

A map of East Fallowfield Township, Chester County, PA, overlaid on a photograph of a golf course. The map features a red dashed boundary line. Various areas are highlighted with colors: a large green area in the center, a yellow area in the top right, a blue area in the top left, and a pink area in the middle right. A network of red, green, and blue lines is overlaid on the map, likely representing trails or waterways. The text 'Open Space, Recreation Environmental Resources Plan Update' is centered at the top in white, with 'Open Space, Recreation' on one line and 'Environmental Resources Plan Update' on the line below. A yellow horizontal bar is behind the text. Below the title, the text 'East Fallowfield Township Chester County, PA' is written in a dark blue, italicized font, also on a yellow background.

# Open Space, Recreation Environmental Resources Plan Update

*East Fallowfield Township Chester County, PA*

**DRAFT**  
May, 2024



*This project was financed in part by a grant from the Chester County Vision Partnership Program.*

## East Fallowfield Township Board of Supervisors

*Wilson T. Lambert - Chairman*

*John Nielsen - Vice Chairman*

*Katja "Kat" DiRado - Member*

*Al Wright - Member*

*Mike Domboski - Member*



## Open Space Committee

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*Mike Domboski - Chairman, Planning Commission*

*Teri Dickinson - Chairman, Park & Recreation Committee*

*Tanner Burns - Member, Environmental Advisory Committee*

*Jeanne Berlin - Member, Environmental Advisory Committee*

*Brian Carling - Township Resident*

*Jen Hewczuk - Office Assistant*

*John Hewczuk - Police Officer*

*Joe McCormick - Township Historical Commission*

*Joe Mento - Township Resident*

*Katja "Kat" DiRado - Township Supervisor*

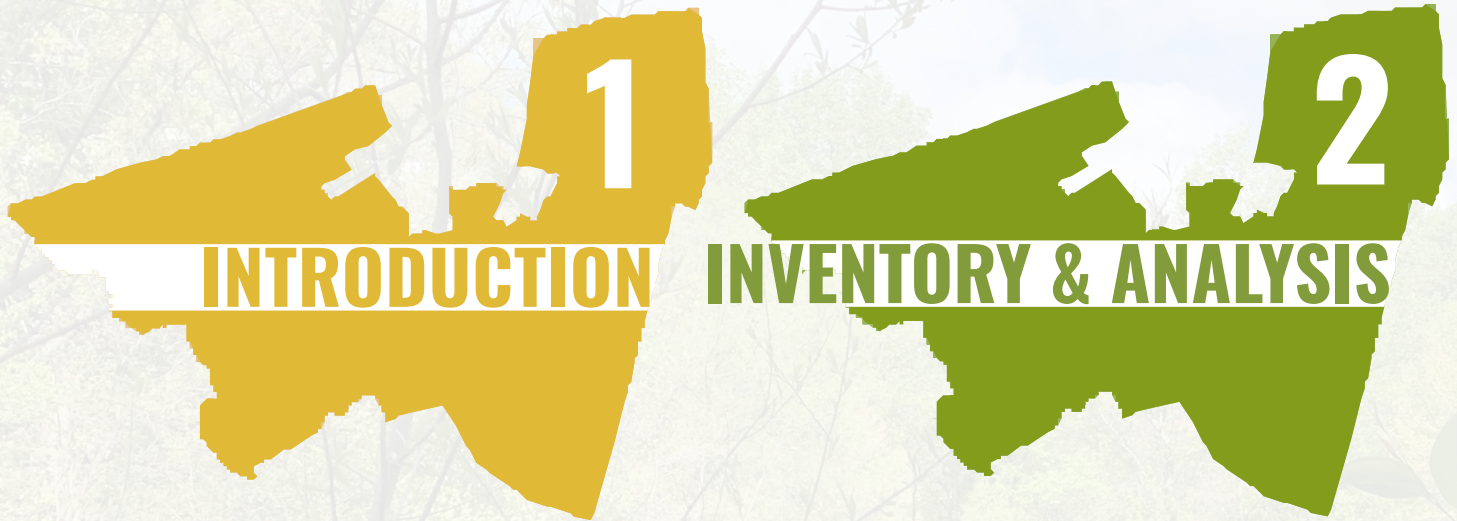
*John Nielsen - Township Supervisor*

*Nina Petro - Township Resident*

*Kate Clark - Senior Community Planner, Chester County*



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# INTRODUCTION

Photo: Community Park

# Study Purpose

The Open Space, Recreation, and Environmental Resources Plan will serve as a blueprint for open space and natural resource preservation for the next 10 to 20 years.

The Open Space, Recreation, and Environmental Resources Plan: examines greenway and trail development and recommends

enhancements to existing trails and trail plans, recommends a methodology for open space preservation and acquisition; suggests methodologies for improved park facility operations, maintenance, and staffing; and suggests options for potential new recreational programs and activities. This plan also provides an implementation and funding strategy.





## Mission Statement

The mission of East Fallowfield Township's Open Space, Recreation, and Environmental Resources Plan is to:

Enhance the quality, connectivity, and accessibility of the Township's valuable recreational and open space facilities and environmental resources to meet current and future demands for recreation and programming and benefit the health and welfare of the entire community.



## Plan Goals

- Engage in an open and transparent exchange of ideas where all ideas are considered and where everyone's voice can be heard throughout the design process;
- Provide for the recreational needs of all age groups;
- Provide for the recreation needs of residents who are physically or developmentally challenged;
- Protect and enhance the Township's open space;
- Consider new lands for protection;
- Create a sustainable plan for parks, recreation and open space;
- Provide equitable access and opportunities to all residents;
- Preserve cherished Township characteristics and valued natural, historical, and cultural resources;
- Plan for safe multi-modal connections between various Township park, recreation, and open space resources.

## Plan Objectives

To achieve the mission and goal of the plan, objectives are as follows:

- Survey area residents to determine current perceptions and needs regarding park, recreation, and open space facilities and programs in the Township;
- Conduct public meetings to gather information, comments, and suggestions from residents, local organizations, and other stakeholders;
- Inventory existing park, recreational facilities, preserved open space, trails, schools, private sector recreation providers and other important recreation destinations within the Township;
- Compare the existing inventory of park facilities with other similarly sized communities;
- Analyze current active and passive recreational facility use;
- Suggest ways to enhance existing and planned trails with additional connections to area recreational, employment, residential, shopping, and other destinations;
- Develop a phased implementation and funding strategy to make the plan a reality;
- Ensure that all recommendations are socially, economically, and environmentally sustainable.

# Township Profile

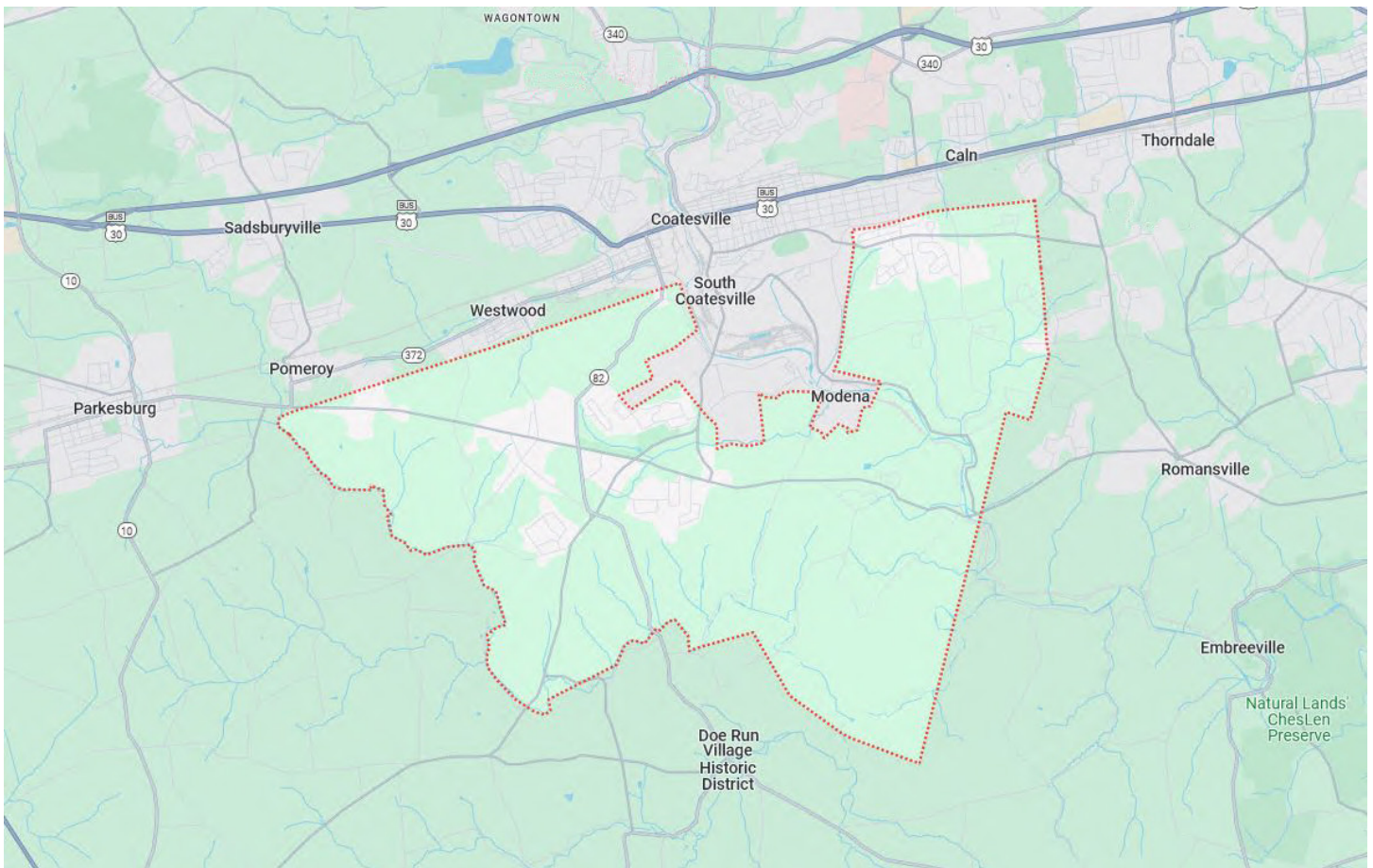
East Fallowfield Township is located in west-central Chester County and encompasses 15.61 square miles.

Present-day East Fallowfield was established on land originally inhabited by the Lenni-Lenape tribe. It then became part of the original lands granted to William Penn. In 1718, preacher John Salkield bought a tract of land from Lancelot Fallowfield, who was one of the first purchasers of land from Penn. Salkield named his land Fallowfield, which included present-day East Fallowfield. Today, East Fallowfield is a semi-rural community, with clusters of residential development in the north and large farms, preserved lands, and scenic vistas in the south.

East Fallowfield is served by the Coatesville Area School District, with East Fallowfield Elementary School located within the Township.

East Fallowfield is a township of the second class, governed by a five-member Board of Supervisors. Members are elected at large for six-year terms; positions include Chairman/woman, Vice Chairman/woman, and three Supervisors. The Board is responsible for appointing the Township Manager, as well as all advisory and regulatory boards.

Residents of the Township enjoy East Fallowfield Township Community Park, the sole municipal park within the Township. Public trails within the Township are confined to Community Park. Private trails are located within residential developments and along portions of the Township's waterways as well as within the Brandywine Conservancy's Laurels Preserve in the southeast section of the Township.





## Regional Context

The regional context map to the left shows the relationship between East Fallowfield Township, Chester County, and the State of Pennsylvania. The Township is bordered by Caln Township to the northeast, West Bradford Township to the east, Newlin Township to the southeast, West Marlborough Township to the south, Highland Township to the west, Sadsbury Township to the northwest, and Valley Township to the north. The Township also shares boundaries with the boroughs of South Coatesville and Modena, which cut into the north-central portion of the Township. The Township is located approximately 35 miles west of Philadelphia in a straight-line distance and 48 miles via driving route.

### Major Routes

Major routes within the Township are PA Route 82 (Doe Run Road) and Strasburg Road. Route 82 runs in a north-south direction, bisecting the western portion of the Township. It runs northward through the City of Coatesville and on to Elverson, and southward through West Marlborough Township, Kennett Square, and into the Wilmington, Delaware area. Strasburg Road runs in an east-west direction, bisecting the Township into its northern, more populous portion and its southern, more agricultural portion. It continues westward to Lancaster and eastward to West Chester.

U.S. Route 30 is located just north of the Township and is accessed via Route 82. It provides access to Lancaster and Harrisburg to the west; Exton, the “Main Line”, and Philadelphia to the east; and connections to the Pennsylvania Turnpike.

U.S. Route 1 is located approximately 10 miles south of the Township and is accessed via Route 82. Southbound Route 1 provides access to the Boroughs of West Grove and Oxford, and northern Maryland to Baltimore. Northbound Route 1 connects to Kennett Square, Chadds Ford, Painters Crossing, and Philadelphia, and through Trenton into New Jersey. Route 1 provides connections to Routes US-202, US-322, I-476, and I-95.

## Waterways

The West Branch Brandywine Creek flows through the northeastern portion of the Township. It enters the Township from South Coatesville and Modena Boroughs, runs parallel to Mortonville Road, and then exits into Newlin Township. The West Branch converges with the East Branch Brandywine Creek approximately seven (7) miles east of the Township boundary, on the border of Pocopson and East Bradford Townships. Buck Run forms the Township's western boundary with Highland Township, and then winds in and out of the southern border

to the confluence with Doe Run at the southeastern tip of the Township. It then continues to wind northeast in and out of the Township to converge with the West Branch Brandywine Creek in Newlin Township. Dennis Run begins within the Township, a short distance south of the intersection of Strasburg and Buck Run Roads, and traverses in a northeasterly direction with portions running through South Coatesville Boroughs. It drains into the West Branch Brandywine Creek in Modena Borough.



The East Branch of the Brandywine Creek from Mortonville Road.

## Regional Trails

### *The Chester Valley Trail*

The Chester Valley Trail West (CVTW) alignment is planned for to the north of East Fallowfield Township, roughly parallel to the Amtrak Keystone Corridor. The eastern terminus of the CVTW will be in Downingtown Borough, where it is to connect to the planned Chester Valley Trail (CVT) Extension and the Struble Trail. The western terminus will be in Atglen Borough, where it will connect to the Enola Low Grade Trail. The CVTW will traverse through Downingtown Borough, Caln Township, the City of Coatesville, Valley Township, Sadsbury Township, Parkesburg Borough, West Sadsbury Township, and Atglen Borough.

### *The Brandywine Creek Greenway*

East Fallowfield Township is one of eight municipalities which make up the West Branch Region of the planned Brandywine Creek Greenway. Other municipalities include Newlin Township, Modena Borough, South Coatesville Borough, City of Coatesville, Valley Township, West Caln Township, and West Brandywine Township. The west branch of the Brandywine Creek Greenway is proposed to include, among other areas within the Township, the west branch of the Brandywine Creek, the Dennis Run Corridor, and the Buck Run Corridor.



The Chester Valley Trail (Image credit: Chester County Parks + Preservation)

# Demographics

## Census

The following information focuses on demographics and population information in East Fallowfield Township and surrounding municipalities. More information can be found through the Delaware Valley Regional Planning Commission (DVRPC) and U.S. Census Bureau online at:

<https://dvrpc.org/webmaps/PopForecast/>

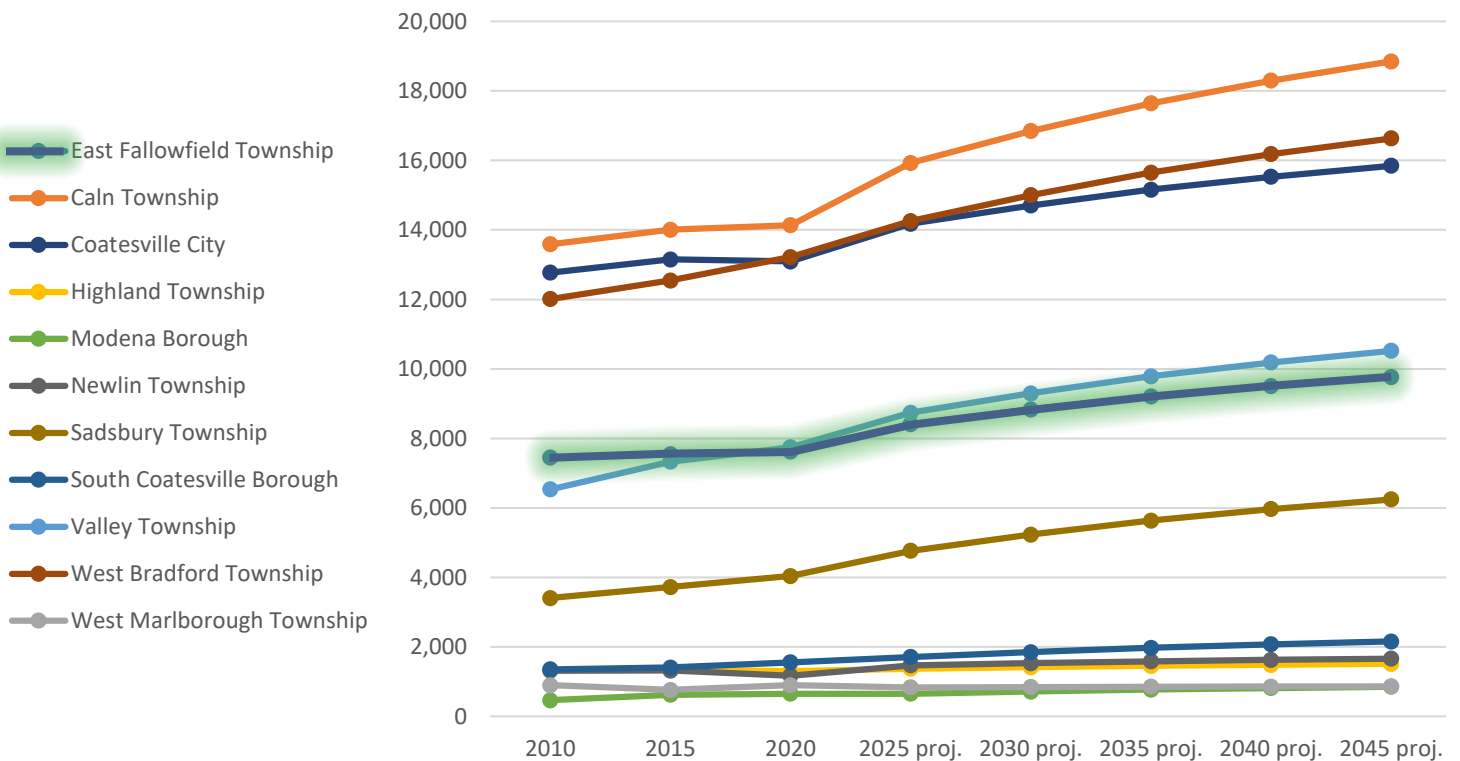
<https://data.census.gov/cedsci/>

## Population and Projections

According to the U.S. Census Bureau Decennial Census (DEC), East Fallowfield Township had a population of 7,626 in 2020, which was an increase of 2% from the 2010 Census count. The population in 2030, as projected by DVRPC, will be 8,839, which is an increase of 16% over the 2020 population estimate. In comparison, Chester County experienced a population increase of 7% from 2010 to 2020 and is projected to increase by 12% between 2020 and 2030.

Using the 2020 population count of 7,626, and with 15.61 total square miles in the Township, East Fallowfield has a population density of 489 people per square mile.

Population Growth in the Region



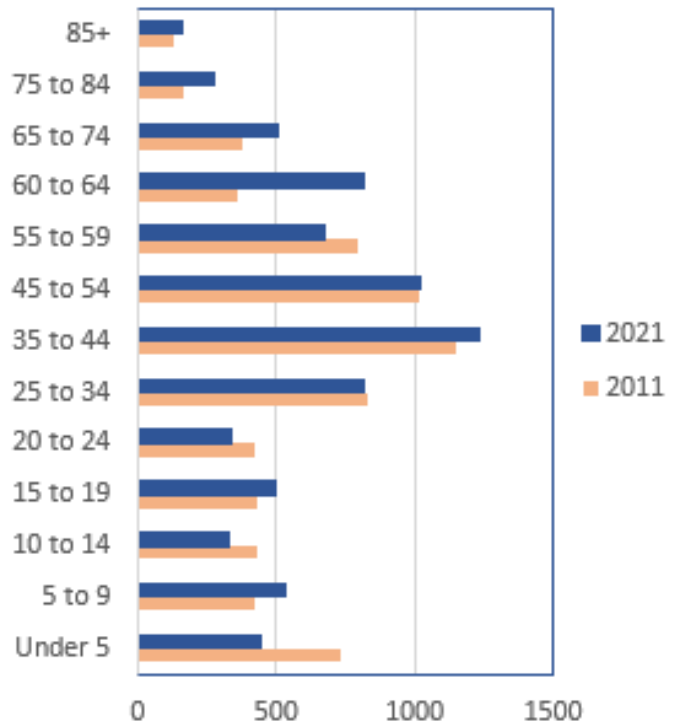
## Age

According to U.S. Census Bureau American Community Survey (ACS) estimates, the largest age group in the Township is 35-44 year-olds, followed by the 45-54 age cohort. From 2011 to 2021, every age cohort aged 60 and over increased between 36% and 126%, with the largest increase of population being in people who are aged 60-64. The population of people aged 5 to 9 increased by 28%, aged 15 to 19 by 16%, aged 35 to 44 by 8%. Decreases in population occurred in age cohorts 10 to

14, 20 to 24, 25 to 24, and 55 to 59; the largest decrease was in the under 5 years-old cohort, which declined by 39%. In 2021, the median age in East Fallowfield Township was 42.1, which was higher than the County's median age of 40.7. This demographic information suggests that the population is aging and that this plan needs to account for recreational needs of both older and younger residents.

Population by Age Group			
	2011	2021	% of Change
Under 5	730	446	-39%
5 to 9	417	535	28%
10 to 14	430	324	-25%
15 to 19	429	497	16%
20 to 24	421	339	-19%
25 to 34	833	813	-2%
35 to 44	1,145	1,233	8%
45 to 54	1,019	1,021	0%
55 to 59	797	675	-15%
60 to 64	361	816	126%
65 to 74	373	507	36%
75 to 84	166	278	67%
85+	133	156	17%
<b>Total Pop.</b>	<b>7254</b>	<b>7640</b>	<b>5%</b>

Population by Age Group



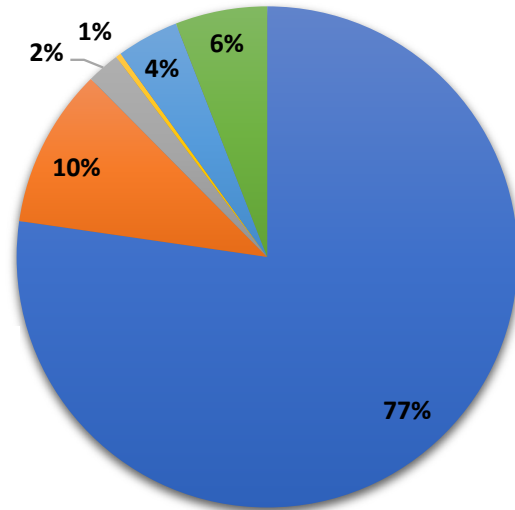
## Race

Both East Fallowfield Township and Chester County are predominantly White. According to the 2020 DEC, 77.2% of the population identifies as White, 10.3% as Black or African American, 5.9% as Hispanic or Latino, 2.1% as Asian, and less than 0.1% as Native Hawaiian/Pacific Islander and American Indian/Alaska Native. 4.0% of the population identifies as “Two or More Races”, and 0.4% identifies as Some Other Race. This information suggests that recreational programming should consider ethnic and racial diversity.

In Chester County, 75.9% identify as White, 5.3% as Black or African American, 6.6% as Asian, 8.1% as Hispanic or Latino,

0.1% as American Indian or Alaska Native, less than 0.1% as Native Hawaiian/Pacific Islander, 3.5% as Two or More Races, and 0.4% as Some other Race.

**East Fallowfield Township  
Racial & Ethnic Makeup, 2020**



- White
- Black/African American
- Asian
- Some Other Race
- Two or More Races
- Hispanic/Latino

Race & Ethnicity, East Fallowfield & Chester County (2020)				
	East Fallowfield Township		Chester County	
	Total	Percent	Total	Percent
Total	7,626		534,413	
White	5,891	77.2%	405,476	75.9%
Black/African American	784	10.3%	28,391	5.3%
American Indian/Alaska Native	1	0.0%	532	0.1%
Asian	162	2.1%	35,143	6.6%
Native Hawaiian/Pacific Islander	3	0.0%	119	0.0%
Some Other Race	27	0.4%	2,249	0.4%
Two or More Races	306	4.0%	18,961	3.5%
Hispanic/Latino	452	5.9%	43,542	8.1%

East Fallowfield Race & Ethnicity, % Change					
	2010		2020		% change
	Total	Percent	Total	Percent	
Total	7,449		7,626		2.4%
White	6,140	82.4%	5,891	77.2%	-5.2%
Black/African American	682	9.2%	784	10.3%	1.1%
American Indian/Alaska Native	4	0.1%	1	0.0%	0.0%
Asian	131	1.8%	162	2.1%	0.4%
Native Hawaiian/Pacific Islander	1	0.0%	3	0.0%	0.0%
Some Other Race	17	0.2%	27	0.4%	0.1%
Two or More Races	133	1.8%	306	4.0%	2.2%
Hispanic/Latino	341	4.6%	452	5.9%	1.3%



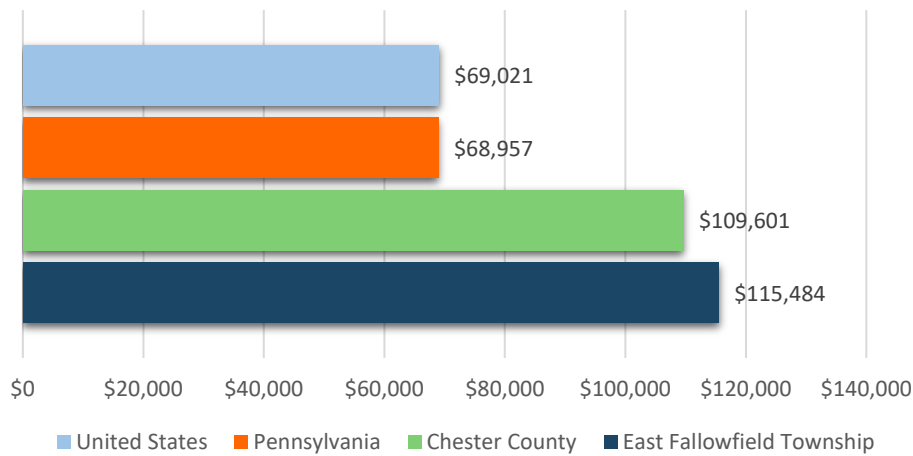
## Income

The median household income in East Fallowfield was \$115,484 in 2021, according to the 2021 ACS. This is roughly 5% more than the Chester County median household income of \$109,601. Chester County's median household income is considerably higher than the state average of \$68,957 and national average of \$69,021.

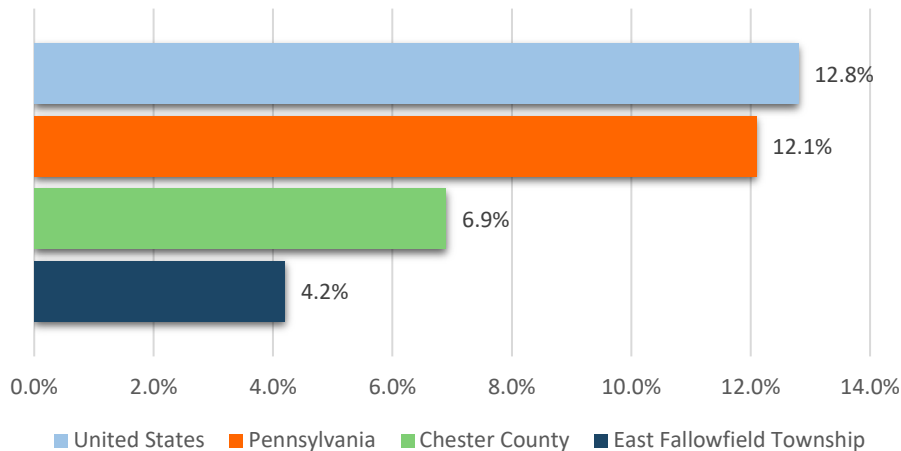
4.2% of the population in East Fallowfield lives below the poverty rate, which is defined as lacking enough income or material possessions to meet one's needs. This is below the percentage in Chester County (6.9%) and roughly one third of the percentages in the state (12.1%) and the nation (12.8%).

The income demographic information suggests that Township residents are likely to have disposable incomes for recreational purposes and related purchases.

### Median Household Income 2021



### Poverty Rates 2021



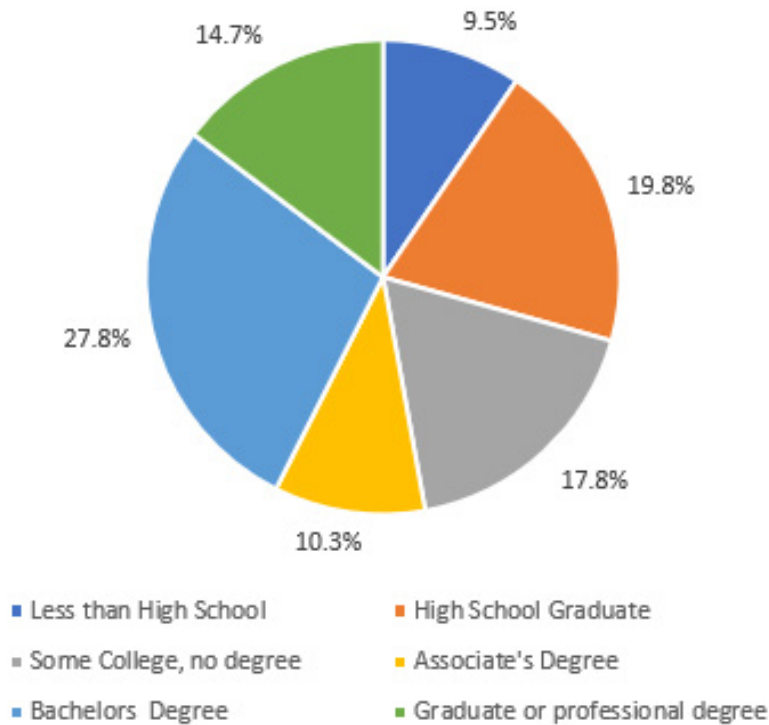
## Education

According to the 2021 ACS, the majority of East Fallowfield residents aged 25 and over have received at least some college education, at 70.6%; and 42.5% of residents have obtained a bachelor's degree or higher. These numbers are slightly lower than County educational attainment rates, but significantly higher than State attainment rates. In Chester County, 75.6% of the population has had at least some college education, and 56.3% has obtained a bachelor's degree or higher. In Pennsylvania as a whole, 58.6% has had at least some college education, and 34.5% has obtained a bachelor's degree or higher. The percentage of the population that has attained a high school diploma (or equivalency) or higher are comparable at all three levels, with East Fallowfield Township being slightly lower at 90.5%, Chester County at 95.0%, and Pennsylvania at 91.9%.

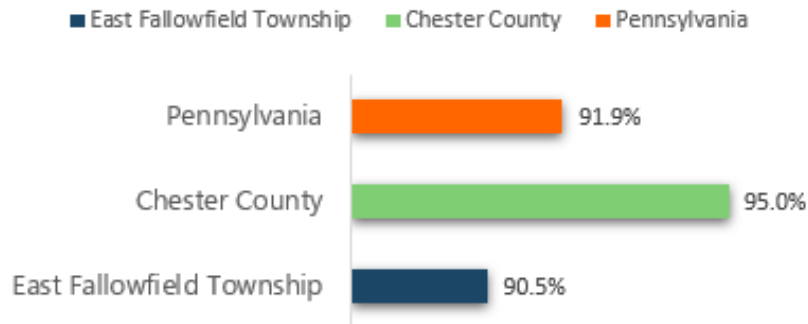
According to the 2021 ACS, of the estimated 7,640 Township residents, 1,882 (aged 3 or older) were enrolled in school. Of those enrolled in school, 8.0% were in nursery or preschool; 5.5% were in kindergarten; 16.4% were in grades 1-4; 12.2% were in grades 5-8; 25.5% were in high school; and 23.0% were in college, undergraduate; and 9.4% were in graduate or professional school.

The Coatesville Area School District is projected to go from a total of 5,403 students in 2022-2023 to 4,884 by 2032-2033, according to the PA Department of Education; this is a 9.6% drop. (p. 871 <https://www.education.pa.gov/Documents/Data%20and%20Statistics/Enrollment/Enrollment%20Projections/School%20District%20Enrollment%20Projections.pdf>).

**East Fallowfield Township  
Level of Education  
(Age 25 & Over)**

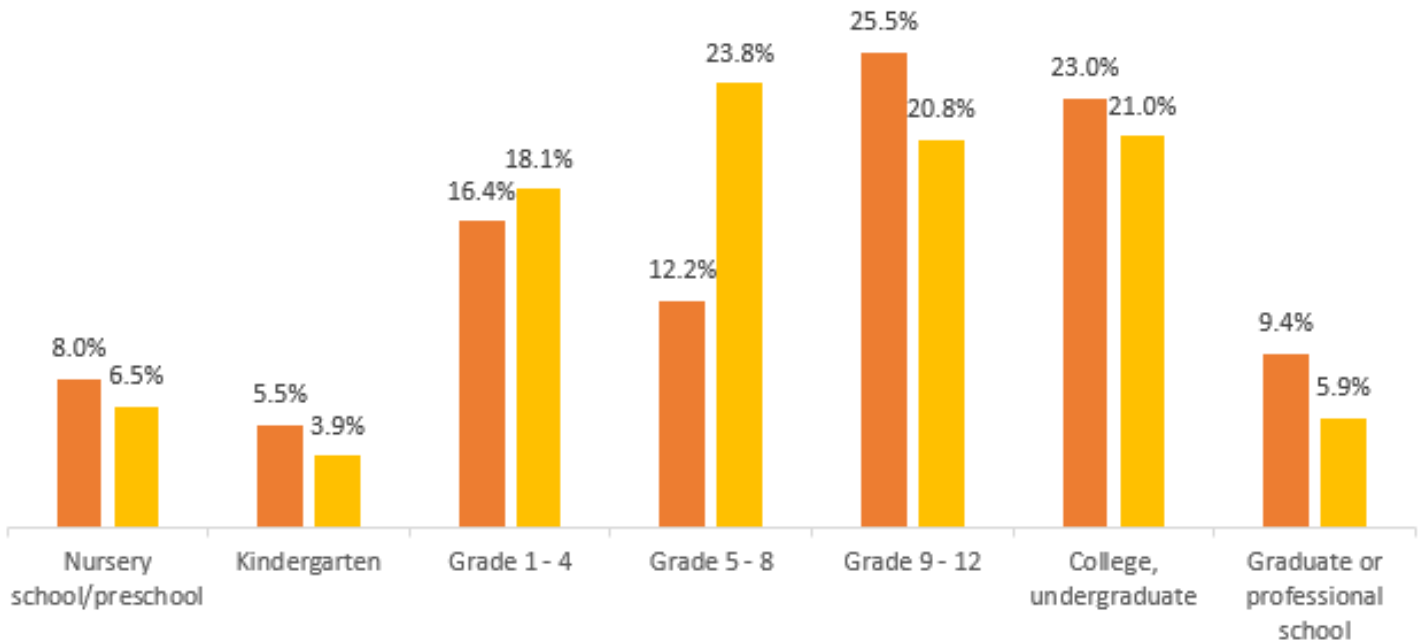


## High School Graduate or Higher (Age 25 & Over)



## School Enrollment in East Fallowfield and Chester County (Age 3 and older)

- School Enrollment Population 3 Years and Older East Fallowfield Township Percent
- School Enrollment Population 3 Years and Older Chester County Percent



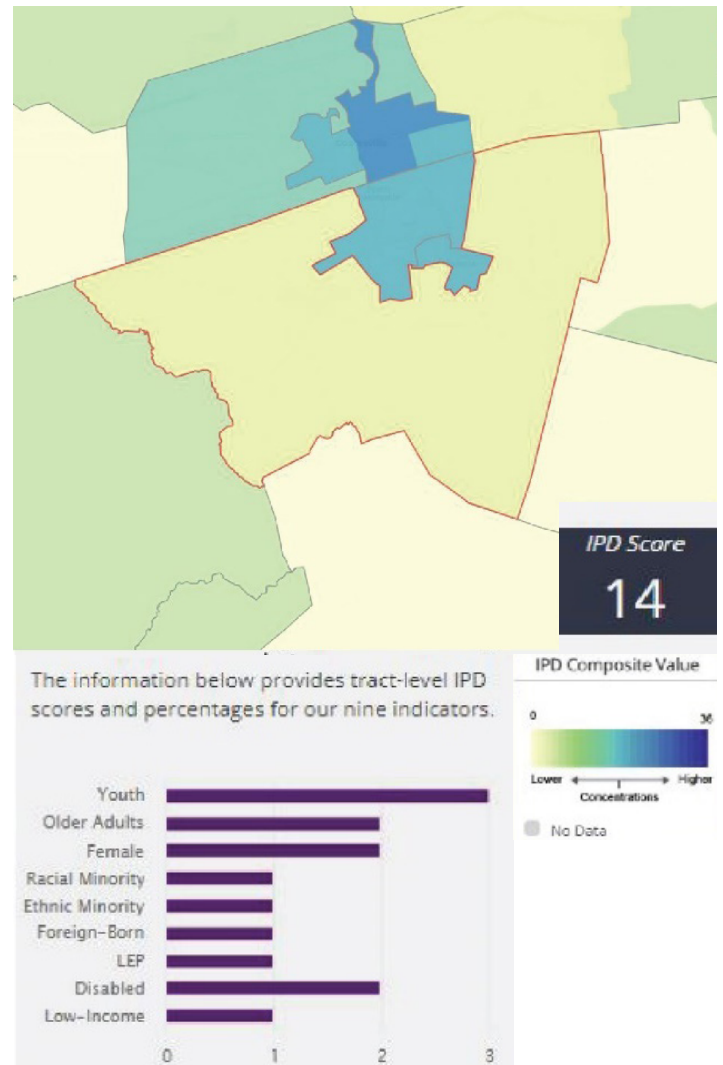
# Indicators of Potential Disadvantage (IPD), DVRPC

From the Delaware Valley Regional Planning Commission (DVRPC):

*Under Title IV of the Civil Rights Act and the Executive Order on Environmental Justice (#12898), MPOs are directed to create a method for ensuring that equity issues are investigated and evaluated in transportation decision-making. In response, DVRPC has created the Indicators of Potential Disadvantage (IPD) analysis tool that can be used to identify equity issues. The IPD analysis tool identifies populations of interest under Title IV and Environmental Justice using U.S. Census American Community Survey 2015-2019 five-year estimates data and maps these populations in each of the Census tracts in the region via GIS. Each population group is an indicator in the analysis and includes the following: Youth, Older Adults, Female, Racial Minority, Ethnic Minority, Foreign-Born, Limited English Proficiency, Disabled, and Low-Income. Each census tract receives an “IPD Score”, which is calculated by standard deviations relative to an indicator’s regional average. This score is generated by allocating a ranking (0 to 4) to each of the 9 indicators, resulting in a final summary score between (0-36). The score categories range from 0 (well below average) to 4 (well above average).*

*The IPD Analysis Tool is intended to be used as the first step in equity analyses. The methodology is designed to identify populations of interest using demographic data. Once identified, informed decisions regarding possible discrimination against these groups can be made. Using the 0 to 36 scale, regions with IPD scores at the higher end of the spectrum have a higher concentration of these populations of interest and have a higher potential for inequity.*

East Fallowfield Township received an overall IPD Score of 14 out of 36. Of the nine (9) population groups designated as “indicators” (as cited above), “Youth” (residents under the age of 18) in East Fallowfield received an IPD score of 3 out of 4, or “above average”. Every other indicator was considered average or below average. This information suggests that, while the overall percentage of Township residents considered to be part of a “population of interest” is average, the needs of children should be heavily considered in the provision of, and equitable access to, recreational and open space resources within the Township.



 IPD Indicators <sup>1</sup>

The information below provides the estimated percentages, Margin of Error (MOE), and IPD Score Classification of our nine indicators. Click the icon <sup>1</sup> to explore more information about this indicator.

Youth <sup>1</sup>



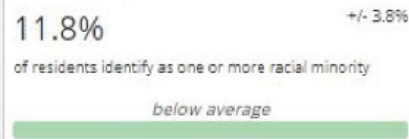
Older Adults <sup>1</sup>



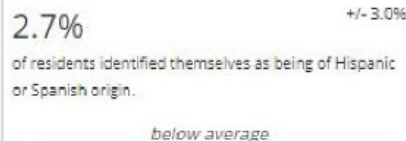
Female <sup>1</sup>



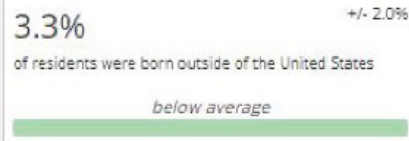
Racial Minority <sup>1</sup>



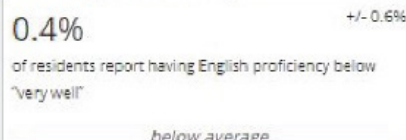
Ethnic Minority <sup>1</sup>



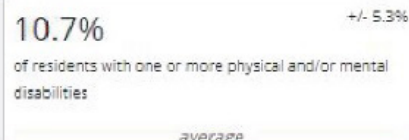
Foreign-Born <sup>1</sup>



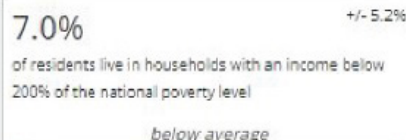
Limited English Proficiency <sup>1</sup>



Disabled <sup>1</sup>



Low-Income <sup>1</sup>



# Outdoor Recreation Access, DCNR

From the Pennsylvania Department of Conservation and Natural Resources (DCNR):

*Every Pennsylvanian deserves quality outdoor recreation access close to home.*

*Time outdoors lowers stress, improves immune function, and can help fight heart disease, depression, and dementia. For children, time outside leads to lower obesity, improves attention spans, and boosts creativity and problem-solving.*

*There is no doubt. Parks, trails, and nature preserves make our communities better places to live, work, and play.*

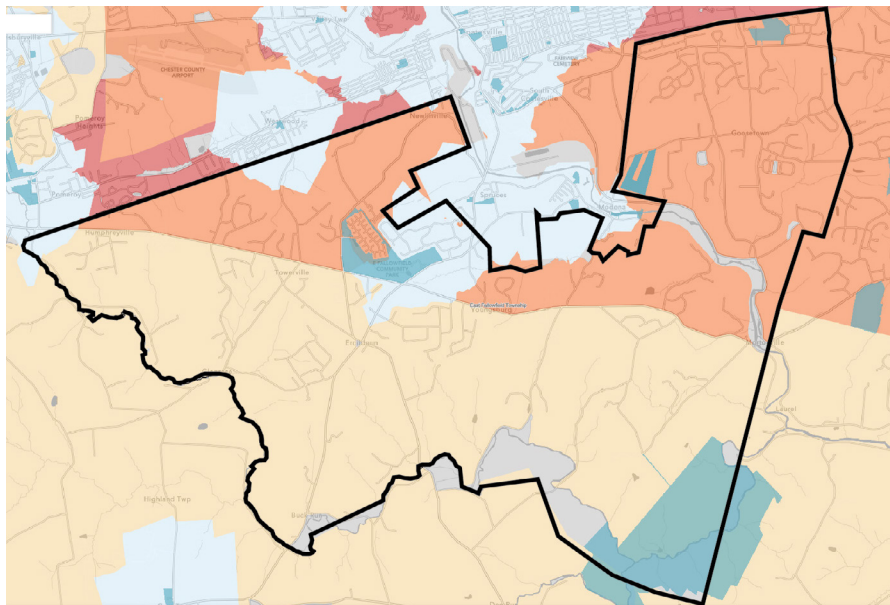
*Recognizing this value, the Pennsylvania Department of Conservation and Natural Resources (DCNR) partnered with the Trust for Public Land and WeConservePA to answer two questions:*

1. *Who in Pennsylvania has access to outdoor recreation within 10 minutes of their home?*
2. *More importantly, who doesn't?*

*We created 10-minute service areas for Pennsylvania's parks, trails, public lands, and water access points. Then we overlaid them with US Census data. The result? Detailed snapshots of outdoor recreation access at the county and municipal level.*

*Level of need is based on population density, youth population density, and low-income population density within each county.*

This generalized data is a starting point for evaluating the need for access to parks and trails



Open Access Land
  High Need
  Low Need
  Military Land

Has Access
  Medium Need
  Zero Population

## 10-Minute Walk Access to Parks, Trails, and Open Space East Fallowfield Township, Chester County

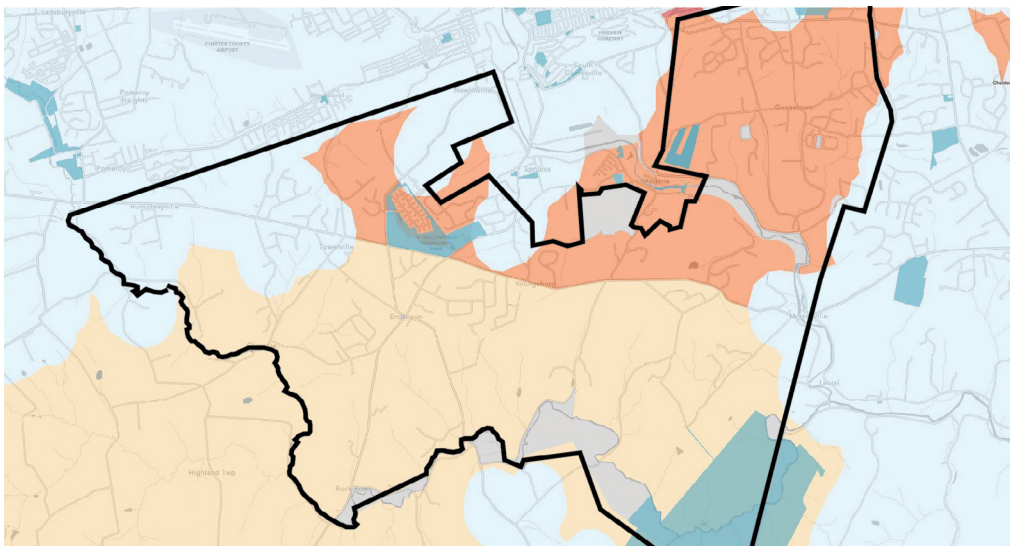
Total Population Served	699
Population Served (%)	9%
Kids Served	222
Kids Served (%)	10%
Adults Served	395
Adults Served (%)	9%
Seniors Served	80
Seniors Served (%)	8%
Low Income Households Served	88
Low-Income Households Served (%)	9%
Medium Income Households Served	35
Medium-Income Households Served (%)	8%
High Income Households Served	121
High-Income Households Served (%)	9%
Whites Served	565
Whites Served (%)	9%
Minorities Served	132
Minorities Served (%)	10%

## 10-Minute Walk Access to Parks, Trails, and Open Space

The level of need for 10-minute-walking access to parks, trails, and open space is almost exactly split between the north and south portions of the Township, with Strasburg Road being the dividing line. Most of the southern portion has a “low need”, and the northern portion a “medium need”; an exception to this is in the area immediately to the east of the Township Community Park, and in small areas of the northwest and northeast of the Township, which are considered to have access currently. This information suggests that parks, trails, and open space improvements should be largely focused in the more densely populated northern portion of the Township to provide walkable access to outdoor recreation resources where it is most needed.

## 10-Minute Drive Access to Trails

The level of need for 10-minute-driving access to trails is roughly split, with the majority of the Township north of Strasburg Road having “medium need” and south of Strasburg having “low need”. Small portions at the north (near the Township Community Park) and east (along the Brandywine Creek West Branch) of the Township, along with a larger portion in the northwest (along Strasburg Road), are considered to have access currently. This information suggests that trails improvements should focus on providing access in areas of the Township where it is most needed; namely, in the area surrounding the Community Park and through the northeastern quadrant of the Township.



<b>Total Population Served</b>	<b>485,921</b>
<b>Population Served (%)</b>	<b>92%</b>
<b>Kids Served</b>	<b>125,687</b>
<b>Kids Served (%)</b>	<b>92%</b>
<b>Adults Served</b>	<b>281,349</b>
<b>Adults Served (%)</b>	<b>92%</b>
<b>Seniors Served</b>	<b>78,892</b>
<b>Seniors Served (%)</b>	<b>93%</b>
<b>Low Income Households Served</b>	<b>67,969</b>
<b>Low-Income Households Served (%)</b>	<b>93%</b>
<b>Medium Income Households Served</b>	<b>22,335</b>
<b>Medium-Income Households Served (%)</b>	<b>93%</b>
<b>High Income Households Served</b>	<b>87,941</b>
<b>High-Income Households Served (%)</b>	<b>93%</b>
<b>Whites Served</b>	<b>403,371</b>
<b>Whites Served (%)</b>	<b>92%</b>
<b>Minorities Served</b>	<b>82,560</b>
<b>Minorities Served (%)</b>	<b>92%</b>
<b>Less than High School Education Served</b>	<b>23,153</b>
<b>Less than High School Education Served (%)</b>	<b>92%</b>
<b>Linguistic Isolation Served</b>	<b>3,933</b>
<b>Linguistic Isolation Served (%)</b>	<b>93%</b>
<b>Kids Under 5 Served</b>	<b>27,234</b>
<b>Kids Under 5 Served (%)</b>	<b>92%</b>
<b>No Vehicle Households Served</b>	<b>2,486</b>
<b>No-Vehicle Households Served (%)</b>	<b>89%</b>

## 10-Minute Drive Access to Trails East Fallowfield Township, Chester County



East Fallowfield Township Community Park





# INVENTORY & ANALYSIS



Community Park



## Data Collection and Methodology

In February 2023, the Township of East Fallowfield selected the team of Simone Collins Landscape Architecture (SC) and Certified Park and Recreational Professional Patrick Stasio as the consultants to guide the planning process. The project team also included a project committee, comprised of residents, professionals, stakeholders, and Township staff.

Data found within this report was compiled using the best available information. This included Geographic Information System (GIS) data from East Fallowfield Township, Chester County Planning Commission, Delaware Valley Regional Planning Commission, and Pennsylvania Spatial Data Access (PASDA), which was used to prepare field maps and planning documents consisting of the base aerial photography, municipal boundaries, roadways, parcels, contour lines and other identifying land features. Other information included previous planning studies, field reconnaissance data, committee and public meetings, key person interviews, WikiMapping, and an online public opinion survey.

## Site Reconnaissance

The consultants performed an initial field reconnaissance in May 2023 to inventory, analyze, and document existing conditions of the park, trails, and open space. Field data was recorded by the consultants onto the field maps and photographs were taken for use in the Plan. This information was then used in evaluating planning alternatives in the development of the Plan.

A series of committee and public meetings were held throughout the entire planning process that provided additional feedback as to what individuals and organizations would like to see incorporated into the Open Space, Recreation, and Environmental Resources Plan. In addition, an online survey was available to the public from June 26<sup>th</sup>, 2023 to February 22<sup>nd</sup>, 2024 and was used to obtain feedback on recreational habits, usage, needs and support. The survey received 431 responses. This survey is discussed later in this chapter. Additionally, a WikiMapping site was provided during the same time period. WikiMapping is a public engagement tool that allows users to draw routes, mark points, and add pictures and comments on a map to show consultants existing conditions, desired connecting routes, and spaces for preservation or recreation. 27 people accessed the WikiMapping tool. Information provided is addressed with the survey results.

Photo: Community Park

# Public Participation

The project was guided by a Project Committee that provided critical insight and direction to the consultants in the development of the Plan. The consultants worked with the Committee to review the public participation process, gain clarification of data gathered, and guide the planning process before presenting to the public.

Receiving community input is a critical component of a successful plan, so it was important for the project team to learn about residents’ observations, needs, and visions, and to incorporate that information into the Open Space, Recreation, and Environmental Resources Plan. The Township placed meeting dates, information from prior meetings, and other relevant information on their website and Facebook page.

The public participation process included four (4) public meetings, six (6) Committee meetings, six (6) key person interviews, Township Staff interviews by Pat Stasio, and an online public opinion survey with accompanying WikiMapping site (an online mapping tool). Meeting notes and attendance sheets for each meeting, as well as survey and WikiMapping results, can be found in the Appendix of this report.

**YOU'RE INVITED!**

**East Fallowfield Township  
Open Space, Recreation  
&  
Environmental Resources  
Plan Update**

**PUBLIC MEETINGS**  
Attendees will have the opportunity to ask questions and provide input at the meetings.  
All meetings to be held at the  
**East Fallowfield Township Building**  
2264 Strasburg Rd, East Fallowfield, PA 19320

**Public Meetings Schedule | 7-9 pm:**  
#1 - June 26th, 2023      #3 - February 29th, 2024  
#2 - September 28th, 2023      #4 - May 30th, 2024

For more information, please contact:  
Pankaj Jobanputra  
pjobanputra@simoncollins.com  
(610) 239-7601  
or visit:  
www.eastfallowfield.org

More ways to participate:

**Public Opinion Survey!**  
Survey and WikiMap go LIVE on June 26, 2023.  
Scan the QR codes or visit the links below:  
<https://qrco.de/EastFallowfieldRecPlan-Survey>  
<https://qrco.de/EastFallowfieldRecPlan-WikiMap>  
Share the links with your friends and on social media!

**WikiMap!**

**EAST FALLOWFIELD TOWNSHIP**

Public Engagement Poster Used During Study

## Public Participation Schedule

Event	Date	Time
Committee Meeting #1	Monday, May 22, 2023	7:30pm-9:30pm
Committee Meeting #2	Wednesday, June 14, 2023	7pm-9pm
Public Meeting #1 – Project Intro / Brainstorming	Monday, June 26, 2023	7pm-9pm
Web-Based Survey	June 26, 2023 - February 22, 2024	
Wikimapping	June 26, 2023 - February 22, 2024	
Committee Meeting #3	Thursday, September 7, 2023	7pm-9pm
Key Person Interviews (6)	August - September 2023	
Public Meeting #2 – Initial Concepts	Thursday, September 28, 2023	7pm-9pm
Focus Group Meeting #1 – Active Recreation	Thursday, October 5, 2023	11am-12pm
Focus Group Meeting #2 – Passive Recreation	Thursday, October 5, 2023	2pm-3pm
Committee Meeting #4	Thursday, October 26, 2023	7pm-9pm
Committee Meeting #5	Thursday, December 7, 2023	7pm-9pm
Public Meeting #3 – Draft Plan	Thursday, February 29, 2024	7pm-9pm
Committee Meeting #6	Thursday, May 23, 2024	7pm-9pm
Public Meeting #4 – Final Plan	Thursday, May 30, 2024	7pm-9pm

## Public Meetings

### *Public Meeting #1 – June 26<sup>th</sup>, 2023*

This meeting was held at the East Fallowfield Township Building. The consultants began the meeting by introducing the committee and project team, noting their experience. They then discussed the importance of having a plan and reviewed the project schedule, scope, and purpose. The consultants then presented data such as Township demographics, current and prior planning initiatives relevant to this project, and a preliminary analysis of parcels/areas of interest within the Township. The attendees were led through an interactive discussion and brainstorming session. The consultants explained that the online survey and WikiMapping would be available after the public meeting and that public involvement is extremely crucial in the planning process to ensure the plan reflects the needs of the community. The meeting presentation and notes were posted to the Township website.

### *Public Meeting #2 – September 28<sup>th</sup>, 2023*

This meeting was held at the East Fallowfield Township Building. The consultants began the meeting by introducing the committee and project team. A draft mission statement and set of goals and objectives for the Plan were presented, and the consultants updated attendees on public participation to date. Data was presented, such as benchmarking metrics for Township’s parks and recreation facilities, park service areas and gaps (areas served and not served by park facilities), and parcels with the potential to provide open space and recreational needs for existing service gap areas. The consultants then presented a “trails and connectivity 101” and a conceptual plan for trail connections within and around the Township. The previously completed Township Community Park Master Plan was also reviewed with attendees, with a discussion regarding which elements from this plan may or may not still be desired. The meeting then opened for attendees to provide feedback during a Q&A/open discussion. The consultants encouraged attendees to provide further feedback through the public opinion survey and WikiMapping website. The meeting presentation and notes were posted to the Township website.

### *Public Meeting #3 – February 29, 2024*

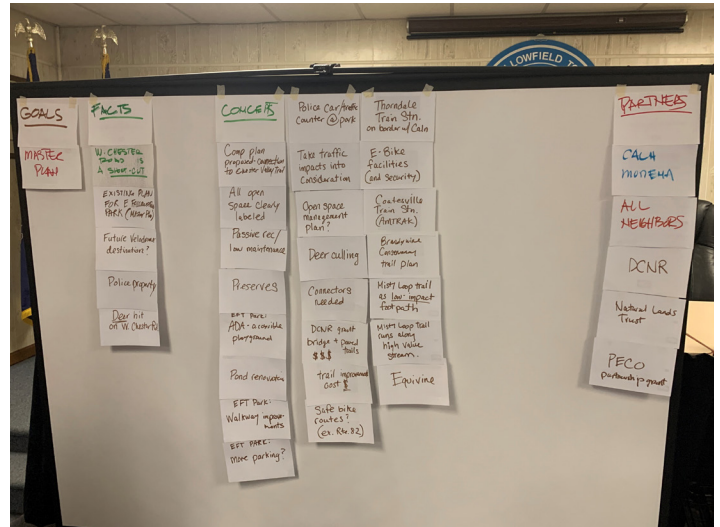
This meeting was held at the East Fallowfield Township Building. The draft mission statement and set of goals and objectives for the Plan were presented, and the consultants updated attendees on public participation to date. An analysis of the Township’s projected parks and recreation needs, as well as a draft plan of parcels for potential open space and recreation expansion/acquisition, were presented. The consultants discussed the importance of historic preservation within the Township. They then presented a draft plan for trail connections within and around the Township. An administrative, recreation, and maintenance analysis and accompanying recommendations were presented to attendees. Potential sources of funding were noted for the implementation of plan recommendations. Attendees provided feedback during a Q&A/open discussion. The consultants encouraged attendees to provide comments and feedback on the Draft Report for the *East Fallowfield Township Open Space, Recreation & Environmental Resources Plan Update* (to be posted to the Township website). The meeting presentation and notes were posted to the Township website.

### *Public Meeting #4 – May 30<sup>th</sup>, 2024*

To be written

## Committee Meetings

The Committee guided the consultants throughout the planning process by providing crucial feedback. All six (6) Committee meetings were held at the East Fallowfield Township Building. Meetings were held on May 22nd, June 14th, September 7th, and October 26th, and December 7th of 2023 and on May 23rd, 2024.



Brainstorming cards from Committee Meeting #1



Public Meeting #1

## Key Person/Agency Interviews

The consultants interviewed representatives from eight (8) agencies/groups to discuss the plan ideas. The interviews provided detailed information reflected in the plan. Key takeaways from the interviews are noted below:

### *Coatesville Area School District - June 28, 2023*

- Planning for a new 750-student school, 2-story structure on the site of the old middle school on Doe Run Road. The building footprint will be approximately the same size as the existing building.
- The Township owns a 10-acre site along Wilmington Road that abuts the school site.
- The Township has a desire to connect Community Park, the school site and the Wilmington Road site in an off-road trail system.
- Consideration will be given to possible athletic fields planned for the Township-owned site when planning for the school's fields

### *Chester County Parks & Preservation Office – August 14<sup>th</sup>, 2023*

- Not aware of any parcels County has marked for preservation or conservation in the Township
- When the County provides funding for park development, they require the land to be preserved in perpetuity as parks or open space
- County wishes to address the recreational needs of growing populations and changing demographics

### *East Fallowfield Parks & Recreation Committee – August 16<sup>th</sup>, 2023*

- Residents go elsewhere for active recreation, because active recreation programming and facilities do not exist within East Fallowfield; these facilities and programming should be provided within the Township
- Focus on improvements at Community Park
- Good turnout at events: July 4th concert, Easter egg hunt, Trunk or Treat
- Reuse the site of elementary school after closure for recreational fields

### *Community Park Pond Volunteer Group – August 17<sup>th</sup>, 2023*

- Decrease in fish population and in water quality
- Access is limited to fishing pier and some small paths, most of the perimeter is protected
- Pond needs dredging, or at least an aerator
- Outflow is toward Buck Run Road; a green overflow pipe fed by groundwater discharges; Sediment has probably closed off groundwater
- Any drawdown of water has to be environmentally compatible with geotechnical stability of soils and biofauna
- Pond does not have a phosphate or nitrate problem

### *East Fallowfield Planning Commission – August 24<sup>th</sup>, 2023*

- There are sports leagues in adjoining municipalities
- Township-owned Goosetown Road parcel is limited to minimal improvements and gravel parking
- Biggest issues in Newlinville are stormwater management and traffic calming
- Ideal goal would be to connect neighborhood trails and Chester Valley Trail in Coatesville
- Housing development with approx. 120 units proposed for South Coatesville along Youngsborg Rd.
- Consider village commercial zoning at Strasburg Rd. and Route 82

### *Caln Athletic Association – August 29<sup>th</sup>, 2023*

- Merged with Coatesville Little League; Covers 11 municipalities; 100-150 kids from East Fallowfield
- Primarily use Caln Municipal Park and Scott Field in Coatesville
- Dependent on volunteers; Have relationships with municipalities to maintain grass
- Don't use synthetic fields but we'd like them
- Have to share fields in the Fall for baseball and football
- Need for new lighting; Association's lights are at least 60 years old
- Challenge to get coaches; Have over 150 now

### *East Fallowfield Police Department – August 29<sup>th</sup>, 2023*

- They see vehicular break-ins at the Park, hoping to alleviate with cameras, but this is generally one of the nicer areas of the Twp
- Dangerous roads are Mortonville, Strasburg and Hephzibah
- Bicycle accidents aren't always reported; do not recall pedestrian accidents
- Officers are present at events; Have tents set up; Generally, people have good behavior
- Lighting would be good at the Community Park
- Haven't had issues on trails near homes
- AED was recently installed at Park; EMS has easy access

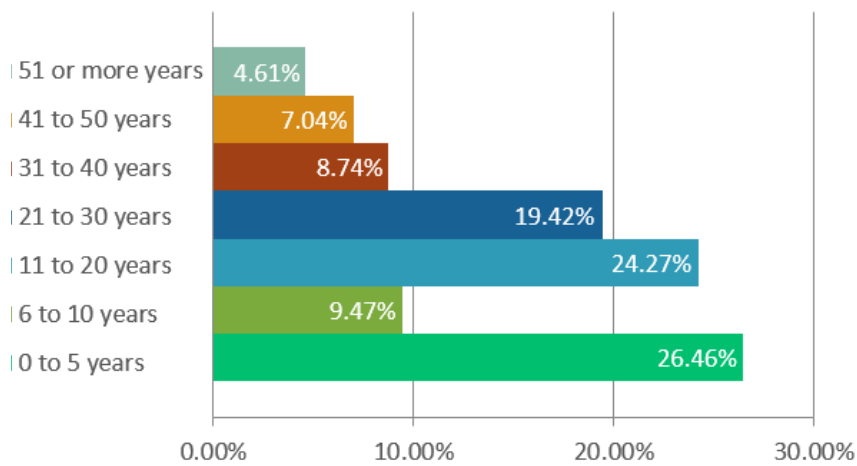
### *Brandywine Conservancy – September 13<sup>th</sup>, 2023*

- Don't think old Conservancy easements from the 1980s would prohibit a trail
- Work with Modena to acquire the Beagle club site; They wanted to have a park
- Conservancy placed an easement on the Goosetown site for open space, then transferred it over to the Township; Evidence of camps, deer and hunting here
- HOAs are generally fine with internal trails for residents; Goal of Chester County is outreach to HOAs for trail connections
- Brownfield site needs to be mowed regularly to protect integrity of clay liner
- Closing Mortonville Rd. on weekends might make it appealing to cyclists; Close road for access to the beer garden, slowly build it into something
- Easements are agricultural and resource-protection focused
- If Beagle club, and the ecological services it provides, could be acquired via a partnership with East Fallowfield and Modena, it would be a win
- Would be a joint applicant between the 2 municipalities and would serve a wider population
- Laurels Preserve has 15,000 visitors annually; Parking is limited to 12 spots

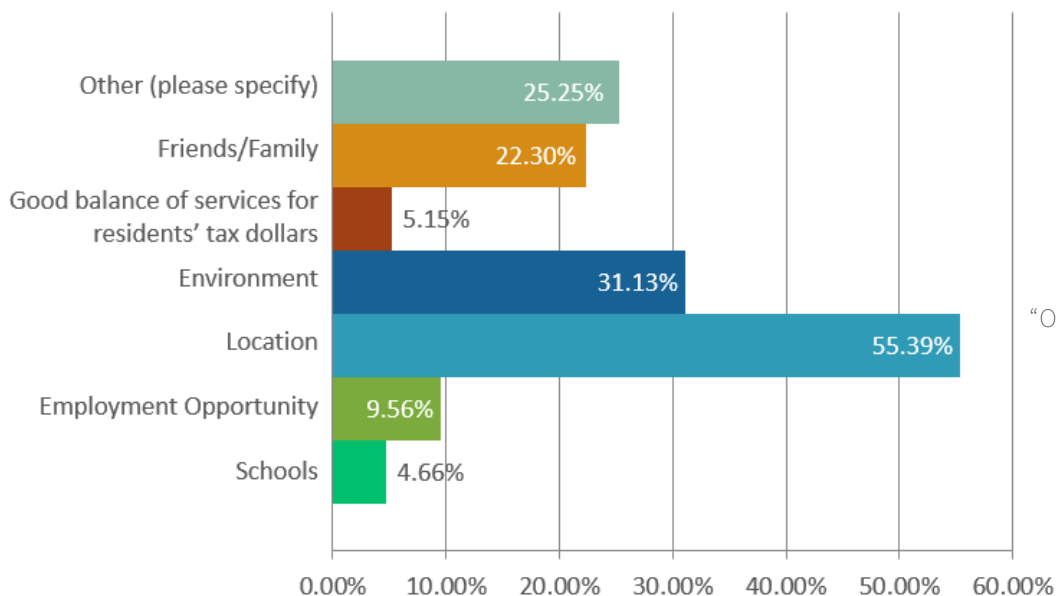
## Online Public Participation

A 53-question online public opinion survey and WikiMapping site were open to the public from June, 2023 to February, 2024 as an additional way of obtaining comments and ideas from the public about park, recreation, and open space needs. The survey received a total of 431 responses. Respondents were kept confidential, and responses were compiled together and analyzed. The Wikimapping site received a total of 27 comments. Both survey results and WikiMapping notes can be found in the Appendix of this report. Select responses are shown below.

**If you live in East Fallowfield, how long have you lived in the Township?**



**If you are a resident of East Fallowfield Township, why did you choose to move here? (Please check all that apply.)**

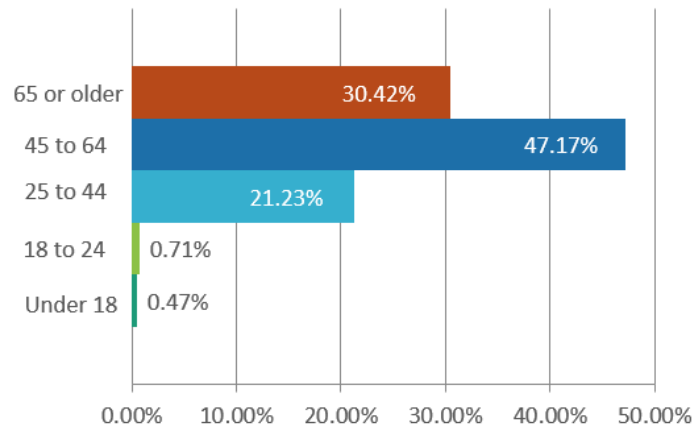


“Other” Responses included:

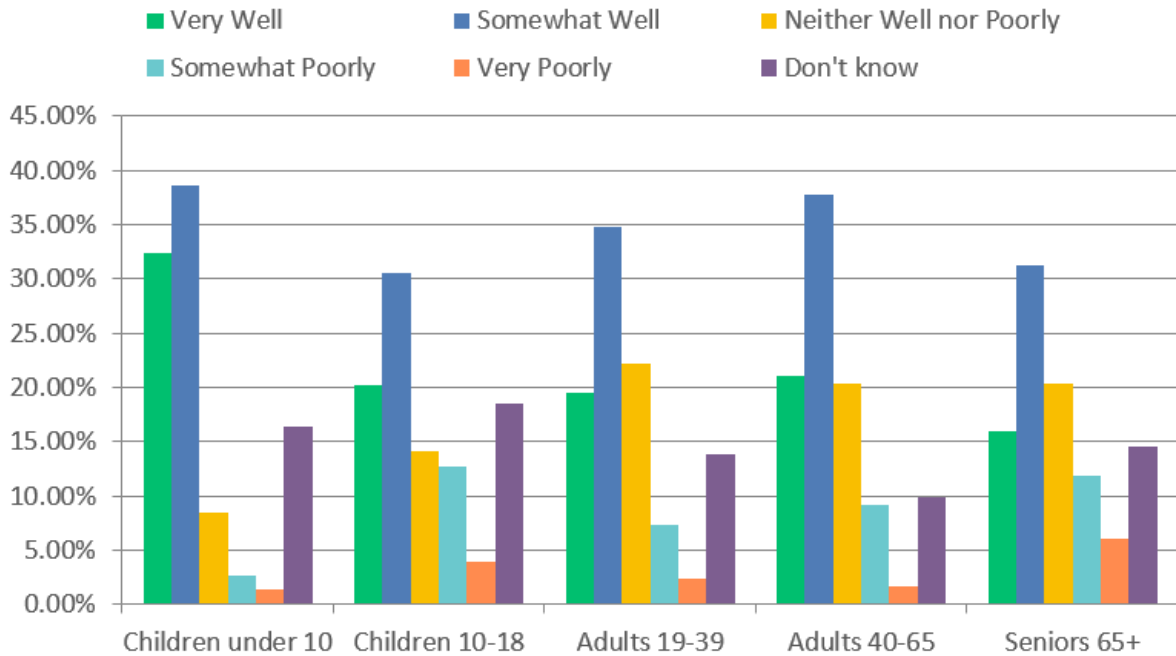
- Affordability of housing
- Open space
- Rural setting
- Peaceful



### What is your age?



### In general, how well do you think the age groups listed below are served by parks, recreation, and open space in or near East Fallowfield Township?



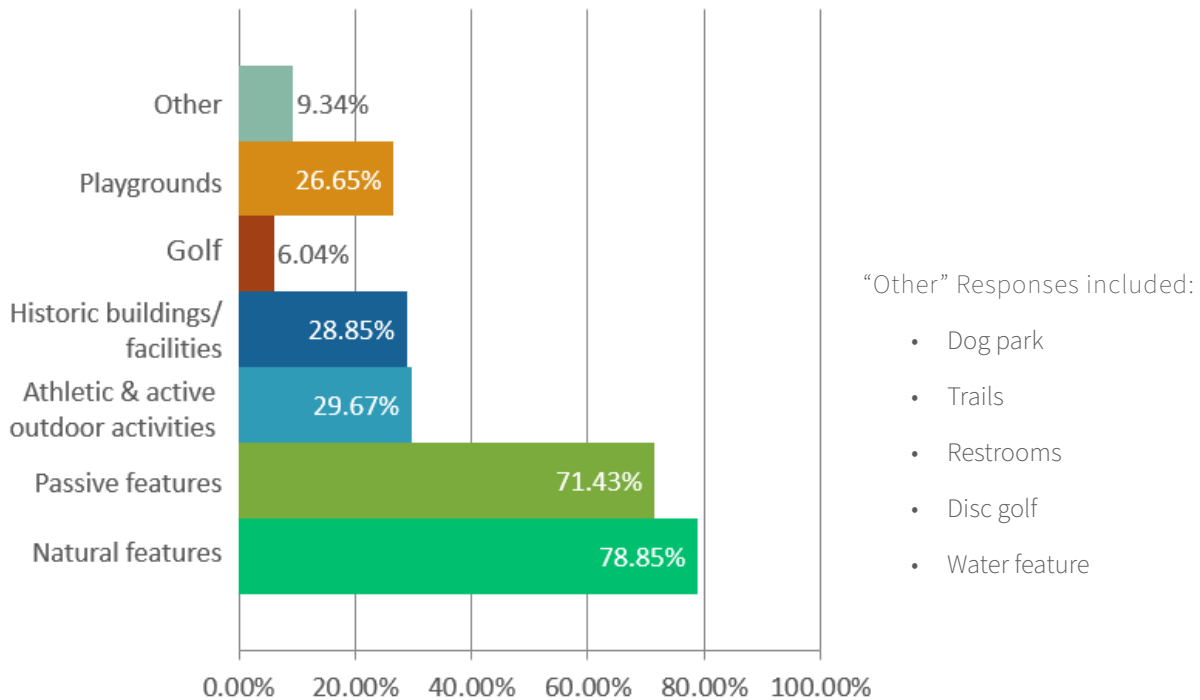
### Public Opinion Survey

97% of respondents live in East Fallowfield; of these respondents, 26.5% have lived in the Township for 0-5 years, 24.3% for 11-20 years, and 19.4% for 21-30 years. 98% of respondents own their home. When asked why they chose to move to East Fallowfield, most respondents answered “location” (55.4%), followed by “environment” (3.1%), followed by “friends/family” (22.3%). “Other” responses (25.3%) were largely in regard to affordability of housing and abundance of open space in the Township.

The ten (10) respondents who did not live in the Township were asked why they visit. The top three responses were “events” (40%), “Township park, recreation, and open space” (30%), and “dining and/or retail goods/services” (30%). Other responses were “employment”, “religious services”, and “visit friends”.

Of all respondents, 47.2% were between the ages of 45-64, 30.4% were 65 or older, and 21.2% were between the ages of 25-44. Most (314 of 431 total respondents) lived in a household with

### Favorite types of park features (Check all that apply)



at least one adult between the ages of 19-64, and of these, 60% had two. 156 respondents lived in a household with at least one adult over the age of 65, and of these, 62.8% had two. 82 respondents lived in a household with at least one child aged 13-18, and of these, 68.3% had one. 60 respondents lived in a household with at least one child aged 6-12, and of these, 55.0% had one. 48 respondents lived in a household with at least one child aged child under the age of five, and of these, 56.3% had one.

Most respondents felt that public parks, trails, natural areas, and open spaces are “very important” to well-being and quality of life (71.9%); and most felt that conservation of natural open spaces such as waterways and wooded areas in East Fallowfield was also “very important” (81.5%).

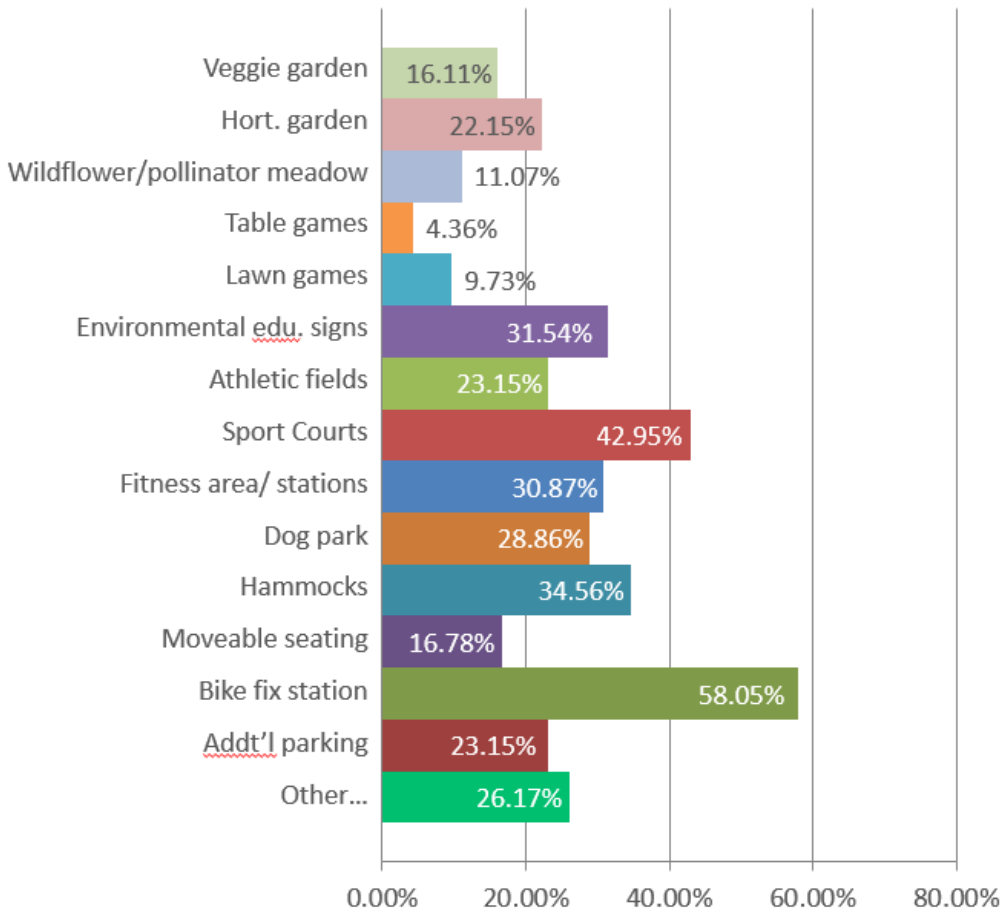
When asked how well their recreational and open space needs were being met in and around East Fallowfield, respondents gave

an average rating of just above three (out of five). When asked if there was an adequate number of parks, natural areas, trails, and recreational facilities available to or within close proximity of respondents, 69.9% responded “yes”, 22.2% responded “no”, and 8% responded “don’t know”.

81.8% of respondents, or their household members, had participated in activities in parks, natural areas, or open spaces in and around East Fallowfield within the last year; and 71.9% had specifically visited East Fallowfield Township Community Park.

Respondents were presented with lists of active, passive (unstructured), and trail activities offered in and around East Fallowfield, and were asked which they or their family members had participated in. The top responses were: walking/running (298 respondents), hiking (207), nature preserve (194), dog walking (157), sitting/people watching (131), wildflower/pollinator meadow (116), canoeing/kayaking (115), fishing (105),

### What facilities should be added at East Fallowfield Township Park?



“Other” Responses included:

- Restrooms
- Seating
- Swimming pool / splash pad
- Shade
- Walking & bike trails / paved trail to school
- Disc golf
- Hockey rink
- Dirt bike / ATV off-road track
- New playground equipment
- Meditation area
- Better wayfinding
- More parking
- Forest management plan
- Pond & Dennis Run improvements
- Education (history of land and Township)

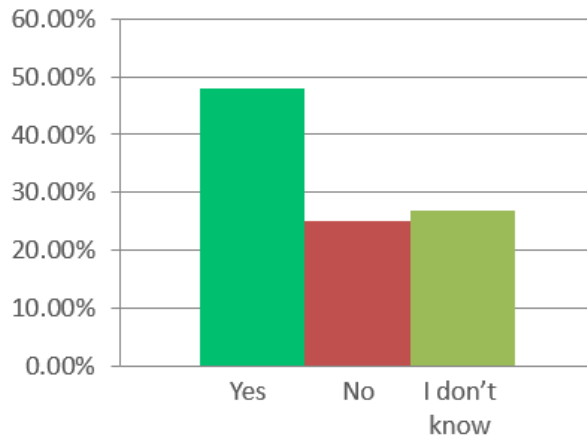
recreational biking (101), open lawn play (98), bird watching (97), playground for ages 5-12 (90), and dog park (90).

92.4% of respondents indicated that they usually drive to area parks, while 24% walk, and 6.1% bike. Respondents were asked how comfortable they are with biking and walking in East Fallowfield. Of the 256 who responded about biking, 10.2% were “very comfortable”, 7.8% were “comfortable”, 14.8% were “neither comfortable nor uncomfortable”, 30.1% were “uncomfortable”, and 37.1% were “very uncomfortable”. Of the 349 who responded about walking, 21.8% were “very comfortable”, 18.1% were “comfortable”, 16.6% were “neither comfortable nor uncomfortable”, 19.8% were “uncomfortable”, and 23.8% were “very uncomfortable”. When asked what would encourage respondents to walk more, the top response was “additional sidewalks” (54.5%). Of the “other” responses (17.4%) many expressed the desire for more trails, wider shoulders on certain roads, and speed/traffic law enforcement; while a few of

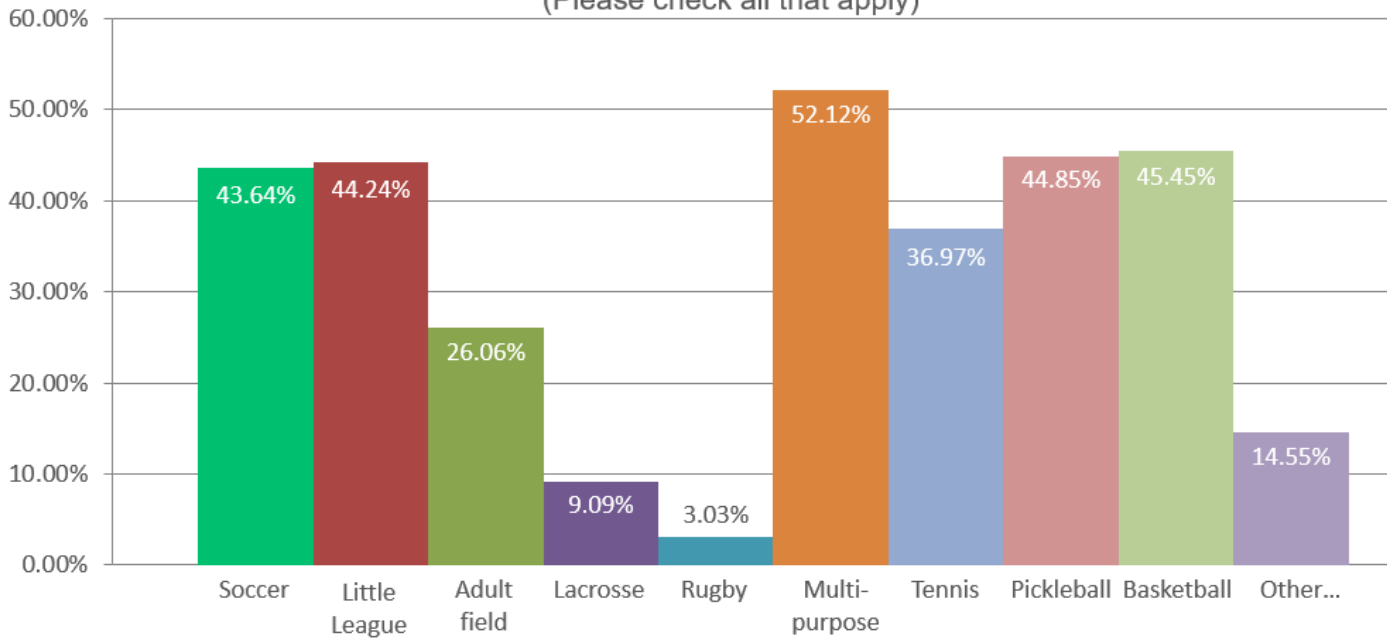
the “other” responses indicated that some respondents viewed any improvements as either necessary or undesirable. When asked what would encourage respondents to bike more, the top response was “availability of bike paths or trails” (49.7%), followed by “connectivity to existing neighborhoods/bike paths or trails” (40.6%). Of the “other” responses (7.1%) many expressed safety concerns (such as a lack of bike lanes and adequate road shoulders, and vehicular traffic/speeding); while a few of the “other” responses indicated that some respondents viewed any improvements as either necessary or undesirable.

The results from the survey mirror what was heard at the public and committee meetings. They reflect the need to provide activities and facilities for all ages and abilities, preserve open space, and provide safe connections to these spaces, while also taking into consideration residents’ concerns regarding the addition of facilities and their impacts.

Do you think East Fallowfield Township needs more sports fields or courts (soccer, baseball, football, tennis, pickleball, basketball, etc.)?



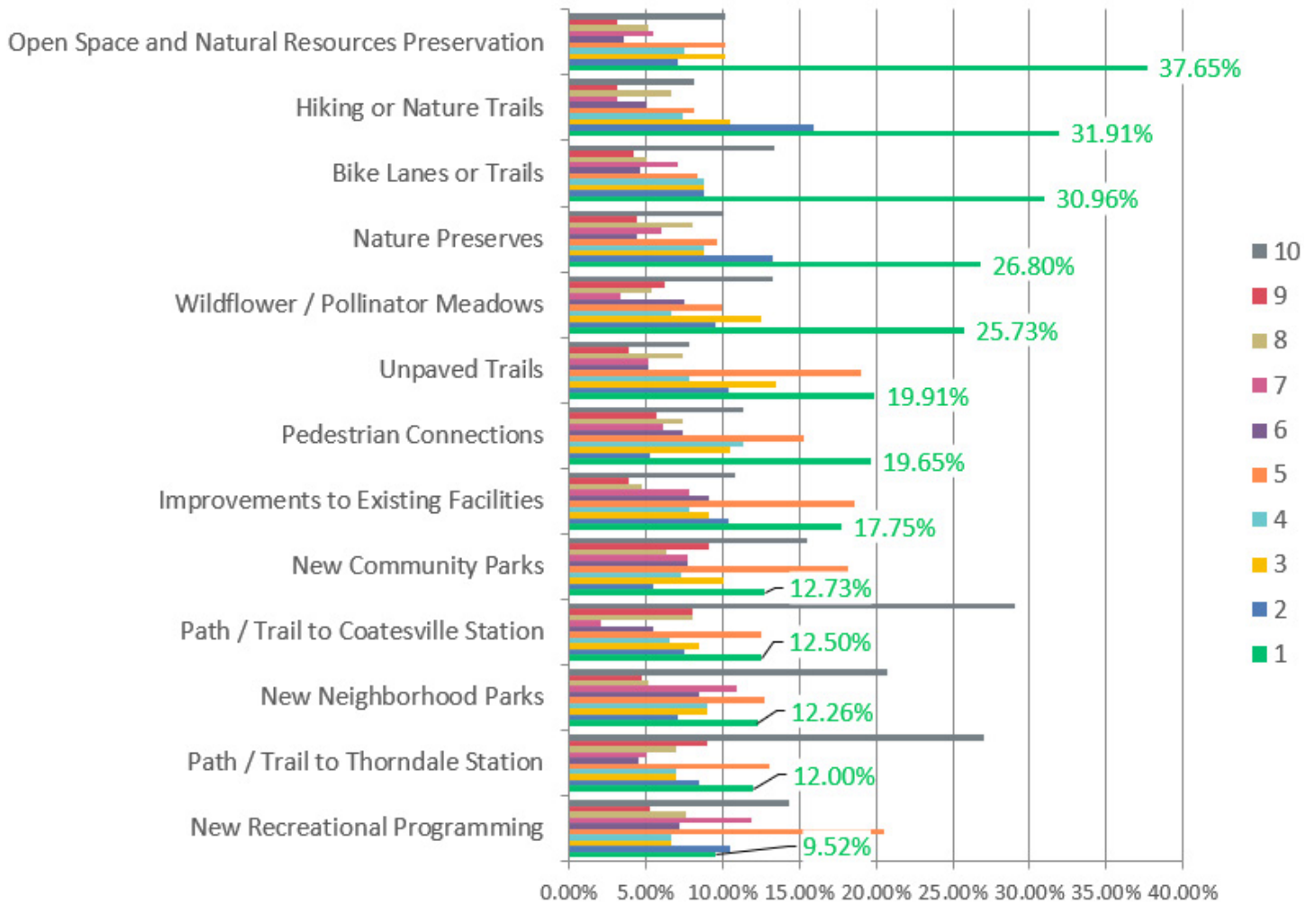
If you answered yes on the previous question, which sports do you feel are in need of fields or courts? (Please check all that apply)



“Other” Responses included:

- Swimming
- Biking
- Volleyball
- Hockey
- Golf
- “Literally anything. I have to travel to outside townships for my kids to play sports.”
- Football
- Disc golf

Please rank the top 10 priorities that you feel East Fallowfield Township should focus on in the parks and open space plan. *Sorted by "High Priority"*.  
 (1 = High Priority, 10 = Low Priority)



# WikiMapping

Comments collected through the WikiMapping site provided information on existing conditions and demonstrated a desire for facilities in and around East Fallowfield Township. WikiMapping results are shown below and on the following pages.

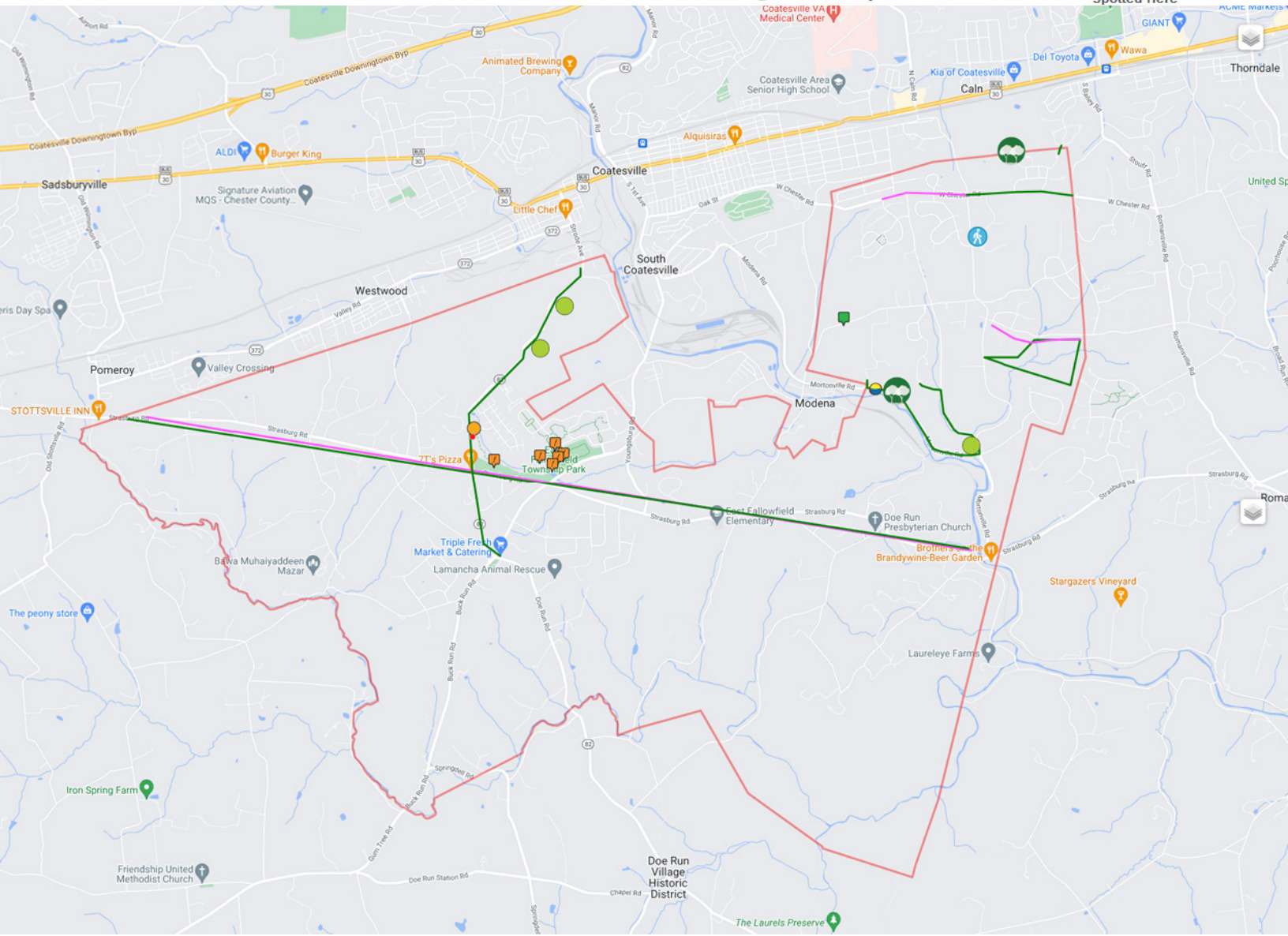
## Legend

- Routes**
- Desired Sidewalk
  - Desired Trail
  - Existing Sidewalk
  - Existing Trail
  - Waterway Good For Recreation

- Points**
- All Other Comments
  - Barriers
  - Challenging Ped / Bicycle Area
  - Desired Location for Crosswalk
  - Desired Location for Park / Recreational Facility

- Desired Parks & Recreation Improvement / Access
- Desired Water Access
- Existing Park / Recreation Area
- Important Local Destination
- Scenic Views
- Wildlife Spotted Here

*WikiMapping comments:  
All comments received*



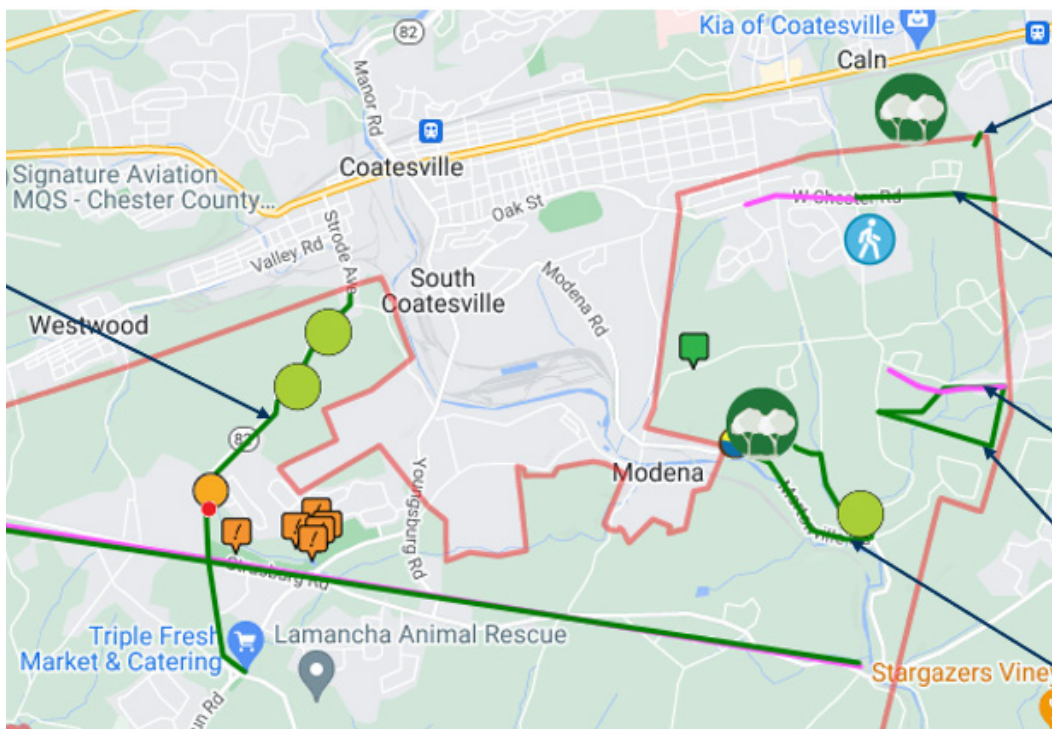
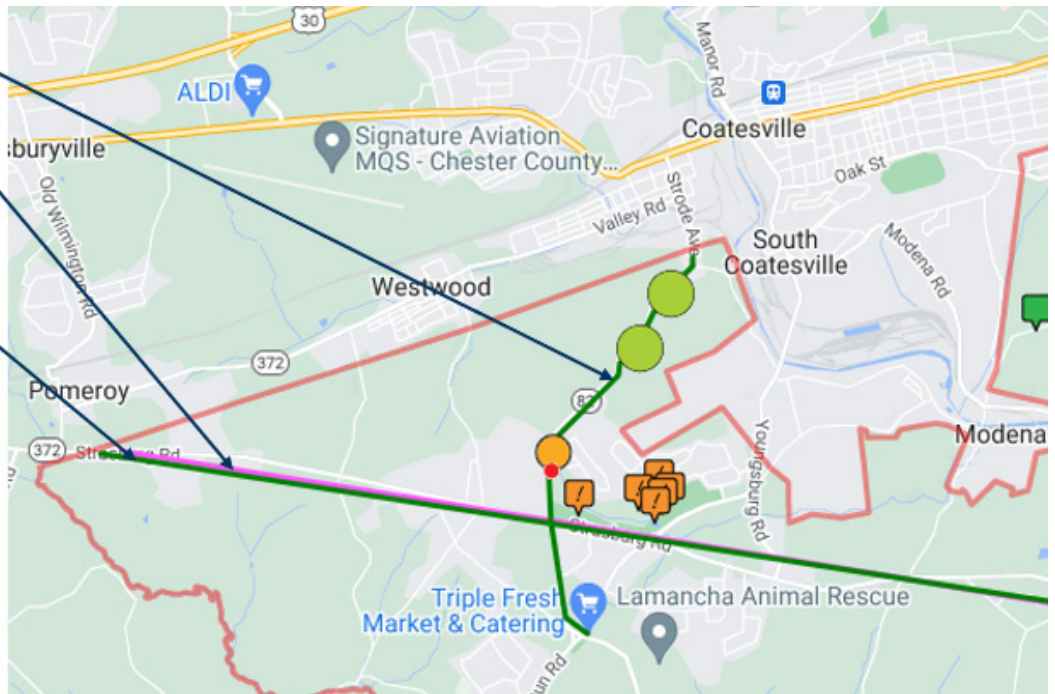
WikiMapping comments:  
Desired Sidewalks & Trails

- Strasburg Road
- Route 82
- West Chester Road
- Oaklyn Road
- Chestnut Ridge/UAME Cemetery
- Misty Patch Rd
- Mortonville Rd

Route 82 Trail/sidewalk  
protected bicycle lane or walking trail along strasburg rd.

It would be incredibly amazing if Strasburg road could be made more bike/pedestrian friendly. Not only for the possibility of traveling through the township, but as a vehicle driver... trying to pass those bicyclists on the road with all of the hills and turns is HARD.

I agree, Strasburg road needs some time of protected or wider bicycle lane.



Connection so people can walk or bike to Thorndale Train Station

Path that allows pedestrians and/or bikes. Useful to get to Thorndale Train Station and points east of Township along West Chester Road.

Sidewalk to also connect to Chestnut Ridge trail entrance

Trail to connect to Chestnut Ridge trail and give public access to Cemetery.

Misty Patch/Mortonville Trail

WikiMapping comments:  
Route 82

- Existing Scenic Views between Township Park and Newlinville
- Deer presence at Township park - suggested wildlife crossing
- Desired restroom/parking at Park

This township has a lot of open space and rolling hills. I would like to see effort to prevent further residential and commercial development to preserve this land.

Beautiful rolling hills and woodlands, would be a shame to see this turned into more commercial or developed areas. Once it is developed it can't be brought back.

Add a rest room building to serve this end of park. Provide small parking lot too,

See lots of deer in this area, unfortunately I also see many dead ones along side the road here as well. Maybe a wildlife crossing sign or something could help.



Legend

- Routes**
- Desired Sidewalk
  - Desired Trail
  - Existing Sidewalk
  - Existing Trail
  - Waterway Good For Recreation

- Points**
- All Other Comments
  - Barriers
  - Challenging Ped / Bicycle Area
  - Desired Location for Crosswalk
  - Desired Location for Park / Recreational Facility

- Desired Parks & Recreation Improvement / Access
- Desired Water Access
- Existing Park / Recreation Area
- Important Local Destination
- Scenic Views
- Wildlife Spotted Here

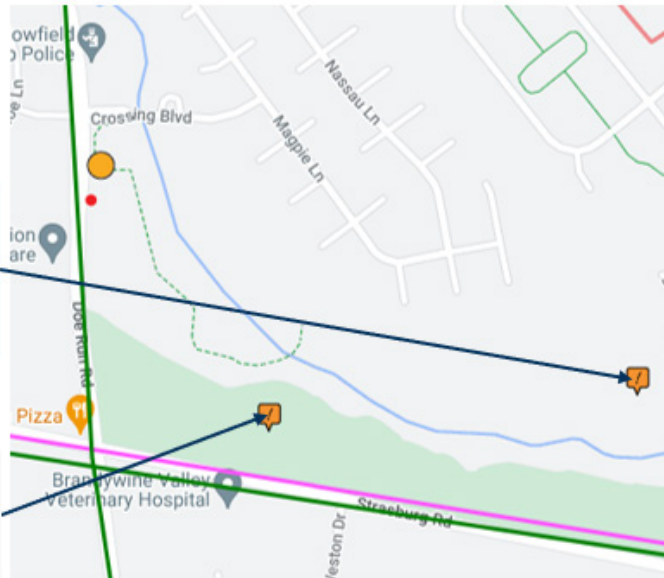


WikiMapping comments:  
East Fallowfield Township Community Park

- Desired dog park
- Suggested park and pond-centered events
- Suggested wildflower meadow for wildlife
- Maintenance concerns (existing and future)

Thier is much green space between Bucks run and Doe Run rd. A fence dog park would be nice maybe one with access from Township Park so people could park.

It would nice to see this area be converted to a wildflower meadow for wildlife and community members to use. Right now it is a hay field that provides little wildlife value and not a ton of scenery.



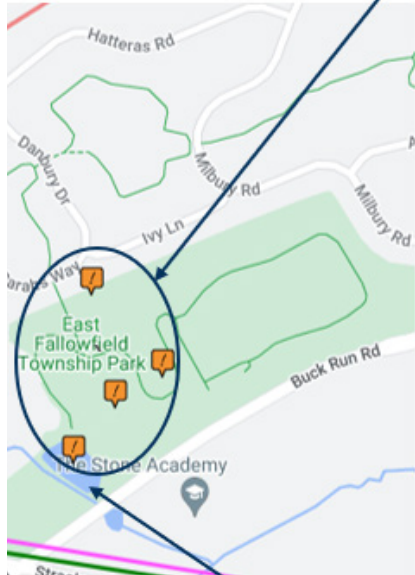
My comments will be highlighting where the township already has amenities but is not maintaining them. The purpose is to highlight that the township does not have the staff or budget to maintain what they have today, yet you are asking for residents to suggest where more can be added.

Township owned trees at the edge of the park are not maintained. Neighbors take it upon themselves to prune and otherwise care for these trees at their own time and expense.

The township built public bathrooms to replace porta-potties several years ago. This effort make no consideration for light pollution (now neighbors have to deal with the lights be on all night) nor security. Shortly after the building was built additional money needed to be spent for a security camera system due to vandalism. Poor planning and execution overall. As a resident I am not looking forward to the ongoing costs associated with the facility and security system. My comments will be highlighting

The road between the upper a lower lots is not paved and washes out with every storm. Usually the ground crew does their best to collect the gravel and put it back, but much of the gravel remains strewn on the lower walking paths. My comments will be

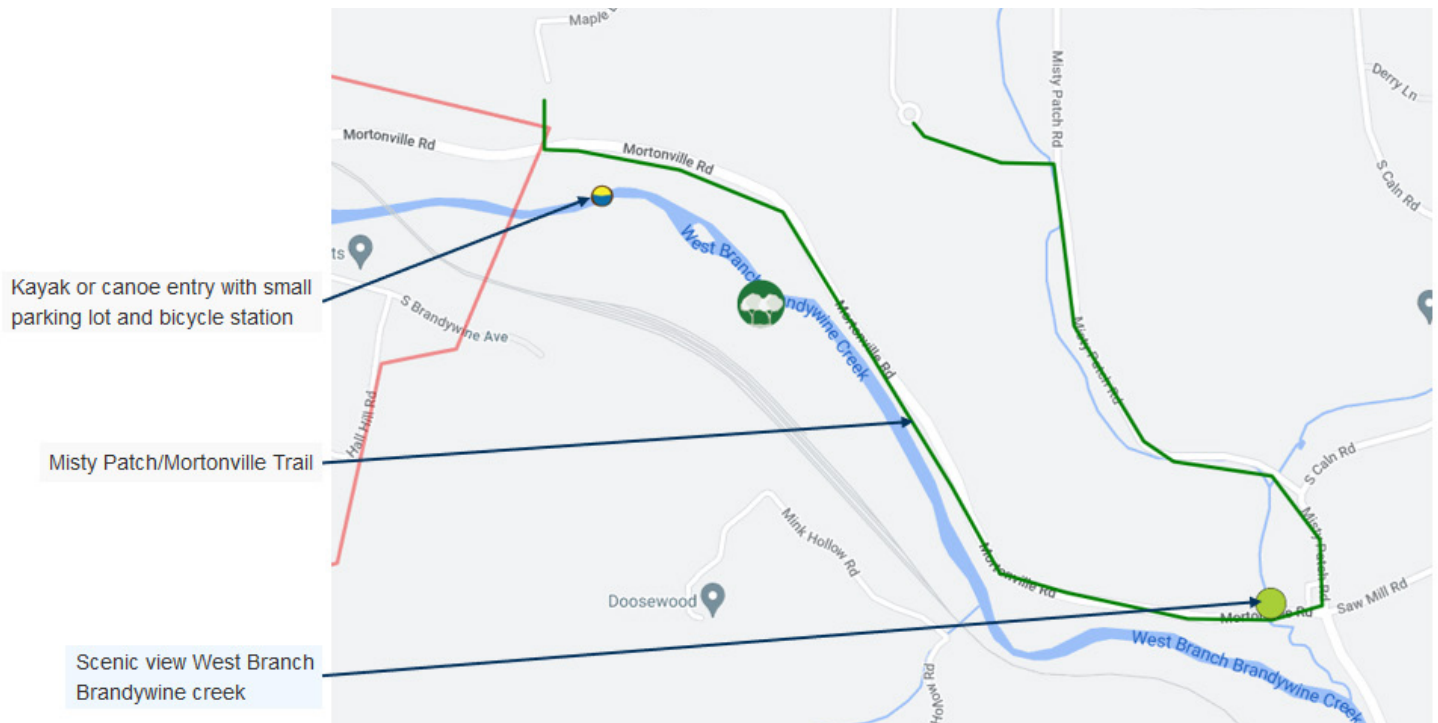
Pond is great for fishing for kids and families but is ill-maintained throughout the season. My comments



The pond definitely needs to be maintained better, there is only a few spots to fish from. Also in the summer the vegetation takes over most of the pond so it is hard for people to fish, especially kids. The pond seems to be only filled with small bass and bluegill so removing some fish and restocking bait fish could help. Have events at the park and pond like a kids fishing rodeo to raise money for the park and get kids outside.

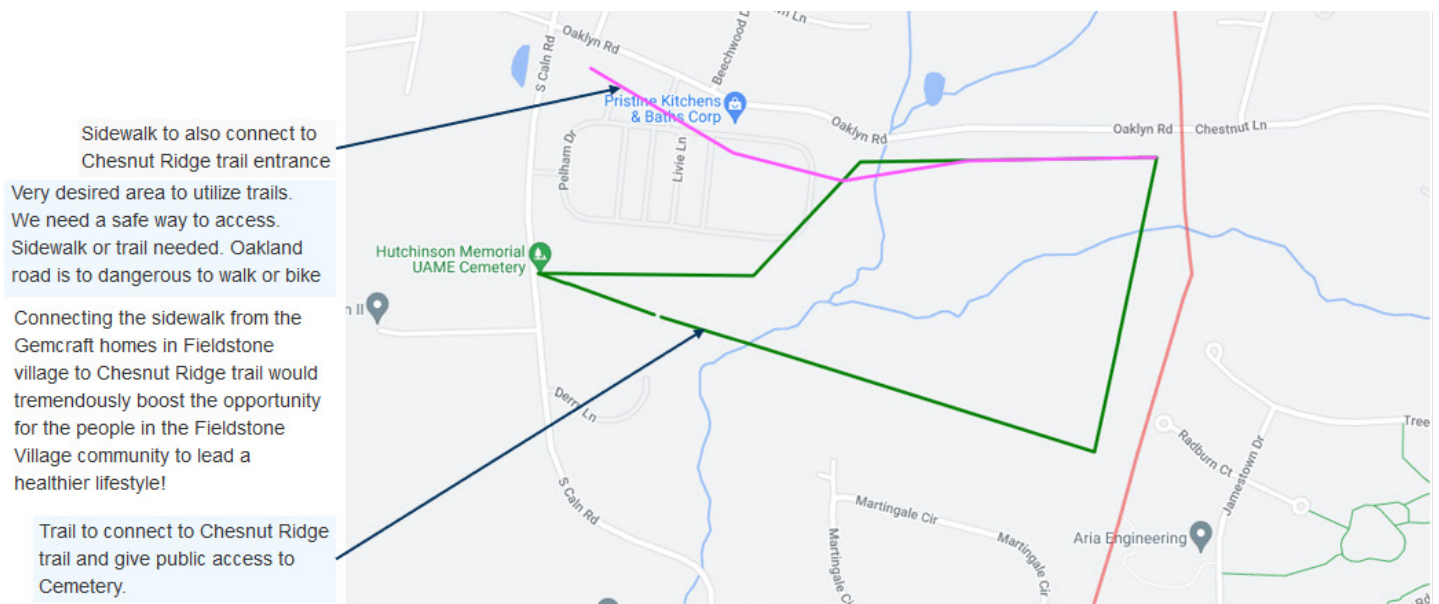
### WikiMapping Comments: Mortonville Road Site

- Existing scenic views
- Desired boat launch/ parking lot / bicycle station
- Desired trail connection
- Desired location for park/recreation facility



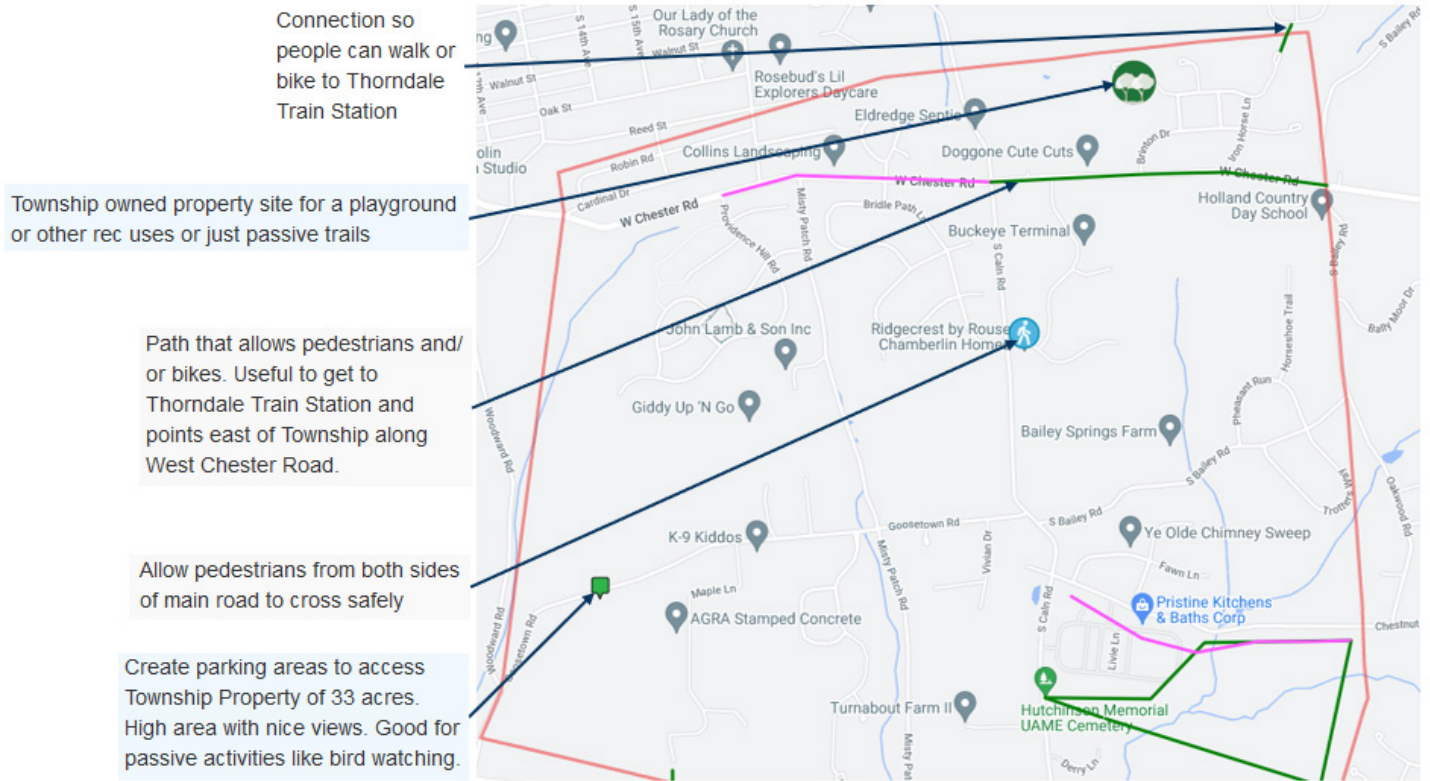
### WikiMapping Comments: Oaklyn Road, Fieldstone Village to Chestnut Ridge, and UAME Cemetery

- Desired trail connection to Chestnut Ridge Trail and the UAME Cemetery
- Desired sidewalk and/or trail connection along Oakland Road



## WikiMapping Comments: Northeast Portion of the Township

- Desired pedestrian/bike routes to Thorndale Train Station and along West Chester Road
- Desired playground/ recreation/trails at the West Chester Road parcel
- Desired passive recreation and parking at the Goosetown Road Parcel - a 33 acre site with scenic views
- Desired pedestrian crossing South Caln Road



### Legend

Routes		Points	
	Desired Sidewalk		All Other Comments
	Desired Trail		Barriers
	Existing Sidewalk		Challenging Ped / Bicycle Area
	Existing Trail		Desired Location for Crosswalk
	Waterway Good For Recreation		Desired Location for Park / Recreational Facility
			Desired Parks & Recreation Improvement / Access
			Desired Water Access
			Existing Park / Recreation Area
			Important Local Destination
			Scenic Views
			Wildlife Spotted Here

# Summary of Existing Planning Documents

## Official Map

East Fallowfield adopted an Official Map in 2018. An Official Map is a combination map/ordinance and is an effective negotiating tool for municipalities, helping to ensure the long-term preservation of open space.

An Official Map can include: existing and proposed public parks, playgrounds, and open space; existing and proposed trail alignments; flood control areas, floodways and floodplains, stormwater management areas, and drainage easements.

East Fallowfield's Official Map shows existing public lands, lands identified for possible future public use, existing trails, mainly in Community Park, and proposed trails, mostly in the northern half of the Township.

The proposed public lands and trails on the Official Map helped inform the proposed on and off-road trails and sites for possible open space acquisition in this plan.

The Official Map can be found at the link below:

<https://eastfallowfield.org/2015pdf/EFT-OFFICIALMAPfinal2018-11.pdf>

## East Fallowfield Township Comprehensive Plan, 2015

The goals and objectives of this plan are as follows:

1. With a 45% increase in population over the last ten years, the Township recognizes the need to manage growth in a way that will be economically, environmentally, and culturally sustainable.
2. To help advance the Plan for the Brandywine Creek Greenway under development as a partnership of sixteen municipalities and the Brandywine Conservancy.
3. To incorporate contemporary planning practices and to align these practices and policies with those in the Chester County Landscapes 2, Linking Landscapes, and Watersheds Plans.
4. To strengthen the EFT growth boundary policy coinciding with the Landscapes 2 Suburban Landscape based on an analysis of existing and proposed infrastructure.

5. To incorporate existing and proposed trails into a Township-wide trail network to provide linkages among the Township's communities, open spaces, parks and trail system to promote healthy, active lifestyles, a viable economy, and sustainability.

The plan can be found at the link below:

<https://eastfallowfield.org/2015pdf/EFTComprehensivePlanFINAL7-27-2015.pdf>

## East Fallowfield Township Open Space, Recreation, and Environmental Resources Plan, 1993

The plan presents recommendations for the acquisition and development of land for additional recreational opportunities and the preservation of open space and environmental resources within the Township.

The goals of this plan are as follows:

### 1. Primary Goal for Open Space:

Preserve environmentally sensitive open space, natural features and related areas which are noteworthy due to their physical, historic, cultural, recreational, or scenic quality.

- Goal 1 - Develop a Strategy for Conserving Open Space
- Goal 2 - Preserve Floodplains, Wetlands and Other Hydrological Resources
- Goal 3 - Preserve Areas of Steep and Very Steep Slope
- Goal 4 - Preserve the Historic, Cultural and Scenic Resources of the Township
- Goal 5 - Preserve Wooded Areas of the Township
- Goal 6 - Preserve Agriculture as a Viable Industry and as a Desirable Open Space Land Use

### 2. Primary Goal for Recreation:

Provide a balance of passive and active recreational areas and facilities for the use and enjoyment of individuals, groups and families of all ages.

- Goal 1 - Provide Lands Appropriate for Recreation
- Goal 2 - Provide for Needed Recreational Facilities

- Goal 3 - Promote the Use and Enhancement of Existing Recreational Areas
- Goal 4 - Evaluate Linkages for Walking and Visual Continuity
- Goal 5 - Promote Useful Recreational Programs
- Goal 6 - Promote Coordination Among Providers of Recreation

## Newlinville Village Master Plan, East Fallowfield Township, 2021

The Newlinville Village Master Plan puts forth a prioritized list of recommendations for Capital Improvements, Plans and Policies, and Grant Funding Opportunities. The intent of the Plan is “to enhance the quality of life for those who live, work, and visit Newlinville!” The Plan’s Guiding Principles express the its foundation and framework:

### 1. Promote Safe Pedestrian and Vehicular Circulation

- **Promote Traffic Calming:** Promote the implementation of traffic calming measures, in order to reduce vehicular speed, and increase pedestrian safety & walkability in the Village.
- **Increase Walkability within the Village:** Focus on the implementation of Sidewalks, Crosswalks, Street Lights, and trail linkages in order to increase pedestrian safety and provide trail connection opportunities.

### 2. Improve Transportation & Utility Infrastructure

- **Transform in sync with Community Needs:** Focus on improving the transportation and utility infrastructure, in order to better serve and accommodate the needs of the community, and provide opportunities within the Village.

### 3. Foster Context-Sensitive Growth

- **Promote Context-Sensitive Development & Redevelopment:** Promote context-sensitive development and redevelopment that is appropriate in scale, proportion, and use, in order to best serve the community.

The Plan Conclusion states:

*The vision and concept for the enhancements for Newlinville Village will need to be comprehensively*

*addressed, and a joint effort of East Fallowfield Township and adjacent Municipalities. The overall intent is to encourage a balanced transformation in order to provide a safer pedestrian environment with improvements to vehicular circulation, improvement to the existing transportation and utility infrastructure, and to focus on context-sensitive growth. Overall, this will provide a better quality of living for residents and community members. It will also enhance the “sense of place” and community within the Village. The enhancements are intended to promote a healthy, equitable, safe, and resilient future for the Village.*

The plan can be found at the link below:

[https://eastfallowfield.org/2015pdf/Newlinville\\_Village\\_Master\\_Plan\\_3.23.21.V3\\_compressed.pdf](https://eastfallowfield.org/2015pdf/Newlinville_Village_Master_Plan_3.23.21.V3_compressed.pdf)

## East Fallowfield Park Master Site Development Plan, 2004

In 2004, the Master Site Plan for East Fallowfield Township Community Park was completed by Ray Ott & Associates, a Planning and Landscape Architecture Firm based in West Chester, PA. Since its completion, several of the plan’s recommended improvements have been implemented at the Park.

As part of The East Fallowfield Township OSRER Plan, the consultants reviewed the original park master plan, took inventory of which recommended improvements have not yet been completed, and solicited feedback from the Committee and the public to determine which recommendations may still be desired and needed by the Township.

## Landscapes 3: Chester County Comprehensive Plan, Chester County Planning Commission, 2018

The Vision of the Landscapes 3 Plan is:

*In 2045...Chester County abounds with healthy natural areas, robust farms, cherished historic sites, diverse housing, thriving businesses, quality education, accessible transportation, and vibrant communities for all.*

To achieve the vision, the Goals of Landscapes 3 are as follows:

- **Preserve:** Advance the protection and stewardship of open space, farmland, and natural and cultural features to realize economic, ecological, and quality of life benefits.
- **Protect:** Protect and restore critical natural resources to ensure a resilient environment that supports healthy communities.
- **Appreciate:** Preserve the historic resources and landscapes that define our cultural heritage to inspire the future through tangible connections to our shared past.
- **Live:** Nurture diverse and well-rounded communities with a balance of residential opportunities and convenient access to community facilities, services, and amenities.
- **Prosper:** Grow our economic strength through developing and sustaining a skilled workforce, adaptable work areas, supportive infrastructure, a culture of innovation, and engaged communities.
- **Connect:** Advance efficient, reliable, and innovative transportation, utility, and communications infrastructure systems that responsibly serve thriving and growing communities.

## Concept Plan for the Brandywine Creek Greenway: West Branch Addendum, Brandywine Conservancy, 2013

This Addendum is part of the broader Concept Plan for the Brandywine Creek Greenway, which reflects a study area that traverses 24 municipalities and along the main stem and both branches of the Brandywine Creek. The Greenway Vision is as follows:

*The Brandywine Creek Greenway is envisioned as a 30-mile-long conservation corridor of varying width stretching from the Delaware State Greenway, near the Delaware state line in Chadds Ford, to the*

*Horseshoe Trail Greenway and the Pennsylvania Highlands Greenway in the north. The proposed Greenway spans 24 municipalities along the main stem and east and west branches of the Brandywine Creek and consists of publicly and privately owned lands. The vision is for it to include an interconnected system of open spaces, natural and cultural features, formal trails, informal paths, parks, river access points, and wildlife corridors; and will link the Brandywine Creek with many Chester and Delaware County communities including Chadds Ford Village, West Chester Borough, Downingtown Borough, City of Coatesville, South Coatesville Borough, Modena Borough, Honey Brook Borough, and Elverson Borough.*

### Goals

1. **Transportation:** To provide safe transportation alternatives for walking, bicycling, and equestrian users.
2. **Conservation:** To protect and improve vital natural resources within the Brandywine watershed.
3. **Recreation:** To promote and enhance the recreational use of municipal, county, and state-owned recreational open space.
4. **Flood Control:** To mitigate flooding in flood-prone areas.
5. **Culture:** To preserve nationally and municipally-designated historic resources and their surrounding landscapes.
6. **Aesthetics:** To protect state- and municipally-designated scenic resources and buffer scenic resources from new development.
7. **Education:** To foster education of the Brandywine Creek and its watershed.
8. **Economic Prosperity:** To foster economic activity in urbanized areas

This plan can be found online at the link below:

[http://westbrandywine.govoffice.com/vertical/sites/%7BAC4B92BC-56EF-4996-8A1A-9E2E8E7F30AC%7D/uploads/Addendum\\_2013\\_final\\_draft.pdf](http://westbrandywine.govoffice.com/vertical/sites/%7BAC4B92BC-56EF-4996-8A1A-9E2E8E7F30AC%7D/uploads/Addendum_2013_final_draft.pdf)

## The Brandywine Creek Greenway Strategic Action Plan, 2014

This Plan builds upon the Concept Plan for the Brandywine Creek Greenway (2012) and its West Branch Addendum (2013), and its goals are one in the same. The Plan provides short, medium, and long term strategies to be implemented by Greenway advocates over a 20+ year timeframe beginning in 2015.

This plan can be found online at the link below:

<https://www.brandywine.org/conservancy/brandywine-creek-greenway/publications>

## Neighboring Municipalities' Plans

The consultants reviewed Open Space and/or Comprehensive Plans of the following neighboring areas: West Marlborough Township, Newlin Township, West Bradford Township, Caln Township, Valley Township, Highland Township, Modena Borough, and the City of Coatesville. These plans give valuable insight as to how open space in East Fallowfield Township connects with open space in its neighboring municipalities and creates connections for residents across municipal lines. These plans helped identify common goals and objectives across the municipalities within the region. Through the reports, a common theme is the desire from residents to: conserve open space, agricultural, natural, and waterways resources; preserve, reuse, and adapt historic and cultural resources; facilitate and encourage multi-modal transportation with improvements to bicycle and pedestrian connections between neighborhoods, public transit facilities, and destinations both within communities and in neighboring municipalities; and create sustainable development that will not interfere with the quality of life that residents enjoy and wish to maintain.

## Return on Environment: The Economic Value of Protected Open Space in Chester County, 2019

This report lays out the economic, environmental, and health benefits that protected open spaces provide to surrounding communities. Often undervalued in policy and investment decisions, and seen as non-productive and non-revenue producing, protected open spaces contribute to economic development and fiscal stability. This report estimates the monetary benefits of protected open space by measuring impact in the following areas:

- **Property Value:** The effect that protected open space has on residential property values.
  - Homes in Chester County that are located within 1/2 mile from protected open space see their values increase an average of \$11,000, adding up to a total of \$1.65 billion County-wide.
- **Environmental:** The value associated with environmental benefits provided by Chester County's protected open spaces.
  - \$97 million in gained valued and avoided costs are seen annually in the County through the provisions of six environmental services, which include the replenishment of water supply, water quality improvement, flood mitigation, wildlife habitat, air pollution removal, and carbon storage in trees on protected open space. In addition, protection of current open space land from development avoided \$263 million in capital costs for stormwater management construction and avoided \$134 million in annual stormwater system maintenance and pollutant removal systems.
- **Recreation and Health:** The recreation value and associated health benefits that accrue to users of public open spaces.
  - \$124 million in annual benefits accrue for residents who participate in recreational activities on open space in the County. In addition, \$172 million in medical costs are avoided annually due to the moderate and strenuous recreational activity that happens on County open space.
- **Economic Activity:** Jobs and revenue created as a result of activity on and connected to protected open space.
  - \$238 is spent annually in the County on and due to protected open space. This includes spending on tourism, purchases of goods made on preserved farmland and government spending for the management of open space. Protected open space also provides for 1,800 jobs in the County which yield \$69 million in annual salaries.
- **Community Cost Savings:** The fiscal impacts of developing open space associated with the cost of community services.
  - In Chester County, for every one dollar in taxes received, it costs \$1.11 for community services on residential developments versus \$0.07 for farmland and open space.

This plan can be found online at the link below:

<https://www.chescoplanning.org/openspace/roe.cfm>

## Chester County Natural Heritage Inventory, Chester County Planning Commission, 2015

This report inventories important areas of open space, and core habitats within them, which should be conserved to sustain habitat biodiversity and reduce stress upon threatened species that require more sensitive environments. The report makes recommendations regarding the management of these Natural Heritage Areas (NHA), which include Core Habitat and Supporting Landscape. Five NHAs of Statewide importance are identified within East Fallowfield Township and adjacent municipalities:

### East Fallowfield Township

- #17 – Buck Run Fields: An open disturbed meadow supports a population of the state imperiled plant, pencilflower.
- # 57 – Glenrose: Aquatic and riparian habitats at this site support a population of a sensitive species of concern.
- #83 – Laurels Preserve: Sand bars in Buck Run support a population of *Ellisia*, a threatened plant species in Pennsylvania.
- #95 – Modena Railroad Yard: Dry, cinder-filled uplands at this site support a population of forked-chickweed, a critically imperiled plant species in Pennsylvania.
- # 75 – Hilltop View Woods: Upland forest at this site provides habitat for a sensitive species of concern.

### Adjacent Municipalities

- #14 – Brandywine Creek - Eastern Laurel Floodplain: A partially vegetated gravel bar provides habitat for a population of *Ellisia*, a threatened plant species in Pennsylvania.
- #30 – Clonmell Upland Road: This forested site supports a population of Autumn bluegrass, an endangered plant species in Pennsylvania.
- #41 – Doe Run Headwaters: This site supports a population of a sensitive species of concern.
- #44 – East Green Valley Road Woods: An old meadow opening in this forest patch supports Nuttall's tick-trefoil, an imperiled plant species in Pennsylvania.

- #47 – Embreeville Road Wetlands: Wetlands with shallow pools support a population of tooth-cup, a plant species of concern in Pennsylvania.
- #48 – Embreeville West: Rocky outcrops provide habitat for lobed spleenwort, a plant species of concern in PA.
- #66 – Gum Tree Road: This site supports a population of a sensitive species of concern.
- #69 - Harvey's Bridge North: Upland habitats support two plant species of concern: Elliott's beardgrass and puttyroot.
- #81 – King Ranch Woods: This site supports a population of puttyroot, a vulnerable plant species in Pennsylvania.
- #125 – Rock Run Railroad Woods: A rocky outcrop provides habitat for a population of the wild kidney bean, an imperiled plant species in Pennsylvania.
- #127 – Rock Valley Woods: Upland forest supports populations of two plant species of concern: stagger-bush and Eupatorium.
- # 135 – Silbury Hill: This forested site supports a population of a sensitive species of concern.
- #163 – West Upland Woods: This forested site supports a population of Autumn bluegrass, an endangered plant species in Pennsylvania.

Identification of these Core Habitat and Supporting Landscape areas, as they exist within or adjacent to East Fallowfield Township, provides insight into areas needing special or enhanced protections.

This plan can be found online at:

<https://www.chescoplanning.org/environmental/ResourcesChesco.cfm>



## Connections 2050, DVRPC, 2021

This plan's vision for the Greater Philadelphia Region is a prosperous, innovative, equitable, resilient, and sustainable region that increases mobility choices by investing in a safe and modern transportation system that protects and preserves our natural resources while creating healthy communities, and that fosters greater opportunities for all. The mission is to achieve this vision by convening the widest array of partners to inform and facilitate data-driven decision-making. DVRPC is engaged across the region, and strives to be a leader and innovator, exploring new ideas and creating best practices.

The Plan was developed around five integrated core principles:

1. Sustain the Environment
2. Develop Livable Communities
3. Expand the Economy
4. Advance Equity and Foster Diversity
5. Create an Integrated, Multimodal Transportation Network

The plan can be found online at:

<https://www.dvrpc.org/plan/>

## Chester Valley Trail West: Feasibility Study / Master Plan, Chester County Planning Commission, 2018

From the Study:

*The Chester Valley Trail West is envisioned to be part of a 100+ mile trail connection between Harrisburg and Philadelphia. Its eastern terminus will connect with the planned Chester Valley Trail Extension and its western terminus will connect with the Enola Low Grade Trail. The Pennsylvania Department of Conservation and Natural Resources (DCNR) is considering designating this corridor as a Statewide Major Greenway.*

*In addition to being part of the "Schuylkill to Susquehanna" trail, the CVT West is also part of the Circuit Trails network. Consisting of over 800 miles of planned and existing multiuse trails, the Circuit is the Greater Philadelphia regional trail network that can be likened to an "interstate highway system" of trails. The Circuit trails form the spine of the network into which other collector trails feed, creating a robust regional multimodal system for recreation and transportation.*

*The project study area encompasses an area of nearly 22 square miles and spans nearly 16 linear miles. It includes eight municipalities in Chester County: Downingtown Borough; Caln Township; Coatesville City; Valley Township; Sadsbury Township; Parkesburg Borough; West Sadsbury Township; and Atglen Borough*

The recommended alignment of the Chester Valley Trail West traverses through several municipalities that are adjacent to East Fallowfield Township. As such, consideration of this planning effort may afford opportunities for connections from within the Township to regional trails and destinations.

This plan can be found online at:

<https://www.chesco.org/DocumentCenter/View/48196/CVTW-FINAL?bidId=>

# Zoning & Saldo Summary

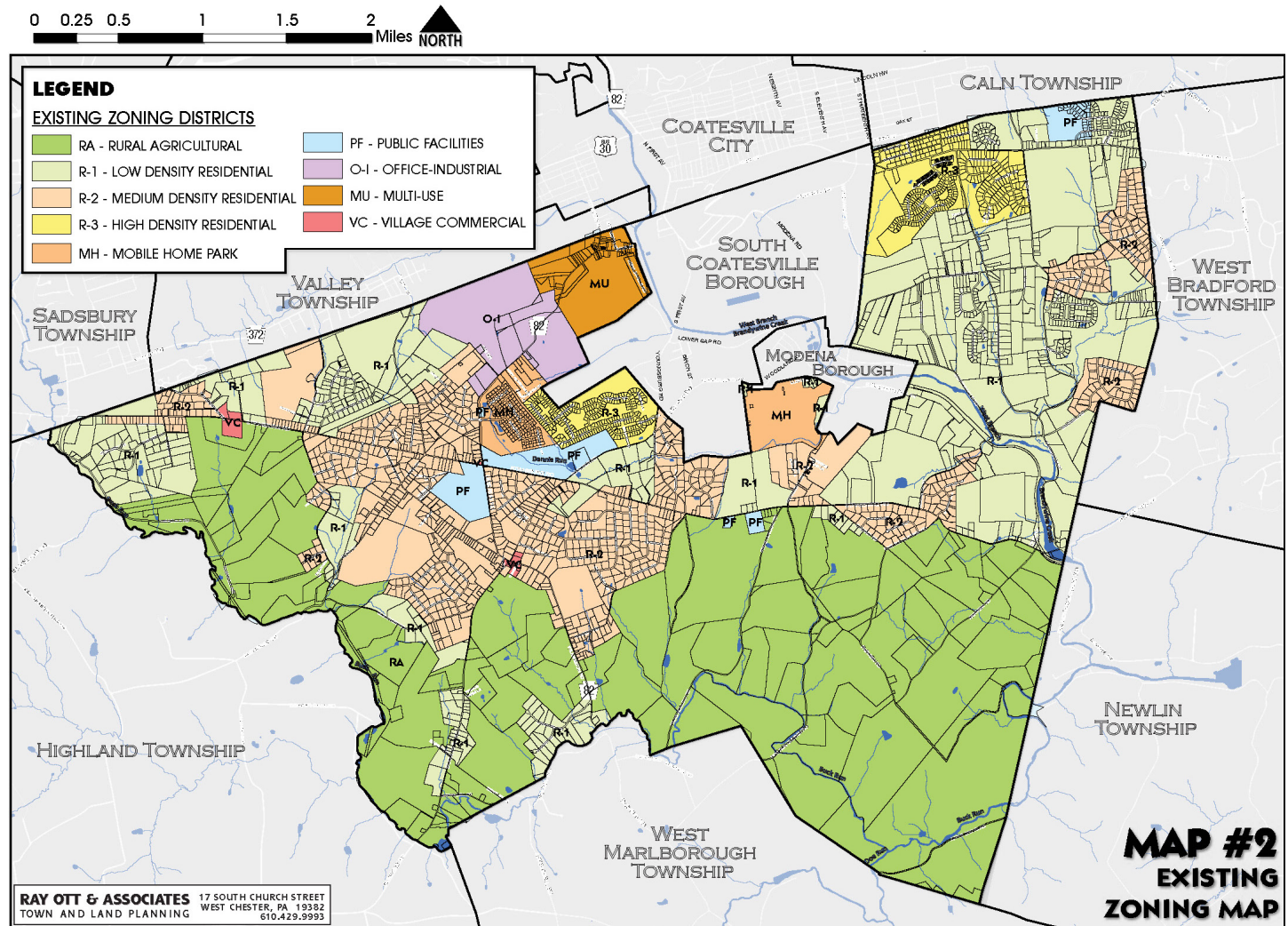
## What is Zoning & SALDO?

In Pennsylvania, a zoning ordinance is a law that may permit, prohibit, regulate, restrict and determine land use, size & height of buildings, density and intensity of land use and protection of natural & historic resources.

SALDO is an acronym that stands for Subdivision and Land Development Ordinance. The SALDO contains the design standards, procedures and other requirements for Subdivision Plans and Land Development Plans within the Township.

The following is a review of relevant sections of existing Township ordinances that relate to parks, recreation, open space, multimodal connections, and natural resource protection.

## Zoning



Township Zoning Map from the East Fallowfield Township Comprehensive Plan

## Part 4 RA Rural Agricultural District

**Section 27-401.2: Purpose.** In promoting the policies of the East Fallowfield Township Comprehensive Plan and the East Fallowfield Township Open Space, Recreation, and Environmental Resources Plan, the purpose of this Part is to:

- Accommodate and encourage continued agricultural use on soils classified by the U.S. Department of Agriculture within agricultural capability, Class I, Class II, and Class III, and listed in Appendix 27-1401-2 of this chapter.
- Preserve open space and the rural character of the Township for the welfare of current and future residents.
- Protect prime agricultural soils and existing farmland and reduce development pressure that may negatively impact the agricultural industry.

## Part 13 –Open Space Designation Option

**Section 27-1301.1: Purpose.** The purposes of this Part are:

- To provide for the preservation of open space as a result of opportunities for flexibility in lot designs and building arrangement not afforded by conventional lot-by-lot development.
- To provide an option and alternative to conventional lot-by-lot development, with a more varied and innovative development pattern.
- To promote new development which is compatible with existing uses, landscapes and community character.
- To preserve sensitive landscapes and site features by locating new dwelling sites off of environmentally constrained land.
- To protect scenic vistas from encroachment by development.
- To retain and protect open space areas within residential developments.
- To provide active recreational activities and facilities.
- To provide civic greens.
- To provide a means to attain the aims and objectives of the East Fallowfield Township Comprehensive Plan of 1999 relative to orderly growth and the enhancement of environmental resources.
- To support the objectives of the East Fallowfield Township Open Space, Recreation and Environmental Resources Plan of 1993.
- To support the objectives of the Lower Brandywine Scenic Rivers Evaluation and Management Study of 1987.



Township-owned open space and adjacent neighborhood in the northeast portion of the Township, off of West Chester Road.

## Part 14 –Natural Resources Protection Standards

**Section 27-1401.1(B): Purpose.** Protect identified natural resources within the Township in accordance with the following goals and objectives of the East Fallowfield Township Open Space, Recreation, and Environmental Resources Plan (1993).

- Preserve floodplains, wetlands, and other hydrological resources and identify additional ordinance provisions which address the protection of environmentally sensitive water resources, such as wetlands and wetland margins.
- Preserve areas of steep and very steep slopes and strengthen ordinance provisions to minimize disturbance of steep slopes and require mitigation measures for development of steep slopes.
- Preserve wooded areas of the Township and identify ordinance provisions which address the removal of trees, tree replacement, and tree protection.
- Preserve agriculture as a viable industry and as a desirable open space land use.

### *Floodplain*

**Section 27-1402.2:** A floodplain is a relatively flat or low area adjoining a river, stream, or watercourse which is subject to partial or complete inundation, or an area subject to the unusual and rapid accumulation or runoff of surface areas.

**Floodplain Resource Protection Standards.** Areas identified as being within the boundaries of the floodplain shall not be regraded, filled, built upon, channeled, or otherwise altered or disturbed except in conformance with Part 15, “Flood Hazard District,” of this chapter.

### *Steep Slopes*

**Section 27-1402.3:** Steep slopes are areas where the average slope equals or exceeds 15%.

**Steep Slope Resource Protection Standards.** Steep slope areas, whether natural or man-made, shall be preserved in their existing state whenever possible. Where construction of roads, buildings, driveways, or infrastructure cannot be avoided, disturbance shall be kept to the minimum necessary and, in no case, shall it exceed the following permitted disturbance limits:

- Moderately Steep Slopes (15% to 25% grade) — no more than 30% of moderately steep slopes shall be regraded, cleared, built upon, or otherwise altered or disturbed.
- Very Steep Slopes (Greater than 25% grade) — areas identified as very steep slopes shall not be regraded, cleared, built upon, or otherwise altered or disturbed except for the following purposes when approved as a conditional use. In no case shall these permitted activities disturb more than 15% of very steep slopes.

### *Wetlands / Groundwater*

**Section 27-1402.4:** Wetlands are those areas inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, ponds, lakes, and similar areas.

**Wetlands Resource Protection Standards.** Any applicant proposing a use, activity, or improvement which would entail the regrading or placement of fill in wetlands shall provide the Township with proof that the Pennsylvania Department of Environmental Protection (Southeast Regional Office) and the U.S. Army Corps of Engineers have been contacted to determine the applicability of state and federal wetland regulations. The applicant shall concurrently provide to the Township a copy of the application and any other wetlands information submitted to PaDEP and the U.S. Army Corps of Engineers.

Wetlands shall not be regraded, filled, piped, diverted, channeled, built upon, or otherwise altered or disturbed except where state or federal permits have been obtained.

**Section 27-1402.9(C):** Groundwater. The use of pervious areas for on-site rainfall infiltration shall be maximized and stormwater Best Management Practices (BMPs) that first manage stormwater by dispersing runoff as sheet flow over pervious areas or into infiltration BMPs (i.e., routing runoff as sheet flow through forested riparian buffers, into wetlands, rain gardens, level spreaders, etc.) shall be incorporated into proposed developments wherever applicable. Water quality BMPs shall be implemented to remove pollutants from the runoff of the first one inch of rainfall prior to release of stormwater to surface water bodies.

## *Watercourses/Riparian Buffers*

**Section 27-1402.6:** A riparian buffer is an area of trees and other vegetation adjacent to a watercourse that forms a transition area between the aquatic and terrestrial environment. The riparian buffer is designed to intercept runoff from upland sources for the purpose of mitigating the effects of nutrients, sediment, organic matter, pesticides, or other pollutants prior to entry into surface waters. For the purposes of this chapter, the riparian buffer shall be divided into two zones: ZONE ONE: INNER RIPARIAN BUFFER — This zone begins at each edge (i.e., the sloping banks of the stream) of an identified watercourse and occupies a margin of land with a minimum width of 35 feet measured horizontally on a line perpendicular to the edge of the water at the top of the defined bank. ZONE TWO: OUTER RIPARIAN BUFFER — This zone begins at the outer edge of Zone One and occupies a minimum width of 45 feet in addition to Zone One.

A watercourse is a channel or conveyance of surface water having defined bed and banks, whether natural or artificial, with perennial or intermittent flow.

**Riparian Buffer Resource Protection Standards.** Except as noted, no woodland disturbance or other land disturbance shall be permitted within the Zone One Riparian Buffer. Permitted uses include: provision for unpaved trail access and vegetation management in accordance with an approved landscape plan or open space management plan. Except as noted, no more than 20% of a Zone Two Riparian Buffer shall be regraded, filled, built upon, or otherwise altered or disturbed. Those activities permitted in the Zone One Riparian Buffer shall be permitted in the Zone Two Riparian Buffer and shall not be counted towards the 20% disturbance allowance.

**Section 27-1402.9: Groundwater.** The use of pervious areas for on-site rainfall infiltration shall be maximized and stormwater Best Management Practices (BMPs) that first manage stormwater by dispersing runoff as sheet flow over pervious areas or into infiltration BMPs (i.e., routing runoff as sheet flow through forested riparian buffers, into wetlands, rain gardens, level spreaders, etc.) shall be incorporated into proposed developments wherever applicable. Water quality BMPs shall

be implemented to remove pollutants from the runoff of the first one inch of rainfall prior to release of stormwater to surface water bodies. Water quality stormwater BMPs shall be implemented to remove pollutants from stormwater discharges originating from land uses with potential for very high pollutant loadings (“hotspots”) prior to infiltration to the groundwater.

## *Woodlands*

**Section 27-1402.7:** Woodlands consist of a tree mass or plant community in which the tree species are dominant or codominant and the branches of the trees form a complete, or nearly complete, aerial canopy.

**Woodlands Resource Protection Standards.** Unless undertaken as an approved timber harvesting operation conducted in compliance with the required logging plan, no more than 35% of woodlands shall be regraded, cleared, built upon, or otherwise altered or disturbed for residential uses and no more than 50% of woodlands shall be regraded, cleared, built upon or otherwise altered or disturbed for nonresidential uses. Protection of Woodlands to Remain On-Site. Woodlands and other vegetation that are to remain on the site shall be identified on the plan and protected in accordance with the provisions of § 22-630, Subsection 2E, of the Township Subdivision and Land Development Ordinance [Chapter 22].

## *Prime Agricultural Soils*

**Section 27-1402.8:** Prime Agricultural Soils are soils which, due to their suitability for cultivation and agricultural use, have been classified by the U.S. Department of Agriculture as being in capability units I, II, or III.

**Prime Agricultural Soils Resource Protection Standards.** Where the following soils are located within the Agricultural Preserve Area as designated on the Future Land Use Map of the East Fallowfield Township Comprehensive Plan (1999, as amended) and within the RA Rural Agricultural District of this chapter, the following standards shall apply:

- Class I Agricultural Soils: no more than 10% of these soils shall be disturbed except for agricultural purposes.
- Class II Agricultural Soils: no more than 15% of these soils shall be disturbed except for agricultural purposes.
- Class III Agricultural Soils: no more than 20% of these soils shall be disturbed except for agricultural purposes.

## Part 15 –Flood Hazard District

**Section 27-1501.1: Intent.** The intent of this Part is to:

- Encourage the utilization of appropriate construction practices in order to prevent or minimize flood damage in the future.
- Minimize danger to public health by protecting water supply and natural drainage.
- To regulate uses, activities, and development which will cause unacceptable increases in flood heights, velocities, and frequencies.

### Section 27-1501.2: Applicability.

For the purposes of this chapter, the Flood Hazard District shall be an overlay to the existing underlying districts as shown on the East Fallowfield Township Zoning Map and, as such, the provisions of the Flood Hazard District shall be imposed in addition to the requirements of the underlying zoning district(s). In the event that a conflict exists between the overlay and underlying districts, the more restrictive provisions shall apply.

No structure shall be constructed and no existing structure shall be enlarged, converted, relocated or structurally altered, and no area shall be graded, filled, or excavated, in any Flood Hazard District, except in full compliance with the terms and provisions of this Part and other applicable regulations.

## Part 17 –Supplemental Regulations

### Recreational Facilities

**Section 27-1721.1:** The following standards shall apply to the establishment of any recreational facilities when permitted by this chapter:

**Permitted Uses.** Recreational facilities may include nonprofit facilities including, but not limited to, parks, playfield, playground, arboretum, conservation area, wildlife sanctuary, winter sport, swimming pool, boating, horseback riding, fishing, foot, bicycle and bridle path, picnic area, tennis and other racquet game court or any similar use characteristically identified with open space, and of a noncommercial nature, but in accordance with the following development standards:

- Impervious tract coverage for the use shall not exceed 15% of the lot area, including pedestrian or bicycle paths.
- Any improvement such as a building or structure, including impervious cover, foot or bicycle paths and unnecessary accessways, shall be no closer than 100 feet to any lot.



East Fallowfield Township Community Park

## Part 24 –Historic Preservation

**Section 27-2401.1: Declaration.** It is hereby declared as a matter of public policy that the preservation and protection of buildings, structures, and sites of historic, architectural, cultural, archeological, educational, and aesthetic merit, e.g., historic resources, are public necessities and are in the interests of the health, prosperity, and welfare of the citizens of East Fallowfield Township. It is the intent of this Part to provide a comprehensive framework for the preservation of historic sites, objects, buildings, structures, and districts in East Fallowfield Township.

**Section 27-2401.2: Purposes.** The purposes of this Part are:

- To authorize the East Fallowfield Historical Commission to continue to serve as an advisory body to the Board of Supervisors, and to assist the Board of Supervisors in implementing this Part.
- To establish a clear process by which proposed land use changes affecting historic resources can be reviewed by the Township.
- To mitigate the negative effects of proposed changes on historic resources.
- To encourage the continued use of historic resources and facilitate their appropriate reuse.
- To encourage the preservation of historic settings and landscapes.
- To discourage the unnecessary demolition of historic resources.



The People's Hall, built in 1845 as a meeting place for the East Fallowfield Anti-Slavery Society

## SALDO

### *Part 5 –Plan Requirements*

#### *Park, Open Space and Recreation Areas or Payment of a Fee in Lieu of Dedication of Land for Such Purposes*

**Section 22-508.2:** Subdividers and land developers shall be required to provide or reserve areas for facilities normally found in residential neighborhoods, including open space, parks, playgrounds, and playfields. Areas provided or reserved for such community facilities shall be adequate to provide for building sites, landscaping and off-street parking appropriate to the types of facilities required or likely to be developed in the future. Prior to the preparation of recordable plans, subdividers and land developers shall review with the Township Planning Commission the minimum standards for various community facilities applicable to the tract being subdivided.

**Section 22-508.3:** In residential subdivisions or land developments which are proposed to contain, or by re-subdivision could contain, 10 or more residential units, the developer shall be required to set aside, design and develop for park, open space and recreation area(s) (hereinafter called “POR”) for use of the residents within the development.

**Section 22-508.4:** In residential subdivisions proposed to contain fewer than 10 dwelling units, or in those residential subdivisions where application of the requirements and/or standards of Subsection 1 or 3 is impracticable, or in those instances in which the Board of Supervisors, in the exercise of its discretion, shall determine, this section requires the payment of a fee in lieu of the dedication of the minimum acreage of open space otherwise required by application of Subsection 1 of this section.

**Section 22-508.5:** The amount of any fee in lieu of land for POR areas shall be a flat fee based upon the number of dwelling units proposed to be created by the subdivision or land development. Such fee shall be fixed from time to time by the Board of Supervisors in a resolution designated for that purpose.

### *Part 6 –Design Standards*

#### *Sidewalks*

**Section 22-616.1:** Sidewalks may be required on both sides of the street in subdivisions and land developments where curbs are required. Sidewalks may be required on only one side of the street in subdivisions or land developments if there are residential or commercial lots on only one side of the street.

**Section 22-616.2:** Sidewalks shall be required in any subdivision or land developments where it is in the public interest, as determined by the Board of Supervisors, to continue sidewalks that are existing in adjacent developments, or to provide access to community facilities or to ensure safety of pedestrians with respect to existing and/or projected traffic.

**Section 22-616.3:** Sidewalks shall be provided along all new streets and parking lots or areas located in developments unless it can be demonstrated to the satisfaction of the Board of Supervisors that pedestrian traffic does not follow or mix with vehicular traffic.

#### *Stormwater Management*

**Section 22-622.H:** In order to improve the quality and general utility of stormwater management plans, subdivision and land development and building construction shall be planned, designed, and constructed only in conformance with the following principles:

1. Erosion and sediment control and stormwater management control facilities shall be incorporated into all building site designs and the overall design of any subdivision or land development or improvement in such ways that they may serve multiple purposes such as wildlife areas, recreational areas, fire prevention ponds.
2. The natural infiltration and water resource potentials shall guide design, construction, and vegetation decisions.
3. Existing trees and shrubs shall be preserved and protected to the maximum extent possible.
4. All natural streams, channels, drainage swales, and areas of surface water concentration shall be maintained in their existing condition except where changes can be justified on the basis of other design standards of this chapter.



### *Design Standards for Land Development*

**Section 22-625:** In the case of any land development or nonresidential subdivision, the Board of Supervisors may require compliance with the following design standards contained in the East Fallowfield Zoning Ordinance:

- A. Landscaping and Buffering.
- B. Access and Traffic Control.
- C. Frontage Development.
- D. Interior Circulation.
- E. Lighting.

### *Public Facilities and Open Space*

**Section 22-627.1:** In subdivisions other than planned residential developments, the Township Planning Commission shall consider the need for suitable open areas for recreation as stipulated in the East Fallowfield Zoning Ordinance and shall make recommendations thereon. The Board of Supervisors may require provision for open space be included in the plan in accordance with provisions of this section. Such areas may be retained in private ownership by an association of home owners in the subdivision, or may, at the option of the developer and with the permission of the Township, be dedicated for public use.

**Section 22-627.2:** In designating areas for open space use, within subdivision plan, whether to be dedicated to the Township or to be retained, in the private ownership, the following criteria shall be applied by the developer and the Township:

- A. Designated open space shall be consistent with the Township's Comprehensive Plan.
- B. Open space areas shall be consistent with the needs of the future residents of the proposed subdivision and shall be located so as to be easily accessible by said residents.
- C. Open space areas should include both active recreation area for all age groups and, particularly where the site includes a watercourse or hilly or wooded areas, land which is left in its natural state.

### *Conservation of Woodlands, Hedgerows and Specimen Vegetation*

Section 22-630.1: Purpose. This section is intended to further the objectives of this chapter by promoting conservation of woodland, hedgerow, and specimen vegetation throughout the Township through establishment of specific limitations to land development activities, replacement requirements, and management planning provisions.

Section 22-630.2(A): Limitations to Woodland Disturbance. Applicants shall make all reasonable efforts to harmonize their plans with the preservation of existing trees. Woodland disturbance, including alteration or removal of any hedgerows, shall be minimized. No portions of tree masses or trees with eight-inch or greater dbh shall be removed unless clearly necessary to effectuate the proposed development.

# Natural Inventory

## Geology

Bedrock geology is rarely visible, and its influence on natural features may often be overlooked. Bedrock geology is the foundation of an area and, along with local hydrology, is responsible for changes in elevation, steep slopes, and location of waterways. Geology and soil types are relevant and important factors, as they can impact stormwater management, infiltration rates, and vegetation that will grow in certain areas.

Bedrock geology also influences plant communities and soils. Bedrock or parent material has a great influence on the type of soil formed. Chester County is located in the Piedmont Physiographic Province. The County is sited primarily in the Piedmont Upland Section, and East Fallowfield Township is almost entirely within this section. The Piedmont Upland is topographically characterized by broad, rounded to flat-topped hills and shallow valleys and is comprised mainly of schist, gneiss, quartzite, and some saprolite; the bedrock found in East Fallowfield is comprised of schist, a metamorphic rock. A band of the Piedmont Lowland Section runs in a southwest/northeast direction through the County; this band is immediately to the north of East Fallowfield Township, where it roughly “rides” the Township’s northern boundary line, barely entering Township bounds at the northwestern corner and in the Newlinville section. The Piedmont Lowland Section is topographically characterized

by broad, moderately dissected, karst valleys separated by broad, low hills and is comprised dominantly of limestone and dolomite, with some phyllitic shale and sandstone. The portion of this Section adjacent to and within the Township consists of limestone or dolomite bedrock.

### *Geologic Formations*

#### *Octoraro Formation*

Includes albite-chlorite schist, phyllite, some hornblende gneiss, and granitized members.

#### *Peters Creek Schist*

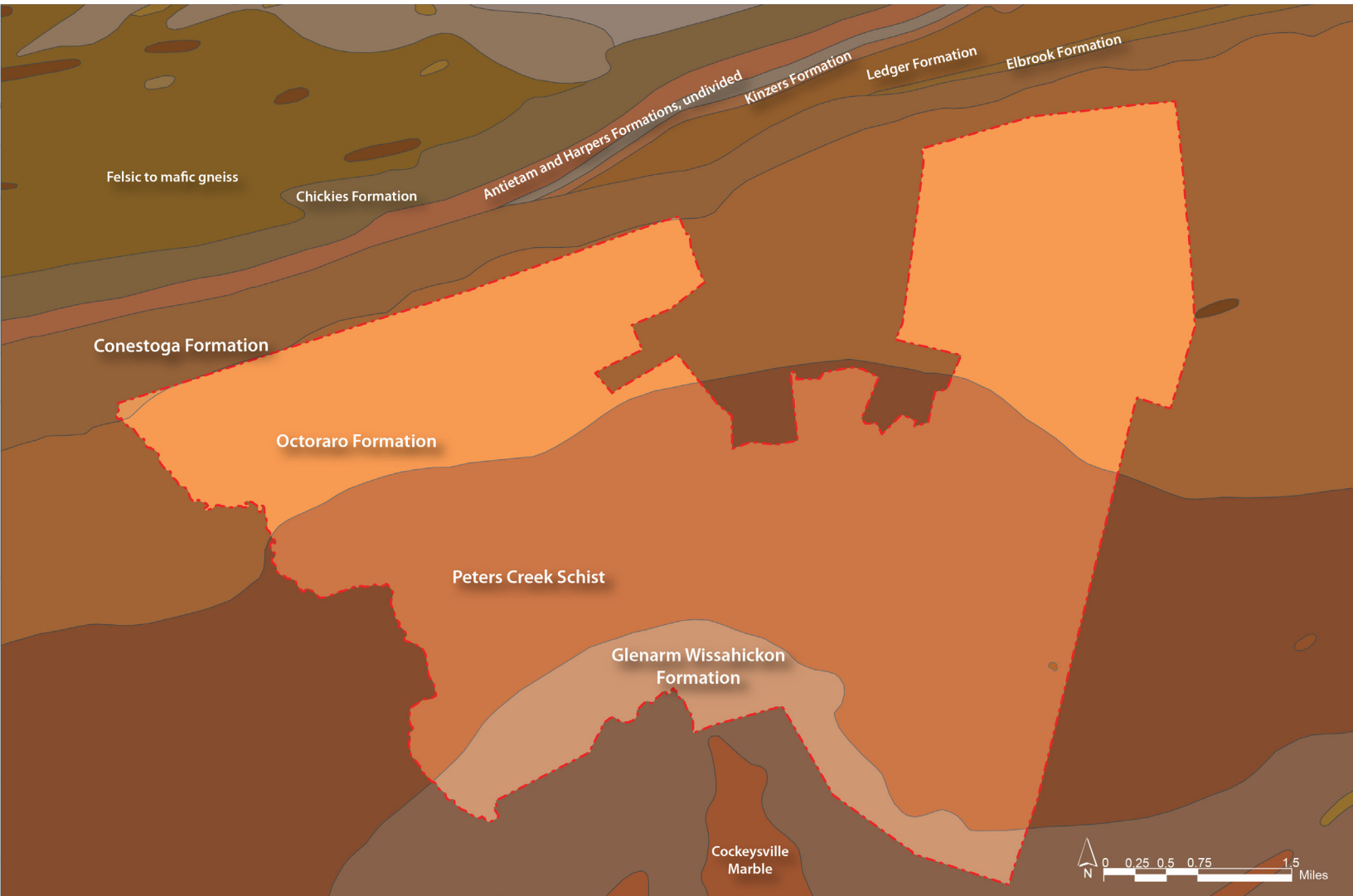
Chlorite-sericite schist containing interbedded quartzite.

#### *Glenarm Wissahickon Formation*

Lithologically similar to oligoclase-mica schist of the Wissahickon Formation (PZw), but also includes lenticular amphibolite bodies having ocean-floor basalt chemistry.

#### *Conestoga Formation*

Light-gray, thin-bedded, impure, contorted limestone having shale partings; conglomeratic at base; in Chester Valley, includes micaceous limestone in upper part, phyllite in middle, and alternating dolomite and limestone in lower part.



Geology



Soils

LEGEND

- Prime Farmland
- Farmland of Statewide Importance
- Hydric Soils
- Other

## Soils

### *Prime and Important Agricultural Soils*

Agricultural soils are measured based on fertility, depth to bedrock and groundwater, texture, temperature, water supply, erodibility, and slope. Based on these characteristics, soils are classified as prime farmland or farmland of statewide importance. Prime farmland has the best combination of chemical and physical characteristics to support high yields of food, feed, forage, fiber, and oilseed crops with little management. Farmland of statewide importance generally include those lands that are nearly prime, and may even produce as high a yield as prime farmlands in favorable conditions.

A large percentage of the land in East Fallowfield Township has soils that are classified either as prime farmland or farmland of statewide importance. These soils are distributed throughout the Township. Over one-third of East Fallowfield is considered to be prime farmland, and over one-quarter is farmland of statewide importance.

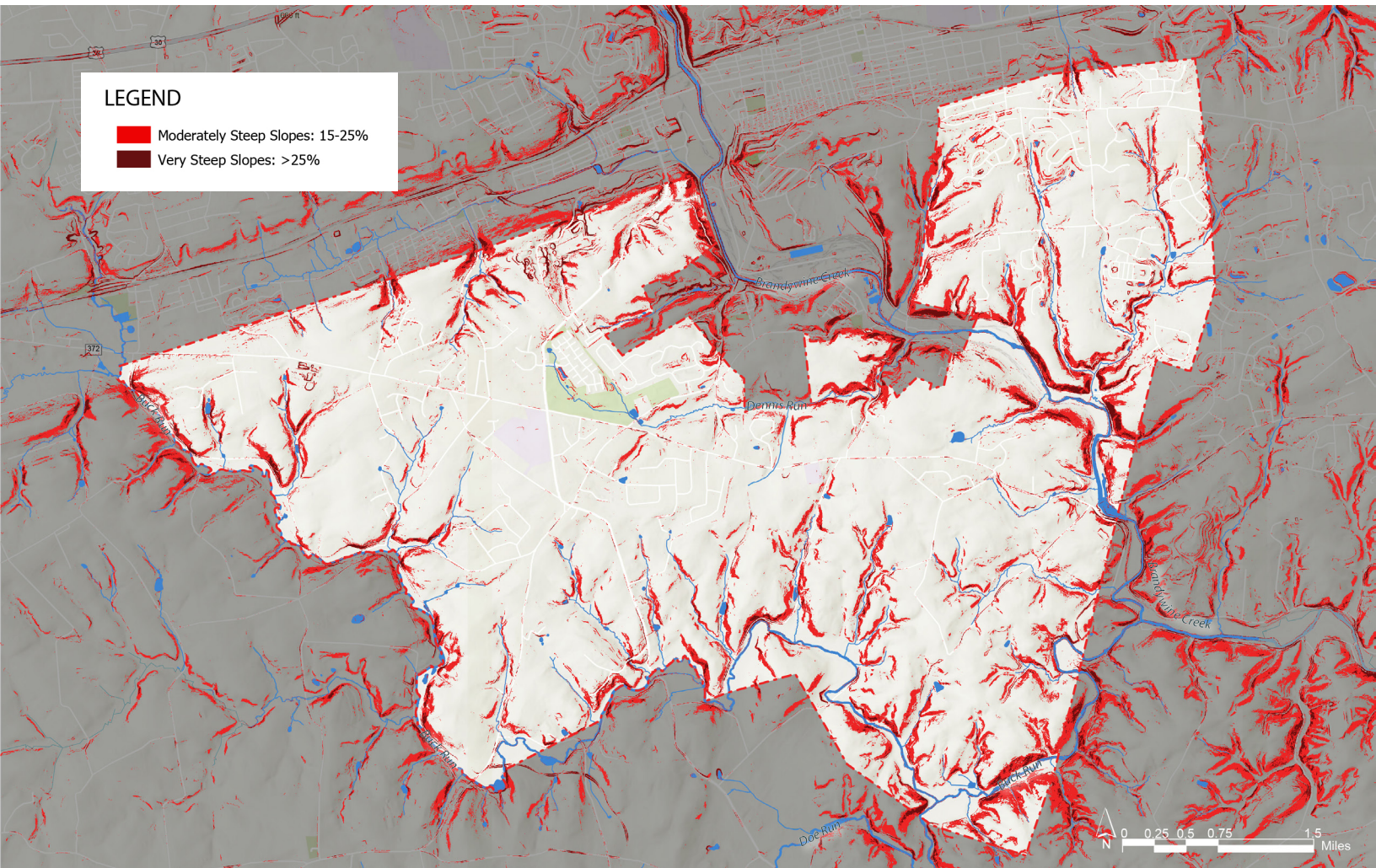
### *Hydric Soils*

Hydric soils are typically periodically wet soils in an undrained condition that often support the growth of wetland vegetation. Some hydric soils are found in drained conditions and will not exhibit wetland vegetation; one example of this situation is hydric soil that has been drained for agricultural use. Soils with major hydric components are a conservative indicator of wetlands. Other soils have hydric components in limited settings, such as depressions, bottom lands, swales, drainage ways, and alluvial soils. These soils have a high water table and frequently pond.

East Fallowfield Township has several areas of hydric soils. For the most part, they correspond to the water bodies in the Township: portions of Buck Run, Dennis Run, Brandywine Creek West Branch, and their tributaries, including areas of the Township Community Park. There is one significant area of hydric soil not associated with an “official” stream; it is along Route 82 in Newlinville, in the area of the stream that daylight into a parking lot, causing flooding issues (as noted in the Newlinville Village Master Plan).

### *Alluvial Soils*

Related to hydric soils, alluvial soils are frequently, but not always, located within a floodplain. These soils have been deposited by flowing water and are not stable because of their texture and composition. The presence of alluvial soils is only one indicator of a floodplain. Changes in the tributary drainage area or slope of the adjacent stream may create a floodplain that is either larger or smaller than the area of alluvial soils. Also, alluvial soils do not indicate the probability of recurrence of a flood (for example, a 100-year flood). An important aspect of alluvial soils is that they often form aquifer recharge.



## Steep Slopes

### *Topography & Steep Slopes*

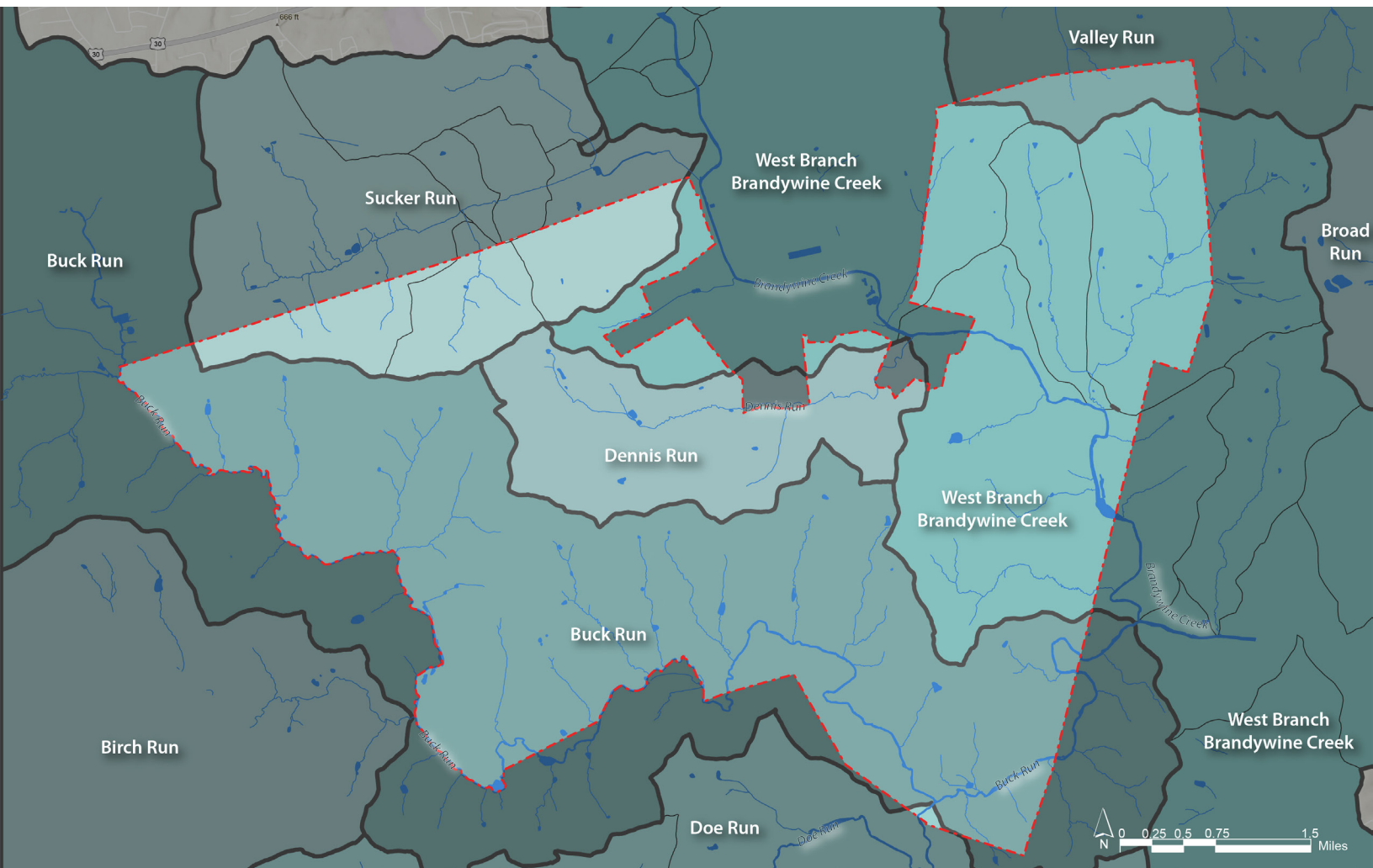
Topography and steep slopes are naturally occurring, and are results of geology, hydrology, and manmade development. Topography limits development, and steep slopes (slopes over 15%) are classified as environmentally sensitive.

The East Fallowfield Zoning Ordinance has two classifications for steep slopes:

- Moderately Steep Slopes: 15 to 25 percent,
- Very Steep Slopes: greater than 25 percent.

As slope increases, the depth of topsoil and the ability of the soil to support structures decrease. Steep slopes have a combination of vegetation, climate, soil, and underlying geology which will differ from the surrounding area. Environmental sensitivity of steep slopes is different than in lowland areas. Especially if vegetation is removed from steep slope areas, erosion is a likely result which will lead to increased stormwater runoff and sedimentation.

East Fallowfield Township has several steep slope areas. Steep slopes are located in all parts of the Township but are more specifically located along several water bodies: Brandywine Creek West Branch, Buck Run, Dennis Run, and tributaries.



## Watersheds

### Watersheds

A watershed is an area that drains all rainfall to a common outlet, stream, or conveyance channel. Surface water moves across East Fallowfield Township, eventually making its way to the Christina River via the following watersheds and sub watersheds:

- West Branch Brandywine Creek
- Sucker Run (flows to West Branch Brandywine Creek)
- Buck Run (flows to West Branch Brandywine Creek)
- Dennis Run (flows to West Branch Brandywine Creek)
- Doe Run (flows to West Branch Brandywine Creek)
- Valley Run (flows to East Branch Brandywine Creek)

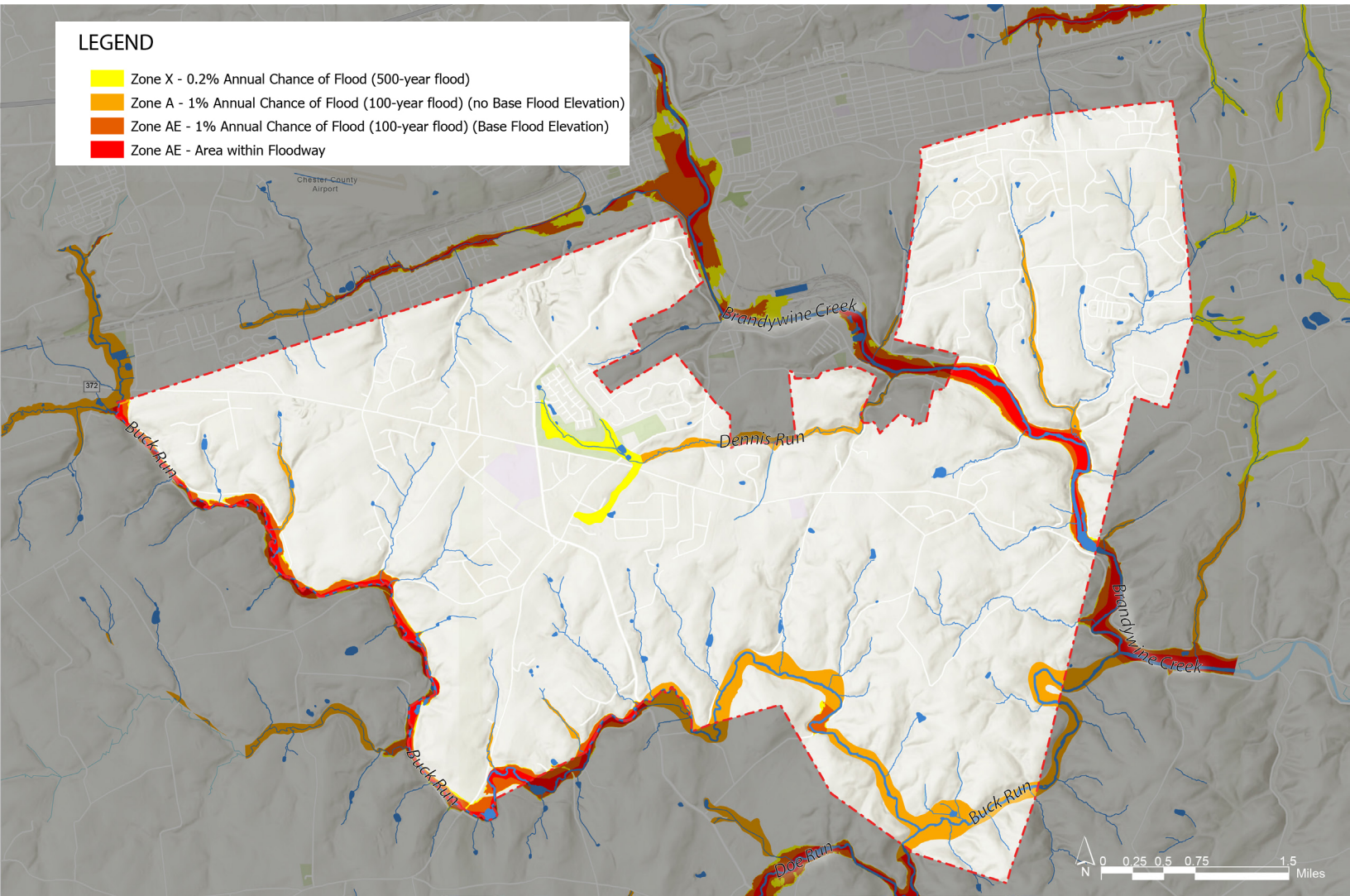
Stormwater may run across impervious surfaces during periods of heavy rain and snowfall. Impervious surfaces are paved surfaces and structures through which water cannot infiltrate, i.e.: sidewalks, driveways, roadways, parking lots, buildings/

rooftops, etc. These surfaces usually convey rainwater into storm drains but can also discharge overland into lands that may be classified as pervious (or able to infiltrate water).

East Fallowfield Township is within the Christina River watershed. Within the Christina River Watershed are several smaller sub watersheds. The largest is the Brandywine Creek West Branch along the eastern and north-central portion of the Township, into which most other sub watersheds in the Township drain. Buck Run drains much of the western and southern part of the Township, south of Strasburg Road. Dennis Run drains much of the central portion of the Township, and Sucker Run the northwestern portion. A very small portion of the Doe Run sub watershed is within the Township's southern boundary. Valley Run drains the northeastern-most portion of the Township and is the only sub watershed within the Township which contributes to the Brandywine Creek East Branch.

**LEGEND**

- Zone X - 0.2% Annual Chance of Flood (500-year flood)
- Zone A - 1% Annual Chance of Flood (100-year flood) (no Base Flood Elevation)
- Zone AE - 1% Annual Chance of Flood (100-year flood) (Base Flood Elevation)
- Zone AE - Area within Floodway



Hydrology and FEMA Floodplains



## Hydrology

### Streams

Streams, rivers, and waterways play important historic, recreational, and environmental roles for people who live in the region. The following waterways run through or adjacent to East Fallowfield Township:

- West Branch Brandywine Creek and tributaries
- Buck Run and tributaries
- Dennis Run and tributaries
- Doe Run and tributaries
- Sucker Run and tributaries
- Valley Run and tributaries

### Floodplains

Floodplains are low lying areas next to streams, rivers, or waterways that are subject to periodical complete or partial flooding during rain events. Floodplains are meant to flood as part of the hydrologic cycle. The boundaries of floodplains are typically irregularly shaped and often meander through communities, unseen. Flooding under normal circumstances is not dangerous, but when development approaches these areas, the risk of damage and possible loss of life increases. When these areas are naturally vegetated, it can help trap and reduce the amount of suspended sediment from upland runoff that would otherwise reduce water quality and impair aquatic habitat. Having a healthy floodplain will also create better downstream conditions while storing large amounts of water which help replenish aquifers. Regulations protect these important areas and help to protect people from property damage and loss of life.

The Federal Emergency Management Agency (FEMA) produces flood zone maps to identify floodways, 100-year flood zones, and 500-year flood zones. These areas are identified on the Hydrology Map. “100-year flood” does not mean that a rain event that will cause flooding will only happen every 100 years, but rather that there is a one percent (1%) chance that flooding will occur in a particular location in any given year. A 500-year flood zone has a 0.2% chance of flooding within any given year.

### Water Quality

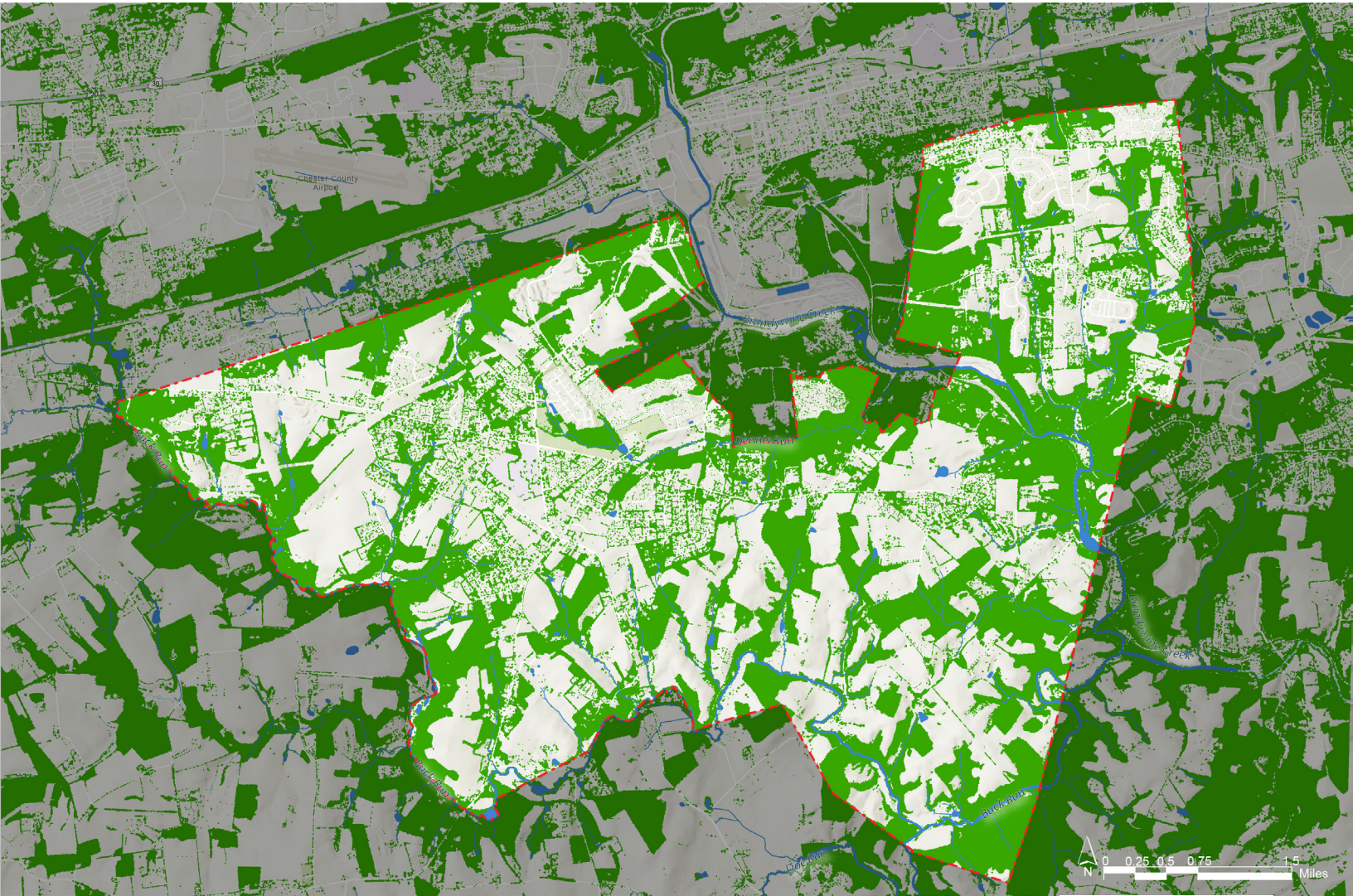
The Federal Clean Water Act requires Pennsylvania to establish water quality standards for all streams and other water bodies in the state. The standards establish criteria that need to be met to protect designated water uses. This means that the streams are evaluated periodically to ensure that the water quality standards that are associated with the uses are met. The higher the standards, the higher the waterway’s value for protection and propagation of aquatic life and, hence, the higher the stream quality.

Below is the federal government’s list as it is used in Chester County, including a summary of what the water quality criteria are based on. The list is prioritized from the lowest designation (WWF) to the highest (EV).

- WWF Warm Water Fishes — Maintenance and propagation of fish species and additional flora and fauna that are indigenous to a warm water habitat.
- CWF Cold Water Fishes — Maintenance and/or propagation of fish species, including the family Salmonidae, and additional flora and fauna that are indigenous to a cold water habitat.
- TSF Trout Stocking Fishes — Maintenance of stocked trout from February 15 to July 31 and maintenance and propagation of fish species and additional flora and fauna that are indigenous to a warm water habitat.
- MF Migratory Fishes - Passage, maintenance and propagation of anadromous and catadromous fishes and other fishes which move to or from flowing waters to complete their life cycle in other waters.
- EV Exceptional Value Water — A stream or watershed that constitutes an outstanding national, state, regional, or local resource, such as waters of national, state, or county park or forests, or water that is used as a source of unfiltered potable water supply, or waters of wildlife refuges or state game lands, or water that has been characterized by the Fish Commission as “Wilderness Trout Streams,” and other waters of substantial recreation or ecological significance.

Waterways in East Fallowfield have been designated:

- Unnamed Tributaries: EV (in the northeastern portion of the Township), WWF, CWF, MF
- West Branch Brandywine Creek: WWF, MF
- Dennis Run: WWF, MF
- Sucker Run: WWF, MF



Tree Canopy Cover

LEGEND

 Tree Canopy Cover

## Woodlands & Greenways

### Woodlands

Chester County is primarily considered part of the Mixed Oak Forest Region, which extends from northern Georgia to southern New England. Before modern times, this region was known as the Oak-Chestnut region. However, the chestnut blight was introduced to the area in 1904; it obliterated the American chestnut, which was a dominant species of this forest-type. Today, little to none of the original forest cover exists in the County, due to clearing for agriculture and development, and even remaining forests have been logged at least once for fuel and lumber.

Today, tulip poplars, which were once a minor portion of the forest makeup, have become co-dominant with oak species of the region. The forest understory has become more heavily dominated by native spicebush and viburnums; however, exotic species – such as introduced species of honeysuckle, tree-of-heaven, common privet, autumn olive, winged euonymus, Japanese stilt grass, and garlic mustard – out-compete native species and, in many places, reduce the biodiversity of flora and, therefore, fauna.

Woodlands and hedgerows serve many purposes; woodlands prevent erosion, provide habitat for wildlife, provide buffers for creeks, and offer recreational opportunities for residents. Hedgerows and wooded corridors also prevent erosion and provide cover for wildlife movement, shelter, and migration. Different species of trees attract different types of wildlife. In general, the more diversity of vegetation in an environment, the more species of animals it can support.

The map on the previous page shows the wooded areas in East Fallowfield Township based on information collected from Chester County Planning Commission data. Large portions of Township lands are wooded, especially along waterways.

### Greenways

Greenways are corridors of land that generally parallel creeks and streams. They often have conservation, ecological, cultural, historic, and recreational value. The primary purpose of designating a “Greenway” is to foster the preservation and protection of critical habitats and protect and enhance water quality. Greenways may contain trails and/or allow public access, but not necessarily.

In East Fallowfield Township, they are protected under **§ 27-1402. Protection Standards. Subsection 6. (Watercourses/Riparian Buffers)**. This ordinance regulates land use to ensure natural resources are preserved and protected (see **Zoning and SALDO Summary** earlier in this chapter).

# Significant Historic and Cultural Sites

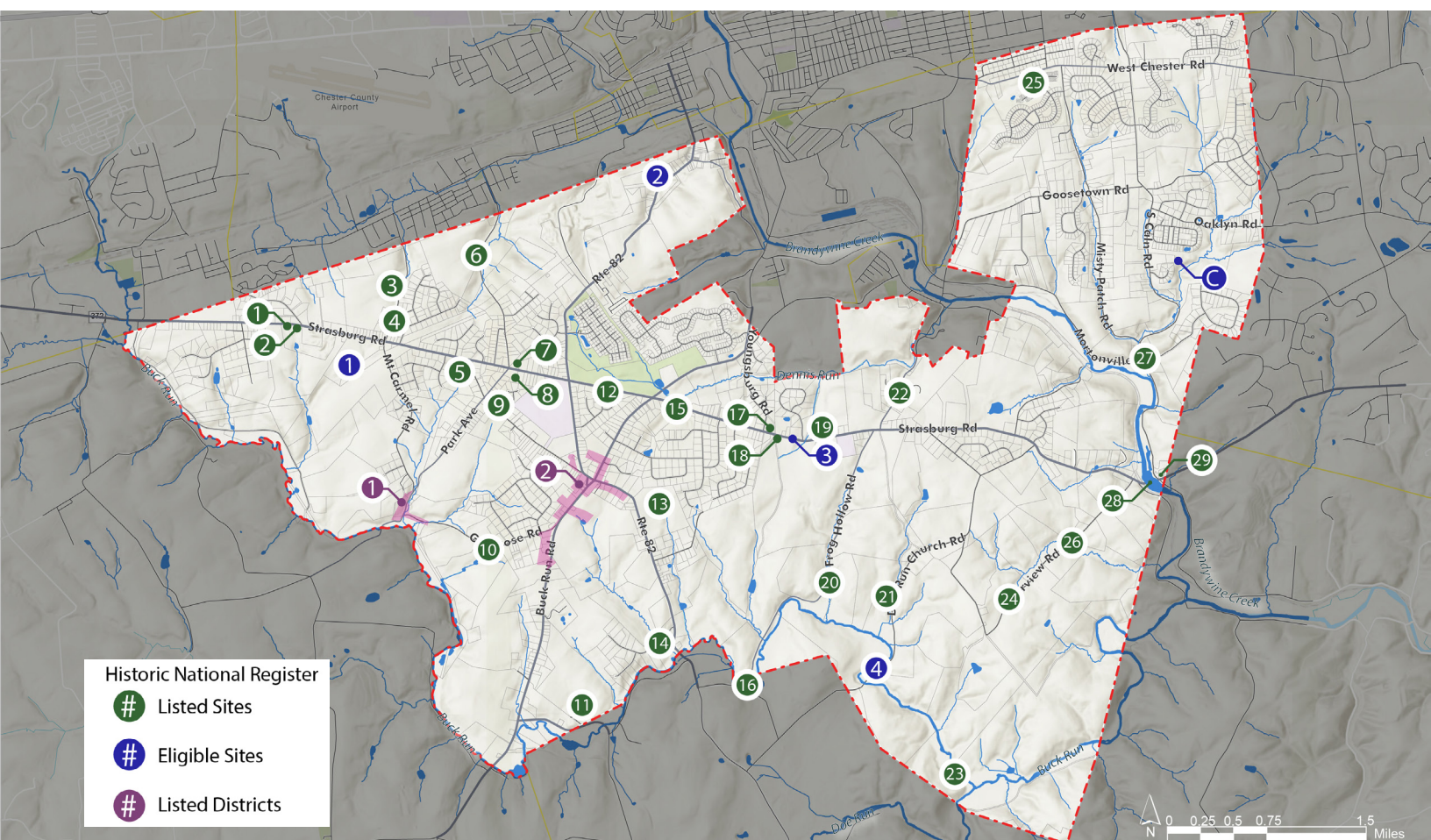
The historic and cultural resources in East Fallowfield Township are important to the community's sense of place and should be protected, preserved, and maintained for present and future generations.

## National Register of Historic Places

Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. Sites within East Fallowfield Township which are either listed or eligible for listing are shown on the National Register of Historic Places Map below and listed to the right:

## National Register Listed Sites

- |                              |  |
|------------------------------|--|
| 1. Dougherty, Philip, House  | 11. Bailey, John, Farm                 |
| 2. Dougherty, Philip, Tavern | 12. Drover's Inn (Jesse Bentley House) |
| 3. Dougherty, Edward, House  | 13. Wentz, John, House                 |
| 4. Scott, David, House       | 14. Pennock, Martha, House             |
| 5. Walton, Asa, House        | 15. Wilson, Robert, House              |
| 6. Scott, Thomas, House      | 16. Speakman No.1 Covered Bridge       |
| 7. Pawling, Isaac, House     | 17. Young, Robert, House               |
| 8. Dehaven, Harry, House     | 18. White Horse Tavern                 |
| 9. Pierce, Lukens, House     | 19. Vaughan, Rev. Joshua, House        |
| 10. Passmore, Mansel, House  | 20. Powell, John, House                |



National Register of Historic Places

## Historic Resource Atlas

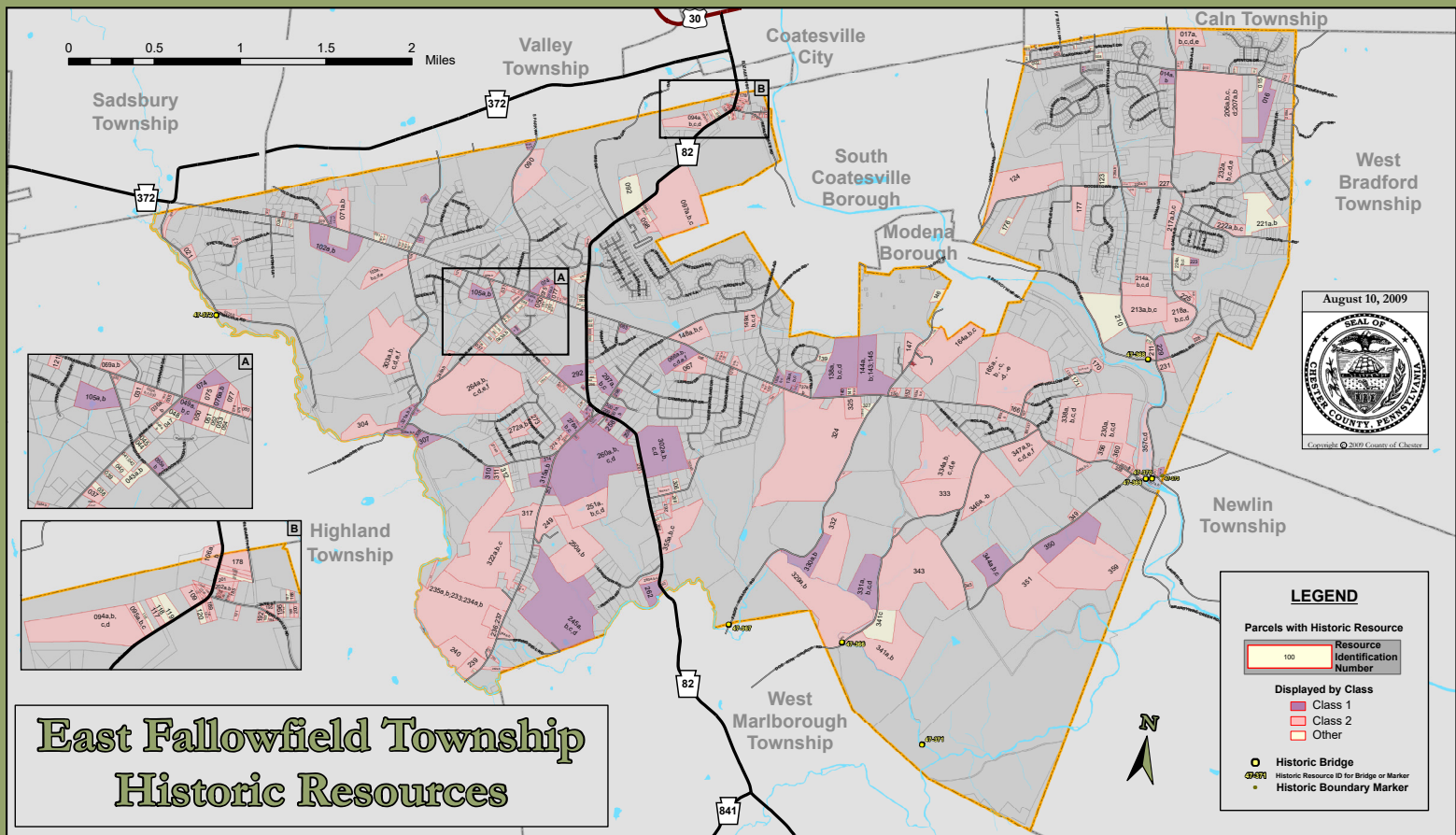
The East Fallowfield Township Historic Resources Map (2009), below, displays parcels in the Township with historic resources, as well as historic bridges. (Source: Chester County Department of Computing and Information Services-Geographic Information Systems Division; Chester County Historic Preservation Network; Chester County Department of Parks & Recreation; Municipal Historic Commissions; East Fallowfield Township Historical Commission).

### Eligible Sites

- |   |                          |
|---|--------------------------|
| 21. Powell Farm                                   | 1. McPeak, Daniel, House |
| 22. Brandywine Building & Loan Assoc. Development | 2. Young Farm            |
| 23. Speakman No.2                                 | 3. Young, Robert, Store  |
| 24. Hanna, John, Farm                             | 4. The Gorden Farm       |

### Listed Districts

- |   |                                |
|---|--------------------------------|
| 25. Gladden, Joseph, House              | 1. Glen Rose Historic District |
| 26. Steen, Robert, House                | 2. Ercildoun Historic District |
| 27. Pusey, Joshua, House                |                                |
| 28. Bridge in East Fallowfield Township |                                |
| 29. Mortonville Hotel                   |                                |



East Fallowfield Historic Resources

## Existing Preserved / Protected Land

Preserved and protected lands in the Township are shown on the map on the following page and described below.

### HOA conserved land

All home owners association conserved lands are located in the northern half of the Township, most of which are in the northeastern section above Mortonville Road.

These lands are managed by their respective residential HOAs and include lawns, natural areas, habitat, wetlands, and stormwater management areas. Some also include informal or earthen trails and can provide opportunities for new recreational activities.

### Brandywine Conservancy Protected Lands

The Brandywine Conservancy holds conservation easements on much of the land in the southern half of the Township. A conservation easement is a tool that limits what can happen or be developed on a site in order to advance conservation goals for the site. Easements are in perpetuity and run with the land (tied to current and future land owners). The Conservancy owns land at the southern tip of the Township, most of which has easements held by Natural Lands Trust and is known as the Laurels Preserve, which is open to members of the Conservancy..

### Agricultural Easements – Protected land use

Several large parcels within the Township have agricultural easements. This is a type of easement that protects farming and farmland. Use of the easement area is limited to agricultural activities and the land is still controlled by the land owner.

### Township-Owned Protected Open Space

#### *East Fallowfield Township Community Park*

Community Park is the sole municipal-owned active recreational facility in the Township. It is approximately 105 acres and was built on the site of the old Strunk Chainsaw factory. The Park contains one playground, two pavilions, an informal play field, a pond, mown meadow, 29 parking spaces and five miles of trails made up of a combination of asphalt, earthen, grass, cinder/mulch and boardwalk surfaces. In addition to the pond, wetlands are present and Dennis Run flows through the Park. A footbridge crosses the wetlands near the pond and two small

bridges cross Dennis Run in the western section of the Park to connect the grass trails to the woodland trails. These bridges were constructed as part of local Eagle Scout projects.

#### *Goosetown Road Parcel*

This 33.7 acre site is located along Goosetown Road near Woodward Road. The site is characterized by very steep slopes (over 25% slope), prime agricultural soils and is mostly covered by woodlands. It is adjacent to residential development and direct access is extremely limited. Due to the difficulty in accessing this site and the steep terrain within, any future recreational potential is limited to rugged trails, some parking, and ecological benefit.

#### *West Chester Road Parcel*

This 31 acre site is located along West Chester Road next to the Brinton Station neighborhood. The site contains a tributary to Valley Run, soils of statewide agricultural importance, mown fields, and walking paths. A little less than half the site is covered by woodlands.

#### *Wilmington Road Parcel*

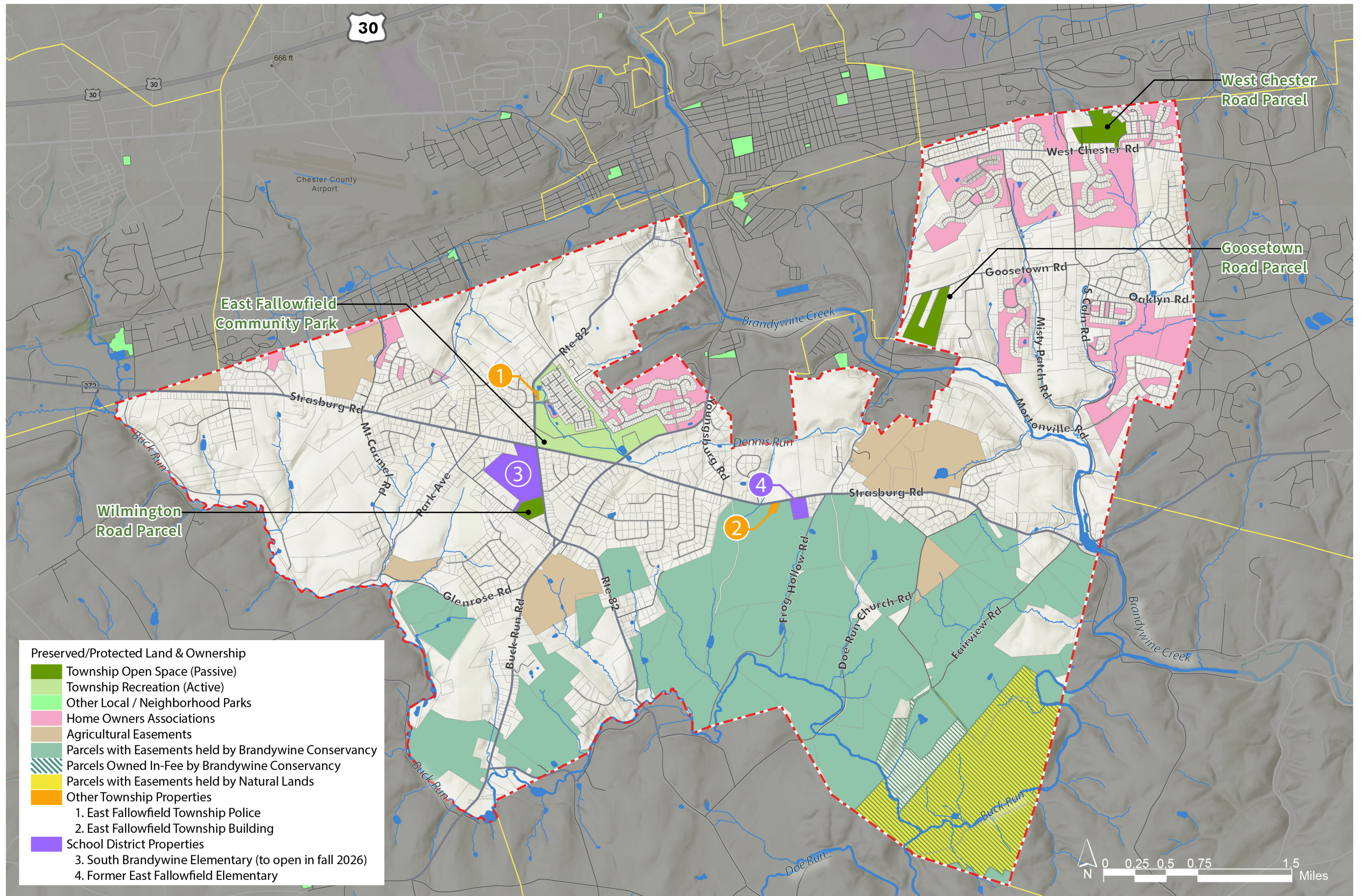
This 10 acre site is located along Wilmington Road, south of the former South Brandywine Middle School. The site is cleared and relatively flat, contains prime agricultural soils, and is adjacent to the Ercildoun Cemetery, part of the Ercildoun Historic District.

### Schools

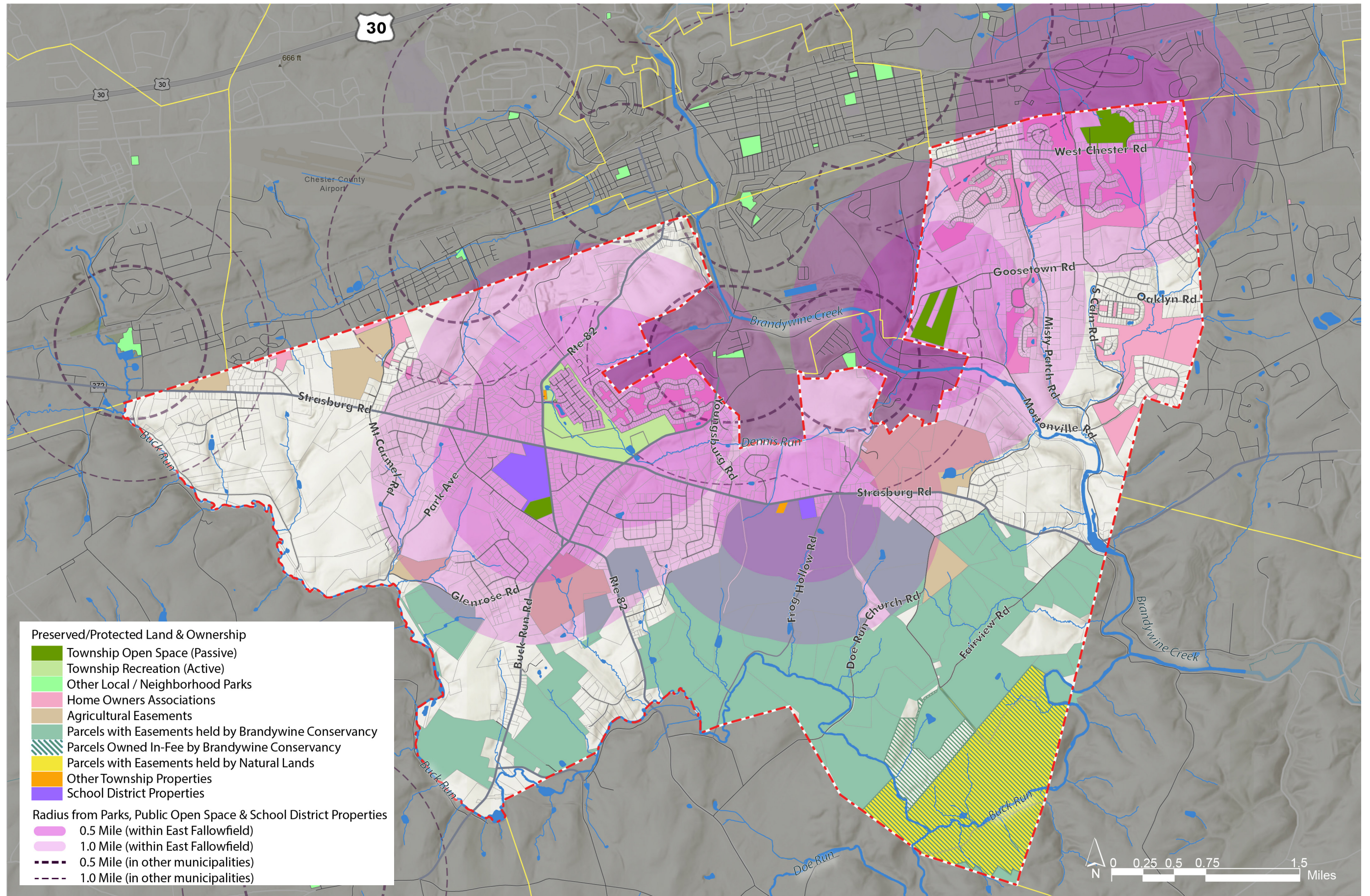
#### *East Fallowfield Elementary School*

East Fallowfield Elementary School is located on Strasburg Road, near the intersection of Strasburg and Frog Hollow Road. The school houses Grades K-5. The school is planned for demolition as part of a comprehensive facilities plan of the Coatesville School District.

The comprehensive facilities plan also includes plans for a new South Brandywine Elementary School, located at the site of the former South Brandywine Middle School at the intersection of Strasburg and Doe Run Roads. The school is scheduled to open in Fall 2026. Proposed recreational facilities include a baseball field, multipurpose field, and a network of sidewalks that can potentially connect to Community Park to the north and the Wilmington Road parcel to the south.



Preserved / Protected Land & Ownership Map

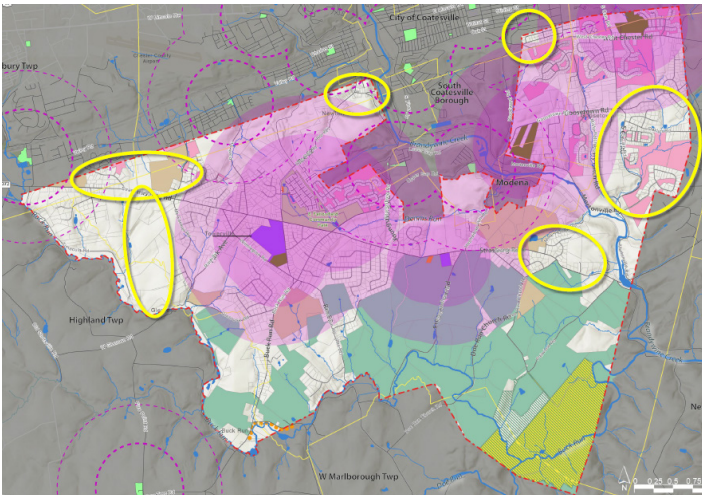




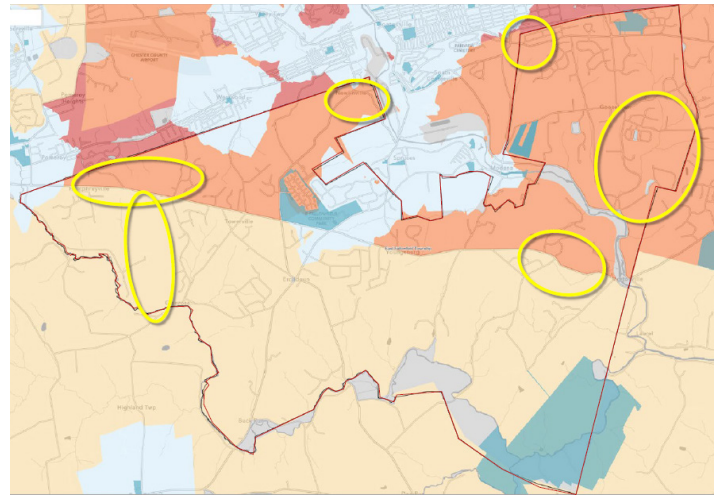
# Recreation Facilities & Open Space Inventory and Analysis

## Service Area Map

The Service Area Map indicates a half-mile and one mile radius area from each park, Township-owned parcel, and School District-owned property, as well as other local and neighborhood parks located outside of the Township. This map demonstrates both areas which may be well-served by these lands (within the service area radii) as well as areas that may not be served, due to the greater distance from these lands/facilities (located in the “service gaps” outside of the service area radii).



Service area gaps are indicated by the yellow circles, highlighting the gaps in the service area half-mile and one-mile radii.



The service area gaps (circled in yellow) are superimposed over the DCNR 10-minute Walk Access Map (see Chapter 1) reinforcing the indication that access to open space is most heavily needed in portions of the northern half of the Township.

## Community Benchmarking

Community benchmarking was completed to evaluate the park system of East Fallowfield Township against communities which are similar to the Township in size and population. East Fallowfield's 2020 population and projected 2045 population were used to determine both current and future recreational needs. A comparison analyzed the amount of recreational space and number of amenities provided, using National Recreation and Parks Association (NRPA) Metrics as a guide. Recreational facilities from six municipalities were used to determine the extent of either deficit or surplus of amenities in the Township. *See charts in the Appendix of this report.*

### Community Benchmarking for Current Needs

In 2020, the population of East Fallowfield Township was 7,626. Municipalities used for benchmarking were:

- Upper Milford Township, Lehigh County, PA – 2020  
Population: 7,777
- London Grove Township, Chester County, PA – 2020  
Population: 8,797
- Providence Township, Lancaster County, PA – 2020  
Population: 6,995
- North Coventry Township, Chester County, PA – 2020  
Population: 8,441
- South Hanover Township, Dauphin County, PA – 2020  
Population: 7,209
- Union Township, Hunterdon County, NJ – 2020  
Population: 6,507

When comparing East Fallowfield's recreational facilities to the average of these benchmark municipalities, the Township lands either at the average or below average. Noted below are the additional facilities that would be needed to meet the average:

- 2 parks
- 191.43 acres of parkland
- 3 baseball/softball/t-ball fields
- 1 basketball court
- 1 biking/hiking trail or walking track
- 1 tennis court
- 2 soccer fields
- 1 volleyball court
- 2 playgrounds

### Community Benchmarking for Future Needs

In 2045, the population of East Fallowfield Township is projected to be 9,769. Municipalities used for benchmarking were:

- East Bradford Township, Chester County, PA – 2020  
Population: 10,339
- Willistown Township, Chester County, PA – 2020  
Population: 11,273
- Lower Swatara Township, Dauphin County, PA – 2020  
Population: 9,531
- Worcester Township, Montgomery County, PA – 2020  
Population: 10,317
- Upper Leacock Township, Lancaster County, PA – 2020  
Population: 8,921
- Chesterfield Township, Burlington County, NJ – 2020  
Population: 9,422

When comparing East Fallowfield's future recreational facilities needs to the average of these benchmark municipalities, the Township lands either at the average or below average. Noted below are the additional quantities that would be needed to meet the average:

- 6 parks
- 237.02 acres of parkland
- 4 baseball/softball/t-ball fields
- 2 basketball courts
- 5 biking/hiking trail or walking track
- 1 multipurpose field
- 1 pool
- 2 tennis courts
- 1 tennis/pickleball combo court
- 1 soccer field
- 1 volleyball court
- 2 playgrounds
- 1 fishing area
- 1 community garden

## Benchmarking with 2023 NRPA Metrics

The National Recreation and Park Association (NRPA) compiles park and recreation agency information from across the country. NRPA understands that there is no single set of standards for parks and recreation to address the uniqueness of a community. The organization creates averages for total acres of parkland, total number of parks, facility type totals, and average operating expenses to assist planners with addressing parks and recreation needs within a community.

Below is a comparison of some of the NRPA metrics (for agencies serving jurisdictions of less than 20,000 residents) and the numbers in East Fallowfield (based upon 2020 population of 7,626 residents and 2045 projected population of 9,769):

***NRPA Metric: There are typically 1,225 residents per park.***

East Fallowfield has 1 park, which means that there are currently 7,626 residents per park. The Township would need an additional 6-7 parks to meet this metric currently and an additional 8 parks to meet this metric in 2045.

***NRPA Metric: There are typically 13 acres of parkland per 1000 residents (NRPA).***

East Fallowfield has 104.72 acres of Township-owned parkland. Based on the 2020 population of 7,626 residents, East Fallowfield currently has 13.73 acres of parkland per 1,000 residents, which exceeds this metric by about 5.5 acres. To meet this metric in 2045, the Township will need an additional 22.3 acres for a total of 127 acres of parkland.

***NRPA Metric: There is typically one (1) playground for every 2,014 residents.***

East Fallowfield has one (1) playground. The Township would need an additional four (4) playgrounds to meet this metric per the 2020 population count, or an additional five (5) playgrounds to meet this metric in 2045.

***NRPA Metric: There is typically one (1) basketball court for every 3,729 residents.***

There are currently no basketball courts in East Fallowfield. The Township needs a total of two (2) courts to meet this metric currently, and three (3) courts in 2045.

***NRPA Metric: There is typically one (1) youth baseball field for every 3,114 residents.***

There are currently no youth baseball fields in East Fallowfield. To meet this metric, the Township needs a total of two to three (2-3) fields currently, and three (3) fields in 2045.

***NRPA Metric: There is typically one (1) multipurpose field for every 3,859 residents.***

This is currently one (1) multipurpose field in East Fallowfield. The Township currently needs one (1) additional field to meet this metric, or an additional one to two (1-2) fields to meet this metric in 2045.

***NRPA Metric: There is typically one (1) youth soccer field for every 3,600 residents.***

There are currently no youth soccer fields in East Fallowfield. To meet this metric, the Township needs a total of two (2) fields currently, and two to three (2-3) fields in 2045.

***NRPA Metric: There is typically one (1) pickleball court for every 3,252 residents.***

There are currently no pickleball courts in East Fallowfield. To meet this metric, the Township needs a total of two to three (2-3) courts currently, and three (3) courts in 2045.

# Walkability & Trails

## Existing Sidewalks/Trails/Sidewalk Gaps (DVRPC)

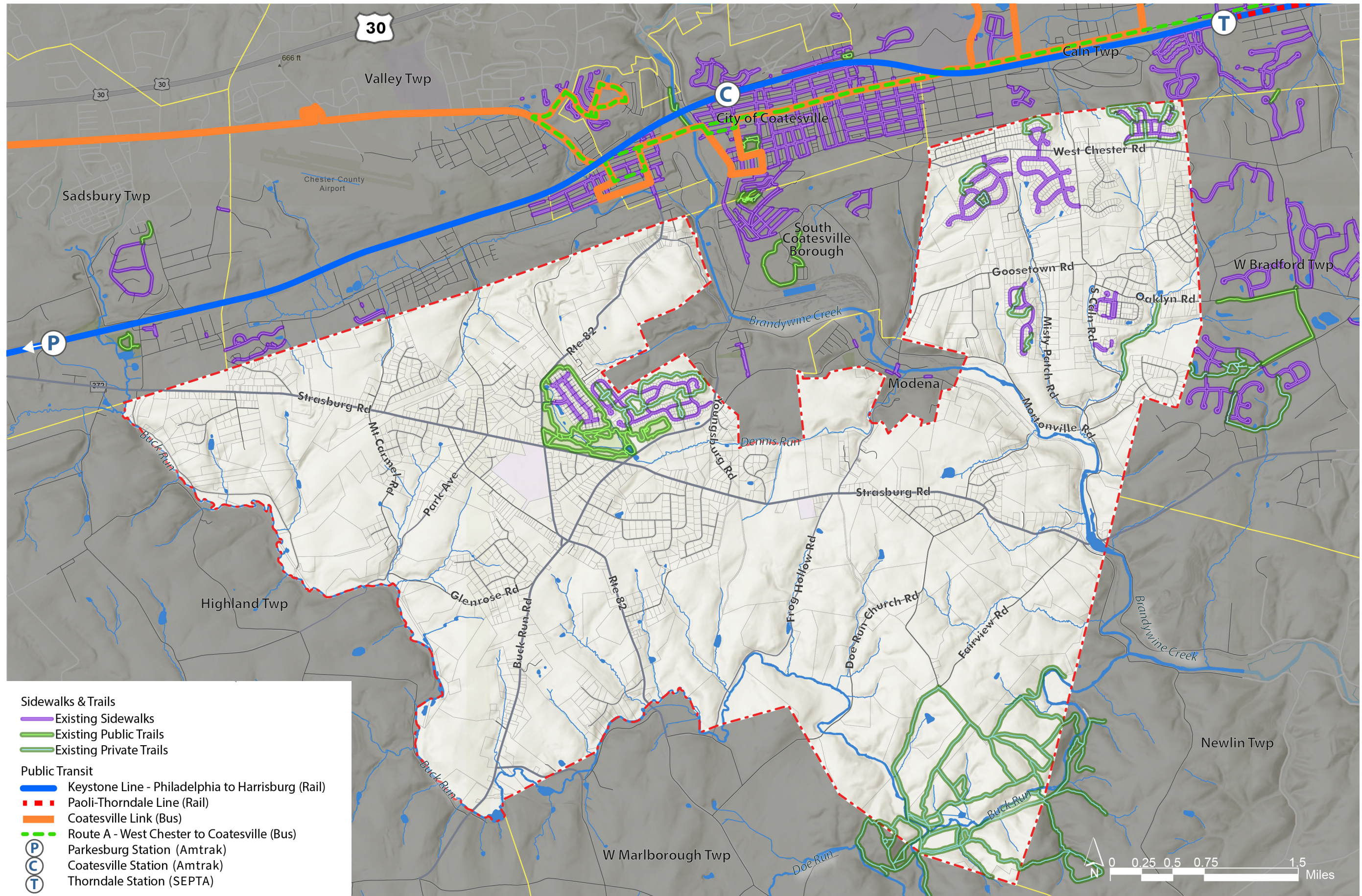
Sidewalks within the Township are limited to areas within HOA developments, resulting in what is essentially a network of isolated patches that exist only in the northeastern quadrant of the Township and in the developments directly north of the Township Community Park.

## Destinations within East Fallowfield Township

- East Fallowfield Township Community Park
- Future Township Building
- Future Elementary School
- Village Centers within the Township
  - Ercildoun Historic District – intersection of Rte. 82 and Buck Run Road.
    - Triple Fresh Market & Catering
    - People’s Hall
  - Glen Rose Historic District
- The Laurels Preserve

## Connectivity Facilities in Adjoining Municipalities

- Coatesville Train Station (Amtrak)
- Thorndale Train Station (SEPTA)
- Parkesburg Train Station (Amtrak)
- Coatesville Link (bus)
- Route A (bus)
- Chester Valley Trail (planned) – to run through Caln Township, the City of Coatesville, and Sadsbury Township)
- Walking trail to the north of Tamaqua Rd at the northwest tip of the Township (Sadsbury Township)
- Chestnut Ridge HOA trails (W. Bradford Twp)
- Oaklyn Road side path (W. Bradford Twp)
- Planned residential developments (Caln Township and South Coatesville)



- Sidewalks & Trails**
- Existing Sidewalks
  - Existing Public Trails
  - Existing Private Trails
- Public Transit**
- Keystone Line - Philadelphia to Harrisburg (Rail)
  - - - Paoli-Thorndale Line (Rail)
  - Coatesville Link (Bus)
  - - - Route A - West Chester to Coatesville (Bus)
  - P Parkesburg Station (Amtrak)
  - C Coatesville Station (Amtrak)
  - T Thorndale Station (SEPTA)

Trails, Sidewalks, & Public Transit

# STRAVA Heat Maps

STRAVA is an app used by bicyclists and runners to track their routes. This information is aggregated by STRAVA to create "Heat Maps"; the hotter and bolder the route, the more heavily it is used.

## Popular Bike Routes

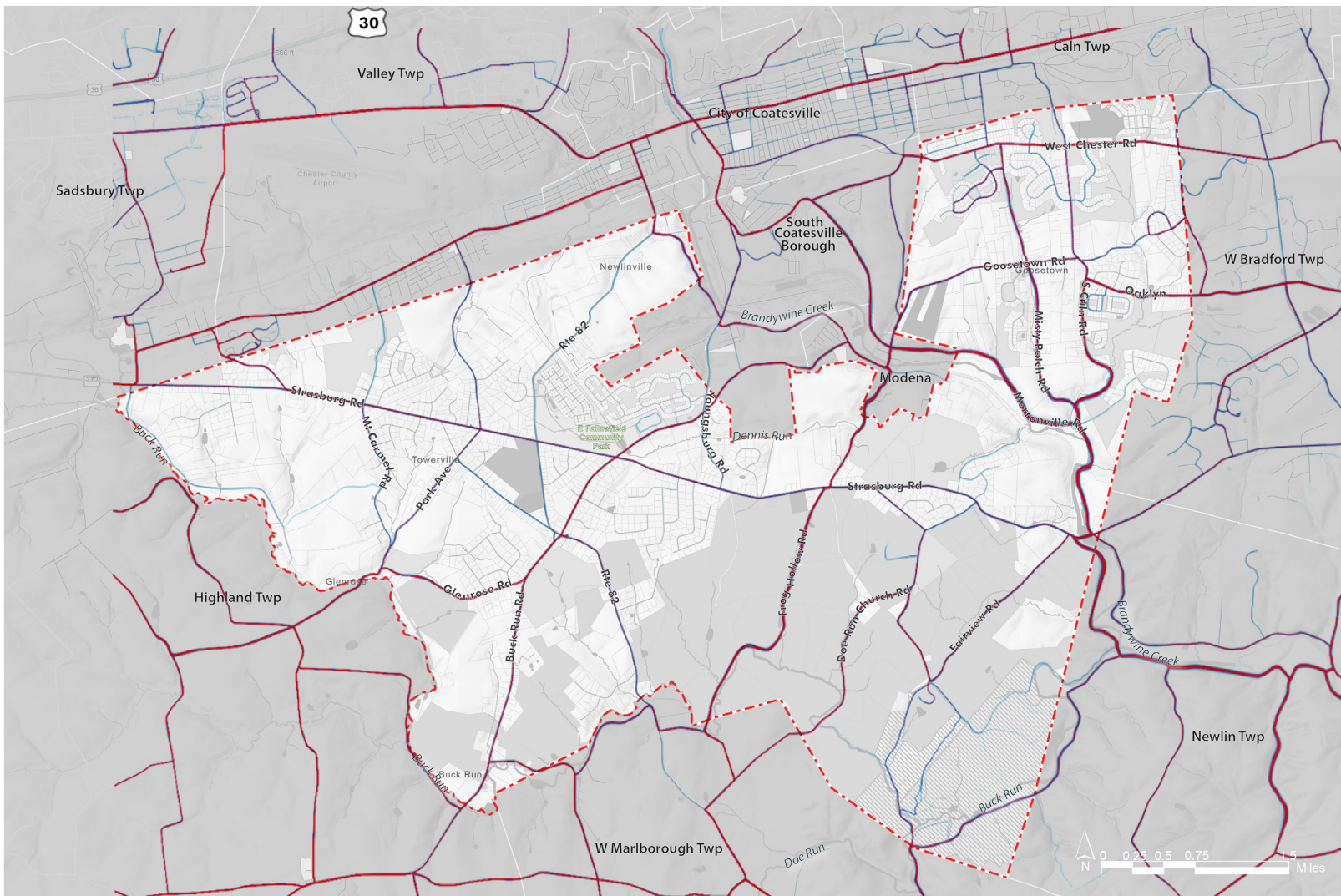
As can be seen on the STRAVA Bike map below, major routes used within the Township include:

- Buck Run Road
- Glen Rose Road
- Frog Hollow Road
- Doe Run Church Road
- Fairview Road
- Mortonville Road
- South Caln Road
- Misty Patch Road
- Oaklyn Road
- Goosetown Road
- West Chester Road
- Park Avenue
- Strasburg Road

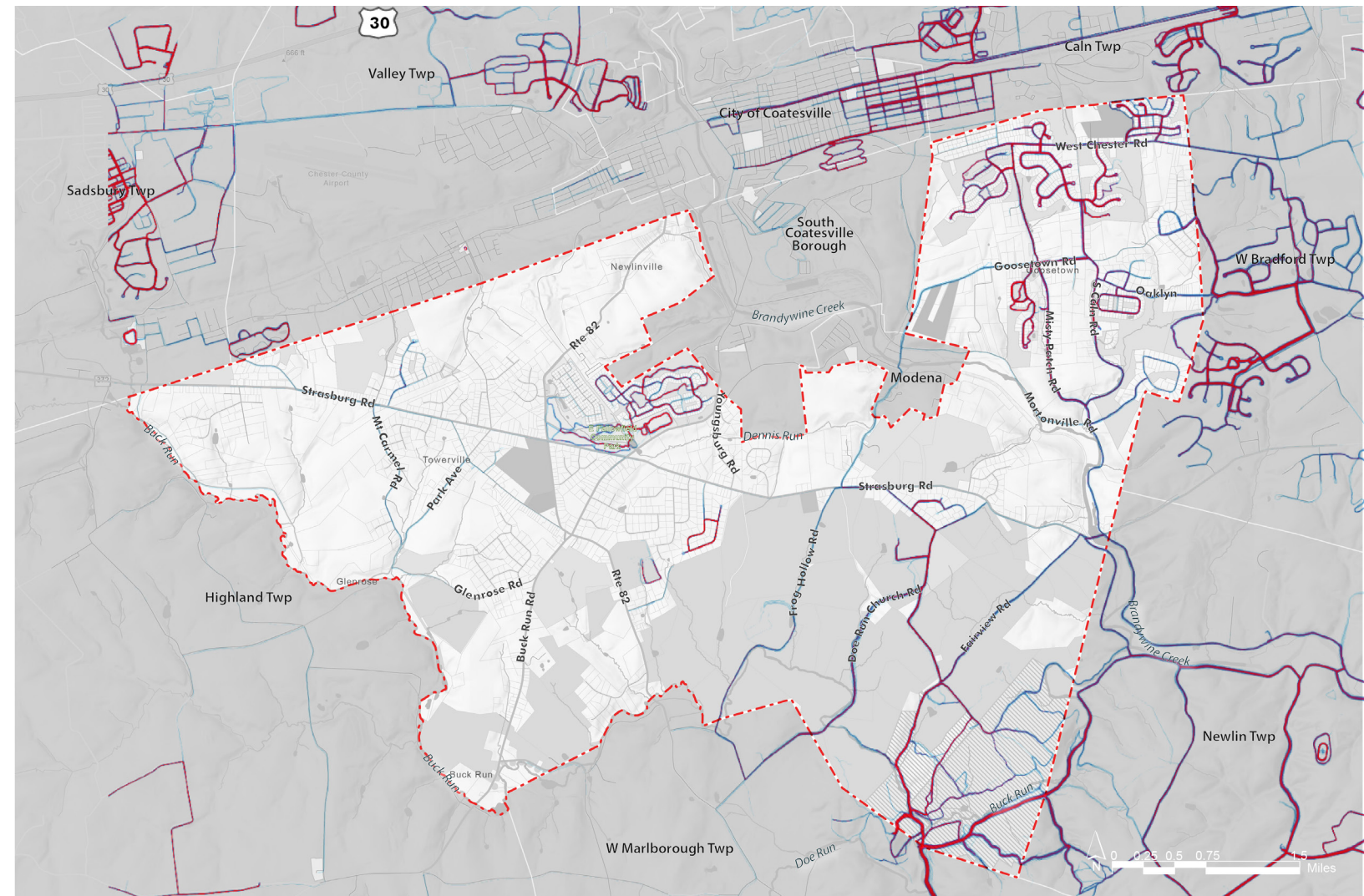
## Popular Running / Walking Routes

The STRAVA Run map indicates that major running/walking routes include:

- Buck Run area (southern tip of Township)
- McCorkles Rock Road
- Doe Run Church Road
- Fairview Road
- Mortonville Road (southern portion)
- South Caln Road
- Misty Patch Road
- East Fallowfield Township Park
- Residential loops in northeast, and north central areas of the Township



STRAVA Bike











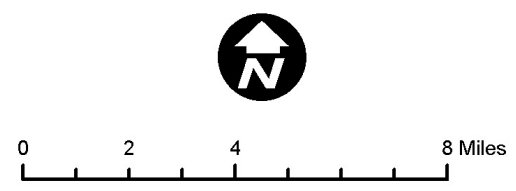
STRAVA Run / Walk



Mortonville Road runs alongside the Brandywine Creek West Branch; it is a popular route for bicycling along its length and, on the southern segment, for running/walking.



-  Waters listed as impaired for at least one impairment in the 2018 PADEP Integrated Water Quality Report
-  Waters assessed for at least one parameter and with no listed impairments in the 2018 PADEP Integrated Water Quality Report
-  Municipal Boundaries
-  County Boundary
-  Watersheds
-  Delaware River Basin
-  Chesapeake Bay Basin
-  Pickering Creek Reservoir - Not Assessed as of 2018 Report



Chester County 2018 Impaired Waters Map Series (excerpt)



# Stormwater Management & MS4

## WHAT IS MS4?

The Municipal Separate Storm Sewer System (MS4) program is mandated under the Clean Water Act and administered by the PA Department of Environmental Protection (DEP). The goal of this program is to reduce the amount of pollution discharged into waterbodies from separate storm sewer systems (MS4s).

An MS4 is a system of conveyances, like a retention basin, roadside inlet, or underground pipe, and they are designed to collect and transport stormwater and discharge it, untreated, into local waterways. MS4s are owned or operated by a city, town or other public entity and are not connected to the sanitary sewer system or wastewater treatment plant.

Through this program, local municipalities must obtain a permit to legally discharge stormwater into local streams and creeks. To meet the terms of this permit, they need to create a Stormwater Management Program (SWMP) that is designed to reduce the amount of pollution entering local waterbodies.

Every SWMP must address 6 focus area, also called Minimum Control Measures (MCMs) that are considered essential for successfully reducing stormwater pollution:

- Public Education and Outreach
- Public Participation and Involvement
- Illicit Discharge Detection and Elimination
- Construction Site Runoff Control
- Post-Construction Runoff Control
- Pollution Prevention/Good Housekeeping for Municipal Operations

East Fallowfield maintains a Stormwater Management section on its Township website and is a useful resource for public education and involvement. It includes information on keeping streams clean and reducing runoff as well as a list of state and national agencies for further information on pollution prevention, stormwater management and water quality improvement.

As mentioned earlier in this chapter, East Fallowfield lies within the West Branch Brandywine Creek sub watershed, part of the larger Cristina River watershed. As part of its MS4 requirements, the Township has developed a strategy to address the Total Maximum Daily Load (TMDL) for the Cristina Basin. This strategy contains measures to address impaired surface waters within the urbanized areas of the Township. TMDL is a calculation of the total maximum amount of a pollutant that can enter a waterbody and still meet water quality standards. Typically, there are two sources of pollutants: point sources (e.g. public and private wastewater and industrial runoff) and non-point sources (e.g. runoff from roofs, lawns, farms and roads). These sources contain nutrients and sediments that can diminish the quality of waterbodies like the Cristina Basin. TMDLs are a way to put limits on these types of pollutants in order to maintain water quality.

# Administration Analysis

The Administrative offices serve as the central contact point for residents, businesses, and community groups in East Fallowfield. Administration accepts facility reservations, provides park work orders, handles the daily activities of the Township, and responds to requests from community members. While a staff member serves as the point person for special events coordination with the Park Board, all staff members assist with recreational and special events duties, in addition to their regular responsibilities.

While reviewing the current partnerships related to recreational opportunities, no written agreements, memorandums, or policies guiding the process are present. The creation of written procedures would outline who is responsible for what and how future programs / special events would be created, funded, advertised, sponsored, offered, and evaluated. East Fallowfield Township has a verbal system in place for partnerships, but that system is not memorialized in any written form.

Written partnerships are essential to the success of East Fallowfield Township's special events, due to limited Township staffing, waning volunteerism, and budgeting. Written partnerships with the Park Board, school district, and other recreational providers will benefit the community by creating a sustainable system moving forward, allowing the Township to offer several new programs or special events to meet community requests.

## Communication Efforts

The current level of public relation and marketing efforts the Township performs to promote services is adequate as they relate to special events; however enhancements are necessary resulting in increased communication with residents. The Township utilizes their website, Facebook, flyers, signage, and other means to promote Township events. These communication efforts need to be visited frequently to ensure the information is up to date, accurate, and consistent. Several staff members and / or the Park Board are responsible for communication with residents.

## Policies for Recreation / Special Event Operations

Township provides limited organized special events and no current written policies and procedures to govern the agencies general operations. The Township does provide information, policies and procedure for pavilion reservations and other park offerings. The procedures and policies that provide direction for the use of those facilities are readily available for residents and outline the procedure for rental and use. The policies and procedure should be reevaluated from time to time to ensure they are relevant and reflect the economic condition for rental.

## Record Keeping

The current practice of record keeping for park maintenance, when community concerns are provided from residents, is adequate and is easily trackable. Work orders are prepared and forwarded to the Public Works Director for action. Once completed, maintenance records the work performed. After the completion of the work task, the Township replies to the person logging the comment to ensure the requested work was performed adequately.

Since not all work tasks are prepared via a work order, daily park maintenance is not recorded in an easily retrievable manner. Improvements can be made to the daily tracking of park maintenance activities. The current practice is informal. The Public Works Director keeps the daily activity sheets of work performed on his own, with no technological assistance. The tracking of work performed may improve work scheduling, record staff hours needed for tasks, task assignments, and

# Recreation Programming Analysis

daily results. Furthermore, work tracking provides statistical information which can be used to make determinations for staffing levels, budgetary requests, and provides information to assist with future decisions.

Recreational / special event historical records are kept in several locations. This practice creates difficulties when researching prior years records. Additionally, this will create concerns if / when a new park board chairperson assumes the duties. Historical records are essential to the success of present and future events. The confusing storage system and file locations makes the review of historical information difficult and time consuming.

## Administrative Constraints

- Staff hours available to assist with planning. East Fallowfield has a small administrative staff and their responsibilities demand their time commitment. Limited “extra” time is available to assist with recreational or special events.
- While a staff point person is in place to assist with recreational special events, since all staff members are occupied with other responsibilities, several staff may be working on a same project simultaneously. This creates confusion as to who is serving as the point person and what work is accomplished and by whom, all the while creating the possibility of work duplication or missed details, since many hands are working on the same project.
- Limited written policies and procedures.
- Limited office space creates file storage issues.

The Township provides a limited number of community / special events. Some of the special events include: spring clean-up, Easter egg hunts, health fairs, summer concerts, July 4 events, and other holiday events. Events are coordinated through the Park Board in partnership with Township administration, and a volunteer group of dedicated residents. The Township assists with planning, maintenance, set up and break down of all events, funding, and event advertisement. Special events are well received and well attended by Township residents; non-residents are welcome to attend as well.

East Fallowfield does not offer other organized recreational programs for residents. Recreational activities are provided by private organizations. Many residents pursue organized recreational activities in other municipalities. Residents may participate in unorganized spontaneous recreational pursuits through a variety of venues within the Township. East Fallowfield Township Park provides ample opportunity for individuals and families to recreate at their own pace. Walking trails, open lawn areas, hardcourts, play equipment, wildlife observation, and other opportunities are available at the park for resident enjoyment.

Opportunities are plentiful for East Fallowfield to provide some simple programs which provides opportunities for residents. The programs may take the form of employee instructors, third party providers, and partnerships with private organizations.

## Recreational / Special Events Constraints:

- Park Board volunteerism is difficult to attract and maintain.
- Financial concerns.
- Township philosophy differences on the number of events offered, event funding, resident vs. non-resident, and size and scope of all events.
- No formal Policies or Memorandum of Understanding noting responsibilities for special events.
- Communicating events to Township residents.
- Historical record keeping and tracking.
- Funding concerns
- Communication between the Park Board and Township.

## Financing for Recreation and Special Events Analysis

Township budget, sponsorships, and volunteers provide the financing necessary to host all special events. The Township sets aside funds annually for special events. When additional funds are required to host an event, sponsorships are sought. Sponsorships are sought for almost all special events. Volunteers donate their time to provide staffing for all events, in addition to Township administration and maintenance staff. Volunteers also help with funding the special events by using their own funds to make minor purchases and are reimbursed from the Township for their expenses.

Present budgets show special event funding is arbitrary each year. The Township does not have a system in place to prepare a special events budget annually. The Manager makes a recommendation to the Supervisors during the budget process. Enhancements to the budget process will assist the Township and Park Board. Discussions between the Township staff and the Park Board in late summer or early fall, will provide information for the Manager to be able to make informed recommendations for the next years activities. This process will also provide the Park Board with approved funding for the subsequent year, allowing the Park Board to properly plan events and seek sponsorship. Further, this process outlines the number of events to offer, dates, locations, funding, and advanced advertisement opportunities. In contrast, the current system is more haphazard. Special events ideas are created, then the Park Board approaches the Township to ask if funding is available. The current practices creates constraints in planning, funding, sponsorships, and number of events offered.

### Financial Constraints:

- Special Event Funding.
- Haphazard approach to budgetary decisions.
- Volunteer reimbursements concerns.
- Event Sponsorship opportunities.

## Maintenance Analysis

### Township Maintenance and Responsibilities

East Fallowfield has staff dedicated to perform park maintenance and public works services. The Township performs most park maintenance and organizes the work schedules to accomplish maintenance within the Township. Four full-time maintenance staff members, along with three to four seasonal maintenance workers perform the tasks required. Most maintenance is performed in-house. Maintenance efforts include full time, part time, and contracted workers to fulfill maintenance needs.

Equipment care, vehicle maintenance, limited record keeping, and community response to needs all function well within the maintenance division. Workers perform many of the tasks required for success. Contracted services assist to provide maintenance for all Township property when necessary. Some typical examples of contracted services include: large tree removal, concrete work, and other tasks that cannot be performed in-house due to resources, work-hours, equipment needs, or technical skill.

A thorough review of East Fallowfield Township Park was conducted over weekdays and weekends in June, August, September, and February 2023/24. The review evaluated current conditions, maintenance practices, possible future uses, recreational program opportunities, and a risk analysis. All maintenance inspections, reviews, and accessibility are derived from information provided by the Consumer Product Safety Commission (CPSC) Guidelines for playground safety and from the American with Disabilities Act handbooks. The CPSC guidelines are guidelines and not laws; however, courts have held that failure to comply with the guidelines usually results in a judgement for the plaintiff. The ADA regulations are law and must be adhered to.

In each visit, parks and other Township property maintenance has been excellent. Trash removal, playground safety surfaces, downed branches and tree care, lawn care, playground audit - all received passing evaluations. Staff takes pride in their

efforts to provide safe, usable, and a visually pleasing park. Informative signage, sightlines, field conditions, hardcourt surfaces all meet the guidelines and requirements and received passing evaluations.

A review of the tasks performed and the work-hours necessary to complete the assignments reveals additional seasonal employees would increase the work output. While the Township performs at a high level, many tasks are not timely performed or are underperformed due to the number of work-hours available. Adding seasonal employees would increase the maintenance output while presenting a limited financial burden to the Township. Park maintenance operations perform the necessary work to provide safe and clean parks. However, the extra care necessary to provide the needs of the community, as reflected through surveys and interviews, requires additional work hours, especially if the new parks are open in the future. Additionally, pending future open space and park property acquisitions, the addition of a full-time maintenance staff member may be warranted.

East Fallowfield offers continued learning opportunities for staff members. Training seminars, workshops, and conferences afford staff the opportunity to learn, observe, and share knowledge with other professionals and industry leaders; and, in turn, those who attend the training sessions share information learned with other staff members and the public. Seminars provide new information concerning storm water management and other environmental issues. Additionally, workshops offer employees the opportunity to be well informed on current issues facing the community. East Fallowfield encourages and provides the opportunity for staff to attend a variety of professional seminars, workshops, and knowledge-based programs in a continued effort to support the workforce and to provide staff with tools necessary to be successful.

## Equipment

The care and maintenance of all equipment is a high priority for the maintenance department. The level of service to equipment extends the life of the equipment and helps keep budgetary concerns lower. Staff has the ability to install play structures, sheds, and other park amenities and does so when appropriate. When item installation is required that staff cannot perform in-house, a contractor is utilized to accomplish the task.

### Maintenance Constraints:

- Staff hours limit the amount of work that can be performed, resulting in task delays.
- Task tracking and measuring





# RECOMMENDATIONS



Photo: Community Park

# General Recommendations

## A Township-wide Park System

As noted in the previous chapter, East Fallowfield Community Park is the Township’s only recreational facility with active and passive amenities. Parks are one of the main settings for residents of East Fallowfield to interact with the community. Parks are areas where residents of all ages, ethnicities, economic statuses, and abilities will interact and create community-building experiences that are a tangible reflection of the quality of life within the community. Beyond the many benefits parks provide as open space, they are also noted as important indicators of community livability and they create a sense of pride within the community. This has become more evident during the COVID-19 Pandemic where parks and trails became essential for support of both physical and mental health of the residents as was reflected in the dramatic increase of park and open space use.

The community and NRPA benchmarking analysis, as described in the previous chapter, notes the recreational deficiencies the Township currently experiences and will experience as the population grows, and a way to address these deficiencies is to develop new recreational features on Township-owned land and to explore additional places in the Township that may be suitable for open space preservation in order to fully meet the recreational needs of the Township’s future residents. With the addition of new facilities on Township-owned land, East Fallowfield can begin to create a Township-wide park system that closes recreational gaps and provides close-to-home recreational opportunities.

### *A Successful Park System:*

- Will be a catalyst for community revitalization, economic development, promote public health, create community engagement opportunities, and provide green infrastructure,
- Will have diverse inventory of assets and sufficient staffing, equipment and, management to maintain safe, functional, and attractive parks, and
- Will be well used, which is a sign that parks are attractive, meet user needs, and are safe.

### *Park Furnishings & Materials*

As East Fallowfield brings new parks online, Township Parks and Recreation should develop a set of standards for park furnishings. These park furnishing standards should then be used to start replacing existing park furnishings that do not meet these standards. Using standard elements will also facilitate common spare parts and maintenance consistency.

Choices in site materials can have the potential to affect the health of a park’s environment and its life cycle. Park material and design standards should include priorities for sustainability. These can include using local sustainable products that are selected for longevity, durability, and ease of maintenance. The standards should also consider consistency in materials, colors, and aesthetics to create a sense of identity or “branding” for the park system.



Community Park



## Landscaping

Township parks should provide green infrastructure using primarily native plant materials. Plantings can serve many purposes, including but not limited to shade, absorption of stormwater run-off, habitat, and beauty. Riparian zones in the Township should be planted with a mix of diverse native plant material.

In Community Park and future park facilities, shade trees should be planted for their numerous benefits, including:

- Shade for park users and spectators
- Improving the overall air quality
- Providing habitats for wildlife
- Increased property values
- Carbon dioxide reduction
- Stormwater runoff reduction

The Township can assist residents with setting up “Friends of” groups (either system-wide or for specific parks) that can provide volunteers that can assist in management of the planted areas of the parks. “Friends of” groups can also assist in other park maintenance needs.



## ADA Access / Safety Requirements

ADA Access to and within recreational facilities should be a priority for a new park system. ADA access includes providing paths to park amenities, bench placement, parking spaces, site furnishings, and inclusive play equipment. Some basic provisions for providing ADA access are:

- Providing access to one of each type of ground-level equipment,
- Providing ramps or transfer system to some elevated structures, and
- Surfacing that accommodates people using wheelchairs.
- Equipment and bathrooms need to meet ADA compliance.

The Consumer Product Safety Commission Guidelines for public parks were established to reduce serious injury to users of play equipment.

The guidelines are recommendations that address hazards that can result in playground related injuries and include:

- Potential falls from play equipment,
- Protective surfacing under and around play equipment,
- Scale of equipment related to users age,
- Playground layout, and
- Installation and maintenance.

Inclusive playgrounds can also help to ensure children of all abilities can enjoy park play spaces. Inclusive playgrounds are designed to provide children of different abilities the opportunity to play in a sensory-sensitive environment and to interact with each other.

It is recommended that the Township perform an annual playground audit using a Certified Playground Safety Inspector (CPSI) to identify potential hazards on playground equipment, provide information for equipment specifications and safety surfaces, and provide risk management methods.

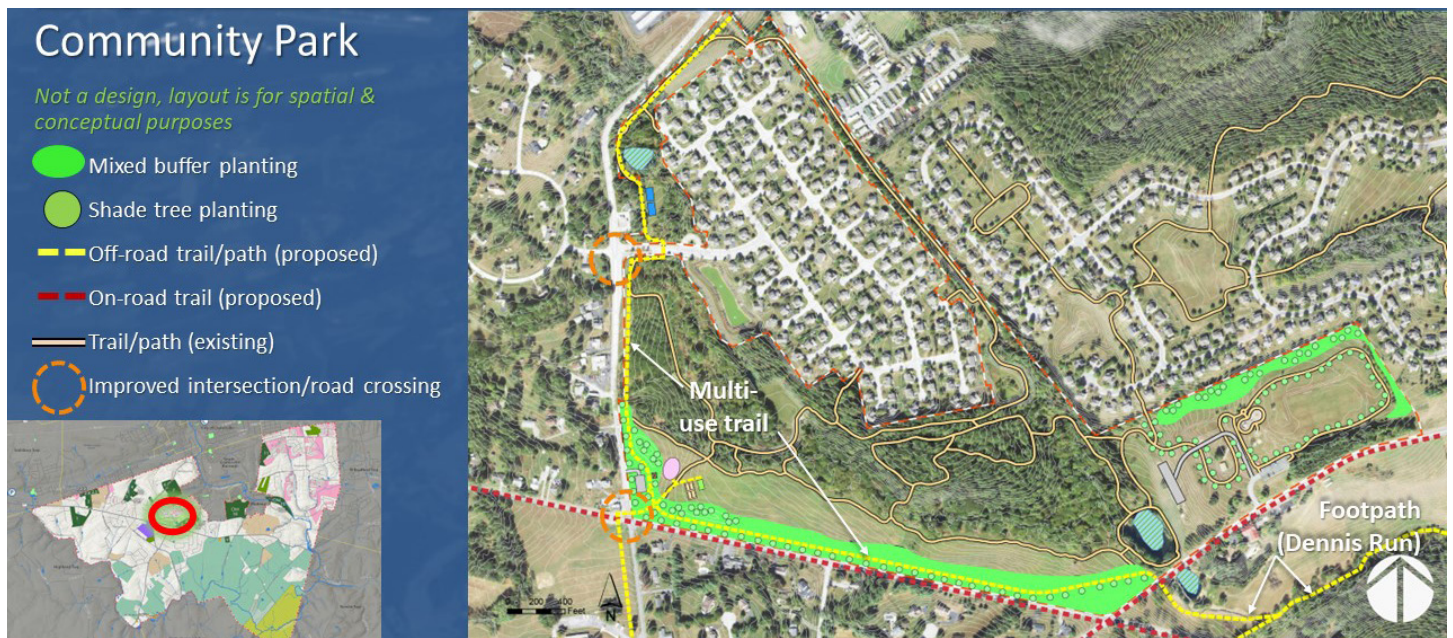
# Site-Specific Improvements

## East Fallowfield Community Park

Proposed improvements at Community Park include:









- Mixed buffer plantings on the southern edge of the Park along Strasburg Road and along the boundary with Branford Village that will help minimize noise and disturbance to the adjacent residential neighborhoods
- Shade tree plantings along the boundary with Branford Village, along the existing path in the eastern section of the Park and in the proposed buffer along the southern edge of the Park
- Multi-use trails along the western and southern edges of the Park that are part of the larger proposed trail plan for the Township (discussed later in this chapter); On-road trails along Strasburg Road and Buck Run Road are also proposed as part of the trail plan and pass by the Park
- Improved intersections / road crossings at Doe Run and Strasburg Roads and Doe Run Road and Crossing Blvd. / Crest Place
- Formalized / paved parking & drive in the informal parking area near the playground,
- Improved access at the path into Branford Village
- Open play field – which could be formalized
- Stormwater Management / Best Management Practice (BMP) within an enhanced meadow habitat in the southern section of the Park
- Formalized / paved parking & drive off of Doe Run Road
- Inclusive playground in the southern section of the Park
- One tennis or four pickleball courts in the southern section of the Park
- Volleyball court in the southern section of the Park
- Restroom facility in the southern section of the Park
- Two basketball courts in the northern section of the Park
- Repurposed Police Department building & parking lot for recreational use if the Department moves to a new facility

The Park pond is an attractive feature and has historically been a popular location for fishing, but in recent years, the fish population has dropped due to a deterioration of water quality. There has been sediment buildup and an overgrowth of weeds. There is a volunteer group that helps to maintain the pond, along with Township staff, but, at some point, the pond will need to be dredged in order to improve water quality, minimize the amount of aquatic flora and help to stabilize a healthy population of fish. Access is also limited around the southern edge due to vegetation. If some of the vegetation and invasive plants were cut back, a loop trail could be introduced around the perimeter of the pond.



## Community Park








*Not a design, layout is for spatial & conceptual purposes*

-  Mixed buffer planting
-  Shade tree planting
-  Off-road trail/path (proposed)
-  On-road trail (proposed)
-  Trail/path (existing)
-  Formalized/paved parking & drive
-  Improved access
-  Open play field – could be formalized

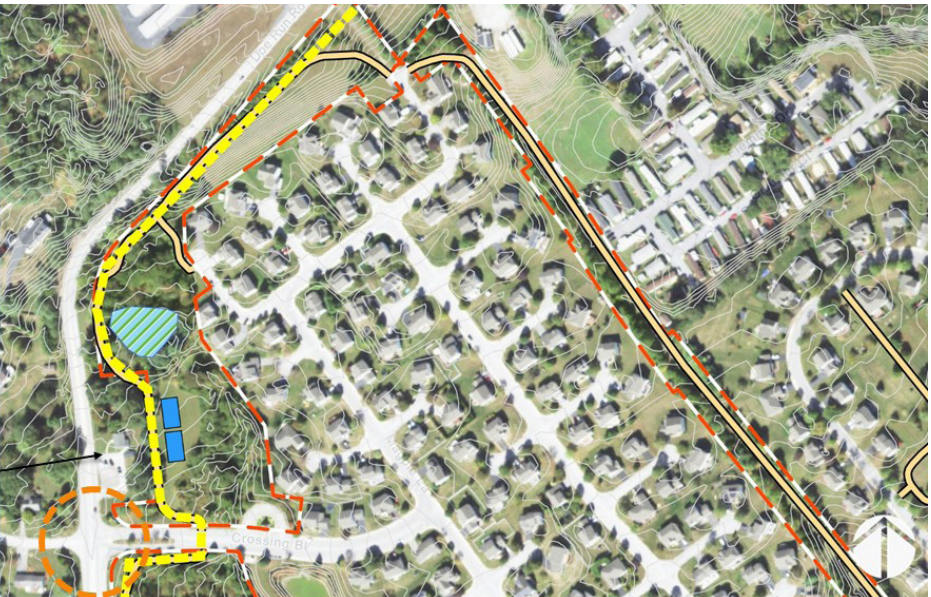


## Community Park

*Not a design, layout is for spatial & conceptual purposes*

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-  Shade tree planting
-  Off-road trail/path (proposed)
-  On-road trail (proposed)
-  Trail/path (existing)
-  Improved intersection/road crossing
-  Basketball Courts (2)

Repurposed building & parking lot



## Community Park

*Not a design, layout is for spatial & conceptual purposes*

-  Mixed buffer planting
-  Shade tree planting
-  Stormwater Management BMP
-  Off-road trail/path (proposed)
-  On-road trail (proposed)
-  Trail/path (existing)
-  Improved intersection/road crossing
-  Formalized/paved parking & drive
-  Inclusive playground
-  Tennis (1) or pickleball courts (4)
-  Volleyball court
-  Restroom



## West Chester Road Parcel

Proposed improvements at the West Chester Road parcel include:

- Nature-based playground in the open lawn area. This type of playground contains natural elements, such as tree stumps, logs, plants, rocks, boulders and similar features in order to create a play environment with typical playground features such as slides and climbing equipment
- Fitness stations along the internal walking path
- Dog park
- Disc golf course within the stand of trees in the center of the site
- Stormwater BMP adjacent to the dog park
- New, internal path that connects to a proposed sidewalk along West Chester Road,
- Single-unit restroom
- 10 parking spaces along Brinton Drive



## Wilmington Road Parcel

Proposed improvements at the Wilmington Road parcel include:

- Inclusive playground
- Two ball fields with 60' base paths (Little League)
- Soccer / multi-purpose field (200' x 330')
- Two tennis courts or four pickleball courts
- Internal path system that ties into the path that connects this site to the proposed South Brandywine Elementary School and Community Park to the north
- Fitness stations along the internal path
- Approximately 80 parking spaces that can provide parking to the recreational facilities and any potential municipal structures that may be constructed on the site
- Safe road crossing along Wilmington Road that connects to a proposed off-road trail / connector to the neighborhood on the other side of Wilmington Road



# Proposed Land Acquisition for Open Space / Recreation

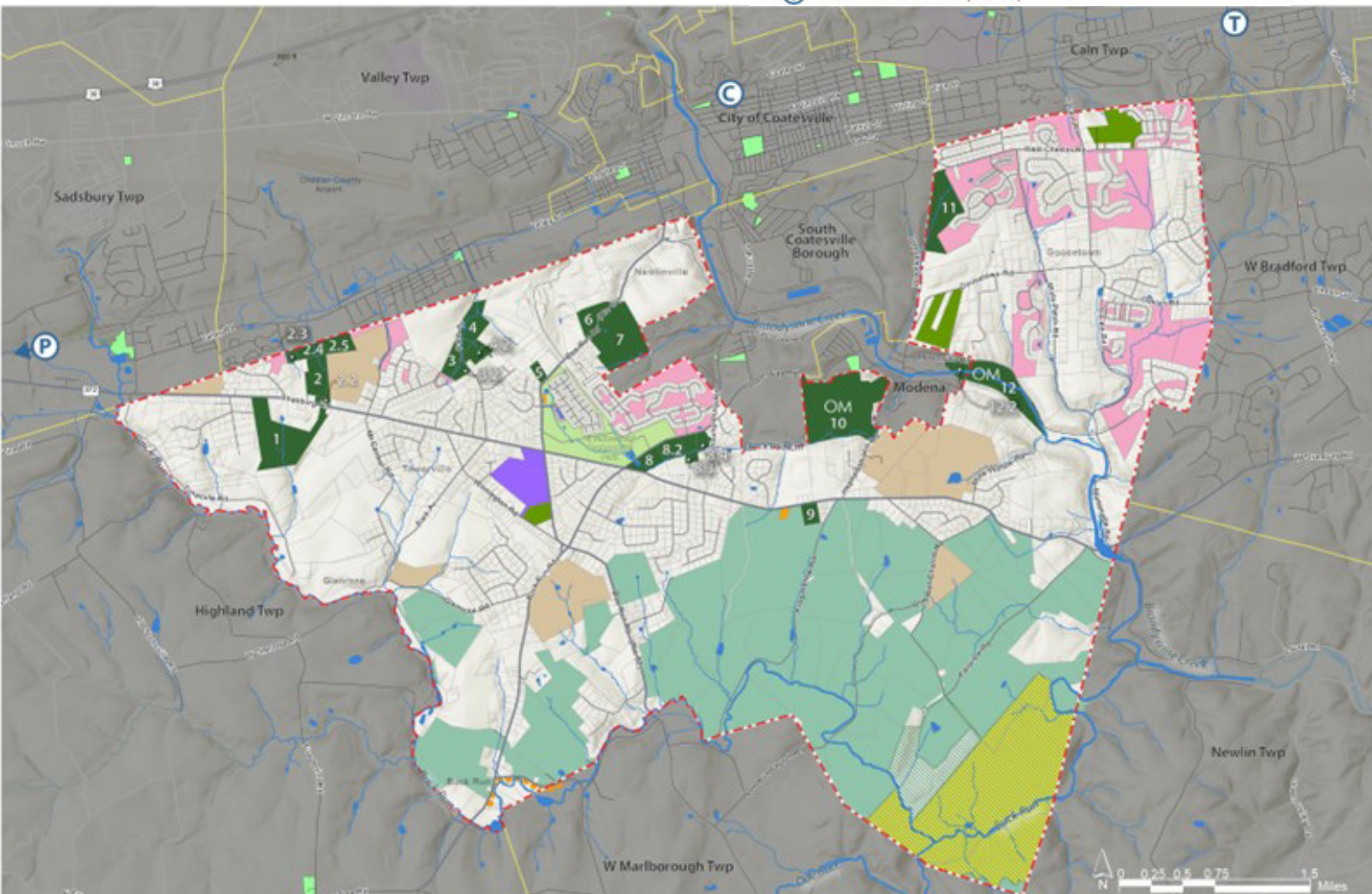
As previously mentioned, there is only one park within the Township, and even though new facilities are proposed at Community Park and other Township-owned sites as described in the preceding section, there are opportunities for land acquisition or preservation for additional open space and active and passive recreation that will help to address the recreational deficiencies in the Township. Several parcels have been identified for possible acquisition for open space and recreation.

The parcels identified for possible future acquisition are shown on the Potential Open Space & Recreation Acquisition Map below and described on the following pages.

- Potential Open Space Parcels
- OM Proposed Public Lands – from East Fallowfield Township Official Map, 2018

## Existing Conditions

- East Fallowfield Township Boundary
- Municipal Boundaries
- Parcels
- Water Body
- Local (Township) Road
- Turnback Township Road
- State Route
- Township Open Space (Passive)
- Township Recreation (Active)
- Other Township Properties
- School District Properties
- Other Local / Neighborhood Parks
- Home Owners Associations
- Agricultural Easements
- Parcels with Easements held by Brandywine Conservancy
- Parcels Owned In-Fee by Brandywine Conservancy
- Parcels with Easements held by Natural Lands
- P Parkersburg Station (AMTRAK)
- C Coatesville Station (AMTRAK)
- T Thorndale Station (SEPTA)



## POTENTIAL OPEN SPACE & RECREATION ACQUISITION

## Parcel 1 – Strasburg Road behind Weaver Mulch

- Size: 64 acres
- Characteristics:
  - Buck Run tributary
  - Could be used for athletic facilities
  - Prime agricultural soils on less than 50% of the site
  - Adjacent to single family residential development on 3 sides

### Potential uses:

- Active sports fields
- Trails
- Passive riparian areas



## Parcels 2, 2.2, 2.3, 2.4, 2.5 – Strasburg Road opposite Weaver Mulch

- Size: 44.5 acres
- Characteristics:
  - Headwaters onsite
  - Prime agricultural soils on at least 50% of the site
  - Adjacent to agricultural land and HOA land
  - Adjacent to single family residential development on 3 sides
  - Adjacent to multi-family development
  - Woodlands coverage at rear of site

### Potential uses:

- Active sports fields (southern half)
- Trails (north)





## Parcels 3, 3.2, 4, 4.2 – Park Avenue near asphalt plant

- Size: 47.6 acres
- Characteristics:
  - Headwaters onsite and on adjacent parcels
  - Agricultural soils of statewide importance on less than 50% of the site
  - Woodlands coverage on 50-75%+ of the site
  - Adjacent to HOA open space
  - Adjacent to single family residential development
  - Presence of historic site

### Potential uses:

- Passive open space
- Natural resource protection



## Parcel 5 – Doe Run Road, wooded lot next to A Safe Self Storage

- Size: 4.7 acres
- Characteristics:
  - Prime agricultural soils on at least 50% of the site
  - Woodlands coverage on 50-75% of the site
  - Adjacent to Community Park
  - Adjacent to single family residential development on 2 sides
  - Presence of trails

### Potential uses:

- Passive uses



## Parcels 6, 7 – Doe Run Road, Sisk Farm

- Size: 69.5 acres
- Characteristics:
  - Headwaters on adjacent parcel
  - Tributary to Sucker Run on site
  - Prime agricultural soils on at least 50% of the site
  - Woodlands coverage on 25-50% of the site
  - Adjacent to single family residential development on 1 side
  - Presence of historic site

Potential uses:

- Active sports fields



## Parcels 8, 8.2, 8.3, 8.4 – Buck Run Road, opposite Community Park

- Size 36.9 acres
- Characteristics:
  - Presence of Dennis Run
  - Former dairy farm / Existing residence
  - Historic & cultural landscape
  - Prime agricultural soils on at least 50% of the site
  - Woodlands coverage on 25-50% of the site
  - Adjacent to Community Park & single-family residential development
  - Presence of wetlands

### Potential uses:

- Passive open space
- Trails
- Historical interpretation / education



## Parcel 9 – Elementary School site

- Size: 7.5 acres
- Characteristics:
  - Prime agricultural soils on at least 50% of the site
  - Adjacent to permanently preserved land
  - Adjacent to single family residential development on 2 sides

### Potential uses:

- Community center
- Sports courts
- Skate park

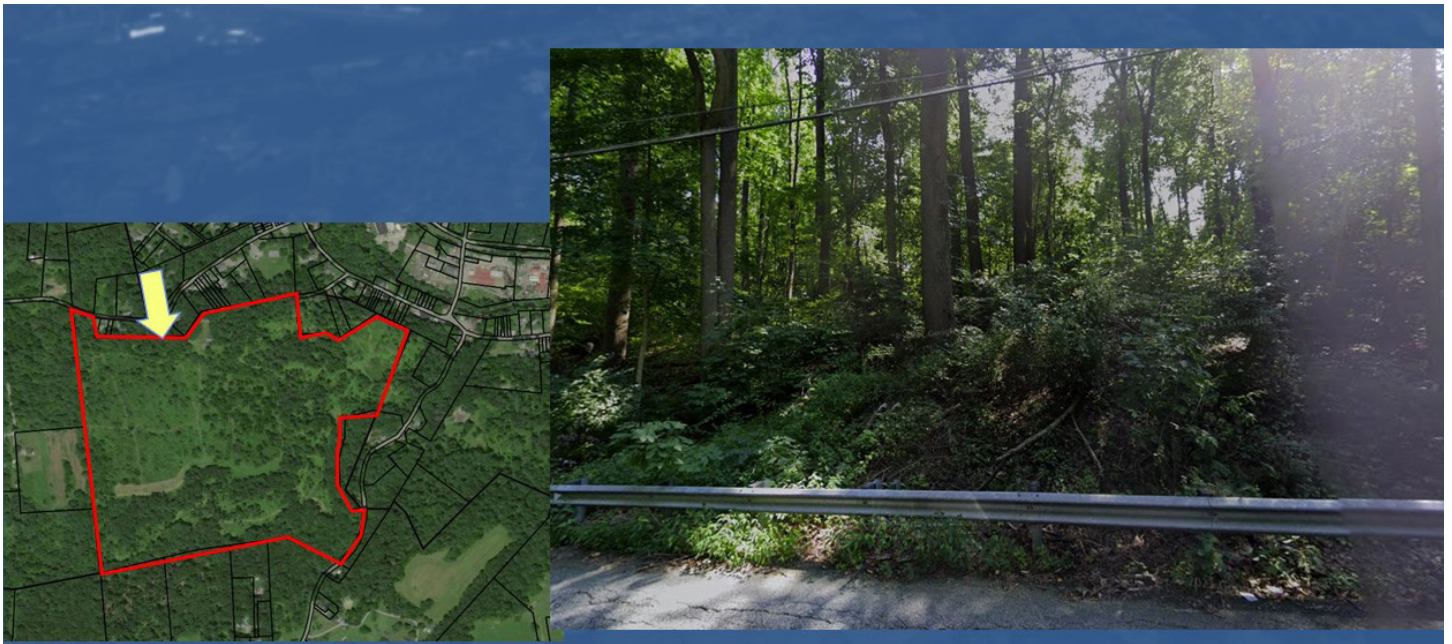


## Parcel 10 – Beagle Club (on Township Official Map)

- Size: 106.8 acres
- Characteristics:
  - Presence of Dennis Run
  - Trail along greenway
  - Prime agricultural soils on at least 50% of the site
  - Woodlands coverage on 50-75% of the site
  - Adjacent to agricultural land
  - Adjacent to single family residential development on 4 sides
  - Adjacent to historic site
  - Planned off-road trails

### Potential uses:

- Passive open space
- Nature preserve



## Parcel 11 – Open Space adjacent to Providence Hill development

- Size: 41.7 acres
- Characteristics:
  - Tributary of Brandywine Creek on site
  - Constrained for development / conservation value / open space
  - Prime agricultural soils on less than 50% of the site
  - Woodlands coverage on at least 75% of the site
  - Adjacent to HOA land
  - Adjacent to single family residential development on 2 sides
  - Adjacent to neighborhood trails

### Potential uses:

- Passive open space



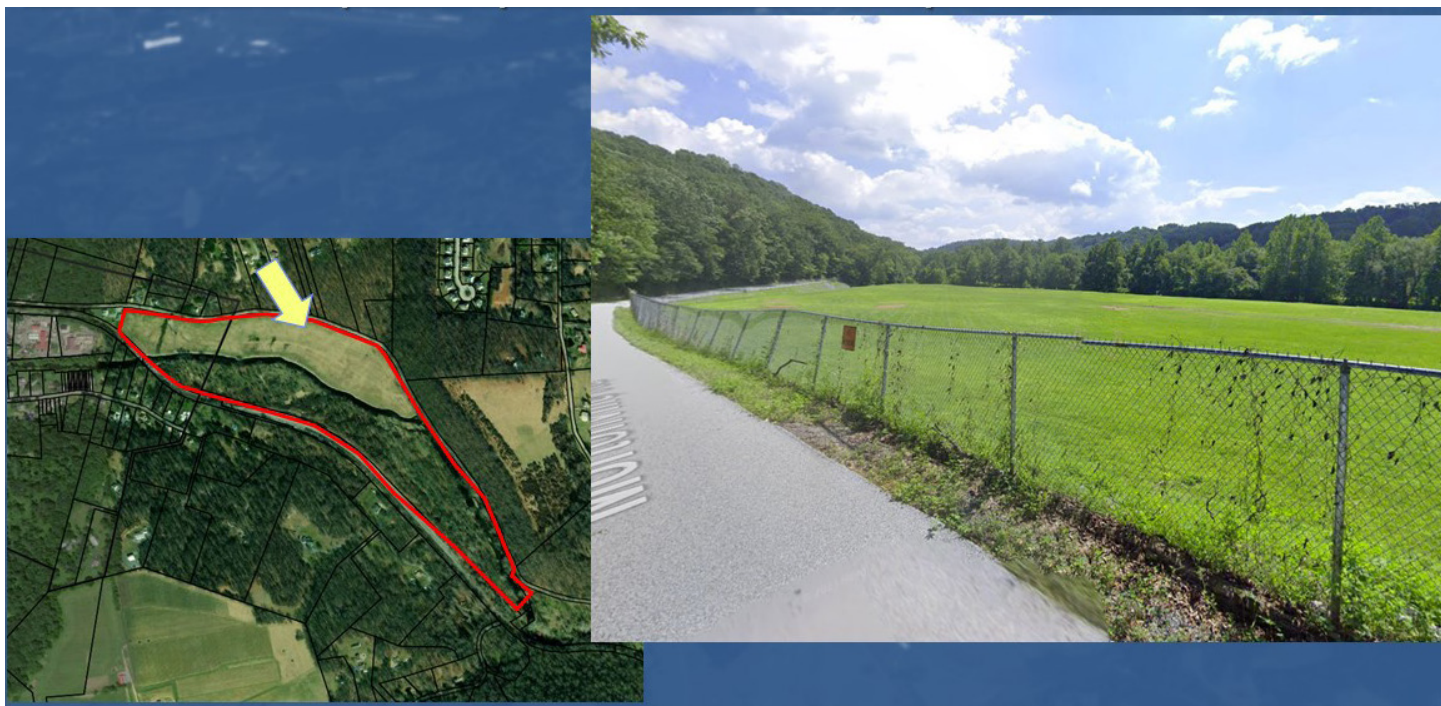
## Parcel 12, 12.2 – Brownfield site along Mortonville Road (on Township Official Map)

- Size: 45.7 acres (39.4 acres in East Fallowfield, 6.3 acres in Modena)
- Characteristics:
  - Brandywine Creek on site
  - 75% of site is in the 100 Year Floodplain
  - Woodlands coverage on 50-75% of the site
  - Planned off-road trails

A report on the condition of this parcel is outlined in the Appendix.

Potential uses:

- Active sports fields
- Bird habitat / Meadow / Trails
- Canoe / Kayak launch
- Nature preserve (south side of Creek)





## The Official Map

### What is an Official Map?

As permitted by the PA Municipal Planning Code, the Official Map is a combined map and ordinance designed to implement the goals and community vision set forth in the municipality's Comprehensive Plan. East Fallowfield adopted an Official Map in 2018 and is shown on the next page.

The Official Map shows the locations of planned future public lands and facilities such as transportation, recreational parks and trails, and open space.

The Official Map expresses a municipality's interest in acquiring these lands for public purposes at some future time. The Official Map process does not mandate any action by the Township. However, if a parcel designated as future open space is planned for development or subdivision of a land development or subdivision application, it gives the Township an opportunity to discuss preserving at least part of the parcel as open space, in addition to whatever provisions may exist in the zoning ordinance for open space preservation or providing residents with public trails.

An official map may include but need not be limited to:

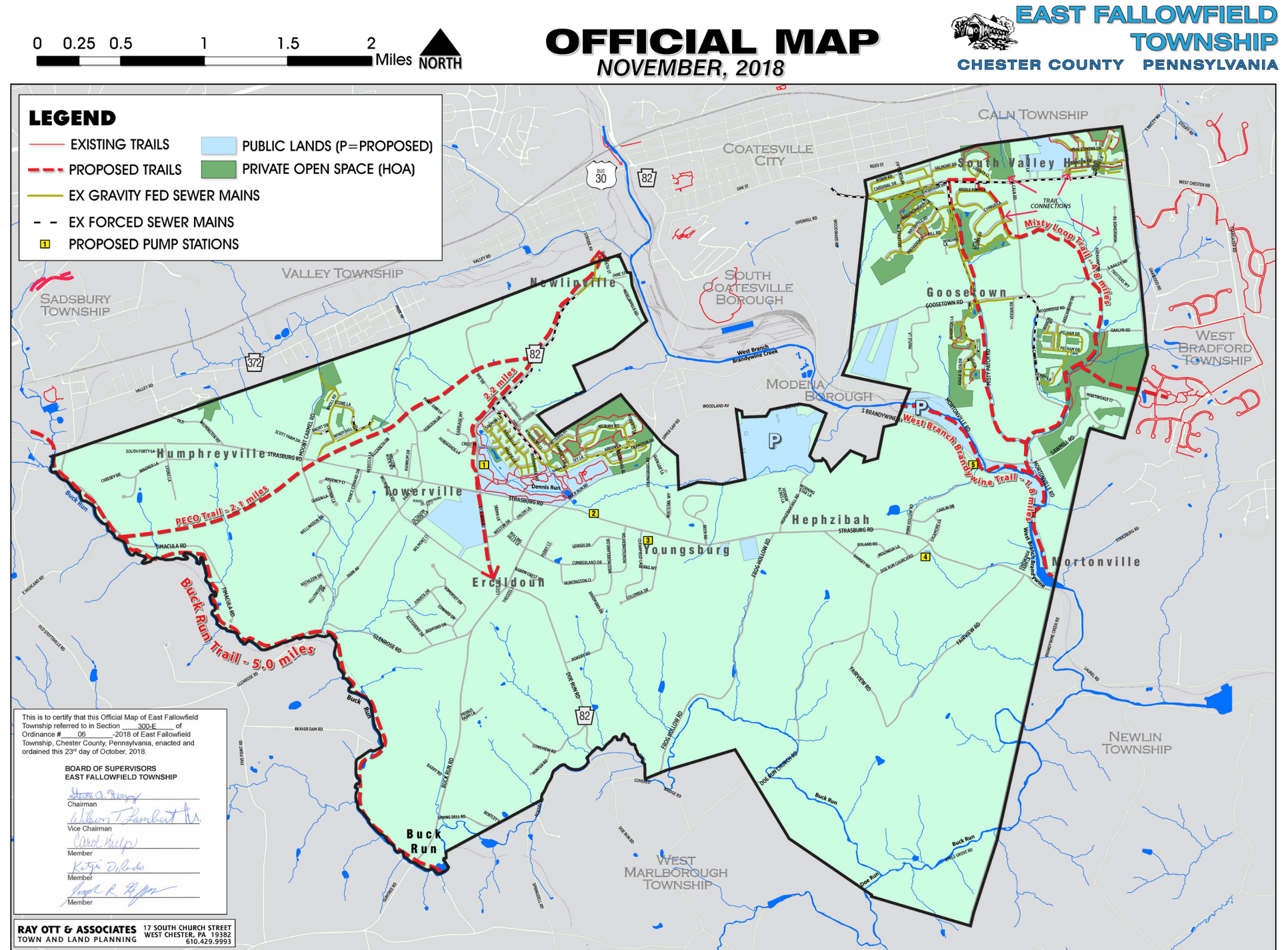
- Existing and proposed public streets, watercourses, and public grounds, including widenings, narrowings, extensions, reductions, openings or closing of same.
- Existing and proposed public parks, playgrounds, and open space preservations.
- Existing and proposed pedestrian ways (trails) and easements.
- Flood control areas, floodways and floodplains, stormwater management areas and drainage easements.

### Benefits of an Official Map

Benefits of an Official Map are:

- It helps to focus limited financial resources on projects that meet and advance community goals.
- It helps to make improvements such as the street network improvements, intersection improvements, protecting natural areas, providing more green space, recreation facilities, trails, and sidewalks.
- It saves time and money by informing property owners and developers of municipal goals and intentions in advance of land development plans.
- It is an effective negotiation tool for municipalities, helping to ensure development is compatible with and supportive of public goals.
- It gives municipalities an advantage in securing grants.

A summary of the proposed parcels for acquisition / preservation is shown on the next page. East Fallowfield should consider placing the sites on the Official Map as "open space" so they remain open space in the future. Such action can also be the first steps toward acquisition. Note that Parcel 10 (Beagle Club – 106.8 acres) and Parcel 12 (Brownfield site – 39.4 acres in the Township) are already on the current Official Map shown to the right.



Parcel Number	Site	Size (Acres)	Potential Use
1	Strasburg Rd. behind Weaver Mulch	64	Athletic Facilities
2, 2.2, 2.3, 2.4, 2.5	Strasburg Rd. opposite Weaver Mulch	44.5	Athletic Facilities
3, 3.2, 4, 4.2	Park Ave., near asphalt plant	47.6	Resource Protection, Passive Open Space
5	Doe Run Rd., wooded lot next to A Safe Self Storage	4.7	Athletic Fields
6, 7	Doe Run Rd. – Sisk Farm	69.5	Athletic Fields
8, 8.2, 8.3, 8.4	Buck Run Rd., opposite Community Park	36.9	Cultural Landscape
9	Elementary School site	7.5	Adaptive Reuse; Community / Senior Center
11	Open space adjacent to Providence Hill	41.7	Conservation / Open Space
<b>TOTAL</b>		<b>316.4</b>	
<b>TOTAL (Including Beagle Club and Brownfield Site)</b>		<b>462.6</b>	

### Priority Parcels for Acquisition / Preservation

The sites that should be a priority for acquisition are:

- Parcels 2, 2.2, 2.3, 2.4, 2.5 – Strasburg Road opposite Weaver Mulch
- Parcels 6, 7 – Doe Run Road, Sisk Farm
- Parcels 8, 8.2, 8.3, 8.4 – Buck Run Road, opposite Community Park
- Parcel 12, 12.2 – Brownfield site along Mortonville Road

Acquisition of these sites will help reduce the deficit of park acreage that the Township will experience by 2045 (237 acres) as noted in the previous chapter.

Primary among these is the brownfield site along Mortonville Road. This Superfund site is owned by Connell Limited Partnership and was a former scrap yard / railroad dismantling site. The site has gone through a remediation process according to all applicable safety standards and EPA will permit recreational use on the property as long as the site cap is maintained and other

maintenance conditions are met. The idea has been discussed about Connell transferring ownership of the site to East Fallowfield for one dollar (\$1). In return, the Township would be responsible for the maintenance, in perpetuity, of this brownfield site. The Township should strongly consider the purchase of the site. If it does so, East Fallowfield should prepare a master plan that explores the feasibility of various recreational uses while also collaborating with PA DEP and other agencies to ensure the site is adequately maintained.

The site has the potential to become a recreational and scenic destination for the community. The Township’s 1993 Open Space, Recreation and Environmental Resources Plan recognized the site as containing critical resources, such as a scenic river corridor, 100-year floodplain and woodlands and recommended protection of these resources and utilizing the option to protect sites such as this as open space. In 2018, when the Township developed an Official Map, it added this site to it as a location of proposed open space.

## Historic Preservation Recommendations

East Fallowfield has a proven record of attention to historical preservation thanks to the number of resources that are listed in the National Register of Historic Places and the Township’s Historic Resource Atlas. It is recommended that, in order to increase its ability to preserve the historical value of sites, the Township should identify additional historic resources that may be eligible for placement on the National Register. The Township should also apply existing zoning regulations that allow for the adaptive reuse of historic structures and ensure adherence to historic architectural styles. In addition, it should develop educational programs that teach residents and students about the history and heritage of East Fallowfield.

These recommendations would advance the benefits of historic preservation:

- Historic buildings or areas help reinforce a community’s heritage and identity.
- Preservation allows residents to have greater pride and recognition of their past and shared history.
- Reuse of these structures as new businesses can help boost jobs, spur private development and investment and allow them to be contributing resources to the local economy.
- Historic districts can help preserve community heritage (East Fallowfield has 2 historic districts).



Harry DeHaven House



Edward Dougherty House

## Stormwater Management / MS4 Recommendations

For new projects with over one (1) acre of land disturbance a National Pollutant Discharge Elimination System (NPDES) permit is required. This permit is administered by the PA Department of Environmental Protection (PADEP) through the Chester County Conservation District. Stormwater Best Management Practices (BMPs) are typically included as a part of the NPDES permit in order to meet its requirements. These BMPs take the form of rain gardens, bioswales and other devices designed to infiltrate stormwater into the soil and underlying aquifer and prevent or minimize pollutants (mostly soil sediments) from flowing into streams. Township stormwater ordinances also contain requirement for BMP installation. The MS4 standards often exceed the requirements of those required by the NPDES permit by 10% or more.

Each five (5) years the Township must submit an MS4 permit application and then over the next 5 years take measures to meet the requirements outlined in the permit. It is often possible to meet at least some of the MS4 requirements in the municipality's park system. As design and engineering plans are formulated for park plans, as recommended in this report, the Township may be able to include designs to meet the MS4 requirements in the Township, using parks funding – with hopefully much of it from grant programs – to offset the costs of complying with MS4 mandates.

It is recommended that the Township prioritize stormwater management improvements within Community Park and new parks as they come online. This report makes note of improvements which can improve water quality and reduce amounts of sediment entering the waterways. BMPs such as rain gardens, vegetated swales, detention basins, and porous pavement can help with flood water control and can add beauty and environmental benefits to the Township. The Township can also provide incentives for residents to apply stormwater management, such as rain gardens and rain barrels, within their own properties.

Maintaining records of when BMPs are installed, and records of routine maintenance is crucial to the Township's MS4 program. Keeping track of maintenance of BMPs not only provides records for authorities such as PADEP and the EPA but also extends the life of the BMP through regularly scheduled maintenance.

# Administrative, Recreational Financial and Maintenance Recommendations

## Administrative

- Review / consider the addition of a part-time staff member, recreation coordinator, to represent the Township and lead the Park Board by spearheading special events development. A new part time position cost may be \$19,500 annually.
- Create Memorandums of Understand to outline special event responsibilities: No cost.
- Determine a Township philosophy to the number of events, and resident vs. non-resident attendance: No cost.

## Recreation / Special Event

- Purchase a recreational software service which allows for historical records tracking, revenues collection, registration tracking, email and text communication, facility reservations, calendar of events, and financial tracking. These services can be purchased with \$5,000 up front cost and \$2,000 annual cost.
- Develop a written policy for attracting and maintaining volunteers to serve on the Park Board, outline position responsibilities, attendance requirements, and reimbursement procedures: No cost.
- Develop a Park Board By-Law policy outlining duties, service terms, reimbursement process, and volunteer recruitment: No cost.
- Develop a special event procedure and policy for program sponsorships: No cost.
- Establish a calendar of events noting all programs annually or semi-annually and post on social media, posters, within the park, and other areas.

## Communication

- Continue to utilize all social media opportunities to communicate with residents, ensure all information is maintained in a timely manner and is up to date: No cost.
- Utilize software systems to send text and email messages to residents: Minimal cost.
- Establish an annual or semi-annual calendar of events for public consumption: No cost.

## Financial

- Establish a procedure for the Park Board to prepare and present an annual budget request to the Manager for discussion by September 15 annually. This request would be for the next year's budget consideration.
- Establish a policy for sponsorship solicitations for annual sponsorship, seasonal sponsorships, or individual event sponsorships: No cost.

## Maintenance

- Investigate maintenance software allowing for task tracking of staff hours, costs, and equipment used: No cost.
- Consider adding a seasonal maintenance worker, \$15,000 annually.



## Multimodal Recommendations

### Design Guidelines

Various national and locally recognized organizations have developed bicycle and pedestrian design standards. The following guides were referenced throughout the design process.

#### ***AASHTO – Guide for the Development of Bicycle Facilities***

AASHTO provides federally accepted standards for the development of bicycle facilities including information on: Bicycle Planning, Bicycle Operation and Safety, Design of On-Road Facilities, Design of Shared Use Paths, Bicycle Parking Facilities, and Maintenance and Operations. All improvements should adhere to these standards.

#### ***MUTCD – Manual on Uniform Traffic Control Devices***

The Manual on Uniform Traffic Control Devices provides standards for the design and implementation of traffic control devices that provide for safe and efficient transportation. Part 9 of the manual includes traffic control for bicycle facilities. The section includes signs, pavement markings and highway traffic signals for both on-road and off-road trail facilities. All guidance in this document should be adhered to when implementing the alignment alternatives.

#### ***PA DCNR – Pennsylvania Trail Design & Development Principles***

DCNR’s Pennsylvania Trail Design & Development Principles is a compilation of best practices and guidelines for the planning, design, construction and management of trails. It also presents techniques that utilize sustainable design elements and construction practices for developing trails that create desirable and enjoyable experiences for trail users.

#### ***FHWA – Small Town and Rural Multimodal Networks***

The FHWA - Small town and Rural Multimodal Networks provides design guidance for pedestrian and bicycle safety in areas of smaller scale. This document focuses on establishing safe multi-modal connections within an automobile-dominated landscape. Illustrations, technical diagrams, and photographs detail proposed improvements to roadways, sidewalks, intersections, and more.

## On-Road Connectivity Improvements

### Marked Shared Lanes

Shared lane markings, or “sharrows,” indicate that bicyclists operate on the roadways along with motor vehicles (not to be used on roads with posted speed limits in excess of 40 mph). The sharrows are pavement markings that represent a bicyclist and directional arrows and are designed to alert motorists to the presence of cyclists.

- **Shared-Lane Striping (Marking):** (MUTCD 9E - 9) placed at intersections and at intervals not greater than 250’.
- **Striping position on cartway with Parallel Parking:** Place center of sharrow 12’ from face of curb or edge of travel way.
- **Striping position on cartway with no Parking:** 4’ from face of curb or edge of travel way.
- **Signage:** If a “Bicycle Allowed Use of Full Lane” sign is used in addition to the shared-lane striping, the shared-lane striping should be placed so that the center of the marking is in the approximate center of the travel lane.



Above: Examples of sharrows

### Signage

Signage can be provided along the road with no cartway (pavement) improvements. Signage informs motorists to watch out for bicyclists on the roadway.

**MUTCD standards:** Share the Road (W11- and W16-1P) signs have been replaced with “Bicyclist May Use Full Lane” (R4- 11) signs, which in turn will be replaced with “Bicyclist Allowed Use of Full Lane” (R9-20) signs; Place signs at the beginning of the bike route, roadway intersections, and throughout the segment where deemed required, and at the end of the bike route. There are many other applications where trail signage is necessary and appropriate and should be included when proposed improvements advance to full engineering.

In Pennsylvania, motor vehicles must allow 4 feet of distance when overtaking a bicycle and travel at a careful speed. Signage placed on roadways can remind and alert drivers of this law.



Above: Examples of signage

## *Paved Shoulders*

Bicyclists operate on the shoulders of roadways, typically on rural roadways:

Paved shoulders should be located on both sides of the road:

- **Shoulder width with no vertical obstruction:** 4' shoulder width minimum
- **Shoulder width with vertical obstruction (curb, guide rail, etc.):** 5' shoulder width minimum



Above: Examples of shoulder improvements

## Off-Road Connectivity Improvements

### *Earthen Path / Trail*

Earthen paths or earthen trails are created by removing any plants and the top layer of soil to reveal a harder, firmer earthen surface. These trails conveniently blend into the landscape; however, one major drawback is that most of these types of trails are generally not accessible because of the natural landscapes they are located in.

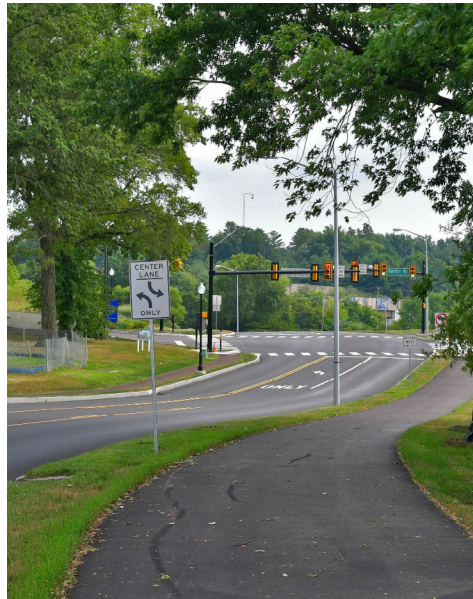
### *Paved Multi-Use Trail*

Multi-Use Trails are generally a minimum of 10 feet in width and may be designed at widths of up to 14 feet for high-volume trails. In rare instances where space is limited, trails may be installed at an 8-foot width. Such trails can be paved with asphalt or stone dust / stone screenings. Users include cyclists, roller-bladers, skateboarders, runners, joggers, and pedestrians. Motorized wheelchairs for handicapped users are also permitted.

Multi-use trails provide a convenient means for different user types to enjoy a common amenity and shared infrastructure. The width of these trails allows walkers, joggers, cyclists and other users the ability to recreate safely from one another. Multi-use trails also allow these different user groups a chance to interact with each other and foster a sense of community in a space they share and may want to help maintain. Multi-use trails also require less resources and expenses than single use trails as they require fewer signs and less staff to maintain.

### *Side Path*

A side path is a multi-use trail located immediately adjacent and parallel to a roadway. These trails require a 5' setback from the cartway if no curb or barrier is present. Side paths vary from 5' to 8' in width and are often constructed from asphalt. A side path can encourage bicycling and walking in areas where high-volume traffic and/or high-speed traffic might otherwise discourage such activity.



Above (left to right): Examples of an earthen trail, paved multi-use trail, and side path



## Sidewalks

Typically, sidewalks are a minimum of five feet wide, constructed of concrete, and located parallel and adjacent to a roadway.

Sidewalks allow pedestrians to safely move and access home, work, school, transit stops, parks, places of worship, and any other desired destinations. Sidewalks within East Fallowfield are limited and clustered in residential developments and are lacking connectivity to local destinations within the Township.

Proposed locations of new sidewalks are based on site reconnaissance, sidewalk inventory completed by the consultants, and input from committee and public meetings.

## Greenways

Greenways are corridors of land that generally parallel creeks and streams. They often have conservation, ecological, cultural, historic and recreational value. The primary purpose to designate a “Greenway”:

- Foster the preservation and protection of critical habitats.
- Protect and enhance the water quality.
- Greenways may or may not contain a trail or allow access.

## Rail-to-Trail (Rail trail)

A rail trail is a multi-use trail repurposed from an old railroad corridor. They are generally flat trails, which make them accessible, and as they are multi-use, are appropriate for a number of activities including walking, bicycling, skating and equestrian activities.

An opportunity exists to introduce a rail trail along the Pomeroy Branch. The old Pennsylvania Railroad’s Pomeroy Branch, now owned by various private interests, runs along Buck Run on the western border of the Township. It extends from Pomeroy, in Sadsbury Township where it merges with the Amtrak line, down to Newark, Delaware. This stretch was abandoned by 1939. A portion of the line is still active south of Newark where it serves local industries.

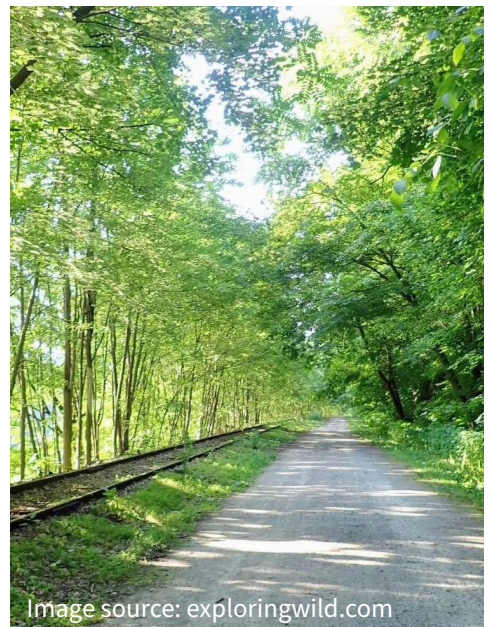


Image source: [exploringwild.com](http://exploringwild.com)

Above (left to right): Examples of a sidewalk, greenway trail, and rail trail

## Proposed Connectivity Improvements

The proposed Trails Plan notes approximate locations of pedestrian and bicycle improvements in East Fallowfield Township. Based upon site analysis, field reconnaissance and information gathered at committee and public meetings, several guiding principles were established.

- Connect to Community Park and the open space of the Township and the surrounding area.
- Connect to local trails and businesses and destinations outside the Township, as well as establish connections to proposed regional trails, via on-road infrastructure and multi-use trails.
- Establish safe connections across higher-speed roadways such as Strasburg Road.
- Establish cross-Township connections (north/south & east/west) on low-stress or low-traffic volume routes.

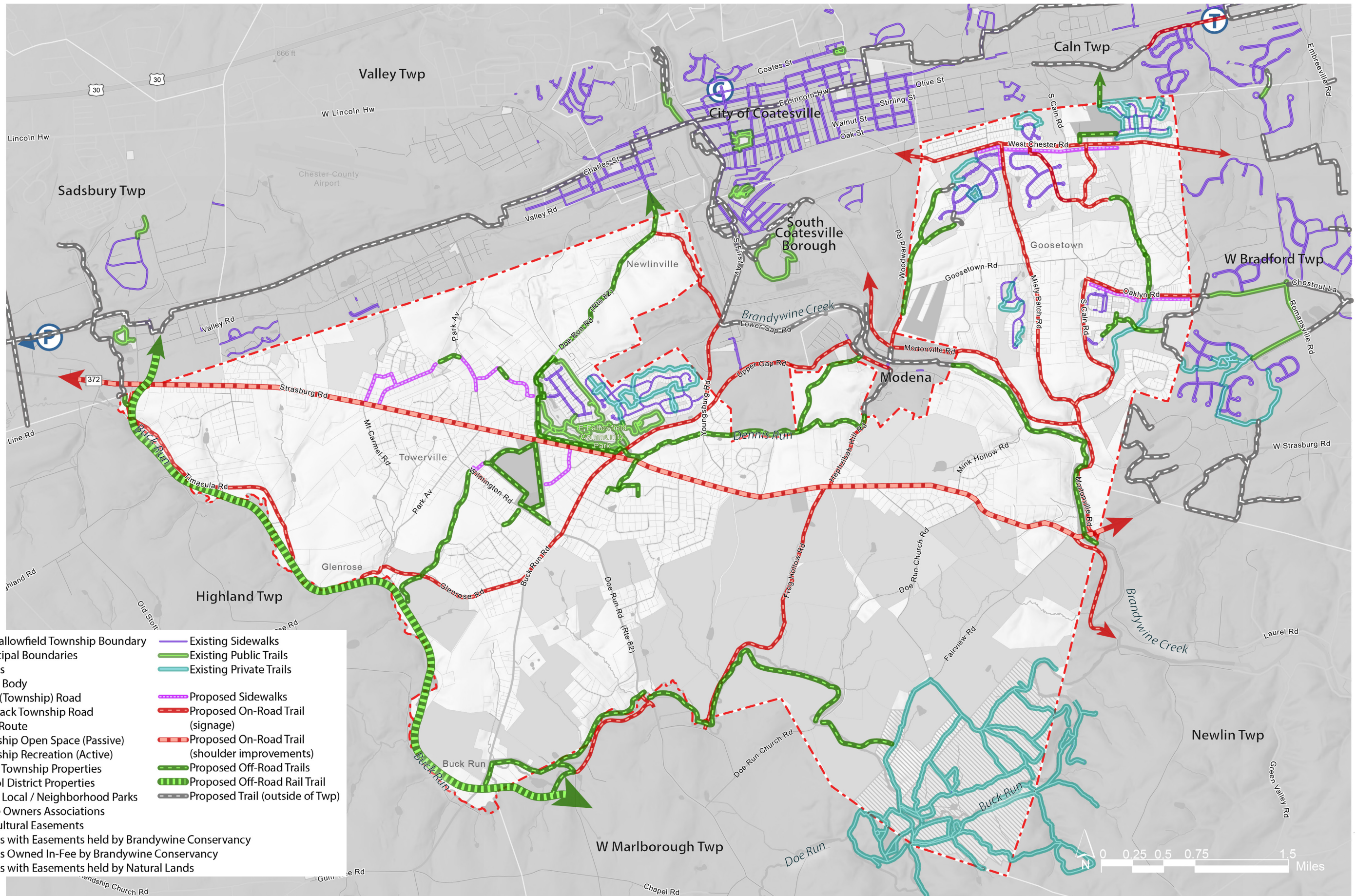
Many of the proposed trails reflect trails proposed on the Township's Official Map (see page 99). These include:

- Connections along Doe Run Road (Route 82) that lead into Coatesville through Newlinville.
- A section of the West Branch Brandywine Trail that traverses the brownfield site (noted as proposed public lands) along Mortonville Road.
- The Misty Loop Trail is the northeast section of the Township. This is an approximately 5-mile loop trail that runs along on and off-road routes and connects to the West Branch Brandywine Trail.
- Buck Run Trail, which is adapted as a rail trail, along the western boundary of the Township.

### *Proposed On-Road Trails – Exceptional Cyclists*

- Strasburg Road
  - Improved shoulders along the whole length.
  - This trail connects to a number of proposed off-road trails as well as to destinations in Sadsbury Township, including the Parkesburg Amtrak Station, and neighborhoods in Newlin Township.
- Newlinville Road / Youngsбург Road / Buck Run Road / Glenrose Road
  - Signage from Doe Run Road to the proposed rail trail along Buck Run.

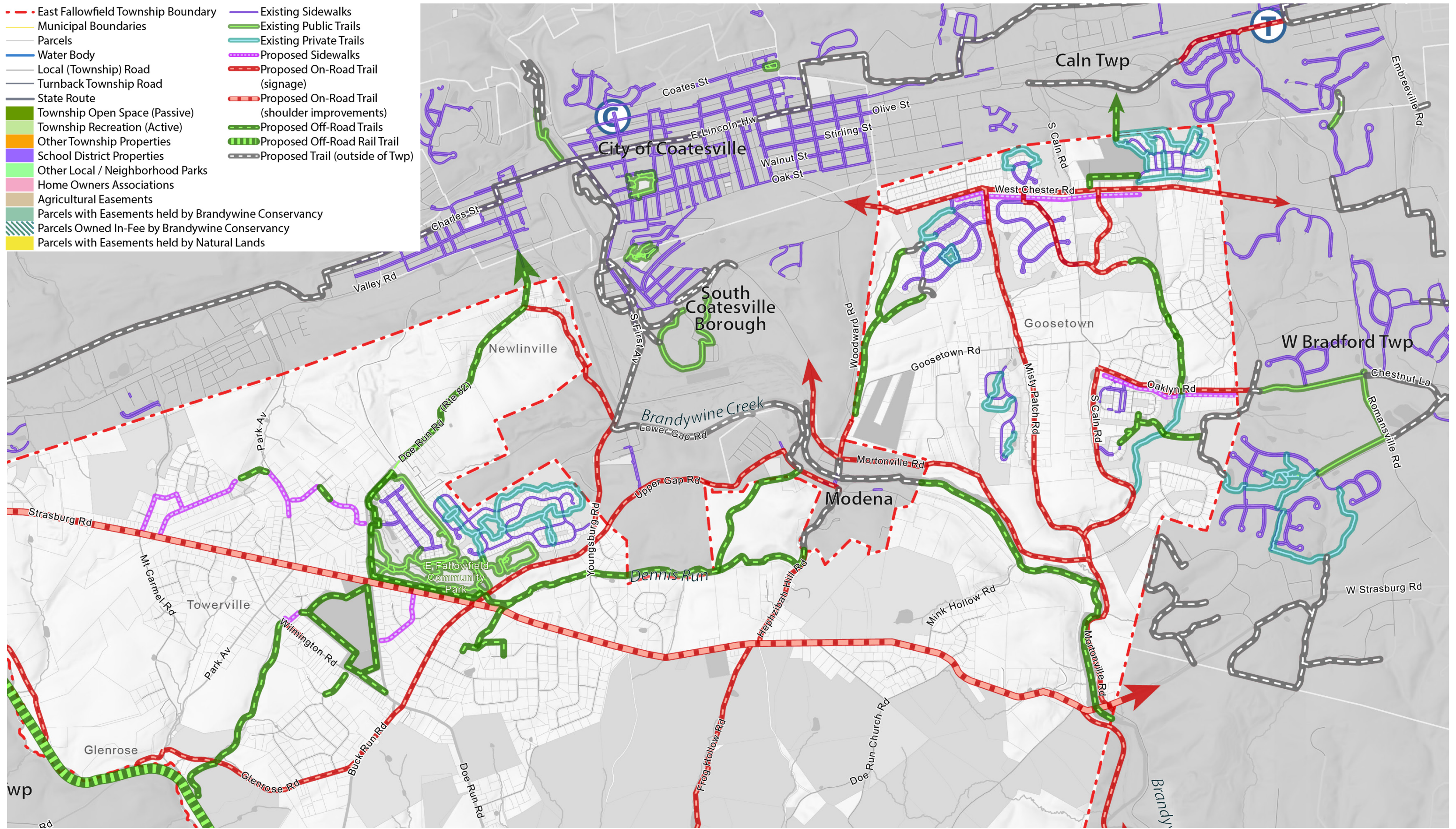
- Timacula Road
  - Signage from Strasburg Road to Buck Run.
- Upper Gap Road / Woodland Avenue / N. Brandywine Avenue
  - Signage from Youngsбург Road to proposed trails along Hephzibah Hill Road in Modena.
- Hephzibah Hill Road / Frog Hollow Road
  - Signage from the Buck Run Greenway to the Dennis Run Greenway.
- Mortonville Road
  - Signage from Strasburg Road to Modena Road.
  - This trail also provides a connection to the brownfield site, if it becomes a future recreational space.
  - In order for novice and inexperienced cyclists to enjoy the scenic views and ride along Mortonville Road and the West Branch Brandywine Creek, the Township should consider closing the portion of Mortonville from Strasburg to Saw Mill Road for a few hours on Sunday. This would allow these users to ride safely and comfortably without sharing the road with motorists.
- Misty Loop Trail (from Official Map)
  - Combined on and off-road trail in the northeast section of the Township.
  - On-road improvements
    - Signage on South Caln Road, Bridle Path Lane, Vinebury Lane, Covewood Way, West Chester Road and Misty Patch Road.
  - Off-road improvements
    - Off-road trail along the creek through Fieldstone Village, Ridgecrest and various private parcels.
- Oaklyn Road
  - Signage from South Caln Road to Chestnut Lane and the trail off Chestnut Lane in West Bradford Township



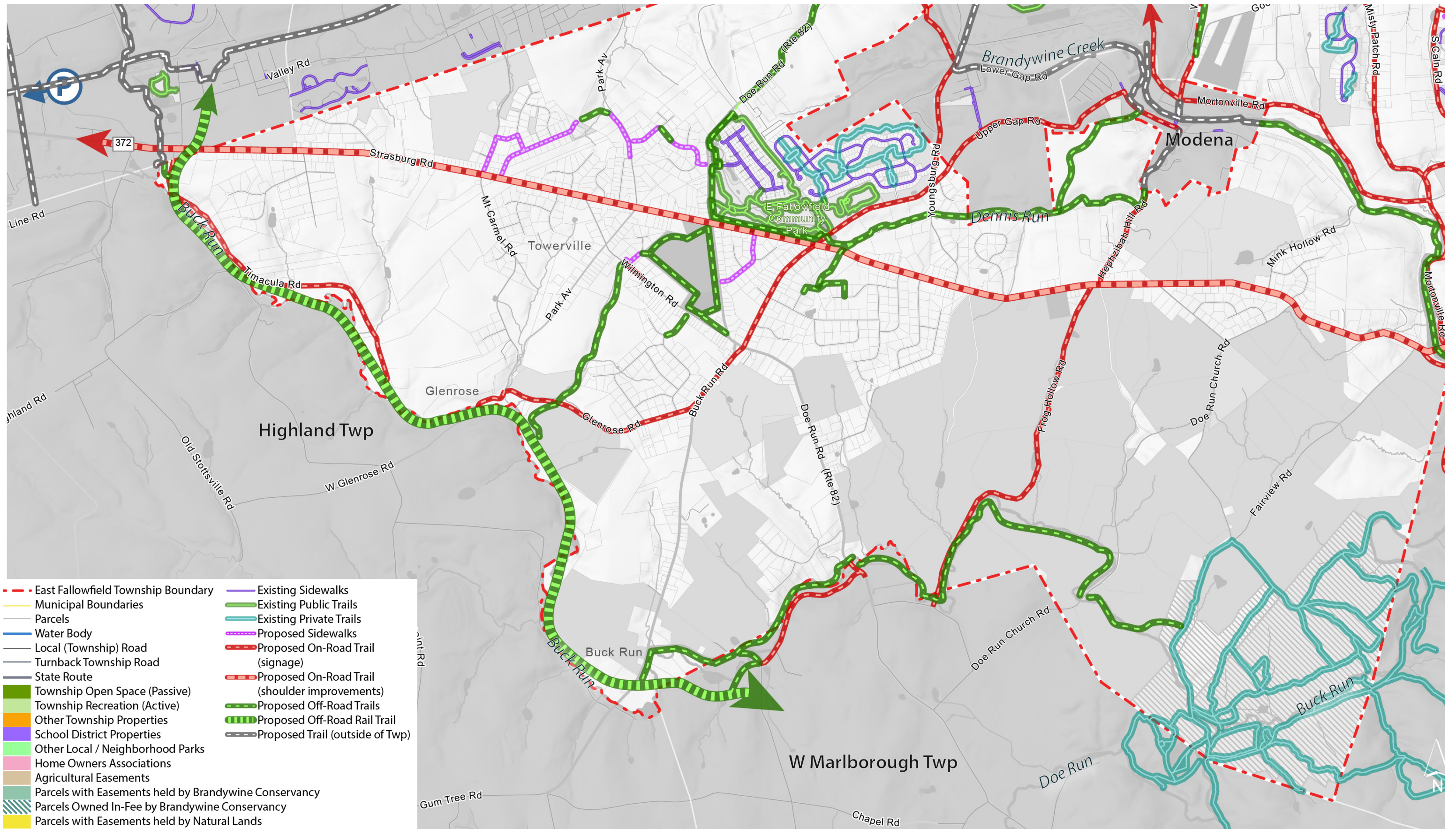
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- Parcels Owned In-Fee by Brandywine Conservancy
- Parcels with Easements held by Natural Lands
- Existing Sidewalks
- Existing Public Trails
- Existing Private Trails
- Proposed Sidewalks
- Proposed On-Road Trail (signage)
- Proposed On-Road Trail (shoulder improvements)
- Proposed Off-Road Trails
- Proposed Off-Road Rail Trail
- Proposed Trail (outside of Twp)

Proposed Trails Plan

- - - East Fallowfield Township Boundary
- Municipal Boundaries
- Parcels
- Water Body
- Local (Township) Road
- Turnback Township Road
- State Route
- Township Open Space (Passive)
- Township Recreation (Active)
- Other Township Properties
- School District Properties
- Other Local / Neighborhood Parks
- Home Owners Associations
- Agricultural Easements
- Parcels with Easements held by Brandywine Conservancy
- Parcels Owned In-Fee by Brandywine Conservancy
- Parcels with Easements held by Natural Lands
- Existing Sidewalks
- Existing Public Trails
- Existing Private Trails
- Proposed Sidewalks
- - - Proposed On-Road Trail (signage)
- - - Proposed On-Road Trail (shoulder improvements)
- Proposed Off-Road Trails
- Proposed Off-Road Rail Trail
- Proposed Trail (outside of Twp)



Proposed Trails Plan (Northern portion of the Township, close-up)



Proposed Trails Plan (Southern portion of the Township, close-up)

## Proposed Off-Road Trails

- Route 82 (from Official Map)
  - In the northern section of the Township, this side path runs along Strode Avenue, where it provides connections to the businesses and services in Coatesville as well as the Coatesville Amtrak Station.
  - It continues along Doe Run Road and transitions into the trail on the Doe Run side of Community Park.
  - From the Park, the side path crosses Strasburg Road and transitions into the path proposed for the new South Brandywine Elementary School. This path is part of a proposed loop trail around the perimeter of the school, which connects to the Township-owned parcel on Wilmington Road and a proposed trail along a tributary of Buck Run. It also connects the neighborhood south of Wilmington Road to the Township-owned site and, ultimately, north to the Park.
- West Branch Brandywine Creek Greenway (from Official Map)
  - This footpath runs along the West Branch of the Brandywine Creek as it traverses the Township between Modena and Newlin.
  - It runs parallel to the proposed on-road trail along Mortonville Road and flows through the brownfield site. If this site becomes a site for future recreation, it could potentially have a canoe or kayak launch for the Creek.
  - This Greenway is also proposed as a recreation corridor in the Strategic Action Plan for the Brandywine Creek Greenway.
- Dennis Run Greenway
  - This footpath runs along Dennis Run as it traverses the Township from Hephzibah Hill Road to Community Park where it connects with the proposed paths in the Park.
  - Spurs from the Greenway connect to neighborhoods south of Dennis Run and a proposed trail within the Beagle Club property, which is noted as proposed public land on the Official Map.
  - This Greenway is also proposed as a green corridor in the Strategic Action Plan for the Brandywine Creek Greenway.
- Buck Run Rail Trail
  - This proposed rail trail runs along the abandoned Pomeroy Branch corridor adjacent to Buck Run on the western border of the Township.
  - In the north, this Trail proposes connections into Sadsbury Township and the Parkesburg Amtrak Station and the planned extension of the Chester Valley Trail.
  - In the south, the Trail joins the proposed Buck Run Greenway, which provides a connection to the Brandywine Conservancy's Laurels Preserve.
  - The Buck Run Greenway is also proposed as a recreation corridor in the Strategic Action Plan for the Brandywine Creek Greenway.
- Other Trails
  - An off-road trail is proposed from the on-road trail along Mortonville Road north, adjacent to Goosetown Road, along the tributary behind the Providence Hill community. This trail provides a connection from areas south of Mortonville Road to the Misty Loop Trail, the Township-owned site along West Chester Road and connections into Caln Township and the Thorndale SEPTA Station.
  - An off-road trail is proposed from South Caln Road that would connect the neighborhoods off South Caln Road (Fieldstone Village, Chestnut Ridge) to the trails and neighborhoods in adjacent West Bradford Township.
  - An off-road trail is proposed north of the Township-owned site along West Chester Road which would connect that site to destinations in Caln Township, including Thorndale SEPTA Station.
- Sidewalks
  - Sidewalks are proposed along routes that will serve a large number of Township residents and improve access to destinations, such as parks, open space and proposed trails.
  - Approximate locations of new sidewalks are based on site reconnaissance, a Township sidewalk inventory (completed with data from DVRPC) and input from Township staff and the steering committee.





# IMPLEMENTATION

## Making Improvements in Phases, with Partners

Almost all public projects are funded and built in phases, and usually with multiple partners. For example, the collection of improvements identified by East Fallowfield residents for Township Community Park alone will require multiple phases to achieve. Trail and greenway improvements are types of projects that are almost always funded and built through partnerships.

It is essential for East Fallowfield to build multiple strategic partnerships that match specific types of projects with those mission-aligned funding partners. More than one project may be advanced simultaneously – depending on project types, funding sources available during specific periods, and the sources of matching funds that the Township can raise internally or by leveraging partners.





# Recreation is a Common Element within Many Public Projects

Straightforward “recreation” improvements, such as those within discrete park sites, may be conceived and treated as standalone public projects; however, recreation elements are very often integral with at least four other generalized types of public projects, including:

- Environmental
- Civic
- Transportation
- Institutional

Examples of different types of “recreation-related” improvement projects that were identified during the public process of the 2024 open space, recreation, and natural resources plan update, include:

**Environmental projects** – Acquisition of new public open spaces; ecological habitat management of existing park sites and open spaces; adding stormwater BMPs; converting mowed areas to meadows; planting new canopy trees; managing existing woodlands; riparian buffers through degraded stream corridors; habitat sustainability; climate buffering; and wetland restorations on public sites.

**Civic projects** – Areas where existing or new civic spaces may be created, like at Community Park and the Township’s Wilmington Road parcel. In these locations, improvements in the forms of 21st Century public plazas must be designed beyond the ceremonial public greens of the past – to integrate high levels of recreation amenities with ecological improvements; traffic safety; transit access; and multi-use public congregation areas. Smart civic re-imagining of these areas is capable of attracting diverse funding partners with interests in every project “type.”

**Transportation projects** – Most trail improvements should be conceived as “transportation” projects, especially the

connector trails identified to link village areas of the Township to regional trail alignments, such as the (planned) Chester Valley Trail, and to public transportation facilities, such as the train stations at Coatesville, Thorndale, and Parkesburg. An important metric for discerning a “transportation” trail is a clear travel route between destinations. Many trails may deliver facilities that serve both transportation and recreation functions, but a loop trail within a park interior is not considered a “transportation” improvement and would not qualify for any sources of transportation partnership funding. Sidewalks, paths, crosswalks – especially along routes to schools, parks, and transit – are transportation improvements that may also qualify for a percentage of recreation improvement funding, depending upon what recreation purposes are served or amenities are created as part of the project.

**Institutional projects** – Locations where recreation facilities, open space, and trail connections are shared between the public and private and/or non-governmental organizations (NGOs). Examples include recreation facilities such as trail links, or open space improvements such as ecological maintenance, which traverse through business campuses, hospitals, schools, and non-profit museum sites.

# Partners

Partnerships at the local, county, regional, and state, and federal levels will need to be established and maintained to help the Township meet the goals of this plan. Partners can assist in many ways including being advocates for the completion of plan projects by implementing some recommendations themselves, providing volunteering opportunities, and by assisting in securing funds through grants or other means. In some cases, East Fallowfield Township may be able to “match” funds from one partner to meet the requirements of another – a strategy that, when possible, helps stretch finite local dollars further. A list of potential partners, with overview narratives about their funding programs, is included in this section.

Local partners – such as the School District, private recreation providers, sports leagues, social and religious groups, and other for-profit and non-profit businesses – can all provide valuable insight to the Township as to recreational needs of their students and members. Partnering with the Township would ensure that recreational facilities and programs are in place to meet the needs of both the organizations and the Township. These groups can also provide volunteering opportunities to assist with management or maintenance of facilities.

County, regional, state, and federal partners can provide funding and assistance with recreation and conservation plans. Chester County Planning Commission is a regional planner and offers opportunities for communities to be part of the larger regional planning network, including greenways, trails, and transportation needs. State partners can provide important information to assist a municipality in successfully receiving funding for improvement projects.

Forming a clear understanding of which “type” of project is to be advanced will help greatly toward defining which funding formula options are realistic to develop into matching partnership applications that are capable of advancing a clearly achievable phase of a very specific priority project.

A close review of the potential partner funding programs that are described in this chapter will identify which partners will fund what types of projects – as well as what “phases” of projects they will fund, such as planning, design/engineering, and/or construction.



Community Park

## Prioritizing Projects

As the Township moved toward implementation of plan recommendations, questions about how to prioritize which projects to pursue and when to apply for funding assistance may arise. These decisions are ultimately the responsibility of the Board of Supervisors; however, there are several criteria listed below that can help inform that decision-making process.

- What type of project is it?
  - Recreation-only
  - Transportation
  - Civic
  - Environmental
  - Institutional
- What phase of project development is needed?
  - Planning
  - Technical studies
  - Design
  - Construction

- What partner funding sources will have applications open during the preferred project period?
- What partner matches are capable of leveraging others during that preferred period?
- What is the estimated maximum total funding realistically possible from all sources?
- How much can that total budget buy?
  - As one single phase or
  - Perhaps a multi-phased project
- Which projects may advance applications simultaneously and not compete for the same funds?

Applying these basic criteria can help decision-makers logically winnow application options based on clear limits of available funding. Where two of the same “type” of project may have apparently equal priorities, multiple other rational criteria may be applied, such as simple assessments of BCA (benefit-cost analyses), which can be very helpful.



Community Park

# Funding Sources

The following is a summary of potential partner programs that can likely assist with funding various portions of planning, design, and construction of multiple types of recreation-related projects in East Fallowfield Township. Various sources can be pursued during preservation/improvement phases, based on availability of funds aligning goals of partner agencies, and County priorities for each year.

## Federal Sources

### *US Department of Transportation (DOT) (Bipartisan Infrastructure Law)*

#### *Reconnecting Communities Pilot Program (RCP)*

Starting in 2022, \$1 billion in planning and capital construction grants are available, over five years, to fund projects that restore community connectivity by retrofitting, removing, or mitigating barriers imposed by transportation infrastructure, including roads, highways, and rail lines, among others. Applications from economically disadvantaged communities are given priority, and state DOTs must provide them with technical assistance through the Reconnecting Communities Institute.

For more information, visit: <https://www.transportation.gov/grants/reconnecting-communities>

#### *Safe Streets and Roads for All (SS4A)*

Starting in 2022, \$5 billion in funding is available, over five years, for planning and implementation of projects that improve roadway safety by preventing deaths and serious injuries. SS4A grants do not “require” municipalities to have completed an Action Plan if the metropolitan planning organization (DVRPC) or a (Chester) county has completed or is in the process of completing an Action Plan. However, it is recommended that municipalities consider completing their own Action Plans to ensure that the Action Plan features detailed, community-specific data, which otherwise may not be addressed in larger county or region-wide plans that cover much broader areas and are more general in nature. Eligible activities include roadway safety treatments, development of multimodal improvements, and installation of pedestrian safety enhancements, among many others.

For more information, visit: <https://www.transportation.gov/grants/SS4A>

#### *Healthy Streets Program*

\$500 million in funding (with a 20% match) over five years, to reduce flooding, improve air quality, and mitigate the urban heat island effect in disadvantaged communities. The program will fund porous/cool sidewalk pavement and street trees. There is no official website yet as the program has been authorized but not yet funded as of April, 2024.

For more information, visit: <https://www.montcopa.org/4340/Transportation-IIJAPrograms>

#### *Active Transportation Infrastructure Investment Program*

\$1 billion over five years to fund planning, design, and construction of safe and connected active transportation projects. Eligible projects include trails, sidewalks, and protected bike lanes. The matching share is set at 20%, except for areas with poverty rates over 40% (set at 0% match).

For more information, visit: <https://www.transportation.gov/rural/grant-toolkit/active-transportation-infrastructure-investment-program-atiip>

### *National Fish and Wildlife Foundation (NFWF)*

NFWF supports conservation efforts in all 50 states and U.S. territories. More than 18,600 projects have been supported since founding – are rigorously evaluated and awarded to some of the nation’s largest environmental organizations. Financial commitments since the organization’s founding total \$6.1 billion.

### *The Five Star and Urban Waters Restoration Program*

The Five Star and Urban Waters Restoration Program focuses on the stewardship and restoration of coastal, wetland and riparian ecosystems across the country. Its goal is to meet the conservation needs of important species and habitats, providing measurable and meaningful conservation and educational

outcomes. The program requires the establishment and/or enhancement of diverse partnerships and an education/outreach component that will help shape and sustain behavior to achieve conservation goals.

To date, the Foundation has funded over 800 projects in 50 states, including the District of Columbia, Puerto Rico, and the U.S. Virgin Islands, through this program. More than \$18 million in grants has leveraged more than \$67 million in other funds or donated services.

More info at: <https://www.nfwf.org/programs/five-star-and-urban-waters-restoration-grant-program>



Community Park, Strasburg Road view towards intersection with Rte. 82



Community Park

### *Delaware Watershed Conservation Fund (DWCF)*

The Delaware Watershed Conservation Fund was launched in 2018 to conserve and restore natural areas, corridors and waterways on public and private lands that support native fish, wildlife and plants, and to contribute to the vitality of the communities in the Delaware River watershed. Priority strategies for on-the-ground implementation include sustaining and enhancing fish and wildlife habitat; improving and maintaining water quality for fish, wildlife, and people; sustaining and enhancing water management to benefit fish and wildlife; and improving outdoor recreational opportunities within the Delaware River watershed.

For more information, visit: <https://www.nfwf.org/programs/delaware-river-program>

### *Delaware River Restoration Fund*

The Delaware River Restoration Fund was launched in late 2013 to help community-based nonprofits and government agencies work together to clean up and restore polluted waters and improve habitat for target species, including eastern brook trout and river herring. The Fund awards at least \$2 million per year in competitive grants, geographically focused on three priority strategies: (1) stewardship of working lands; (2) restoration of wetlands, floodplains and stream corridors; and (3) promoting the adoption of green infrastructure in urban/suburban landscapes. Since 2014, the Delaware River Restoration Fund has awarded 90 grants totaling roughly \$14.7 million. These investments leveraged more than \$23.36 million in

grantee matching funds to fund agriculture conservation, green stormwater infrastructure and innovative projects to improve the water quality of the Delaware River. To date, the fund has implemented more than 23,500 acres of best management practices to improve water quality, and restored more than 190 acres of wetlands and 60 miles of riparian habitat. The Delaware River Restoration Fund is administered by NFWF in cooperation with the Delaware River Watershed Initiative, with major funding from the William Penn Foundation.

For more information, visit: <https://www.nfwf.org/programs/delaware-river-program>

### *The Delaware River Watershed Initiative (DRWI)*

The William Penn Foundation launched the Delaware River Watershed Initiative (DRWI) in 2014 to address four primary threats to clean water in the river basin: stormwater, runoff from agricultural fields, forest loss, and groundwater depletion. The DRWI coordinates and aligns the work of over 50 organizations funded by the William Penn Foundation, with a goal of creating a critical mass of land preservation and restoration work in targeted sub-watersheds where they can demonstrate significant, durable water quality improvements. Through a combination of high-level coordination and on-the-ground work, the DRWI mitigates threats to water quality through strategic, science-informed land protection and restoration.

For more information, visit: <https://4states1source.org/>

## State Sources

### *Pennsylvania Department of Conservation & Natural Resources (PA DCNR)*

#### *Community Conservation Partnership Program (C2P2)*

The Community Conservation Partnership Program (C2P2) provides funding to municipalities and authorized nonprofit organizations for recreation, park, trail, and conservation projects. Eligible projects include feasibility planning studies; trail studies; conservation plans; master site development plans; comprehensive recreation, park, open space, and greenway plans; land acquisition for active or passive parks, trails, and conservation purposes; and new development and rehabilitation of parks, trails, riparian forest buffers, and recreation facilities.

Most of these RCP-funded projects require a 50% match, which can include a combination of cash and/or non-cash values. Funding from DCNR for “sidewalk” connections is not usually granted unless these facilities are eligible as multi-use trails.

For more information, visit: <https://brcgrants.dcnr.pa.gov/>

#### *Land and Water Conservation Fund (LWCF)*

The Land and Water Conservation Fund (LWCF) State Assistance Program, established in 1965, is a federal source of funding distributed to all states by the U.S. Department of the Interior’s National Park Service. The program provides matching grants for the acquisition and development of public outdoor recreation areas and facilities. DCNR administers the LWCF Program for Pennsylvania.

For more information, visit: <https://www.dcnr.pa.gov/Communities/Grants/Pages/default.aspx>

#### *Wild Resources Conservation Program*

Each year, these funds support the survey, research, management, and conservation of wild resources through DCNR’s Wild Resource Conservation Program (WRCP). WRCP identifies research and conservation needs on the Commonwealth’s native flora and non-game wildlife. The program provides grants and facilitates the flow of information between researchers, conservationists, and educators.

For more information, visit: <https://www.dcnr.pa.gov/Conservation/Biodiversity/WildResourceConservationProgram/Pages/default.aspx>

#### *DCNR Forest Buffer Program*

The PA DCNR Riparian Forest Buffer Program provides funding for organizations to implement a variety of forest buffers including conventional riparian forest buffers and multi-functional buffers. Pennsylvania has a goal of planting 95,000 acres of riparian buffers by 2025 to improve state waterways and the Chesapeake Bay. No match is required to be eligible for this grant. Grant applications are usually accepted October to late December. DCNR has provided funding to County Conservation Offices. Grants awards are made by the local conservation office for the planting of multi-functional buffers.

For more information, visit: <https://www.dcnr.pa.gov/Conservation/Water/RiparianBuffers/Pages/default.aspx>

### *Pennsylvania Department of Community and Economic Development (DCED), Commonwealth Financing Agency (CFA)*

#### *Greenways, Trails and Recreation Program (GTRP)*

The Greenways, Trails and Recreation Program (GTRP) is administered through DCED, and provides funding for planning, acquisition, development, rehabilitation, and repair of greenways, recreational trails, open space, parks, and beautification projects. The program awards up to \$250,000 per project to eligible applicants and requires a local match of 15% of the total project cost. GTRP funding for “sidewalk” connections will likely need to be eligible as “multi-use trails.”

More information can be found at: <https://dced.pa.gov/programs/greenways-trails-and-recreation-program-gtrp/>

#### *Multimodal Transportation Fund (MTF)*

The DCED Multimodal Transportation Fund (MTF) is administered through the PA Department of Community and Economic Development (DCED) and provides grants to encourage economic development by ensuring that a safe and reliable multimodal transportation system is available to the residents of the Commonwealth. Funds may be used for preliminary engineering tasks, as well as development, rehabilitation, and enhancement of transportation assets within existing communities – such as: streetscape, lighting, sidewalk enhancement, pedestrian

## *Pennsylvania Department of Environmental Protection (DEP)*

### *DEP Growing Greener Watershed Protection Program*

safety, connectivity of transportation assets and transit-oriented development. MTF grants are available for projects with a total cost of \$100,000 or more, and grants shall not exceed \$3,000,000 for any project. The CFA will consider grant requests over \$3,000,000 for projects that will significantly impact the CFA's goal to leverage private investment and create jobs in the Commonwealth. Financial assistance under the Multimodal Transportation Fund shall be matched by local funding in an amount not less than 30% of the non-federal share of the project costs.

For more information, visit: <https://dced.pa.gov/programs/multimodaltransportation-fund/>

### *Keystone Communities Program (KCP)*

The Keystone Communities (KC) program is designed to encourage the creation of partnerships between the public and private sectors that jointly support local initiatives such as the growth and stability of neighborhoods and communities; social and economic diversity; and a strong and secure quality of life. The program allows communities to tailor the assistance to meet the needs of its specific revitalization effort. Communities may wish to consider designation through the KC program as a Keystone Main Street, Keystone Elm Street, Keystone Enterprise Zone, or Keystone Community. Designation is an opportunity for targeted investment and development including the identification of specific needs for investment and/ or development and the design and implementation of a strategy to address those needs.

For more information, visit: <https://dced.pa.gov/programs/keystone-communities-program-kcp/>

DEP funds local projects through the state Growing Greener Environment Stewardship Funds Program. Applications should be targeted toward clean-up of non-point source pollution. The grant will fund local watershed-based conservation projects with average awards totaling \$150,000, and requires a 15% match from a non-DEP fund source. Applications are typically due in January.

For more information, visit: <http://www.dep.pa.gov/Citizens/GrantsLoansRebates/Growing-Greener/Pages/default.aspx>

### *DEP Non-Point Source Implementation Programs Grant*

Provides funding assistance for projects aimed at implementing Pennsylvania's Non-point Source Management Program. Targeted projects include control of urban runoff and natural channel design/stream bank stabilization projects. The grant will fund local projects with the average award being \$200,000. Applications are typically due in June.

For more information, visit: <http://www.dep.pa.gov/Business/Water/PlanningConservation/NonpointSource/Pages/default.aspx>



## *PennDOT*

### *Transportation Alternatives Set-Aside Program (TASA)*

PennDOT administers the Federal Highway Administration (FHWA) Transportation Alternatives Set-Aside Program (TASA) under the Surface Transportation Program (STP) for community-based “non-traditional” projects that are designed to strengthen the cultural, aesthetic, and environmental aspects of the nation’s intermodal transportation system. The program seeks to provide funding for construction of on-road and off-road trail facilities for pedestrians, bicyclists, and other non-motorized forms of transportation. Non-motorized forms of transportation include sidewalks, bicycle infrastructure, pedestrian and bicycle signals, traffic calming techniques, lighting, and other safety-related infrastructure; and transportation projects are required to achieve compliance with the Americans with Disabilities Act of 1990. There is a minimum award of \$50,000 for construction projects and a maximum award of \$1,000,000, although higher awards can be justified for “exceptional” projects. No applicant match is required, but all engineering and environmental clearances must be completed with non-FHWA funds to enable the TASA funds to be used for construction and construction inspections.

For more information, visit: <https://www.penndot.gov/ProjectAndPrograms/Planning/Pages/Transportation%20Alternatives%20Set-Aside%20-%20Surface%20Trans.%20Block%20Grant%20Program.aspx>

### *Safe Routes to Schools (SRTS)*

The Safe Routes to Schools (SRTS) program is administered by PennDOT through the Federal TASA program. SRTS is a national and international movement to create safe, convenient, and healthy opportunities for children to walk and bicycle to school. By getting more children to walk and bicycle to school, communities are helping children be healthier, they are reducing fuel consumption, alleviating traffic congestion, and improving air quality. SRTS programs are built on collaborative partnerships among many stakeholders, including educators, parents, students, elected officials, engineers, city planners,

business and community leaders, health officials, and bicycle and pedestrian advocates. Eligible activities include new or reconstructed sidewalks or walkways, pedestrian and bicycle signs or signals, transportation projects that achieve ADA compliance, such as curb ramps, bike parking facilities or bus bike racks, shared use paths, side paths, trails that serve a transportation purpose, crossing improvements, and traffic realignments, road diets, or intersection changes.

For more information, visit: <https://www.penndot.gov/TravelInPA/Safety/SchoolResourcesAndPrograms/SafeRoutesToSchool/Pages/default.aspx>

### *Multimodal Transportation Fund (MTF)*

PennDOT administers Federal Highway Administration funds as a state Multimodal Transportation Fund (MTF) program to provide grants that ensure that a safe and reliable system of transportation is available directly to the communities and residents of the Commonwealth. The program is intended to provide financial assistance to municipalities, councils of governments, businesses, economic development organizations, public transportation agencies, rail freight, passenger rail, and ports to improve transportation assets that enhance communities, pedestrian safety, and transit revitalization. Grants are available for projects with a total cost of \$100,000 or more. Grants shall normally not exceed \$3,000,000 for any project. The PennDOT Office of Multimodal Transportation will consider grant requests over \$3,000,000 for projects that will significantly impact PennDOT’s goal to leverage private investment and create jobs in the Commonwealth. Financial assistance under the MTF shall be matched by local funding in an amount not less than 30% of the amount awarded. These federal funds cannot be matched by other federal funding.

For more information, visit: <https://www.penndot.gov/ProjectAndPrograms/MultimodalProgram/pages/default.aspx>



## *PennVEST (Pennsylvania Infrastructure Investment Authority)*

PennVEST offers both grants and low interest loans for projects that help to manage stormwater and improve water quality. Several recommendations for Lower Providence may attract PennVEST funds, since they include stormwater BMPs.

For more information, visit: <https://www.pennvest.pa.gov/Information/Funding-Programs/Pages/default.aspx>

## *Clean Water State Revolving Fund (CWSRF)*

The PENNVEST Clean Water State Revolving Fund (CWSRF) provides affordable financing for wastewater and certain other projects throughout Pennsylvania for the construction, improvement, extension, expansion, repair or rehabilitation of wastewater collection, treatment or disposal facilities, storm water management, nonpoint source pollution controls including but not limited to agricultural best management practices and watershed and estuary management.

The program offers low interest loans with flexible terms and principal forgiveness funds where applicable and available. PENNVEST performs similarly to a bank for the CWSRF program in Pennsylvania and manages the financial aspects of the fund, while the Department of Environmental Protection is the technical arm for the program. The seed money for the CWSRF has been distributed to states annually under Congressional authorization pursuant to the Clean Water Act of 1987. The funds and the program are administered nationally by United States Environmental Protection Agency (EPA).

For more information, visit: <https://www.pennvest.pa.gov/Information/Funding-Programs/Pages/Clean-Water-State-Revolving-Fund.aspx>

Community Park

## Regional Sources

### *Pennsylvania Fish & Boat Commission (PFBC)*

#### *State Wildlife Grants Program (SWGP)*

Created in 2000 by Congress, SWG has enabled the Pennsylvania Fish & Boat Commission and Pennsylvania Game Commission to direct conservation efforts toward species in decline or vulnerable to decline, with the goal of preventing endangered species listings. State Wildlife Grant funding to Pennsylvania has ranged from \$1.5 to \$2.5 million per year, shared equally between the Fish & Boat Commission and Game Commission.

The State Wildlife Grants program (SWG) is the nation's core program for preventing species from becoming endangered. This program provides needed funds to states to develop and implement conservation actions identified in their State Wildlife Action Plan. These funds benefit wildlife and their habitat, including species not hunted or fished.

Since 2001, the Pennsylvania Fish & Commission has supported more than 60 fish, amphibian, reptile, and freshwater invertebrate conservation projects through State Wildlife Grant funding, including research, species surveys, habitat improvement, and other efforts.

For more information, visit: <https://www.fishandboat.com/Resource/StateWildlifeGrantProgram/Pages/default.aspx>

### *Delaware Valley Regional Planning Commission (DVRPC)*

#### *Regional Trails Program (RTP)*

The Regional Trails Program provides trail developers – including counties, municipalities, and nonprofit organizations – with technical assistance and funding opportunities to plan and implement trails that will contribute to The Circuit, the greater Philadelphia 800+ mile trail network.

For more information, visit: <https://www.dvrpc.org/trails/regionaltrailsprogram/>

### *Brandywine Conservancy*

#### *Brandywine Creek Greenway Mini-Grant Program*

This program is funded by a grant of \$85,000 from the Pennsylvania Department of Conservation and Natural Resources' (DCNR) Community Conservation Partnership Program Environmental Stewardship Fund, administered by the Bureau of Recreation and Conservation (BRC). With these funds, the Brandywine Conservancy will be able to grant awards of \$2,000 to \$25,000 to projects that will support and advance the goals and objectives of the BCG's Strategic Action Plan (2014).

Eligible applicants include Pennsylvania non-profit organizations with tax-exempt status 501(c)(3), municipalities, counties and some educational institutions.

For more information, visit: <https://www.brandywine.org/conservancy/brandywine-creek-greenway/mini-grant-program>

## County Sources

### *Chester County Parks + Preservation*

#### *Preservation Partnership Program*

The Commissioners of Chester County, Pennsylvania offer two distinct grant programs that provide funding to municipalities and non-profit land conservation organizations to permanently preserve significant natural, recreational, agricultural, historic, and cultural land resources; enhance public access to those lands; provide public benefit; and implement County and municipal land use policies. The programs are administered by the Department of Parks + Preservation.

For more information, visit: <https://www.chesco.org/4647/Preservation-Partnership-Program>

#### *Brandywine Headwaters Preservation Program*

The Chester County Commissioners have adopted strategic plan goals for water quality improvement as measured by a decrease in the number of impaired streams and an increase in the number of clean water partnerships to promote recovery of the Chesapeake and Delaware Bay. The strategic plan also includes an ambitious land preservation goal. The Brandywine Headwaters Preservation Program is an effort to advance these complementary goals concurrently by targeting limited land preservation dollars. Through this program, the County strives to increase the number of partners, further leverage limited public funds, promote water quality improvements, and permanently preserve land.

For more information, visit: <https://www.chesco.org/4648/Brandywine-Headwaters-Preservation-Progr>

### *Chester County Planning Commission*

#### *Vision Partnership Program (VPP)*

**VPP Cash Grant** – The Vision Partnership Program (VPP) Cash Grant is a grant available to Chester County municipalities and multi-municipal groups seeking to improve their planning programs while achieving consistency with and implementation of the goals, objectives, recommendations, and map of Landscapes3. There are two VPP cash grant application rounds per year, funding permitting.

**VPP County Consulting - Technical** – The Vision Partnership Program (VPP) is available to Chester County municipalities

and multi-municipal groups seeking to improve their planning programs while achieving consistency with and implementation of the goals, objectives, recommendations, and map of Landscapes3. Through County Consulting – Technical, Chester County Planning Commission staff are available to act as the consultant for undertaking projects, with cost-sharing between the County and municipality. County Consulting – Technical projects are undertaken based on staff availability and expertise, and the potential to implement Landscapes3.

For more information, visit: <https://www.chescoplanning.org/MuniCorner/vpp.cfm>

## Other Sources

### *AARP Community Challenge*

The AARP Community Challenge provides small grants to fund quick-action projects that can help communities become more livable for people of all ages. Eligible applicants include 501(c)(3), 501(c)(4) and 501(c)(6) nonprofits, government entities, and other types of organizations on a case-by-case basis. Project types include permanent physical improvements in the community; temporary demonstrations that lead to long-term change; and new, innovative programming pilots or services. In 2024, the AARP Community Challenge accepted applications for three different grant opportunities, each described below:

- **Flagship Grants** - In AARP's flagship Community Challenge grant program, grants have ranged from several hundred dollars for smaller, short-term activities to tens of thousands of dollars for larger projects. Projects that benefit residents aged 50 and older are prioritized, and include the following categories: public places, transportation and mobility.
- **Capacity-Building Microgrants** - Combining \$2,500 grants with additional resources — such as webinars, cohort learning opportunities, up to two hours of one-on-one coaching with leading national organizations and AARP publications — this grant opportunity will accept applications for projects that benefit residents (especially those age 50 and older). Two included categories are bike audits to enhance safety and bikeability, and walk audits to enhance safety and walkability.
- **Demonstration Grants** - This grant opportunity supports projects that encourage the replication of promising efforts that benefit residents (especially those age 50 and older). While there is not a defined budget range for this category, similar projects have tended to fall between \$10,000 and \$20,000 and will not exceed \$50,000. One

included category is facilitating equitable engagement to reconnect communities that have been divided by infrastructure.

For more information, visit: <https://www.aarp.org/livable-communities/community-challenge/>

### ***Legislative Funding***

State and federal elected officials can sometimes include items into legislation for worthy projects in their districts. A conversation between county and municipal officials and legislators is the way to begin this process. This type of funding should be targeted toward capital improvement projects.

### ***Private Foundations / Land Conservancies***

There may be regional corporations and foundations that support public works such as park development. Competition for these funds is usually brisk, but opportunities should be researched. Funding is often to non-profit organizations. Foundations and institutions represent another potential source of funding for education-related site improvements and programming. Grants are available to support student field trips, provide teacher training in science, and provide other educational opportunities. Education tied to research can increase the pool of potential funds. The science community and research institutions are the logical starting points for solicitation foundation funds.

### ***Schools and Local Organizations***

Local schools and local organizations may also be of assistance in several ways. Local scout groups and mountain bike community are two such examples. These groups might get involved with club, fundraising events, and park cleanup days. While the amount of funds raised may be relatively small, this process builds constituents and support for the parks and recreation system.

### ***Friends Groups & Park Non-profits***

Similar to participation by school groups, the establishment of a non-profit (501(C)3) Friends-of-the-Park groups can help raise grass roots funding for the individual parks and be a conduit for tax-deductible donations and foundation funding. The Friends can serve as additional eyes and ears for the parks, providing necessary feedback to the administration and maintenance staff.

A Friends group can be an important vehicle for park stewardship, organizing volunteers, providing environmental education.

For more detailed guidelines for establishing a (501(C)3) non-profit charitable organization in Pennsylvania: <https://pano.org/starting-a-nonprofit-organization-in-pennsylvania/>

### ***Donation Opportunities***

It is recommended that the Township create a list, with prices, of physical donation opportunities for the parks consistent with the plan. Rather than having physical markers in parks noting the donation (which can become cumbersome over time) a list of donors might be prominently displayed on the Township Parks website or a funders' donation wall at a central location.

### ***General Township Fund / Fee-in-Lieu***

#### ***Fee-in-Lieu of Park Dedication***

To ensure residents have enough park and open space to meet their recreational needs, municipalities may require developers to dedicate land as part of their development to the municipality to be used for open space or park purposes. As an alternative, municipalities may offer the option for the developer to pay a fee to the municipality instead of dedicating land as open space. This fee-in-lieu of dedication of land for parks and recreation can then only be used for providing, acquiring, maintaining or operating park facilities.

East Fallowfield has provisions in place for a fee-in-lieu, which are described in Section 22-508 of the SALDO.

# Estimated Costs of Development

Costs to implement recommendations are divided into three categories:

- Low = less than \$100K,
- Medium = between \$101 and \$500K, and
- High = greater than \$500K.

This plan will need to be revisited and updated periodically - at least every decade - to address new recreational trends and other changes that may occur within the Township.

Improvement Type	Description	Location	Costs
<b>Costs: &lt;\$100K = low, &lt;\$500K = medium, &gt;\$500K = high</b>			
<b>Park Facility Improvements (Per-Unit Cost)</b>			
Ballfield	60' basepath	Wilmington Road Parcel	Medium/High
Multipurpose Field	200' x 330'	Wilmington Road Parcel	Low
Tennis court	One (1) court	Community Park, Wilmington Road Parcel	Low
Pickleball court	One (1) court	Community Park, Wilmington Road Parcel	Low
Volleyball court	One (1) court	Community Park	Low
Basketball court	One (1) court	Community Park	Low
Inclusive Playground	w/ Poured-in-place safety surface (approx. 6,000 SF)	Wilmington Road Parcel	High
Nature-Based Playground	w/ engineered mulch surface (approx. 1,500 SF)	West Chester Road Parcel	Medium
Dog park	Approx 2 acres, post and rail fence w/ wire mesh, 2 benches, 1 pet waste station	West Chester Road Parcel	Low
Disc golf	Clearing, grubbing, baskets, tee boxes, signage	West Chester Road Parcel	Low
Fitness station	One (1) station	W. Chester Rd. Parcel, Wilmington Rd. Parcel	Low
Restroom	Building with four (4) fixtures	Community Park	Medium
Restroom	One (1) toilet	West Chester Road Parcel	Low
Parking	80 cars	Wilmington Road Parcel	High
Parking	60 cars	Community Park (formalized overflow = 30 spaces, rte 82 = 20 spaces)	High
<b>Plantings/Stewardship (Per-Unit Cost)</b>			
Shade Trees			Low
Ornamental Trees			Low
Evergreen Trees			Low
Meadow establishment			Low
Naturalized Stormwater BMP			Low

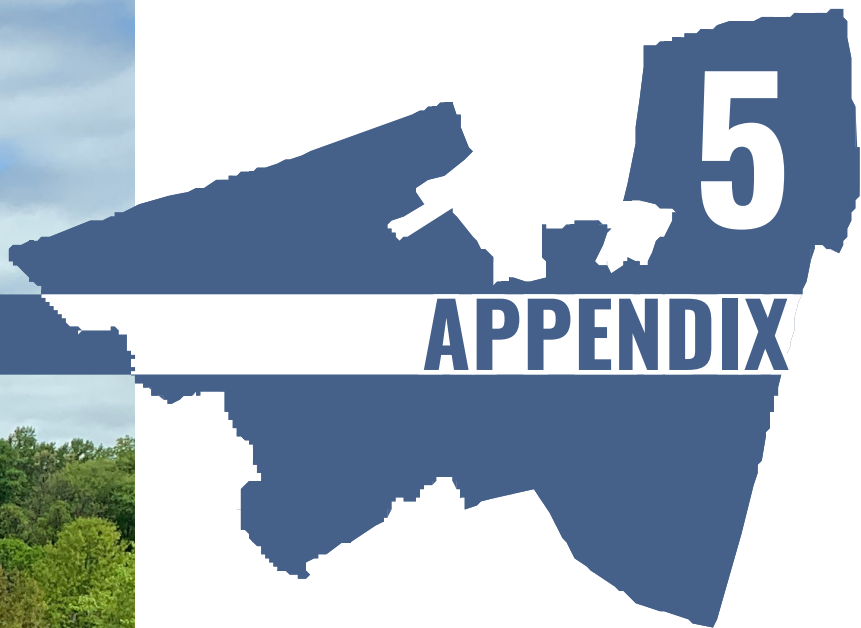
Improvement Type	Description	Location	Costs
Costs: <\$100K = low, <\$500K = medium, >\$500K = high			
<b>Multimodal Improvements</b>			
Improved Shoulder*	Advisory Shoulder	Strasburg Rd	High
*ALT: On-Road Route	Bicycle Facilities Regulatory Signs	Strasburg Rd	Low
On-Road Route	Bicycle Facilities Regulatory Signs	Timacula Rd (Strasburg Rd to end at RR bed)	Low
On-Road Route	Bicycle Facilities Regulatory Signs	Glenrose Rd (Township boundary to Buck Run Rd)	Low
On-Road Route	Bicycle Facilities Regulatory Signs	Buck Run Rd (Glenrose Rd to Strasburg Rd)	Low
On-Road Route	Bicycle Facilities Regulatory Signs	Buck Run Rd (Strasburg Rd to Youngsburg Rd)	Low
On-Road Route	Bicycle Facilities Regulatory Signs	Upper Gap Rd (Youngsburg Rd to Township boundary)	Low
On-Road Route	Bicycle Facilities Regulatory Signs	Upper Gap Rd / Woodland Ave (Township boundary to N Brandywine Ave - <i>in South Coatesville</i> )	Low
On-Road Route	Bicycle Facilities Regulatory Signs	N Brandywine Ave (Woodland Ave to Hephzibah Hill Road - <i>in South Coatesville / Modena</i> )	Low
On-Road Route	Bicycle Facilities Regulatory Signs	Hephzibah Hill Road (Township Boundary to N Brandywine Ave - <i>in Modena</i> )	Low
On-Road Route	Bicycle Facilities Regulatory Signs	Union Rd (Mortonville Rd to Woodward Rd - <i>in Modena / EFT</i> )	Low
On-Road Route	Bicycle Facilities Regulatory Signs	Hephzibah Hill Road (Strasburg Rd to Township Boundary)	Low
On-Road Route	Bicycle Facilities Regulatory Signs	Frog Hollow Rd Road (Strasburg Rd to Township Boundary)	Low
On-Road Route	Bicycle Facilities Regulatory Signs	Youngsburg Rd (Township boundary to Newlinville Rd - <i>in South Coatesville</i> )	Low
On-Road Route	Bicycle Facilities Regulatory Signs	Newlinville Rd (Youngsburg Rd to Township boundary - <i>in South Coatesville</i> )	Low
On-Road Route	Bicycle Facilities Regulatory Signs	Newlinville Rd (Township boundary to Rte. 82)	Low
On-Road Route	Bicycle Facilities Regulatory Signs	Mortonville Rd (Strasburg Rd to Misty Patch Rd / Saw Mill Rd)	Low
On-Road Route	Bicycle Facilities Regulatory Signs	Mortonville Rd (Misty Patch Rd / Saw Mill Rd to Township boundary)	Low
On-Road Route	Bicycle Facilities Regulatory Signs	Misty Patch Rd (Misty Patch Loop - W Chester Rd to Mortonville Rd)	Low
On-Road Route	Bicycle Facilities Regulatory Signs	S Caln Rd ( <i>Misty Patch Loop</i> - Misty Patch Rd to Oaklyn Rd)	Low
On-Road Route	Bicycle Facilities Regulatory Signs	Sidesaddle Rd ( <i>Misty Patch Loop</i> - W Chester Rd to Bridle Path Ln)	Low
On-Road Route	Bicycle Facilities Regulatory Signs	Bridle Path Ln ( <i>Misty Patch Loop</i> - Sidesaddle Rd to S Caln Rd)	Low
On-Road Route	Bicycle Facilities Regulatory Signs	Covewood Way ( <i>Misty Patch Loop</i> - S Caln Rd to end)	Low
On-Road Route	Bicycle Facilities Regulatory Signs	Vinebury Ln ( <i>Misty Patch Loop</i> - W Chester Rd to Covewood Way)	Low
On-Road Route	Bicycle Facilities Regulatory Signs	W Chester Rd ( <i>Misty Patch Loop</i> - Misty Patch Rd to Vinebury Ln)	Low
On-Road Route	Bicycle Facilities Regulatory Signs	W Chester Rd (Misty Patch Rd to Township boundary)	Low
On-Road Route	Bicycle Facilities Regulatory Signs	W Chester Rd (Vinebury Ln to Township boundary)	Low

Improvement Type	Description	Location	Costs
<b>Costs: &lt;\$100K = low, &lt;\$500K = medium, &gt;\$500K = high</b>			
Sidepath (10' Wide)	Asphalt, 10'-wide w/ 2' shoulders	Rte. 82 (North of Community Park)	High
Sidepath (10' Wide)	Asphalt, 10'-wide w/ 2' shoulders	Rte. 82 (Along Community Park - Abbey Rd to Strasburg Rd)	Medium
Sidepath (10' Wide)	Asphalt, 10'-wide w/ 2' shoulders	Strasburg Rd (Along Community Park - Rte. 82 to Buck Run Rd)	Medium
Sidepath (10' Wide)	Asphalt, 10'-wide w/ 2' shoulders	Rte. 82 (Along Wilmington Rd Parcel - Weston Dr to southern parcel boundary)	Low
Sidewalk	Concrete, 5'-wide	W Chester Rd (Providence Hil Rd to Misty Patch Rd)	Medium
Sidewalk	Concrete, 5'-wide	W Chester Rd (Misty Patch Rd to Sidesaddle Ln)	Low
Sidewalk	Concrete, 5'-wide	W Chester Rd (Sidesaddle Ln to S Caln Rd)	
Sidewalk	Concrete, 5'-wide	W Chester Rd (S Caln Rd to Vinebury Ln)	Low
Sidewalk	Concrete, 5'-wide	W Chester Rd (Vinebury Ln to Brinton Dr)	Low
Sidewalk	Concrete, 5'-wide	W Chester Rd (Providence Hil Rd to Misty Patch Rd)	Low
Sidewalk	Concrete, 5'-wide	W Chester Rd (Misty Patch Rd to Sidesaddle Ln)	Low
Sidewalk	Concrete, 5'-wide	W Chester Rd (Sidesaddle Ln to S Caln Rd)	Medium
Sidewalk	Concrete, 5'-wide	W Chester Rd (S Caln Rd to Vinebury Ln)	Low
Sidewalk	Concrete, 5'-wide	W Chester Rd (Vinebury Ln to Brinton Dr)	Low
Sidewalk	Concrete, 5'-wide	Mt Carmel Rd (Strasburg Rd to Short Dr)	Low
Sidewalk	Concrete, 5'-wide	Short Dr (Mt Carmel Rd to Knoll Rd)	Low
Sidewalk	Concrete, 5'-wide	Knoll Rd (Short Dr to Windy Hill Rd)	Low
Sidewalk	Concrete, 5'-wide	Windy Hill Rd (Strasburg Rd to end)	Medium
Sidewalk	Concrete, 5'-wide	Windy Hill Rd / Park Ave Connector Trail	Low
Sidewalk	Concrete, 5'-wide	Park Ave (Hannum Dr to proposed Windy Hill Rd / Park Ave Connector Trail)	Medium
Sidewalk	Concrete, 5'-wide	Horizon Dr (Park Ave to proposed Horizon Dr / Horseshoe Ln Connector Trail)	Low
Sidewalk	Concrete, 5'-wide	Horseshoe Ln (Horizon Dr / Horseshoe Ln Connector Trail to Rte. 82)	Medium
Hiking trail	Earthen Surface, 5'-wide	Misty Patch Loop Trail (Covewood Way to Oaklyn Rd)	Low
Hiking trail	Earthen Surface, 5'-wide	Misty Patch Loop Trail (Oaklyn Rd to S Caln Rd)	Low
Hiking trail	Earthen Surface, 5'-wide	Misty Patch Loop Connector Trail (Pelham Dr to Derry Ln via UAME Cemetery)	Low
Hiking trail	Earthen Surface, 5'-wide	Misty Patch Loop Connector Trail (Pelham Dr to Chestnut Ridge Connector Trail)	Low
Hiking trail	Earthen Surface, 5'-wide	Chestnut Ridge Connector Trail (Chestnut Ridge Trail to Oaklyn Rd)	Low
Hiking trail	Earthen Surface, 5'-wide	W Chester Rd Parcel Connector Trail (W Chester Rd to Brinton Dr)	Low
Hiking trail	Earthen Surface, 5'-wide	W Chester Rd Parcel Connector Trail (W Chester Rd Parcel to GL Eggleston Blvd in Caln Twp)	Low
Hiking trail	Earthen Surface, 5'-wide	Dennis Run Trail ( <i>in South Coatesville</i> )	Low
Hiking trail	Earthen Surface, 5'-wide	Dennis Run Trail (S. Coatesville boundary to Hephzibah Hill Rd - through Beagle Club property)	Low



Improvement Type	Description	Location	Costs
<b>Costs: &lt;\$100K = low, &lt;\$500K = medium, &gt;\$500K = high</b>			
Hiking trail	Earthen Surface, 5'-wide	Beagle Club Trail (through Beagle Club property)	Low
Hiking trail	Earthen Surface, 5'-wide	Brandywine Creek Tributary Trail (Union St, Goosetown Rd, to Providence Hill Rd )	Low
Hiking trail	Earthen Surface, 5'-wide	Brandywine Creek Tributary Trail Connectors (to Providence Hill Rd)	Low
Hiking trail	Earthen Surface, 5'-wide	Buck Run Trail (The Laurels Preserve to Frog Hollow Rd)	Low
Hiking trail	Earthen Surface, 5'-wide	Buck Run Trail (Frog Hollow Rd to Buck Run Rd)	Low
Hiking trail	Earthen Surface, 5'-wide	Horizon Dr / Horseshoe Ln Connector Trail (via paper street)	Low
Improved Intersection (cost from Towamencin)		Strasburg Rd and Rte. 82: All corners of intersection - lighting, signage, lead pedestrian intercal to crosswalk signal	Low
Crosswalks		Strasburg Rd & Weston Dr (neighborhood connector to Community Park); Buck Run Rd & Strasburg Rd (Dennis Run trail to Community Park); Park Ave & Horizon Dr (neighborhood connector to Community Park); Rte 82 & Crest Pl (neighborhood connector to Community Park); Rte 82 & Weston Dr (neighborhood connector to MS / Wilmington Rd parcel); West Chester Rd & Brinton Dr (Misty Patch loop to W Chester Rd parcel); S Caln Rd & Bridle Path Ln/Covewood Wy (Misty Patch Loop); Misty Patch Rd & W Chester Rd (Misty Patch Loop / sidewalk connector); W Chester Rd & Sidesaddle Ln (Misty Patch	Low
Road Closure, Mortonville Rd		Barriers and signage.	Low

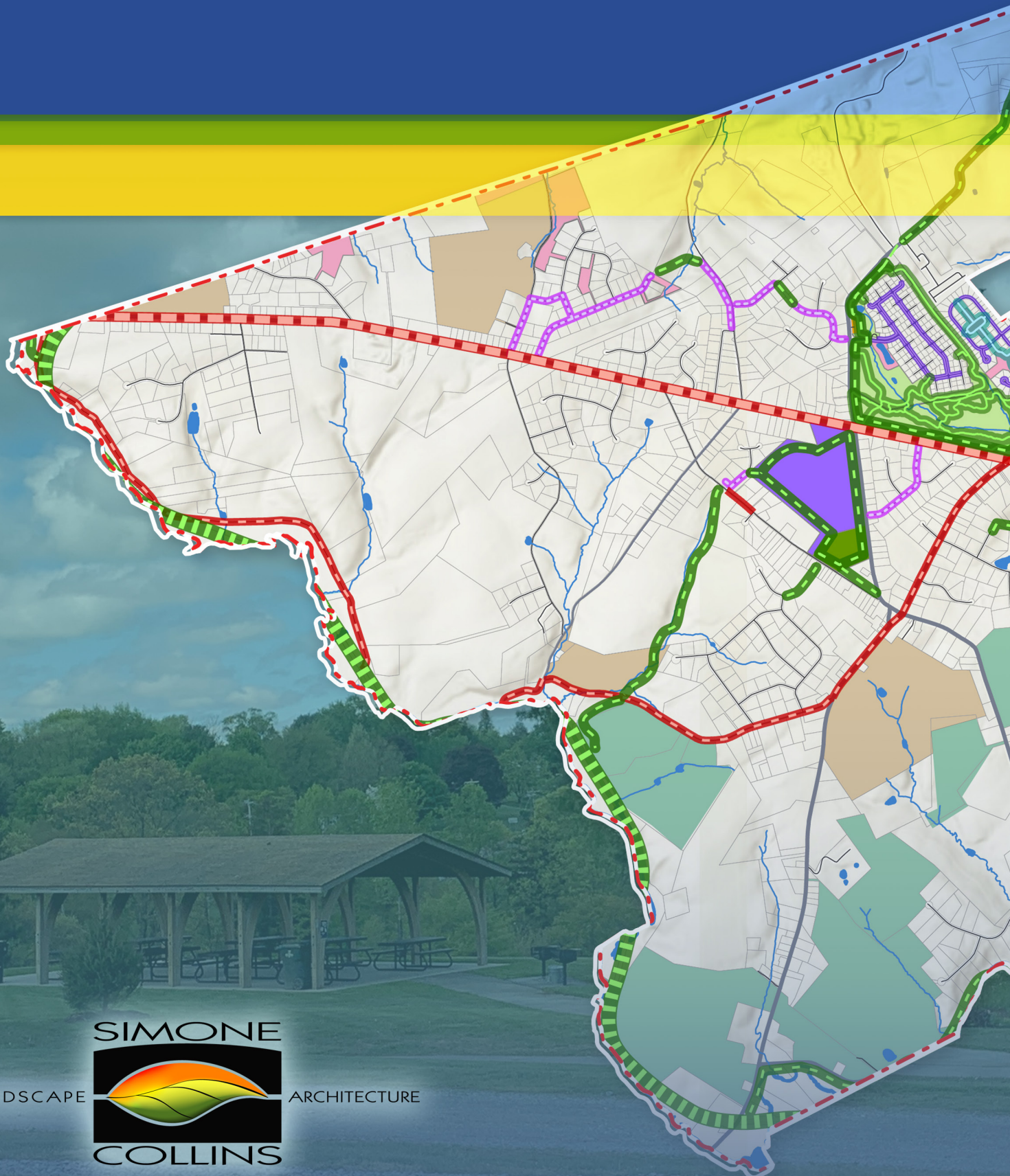
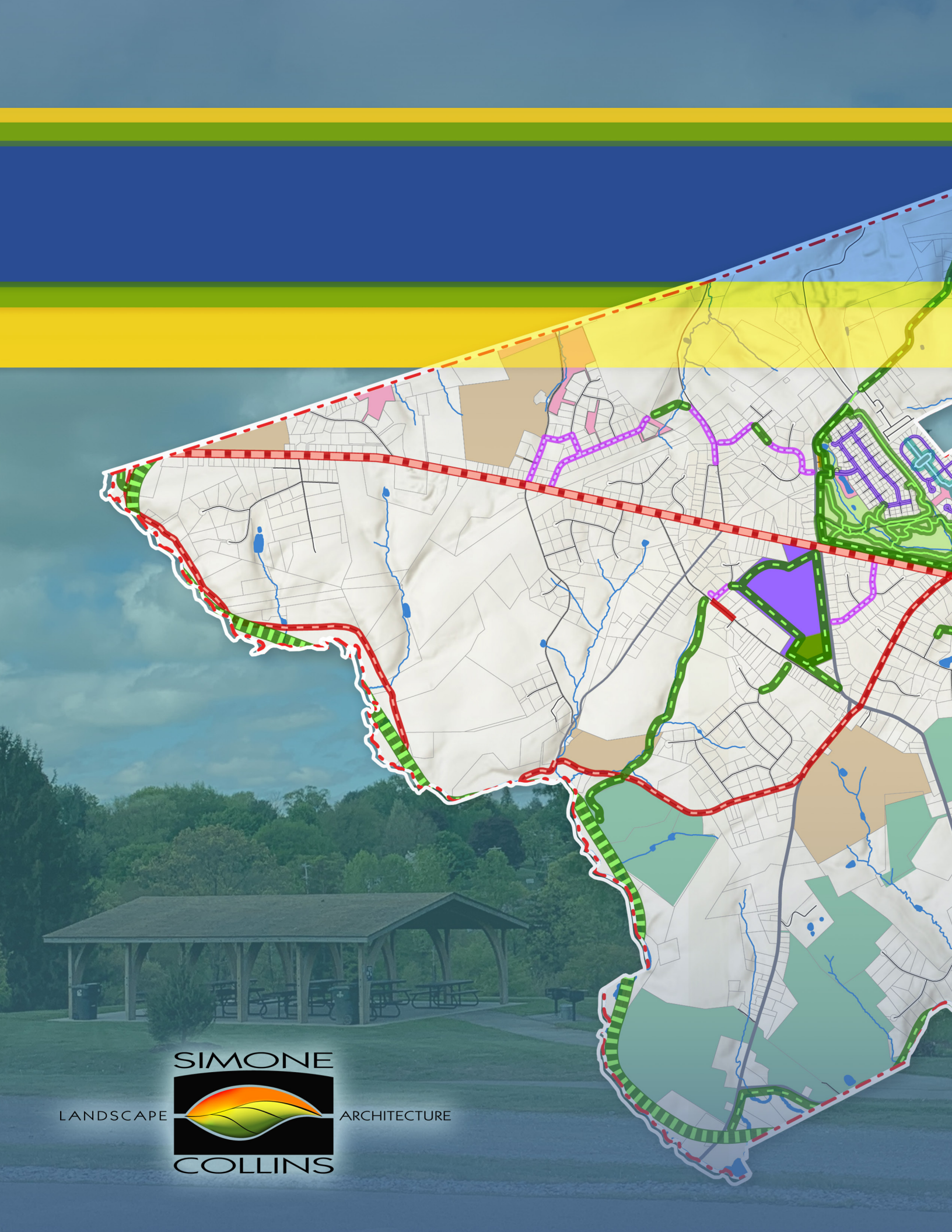




**APPENDIX**



West Chester Road Parcel



SIMONE  
LANDSCAPE ARCHITECTURE  
COLLINS

