation.

### **Park and Trail Maintenance**

The Township Public Works staff will continue to be responsible for maintaining Unionville Community Park, which is open year-round. The Township employs six full-time and two-part time Public Works employees, plus one seasonal employee who helps with mowing. Maintenance of the URA Ballfield complex will continue to be the responsibility of the URA, which owns all equipment needed to perform the maintenance tasks and does an excellent job maintaining the complex. A 2018 license agreement between the Township and URA spells out their responsibilities. Leasing the complex to the URA saves the Township considerable staff time and funding.

Unionville Community Park will continue to be inspected Monday through Friday, with bathrooms cleaned, dog waste bags and regular trash removed, and trails maintained free from debris. The park is currently in excellent condition. Currently, written records of playground and park inspections are not kept. The Township does not currently have a staff person certified to inspect playgrounds but has plans to have at least one staff member obtain the certification in the next 12 months. The Township has three certified pesticide applicators on staff.

The Public Works Director will be responsible to implement the conceptual sketch plan for the new 26-acre municipal park. Once constructed, the new community park will be maintained and inspected by certified Public Works staff, as described above.

Trail maintenance will be managed through the Public Works Director. Daily maintenance of existing and future trails located in Unionville Park, at the Township building, and at the New Park can be coordinated by the Public Works Director with assistance from local volunteers or third party contractors. Facilities at the URA Ballfields will be managed and maintained by URA.

Some park and trail maintenance tasks can be performed by volunteers, while other tasks are more appropriate for Township staff or third-party

contractors. Staff or third-party contractors are useful for such task as the removal of debris and obstructions on trails, mowing/vegetation management, asphalt repair, and large tree removal. Should the Public Works Director choose to recruit volunteers in the form of residents, trail clubs, and other interest groups, they can be key in providing input on future trail projects, coordinating trail related events, and participating in trail maintenance and repair activities such as trail clean ups and small debris removal.

Sidewalk maintenance, such as removing debris and clearing sidewalks after snowfall, will continue to be the responsibility of the property owner. The maintenance of infrastructure related to in-road bicycle facilities, such as signage, line markings, and other paint markings, generally falls to the owner of the roadway, such as PennDOT or East Marlborough Township.

### **Recreation Programming**

Coordination of recreation programs will be the responsibility of the Public Works Director with support from other municipal staff, as appropriate. Recreation programs will be offered at Township parks primarily in collaboration with other groups. The Township will continue to create opportunities for self-directed recreation by continuing to partner with outside organizations. The Township will continue to promote municipal parks and recreation opportunities and provide a summary of the benefits of parks and recreation on the municipal website.