

West Pikeland Township – Chester County, PA

ADDENDUM TO THE 1999 COMPREHENSIVE PLAN/ OPEN SPACE, RECREATION AND ENVIRONMENTAL RESOURCE PLAN UPDATE 2006

This Plan was prepared by the West Pikeland Township Open Space, Recreation and Environmental Resources Plan Update Taskforce with technical assistance provided by Thomas Comitta Associates, Inc. Funding was provided, in part, through a grant from the Vision Partnership Program sponsored by the Chester County Board of Commissioners. The Plan has been prepared in conjunction with the principles of the County's policy plan, *Landscapes*, as a means of achieving greater consistency between local and county planning programs.

Prepared by:

West Pikeland Township Open Space, Recreation and Environmental Resources Plan Task Force; West Pikeland Township Planning Commission; and West Pikeland Township Park & Recreation Board
with the Assistance of:
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Adopted: March 27, 2006

**WEST PIKELAND TOWNSHIP: ADDENDUM TO 1999 COMPREHENSIVE PLAN/
OPEN SPACE, RECREATION AND ENVIRONMENTAL RESOURCES PLAN UPDATE 2006**

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EXECUTIVE SUMMARY

This Addendum to the 1999 Comprehensive Plan focuses on Open Space, Recreation, and Environmental Resources and reflects the changed conditions in West Pikeland Township over the past seven years and a view toward the next 5 to 15 years. In recent years, Pine Creek Park has been created, giving the Township a 71.09 acre Community Park. In addition, a 23.84 acre property known as Windolph Knoll was acquired in 2004 in the western portion of the Township along Route 401. Collectively, Pine Creek Park and Windolph Knoll provide sufficient acreage for Community Park needs for the next 25 years and beyond. Therefore, the focus of this Plan is on the management, maintenance and enhancement of existing assets (properties and resources), as well as the enhancement of existing programs and ordinances.

This Plan probes into important topics for the time horizon through 2020, such as:

- on-going protection and conservation of open space and environmental resources;
- maintenance and enhancement of existing Township-owned parks and open space tracts;
- use of recreational facilities owned and maintained by the School District and others, which are located outside of the Township;
- acquisition of additional lands to create linkages; and
- consideration of the private sector role in providing smaller neighborhood based recreational facilities, or a fee in lieu thereof.

This Plan Update, being more of a strategic and management plan, should be considered a new beginning. Over the next 5 to 15 years, the Township will need to continue efforts on all fronts to:

- + enforce environmental resource protection through the Zoning Ordinance Amendments adopted April 25, 2005;
- + maintain, administer, operate, and improve existing recreational and open space properties;
- + utilize the resources of the Downtown Area Recreational Consortium (DARC), the School District, and others;
- + acquire easements and lands to better link the recreational and open space network; and
- + promote and require private sector involvement in the provision of parks and recreational areas, especially smaller neighborhood parks.

Being a part of the West Pikeland Township Comprehensive Plan, this Plan Addendum should be updated in 2016. In the meantime, the Board of Supervisors, Park & Recreation Board, West Pikeland Land Trust, West Pikeland Planning Commission, soon to be formed Historical Commission, and the Township staff can use this document as a springboard to more detailed plans and implementation measures that flow from it.

Chapter 8 of this Plan is an Implementation Summary. It includes an abridged version of the recommendations made in Chapters 3 through 7. The overall thrust of the recommendations is to take a

multi-prong approach to maintaining the rural character and quality of life in West Pikeland Township over the next 10 years and beyond.

At the outset of the preparation of this Plan, the Task Force requested an alphabetical list of topics in the front of the report to serve as a quick “user guide” to the document. This list, the Table of Contents, and the Index in the back of this report should enable quick retrieval of information at meetings, work sessions, and the like.

Alphabetical List of Topics & Considerations in this Plan

| | |
|---|--|
| Active Recreation | Open Space, Recreation, Easements & Restrictions |
| Agricultural Preservation | Park and Recreation Board |
| Agricultural Soils | Park Facility Standards |
| Budget | Park Maintenance |
| Community Park | Park Rules and Regulations |
| Composite Open Space, Easements, Recreation & Environmental Resources | Park Security |
| Conservation Easements | Parking |
| Cultural Resources | Passive Recreation |
| DARC Facilities & Programs | Performing Arts |
| Disabled (Park User Opportunities) | Personnel/Staffing Needs |
| Downingtown Area School District Facilities | Pickering Grove |
| Eased Open Space | Pine Creek Park |
| Environmental Resources | Population Projections |
| Environmental Resources Management Plan | Privately Held Cultural Resources |
| Existing Land Use | Recreation |
| Existing Recreational Facilities | Recreation Fee-In-Lieu Ordinance |
| Existing Recreational Resources | Recreational Demand and Needs Assessment |
| Fundraising | Recreational Resources |
| Grants | Recreational Resources Outside the Township |
| Hallman’s Field | Revenues |
| Historic Villages | Riparian Buffers |
| Historic Resources Protection | Scenic Roads |
| Homeowners Association | Seniors (Opportunities) |
| Homeowners Association Open Space | Service Areas |
| Homeowners Association Recreational & Open Space Resources | Taxes |
| Implementation Plan | Township Building |
| Institutional Open Space | Township Owned Open Space |
| Landscapes 2020 | Township Owned Recreational Resources |
| Linking Landscapes | Township Questionnaire |
| Lionville Youth Association Programs | Trail Maintenance |
| Mini-Parks | Trailhead Parking |
| Neighborhood Parks | Trails |
| New Facilities | User Fees |
| Official Map | Watershed Protection |
| Open Space | Wildlife Management |
| Open Space Areas Maintenance | Windolph Knoll |
| Open Space Design Option Standards | Woodlands |
| | Youth (Opportunities) |

Notes:

1. This list of topics is the final list of all of the “Considerations” that were expressed at the Task Force Meetings and the Workshops. It is the list to which this strategic and management plan responds.
2. See Index in the back of this report for page numbers of the alphabetized list.

Chapter One

INTRODUCTION AND OVERVIEW

West Pikeland is located away from places like Downingtown, Exton and Phoenixville, it is greener and less populated than these three growth centers. People still hike and horseback ride in West Pikeland. Many residents perceive the natural-historic-cultural landscape as a garden spot in the region.

In 2000, there were 3,551 persons in West Pikeland according to the U.S. Census, and the 2003 population estimate is 3,830. The Chester County Planning Commission projections for 2010, 2020 and 2030 are respectively 4,480, 5,670 and 6,520 persons. Even if we used a generous estimate of 10.5 acres of parkland for every 1,000 persons, we already exceed the hypothetical 68 gross acres of parkland demand, just with Pine Creek Park at 71.09 acres (not to mention the 23.84 acre Windolf Knoll tract acquired in 2005). Therefore, the focus of this Plan is not on finding additional land for park and recreation use, because the Township already has enough parkland. Instead, the focus of this Plan is on the management and maintenance of existing parkland and recreational properties, and on strategies for improving, enhancing and linking open space, recreational and environmental resources.

A good introduction to the open space and recreational resources of West Pikeland Township and to the Township’s overall character is found in Map 1., Existing Land Use. This map, which follows on page 1-2, depicts (in dark green) the properties that are currently classified for open space and recreational use. In addition, the Existing Land Use map depicts (in light green) those properties that are currently used for agriculture, and (in white) those properties that are currently vacant.

It is important to note that the “Open Space/Easement/Recreation” category shown on Map 1. (in dark green) comprises 1,124.73 acres or 18.4 percent of the total acreage in West Pikeland Township, as indicated in Table 1., Existing Land Use. In addition, there are 877.49 acres of Agricultural land (in light green) representing another 14.4 percent of the total acres. Therefore, almost one-third (32.8%) of West Pikeland Township is “green”. West Pikeland Township believes that “green is good”.

Table 1. Existing Land Use

| Land Use | Acres | Percent |
|--------------------------------|-----------------|--------------|
| Agricultural | 877.49 | 14.4 |
| Residential | 2,588.86 | 42.4 |
| Open Space/Easement/Recreation | 1,124.73 | 18.4 |
| Historic Commercial | 105.88 | 1.7 |
| Commercial | 16.20 | 0.3 |
| Institutional | 88.22 | 1.4 |
| Utilities | 0.61 | 0.1 |
| Vacant | 1,300.47 | 21.3 |
| TOTAL | 6,102.46 | 100.0 |

Another useful map that paints a good picture of the “green infrastructure” of West Pikeland Township is Map 2., Open Space, Recreation, Easements & Restrictions”. Map 2. depicts 46 properties that showcase the “green infrastructure” of the Township including: Township-Owned Easements, Other Easements,

Land Trust Property, Homeowners Association Property, Restricted Open Space Through Subdivisions, Institutional Properties, and Other Open Space. A complete list of the 46 properties and their acreages is included as Table 2. in Appendix B.

In the spirit of “Linking Landscapes”, Map 2.A., Composite Open Space, Easements, Recreation & Environmental Resources, illustrates the relationship between the “green infrastructure” of West Pikeland and the natural resources network. Map 2.A. on page 1-5 sets the stage for appreciating the Trails shown on Map 6. on page 6-6.

As a real challenge in the future in West Pikeland is to control how the Agricultural and Vacant lands are used. The Agricultural lands are discussed in more detail on page 4-20. The Vacant lands, if converted to another land use, should adhere to the provisions of the Zoning Ordinance enacted April 25, 2005. The Vacant lands if designated for open space and easements could add a wonderful addition to the existing green infrastructure of West Pikeland.

This supplement to the 1999 Comprehensive Plan includes additional chapters that address:

- + Goals & Objectives (Chapter Two)
- + Plan Components (that focus on the maintenance and enhancement of existing open space and recreational properties, and the enhancement of existing programs and ordinances)
 - Recreation (Chapter Three)
 - Open Space and Environmental Resources (Chapter Four)
 - Cultural Resources (Chapter Five)
 - Trails and Access to Recreation (Chapter Six)
 - Operations, Costs, and Funding (Chapter Seven)
- + Implementation (Chapter Eight)

The Appendices in the back of this report include:

- A. A Commentary on the Terms “Open Space”, “Passive Recreation” and “Active Recreation”
- B. Table 1. Open Space, Recreation, Easements & Restrictions
- C. Questionnaire Responses
- D. Recreational Facilities and Programs in the School District and Sub-Region

Except as noted below, the 1999 Comprehensive Plan should continue to be utilized as the “blueprint” to the future in West Pikeland. Further, the recently enacted (4-25-05) Zoning Ordinance reflects a very strong implementation strategy and land protection ethic growing out of the Comprehensive Plan. The Zoning Ordinance should continue to be followed to help ensure the on-going greening of West Pikeland Township!

“Footnotes” on this Plan Addendum:

-

New information has been provided in this Plan to supplement several parts of the 1999 Comprehensive Plan as follows:

1. The Goals & Objectives in Chapter 2 of this Plan supplement those found on pages 1-1, 1-2, 8-1, and 8-2 of the 1999 Plan.
2. Table 2, Open Space, Recreation, Easements & Restrictions, in Appendix B of this Plan is an expanded version of Table 6-5, Parks and Recreational Facilities, that appears on page 6-10 of the 1999 Plan.
3. Map 1, Existing Land Use, of this Plan is an update of Map 7-1: Existing Land Use of the 1999 Plan.
4. The recommendations and implementation strategies pertaining to Environmental Resources Protection in Chapters 4 and 8 of this Plan supplement those included in Chapter Eight of the 1999 Plan.
5. The Environmental Resources depicted in Map 4 of this Plan are a refinement of what is depicted on Map 8-1: Environmental Resources Composite of the 1999 Plan. The slopes, flood plains, wetlands, and riparian buffers shown on page 4-11 of this Plan are mapped using Geographic Information Systems – GIS (compared to the hand-drawn map from 1992).
6. The recommendations and implementation strategies pertaining to Parks and Recreation in Chapters 3 and 8 of this Plan are intended to supplement the Recommendations for Park and Recreation Facility Development on pages 10-8 and 10-9 of Chapter Ten, Community Facilities & Services Plan of the 1999 Comprehensive Plan.

The reason that this Plan takes on a different format from the previous plans is mentioned briefly in the Executive Summary. Essentially, the Task Force requested a “best practices” approach, whereby each topic within their purview would be described succinctly on one or two pages including a brief “Overview” paragraph, followed by a set of “Recommendations & Implementation Strategies”. In this light, starting on page 3-6 and continuing to page 7-15, there are 41 topics that are addressed from a “best practices” point of view. Then, in Chapter 8, each recommendation and strategy is given a timeline, and an organization for follow-up action relative to implementing the initiatives.

Chapter Two

GOALS AND OBJECTIVES

The four goal statements and related objectives that follow are intended to express overarching ideas for Open Space, Recreation, Environmental Resources, and Other Related Considerations for the next 10 years. These serve as a supplement to the goals and objectives of the West Pikeland Township Comprehensive Plan of 1999.

| |
|-------------------|
| OPEN SPACE |
|-------------------|

OPEN SPACE GOAL:

Conserve land as Open Space to the maximum extent possible, and to the maximum extent economically feasible.

Objectives

- 1.a. Preserve remaining parcels of undeveloped land (and views of same) which are prominent in terms of visual character, or important in terms of linking and/or buffering open space destinations.
- 1.b. Focus open space acquisition based on a plan to connect open space parcels with greenways (trails).
- 1.c. Devise strategies for prioritizing and acquiring land for open space, such as land purchase or creating conservation easements for open space land each year.
- 1.d. Maintain open space along the Route 113 and 401 corridors to promote the rural character of West Pikeland Township.
- 1.e. Make usable open space available for trails.
- 1.f. Meet the open space needs of the residents of West Pikeland Township.
- 1.g. Create family friendly space that can be enjoyed by both adults and children within a safe environment and atmosphere.
- 1.h. Add to existing open space areas or parcels.

RECREATION

RECREATION GOAL:

Provide diversified recreational opportunities for persons of all ages and abilities.

Objectives

- 2.a. Identify future recreation needs that are consistent with West Pikeland Township demographics, the availability of existing facilities, and results from the Township-wide Questionnaire.
- 2.b. Provide the Park and Recreation Board with the background and recommendations for its planning and implementation process.
- 2.c. Allow and plan for pedestrian, cycling, equestrian, handicapped, and like non-motorized travel through and to community destinations.
- 2.d. Provide a diversity of active and passive recreational activities, as well as organized sports, for all age groups.
- 2.e. Utilize available recreational facilities of the school district, LYA, DARC, and others.
- 2.f. Devise a strategy for acquisition of land for recreation, where and when needed, such as a requirements for a recreational fee to be paid by developers.
- 2.g. Provide handicapped accessibility within Township parks in accordance with ADA requirements.
- 2.h. Maintain a positive climate within the community to promote flexibility and understanding of diversified needs of the residents.

ENVIRONMENTAL RESOURCES

ENVIRONMENTAL RESOURCES GOAL:

Conserve and protect environmental resources, especially such critical features as waterways and woodland.

Objectives

- 3.a. Preserve land, water and biological resources.
- 3.b. Conserve the Township's unique environmental resources such as woodlands, meadows, waterways, and steep slopes.
- 3.c. Protect environmental and historic resources through existing state and county regulations, and implementation of Township ordinances.

- 3.d Establish a primary funding sources that allows both acquisition and preservation of special environmental resources in West Pikeland Township.
- 3.e Preserve agricultural lands and prime agricultural soils to the maximum extent possible
- 3.f Keep streams clean.
- 3.g Maintain septic systems to avoid water quality degradation.

| |
|-------------------------------------|
| OTHER RELATED CONSIDERATIONS |
|-------------------------------------|

OTHER RELATED CONSIDERATIONS GOAL:

Administer, Manage, Operate, Maintain and Fund various civic activities, sites, programs, and opportunities.

Objectives

- 4.a Create opportunities for passive recreation in the form of events and forums for music, art, theatre, education and related community building events.
- 4.b Incorporate historic and cultural opportunities as part of the overall open space and recreation program.
- 4.c Apply for grants for land acquisition and facility enhancement.
- 4.d Provide the tools to evaluate and update the Plan.
- 4.e Update the Open Space, Recreation and Environmental Resources Plan at least every 10 years.
- 4.f Continue to obtain input and feedback from residents through workshops and town meetings.

In consideration of the above goals and objectives, this plan has been organized to include five technical components including: recreation, open space and environmental resources, cultural resources, trails and access to recreation, and operations-cost-funding.

Each of the five technical components is features in Chapter Three through Seven. Recommendations and Implementation Strategies are included for each technical component.

Chapter Three

RECREATIONAL RESOURCES

Existing Recreational Resources

Township Owned

Four existing properties owned and maintained by West Pikeland Township lend themselves to active and passive recreational use. The properties have been evaluated to determine the degree to which they function as parkland. The sites shown on Map 2., Open Space, Recreation, Easements & Restrictions, (see page 1-3) are numbered on the map as follows:

- Hallman's Field (#9A);
- Pickering Grove (#8);
- Pine Creek Park (#7); and
- Windolph Knoll (#6).

Each of these properties is discussed in more detail on pages 3-6 to 3-10 in the context of an overview and a recommended management and use program over the next 10 years and beyond. (Table 2 accompanies Map 2. and provides a list of the code number, type, name and acreage of the recreational and open space resources (see Appendix B)).

On a Township level, three types of parks are typically provided: community parks, neighborhood parks, and mini-parks. These three park types are profiled in Table 3, Park Facility Standards, that follows on page 3-2. Essentially, Pine Creek Park and Windolph Knoll are considered to be community parks. Hallman's Field is an informal playfield, not really a park, per se. Pickering Grove is very undeveloped and is not considered to be a neighborhood-type park or a community-type park.

Regardless of the park type, it is recommended that the Township continue to consider safety of road access points to parks and open space. This should be addressed by the Board of Supervisors, the Park and Recreation Board and the Township Engineer on a regular basis.

TABLE 3
PARK FACILITY STANDARDS

| <u>Type of Facility</u> | <u>Acres/1,000 People</u> | <u>Size Range</u> | <u>Population Served</u> | <u>Service Area Radius</u> | <u>Comments</u> |
|-------------------------|---------------------------|-------------------|--------------------------|----------------------------|--|
| Community Park | 5.0 to 8.0 | 15 to 50 Acres | 5,000 to 10,000 | 2 to 4 miles | multi-purpose facility for the entire community |
| Neighborhood Park | 1.0 to 2.0 | 4 to 15 Acres | up to 5,000 | 1/4 to 1 mile | area for active and passive activities and facilities for neighborhood residents |
| Mini-Park | 0.25 to 0.5 | 1 Acre or less | 500 to 2,500 | up to 1/4 mile | Small area for children or senior citizens |

- Sources:
1. Recreation Park and Open Space Standards and Guidelines, National Recreation and Park Association, 1983 and 1995.
 2. Urban Planning and Design Criteria, Third Edition, Standards for Parks and Recreation, 1982.
 3. Integration of the above standards in the context of West Pikeland Township by Thomas Comitta Associates, Inc. (TCA) 2005.

- Notes:
1. These Park Facility Standards are intended to be used as a general barometer for a general assessment of needs and deficits for three park types that are typically evaluated on the municipal level.
 2. The standards for: acres/1,000 people; population served; and service area radius are only intended to provide general analytical criteria to determine an order of magnitude assessment of needs and deficits for the three park types listed above.
 3. These standards are generally consistent with Figure 4.1: The 2002 Chester Country Recreational Park Standards in Linking Landscapes, by the Chester County Planning Commission, 2002.

Recreational Demand and Needs Assessment

Park Facility Standards

The Park Facility Standards set forth in Table 3 are based on several sources including NRPA – National Recreation and Park Association, and several planning treatises. These Park Facility Standards were used to determine the deficit or surplus of land for three park types as discussed below.

Park Types

The three park types that have been inventoried and analyzed include:

- (1) Community Parks – typically 40 acres in size and located within 4 miles of the users served.
- (2) Neighborhood Parks – typically 4 to 5 acres in size and located within one mile from the users served.
- (3) Mini-Parks – typically less than one acre and located within a 5 minute walk from the users served. Such parks are typically located in places that are in higher density residential neighborhoods.

Population Projections and Demand

West Pikeland had 3,551 persons in 2000 according to Census data. The population projections by the Chester County Planning Commission are as follows:

- + 2010: 4,480 persons
- + 2020: 5,670 persons
- + 2030: 6,520 persons

By using the standard of 10.5 acres of the three park types per 1,000 persons (see Table 3), a total of 68 gross acres of parkland would be required. Since Pine Creek Park alone is 71.09 acres, the entire gross acreage requirement for all park types can alone be met at this existing Community Park.

For individual park types, the relationship of projections and the 68 acres of demand for parkland, demand is broken down as follows from 2010 to 2030:

- Community parks: 36 to 52 acres
- Neighborhood parks: 9 to 13 acres
- Mini-parks: 2 to 3 acres
- Total: 47 to 68 acres

Relative to Community Parks, West Pikeland Township will not need to develop additional lands for this purpose until well beyond 2030. At 71.09 acres, Pine Creek Park satisfies the 36 to 52 acres for community parkland demand from 2010 to 2030.

Relative to Neighborhood Parks and their proximity within one mile of the users served, two solutions could be pursued to address the need for 9 to 13 acres from 2010 to 2030. A portion of the Windolph Knoll property owned by West Pikeland Township could be outfitted to serve as a neighborhood park. In addition, a neighborhood park could be developed in the southern portion of the Township, below Route 401.

Relative to Mini-Parks and their proximity of up to 1/4 mile of the users served, where residential densities justify or where neighborhood parks are not accessible, individual developments should provide for the 2 to 3 acres needed from 2010 to 2030. Therefore, over the next 5 to 25 years, at least three new subdivisions or land developments should construct their own mini-park to serve their local population.

As a result of the assessment of recreational demand and needs, where no new community parkland is needed until well beyond 2030, and only 9 to 13 acres of neighborhood parkland and 2 to 3 acres of mini-parkland is needed, the Task Force decided to focus on the management, maintenance and enhancement of existing lands.

Therefore, this Plan was developed to be more of a strategic type plan for what West Pikeland Township already has, as well as a trails plan, and a plan focused on specific initiatives and implementation strategies.

In contrast, the 1992 Open Space, Recreation, and Environmental Resources Plan was prepared at a time when Hallman's Field was the only playfield that the Township owned and maintained. The 1992 Plan, therefore, explored new opportunities for recreational resources. This Plan explores how to make the best out of what we already have.

In 2016 when this Plan is updated another evaluation of park and recreational lands should be made relative to supply and demand. While it is unlikely that additional neighborhood parkland and mini-parkland would be needed in 2016, developers could provide recreational opportunities close to home for the new residential developments that may be built over the next 10 to 20 years.

Existing Recreational Facilities and Service Areas

Relative to Community Parks, if we use only a 2 mile service area radius from the centrally located Pine Creek Park, all portions of West Pikeland Township are served.

Since there are no existing Neighborhood Parks and Mini-Parks, per se, all portions of the Township could be considered to be underserved by those two park types. Therefore, if West Pikeland Township were to enact a Recreation Fee-In-Lieu Ordinance (see page 7-9), any developer of a subdivision or land development could offer to construct such a facility that was reasonably accessible to the users from such development, or pay a fee-in-lieu thereof, or a combination of both.

From a Township-wide perspective, any new active recreational facility, such as a Neighborhood Park or Mini-Park, should be first considered in the southern portion of the Township below Route 401. This is the area where the greatest number of homes and businesses are located. Therefore, from a municipal perspective, the Windolph Knoll site along Route 401 would be an appropriate location. From a neighborhood perspective, Twin Hills or nearby properties would also be an appropriate and overdue choice for a mini-park and/or neighborhood park.

Township Questionnaire

The Township Questionnaire from 2005 and related responses are included in Appendix C. Respondents from 271 households returned their Questionnaires, representing approximately 20% of all households in the Township. The highest percentages from the Questionnaire tabulations are as follows:

- + 42% of the respondents were in the 36 to 59 year old age group;
- + 26% of the respondents lived in the Township from 11 to 20 years;
- + 35% of the respondents live in the eastern portion of the Township (closest to Pine Creek Park);
- + 49% of the respondents have properties less than 2 acres;
- + 76% of the respondents support public recreation facilities even if they were an infrequent user;
- + 91% of the respondents favor passive recreation;
- + 53% of the respondents would support a Township tax for open space; and
- + the top recreation facilities that would increase satisfaction for the respondents include: trails, nature preserves, historic sites, fishing areas, theatre/concerts, picnic areas, and tennis courts.

Many of the write-in comments focused on the desirability of trails, open space, and active recreation provided outside the Township, as more fully set forth in Appendix C. Given the 91% response in favor of passive recreation, the Recommendations & Implementation Strategies listed on pages 3-6 to 3-10 were drafted.

HALLMAN'S FIELD

Overview

Hallman's Field, located in the southern portion of what is known as the Pickering Creek Open Space, has direct access to Pikeland Road. Historically, this parcel in the past had been used as an informal playfield with no backstop for softball and no goal posts for soccer. However, in recent years, wetness has rendered the field less useable.

Recommendations & Implementation Strategies

1. Reserve Hallman's Field for informal softball and soccer playfields.
2. Do not install any permanent backstops or goal posts.
3. Install signage to indicate Park Rules and Regulations.

The Board of Supervisors and the Park and Recreation Board should continue to maintain Hallman's Field without permanent backstops or goal posts.

PICKERING GROVE

Overview

Pickering Grove is a site consisting of 16.4 acres, with direct vehicular access from Route 113. This site has a picnic pavilion and parking area, and provides direct pedestrian access and fishing opportunities along Pickering Creek.

Recommendations & Implementation Strategies

1. Maintain Pickering Grove as a primarily passive recreational facility.
2. Install and maintain picnic tables to expand opportunities for picnicking.
3. Maintain opportunities for trail activities, nature study and fishing.
4. Maintain opportunities for day camps.
5. Install signage to indicate Park Rules and Regulations.
6. Maintain and improve areas for parking.

The Board of Supervisors, Park and Recreation Board, and Public Works Department should continue to maintain Pickering Grove as a primarily passive recreational facility.

PINE CREEK PARK

Overview

Pine Creek Park, a 71.09 acre property with direct vehicular access from Yellow Springs Road, is the major Community Park in West Pikeland Township. The park was developed for a variety of active and passive recreational opportunities following the completion of the Pine Creek Park Master Plan in May of 1998.

Recommendations & Implementation Strategies

1. Maintain existing active and passive recreational opportunities, and day camps.
2. Update the 1998 Master Plan, to address future needs such as parking, trails, benches, shade trees, the possible adaptive reuse of existing buildings, additional picnicking opportunities.
3. Investigate the feasibility for expanding trails and picnicking opportunities.
4. Investigate the feasibility for senior citizen programs, especially with the barn complex.
5. Investigate the feasibility for the reuse of the Palmer House by a Park Superintendent/Ranger/Groundskeeper.
6. Consider the formation of a Friends of Pine Creek Park group to assist with fundraising (such as plant sales, art shows) and programming/special events.

The Board of Supervisors, Park and Recreation Board, and consulting Architects and Landscape Architects should collaborate to address the needs for this Community Park.

WINDOLPH KNOLL

Overview

Windolph Knoll is a 23.84 acre property at the corner of Route 401 and Upper Pine Creek Road, with vehicular access from the later. Acquired in 2005, this property could be utilized for combined active recreation and passive recreation use.

Recommendations & Implementation Strategies

1. Prepare a Master Plan for Windolph Knoll that identifies a program for the use of the property over the next 10 years.
2. Continue to utilize the property for agricultural use until recreational uses are developed.
3. Investigate the feasibility for trails and trail linkages.
4. Investigate the feasibility for playfields for soccer, and if feasible expand opportunities for playfields in West Pikeland Township by developing playfields for soccer at the recently acquired Windolph Knoll site at Route 401 and Upper Pine Creek Road.
5. Investigate the feasibility for court sports, especially tennis courts.
6. Apply for funding to implement the forthcoming Master Plan, to improve and enhance the property for active and passive recreational use.

The Board of Supervisors, Park and Recreation Board, and consulting Landscape Architects should collaborate on the Master Plan and use program for this facility.

In addition to the four properties that the Township owns and maintains, as addressed on pages 3-1 through 3-10, other opportunities for recreation were investigated, including:

- Recreational resources outside the Township; and
- Homeowners Association recreational and open space resources.

The overall thought was that Township residents have access to other recreational opportunities that can help to satisfy the demand for leisure time pursuits. Pages 3-12 and 3-13 include a profile for these other opportunities.

RECREATIONAL RESOURCES OUTSIDE THE TOWNSHIP

Overview

Easily accessible recreational resources that West Pikeland residents can utilize outside of the Township are: those of the Downingtown Area School District (DASD); the facilities of LYA; the facilities and programs through DARC; and the regional trail networks.

Recommendations & Implementation Strategies

1. Continue to support and utilize the DASD-Owned Facilities listed in Table 5 (see Appendix D), especially the outdoor recreational facilities.
2. Continue to support and utilize the LYA – Lionville Youth Association parks and playfields listed in Table 5 (see Appendix D).
3. Continue to support and utilize the facilities and programs through DARC – the Downingtown Area Recreation Consortium (see Appendix D).
4. Utilize and create linkages to the regional trail networks as more fully set forth in the trails narrative and the Trails map in Chapter 6, page 6-6.

The Board of Supervisors, Park and Recreation Board, DASD, LYA, DARC, and property owners should collaborate to provide on-going recreational opportunities for West Pikeland residents.

HOMEOWNERS ASSOCIATION RECREATIONAL AND OPEN SPACE RESOURCES

Overview

Recreational and Open Space Resources that are owned and maintained by Homeowners Associations (HOAs) consist primarily as passive recreational opportunities and trails. The locations of the five (5) existing HOA sites are depicted in Map 2 (see page 1-3).

Recommendations & Implementation Strategies

1. Maintain and enhance the HOA Open Space and passive recreational opportunities at Haverhill, Fairfield, and Wildlife Farm.
2. Maintain and enhance the HOA Open Space and trails at Twin Hills and Pickering Meadows.
3. Create and maintain other HOA Open Space parcels through the Open Space Design Option of the Zoning Ordinance.

Homeowner Associations, the Board of Supervisors and the Planning Commission should collaborate to advance opportunities for recreational and open space resources in the Township.

Recreational Opportunities for Youth, Seniors, and Disabled Persons

The open space and recreational resources in West Pikeland are intended for persons of all age groups and abilities. However, three user groups present special needs and challenges. Youth require special programs for instruction and training. Seniors require special programs that are sympathetic with a less ambulatory lifestyle. Disabled persons require special access opportunities.

These three special user groups are profiled on pages 3-15 to 3-17. As the park and open space system in West Pikeland is enhanced, consideration should be given to these user groups to the maximum extent possible.

YOUTH

Overview

The Youth of the West Pikeland community are well served by the LYA – Lionville Youth Association. LYA is a 501(c)3, non-profit, self-supporting, all-volunteer organization, providing year-round sports programs for 1,800 children, ages 6 to 18, in the Lionville community and the communities in the Downingtown Area School District. LYA was started in 1962 and has continued to provide valuable opportunities primarily from parks in Uwchlan Township. The LYA – West Pikeland collaboration is summarized below.

Recommendations & Implementation Strategies

1. Continue to follow the mission of LYA: “To provide healthy, meaningful sports and recreation programs for the young people of our community, which promote full participation of the whole community and encourage sportsmanship for all participants, parents and spectators.”
2. Continue to support and promote youth activities and programs including: Girls Softball; Little League Baseball; Lacrosse; Intramural Soccer; Travel Soccer; Girls Field Hockey; Fall Baseball; Wrestling; Basketball; and Summer Sports Camps, as listed in Appendix D.
3. Consider expanding youth opportunities by providing additional active recreation facilities at the Windolph Knoll site.

The LYA, Board of Supervisors, Park and Recreation Board and residents should continue to work together to promote and use LYA programs and facilities.

SENIORS

Overview

The programs for adults are provided through DARC (see Appendix D), including fitness, dance and music, as well as bus trips. Closer to home, senior activities and programs could be provided at Pine Creek Park for persons 62 years and older.

Recommendations & Implementation Strategies

1. Investigate the feasibility of providing programs for seniors at Pine Creek Park using existing facilities.
2. Explore the possibility of converting a portion of the barn complex at Pine Creek Park for activities for seniors.
3. Consider senior programs focused on the cultural and historic assets of West Pikeland Township.

The Board of Supervisors and Park and Recreation Board should investigate and explore possibilities for the seniors of the Township.

DISABLED PERSONS

Overview

Disabled park users present unique challenges for access to recreational facilities and trails. Overall, the requirements of ADA – Americans with Disabilities Act, should be followed.

Recommendations & Implementation Strategies

1. Provide ramped access to recreational facilities not to exceed 8.33% grade, and preferably 5% grade.
2. Provide transfer stations on play apparatus to enable a person in a wheelchair to dismount and more easily access the apparatus.
3. Provide discrete trail segments in parks designated for disabled users, typically not to exceed 250 feet in length and preferably as a looped trail.

The Board of Supervisors, Park and Recreation Board, and Public Works Department should collaborate on opportunities for disabled park users.

Chapter Four

OPEN SPACE AND ENVIRONMENTAL RESOURCES

Existing Natural Resource Preserves

Open space in West Pikeland Township is intended to comprise undeveloped lands that are often conserved or preserved in their natural state such as woodlands, natural fields or meadows, stream valleys. In addition, open space could also involve agricultural use, or even passive recreational activity.

This section of the report addresses those resources for which West Pikeland Township is noted, such as Open Space; Conservation Easements; Environmental Resources; Scenic Roads; Wildlife; Woodlands; Watersheds and Agricultural Land Preservation. This section of the report also addresses: Landscapes 2020, Open Space Design Option Standards, and the Official Map.

The primary purpose of this Chapter is to provide an overview on the many topics that pertain to open space and environmental resources, and to provide specific recommendations and implementation strategies. The West Pikeland Township Zoning Ordinance of 2005 is testimony to the importance of open space and environmental resources, as are the 1992 Open Space, Recreation, and Environmental Resources Plan and the 1999 Comprehensive Plan. However, this Addendum is intended to “raise the bar” higher on strategies for protecting and preserving remaining open space and environmental resources.

All of the color maps of this report depict a wide array of open space resources and environmental resources. Hopefully, over time, more land can be subject to conservation easements so that even more green space can be added to the current inventory.

TOWNSHIP OWNED OPEN SPACE

Overview

Some of the open space associated with residential development has been dedicated to the Township. These areas present opportunities for trail connections and ecological enhancement. Maps 1 and 2 on pages 1-2 and 1-3, and Table 2. in Appendix B, indicate the location and attributes of the Township owned open space.

Recommendations & Implementation Strategies

1. The Township owned natural areas are predominantly wooded. Therefore, limited maintenance activities are required. However, local scouting, hiking, equestrian, and ecology groups could become involved in efforts to identify and eradicate invasive plant species if they should become established, and to see that any trails are in good condition.

The Township Park and Recreation Board or the Land Trust should oversee the continued health of the natural areas.

2. Trail connections should be protected where they exist, and new trail connections should be established where appropriate. Recommendations specific to designated parcels of Township owned open space are as follows:
 - a. A trail connection to the Pickering-Upper Uwchlan Regional Recreation Corridor, which coincides roughly with the former Pickering Valley Railroad, should be established in the open space to the east of Meadow Creek Road. This open space is also contiguous to the open space at the Pickering Meadows (Realen) development, creating potential for networked trails.
 - b. The open space at Dunsinane Hill contains an existing trail with connections to other existing equestrian trails to the east. These connections should be maintained.
 - c. Fairfield's open space has no existing trails, but there is potential to use a stream corridor to link a trail to the Pickering-Upper Uwchlan Regional Recreation Corridor and to Milky Way Farm in Uwchlan Township.
 - d. Oak Hill open space has no existing trails, but could provide trail links to trails in Wildlife Farm and to an eased property along Clover Mill Road, which could create a connection to the open space and trail along Pickering Creek and to Binky Lee Farm.
 - e. Open space between Upper Pine Creek Road and Saddlebrook, known as Bridlewood, has no existing trails, but the stream corridor could be utilized to create a pedestrian link between the Saddlebrook and Pickering Estates communities and Windolph Knoll.

A Trails Subcommittee should be established to conduct this work, reporting to the Park and Recreation Board and the Board of Supervisors.

3. Stormwater management basins in Township owned natural areas should be established as naturalized habitat areas with native vegetation, rather than as lawn. This will decrease maintenance costs while improving the ability of the basins to remove pollutants from stormwater runoff. In addition, habitat opportunities for birds and other wildlife will be improved.

HOMEOWNERS ASSOCIATION OPEN SPACE

Overview:

Open space associated with residential development should fulfill a useful recreation or conservation purpose. Existing open space areas owned by Homeowners Associations (HOA) present opportunities for trail connections and ecological enhancement. In addition, the Township should enact development regulations that ensure that environmental resources will be protected and recreational needs will be met.

Recommendations & Implementation Strategies

1. Trail connections should be maintained and protected where they exist, and new trail connections should be established where appropriate. Recommendations specific to designated parcels of HOA owned open space are as follows:
 - a. The open space at Chantilly Farm provides an opportunity for an off-road re-alignment of Horseshoe Trail. The current path utilizing the Horseshoe Trail Road cart way is dangerous, and the situation is exacerbated by blind curves on the road.
 - b. Fairfield's open space has no existing trails, but there is potential to use a stream corridor to link a trail to the Pickering-Upper Uwchlan Regional Recreation Corridor and to Milky Way Farm in Uwchlan Township.
 - c. Haverhill open space has no existing trails, but could provide trail links to the Pickering Meadows open space. In addition, an existing trail across Horseshoe Trail Road from the development provides a linkage to Historic Yellow Springs Village.
 - d. Open space at Pickering Meadows currently has a system of mulched trails for use of the residents of the development, although equestrian trails previously existed on the property. If the Township accepts dedication, public access could be permitted. This open space should accommodate a trail link between the Pickering-Upper Uwchlan Regional Recreation Corridor and Haverhill to create a trail connection between Yellow Springs and Upper Uwchlan Township.
 - e. Twin Hills has a looped recreation path for the use of the development's residents that could easily be connected to the Pickering-Upper Uwchlan Regional Recreation Corridor. The Township and the HOA should discuss the potential for public access.
 - f. Wildlife Farm open space contains remnants of equestrian trails. These trails, if re-established, could provide valuable connections to Indian Springs Camp (which links to Charlestown Township's trail system) and Binky Lee Farm.

A Trails Subcommittee should be established to conduct this work, reporting to the Park and Recreation Board and the Board of Supervisors.

2. For the forested areas within HOA owned open space, no formalized maintenance activities are needed. However, local scouting, hiking, equestrian, and ecology groups could become involved in efforts to identify and eradicate invasive plant species if they should become established, and to keep the trails clear and in good condition.

HOMEOWNERS ASSOCIATION OPEN SPACE (continued)

Non-wooded open space areas require maintenance to keep them free of invasive plants. Instead of large lawn areas that require frequent and wasteful regular mowing and fertilizing, it is recommended that the open space areas be established as tall grass and wildflower meadows. After installation and establishment, naturalized meadows require only an annual mowing, and they provide numerous benefits in habitat, stormwater infiltration, and aesthetics.

The Township Park and Recreation Board or the West Pikeland Land Trust should oversee the continued health of the wooded natural areas and trails. The Land Trust and the Board of Supervisors should approach HOA boards regarding the establishment of meadows in non-wooded areas.

3. Stormwater management basins in HOA owned natural areas should be established as naturalized habitat areas with native vegetation, rather than as lawn. This will decrease maintenance costs while improving the ability of the basins to remove pollutants from stormwater runoff. In addition, habitat opportunities for birds and other wildlife will be improved.

The Board of Supervisors should work with Homeowners' Associations as applicable to establish the basins as natural areas.

4. Ordinances should be used to ensure that new developments provide open space that facilitates conservation and recreation, in accordance with the following:
 - a. Open space in developments should be required to set some area aside for recreation purposes, in the form of playgrounds, sports/playfields, trails, and other amenities.
 - b. Protection of existing trails should be required.
 - c. Natural resources, including floodplains, steep slopes, riparian and wetland buffers, should be preserved and their preservation used to facilitate the establishment of trail corridors.
 - d. Enforcement of woodland protection and replacement standards should aim to encourage the preservation of woodland habitats.
 - e. Consideration should be given to further protection of critical environmental areas by adjusting permitted densities of development in light of a broader range of sensitive environmental features.

The Planning Commission and the Board of Supervisors should periodically review the effectiveness of existing Ordinance provisions in protecting environmental features and update the ordinances as necessary to maximize environmental protection and promote recreational utility of HOA owned open space.

CONSERVATION EASEMENTS

Overview

Conservation easements represent legal rights on a tract of land that may limit certain activities on the land and conserve certain natural features. A conservation easement must be donated or sold by the landowner to a receiving party, typically a land trust or governmental unit. Through the use of conservation easements, the township accomplishes its goal of resource protection without having to purchase and maintain the land. The landowner retains the use of his land and the ability to sell it while also receiving a tax benefit.

Local conservation organizations active in the Township include the Brandywine Conservancy, French and Pickering Creeks Conservation Trust, the Natural Lands Trust, and West Pikeland Land Trust. These organizations hold easements on 12 properties in West Pikeland Township, which are shown on Map 2. and listed in Appendix B.

Recommendations & Implementation Strategies

1. Pursue and promote the use of conservation easements on properties that further the Township's preservation goals. Recommendations specific to the use of conservation easements are as follows:
 - a. Identify and prioritize properties where preservation would contribute to the Township's open space, recreation, historic or natural resource protection goals.
 - b. Reach out to the landowners of identified properties to promote the use of conservation easements.
 - c. Where appropriate, include West Pikeland Township as the beneficiary of conservation easements to enable the Township to enforce the easements.
 - d. Seek to coordinate with easement holders and monitors, in order to insure Township awareness of easement terms and enforcement issues.
 - e. Require conservation easements whenever practicable as one of the options for lands set aside as open space or recreation resulting from the subdivision process.
 - f. Enforce the terms of existing Township-owned conservation easements.

The Board of Supervisors should continue with this work in cooperation with the Park and Recreation Board, the West Pikeland Land Trust, property owners, developers, and others.

INSTITUTIONAL OPEN SPACE

Overview

The Township has substantial area in conservation easement and under institutional ownership, which contribute greatly to its rural character. Many of these lands are interconnected by existing trails. The owners of these properties should be encouraged to allow the continued use of trails, and to allow for new connections where appropriate and desirable.

Recommendations & Implementation Strategies

1. Trail connections should be protected where they exist, and new trail connections should be established where appropriate. Recommendations specific to designated parcels of eased and institutional open space are as follows:
 - a. An extension of the off-pavement alignment of the Horseshoe Trail would be desirable through Ker-Feal, to take hikers and equestrians off of Bodine Road.
 - b. Eased open space on Clover Mill Road could provide a valuable trail link between Binky Lee Farm, the Pickering-Upper Uwchlan Regional Recreation Corridor (Bridge to Bridge Trail), and East Pikeland's planned Pickering Loop Trail. There is an existing trail on the parcel.
 - c. A connection utilizing existing trails links Pine Creek Park to the Horse-shoe Trail.
 - d. Trails through Indian Springs provide a connection to the trail network in Charlestown Township.
 - e. Binky Lee Farm has trails that connect to Wildlife Farm, Clover Mill, and the Pickering Creek open space. It could become part of a trail connection westward to Pine Creek Park, using existing trails.
 - f. The Historic Yellow Springs property contains several trails providing links to Yellow Springs Village, westward toward the Horseshoe Trail, and northward toward West Vincent Township.
 - g. The Montgomery School has no existing trails, but could accommodate part of the Pickering-Upper Uwchlan Regional Recreation Corridor and connections to the Horseshoe Trail.

A Trails Subcommittee should be established to conduct this work, reporting to the Park and Recreation Board and the Board of Supervisors.

2. For the forested areas within HOA owned open space, no formalized maintenance activities are needed. However, local scouting, hiking, equestrian, and ecology groups could become involved in efforts to identify and eradicate invasive plant species if they should become established, and to keep the trails clear and in good condition. Non-wooded open space areas require maintenance to keep them free of invasive plants. Instead of large lawn areas that require frequent and wasteful regular mowing and fertilizing, it is recommended that the open space areas be established as tall grass and wildflower meadows. After installation and establishment, naturalized meadows require only an annual mowing, and they provide numerous benefits in habitat, stormwater infiltration, and aesthetics.

INSTITUTIONAL OPEN SPACE (continued)

The Township Park and Recreation Board or the Land Trust should oversee the continued health of the wooded natural areas and trails. The Land Trust and the Board of Supervisors should approach HOA boards regarding the establishment of meadows in non-wooded areas.

3. Stormwater management basins in HOA owned natural areas should be established as naturalized habitat areas with native vegetation, rather than as lawn. This will decrease maintenance costs while improving the ability of the basins to remove pollutants from stormwater runoff. In addition, habitat opportunities for birds and other wildlife will be improved.

The Board of Supervisors should work with Homeowners' Associations as applicable to establish the basins as natural areas.

LANDSCAPES 2020

Overview

Landscapes 2020 is Chester County’s Policy Plan for the management of growth and change in the County. This Plan strives to be consistent with the policies set forth by the County. According to *Landscapes 2020*, West Pikeland Township is both a Rural Landscape and a Natural Landscape and contains two villages. Rural Landscapes “include farms, farm-related businesses, and villages, along with some scattered housing sites.” Natural Landscapes consist of critical environmental resources such as wetlands, stream corridors, steep slopes, and woodlands.

The two villages that are recognized by the County are Chester Springs and Yellow Springs. These villages represent the area’s heritage and identity and showcase many of its historic resources.

Recommendations & Implementation Strategies

1. Preserve the Township’s Rural Landscape. Recommendations specific to the Rural Landscape are as follows:
 - a. Seek to maintain agriculture as a primary land use through agricultural conservation easements, agricultural security areas, and the promotion of Act 319 programs.
 - b. Reduce suburban encroachment by limiting growth inducing infrastructure.
2. Preserve the Township’s Natural Landscape.
 - a. Prohibit development in wetland and riparian buffer areas, very steep slopes, and 100-year floodplains.
 - b. Strictly limit development in steep slopes and groundwater recharge areas.
 - c. Strictly limit development of ridgelines/ridges.
3. Preserve the villages of Chester Springs and Yellow Springs.
 - a. Market and promote Chester Springs and Yellow Springs as cultural and commercial destinations.

Several of these recommendations pertaining to *Landscapes 2020* are already embedded in the West Pikeland Township Zoning Ordinance of 2005. In addition, several applicable policies of *Landscapes 2020* that are relevant to and addressed in various ways in this Plan are listed below:

“ENVIRONMENTAL RESOURCES

1.0 Land Use Policies

1.4 Natural Landscapes

- 1.4.1 Create an open space network of natural resources for the many environmental benefits it provides.

LANDSCAPES 2020 (continued)

2.0 Resources Policies

2.1 Natural Resources

- 2.1.3 Preserve and enhance the existing network of stream valleys and their aquatic habitats.
- 2.1.5 Preserve wetlands for their ecological and hydrological functions.
- 2.1.6 Preserve and enhance buffer areas around water bodies to mitigate environmental and visual impacts from adjacent uses and activities

2.2 Scenic Resources

- 2.2.3 Preserve visible ridgelines which contribute to the scenic character of the community.
- 2.2.4 Preserve scenic qualities along major roadways, especially gateways to the County and State.

2.3 Historic Resources

- 2.3.2 Promote and encourage a cultural landscape approach to the County’s historic resources.
- 2.3.7 Support the identification and designation of eligible national, state, and local historic properties.

5.0 Community Facilities

5.1 Parks and Recreation

- 5.1.1 Promote the protection of natural resources with park land acquisition and stewardship.
- 5.1.2 Provide a County-wide greenway systems of protected natural resources.
- 5.1.3 Provide new land for open space and recreational facilities to meet forecasted needs.
- 5.1.4 Establish a trail and bikeway network to link residential areas, business uses, community facilities and parks.
- 5.1.6 Provide diverse active recreational facilities and programs.
- 5.1.7 Encourage and support joint recreational use of facilities.
- 5.1.8 Cooperate with surrounding areas to link the County open space system to a regional network.”

Proposed Measures to Protect Natural Resources and Rural Heritage

Environmental Resources Management Plan

Some of the key environmental features of West Pikeland Township are shown in Map 4., Environmental Resources, on page 4-11. In addition, a composite of the environmental resources is shown on Map 2.A. on page 1-5 in the context of existing open space, easement and recreation properties.

Recommendations and Implementation Strategies are provided for scenic roads, open space design option standards, the Official Map, Wildlife Management, and the protection of woodland resources, watersheds, and agricultural lands, to bolster the Township’s position on protecting “mother nature”.

SCENIC ROAD DESIGNATION AND PROTECTION STANDARDS

Overview

The preservation of visual quality along the Township’s country roads is essential to maintaining the rural aesthetic that is treasured by residents and visitors. Scenic roads should be designated, and protected by effective use and design requirements.

Recommendations & Implementation Strategies

1. The Township should create an updated inventory of scenic roads whose visual quality could be diminished by inappropriate use or development. Priority consideration should be given to roads with notable views of farmlands, mature forest, stream corridors, historic resources, and distant landscapes.

Given the visual resources of West Pikeland, one could conceivably describe nearly all of the roadways as scenic. However, it is recommended that those roads exhibiting the very best of the Township’s visual qualities be so designated. Suggested candidates for the refinement of scenic road designation are as follows:

- a. Clover Mill Road, entire length;
- b. Art School Road, entire length;
- c. Pikeland Road, between Route 113 and Street Road;
- d. Yellow Springs Road, between Art School Road and Elbow Lane;
- e. Lower Pine Creek Road, entire length;
- f. Horseshoe Trail Road, between Lower Pine Creek Road and Highview Drive; and
- g. Street Road, between Clover Mill Road and “S” bends 4/10 mile south of Pikeland Road.

The Planning Commission and the Board of Supervisors should work together on the refined scenic road designation.

2. The Zoning Ordinance provisions should be fine tuned as follows to promote the protection of visual resources along scenic roads:
 - a. Larger principal and accessory structure setbacks from scenic roads may be required.
 - b. Increased lot widths may be required along scenic roads to decrease the visual prominence of new buildings by increasing the open space between them.
 - c. Lot averaging or clustering may be required along scenic roads to place development within areas where it will be less visually disruptive.

The Planning Commission and the Board of Supervisors should work together on zoning along scenic roads.

SCENIC ROAD DESIGNATION AND PROTECTION STANDARDS (continued)

3. Design standards specific to properties along scenic roads should be incorporated in refinements to the Subdivision and Land Development Ordinance, as follows:
 - a. A visual resources analysis should be required for any development abutting a scenic road, and development should be sited in accordance with that analysis.
 - b. Stricter tree protection standards should be implemented to mitigate the visual impacts of new development. Specifically, existing woodlands and hedgerows along scenic roads should be preserved.
 - c. Visual buffering of new development along scenic roads should be required.
 - d. Design standards for the improvement of designated scenic roads themselves should be in keeping with the maintenance of their rural character. Requirements on width and curbing are especially significant.

The Planning Commission and the Board of Supervisors should work together on land development design standards along scenic roads.

OPEN SPACE DESIGN OPTION STANDARDS

Overview

The Township Zoning Ordinance contains an Open Space Design Option to accommodate residential development with required open space. To maximize open space preservation, the recently enacted (4-25-05) Zoning Ordinance should be closely followed, and amendments to the Ordinance should be considered.

Recommendations & Implementation Strategies

1. The Zoning Ordinance permits both conventional development and open space design as by right uses in the RD Residential Development and the RC Residential and Conservation Districts on parcels less than ten acres. In order to encourage site design which maximizes resource protection benefits, consideration should be given to permitting conventional development of three or more lots only as a conditional uses and not by-right. Further, conditional use approval for conventional development might only be permitted when the applicant can demonstrate that the negative impacts of conventional development will be less than those of open space design or lot averaging.

The Planning Commission and the Board of Supervisors should periodically review the effectiveness of current Ordinance provisions and consider amendments as necessary.

2. Allowable densities for open space design are higher than those achievable under conventional development and are intended to provide incentive an for open space development. It is recommended that allowable maximum densities for open space design be periodically reviewed to make sure that only as much density incentive is being granted as is actually needed to ensure the use of the open space design option.

The Planning Commission and the Board of Supervisors should work together to review and potentially revise density incentives.

3. With lot sizes permitted as small as 10,000 square feet for single-family detached dwellings with accessory structures, it is possible to provide substantial open space. The minimum required open space is 40% in the RD district and 50% in the RC district, plus all constrained lands subject to net tract area provisions. Thus, the minimum on a relatively unconstrained tract could approach only 40% or 50%. Consideration should be given to establishment of an absolute minimum open space requirement that is higher than the 40% and 50% thresholds.

The Planning Commission and the Board of Supervisors should work together to consider potential amendments to the Zoning Ordinance.

OFFICIAL MAP

Overview:

An Official Map allows municipalities to identify and secure properties for future open space, recreation, or other public use.

Recommendations & Implementation Strategies

1. The Official Map is a planning tool supported by the state of Pennsylvania and the Chester County Planning Commission, enabled by Article IV of the Pennsylvania Municipalities Planning Code (MPC). The Official Map identifies properties or features that a municipality may wish to reserve for future public use including, but not limited to:
 - a. Public streets
 - b. Public grounds
 - c. Public parks and playgrounds
 - d. Open space
 - e. Pedestrian ways and easements
 - f. Railroad and transit rights-of-way and easements
 - g. Flood control basins and floodplains
 - h. Stormwater management areas
 - i. Drainage easements

If development were proposed on any property identified on the Official Map, the Township would have up to one (1) year to acquire the property or begin condemnation proceedings to acquire the property. If the one (1) year time period lapses and the Township has not acquired the property or begun condemnation proceedings to acquire the property, the landowner may proceed to build, subdivide or otherwise develop the land covered by the reservation.

The Township could consider an Official Map to preserve historic resources, environmentally sensitive areas, viewsheds, parklands, and important trail and pedestrian linkages. The Official Map should be used as part of the Township's plan for public use and welfare.

The Planning Commission, the Township Land Trust, and the Board of Supervisors could work together on preparing and adopting an Official Map.

WILDLIFE MANAGEMENT

Overview:

The Township should establish policies and procedures to manage wildlife pest species, most notably deer.

Recommendations & Implementation Strategies

1. Development should be controlled to prevent the crowding of deer populations onto ever-shrinking bands of natural habitat, and the deer population should also be controlled.

The Township can work toward these goals by implementing the policies advocated in this Plan.

2. The Pennsylvania Game Commission should be encouraged to lengthen hunting seasons in areas where deer populations are excessive. In such areas, there should be no restrictions or limits for deer harvest on farmland until the population is decreased to a reasonable and stable level. The Game Commission should consult with local government and landowners to determine the appropriate population.

The Board of Supervisors should coordinate this effort, with the assistance of hunters, farmers, and environmental groups.

3. Information on deer contraception methods currently used in developed areas should be gathered and considered.

The Board of Supervisors should coordinate this effort, with the assistance of wildlife experts and environmental groups.

4. The Township should make information available on deer resistant landscaping and fencing through printed materials, workshops, and website posting.

The Board of Supervisors should coordinate this effort, with the assistance of wildlife experts and landscape architects.

WOODLAND RESOURCES PROTECTION

Overview:

The Township should strengthen its policies and procedures to establish, preserve, and manage woodlands and wildlife habitat; protect threatened and endangered species; and control invasive and pest species.

Recommendations & Implementation Strategies

1. The Township should consider amendment to the Net Area definition in the Zoning Ordinance to exclude 100% of any area in the Zone 1 Inner Riparian Buffer and 50% of any area in the Zone 2 Outer Riparian Buffer. This will improve protection of sensitive floodplain and wetland habitat areas, including habitat for the endangered Bog Turtle.

The Planning Commission and the Board of Supervisors should work together on Zoning Ordinance Amendments.

2. To prevent forest fragmentation and the resultant loss of interior woodland habitat, the Township should consider further study of woodland resources and a Zoning Ordinance definition for exceptional value woodlands, within which clearing and disturbance would be strictly limited. Exceptional value woodlands may be defined as being mature, undisturbed, substantially free of nonnative and invasive species, and of sufficient size and depth to support interior forest flora and fauna. Disturbance should be limited to no more than 15% of such areas on any given property.

The Planning Commission and the Board of Supervisors should work together on Zoning Ordinance Amendments. Environmental experts should be consulted in creating the definition.

3. To protect mature trees and specimen trees, The Zoning Ordinance should include objective standards to determine tree protection zones (TPZ), within which disturbance would be prohibited. The Ordinance currently does not specify how a TPZ shall be determined.

The Planning Commission and the Board of Supervisors should work together on Zoning Ordinance Amendments. Arborists or landscape architects should be consulted in creating the methodology.

4. The Subdivision and Land Development Ordinance should be revised to strengthen the mitigation requirements for tree removal. This would serve to discourage loss of habitat due to development and to mitigate losses that do occur.

As written, the mitigation requirements do not distinguish between young early successional woodlands and mature forests, and up to 15,000 SF of any lot may be cleared of woodlands without mitigation. Thus, in the RD district, over 33% of existing woodland could be cleared without mitigation. The standards should be revised to require mitigation of any amount of woodland clearing, and the mitigation planting requirement should increase with the age and habitat significance of the woodland.

The Planning Commission and the Board of Supervisors should work together on Subdivision and Land Development Ordinance Amendments.

5. The Township should compile information on valuable habitats, especially those for threatened and endangered species. Governmental resources such as the Pennsylvania Natural Diversity Inventory (PNDI) should be utilized.

WOODLAND RESOURCES PROTECTION (continued)

The Board of Supervisors and/or Planning Commission should coordinate this effort.

6. Invasive plant species should be eliminated to the extent possible, and native landscaping encouraged, by the following means:
 - a. The Township should make information available on the dangers of invasive species through printed materials, workshops, and website posting.
 - b. The Township should make information available on the benefits of native vegetation species through printed materials, workshops, and website posting.
 - c. Invasive species should be removed from public lands.
 - d. Private landowners, including homeowners' associations, should be encouraged to remove and manage invasive species.

The Board of Supervisors should coordinate this effort, with the assistance of school, scouting, and environmental groups.

7. Destructive invasive species need to be identified and eliminated or quarantined before they can disrupt the ecological balance. The Township should pursue educational efforts in this regard through printed materials, workshops, and website posting.

The Board of Supervisors should coordinate this effort, with the assistance of school, scouting, and environmental groups.

8. The Subdivision and Land Development Ordinance should be revised: to discourage the use of non-native plantings; to prohibit the use of invasive plantings; to require that the majority of plantings used on land developments be native to the region; and to encourage reforestation.

The Planning Commission and the Board of Supervisors should work together on Subdivision and Land Development Ordinance Amendments, with the assistance of hunting and environmental groups.

WATERSHED PROTECTION

Overview

West Pikeland Township is located within the Pickering Creek Watershed, which drains into the Schuylkill River and the Delaware Bay. The Pickering Creek Watershed is a High Quality watershed—a designation that signifies “excellent quality waters and environmental or other features that require special water quality protection.” Protection of watersheds improves the quality of surface and groundwater resources, wildlife and habitat. It involves all aspects of natural resource protection including soils, slopes, woodlands, wetlands and riparian buffer areas, as well as effective stormwater management and public outreach.

In the plan titled *Watersheds*, the Chester County Water Resources Authority provides guidelines for watershed protection. The following recommendations and implementation practices are based on the information contained in that publication.

Recommendations & Implementation Strategies

1. Engage and educate the public in watershed stewardship.
 - a. Support public education and training programs on land maintenance practices that protect watershed resources, especially to individuals whose property lies within a riparian area.
 - b. Provide information on watershed stewardship practices.
 - c. Provide support to organizations that provide watershed monitoring and outreach programs.
2. Protect natural resources that contribute the health of watersheds.
 - a. Create a network of riparian buffers along streams (especially first order streams), ponds, and wetlands.
 - b. Prohibit development in wetland and riparian buffer areas, very steep slopes, and 100-year floodplains.
 - c. Strictly limit development in steep slopes and groundwater recharge areas (i.e. high water table soils).
 - d. Limit woodland disturbance.
3. Reduce Stormwater Runoff.
 - a. Require developers to apply maximum practical use of Best Management Practices (BMPs) for stormwater runoff consistent with West Pikeland Township Ordinances.
 - b. Avoid instream discharges to the maximum extent possible by requiring stormwater infiltration techniques and considering land application of treated wastewater
 - c. Reduce impervious cover allowances; require pervious cover to the maximum extent possible.
 - d. Implement conservation subdivision design practices that maximize open space.

AGRICULTURAL LAND PRESERVATION

Overview

Agriculture is a significant part of West Pikeland Township’s landscape and economy. Scenic farmsteads give the community its identity and represent its rural heritage. Preservation of existing farms is necessary in order to maintain the community’s identity and heritage and to protect the livelihood of its residents. State laws enacted to protect farmland include Act 515 and Act 319 (“Clean and Green”), which give preferential tax treatment to eligible property owners, and Act 43, the Agricultural Security Area Law.

The Chester County Agricultural Land Preservation Board administers the Agricultural Conservation Easement Purchase Program and Chester County Challenge Grant Program. West Pikeland Township should facilitate the use of these programs and laws to assist owners of agricultural properties in preserving their land.

Recommendations & Implementation Strategies

1. Engage and educate the public in agricultural land preservation laws and programs.
 - a. Conduct outreach and education programs aimed at local farmers, landowners, and owners of farm-related businesses to provide information and guidance on state and county laws and programs.
2. Continue efforts to create an Agricultural Security Area/Expand the Agricultural Security Area.
 - a. Identify other eligible properties and encourage landowners to enroll in the ASA.
 - b. Utilize the ASA to establish eligibility for the County Agricultural Easement Program.
 - c. The Township should seek to promote funding eligibility for the purchase of development rights on agricultural land.
3. Limit development on agricultural lands.
 - a. Encourage agricultural lands for Transferable Development Rights Sending Areas.
 - b. Reduce suburban encroachment by limiting growth-inducing infrastructure in agricultural areas.
 - c. Consider Township acquisition of land and Purchase of Development Rights.
4. Consider the Agricultural Soils, shown in Map 5. on the following page, for Class I, II, and III soil locations.

Chapter Five

CULTURAL RESOURCES

The cultural resources of West Pikeland Township that are addressed in this section include: Historic Villages; Privately Held Cultural Resources; Township Building; and Historic Resources Protection. For each of these topics, an overview is provided, along with specific recommendations and implementation strategies.

Many properties in West Pikeland Township have been showcased on Chester County Day tours. Some of the villages have been toured as part of the Village Walks Program. The special places of West Pikeland, such as Anselma, Yellow Springs, Chester Springs, and Rapps Corner will rise in prominence as development continues nearby.

HISTORIC VILLAGES

Overview

West Pikeland Township was organized around villages, hamlets, and crossroad settlements linked to water resources and transportation corridors. Existing remnants of these settlements provide opportunities for civic use, education, cultural enrichment, residences, and business within a context that cannot be easily duplicated by contemporary development or redevelopment.

Recommendations & Implementation Strategies

1. Anselma and Chester Springs have been designated as Village Preservation districts in the Township's Zoning Ordinance in recognition of their historic significance and unique qualities. Yellow Springs has been designated an Act 167 Historic zoning district. Zoning protections should also be considered for the historic crossroads settlement at Rapps Corner.

The Planning Commission and the Board of Supervisors should work together on Zoning Ordinance Amendments.

2. Civic organizations and fundraising activities are ongoing and should be encouraged to facilitate the preservation of the Anselma Mill. Opportunities for viable adaptive re-use of historic structures and landscapes should be encouraged. The Township should explore if the mill could be restored to working condition for cultural and educational purposes as a historical museum, or it could be renovated as a center for performing arts. Commercial uses could include the manufacture and sale of ornamental metalwork or other crafts, as a compliment to the art gallery and antique businesses currently operating at Anselma.

The Historic and Architectural Review Board and the Board of Supervisors should work together on preservation efforts at Anselma Mill.

3. Chester Springs extends the length of "old 113" from the Township Building (former school) northeastward to Hallman's Store. The Zoning Ordinance classifies the east and west ends of this area as Village Preservation Districts. The Township should consider expanding this district to include the entire historic settlement of Chester Springs.

The Planning Commission and the Board of Supervisors should work together on Zoning Ordinance Amendments.

4. The Township has acquired property with a historic building in Yellow Springs for municipal use. Careful design and planning will be required to ensure that the municipal uses blend within the historic context of Yellow Springs.

The Planning Commission, Historic Architecture Review Board, and the Board of Supervisors should work together on the new municipal offices.

5. The Township should consider the future disposition of the West Pikeland School, which is currently the municipal office and police headquarters. If the Township abandons the building, potential uses for civic functions, education, cultural enrichment, and commerce should be explored.

The Planning Commission, Historic and Architectural Review Board, and the Board of Supervisors should coordinate this effort.

HISTORIC VILLAGES (continued)

6. Yellow Springs is the cultural and historical center of the Township, and is host to civic and charitable events, private functions and celebrations, art exhibitions, commerce, and residential use. Efforts to preserve and restore Yellow Springs have been greatly successful and should be continued and strengthened. Expansion of existing cultural uses, such as the Chester Springs Library and Chester Springs Studio, should be encouraged, and new uses to promote the viability of the village should be considered.

The Planning Commission, Historic and Architectural Review Board, and the Board of Supervisors should coordinate this effort.

7. Trail access to the historic villages can provide essential destinations for the trail system while stitching the Township’s history together in a coherent framework. Pedestrian and equestrian links to the villages allow contemporary visitors to view these settlements from a historical, non-motorized standpoint.

Pedestrian and equestrian access should be implemented in accordance with the Trails section of this report.

8. Parking is one of the most sensitive topics when dealing with contemporary uses in historic settings. Improper scale or placement of vehicular parking can destroy the very attributes that are sought to be preserved. The design of historic villages should not be centered on convenience for automobile access, but dedicated to the creation of a pleasant, pedestrian oriented environment that emphasizes the villages’ unique and irreplaceable historic qualities. The following are critical considerations when providing parking in the historic villages:

- a. When visually prominent, parking areas should be small in scale, with no more than 8-10 spaces in one location.
- b. Larger parking fields should be located out of sight, and not between buildings and the street. Such parking fields should be amply screened and landscaped.
- c. On-street parking is not consistent with the historic fabric and should be strictly limited.

Zoning Ordinance amendments to regulate the design of parking in historic villages should be considered. The Planning Commission, Historic Architecture Review Board, and the Board of Supervisors should coordinate this effort.

OTHER PRIVATELY HELD CULTURAL RESOURCES

Overview

Privately held cultural resources serve both educational and cultural roles in the Township. They also provide existing and potential destinations for the Township’s trail network. These roles should be considered and expanded as possible.

Recommendations & Implementation Strategies

1. Indian Springs Camp is a youth summer camp that has been in existence for decades. It has also been used to host private and corporate picnics and outings. The property includes a historic house and barn, a large pond, an athletic field, trails, and a wooded wetland and floodplain area. It is a valuable and scenic piece of open space in the Township.

The Township Land Trust and the Board of Supervisors should investigate opportunities to permanently preserve this property from development such as the establishment of a conservation easement. In addition, public access for recreation should be considered.

2. Binky Lee Farm is owned and managed by the Natural Lands Trust. Formerly agricultural, it is now managed in various stages of natural succession, including reforestation. Scientific and educational programs are held on the property, and it is used by equestrians, hikers, and for winter recreation. There are currently no deed restrictions on the property.

The Natural Lands Trust, the Township Land Trust, and the Board of Supervisors should investigate opportunities to permanently preserve this property from development such as the establishment of a conservation easement.

3. Ker Feal is owned and operated by the Barnes Foundation, and consists of a historic building cluster, farmed fields, and woodlands. Reportedly, there are significant works of art in storage on site. One of the Township’s few remaining non-paved sections of Horse-Shoe Trail is on the property.

Possibilities for future cultural uses of this significant resource should be explored. Potential uses could involve exhibitions of the visual art works, performing arts, and historical education.

The Township Land Trust and the Board of Supervisors should work with the Barnes Foundation to investigate opportunities for potential cultural uses and to permanently preserve this property from development.

4. Montgomery School exists on a former farm and includes school buildings, athletic fields, and natural areas. The School currently makes its facilities available for meetings, voting, and other civic purposes.

The Parks and Recreation Board and the Board of Supervisors should work with Montgomery School to investigate opportunities for public access to the athletic fields and for additional civic and cultural functions.

TOWNSHIP BUILDING

Overview:

The existing West Pikeland Township Municipal Building is located on Route 113. It houses the Township administrative offices and police department. In addition, the Township has recently acquired a second property located in Historic Yellow Springs. Opportunities exist at both locations for municipal, civic, cultural, and educational use.

Recommendations & Implementation Strategies

1. The use and design of the new Township property should be compatible with the historic context of Historic Yellow Springs. An effort should be made to maintain the prior cultural uses of the building.

The Planning Commission, Historic Architecture Review Board, and the Board of Supervisors should work together on the new municipal offices.
2. Should the Township move its offices to the Yellow Springs location, it may consider re-using the existing building for cultural, educational or other civic use.

The Planning Commission, Historic Architecture Review Board, and the Board of Supervisors should work together on the new municipal offices.
3. Future buildings owned by the Township, may also be built at the Windolph Knoll property.

HISTORIC RESOURCES PROTECTION

Overview:

Historic resource planning at the municipal level is enabled by three pieces of legislation: the National Historic Preservation Act of 1966, the Pennsylvania Historic District Act (Act 167), and the Pennsylvania Municipalities Planning Code (Act 247). Each of these acts affords municipalities varying levels of preservation and regulatory capabilities.

The National Register of Historic Places was established by the National Historic Preservation Act. The National Register is not a regulatory device; it simply provides recognition of historic resources. However, it often strengthens preservation efforts by changing the way communities perceive their historic resources and giving credibility to the notion that these resources are irreplaceable parts of the community.

Pennsylvania Act 167 authorizes municipalities “to create historic districts within their boundaries providing for the appointment of Boards of Historical Architectural Review; empowering governing bodies to protect the distinctive historical character of these districts and to regulate the erection, reconstruction, alteration, restoration, demolition or razing of buildings within the historic districts.” Under Act 167, a municipality has the authority to enact local historic regulations as it sees fit. Restrictions may range from the use of historic resources, to their aesthetics. Applications pertaining to historic resources are reviewed by the Historical Architectural Review Board (HARB), which then makes a recommendation to the governing body.

Under the Pennsylvania Municipalities Planning Code, Act 247, municipalities may regulate historic resources; however, regulations are administered by the zoning officer and appeals are presented to the zoning hearing board. Historic resources must be classified by level of significance (Class 1, 2 or 3) and regulations must be uniform for each category. Act 247 also permits the establishment of a historic commission. This commission has no legal authority; it acts in a support capacity, conducting research and providing data on historic resources.

The historic districts of Yellow Springs and Anselma Mill were created, and are regulated, pursuant to Act 167. West Pikeland Township has also established a HARB that is active in the two historic districts. The Township also is currently forming a Historical Commission that will act under the provisions of Act 247 and the West Pikeland Township Zoning Ordinance. The Historical Commission will maintain a Historic Resource Inventory, which will list Class I and Class II resources in the Township.

Recommendations & Implementation Strategies

1. Increase public awareness of the significance of the Township’s historic resources and preservation efforts.
 - a. Regularly distribute information on the Township’s historic resources and preservation efforts through the Township website or newsletter.
2. Maintain the economic viability of historic resources.
 - a. Promote continued viable economic use of historic structures.
 - b. Assist in the promotion of local businesses located in the historic districts and in historic structures through special events planning and marketing activities.

HISTORIC RESOURCES PROTECTION (continued)

- c. Promote tourism and education field trips.
3. Expand historic preservation activities.
- a. Apply for Certified Local Government (CLG) status from the National Park Service.
 - b. Continue to enforce zoning ordinance regulations pertaining to historic resources.

Chapter Six

TRAILS AND ACCESS TO RECREATION

Linking Landscapes Plan and West Pikeland Township Relationship

This chapter explains the relationship with the County’s “Linking Landscapes Plan”, and focuses on trails and trailhead parking. The Linking Landscapes Plan, an element of Landscapes, was adopted by the Chester County Commissioners in February 2002. Subtitled “A Plan for the Protected Open Space Network in Chester County, Pennsylvania”, Linking Landscapes provides a very useful frame of reference for the Trails component of this Plan.

The Trails map, Map 6. on page 6-6, depicts the complete array of existing trails, and planned or potential trails in West Pikeland Township and beyond. The Trails map is consistent with Linking Landscapes, and helps with the implementation of Landscapes 2020 relative to trails. The Trails map is also consistent with the recently approved (12-19-05) Trail Network Master Plan of Upper Uwchlan Township.

RELATIONSHIP TO THE COUNTY’S LINKING LANDSCAPES PLAN

Overview

Linking Landscapes is the open space element of the Chester County Comprehensive Plan titled “Landscapes”. Its purpose is to promote the establishment and protection of a permanent county-wide network of open space. The goals and objectives of Linking Landscapes include the preservation of natural, scenic and historic resources; the interconnection of open space into continuous natural greenway and recreation corridors; the promotion of a diverse array of recreational opportunities; and the facilitation educational and cultural programs. The Township is compliant with many of the key policies of Linking Landscapes as follows:

- a. The Township’s current park system meets the 2002 Chester County Recreational Park Standards for needed facilities through the year 2025.
- b. The Township has implemented zoning policies to protect open space including lot averaging, cluster development, and transferable development rights.
- c. Historic structures and villages are identified and protected by zoning provisions and by a Historic Architecture Review Board.
- d. The West Pikeland Land Trust has been formed to actively pursue open space conservation.

By following the recommendations of this Report, West Pikeland Township will further advance the goals, objectives, and policies of Linking Landscapes.

Recommendations & Implementation Strategies

1. The Township should establish its goals for active and passive open space and should clearly and publicly state its plans in that regard for each of its facilities.

The Parks and Recreation Board and the Board of Supervisors should coordinate these efforts, with the input of the citizens of the Township.

2. The Pigeon Run wetlands are identified as a Natural Area of Local Significance. The buffer and watershed protection measures advocated in this report should be implemented to preserve this valuable resource.

The Planning Commission and the Board of Supervisors should develop the necessary ordinance revisions.

3. The Township should create an Agricultural Security Area.

The Board of Supervisors should coordinate this effort, in cooperation with landowners.

4. West Pikeland Township is at the nexus of the Horse-Shoe Trail and the Pickering-Upper Uwchlan Regional Recreation Corridors, with existing and potential links to Valley Forge National Historic Site, Marsh Creek State Park, French Creek State Park, the Schuylkill River Corridor, and Warwick County Park. As such, the Township plays a critical role in the regional recreation and open space plan. The Township should use all available means to promote the establishment and protection of these corridors.

RELATIONSHIP TO THE COUNTY’S LINKING LANDSCAPES PLAN (continued)

The Parks and Recreation Board, the West Pikeland Land Trust, and the Board of Supervisors should coordinate these efforts.

5. According to the Chester County Comprehensive Plan, West Pikeland is within the Rural and Natural Landscapes, and contains lands that are part of a Potential Protected Open Space Cluster. By protecting open space through municipal action, incentives, and cooperation with landowners, the Township can help to create the interconnected network of open space that is the essential purpose of Linking Landscapes.

The Parks and Recreation Board, the Planning Commission, the Township Land Trust, and the Board of Supervisors should coordinate these efforts, in cooperation with landowners and the citizenry of West Pikeland Township.

TRAILS

Overview

The Township has an extensive trail network that is used by hikers, equestrians, and bicyclists. However, nearly all of the trails are on private property, with no mechanism to ensure their continued existence. The Township should act to protect existing trails and to establish a permanent and viable trail network (see Map 6. Trails on page 6-6).

Recommendations & Implementation Strategies

1. Trails should be shown on a Township Official Map, which gives the Township the ability to establish permanent trail corridors when land is developed and subdivided.

The Township Park and Recreation Board, the Planning Commission, and the Board of Supervisors should begin consideration of this upon adoption of this Plan Update.

2. The Subdivision and Land Development Ordinance should be amended to include a Trail Protection Ordinance requiring subdivisions and land developments to maintain existing trails or to provide acceptable alternative alignments.

The Township Parks and Recreation Board, the Planning Commission, and the Board of Supervisors should begin consideration of this upon adoption of this Plan Update.

3. The Township should work with adjoining municipalities and the County to coordinate trails into a regional network.

A Trails Subcommittee should be established to conduct this work, reporting to the Park and Recreation Board and the Board of Supervisors.

4. The Horseshoe Trail should be recognized as the Township's most valuable trail corridor, linking Valley Forge National Park, the Schuylkill River Trail, the Chester Valley Trail, Warwick County Park, Hopewell Furnace National Park, French Creek State Park, and the Appalachian Trail. As such, the Township should work with landowners and the Horse-Shoe Trail Club to re-establish a non-paved route for the trail wherever the trail alignment coincides with a public road.

A trails subcommittee should be established to conduct this work, reporting to the Park and Recreation Board and the Board of Supervisors.

5. Through cooperation with the County, East Pikeland Township, Uwchlan Township, and Upper Uwchlan Township, the Pickering-Upper Uwchlan Regional Recreation Corridor should be established, using remnants of the Pickering Valley Railroad as its basis. This corridor would provide a trail link from Marsh Creek State Park and the Struble Trail to the proposed French Creek Trail and the Schuylkill River Trail. As this trail is a potential link to regional multi-use trails, the Township should consider whether this trail should have an improved surface.

A trails subcommittee should be established to conduct this work, reporting to the Park and Recreation Board and the Board of Supervisors.

TRAILS (continued)

6. A connection to the Chester Valley Trail, Exton County Park in West Whiteland, and the paved County trail through Uwchlan should be established in cooperation with Charlestown Township, East Whiteland Township, West Whiteland Township, and Uwchlan Township.

A Trails Subcommittee should be established to conduct this work, reporting to the Park and Recreation Board and the Board of Supervisors.

7. The Township should utilize easements, rights-of-way, user licenses, and other initiatives and incentives to establish public right of access to important trails. When public safety is an issue, the Township's power of eminent domain should not be dismissed as a possible solution.

The Board of Supervisors should conduct these initiatives, with the advice of a Trail Subcommittee and the Park and Recreation Board.

TRAILHEAD PARKING

Overview

Parking lots should be provided at significant trailheads to facilitate access to users who arrive by vehicle.

Recommendations & Implementation Strategies

1. The Township should establish a priority ranking of existing and proposed trails, based on relationship to regional trails, destination points, and anticipated volume of use. Among the busiest trails, the Township should accommodate users who arrive by motor vehicle by providing parking areas. Existing parking at township property should be used to facilitate trail access at the following locations:

- Pine Creek Park
- Pickering Grove

a. The Township should consider contacting owners of private properties to discuss the establishment of parking and/or trailheads at the following locations:

- Indian Springs Camp
- Anselma
- Ker Feal
- Binky Lee Farm
- Historic Yellow Springs
- Montgomery School

b. In places where there are no existing connections between parking and existing trails, the trails should be extended accordingly.

The Park and Recreation Board and the Board of Supervisors should coordinate these efforts, with the assistance of scouting, hiking, and equestrian groups.

2. Where new parking areas are created, they should accommodate no more than five (5) vehicles. Surfaces should be gravel or stabilized earth to support intermittent use. If regular use is anticipated, trash receptacles should be provided.

The Park and Recreation Board and the Board of Supervisors should coordinate these efforts, with the assistance of scouting, hiking, and equestrian groups, and in cooperation with landowners.

3. Signs should be posted at trailhead parking areas posting the rules and etiquette of trail use. Markers should be used as necessary to direct visitors from parking areas to the trails.

The Park and Recreation Board and the Board of Supervisors should coordinate these efforts, with the assistance of scouting, hiking, and equestrian groups, and in cooperation with landowners.

Chapter Seven

OPERATIONS, COSTS, AND FUNDING

This section of the report addresses operational and financial aspects of parks, recreation, open space and trails, as well as certain administrative and management aspects. Essentially, West Pikeland Township administers and manages the provision of recreational services and programs through the Board of Supervisors, Park and Recreation Board, and Township Manager and staff. Park maintenance is provided through the West Pikeland Township Public Works Department.

Recreational programming is funded through the Township's General Fund, the budget for which was \$15,000 in 2005. Additional funding is provided for Community Day, an annual special event to celebrate community life in West Pikeland.

The day to day, month to month, and year to year realities of the recreation and open space system of West Pikeland are influenced by several key operational and financial measures pertaining to: maintenance; the prospect for new facilities; personnel and staffing; the Township budget; possible revenues; the functionality of the Park and Recreation Board; and the rules and regulations for parks. These key aspects are profiled in this chapter with the intention to improve the performance of operations, and to improve financial capabilities, so that existing park, recreation, and open space resources are enhanced.

PARK MAINTENANCE AND OPERATIONS

Overview

Park maintenance is accomplished by the Public Works Department of West Pikeland Township. Maintenance activities include: grass cutting, leaf removal, trash removal, and equipment and facility repair. Specific maintenance of LYA used fields is accomplished by LYA.

Recommendations & Implementation Strategies

1. Budget at least 4% of capital improvements costs for annual maintenance of parks and recreational facilities.
2. Continue to utilize the Public Works Department for park maintenance.
3. Continue to utilize LYA for maintenance of the playfields that they manage.
4. Create a multi-year capital equipment “wish list” and budget for same over the next 5 to 10 years.
5. Improve the barn complex at Pine Creek Park to better store and house park maintenance equipment.
6. Develop a park and recreation facility maintenance plan to address annual needs.

The Board of Supervisors, Park and Recreation Board, Public Works Department, and LYA should collaborate on park maintenance and operations.

TRAIL MAINTENANCE

Overview

Trail maintenance for Township owned trails is accomplished by the Public Works Department of West Pikeland Township.

Recommendations & Implementation Strategies

1. Continue to utilize the Public Works Department for trail maintenance.
2. Seek the support of trail users to help maintain trails and to make them more usable.

The Board of Supervisors, Public Works Department, Trails Subcommittee, Landowners, and Hiking and Equestrian groups should collaborate on trail maintenance.

OPEN SPACE AREAS MAINTENANCE

Overview

Open Space areas typically require limited maintenance such as meadow management/cutting one to two times per year. In addition, open space area maintenance typically involves woodland management.

Recommendations & Implementation Strategies

1. Continue to utilize the Public Works Department for open space areas maintenance for customary and typical tasks.
2. Utilize special services of Arborists to accomplish specialized maintenance of wooded areas.
3. Develop an open space areas maintenance plan to address annual needs.

The Board of Supervisors, Park and Recreation Board, and Public Works Department should continue to address the maintenance of the open space.

NEW FACILITIES

Overview

The Park and Recreation system of West Pikeland Township has grown considerably since 1992 when the initial Open Space, Recreation and Environmental Resources Plan was adopted. Based on the findings and recommendations of this Plan, limited new facilities are needed as summarized below.

Recommendations & Implementation Strategies

1. Develop up to two Neighborhood Parks in the southern portion of the Township over the next 10 years, one at Windolph Knoll (Township owned and maintained) and one in proximity to Twin Hills (HOA owned and maintained) in the southern portion of the Township.
2. Develop three Mini-Parks in new subdivisions and land developments through the Open Space Design Option process outlined in the Zoning Ordinance.
3. Provide up to two new soccer fields at the Windolph Knoll facility.
4. Provide up to two new tennis courts at the Windolph Knoll facility.
5. Provide new trail connections to the extent shown in Map 6, Trails.
6. Consider the adaptive reuse of the barn complex at Pine Creek Park for use by seniors, and for park maintenance equipment.
7. Provide facilities and opportunities for disabled park users.

The Board of Supervisors and Park and Recreation Board should take the lead on new facilities.

PERSONNEL/STAFFING NEEDS

Overview

West Pikeland Township is at a threshold relative to personnel and staffing needs. Beyond the assistance provided by the Park and Recreation Board volunteers, the Public Works Department, the Township Manager, and the Township staff, additional personnel and staff will be needed over the next 10 years.

Recommendations & Implementation Strategies

1. Consider enlisting the services of summer interns from college and university park and recreation departments.
2. Consider hiring a part-time Park and Recreation Director.
3. Seek additional volunteer services from Boy Scouts, Girl Scouts, LYA and DASD students, and others.

The Board of Supervisors and Park and Recreation Board should focus on needs for park staff and personnel.

BUDGET

Overview

The Park and Recreation budget in 2005 was \$15,000 for recreational programs. This amount does not include park, recreation, open space and trail maintenance.

Recommendations & Implementation Strategies

1. Consider increasing the budget for park and recreation programs at least \$1,500 per year over the next 10 years.
2. Budget at least 4% each year for maintenance of any new capital improvements.
3. Utilize a rule of thumb of at least \$85,000 per acre, preferably \$115,000 per acre, for new park development.
4. Consider the enactment of a Recreational Fee-In-Lieu Ordinance (see page 7-9) to aid in the financing of the park, recreation and open space system.

The Board of Supervisors and Park and Recreation Board should continue to prepare the annual budget for recreational programs.

Revenues

Revenues for parks, recreation, open space, trails, and related amenities are currently derived from three sources: the general fund, the capital reserve fund, and grants. To supplement these sources, a Recreational Fee-In-Lieu Ordinance is strongly recommended as outlined on page 7-9.

A fee per dwelling unit and per 1,000 square feet of non-residential development gross square footage should be established.

Many municipal recreational fees-in-lieu programs range from \$2,000 per new dwelling unit on the low end to \$3,000 per new dwelling unit on the high end, and \$2,000 to \$3,000 per 1,000 gross square feet of non-residential building area (using 2005 dollars).

RECREATION FEE-IN-LIEU ORDINANCE

Overview

According to Section 503.(11) of the Pennsylvania Municipalities Planning Code, the Subdivision and Land Development Ordinance may include: “Provisions requiring the public dedication of land for recreational facilities, or the payment of fees in lieu thereof for park or recreational purposes, as a condition precedent to final plan approval, provided that the Township has a formally adopted Recreation Plan.

Recommendations & Implementation Strategies

1. West Pikeland Township can utilize this Plan Addendum/Update 2006 and the 1992 and 1999 Plans as the formally adopted Recreation Plan.
2. The Subdivision and Land Development Ordinance shall include: definitive standards for determining the proportion of a development to be dedicated; and, the amount of any fee to paid in lieu thereof.
3. The land or fees, or combination thereof, shall be used only for the purpose of providing park or recreational facilities accessible to the development.
4. The amount and location of land to be dedicated or the fees to be paid shall bear a reasonable relationship to the use of the park and recreational facilities by future inhabitants of the development or subdivision.
5. West Pikeland Township should create a Fee Schedule, by Resolution, at the time when the Subdivision & Land Development Ordinance Amendment is enacted. The Fee Schedule should be for both residential development per dwelling unit, and non-residential development based on the square footage of the proposed building(s).
6. A fee shall, upon the receipt by the Township, be deposited in an interest-bearing account, clearly identifying the specific recreation facilities for which the fee was received. Interest earned on such accounts shall become funds of that account.

Funds from such accounts shall be expended only in properly allocable portions of the cost incurred to construct the specific recreation facilities for which the funds were collected.

7. A Fee Schedule should be created to govern this program. The Fee Schedule should be updated annually and approved by Resolution by the Board of Supervisors.
8. Utilizing \$85,000 per acre as a rule of thumb for park development, as set forth on page 7-7, the Windolf Knoll site alone could likely cost \$2,026,400.00 for facilities such as trails, soccer fields, tennis courts, parking areas, grading, signage, and landscaping.

A fee-in-lieu amount of \$3,000 per dwelling unit, or \$3,000 per 1,000 square feet of gross non-residential building area would be reasonable, considering that these are normal amounts for most Townships in Pennsylvania.

GRANTS

Overview

West Pikeland Township has benefited from grants in the past from Chester County, and from PECO. The Township should aggressively pursue grants from these and other funding sources.

Recommendations & Implementation Strategies

1. Continue to apply for grants under the Chester County Heritage Park and Open Space Municipal Grant Program for park master planning and improvements.
2. Apply for grants to the Pennsylvania Department of Conservation and Natural Resources (DCNR) for park master planning and Improvements, as well as greenways. Pursue the DCNR Keystone Recreation, Park and Conservation Fund, and the DCNR Recreational Trails Grant.
3. Seek other grants through other sources, such as:
 - a. the Schuylkill River Heritage Area (greenways);
 - b. Pennsylvania Historical and Museum Commission (historic sites);
 - c. William Penn Foundation;
 - d. Pew Charitable Trust; and
 - e. Stewart Huston Charitable Trust.
4. Consider hiring a part-time grants administrator to assist with the preparation of grant applications.

The Board of Supervisors and Park and Recreation Board should engage in an on-going grant application initiative.

USER FEES

Overview

User fees could be used as a modest means of defraying the cost for park and recreation facility maintenance. Most municipalities of the scale of West Pikeland Township collect fees for pavilion rental for group picnics, and for special recreation programs.

Recommendations & Implementation Strategies

1. Follow the lead of nearby municipalities to charge up to \$100.00 for picnic pavilion rental for group picnics.
2. Establish a modest fee schedule for picnic pavilion rental and user fees for special recreational programs.
3. Seek donations and contributions at special events, such as performances and concerts.

The Board of Supervisors and Park and Recreation Board should collaborate to consider user fees.

TAXES AND OTHER FUNDRAISING METHODS

Overview

According to the responses to the Township Questionnaire (see Appendix C), 53% of the respondents indicated their willingness to be taxed for open space land acquisition. Therefore, the Township could pursue this method to expand the open space network. In addition, corporate contributions could be pursued to defray the costs for special events.

Recommendations & Implementation Strategies

1. Consider an open space referendum and bond for open space land acquisitions.
2. Pursue corporate contributions for special events such as performances and concerts.
3. Consider establishing a Friends of Pine Creek Park group to assist with fundraising through plant sales, art shows, and the like.
4. Partner with groups such as Historic Yellow Springs and Chester Springs Studio to pursue opportunities for fundraising.
5. Partner with local conservation and advocacy groups to pursue opportunities for fundraising.

The Board of Supervisors and Park and Recreation Board should investigate opportunities for increased revenues.

PARK AND RECREATION BOARD

Overview

The Park and Recreation Board is a seven (7) person volunteer group that is appointed by the Board of Supervisors. The Board, created in June 1998 through Ordinance No. 98-03, abides by their Mission Statement: “To support and serve the West Pikeland Board of Supervisors and West Pikeland residents by recommending objectives, guidelines, and regulations pertaining to the preservation of open space and natural areas and the planning and use of parks, recreation land, and facilities owned by West Pikeland Township in order to provide safe, clean, and attractive recreational facilities and natural areas for people of all ages and interests to enjoy. To provide recommendations to equip, supervise, and maintain parks and recreational facilities, and conduct recreational programs within the Township.”

Recommendations & Implementation Strategies

1. Continue the good services of the Park and Recreation Board as a 7 person volunteer group.
2. Ease the work of the Board by engaging a part-time Park and Recreation Director sometime in the next 10 years.
3. Continue to have a Board of Supervisors’ liaison to the Park and Recreation Board to serve as mediator at Board meetings.
4. Increase the funding for the Park and Recreation Board, beyond the current level of \$15,000 per year, by adding at least \$1,500 per year over the next 10 years, to enable the Board of expand and diversify programs, activities and events.

The Board of Supervisors and Park and Recreation Board should continue their efforts to maintain and expand recreational services to West Pikeland property owners.

PARK RULES AND REGULATIONS

Overview

The “Park Ordinance”, Ordinance 99-01, enacted in March 1999 sets forth regulation for all Township owned parks and open space.

Recommendations & Implementation Strategies

1. Continue to utilize and refine Ordinance 99-01 as the park rules and regulations.
2. Continue to enforce the park rules and regulations through the West Pikeland Township Police Department.
3. Post the park rules and regulations on signs at each Township owned open space and recreation property.
4. Consider amending Ordinance 99-01 to require any permitted group in excess of 25 persons to remove all trash and waste that they generate due to the possible enormity of such trash or waste in excess of what existing trash receptacles can fit.

The Board of Supervisors, Park and Recreation Board, Public Works Department, and Police Department should continue to enforce the park regulations.

PARK SECURITY

Overview

Park security is provided by the West Pikeland Township Police Department.

Recommendations & Implementation Strategies

1. Continue to police the parks, recreational areas, open space parcels, and trails, through the Police Department.
2. Consider a park ranger type program if the Palmer House is adaptively reused as a park superintendent residence/office.

The Board of Supervisors, Police and Public Works Department should continue to collaborate on park security.

Chapter Eight

IMPLEMENTATION PLAN (SUMMARY)

The Implementation Matrix, Table 4, provides a summary of the Recommendations & Implementation Strategies from Chapters 3 to 7, and indicates the responsible entity for action along with a timeline. The Board of Supervisors, Township Manager, and Park and Recreation Board should consider this Matrix each year when drafting the annual budget.

The timeline indicates “On-Going”, and short-term, mid-term, and long-term. Short-term is intended to be up to three (3) years after this Plan is adopted. Mid-term is intended to be 3 to 6 years after adoption. Long-term is intended to be 7 to 10 years after adoption. On-Going is intended to be short-term, mid-term, and long-term.

The abbreviations in Table 4 are for the following:

| | | |
|------|---|---|
| Arch | = | Architect |
| BOS | = | Board of Supervisors |
| DARC | = | Downingtown Area Recreation Consortium |
| DASD | = | Downingtown Area School District |
| HARB | = | Historic and Architectural Record Board |
| HC | = | Historic Commission |
| HOA | = | Homeowners Association |
| LA | = | Landscape Architect |
| LT | = | West Pikeland Lands Trust |
| LYA | = | Lionville Youth Association |
| OSC | = | Open Space Committee |
| PC | = | Planning Commission |
| P+R | = | Park & Recreation Board |
| PW | = | Public Works |
| TC | = | Trails Subcommittee |

The timelines indicated in this chapter should be updated in 2016.

APPENDIX A

**A Commentary on the Terms “Open Space”, “Passive Recreation” and
“Active Recreation”**

The terms “open space”, “passive recreation” and “active recreation” mean different things to different people as discussed below.

A. Open Space

In the January 2005 publication “Open Space Planning, A Guide for Municipalities”, by the Chester County Planning Commission, it states:

“There is no one definition for open space, either in the planning profession or in legal terminology. In everyday conversation, the term open space can mean anything from a paved 10,000-square foot basketball court to a thousand-acre wildlife preserve. In municipal zoning, open space usually refers to land left undeveloped, such as wetlands or steep slopes, when a new development is constructed. Because of this ambiguity, local planners should always be careful to define what is meant by open space when using this term in official documents. Regardless of how one defines it, open space planning typically involves:

- Protected Open Space Planning
- Recreation Planning
- Natural Resources Planning
- Cultural Resources Planning”

In the West Pikeland Township Zoning Ordinance of April 25, 2005, two open space definitions are provided:

“Open Space, Common – Restricted open space designed and intended for the use and enjoyment of the residents of the subdivision or land development of which it is a part and owned and managed in common. Common ownership shall not necessarily preclude use or access by the general public or lease for private use such as agriculture.”

“Open Space, Restricted – A parcel or parcels of land or an area of water, or a combination of land and water, within a subdivision or land development, set aside, designed and managed for the protection of open space features, including but not limited to farmland, scenic views, historic resources, natural areas and recreational areas, subject to an approved Open Space Management Plan and restricted from further development as provided in Article IX of this Ordinance.”

The recently adopted Zoning Ordinance also includes an “Open Space Design Option”, wherein at least 40% of a net tract area in the RD – Residential Development District and at least 50% of a net tract area in the RC – Residential & Conservation District shall be designated for Restricted Open Space.

The uses of open space permitted in the Zoning Ordinance include: conservation (e.g. woodland, fallow field, managed meadow); agricultural and horticultural uses; forestry; public, common or private green, park or outdoor recreation area; golf course; water supply facilities; sewage treatment and disposal facilities; and stormwater management facilities.

Given the background and descriptions above, it should be noted that this Plan intends that “Open Space” mean undeveloped lands that are often conserved or preserved in their natural state. It is possible, however, that an Open Space parcel could involve recreational activity and may involve a trail, a trail head, and/or a crushed stone parking area. It is also possible that an Open Space could involve agricultural activity. However, the Township could encourage property owners to devote a majority of any Open Space parcel to conservation use (e.g. woodlands, natural meadow or field, stream valley).

B. Passive Recreation

The definition for “Recreation, Passive” in the West Pikeland Township Zoning Ordinance of April 25, 2005 is:

“Recreation activities, including the facilities used for such activities, that are usually quiet and not rigorously athletic, and have a low impact on the surrounding environment. Passive recreation may include, but is not limited to, walking, hiking, fishing, bird watching, and quiet picnicking.”

It is assumed that this definition applies to this Plan.

C. Active Recreation

The April 25, 2005 definition in the West Pikeland Township Zoning Ordinance for “Recreation, Active” is:

“Recreation activities, including the facilities used for such activities, that are usually rigorously athletic and not quiet, and have a noticeable impact on the surrounding neighborhood and environment. Active recreation may include, but is not limited to, individual or team sports, child’s play, larger picnics, playground play, ball courts, swimming pools, and recreational events with a large number of participants and/or spectators.

It is assumed that this definition applies to this Plan.

In addition to the definitions provided above, another means of describing open space and recreation resources is through mapping. Map 1, Existing Land Use, depicts all properties considered to be used for open space and/or recreation in a dark green color. These sites are further described by the type of ownership in Map 2, Open Space, Recreation, Easements & Restrictions.

APPENDIX B

Table 2. Open Space, Recreation, Easements & Restrictions

APPENDIX D

Recreational Facilities and Programs in the School District and Sub-Region

Table 5.
Summary of DASD – Owned Facilities
(pages D-2 to D-6)

LYA Information
(pages D-7 to D-8)

DARC – Downingtown Area Recreation Consortium Information
(pages D-9 to D-12)

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At the outset of the preparation of this Plan, the Task Force requested an alphabetical list of topics in the front of the report to serve as a quick “user guide” to the document. This list, the Table of Contents, and the Index in the back of this report should enable quick retrieval of information at meetings, work sessions, and the like.

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