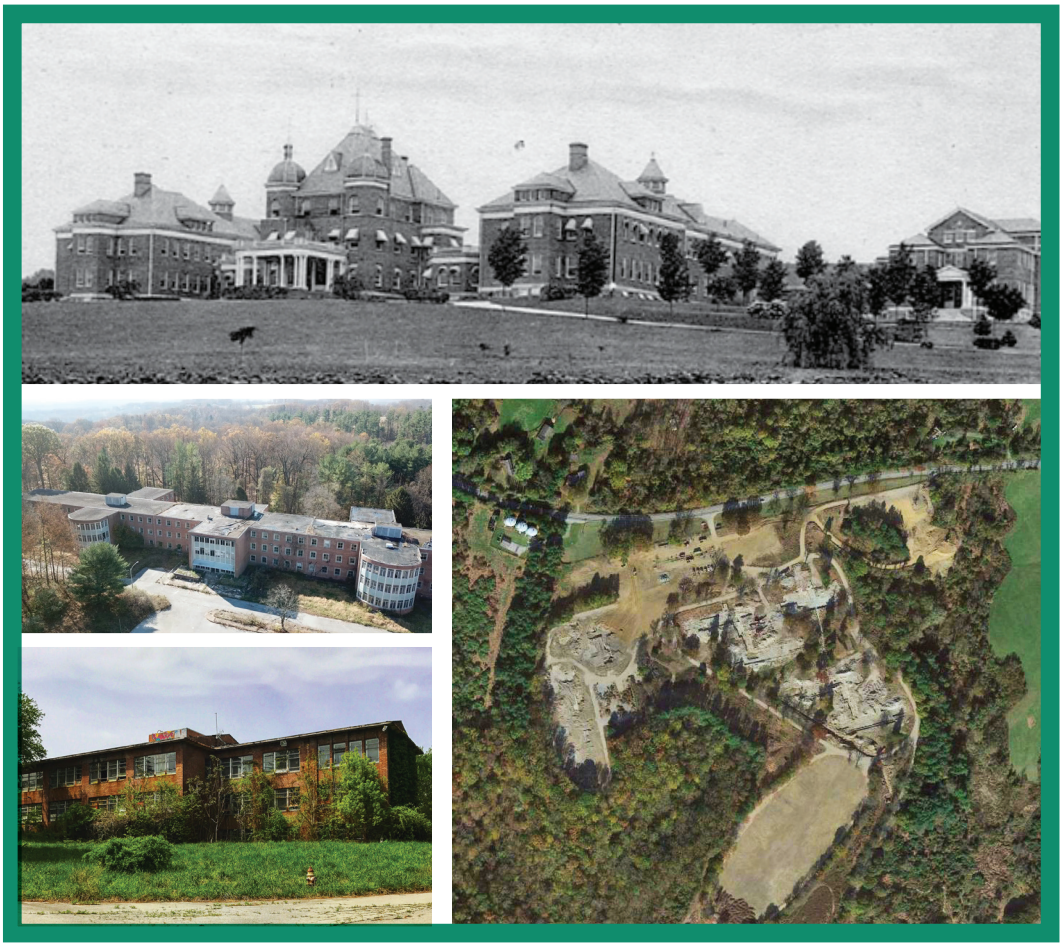

Final
Embreeville Park Master Plan

West Bradford Township - Chester County PA

Adopted: August 13, 2024

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1. Introduction

The Embreeville Property that is part of this Master Plan is comprised of 195 +/-acres. In addition, the 56 acre Lieds Property, which abuts the Embreeville Property to the west, is also part of this master planning effort. The property is steeped in history, and has the potential to become a great asset to the community.

West Bradford Township began the process of land acquisition of the Embreeville Property in 2019 , and has decided to transform the property into a park with recreational and municipal uses, with the protection and restoration of natural resources. The transfer of ownership of the property will took place in July 2024.

During the Preliminary planning and design process many site opportunities were evaluated, in order to:

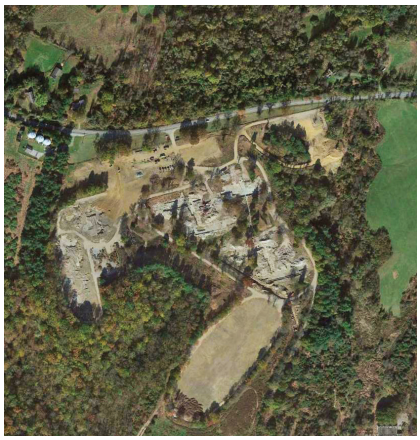
+ envision the preferred outcomes for the property;
+ establish the program for future use and context-sensitive development;
+ develop a Conceptual Plan for future park enhancements; and
+ determine phasing and a cost estimate for proposed park enhancements.

Given the size of the property, and the variety of contemplated improvements and programs, West Bradford Township will need to implement the enhancements in phases. This will allow the Township to better maintain the improvements and facilities that are implemented in the near term, will be financially more attainable, and will allow for planning of the improvements and facilities for future phases.

This Master Plan report presents the ideas and concepts for the Embreeville Park property, and are based on the current knowledge. Additional detailed plans will need to be prepared for the different components of the Park when the appropriate time comes.. The concepts presented in this Plan may evolve and develop after further analysis is conducted and additional studies are completed.

The Embreeville Park Master Plan is intended to serve as working document for planning, enhancing, developing, protecting and conserving parts of the Embreeville Property, including passive and active recreation opportunities, programs and activities, and associated facilities. The implementation of this Plan will be achieved through many phases as the community grows and evolves.







2. Background & History of the Site

The Embreeville Property is the former location of the Chester County Almshouse (Poorhouse), and later the Embreeville State Hospital.

Embreeville opened in 1798 as Chester County Almshouse (Poorhouse). It was originally used for the poor, neglected and "insane". The original building was a stately 3-story brick structure with dormer windows and turrets, and stood on a hilltop overlooking the Brandywine Creek. Hannah Freeman, known as "Indian Hannah" was a resident at the Almshouse, and is buried in one of the several small cemeteries located on the property.



Almshouse (Poorhouse)

Chester County purchased the Almhouse in 1914 to transform it into a State Hospital. The Hospital became state owned in 1938, and in the 1980's Pennsylvania decided to close most of their hospitals including Embreeville.

The property was then utilized for various educational and institutional uses until the buildings were vacated in 2010. After 2010, the property was home to many athletic fields used by West Bradford Youth Association (WBYA).

After the Commonwealth of Pennsylvania sold the Embreeville Property, it was poised for reuse, and development. However, the Township began the process to acquire the property through a Settlement Agreement in 2019.

After the Settlement Agreement, all 11 buildings were demolished, and associated remediation took place. The efforts were monitored closely by the PA Department of Environmental Protection (DEP), the U.S. Environmental Protection Agency (EPA), and Environmental Consultants.

(See Appendix F for more information on the history of the site.)



Site Remediation

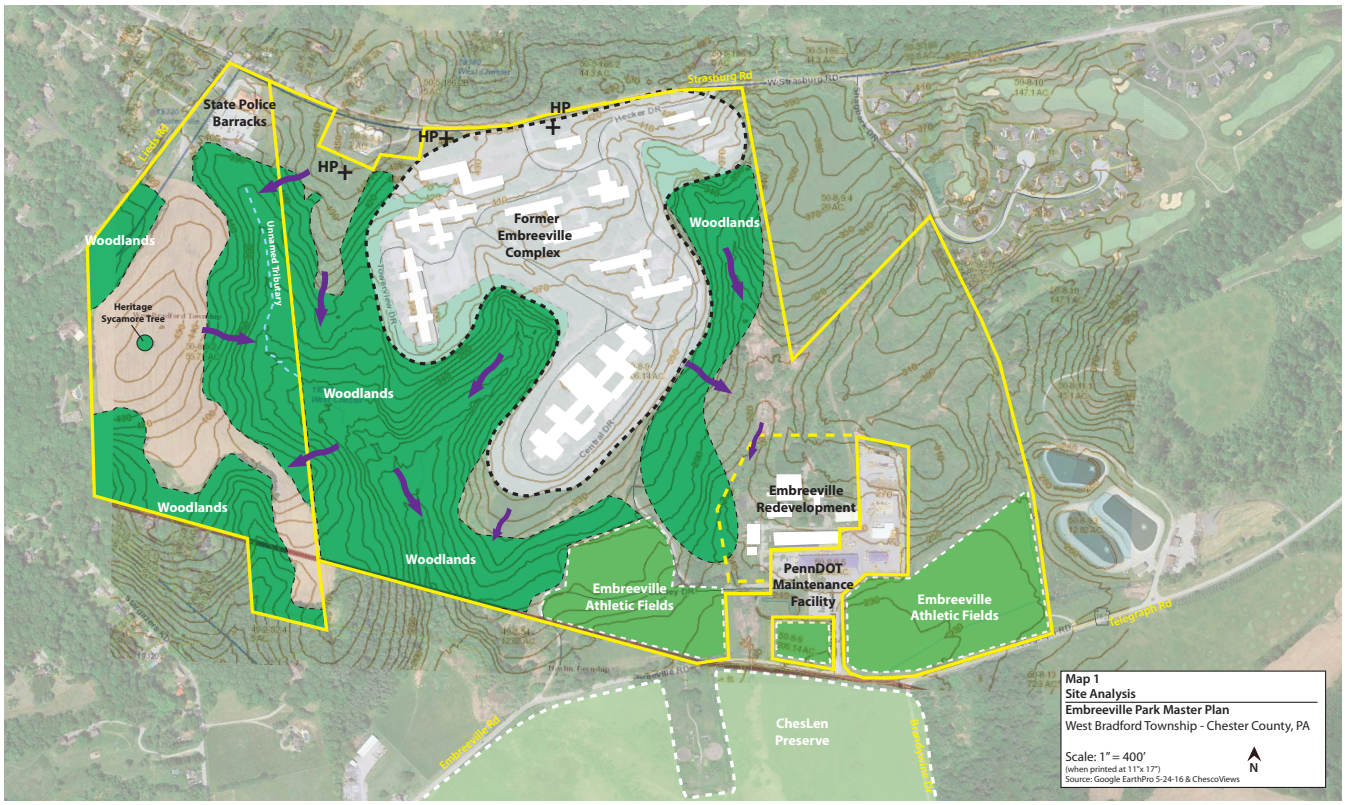
3. Existing Conditions & Site Analysis

The approximately 195 +/-acre property includes woodlands, meadows/farmed areas, a stream, athletic fields, cemeteries from the poorhouse, and the area in the central and northern portion of the site where the former Embreeville State Hospital complex was located. This portion of the site contains the areas that are more level and conducive for programmed facilities and activities. Currently athletic fields are located in the southeastern portion of the site, which also enjoys flatter conditions. The woodland portions of the site contain steeply sloping conditions, and are better suited for passive recreation and natural resource protection. An unnamed tributary stream runs from the northwest portion of the site towards the southeast, and has steeply sloping conditions down towards the stream.

The high points of the property are along Strasburg Road, and the site slopes to the south towards Telegraph Road. The existing entrances to the property are off of Strasburg Road and Telegraph Road.

The Lieds Property which abuts the Embreeville Property to the west is also part of this planning effort. This property is approximately 55 acres, and contains a central meadow/farm field area that contains a Heritage Sycamore Tree. The perimeter of the property is encased with woodlands. The State Police Barracks, located in the northwestern corner of the property at the corner of Strasburg Road and Lieds Road, is leased from the Township.

In addition to all of the assets that the Embreeville and Lieds Properties contain, ChesLen Preserve, Star Gazer's Stone, and Potter's Field are among the many other assets that are located nearby and provide opportunities for off-site trail connections.



Map 1: Site Analysis
(See Appendix D)

4. Planning Process & Public Input

The Preliminary Master Planning efforts included six (6) Steering Committee Meetings; a Public Workshop; and a Community Survey. The Final Master Planning efforts included five (5) Steering Committee Meetings and a Public Workshop.

Steering Committee Meetings

The Steering Committee consisted of 12 persons including those representing various Boards & Commissions; Community Members; Township Staff; and Consultants. The Steering Committee Meetings were held throughout the planning process to discuss goals and objectives of the plan; focus areas; interpret the community's input from the Public Workshops; and identify priorities and key recommendations for implementation. The Committee also collaborated during a site walk of the property, as well as during a Parks Tour of other local parks to observe their amenities, facilities and operations.



Steering Committee Meeting



Steering Committee Site Walk

Public Workshops

During the preliminary planning process, a Public Workshop was hosted on September 29, 2022 at the West Bradford Township Municipal Campus. The public was invited to provide comments and input on their vision and preferences for the Embreeville Property. In addition, participants were invite to mention activities or facilities that they would like to see at the future Park.

As part of the final planning process, a second Public Workshop on October 24, 2023 was again held at the West Bradford Township Municipal Campus. A draft of the Master Plan was presented, and the public was invited to provide comments and input.

The Key Take-Aways from the 9-29-2022 Public Workshop is included on the following page and in Appendix A.



Public Visioning Workshop #1

Community Survey

A Community Survey was conducted to gain additional public participation, and to obtain additional input from the community. The survey was available through the Township's website from September through the end of October 2022. The survey consisted of 13 multiple choice questions and 3 open ended question. There were 207 responses. Survey results are included in Appendix B.

Overarching Take-Aways

The overarching Vision that emerged from the Steering Committee Meetings; Public Workshop; and the Community Survey were:

- Protection & Restoration of Natural Resources (woodlands, meadows, streams, scenic views);
- Recognition & Education of Historic Uses and Resources;
- Inclusive Park (with passive and active recreation opportunities); and
- Incorporation of "Green Infrastructure" & education/ demonstration (rain gardens, pervious paving, native plants, etc.).

4. Planning Process & Public Input

The following alphabetized lists are of the preferred facilities, activities and special events for Embreeville Park that emerged from the Steering Committee Meetings and from Public Input. These facilities, activities and special events were utilized in framing the preferred program for the Park. The selection of facilities for inclusion was evaluated based on current knowledge of needs, resources, and suitability.

Facilities

The preferred facilities for the Embreeville Park Master Plan include the items listed below (alphabetical order).

+ Athletic Fields
+ Disc Golf
+ Historic Recognition & Education (signage, markers, memorials, etc.)
+ Meadows/Open Space Area/Farming
+ Mountain Bike Trails & Skills Park
+ Natural Amphitheater (for potential summer concerts; movie nights; etc.)
+ Natural Resources Preservation & Protection (Large Trees & Woodlands, Streams/Water Corridors; Scenic Views)
+ Nature Education
+ Open Space & Preservation of nature, wildlife, etc.
+ Picnic Areas & Pavilion
+ Playground
+ Restrooms
+ Scout Area/Camping
+ Trails (paved and natural)

Activities and Special Events

The preferred activities and special events for the Embreeville Park Master Plan include the items listed below (alphabetical order).

+ Community Days & Summer Fairs
+ Movie Nights
+ Star Gazing Events/Hikes
+ Summer Concerts/Music Events & Open Air Performances



Picnic Pavilion



Meadows and Open Space



Trails

5. Guiding Principles & Goals

These Guiding Principles express the framework and goals for the Embreeville Park Master Plan, and are derived from the community input received at the Steering Committee, the Pubic Visioning Workshop and from the Survey.

The overarching goals of the Master Plan are to create an inclusive park that:

+ provides passive and active recreation opportunities;
+ preserves Open Space, protects Natural Resource, and recognizes the Historical significance; and
+ enables opportunities for Special Events and Community Gatherings.

Passive & Active Recreation





+ Provide opportunities for passive recreation such as walking, hiking, enjoyment of nature, and picnicking.

+ Provide opportunities for active recreation such as athletic fields.

Open Space, Natural Resources, & Historical Significance



+ Preserve Open Space and protect Natural Resources, including: woodlands, meadows, stream, wildlife, dark sky and scenic vistas.

+ Recognize the Historical significance of the property.

+ Provide nature and historic educational opportunities.

Special Events & Community Gathering



+ Provide programming at the Park that enables opportunities for Special Events and Community Gathering.

+ Provide families, community groups, and people of all ages and abilities with outdoor event and recreation opportunities.

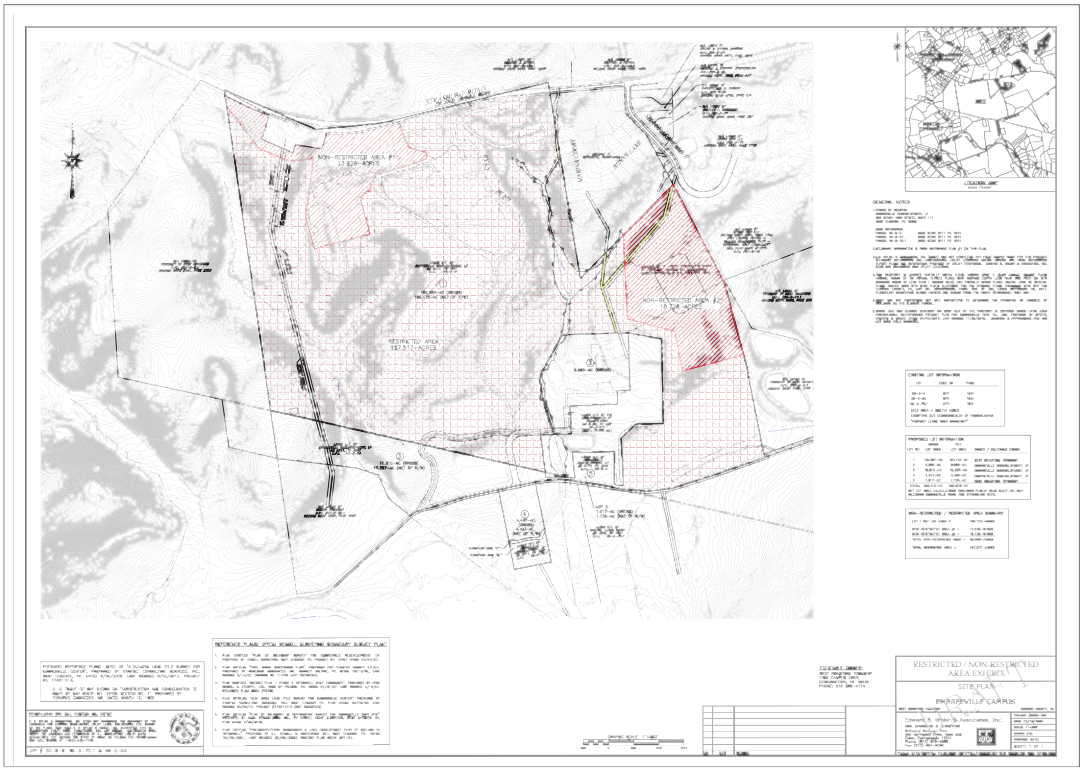
6. Site Opportunities

The Embreeville property has the potential for many opportunities including passive recreation, active recreation, open space preservation, as well as usable open space. In addition, the property will be able to provide for future spray fields for the Township in the eastern portion of the site, and future municipal uses in the northern portion of the site along Strasburg Road.

West Bradford Township elected to reduce the original proposed Land and Water Conservation Fund (LWCF) boundary by approximately 32.7 acres. Draft plans created by E.B Walsh & Associates, Inc. on behalf of West Bradford Township indicate the total lot size is 192.96 acres, as shown on Map 7 in Appendix D. An approximately 18.7-acre non-restricted area (Area #2; See Map 2 for the approximate location) on the eastern border of the parcel was previously excluded from the LWCF restriction for the possible future development of a sewage spray field.

In addition to Area #2, West Bradford Township also selected a 13.9-acre non-restricted area (Area #1; See Map 2 for the approximate location) in the northwestern corner of the property. The additional 13.9-acres of non-restricted area (Area #1) will be approximately a 7% reduction in restricted land area, and will allow for the possible development of municipal facilities that may include a fire station, township office, road maintenance facilities, or other Township buildings or structures that may be needed in the future. West Bradford does not have immediate plans for the development of Area #1, but wishes to retain the ability to utilize the area at some future date, if the need arises. This area has been selected as an ideal site for these proposed uses due to its location within the Township, its close proximity to a major road, and its accessibility for residents.

In total, West Bradford Township is proposing 44-acres of non-restricted area (Areas #1 and #2). These areas will be reserved for potential future municipal use, and are intended to better serve and benefit the community in the future.



Map 7: Restricted/Non-Restricted Area Exhibit, prepared by E.B. Walsh

6. Site Opportunities

The area of the property that was the previously the location of the Embreeville Hospital complex provides opportunities for active recreation such as playfields, as well as usable/programmed Open Space. In addition, the areas of the existing athletic fields provide the opportunity for continued athletic and playfield use. Other areas of the property that were former locations of buildings provide opportunities for passive recreation, such as: picnicking, areas for community events an gathering, a playground, historic and nature education, and scenic viewpoints.

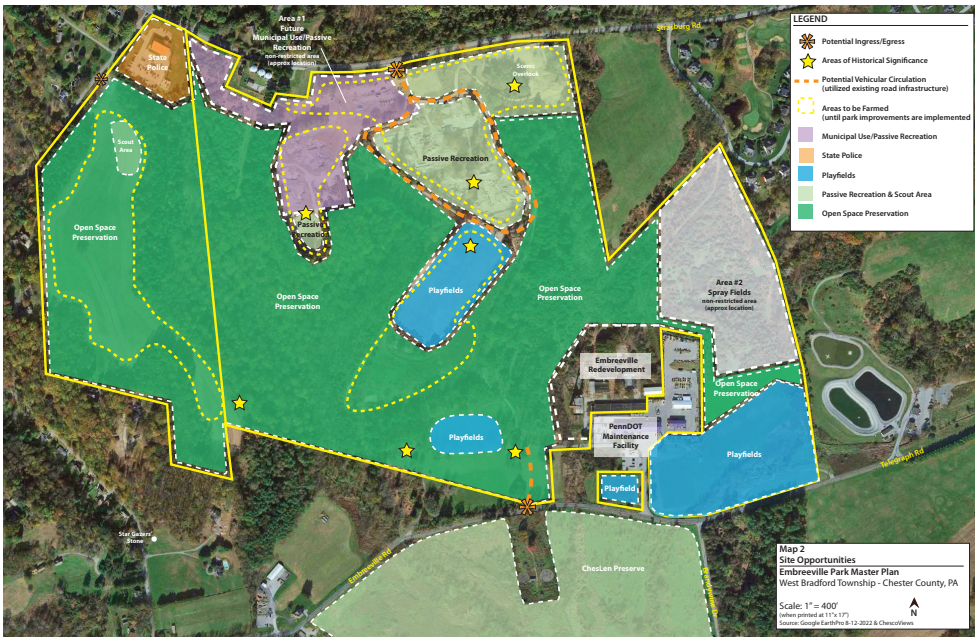
The woodland, meadow/farmed areas, and steeply sloped areas of the site provide opportunities for passive recreation such as trails, native and pollinator gardens, as well as the preservation of open space and natural resources. Portions of the property that are flat and were previous locations of buildings will continue to be farmed prior to the implementation of park improvements. Several locations throughout the site offer attractive views to the south, which provide the opportunity for scenic overlooks and view points.

With the abundant history of the site, there are numerous opportunities to recognize the historical significance of the property and those who resided at the Almshouse and State Hospital. Some of these opportunities include: the historical cemetery locations; and the former locations of the Almshouse and State Hospital.

The site also offers opportunities for areas for picnicking and playgrounds, and areas to host community events, as well as space for local groups such as the Scouts.

The existing road infrastructure and site ingress/egress locations can be utilized in order to create a "lighter imprint" on the site.

With the close proximity to Star Gazers' Stone, Embreeville Park has the potential to be a place for stargazing, and to pay homage to the history of the area. In order to enable this opportunity the Park should focus on Dark Sky compliance in order to reduce light pollution.



Map 2: Site Opportunities
(See Appendix D)

7. Other West Bradford Township Park Facilities

In order to determine the most beneficial facilities and program elements to be provided at Embreeville Park, the existing park facilities at the other West Bradford Township Parks were evaluated.

The table below outlines the existing West Bradford Township Parks and the existing facilities at each park.

Facilities	Park				
	Beacon Hill Park **12.5 acres** **(Special Use Facility)**	**Brandywine Trail** **(Greenway and Trail)**	**Broadrun Park** **29 acres** **(Community Park)**	**Campus Park** **13 acres** **(Neighborhood Park)**	**Shadyside Park** **31.7 acres** **(Community Park)**
Little League Baseball	X (2)				X
Softball Fields	X (1)			X	
Batting Cages	X (2)				
T-Ball Field	X				
Snack Bar	X				
Restrooms	X		X		X (with water fountains)
Picnic Tables	X		X (with grills)		
Pavilions			X (4)		X (3)
Walking Trail		X (2.5 mile paved and unpaved trail with parking)	X (0.6 mile paved)		X (1 mile paved)
Youth Playground			X		X (lighted)
Tot Lot			X	X	X (lighted)
Volleyball Courts			X (2 sand)		X (2)
Outdoor Classroom			X (2)		
Tennis Court			X (2 lighted courts)		X (2 lighted courts)
Basketball Court			X (lighted court)		X (lighted court)
Inline Hockey Rink			X (lighted court)		X (lighted court with spectator seating)
Bocce Courts					X (2)
Horseshoe Courts					X (4)
Exercise Court					X
Little Free Library			X		X
Sand Box					X

8. Phase 1 Facilities & Improvements

The Phase 1 Park Improvements will be the focus for implementation in several stages, over the next 11+ years. The Master Plan illustrates the Phase 1 Park Improvements (See Appendix D). Portions of the property that are flat and were previous locations of buildings will be initially farmed. As park improvement and facilities are implemented during Phase 1 (and in future phases), these farmed areas will be converted to future park facilities, and will no longer be farmed.

The initial improvements to the property will be focused around the upgrades to the infrastructure. This will include road and stormwater management improvements, which will be needed prior to any other improvements in order to make the site safe, accessible, and usable. The initial improvements for the Park will focus on passive facilities such as natural trails.

The phasing and sequencing of the Phase 1 Park Improvements is further outlined in Chapter 9. In addition, further evaluation for the need and quantity of each facility/ improvement will be further evaluated during the design and implementation of each facility and improvement.

The facilities, improvements, and events to be considered for the Phase 1 Improvements after the initial infrastructure upgrades have been complete, include:

Natural and Cultural Resource Protection -

+ Demonstration/Rain Gardens/Pollinator Garden
+ Meadows/Open Space Area
+ Farmed Areas
+ Natural Resources Preservation & Protection
  (Large Trees & Woodlands, Streams/Water Corridors; Scenic Views)
+ Nature Education Signage
+ Historical Markers/ Interpretive Signage
+ Historical Commemorative Display/Kiosk
+ Grove Area

Passive Recreation -

+ Open Lawn/Event Area
+ Picnic Areas and Pavilion
+ Playground
+ Trails (paved and natural)
+ Trail Connections

Active Recreation -

+ Sports/Multi-purpose Fields – Regulations size (2)
+ Youth Sports Fields (2)

Community and Functional-

+ Parking
+ Restrooms/Portable Toilets
+ Scout Area/Camping
+ Maintenance Area/Building

Special Events -

+ Community Days & Summer Fairs
+ Movie Nights
+ Star Gazing Events/Hikes
+ Summer Concerts/Music Events & Open Air Performances



Pollinator Garden


Multipurpose Fields


Scout Camping

8. Phase 1 Facilities & Improvements

Facility & Improvement Descriptions and Precedents

The following descriptions, examples, and precedents are intended to guide the detailed planning and design of the proposed facilities & improvements for Phase 1.

Area to be Farmed (Phase 1A)

Areas of the property that are flat and were previous locations of buildings are currently being farmed by a local farmer. The farmer leases the areas from the Township through a year to year, at will lease. At this time, the farmer intends to continue to farm the areas until the Township is ready for the implementation of park improvements proposed for those areas.



Areas to be Farmed

Road Infrastructure (Phase 1A)

Portions of the existing road network on the property will be reused as part of the vehicular circulation in the park. In order to make the existing roads safe, accessible and usable, the roads will need to be repaired and resurfaced. Reusing the existing road infrastructure will not only be more sustainable but will be more cost effective. In addition, keeping portions of the road network intact will provide opportunities to reference historical locations on the site.

Stormwater Management (Phase 1A)

Best Management Practices should be considered in order to address stormwater management solutions. Best Management Practices (BMP's) that might be implemented at the Park can include: protect and restore riparian/forest buffers; protect / utilize natural stormwater flow runoff direction; habitat restoration; soil amendments; native tree planting; berms that help detain and infiltrate stormwater; rain gardens; bioswales; and the use of porous surfaces in the parking areas, or trails. These facilities require site-specific soil tests to determine site suitability and the infiltration rates of the existing soils. The stormwater management needs and existing site capacities will need to be evaluated during each phase of facility and improvement implementation.



Existing Road Infrastructure

Maintenance Area

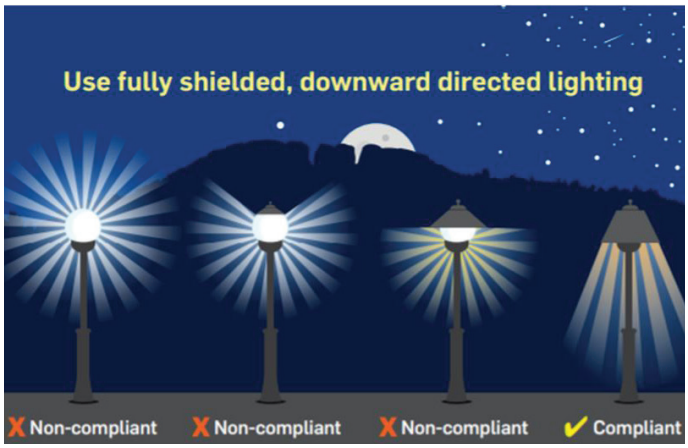
The maintenance area will include a pole building and road access utilizing existing road infrastructure. The maintenance area will serve as a place to store maintenance equipment and supplies in order to better serve the Park with on site facilities. The maintenance area is proposed in the northeast portion of the site, away from the primary use areas of the Park, and easy access from the north entrance.

8. Phase 1 Facilities & Improvements

Facility & Improvement Descriptions and Precedents (continued)

Dark Sky *(All Phases)*

The dark sky movement is a program that is intended to reduce light pollution, in order to: increase the number of stars visible at night; reduce the effects of light pollution; improve the well-being, health and safety of both people and wildlife; and reduce energy usage. Lights should be shielded on the top and sides so light is not directed up to the sky. Given the close proximity to Star Gazers' Stone, the Park has the potential to provide stargazing opportunities, and the Township should strive to achieve dark-sky compliance at the Park.



Dark Sky Compliant
(Source Grand County and Moab, Utah)

Scout Area (Phases 1A & 1B)

A portion of the property will be dedicated for the use by the Scouts. The improvements to be completed in this area will be implemented and maintained by the group. The area will be accessed off of Lieds Road via the existing entrance to the Lieds property.

The Scouts indicated a desire for the following facilities and improvements:

Phase 1A

+ Flagpole
+ Fire Pit
+ Water hookup
+ Shed
+ Pavilion
+ Portable toilets (until a permanent lavatory is installed)
+ Access Driveway
+ Pervious Parking Area



Flagpole

Phase 1B

+ 3-5 adirondacks (3 sided cabins) around the fire pit
+ Cabin (prefab with a lavatory and propane kitchen)

8. Phase 1 Facilities & Improvements

Facility & Improvement Descriptions and Precedents (continued)

Signage - entrance, wayfinding, interpretive (Phases 1A & 1B)

A good park signage system performs multiple functions, including to: provide information and directions for park users to navigate around the park; encourage learning experiences; and help to maintain the image of the park and communicate park rules. The signage can help to create a sense of place and pride in the place by incorporating the history of the site into the overall design. The park signage should be a cohesive, branded look in order to create familiarity for the park users. The different types of signage serve different purposes, and the placement of the signage is also an important consideration. Mini destinations or meeting places in the park can be created by adding signage in conjunction with other park amenities, such as benches, locations where paths cross, locations of importance. The different types of signs to consider include:

+ **Entrance Signs:** Entrance signage let visitors know they have arrived, and can help to convey the "brand" or type of park they are entering.

+ **Wayfinding/Directional Signs**: Wayfinding/directional signs should be posted intermittently, especially along trails and in natural areas, in order to help visitors keep their bearings and feel secure.

+ **Park Map Signs:** Maps at parking areas or near entrances, can help to increase and enhance park user's knowledge, curiosity and interest about the park. Maps can help visitors guide and direct themselves through the park, as well as to highlight places of interest to visit. Park Maps are most useful when they include the entire park, marked boundaries and approximate street locations, trails, and "You are here" identification. An enlarged map section of a certain area can be useful in order to provide more detailed information.

+ **Educational & Interpretive Signs:** Educational and interpretive signs can highlight elements of the natural environment as well as historical information of interest, and can be located along trails and throughout the park.



Park Map Sign Example



Educational Sign Example

Restrooms/Portable Toilets (Phase 1B)

As a first step, the Township could install portable toilets. The Township could then better assess in the future user needs, the pros and cons for restrooms ,and the overall need. In addition, the Township should evaluate the maintenance capabilities and initial versus long term costs of restrooms and portable toilets and the most practical and viable solution.

8. Phase 1 Facilities & Improvements

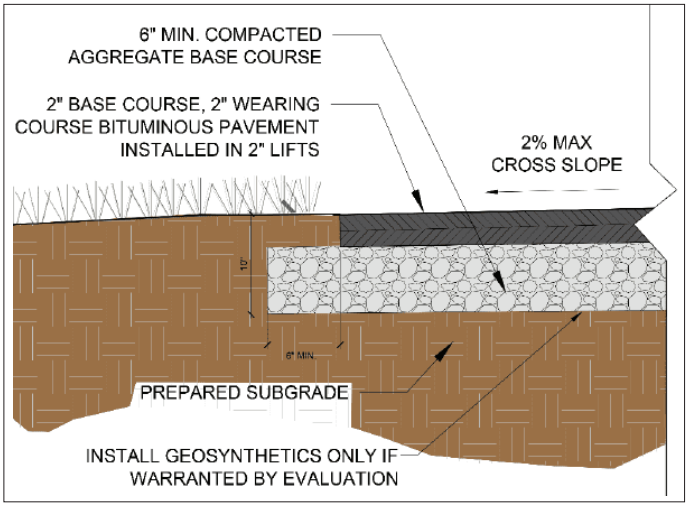
Facility & Improvement Descriptions and Precedents (continued)

Trails (Phase 1B)

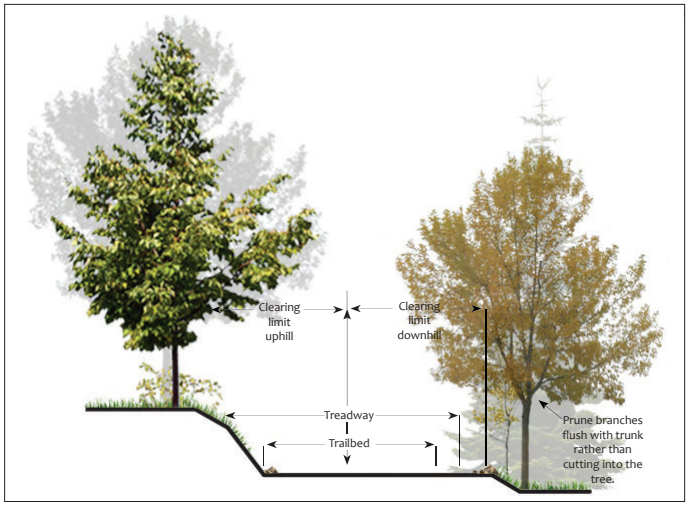
Two different types of trails are proposed for the Park, including: six (6) foot wide paved trails and five (5) foot wide natural trails. The 6' wide paved trails are proposed around the central loop drive, near the open lawn/event area, playground and picnic pavilion. This just over 3/4 mile loop trail is intended to be accessible for users of all ages and abilities. This trail will have easy access to adjacent parking areas, and have benches and interpretive signage located along the trail. The existing drive connecting the lower and upper portions of the park is proposed to be closed to public vehicular access, resurfaced and function as a trail. This paved trail will have a moderate slope, but will provide park users access to move throughout the park by foot.

The five foot (5') wide natural trails are proposed throughout the park, and will traverse through woodlands, meadows, and sloping terrain, and will include stream crossings, educational & interpretive signage, a scenic overlook, and other areas of interest in the park including areas of historical and natural significance. These trails will require users to have some basic to moderate hiking experience, and will need to include directional signage/markings in order to direct users.

See Appendix B for trail design & development principles that should be considered during the design and implementation of the trails.



Typical Asphalt Trail Detail
(Source: Great Rivers Greenway)



Typical Trail Elevation
(Source: PA DCNR)

8. Phase 1 Facilities & Improvements

Facility & Improvement Descriptions and Precedents (continued)

Historic Pavilion & Informational Area (Phase Interchangeable)

Given the rich history of the site, a Historical Pavilion & Informational Area will provide the opportunity to share information about the history of the site and area. The Historical Pavilion could include informational display boards and kiosks documenting the time line, events, and residents of the property. Locating the Historical Pavilion & Informational Area in close proximity to one of the historical cemeteries will offer visitors other nearby historical sites of significance to explore.
In addition, a more precise location of the cemetery will need to be determined. This may be accomplished through methods such as Ground Penetrating Radar (GPR) technology. After the cemetery has been delineated, the area can be marked in order to provide a memorial area.



Historical Pavilion & Kiosk

Picnic Area (Phase Interchangeable)

The Picnic Area and Pavilion should be located in close proximity to parking areas in order to provide easy access for users. The path connecting to the Pavilion should be constructed of asphalt or other ADA compliant material in order to enable access for all users.

The Pavilion should be installed on a concrete pad that extends beyond the drip line of the roof by at least 12 inches.

The Township could consider using picnic tables and pavilions similar to those used at other Township Parks, or ones similar to those listed below.

Recommended Pavilion (or equivalent):

+ Picnic Shelters USA or Cedar Forest Products - Wooden Gable End, Laminated Wood
  (Option of a 4-post rectangular design nor multi-post gable design)

Recommended Picnic Tables (or equivalent):

+ Belson Outdoors - Rectangular Coated Steel tables
  (Options of 4', 6', 8', and 10' lengths)

  At least one (1) of the six (6) picnic tables provided should have an ADA overhang.



Kiosk with Historical Information



Picnic Pavilion

8. Phase 1 Facilities & Improvements

Facility & Improvement Descriptions and Precedents (continued)

Grove Area (Phase Interchangeable)

The Grove Area could provide an area for sitting and gathering. The Grove Area could be an area to be used for commemorative purposes, and could include: commemorative signage; native and pollinator gardens; a grove of trees; and trail connections.

Playground (Phase Interchangeable)

A nature playground is a play area that consist of elements and textures from the earth and nature, such as tree logs, tree stumps, boulders, plants, drainage paths, and other nature elements, instead of a traditional playground structure. Nature playgrounds are intended to enable children to move freely and creativity around the environment, allowing them to explore and discover; connect with nature; and develop fine motor skills, imagination, and social skills. This type of playground provides children with the opportunity to engage in less structured play activities in outdoor settings where natural elements are featured.

Features to be considered include the items listed below.

+ Climbing Logs & Boulders
+ Stumps Steppers
+ Tree House or "Birds Nets"
+ Rope Bridges & Climbing
+ Native & Sensory Plants
+ Digging Spaces
+ Small Hills, Mounds or Berms

Precedent Nature Playgrounds include:



Morialta Conservation Park Nature Playground



Raleigh School Elementary Play and Learning



Westmoreland Park, Portland

8. Phase 1 Facilities & Improvements

Facility & Improvement Descriptions and Precedents (continued)

Other Facilities & Amenities

Benches (Phase Interchangeable)



Benches should be placed adjacent to walkways and trails, and placed on concrete pads in order to reduce maintenance. The concrete pad should extend a minimum of 2 feet beyond the front of benches adjacent to the path of travel; 1 foot beyond the back and side of the bench; and 3 1/2 feet beyond the side of the bench where an adjacent wheel chair parking space is provided.

Benches that can accommodate inscriptions should be considered in order to enable a bench sponsorship program as described in Chapter 10.

Trash/Recycling Receptacles (Phase Interchangeable)



Trash and recycling receptacles with secured lids, such as the Victor Stanley Side-Door/Deposit litter receptacle, provides protection from the weather and reduces unwanted trash deposits.

Security Lighting (Phase 1A)



Security lighting in the park will be provided in select locations within the park in order to address safety and security concerns. The lights should be energy-efficient LED, full cut-off and "Dark Sky compliant" by the International Dark-Sky Association

Lighting standards similar to the Duke-Energy Dark Sky compliant Shoebox LED fixture at 3000K mounted at 25 feet would be appropriate. In addition, lights should be shielded on the top and sides so light is not directed to the sky.

Permeable Pavers (Phase 1B)



Pervious paving for parking would help to reduce stormwater runoff, filter out pollutants in water, and reduce contamination in surface waters. Grasscrete pavers are pervious paving option, which are defined as "continually reinforced, ready mixed concrete that has a defined pattern of voids achieved through the use of a disposable form that once removed and replaced with stone or grassed soil allows water to pass through the concrete". Grasscrete or like-type paver would offer a sustainable alternative to impervious paving for some parking areas.

8. Phase 1 Facilities & Improvements

Facility & Improvement Descriptions and Precedents (continued)

Invasive Vegetation Removal & Management (Phase Interchangeable)

The use of native plants supports the vision of enhancing the natural ecosystems in the Park. The planting design for the Park should include canopy and understory trees; shrub and herbaceous plant understory; and meadow re-establishment. Habitat restoration in some areas of the site should include native plant buffers and screen plantings. Native plant materials can create an attractive landscape that will help reduce long-term maintenance costs. Native plants are generally resistant to most pests and diseases and once established, require little or no irrigation or fertilizers. In addition to the above benefits, native plants provide food and habitat for indigenous fauna. Disturbed lands and farm fields often allow invasive plant materials to establish on a site. There are three principles of invasive vegetation management include: prevention; early detection, and strategic control of existing infestation. A program and management plan for controlling invasive plant species within the Park should be undertaken.

Pollinator Gardens (Phase Interchangeable)

The incorporation of Pollinator Garden(s) will help to support plants that supply nectar and pollen to a wide range of pollinators, including insects such as bees and butterflies, and certain birds and animals. Pollinators are important to our food system, and pollinator gardens help to support and maintain the pollinators by supplying food in the form of pollen and nectar that ensure that these species stay in the area to keep pollinating our crops for continued fruit and vegetable production. The following should be considered as part of creating the Pollinator Gardens:

+ Choose Plants that support Pollinators (including native plants, and nectar- and pollen-rich flowers)
+ Avoid modern hybrid plants
+ Include early spring through late fall blooming plants
+ Plant in drifts
+ Avoid landscape fabric and mulch
+ Save perennial garden clean-up for spring
+ Care & Maintenance



Pollinator Garden

Rain Gardens (Phase Interchangeable)

Rain Gardens are designed to collect and capture rain water from impervious surfaces. They allow the water to soak into the ground, reduce stormwater runoff, and can help to filter out pollutants in run-off, and provide food and shelter for butterflies, song birds, and other wildlife. The following should be considered as part of the designing the Rain Gardens:

+ Locating/Siting
+ Size & Shape
+ Plants for different Rain Garden Zones (including native plants)
+ Care & Maintenance



Rain Garden

Plants and Trees for consideration are included in Appendix C.

8. Phase 1 Facilities & Improvements

Facility & Improvement Examples and Precedents (continued)

Trees (Phase Interchangeable)

Some dead/dying trees were removed during the site clean-up process that were either existing dead trees or died due to site work. After the site clean-up work has been finalized the remaining trees should be evaluated for their health and viability in the future. In the future, the Township could consider adding additional deciduous and shade trees could be added in order to enhance the Park and experience for users. In particular trees could be added near benches and the playground in order to provide shade for children and parents and along vehicular access drives in order to provide a shade tree allee.

Plants and Trees for consideration are included in Appendix C.



Shade Trees

The Sustainable Site Initiative (SITES)

The SITES criteria promote sustainable land development and management practices for sites with and without buildings. SITES standards are for sustainable site development practices and are often overlooked by 'green' building standards. SITES rates projects based on management of site hydrology systems, soils, plants, material selection, and human health and well-being. The U.S. Green Building Council (USGBC), a SITES stakeholder, plans to incorporate SITES into future LEED requirements.

One of the Goals for the Park is to Preserve Open Space and protect Natural Resources. Therefore, the Township may want to consider the SITES program to provide additional design guidelines that support the goals for the Park.

Future Municipal Use & Spray Field Areas

As described in Chapter 6, two areas on the property have been designated as non-restricted for future municipal use, which may include the possible development of municipal facilities that may include a fire station, township office, road maintenance facilities, a sewage spray field, or other Township buildings or structures that may be needed in the future.

Events & Programs (Phase Interchangeable)

The Park will provide the opportunity to host community events. The Township could consider enlisting the assistance of the Recreation Commission to help: evaluate the need for community programs, activities, and events; and to help plan and implement events and programs. Some events and programs that the community indicated an interest in, include:

+ Community Days & Summer Fairs
+ Movie Nights
+ Star Gazing Events/Hikes
+ Summer Concerts/Music Events & Open Air Performances

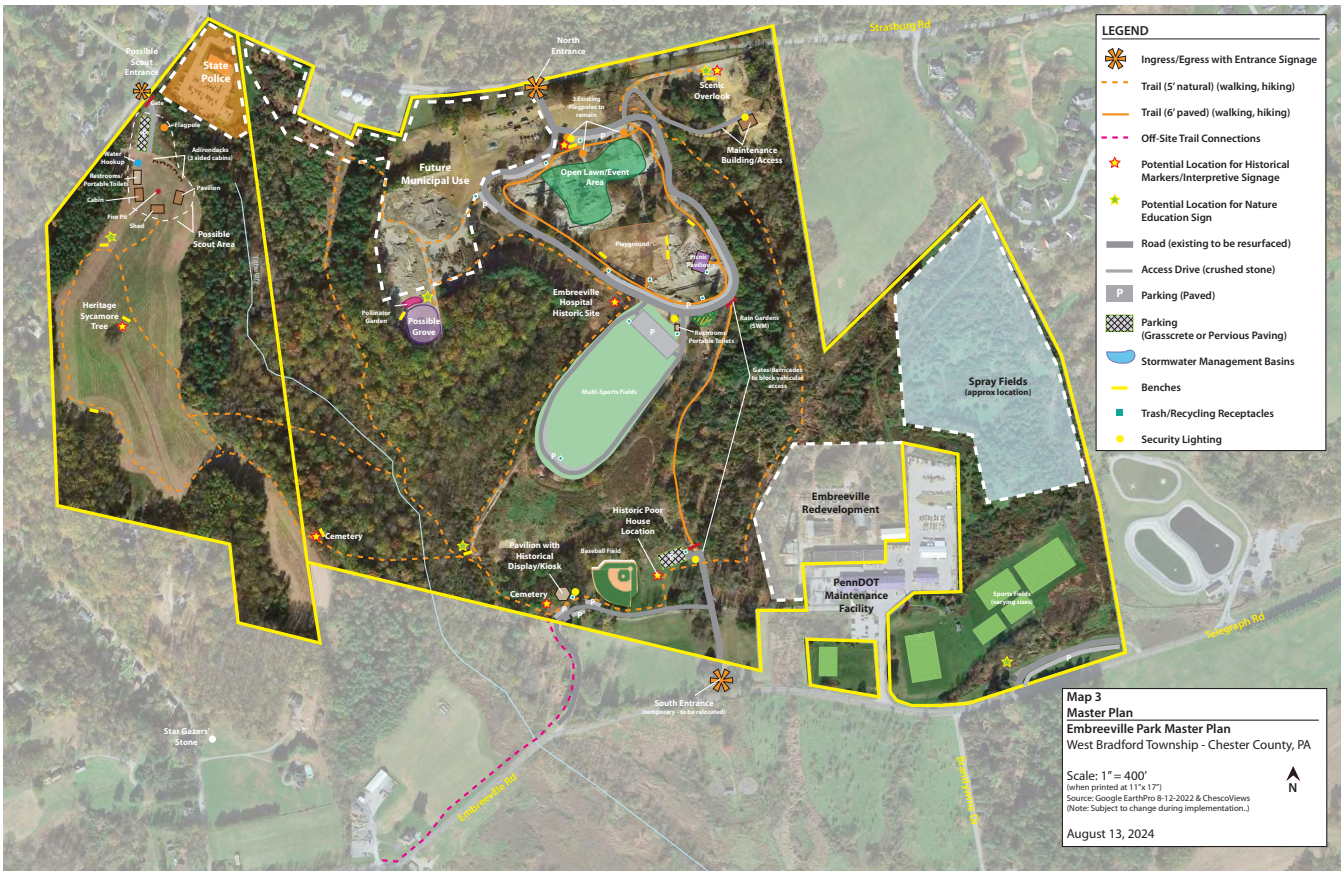
9. Phase 1 Master Plan & Phasing

Master Plan

The Phase 1 improvements will be implemented in several stages (or phases). There are two proposed stages of implementation for Phase 1, including: 1A and 1B. In addition, there are numerous improvements that may be implemented interchangeably (I) in any of the stages as funding, resources, and maintenance capacities allow for the improvements to be implemented. The timing for the stages is:

+ 1A: 1 to 5 years
+ 1B: 6 to 10 years
+ I: Interchangeable (1 to 11+ years)

The Master Plan below depicts the improvements and facilities for Phase 1, including: 1A, 1B, and Interchangeable Phases.



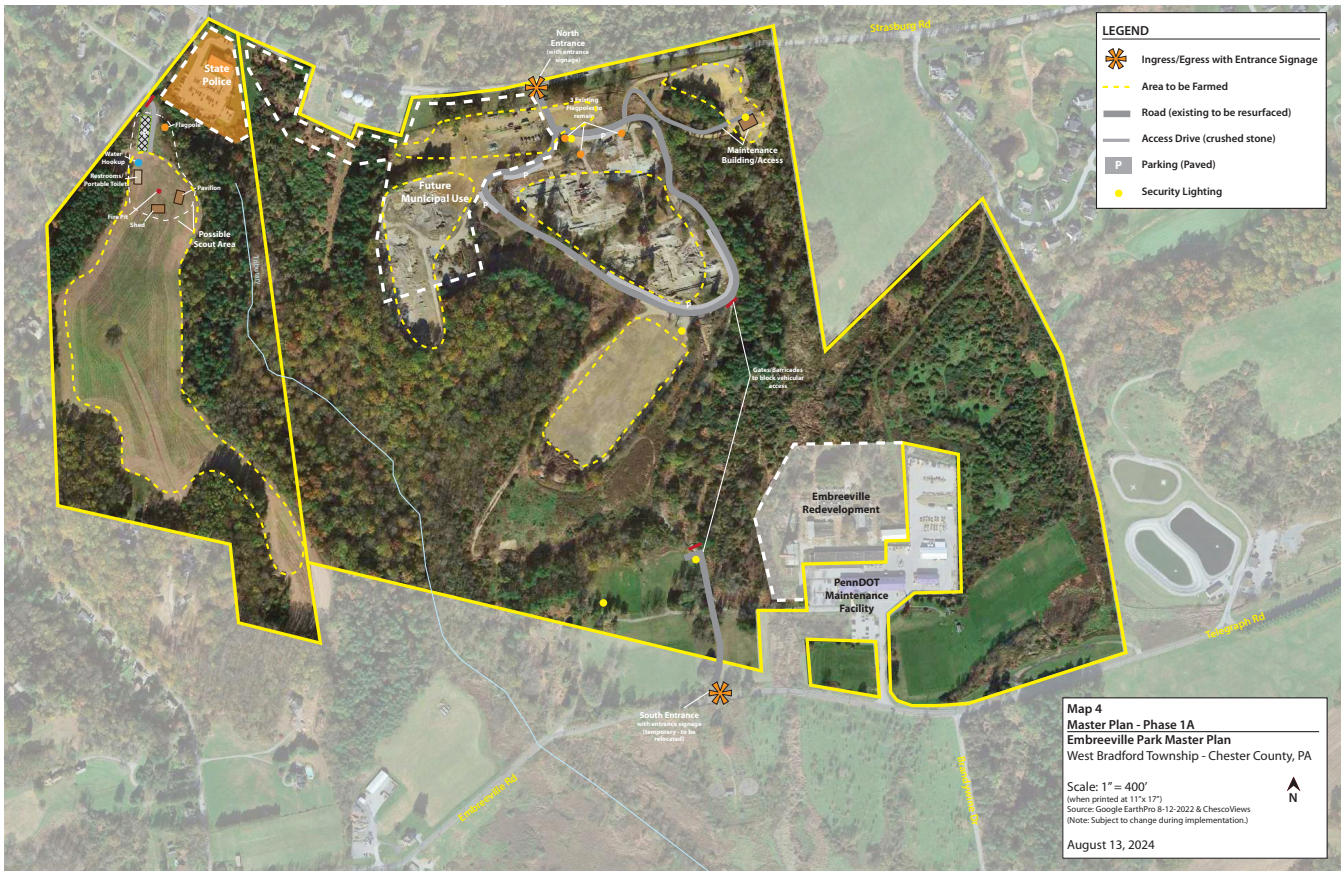
Map 3: Master Plan
(See Appendix D)

9. Phase 1 Master Plan & Phasing

Phase 1A

Phase 1A will include initial improvements to the property that focus around the upgrades to the infrastructure. This will include road and stormwater management improvements, which will be needed prior to any other improvements in order to make the site safe, accessible, and usable. Farming will continue in select areas of the property, and will be phased out as the improvements in these areas are implemented. Some of the Phase 1A improvements will begin to "take over" some of the areas being farmed, but the farming will continue until the time of implementation of the improvements/facilities.

The Phase 1A improvements are depicted in the Plan below, and will include: road gates; entrance signage; road resurfacing; new crushed stone access roads; parking areas; a Maintenance Area; security lighting; and the Scout Area/Camping.



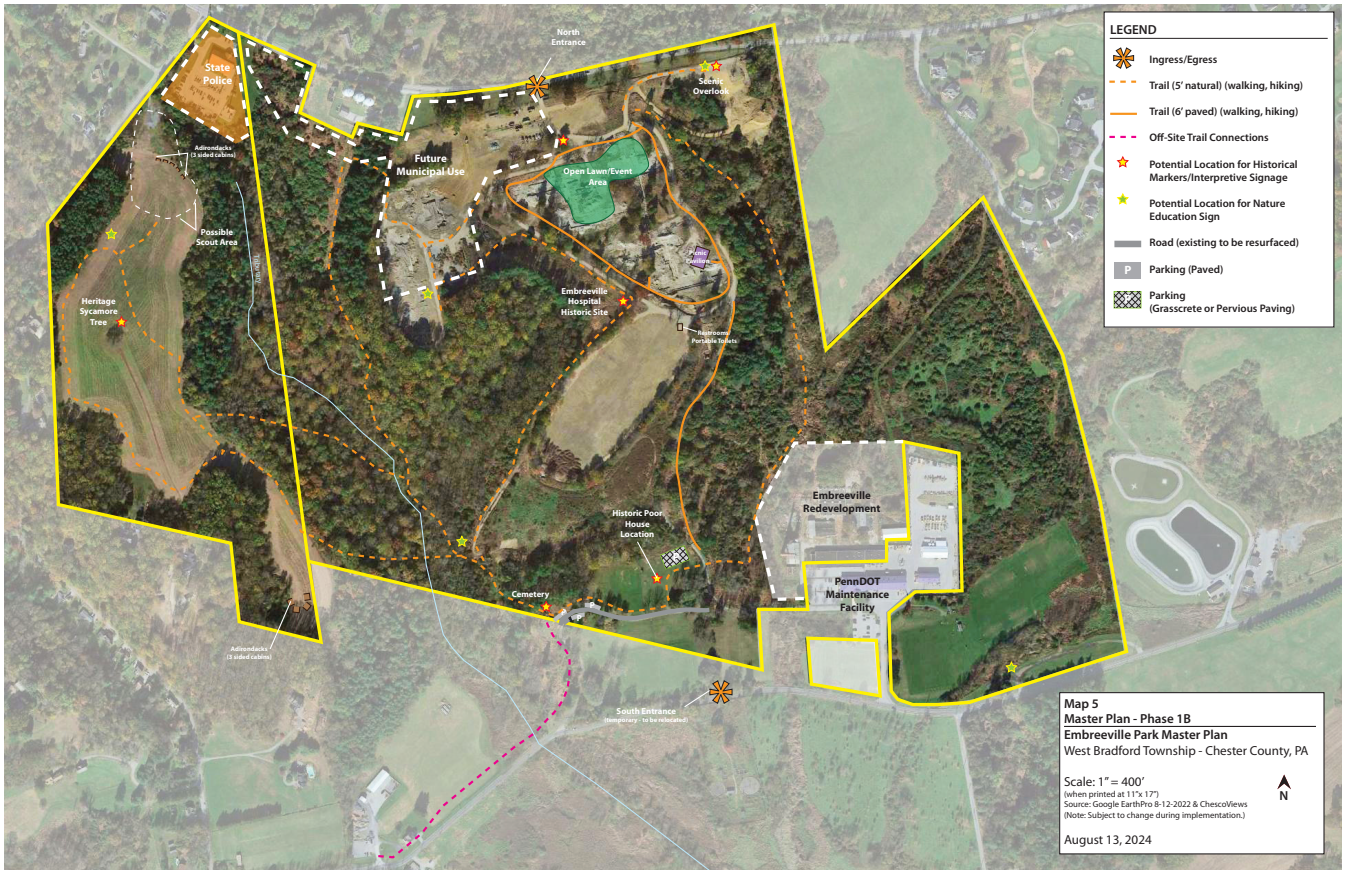
Map 4: Master Plan - Phase 1A
(See Appendix D)

9. Phase 1 Master Plan & Phasing

Phase 1B

Phase 1B will include improvements that focus around trails and natural resource protection & preservation. The improvements in Phase 1B will enable the Park to be more usable to the public in a passive manner.

The Phase 1B improvements are depicted in the Plan below, and will include: wayfinding signage; educational/interpretive siganage; open lawn/event area; restrooms/portable toilets; and the Scout Area/Camping.



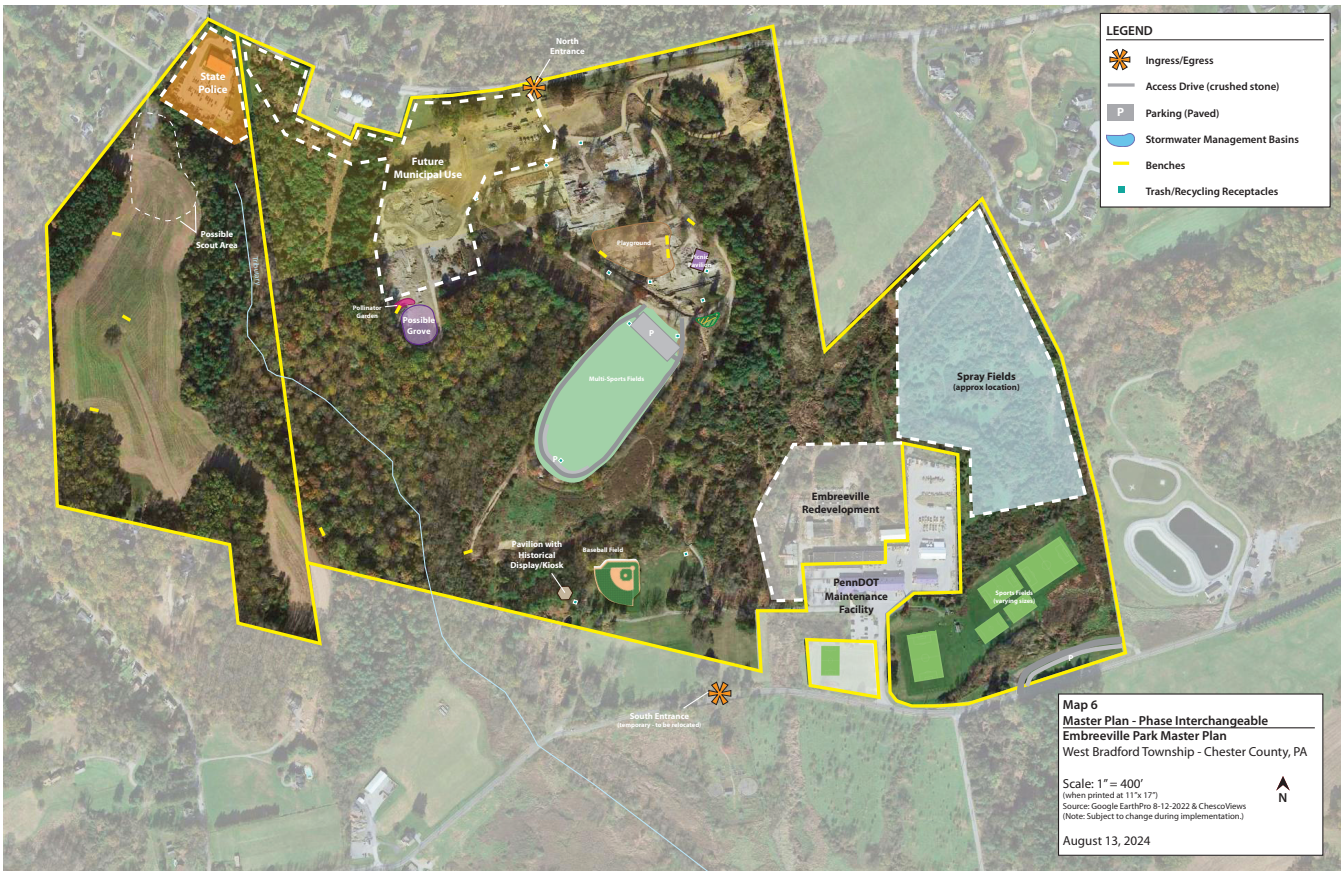
Map 5: Master Plan - Phase 1B
(See Appendix D)

9. Phase 1 Master Plan & Phasing

Phase Interchangeable

The Interchangeable improvements will be implemented as part of Phases 1A and 1B, as funding, resources, and maintenance capacities allow for the improvements to be implemented.

The Phase Interchangeable improvements are depicted in the Plan below, and will include: multi-sports fields and related parking and road infrastructure; youth sports field rehabilitation and related parking and road infrastructure; baseball field rehabilitation; grove area; historical pavilion with display/kiosk; picnic area and pavilion; playground; pollinator garden; rain gardens; invasive plant removal; dead tree removal; benches; trash/recycling receptacles; spray fields; future Municipal use area.



Map 6: Master Plan - Phase Interchangeable
(See Appendix D)

10. Cost Estimate & Funding

The Cost Estimate for Phase 1 Improvements is included on the following pages. This Cost Estimate outlines the initial costs for improvements, and are "ballpark" estimates intended to help estimate a reasonable budget for an improvement and/or facility. Each facility and improvement need to be further designed and engineered, during which time long term costs and maintenance costs can be further evaluated. Given the many unknowns, a contingency of 25% has been included in the Cost Estimate. The Township should allocate at least 4% of all capital improvements per year, for related maintenance and park operations.

The areas that will initially be farmed will reduce the maintenance costs of the property for the Township. The Scouts will be responsible for the improvements and maintenance for the area proposed for Scout use and camping, and have additionally offered to be "curators" of the Park and help with maintenance and small projects.

In addition, there could be opportunities for community involvement through volunteer programs. For example, there could be numerous groups with specific focuses (such as trails; native plants; historical; etc.) who become "ambassadors" of the Park. These "ambassador" groups could volunteer to assist with trail maintenance; native plant and nature education; historical education; etc. People of all ages and abilities could participate, and would help to enhance the Park.







10. Cost Estimate & Funding

Phase 1A

Phase	Improvement/Facility	Quantity/Description	Unit Cost	Cost Estimate (2024 Dollars)
1A	Meadows/Open Space Area	4 areas to be farmed (approx. 65 acres)	--	--
1A	Topographic Survey of existing conditions after demolition	2 foot contour interval	$67,000	$67,000
1A	Road Gate/Barricade	4 gates	$1,550	$6,200
1A	Entrance Signage	2 signs	$6,200	$12,400
1A	Infrastructure and initial Stormwater Management	Swales, drainage, pipes, head & end walls	$205,000	$205,000
1A	Roads (25' wide road resurfacing) (5,300 linear ft)	132,500 sq ft	$13/sf	$1,722,500
1A	Road (16' wide crushed stone access drives) (550 linear ft) to scout area	8,800 sq ft	$10/sf	$88,000
1A	Parking (impervious paving)	178 spaces (approx.) (28,836 sq ft)	$14/sf	$403,704
1A	Maintenance Area	Pole Building (approx. 40'x 80') & Road Access	$155,000	$155,000
1A	Scout Area/Camping	Flagpole, Fire Pit, Water Hook Up, Shed, Pavilion, Portable Toilet(s)	--	--
1A	Security Lighting & electric	5	$5,200	$26,000
1A	Cemetery Delineation (via Ground Penetrating Radar (GRP) technology)	--	$4,000	$4,000
			Subtotal:	$2,689,804
			Contingency 25%:	
			TOTAL:	**$3,362,255**

Note: Please refer to the Master Plan dated 6-25-2024 for additional details.

10. Cost Estimate & Funding

Phase 1B

Phase	Improvement/Facility	Quantity/Description	Unit Cost	Cost Estimate (2024 Dollars)
1B	Infrastructure and initial Stormwater Management	Swales, drainage, pipes, head & end walls	$205,000	$205,000
1B	Natural Resource Preservation & Protection (removal of invasives, trees in poor condition, etc)	Focus on upland area of former buildings	$37,000	$37,000
1B	Wayfinding Signage	4 signs	$900	$3,600
1B	Park Map Sign	2 signs	$4,200	$8,400
1B	Nature Education Signage	6 signs	$2,050	$12,300
1B	Historical Markers/Interpretive Signage	6 signs	$2,050	$12,300
1B	Trails: 6' wide paved: 3,000 linear ft (new) and 10' wide paved 1,500 linear ft road retrofitting)	18,000 sq ft (new) 15,000 sq ft (retrofit)	$11/sf $10/sf	$198,000 $150,000
1B	Trails (5' wide natural)	20,500 linear ft	$31/lf	$635,500
1B	Trail Connections (to off-site trails)	2,000 linear ft	$31/lf	$62,000
1B	Roads (25' wide road resurfacing) (1,000 linear ft)	25,000 linear ft	$13/sf	$325,000
1B	Parking (impervious parking)	20 spaces (approx.) (3,240 sq ft)	$14/sf	$45,360
1B	Parking (permeable pavers)	20 spaces (approx.) (7,500 sq ft)	$13/sf	$97,500
1B	Open Lawn/Event Area (final grading, seeding)	1 (≈7.5 acres)	$31,000/acre	$232,500
1B	Restrooms (or Portable Toilets)	1,000 sq ft building (or 5 Portable Toilets)	$42,000 ($110/month/toilet)	$42,000 ($6,600/year)
1B	Scout Area/Camping	3-5 Adirondacks (3 sided cabins), Cabin	--	--
			Subtotal:	$2,066,460
			Contingency 25%:	($2,031,060)
			TOTAL:	**$2,583,075 ($2,538,825)**

Note: Please refer to the Master Plan dated 6-25-2024 for additional details.

10. Cost Estimate & Funding

Phase Interchangeable

Phase	Improvement/Facility	Quantity/Description	Unit Cost	Cost Estimate	Cost Estimate (2024 Dollars including 25% Contingency)
Sports Fields (regulation size) & Associated Facilities					
I	Multi-Sports Fields	--	--	$1,175,000	$1,468,750
I	Parking (pervious paving for new sports fields)	38,000 sq ft	$14/sf	$532,000	$665,000
I	Road (16' wide new crushed stone access drive for new sports field) (2,000 linear ft)	32,000 sq ft	$10/sf	$320,000	$400,000
			TOTAL	**$2,027,000**	**$2,533,750**
I	Youth Sports Fields (rehabilitation) (2 large; 4 med/small)	6	$260,000 (large) $205,000 (med/small)	$1,340,000	$1,675,000
I	Parking (restore parking area and stone access drive for youth sports fields)	25,000 sq ft	$10	$250,000	$312,500
			TOTAL	**$1,590,000**	**$1,987,500**

Phase	Improvement/Facility	Quantity/Description	Unit Cost	Cost Estimate	Cost Estimate (2024 Dollars including 25% Contingency)
I	Stormwater Management	Swales, drainage, pipes, head & end walls	$205,000	$205,000	$256,250
I	Baseball Field (rehabilitation)	1	--	--	--
I	Grove Area	Gardens	$40,000	$40,000	$50,000
I	Historical Pavilion with Display/Kiosk, and cemetery marker	Pavilion with Historical Informational Signage/Display Cemetery marker	$67,000	$67,000	$83,750
I	Picnic Area and Pavilion	1 pavilion (approx. 24'x44') on concrete pad, 6 picnic tables, and electric	$67,000	$67,000	$83,750
I	Playground	Nature play equipment, mulching	$80,000	$80,000	$100,000
I	Pollinator Garden	1 (3,000 sq ft)	$25,000	$25,000	$31,250
I	Rain Garden	1 (10,000 sq ft)	$31,000	$31,000	$38,750
I	Invasive Vegetation Removal and Management	TBD	$200 - $2,000 per acre	TBD	TBD
I	Benches with concrete pads	12	$2,100	$25,200	$31,500
I	Trash/Recycling Receptacles	12	$1,700	$20,400	$25,500
I	Spray Fields	TBD	TBD	TBD	TBD
I	Future Municipal Use	TBD	TBD	TBD	TBD

Note: Please refer to the Master Plan dated 6-25-2024 for additional details.

10. Cost Estimate & Funding (cont.)

Funding

The operation, maintenance and funds that will be needed for the park facilities and programs will need to be acquired through multiple sources and partners. Funding can be broken down into: municipal budgeting (including General Fund and Capital Fund Accounts); open space funds; recreation fee-in-lieu programs; grants; rentals; corporate contributions; and sponsorship programs.

Municipal Budgeting

The basis and capacity for public open space and recreation program funding is established through a budget, including the operating budget and the capital budget. The 2024 Budget includes allocations for Parks & Recreation, including funds for: park and trail maintenance and improvements; a contribution to WBYA; Township events; and land acquisition. The Township should continue to evaluate on a yearly basis the needs and budget allocations for the open space and recreation programs, as well as, the user fees for the facilities to ensure they are up to date.

Recreational Fee-in-Lieu Program

Beyond of tax dollars from the General Fund and Capital Reserve Account, revenue could be generated internally during land development Plan review through the Recreational Fee-in-Lieu program. The Township could consider a Recreational Fee-in-Lieu program for both residential and non-residential development, where by Applicants may pay a Fee-in-Lieu instead of providing recreational land, and/or recreational facilities. Any fee collected shall be used by the Township for the acquisition and improvement of park or recreational facilities, sites and/or land, and is an opportunity to generate funds for such facilities. These fees would need to be updated on an annual basis.

Grants

There are many potential grant fund sources for open space, parks, greenway projects, and providing connectivity of adjacent municipalities, include State and County Grants. The DCNR Bureau of Recreation and Conservation provide Funding Resources, and provides technical support for applications to their grant programs. In addition, Chester County and other organizations, both public and private, offer grants and other funding sources for projects relating to open space parks, recreation, greenway, environmental education, and environmental stewardship projects.

See Appendix E for a list of potential Grant Opportunities.

Rentals

The Township should charge a rental fee for pavilion use (similar to rentals fees currently charged for pavilion use at other Township parks). In addition, while the Township currently does not rent field space, in the future the Township could consider rental fees for use of the athletic fields for outside organizations or groups that do not have existing agreements in place.

Bench & Tree Sponsorship Program

The Township could implement Bench & Tree Sponsorship Programs, which could offer the public the opportunity to sponsor a bench or tree to honor or memorialize a loved one, or simply to provide an asset to the community.

11. Implementation

Implementing the facilities and improvements will take various partnerships through the coordination and leadership of West Bradford Township. The Implementation Strategies describe Key Actions needed in order to implement the facilities and improvements The Improvements/Facilities categorized by the phase/time frame, and the Lead Party that is responsible for initiation of the implementation. Each facility and improvement will need to have further details, specifications, and/or plans prepared in order to attain the level of detail needed for implementation, which should be initiated by the Lead Party. West Bradford Township may decide to delegate tasks to other boards and commissions for those items which they are identified as the Lead Party, such as the Recreation Commission or Land Preservation & Sustainability Committee.

As part of the on-going process of planning, designing, and implementing each Phase, the Lead Party should seek applicable Grants in order to help fund each step of planning and implementation.

The Lead Parties include the entities listed below.

+ West Bradford Township (WBT)
+ West Bradford Youth Association (WBYA)
+ Local Farmer
+ Scouts
+ Historical Committee
+ Park Garden Ambassadors
+ Park Nature Ambassadors
+ Park Trail Ambassadors

As outlined in Chapter 9, the Phase 1 improvements will be implemented in several stages (or phases). There are two proposed stages of implementation for Phase 1, including: 1A and 1B. In addition, there are numerous improvements that may be implemented interchangeably (I) in any of the stages as funding, resources, and maintenance capacities allow for the improvements to be implemented. The timing for the stages is:

+ 1A: 1 to 5 years
+ 1B: 6 to 10 years
+ I: Interchangeable (1 to 11+ years)



11. Implementation

Phase 1A

Phase	Improvement/Facility	Quantity/ Description	Lead Party	Key Actions
1A	Meadows/Open Space Area	4 areas to be farmed (approx. 65 acres)	Farmer; WBT	Farmer to continue until needed for future use; WBT to plan for future needs in these areas
1A	Topographic Survey of existing conditions after demolition	2 foot contour interval	WBT	obtain consultant/engineer to prepare Survey
1A	Road Gate/Barricade	4 gates	WBT	install gates (by Parks & PW)
1A	Entrance Signage	2 signs	WBT	obtain contractor for sign fabrication & installation
1A	Infrastructure and initial Stormwater Management	Swales, drainage, pipes, head & end walls	WBT	obtain a consultant to determine SWM needs for Phase 1A & prepare engineering for Phase 1A; implement needed infrastructure for Phase 1A
1A	Roads: Asphalt	25' wide road resurfacing	WBT	Finalize roads to be resurfaced; obtain contractor for paving
1A	Road: Crushed Stone	16' wide new crushed stone access drives to scout areas	WBT	Finalize location for new crusted stone access drives; obtain contractor for installation
1A	Parking	Paved	WBT	Finalize location for and amount of new parking; obtain contractor for paving
1A	Maintenance Area	Pole Building (approx. 40' x 80')	WBT	WBT to have maintenance area prepared and building constructed
1A	Scout Area/Camping	Flagpole, Fire Pit, Water Hook Up, Shed, Pavilion, Portable toilet(s)	Scouts	Scouts to coordinate with WBT
1A	Security Lighting	5	WBT	Finalize location for security lights; install required electric and lights
1A	Cemetery Delineation	Determine location of cemetery via LiDAR technology	WBT; Historical Committee	obtain a LiDAR consultant to determine the location of cemetery

Note: Please refer to the Phase 1B Master Plan dated 6-25-2024 for additional details.

11. Implementation

Phase 1B

Phase	Improvement/Facility	Quantity/ Description	Lead Party	Key Actions
1B	Infrastructure and initial Stormwater Management	Swales, drainage, pipes, head & end walls	WBT	obtain a consultant to determine SWM needs for Phase 1B & prepare engineering for Phase 1B; implement needed infrastructure for Phase 1B
1B	Natural Resource Preservation & Protection (removal of invasives, trees in poor condition, etc)	Focus on upland area of former buildings	Park Nature Ambassadors	PNA to take inventory of existing vegetation; prepare management plan; implement plan including removal of invasives and continued maintenance (with WBT coordination)
1B	Wayfinding Signage	4 signs	WBT	Finalize locations and design for signs; obtain contractor for sign fabrication & installation
1B	Park Map Sign	2 signs	WBT	Finalize locations and design for signs; obtain contractor for sign fabrication & installation
1B	Nature Education Signage	6 signs	Park Nature Ambassadors	PNA to determine locations for signage; prepare information to be presented/displayed (with WBT coordination)
1B	Historical Markers/Interpretive Signage	6 signs	Historical Committee	HC to determine locations for markers/interpretive signage; prepare historical information to be presented at each location
1B	Trails: Asphalt	6′ wide paved (new) 10′ retrofitting existing road	Park Trail Ambassadors	PTA to assess the feasibility of paved trail locations (with WBT coordination)
1B	Trails: Natural	5′ wide natural	Park Trail Ambassadors	PTA to assess the feasibility of natural trail locations (with WBT coordination)
1B	Trail Connections (to off-site trails)	2,000 linear ft	Park Trail Ambassadors	PTA to assess the feasibility trail connections and coordinate with off-site organizations and groups
1B	Roads: Asphalt	Resurfacing	WBT	Finalize roads to be resurfaced; obtain contractor for paving
1B	Parking	Paved	WBT	Finalize location for and amount of new parking; obtain contractor for paving
1B	Parking	Permeable Paving	WBT	Finalize location/size; obtain contractor for fine grading and installation
1B	Open Lawn/Event Area (fine grading, seeding)	1 (≈7.5 acres)	WBT	obtain contractor to fine grade the area and seed
1B	Restrooms (or Portable Toilets)	1,000 sq ft building (or 5 Portable Toilets)	WBT	Obtain contractor for building/plumbing installation (or contract with Portable Toilet company during months of need)
1B	Scout Area/Camping	3-5 Adirondacks (3 sided cabins), Cabin	Scouts	Scout to coordinate with WBT

Note: Please refer to the Phase 1B Master Plan dated 6-25-2024 for additional details.

11. Implementation

Phase Interchangeable

Phase	Improvement/Facility	Quantity/ Description	Lead Party	Key Actions
I	Stormwater Management	Swales, drainage, pipes, head & end walls	WBT	obtain a consultant to determine SWM needs for Phase 1B & I, & prepare engineering for Phase 1B; implement needed infrastructure as improvements are installed
I	Multi-Sports Fields	--	WBYA	Finalize feasibility of location, size, and needs/number of fields; obtain contractor for engineering and installation (with WBT coordination)
I	Parking	Paved parking for new sports fields	WBT	Finalize location for and amount of new parking; obtain contractor for paving
I	Road: Crushed Stone	16' wide new crushed stone access drive for new sports	WBT	Finalize location for new crusted stone access drives; obtain contractor for installation
I	Youth Sports Fields (rehabilitation)	Rehabilitated existing fields	WBYA	Finalize location and needs/number of fields; field rehabilitation via volunteers of by obtain a contractor (with WBT coordination)
I	Parking and Access Drive	Restore parking area and access drive for youth sports fields	WBT	Obtain contractor for installation
I	Baseball Field	Rehabilitate existing field	WBT	Reach out to Little League relative to field rehabilitation
I	Grove Area	Gardens and commemorative area	WBT	WBT to coordinate preparation of plans for the area
I	Historical Pavilion with Display/Kiosk, and cemetery marker	Pavilion with Historical Informational Signage/Display Cemetery marker	Historical Committee	HC prepare historical information to be presented and determine facility needs to display the information and mark cemetery; coordinate with WBT on implementation
I	Picnic Areas and Pavilion	1 pavilion (approx. 24'x44') on concrete pad, 6 picnic tables	WBT	Finalize location and amenities; obtain contractor for purchase/installation
I	Playground	Nature play equipment, mulching	WBT	Finalize playground theme and layout; obtain contractor for implementation
I	Pollinator Garden	1 (3,000 sq ft)	Park Garden Ambassadors	PGA to plan, implement and maintain (with WBT coordination)
I	Rain Garden	2 (27,000 sq ft)	Park Garden Ambassadors	PGA to plan, implement and maintain (with WBT coordination)
I	Invasive Vegetation	Removal and management of invasive vegetation	WBT	Develop removal and management plan for invasive vegetation
I	Benches with concrete pads	12	WBT	Finalize location and quantity; install benches and concrete pads
I	Trash/Recycling Receptacles	12	WBT	Finalize location and quantity; install receptacles and concrete pads
I	Spray Fields	TBD	WBT	TBD
I	Future Municipal Use	TBD	WBT	TBD
I	Special Events	TBD	WBT	Identify special events and activities to be held at the Park

Note: Please refer to the Phase 1B Master Plan dated 6-25-2024 for additional details.

12. Maintenance of Improvements

After Improvements and Facilities are implemented, Park maintenance will be necessary to keep the Park safe, clean, and operating efficiently to serve the needs of the visitors. The Township should consider opportunities for community involvement to aid with the maintenance of the Park facilities, as well as, mechanisms to help maintain the Park and avoid overuse. The Township should allocate at least 4% of all capital improvements per year, for related maintenance and park operations.

Township Management

Township staff are currently responsible to supervise, regulate, equip, and maintain West Bradford Township owned and operated parkland, trails, and facilities. Therefore, this will need to be considered as a factor when determining the park improvements and facilities and available maintenance resources.



Park Ambassadors

Park Ambassadors

There could be opportunities for community involvement through volunteer programs. For example, there could be numerous groups with specific focuses (such as trails; native plants; historical; etc.) who become "ambassadors" of the Park. These "ambassador" groups could volunteer to assist with trail maintenance; native plant and nature education; historical education; etc. People of all ages and abilities could participate, and would help to enhance the Park.



Scouts Volunteering

Scouts

The area of the property to be used by the Scouts will be maintained by the group. In addition, in exchange for the use of the property, the Township should work with the Scouts and opportunities for future projects and improvements for which they could assist.

Park "Rest Days"

The Township should consider implementing park "rest days", whereby one day a week the Park would be closed to the public to rest and recuperate. This day could be used for park maintenance and management, and to help avoid over use of the park facilities and natural areas.

13. Future Phases

After Phase 1 Improvements and Facilities are implemented, the Township can re-evaluate the needs and goals of the Township. At which time, the Township can determine what facilities and improvements are desired, needed and are achievable, and can then move forward to implement the Future Phase facilities. The timeline for Future Phases is longer term, in the range of 11 to 30+ years.

The facilities to consider in future Phases may include:

+ Natural Amphitheater;
+ Nature Education Center;
+ Disc Golf;
+ Mountain Bike Trails;
+ other Passive Recreational Facilities; and
+ other Active Recreational Facilities.



Natural Amphitheater



Mountain Biking



Disc Golf

14. Executive Summary

The Embreeville Park will provide the community with passive and active recreational opportunities, open space preservation, natural resource protection, and provide historical and environmental educational opportunities. The Park will provide opportunities for users of all ages and abilities through the variety of offerings the Park will provide.

Further, the Embreeville Park will expand the network of open space, park and recreational facilities, and trails in the Township, which will help to enable a more connected network of open space and recreational facilities. Providing historical and environmental educational opportunities will enable the community to better appreciate the historical significance and natural value of the property. Expanding the protected open spaces and enhancing the environmental resources in the Township will enhance the overall quality of life for the community today as well as in the future. The additional recreational, open space, educational and event and community gathering opportunities will help to bring the community together, and will foster a stronger sense of community and identity within West Bradford Township.













Appendices

Appendix A

Public Input

- Public Workshop Key Take-Aways
- Community Survey Results

Appendix B

Trail Design & Development Resources

Appendix C

Recommended Plants for Consideration

- Pollinator Plants
- Rain Garden Plants
- Deciduous/Shade Trees

Appendix D

Maps

- Map 1: Site Analysis
- Map 2: Site Opportunities
- Map 3: Park Master Plan
- Map 4: Phase 1A
- Map 5: Phase 1B
- Map 6: Phase Interchangeable
- Map 7: Restricted/Non-Restricted Area Exhibit

Appendix E

Grant Opportunities

Appendix F

Site History

Appendix A

Public Input

Public Workshop Key Take-Aways

+ Public Workshop #1 - September 29, 2022

Community Survey

+ Key Take-Aways

+ Survey Results

THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

Survey & Public Visioning Workshop Key Take-Aways
Embreeville Park Master Plan
West Bradford Township – Chester County, PA

9-29-2022

PUBLIC VISIONING WORKSHOP

"Goals/Visions & Preferred Facilities and Activities" (Voiced by 40+ Persons as listed below)

1. Disc Golf x7
2. Elementary School?
3. Mountain Bike Trails x6
4. Bike Racks
5. Bike Skills Park
6. History Plaque (Native Americans, Indian Hannah, State Hospital); Historical Interpretive Trail incorporated with Disc Golf Holes x2
7. Walking Trails
8. Scouts (5 to 18 years old, with 4 different "Units"); dedicated Scout area; overnight camping; running water and bathrooms
9. Scouts would like to be Park Curators
10. Potter's Field
11. Signage
12. Bathrooms with Running Water
13. Nature Trail x2
14. Native Plants and Wildlife; Education on Native and Invasive Plants
15. Mental Health; Horticultural Therapy; Sensory Scavenger Hunt
16. Community Center
17. Mindfulness Activities
18. Establish some type of Connection to the Star Gazers Stone at the ChesLen Preserve
19. Coordination of facilities and uses (especially hiking trails, biking trails, disc golf, and interpretive historical signage)

THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

Survey & Public Visioning Workshop Key Take-Aways
Embreeville Park Master Plan
West Bradford Township – Chester County, PA

9-29-2022

SURVEY

The following summarizes the 207 survey responses.

Overall Vision

- Protection & Restoration of Natural Resources (woodlands, meadows, streams, scenic views)
- Recognition & Education of Historic Uses and Resources
- Inclusive Park (with passive and active recreation opportunities)
- Incorporation of "Green Infrastructure" & education/ demonstration (rain gardens, pervious paving, native plants, etc.)

Program/Facilities Most Desired

1. Trails
2. Restrooms
3. Meadows/Open Space
4. Disc Golf
5. Picnic Areas/Pavilions
6. Open Space & Preservation of Nature
7. Athletic Fields
8. Playground
9. Bike Trails
10. Active/Outdoor Recreation Opportunities

Special Events/Features Most Desired

1. Summer Concerts
2. Star Gazing
3. Community days
4. Summer Fair

THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

Program Elements & Special Events to be Considered
Embreeville Park Master Plan
West Bradford Township – Chester County, PA

9-29-2022

Program Elements to be Considered for the Embreeville Park Master Plan (alphabetical order)

A. Athletic Fields
B. Disc Golf
C. Historic Recognition & Education (signage, markers, memorials, etc.)
D. Meadows/Open Space Area
E. Mountain Bike Trails & Skills Park
F. Natural Amphitheater (for potential summer concerts; movie nights; etc.)
G. Natural Resources Preservation & Protection (Large Trees & Woodlands, Streams/Water Corridors; Scenic Views)
H. Nature Education
I. Open Space & Preservation of nature, wildlife, etc.
J. Picnic Areas & Pavilions
K. Playground
L. Restrooms
M. Scout Area/Camping
N. Trails (paved and natural)

Special Events to be Considered for the Embreeville Park (alphabetical order)

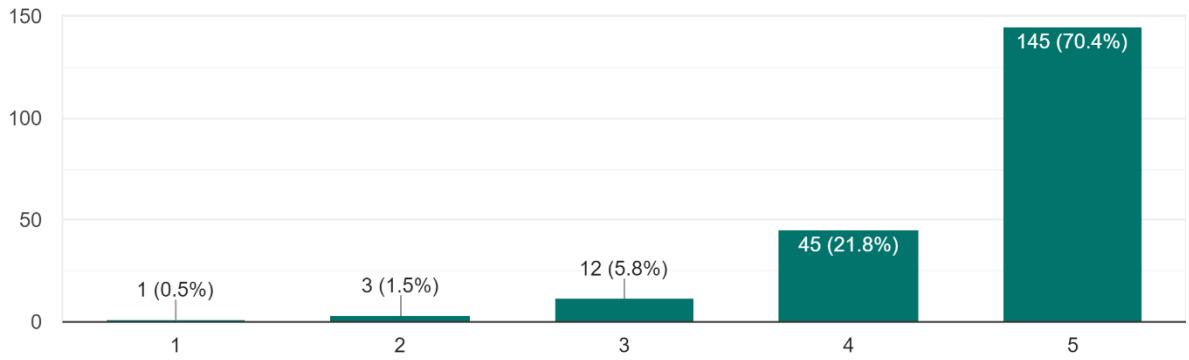
A. Community Days & Summer Fairs
B. Movie Nights
C. Star Gazing Events/Hikes
D. Summer Concerts/Music Events & Open Air Performances

Embreeville Park Master Plan Survey Results (Questions 2-14)

Question #2

How important to you is it that the Masters Plan includes Protection and Restoration of Natural Resources (i.e. woodlands, meadows, streams, etc.)?

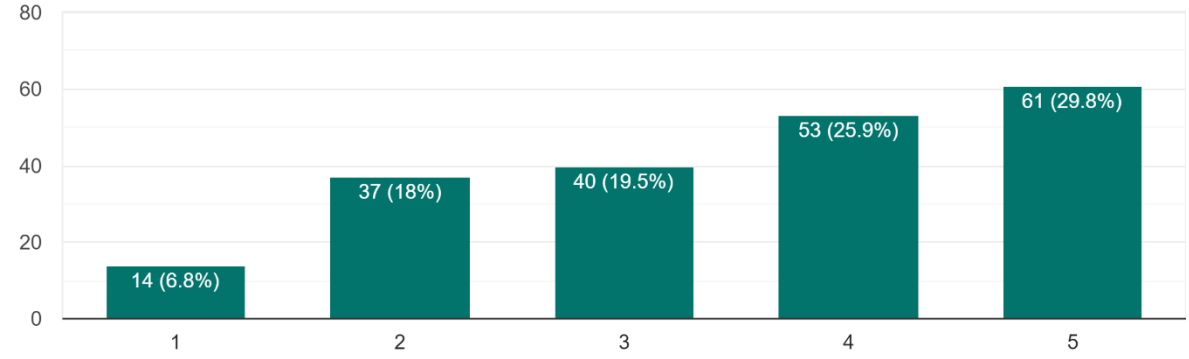
206 responses



Question #3

How important to you is it that the Masters Plan includes Recognition and Education of Historic Uses and Resources?

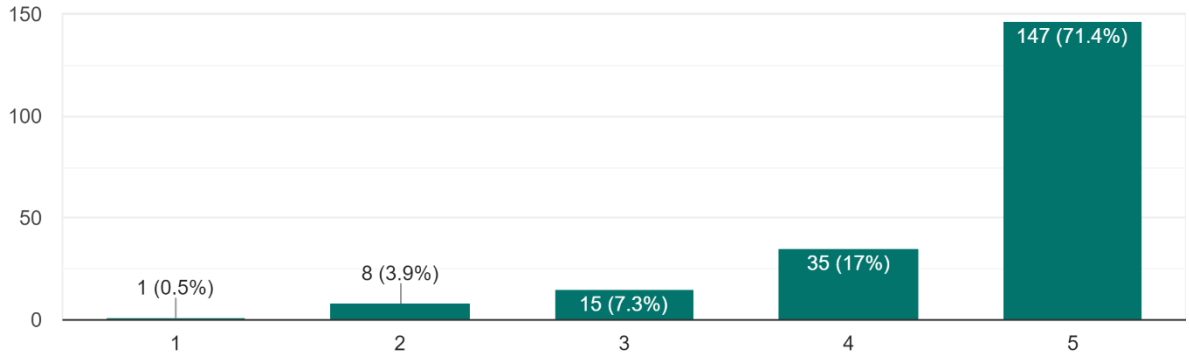
205 responses



Question #4

How important to you is it that the Masters Plan includes Passive Recreation (walking/hiking trails; picnic areas; demonstration gardens; etc.)?

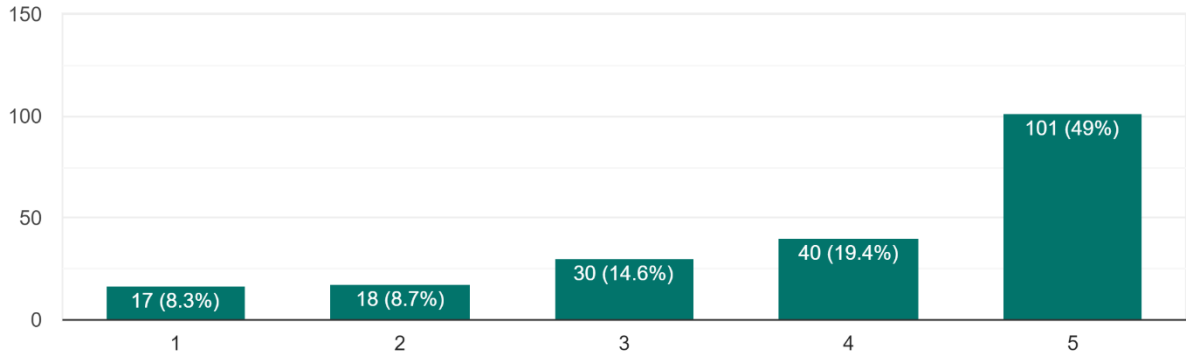
206 responses



Question #5

How important to you is it that the Masters Plan includes Active Recreation (playfields; playgrounds; etc.)?

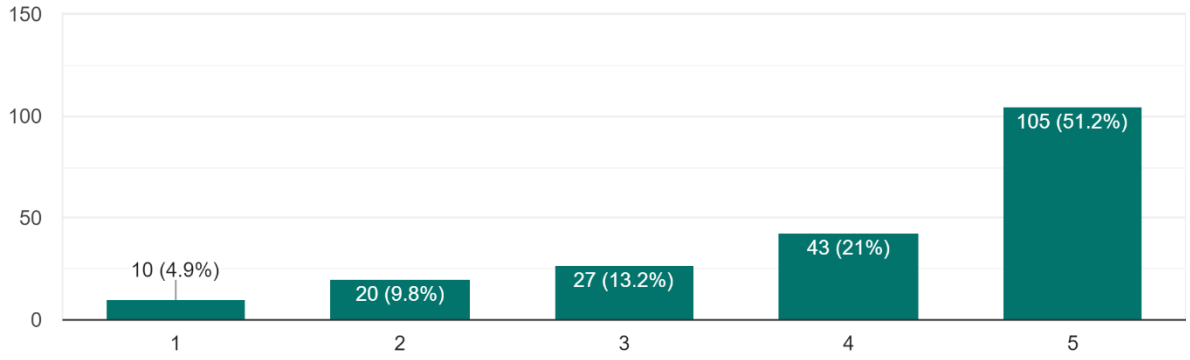
206 responses



Question #6

How important to you is it that the Masters Plan includes "Green Infrastructure" (rain gardens, pervious paving, native plants, etc)?

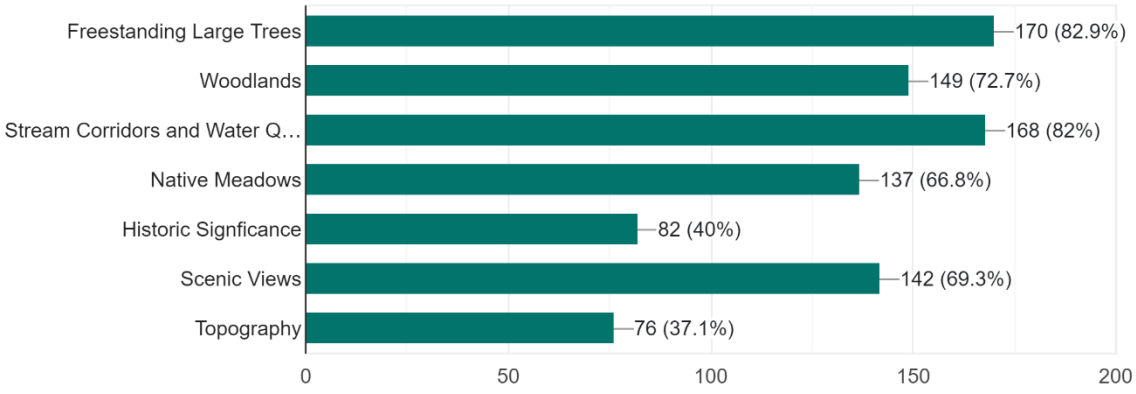
205 responses



Question #7

Which of the following of the following natural and historical resources do you feel are important to incorporate into the Master Plan? (check all that apply)

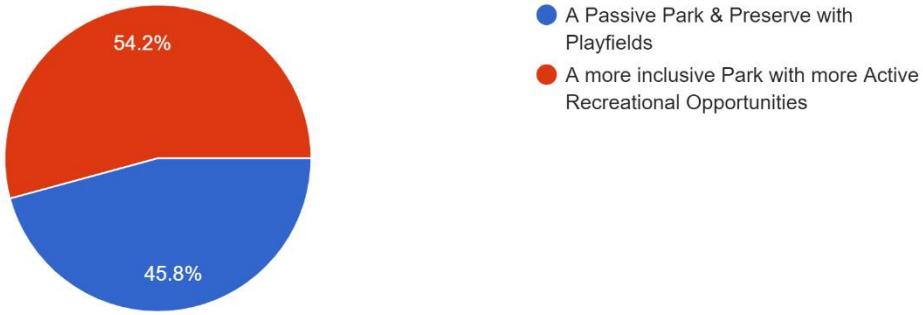
205 responses



Question #8

How do you envision the future of the Embreeville Property?

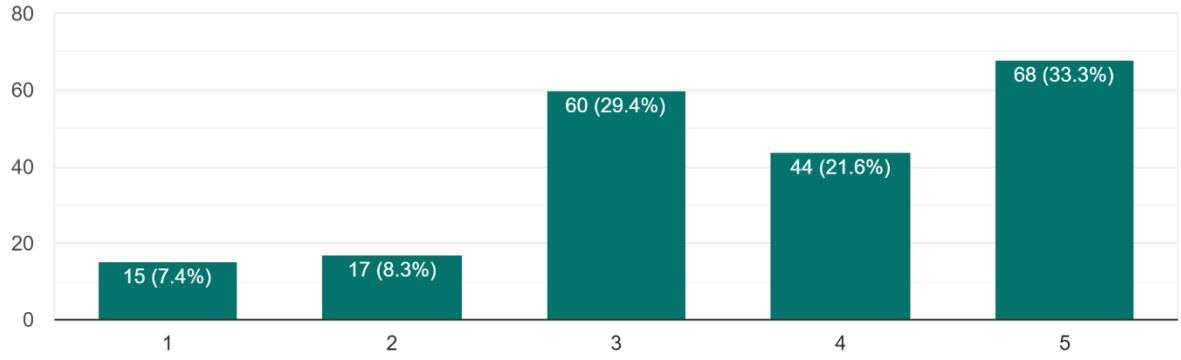
201 responses



Question #9

How important is it that there is future connection (via trails) between the Embreeville property and existing/future trails?

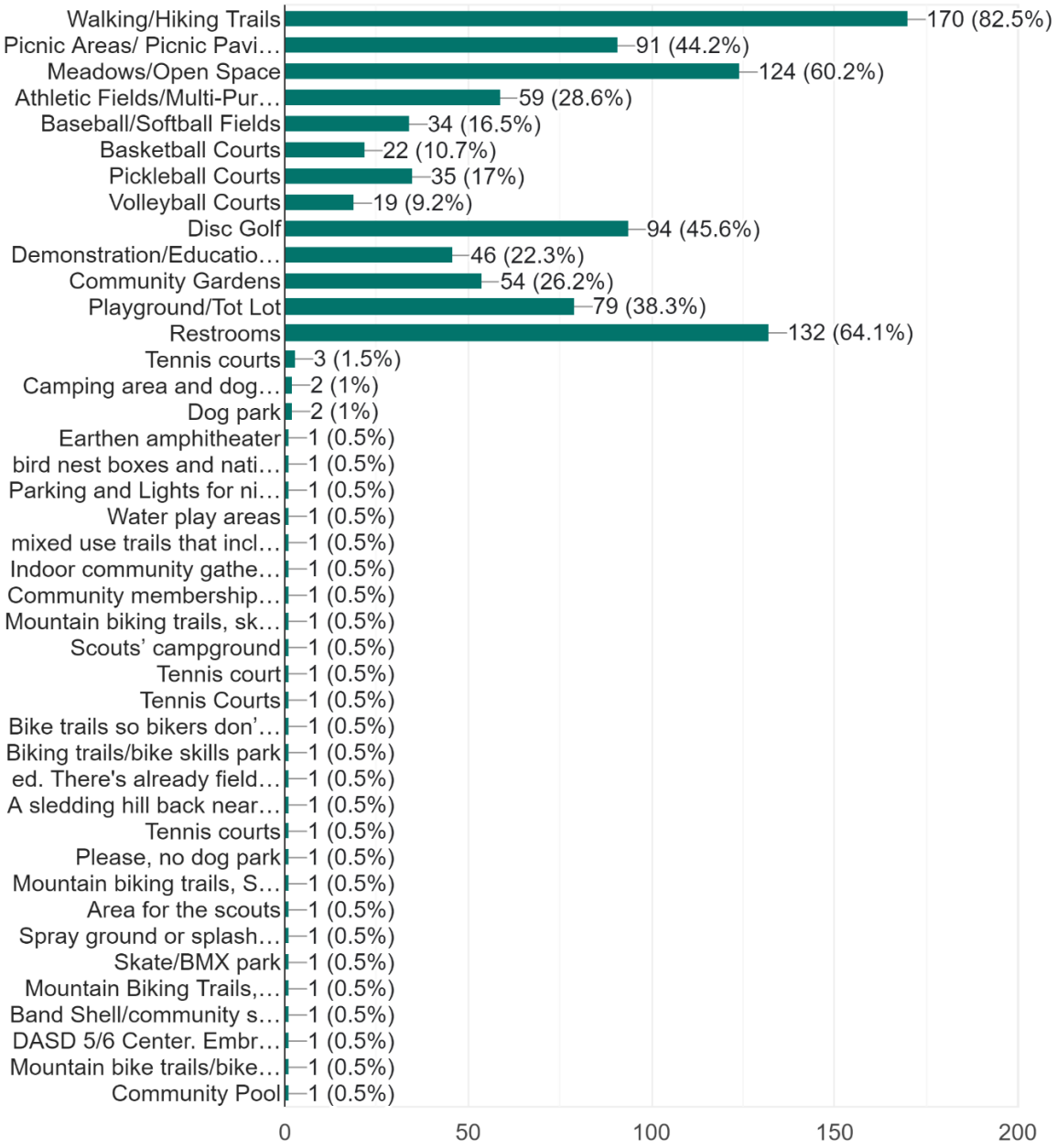
204 responses



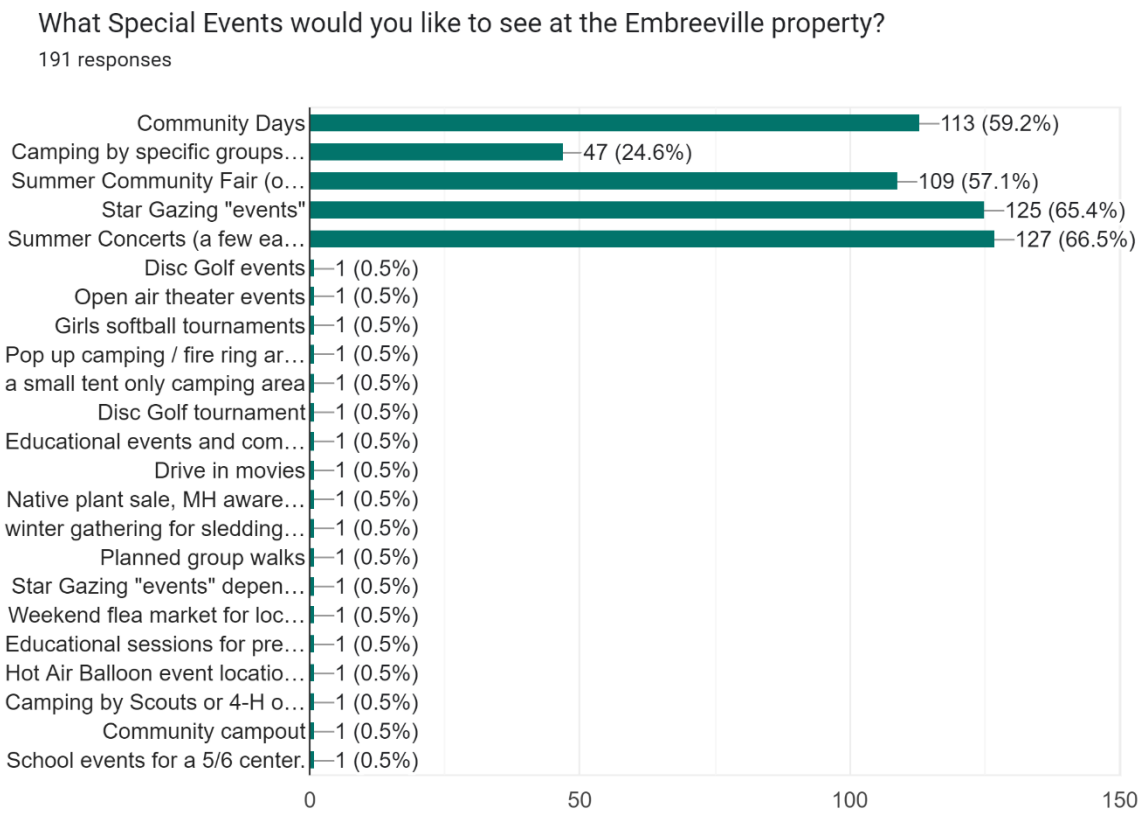
Question #10

What important experiences and features would you or members of your household like at the Embreeville property?

206 responses



Question #11


What Special Events would you like to see at the Embreeville property?
191 responses
Community Days
113 (59.2%)
Camping by specific groups…
47 (24.6%)
Summer Community Fair (o…
109 (57.1%)
Star Gazing "events"
125 (65.4%)
Summer Concerts (a few ea…
127 (66.5%)
Disc Golf events
1 (0.5%)
Open air theater events
1 (0.5%)
Girls softball tournaments
1 (0.5%)
Pop up camping / fire ring ar…
1 (0.5%)
a small tent only camping area
1 (0.5%)
Disc Golf tournament
1 (0.5%)
Educational events and com…
1 (0.5%)
Drive in movies
1 (0.5%)
Native plant sale, MH aware…
1 (0.5%)
winter gathering for sledding…
1 (0.5%)
Planned group walks
1 (0.5%)
Star Gazing "events" depen…
1 (0.5%)
Weekend flea market for loc…
1 (0.5%)
Educational sessions for pre…
1 (0.5%)
Hot Air Balloon event locatio…
1 (0.5%)
Camping by Scouts or 4-H o…
1 (0.5%)
Community campout
1 (0.5%)
School events for a 5/6 center.
1 (0.5%)
0
50
100
150

Question #12

What are the most significant uses that you visualize for the property?

(Raw Data)

Disc Golf
Disc Golf
Attention to the history of the property and uses not found at other township parks
Parks,trails, restaurants
Preserving open space forever, supporting local fauna and flora
I realize there's only so much space and while we'd love to see a softball field for our girls, above all we should prioritize keeping the majority of the space scenic and beautiful.
Open space
Walking, biking, a place where my kids can play
A place to enjoy outside open space yearly.
Maybe a paved walking trail, but definitely some non paved hiking trails as well.
Natural plant areas and hiking trails
Preservation of the natural lands and history
A park for kids and a fitness park
Sports fields with lights. Softball, baseball, soccer, lacrosse should get a “Home Field” experience under the lights.
Would love to see the Scouts have their own campsite
Nature trails, water access if on site, playgrounds
Woodlands
nature trails
A place to encourage more active lifestyles
Disc golf
Disc Golf and natural setting playgrounds (think of Owls Nest in Ches Len.).
Disc Golf
Disc golf course.
A disc golf course and nature center
I would love if the space was maximized for enjoyment by a large amount of people, walking and hiking trails, mountain bike trails, and a disc golf course that can be enjoyed by beginners and experienced players.
Open space
Disc golf and kids' play areas
Preserving open space
Disc golf is a great way to include other of the community
A welcoming park that features a disc golf course for all skill levels.
Discgolf!

Hiking and disc golf
Disc golf hands down! Anybody can play and it creates a loving and accepting community.
Disc golf
Trails
I would love to see a disc golf course on this property.
I would love a disc golf course here!
Disc Golf
Disc Golf
Disc golf
Trail system for hiking and mt biking. A professional disc golf course.
Disc golf
Open space
More open space to enjoy/ hiking!
Disc golf
Hiking/Walking
Natural land restoration
Active, mixed use property that appeals more to families.
Disc golf, running trails, playgrounds
I would love for their to be a disc golf course installed.
Open space and recreation sports fields for our kids
Walking trails and scenic views with history of area
Amphitheater
Disc golf and pickle ball
Opportunities to appreciate nature.
Disc golf course
Disc golf course, walking trails
Mixture of passive and active recreation so everyone can enjoy the property.
Walking trails and a playground area.
Walking/running, biking, bird watching, community gathering space
Disc golf would be an amazing use of the property and involves so many locals!
Active trails and unique sports
Enjoying nature
Getting people outside!
Disc Golf
Passive recreational activities
A full 18 hole disc golf course

Undeveloped Open space
playing fields, community pool, walking biking trails
Open Space not built up with houses
Any new recreation should be new to the township and not something we already have. ie Pickelball courts, skate park, walking trails through the woods
Hiking and biking trails
This is a large property that can accommodate many uses. However I think the most significant use is for sports activities. Be there for youth or adult, sports activities are intra-goal to building strong healthy minds and bodies.
Outdoor recreation
This property could be used in many ways. Would love to see another public pool. Closes public pool is at Marsh creek. Other than that youbhave to wait and hope to be able to join St. Anthony's pool.
WBYA use keeping youth athletics (not club); safe trail connectors to Cheslen; community gathering
Better opportunities for youth athletics fields with lights etc.
Preserved, natural open space with trails, picnic areas, native wildlife and plants.
Walking/hiking and scout camping
Passive recreation that minimizes required maintenance costs to the Township.
Open space
Disc golf course where the community can come together to grow and build on a new upcoming sport.
Preservation
A area that the community can use with restrooms and trails.
Pickle ball/tennis courts
Recreation
Playground, restroom, tennis courts
Open space, recreation, green infrastruction (best management practices) demonstration and education
Recreational activities
Preservation of natural habitats
Open space, trails, playground
Safe nature trails
Amphitheater’s
Biking and hiking
Open Green space with active recreation and walking trails
Disc golf
Maintaining natural aspects of the property. Mirror characteristics of Cheslen Preserve.
Walking trails.
Disc Golf
Amphitheater
Green space for hiking/walking/biking
Protect the land

Trails
A championship level disc golf course
Disc Golf
Preserving natural land and allowing people to appreciate the simple beauty of nature. Simple=best
A mix of recreation (there are not enough fields currently for kids) and passive enjoyment of natural surroundings.
More green less pavement
Open space that is environmentally sound for our residents both human and animal use. A lace to relax and enjoy the outdoors as well as an educational facility to learn more about our environment
We need more and better recreational fields. Mix that with the natural surroundings and interactive adventures like walking and fitness trails, disc and foot golf courses meandering the property, etc. No more unsightly playgrounds that aren't used!
Walking trails, Play area, picnic area including pavilion
An area for local scouts would be amazing! The local troops are all contributing members to our community, providing them a space would really encourage more young people to focus their energy on bettering their communities
Passive recreation. Most of our Community parks are geared toward Organized sports. Done of us would prefer it not being developed for that.
Passive recreation similar to Natural Lands Trust
Open space dedicated to preserve the beauty of Chester county
Open space for scout camping, hiking trails and nature area. Would love a dog park.
Open space for scout camping, hiking trails and nature area. Would love a dog park.
Recreational, baseball fields, hiking/running trails
Activities that work well with the park in a very natural state (disc golf, geocaching, hiking, etc)
Walking\Hiking trail with fresh air to breath
Area for the scout troops to be able to use for their education of our youth.
Recreational area for children and walking trails
soccer fields and hiking trails
Walking/running paths, camping opportunities
Disc golf course
walking trails
Hiking
Softball fields
Would like to see some of the property designated for Scout Cabin to be used by 2 Troops and 2 Cub Packs
giving the scouts a camp
Soccer fields
Nature preserve
The park has the opportunity to offer something more than your generic ordinary park. We often travel hours to utilize unique parks and envision embreeville being that for someone near and far
A park with a dog park included
Habitat restoration with hiking/biking trails.

Walking trails
Hoping that we do a very passive park much like ChesLen or Stroud. Concerns about security and lighting and through traffic will impact what kind of events that the park will be able to host.. I hope that we can capture the beauty of nature and allow people to have a quiet place to enjoy a natural experience. Clearly the playing fields have a place because they have historically been important to the community (and the WBYA people would have a cow if they were excluded), but I hope we can stick to the passive park idea for the areas that are not playing fields. We have developed parks in other parts of the Township and as development encroaches the area why not have an open area that belongs to WBT and allow it to be a natural alternative. Sure, ChesLen and Stroud are very close and offer those things, but they are not a WBT asset. That the Embreeville site belongs to the WBT community that differentiates it from the ChesLen and Stroud preserves.
New Baseball & Softball complex for our kids
Fields for youth athletics as well as pickle ball
Areas for kids and families
Youth sports, community park, playground and disk golf.
parks and rec
Baseball/softball fields
running/walking trails; ballfields with lights
Walking trails, disc golf, playground
Hiking/walking
Uses that involve and benefit the west Bradford community. Not just the immediate neighbors of the property.
Natural educational space for adults and children, community garden would be great
Athletic fields, recreation
Keeping the trees, open space and natural lands as well as historic structures. Honestly the hiking trails are overrun at natural lands and harmony hill so we could definitely use more trails!
walking wooded pathways, bird watching, bike riding
DASD 5/6 Center. Embreeville would make for a campus that is more equitable to what is at Marsh Creek and would benefit the children of WB as well as the community.
I would like to see walking, hiking and mountain biking trails in a natural setting.
Trails
Summer Community Fair and play area for children
Has this property been considered for a school? It’s a huge property and still plenty of room for a park and open space. But we desperately need a new school.
Preservation, wildlife and area for kids
To give residents the opportunity to enjoy the beautiful nature of our area.
answers are already above
Community pool please. We have several parks and trails and etc. in this area but not a pool yet.
preservation of land and recreation

(Summarized Data)

Feature/Program Element	**# of Response**
Trails (walking; running; hiking)	52
Disc golf	41
Open Meadows/Open Space; enjoy nature/scenic views; Passive Park/Nature Preserve	31
Athletic Fields (with lighting)	12
Biking	10
Preservation of nature, wildlife, open space, land	10
Playground (natural; zipline; climbing dome;); Kids Play area	10
Active Recreation/Outdoor Recreation	9
Scout Area; Scout camping	8
Baseball/Softball fields	5
Pickleball courts/Tennis courts	5
Areas for families	4
Historical Education of site	4
Amphitheater	3
Community Building/gathering space	3
Dog Park	3
School; DASD 5/6 Center	3
Soccer Fields	3
Bird Watching	2
Fitness Park	2
Nature Restoration & Planting	2
Restroom	2
Water Access	2
Community Fair	1
Camping	1
Geocachgin	1
Green Infrastructure (BMP; demonstration; education)	1
Habitat Restoration	1
Nature Education	1
Woodlands	1
Picnic Area/Pavilion	1
Skate park	1
Swimming Pool	1
Restaurant	1
Foot Golf	1

Question #13

What unique or fun event/feature have you experienced that you believe would be beneficial to the residents enjoying the park?

(Raw Data)

Championship Level disc golf course
Disc Golf league
Open air performances
Playground
live music with local restaurants/food trucks
Paved trails
Seasonal festivals
Love the idea of a community or demonstration garden!!
Archery range and a sledding hill
Playgrounds, community days
Soccer fields
Leadership Reaction Course. DARC can manage. This would be very unique and beneficial to area students so they get deliberate practice in leadership.
Historical information about Embreeville
Lunch and learn events, open air areas, opportunities for camping
Walking trails
the concerts idea is intriguing if you are thinking an outdoor amphitheater like rose tree park. o don't think there is anything equivalent in the area
Disc golf is a growing sport with a very kind caring community
Disc Golf with an experienced course designer that can challenge beginners and pro level disc golfers. Use of native plants and allowing them to not be mowed on a regular basis.
Disc Golf
Disc golf course
Disc Golf
Stargazing events, full moon hikes
Disc golf is a popular sport with less maintenance
Fundraiser disc golf tournaments and events, concerts, wine/beer and artisan festivals
Discgolf!!
Disc golf all the way.
Community day/concert
Open meadows with scenic views and a place for kids to play
Disc Golf
Trails and disc golf provide relaxing outdoor activities.
Disc golf

Disc Golf
Teaching children about insects, animals and land natural resources
Disc golf has been a huge hit at Kerr Park and does not take up significant space or infrastructure to implement.
Disc golf!
Drive in movies
Disc Golf
Hiking and nature tours
History of the site and former uses
Camping area
Outdoor movie nights.
A growers market Saturday morning
Movie nights at the park. Music festivals
Disc golf, Hiking trails, interpretive/historical signage, an amphitheater for music, plays, and other performances.
None
Natural Lands and springton manor have a lot of cool events you could model off-- bird walks, moonlight hikes, edible plant education, outdoor painting. I like the lenfest building at natural Lands. A smaller version of that could provide bathrooms and indoor and out door meeting spaces for events like a holiday craft or a workshop on composting or yoga. I used to live in Havertown and the Haverford Reserve and the CREC building w/ community classes were awesome resources. mix of nature trails and structured recreation
Community events with food/drinks are always great! Also, disc golf tournaments attract a lot of people and fun!
Disc golf, play ground, trails, concert area
Disc Golf
A running path
A disc golf course in the park
Water fearure such as a small lake with fountains and benches
Movie in the Park
Weekly Sunday evening concert during summer months. Used to attend these at Brandywine State Park in Delaware.
Again this is a unique property that could accommodate many uses. I see this property being able to serve many purposes. Music events, summer concerts, beer gardens, you name it. The sky is the limit with this property.
Small concerts in summer
Band, Free concert nights during the summer.. Name it a Summer Concert series.
planning should include natural resource sustainability as well as community gathering and special events such as fairs, festivals, arts and sports
Youth athletic tournaments, keeping young people away from negative influences and allowing positive development of players.
Learning about native lands, observing wildlife and history of area.
A more natural playground like in ChesLen

Mowed/blazed trails traversing the property with a common multipurpose area for fairs, gatherings, or concerts. A natural amplitheater on a soft slope like the BRC's stage setup.
Outdoor concerts or markets
Disc Golf Course
Having a large community day
Swimming pool/splash park
Water
Pavilion and picnic park
Concerts, disc golf competitions
Community BBQ
Group exercise classes and group walks/hikes
Not important
Concerts
Biking
Splash Park for little kids (water play)
A place to enjoy nature.
Festival
Baseball
Splash pad for kids
Fair
A disc gold course
Gardens
I like the idea of concerts very much
The hot air balloon festival was nice when it was there
Group hikes, star gazing, occasional music events
Disc and foot golf.
youth camps…campfires…outdoor education
Summer concert series
Dog park water fountains for people and dogs.
Dog park water fountains for people and dogs.
Summer concerts, guided nature hikes, disc golf events, rentable pavilions (with playground and volleyball court). Establish a friends of the park group that includes people from the hiking and disc golf community to maintain trails and course.
To know that the scouts have an area to learn and help their own township. These boys and girls need an area they can afford to use and not be burdened with costs just to have a meeting.
A spray ground that is accessible for disabled children
star gazing
Star gazing especially with the star gazers stone being so close
Softball fields

Community Carnival similar to St. Joe’s 4 day festival
camporees
Concerts
Lake/pond
No traditional playground equipment: ask me for photos of examples: short Zipline playground item, unique 4 seater see-saw, small rock wall, climbing dome(Lloyd park) biking trails on par with Harmony Hill type
Nothing. There will be enough traffic without this.
Bike paths, skate park, walking trails
How about a place for people to take quiet, contemplative walk daily? How about a place to de-stress after a long day and long commute, a place for a parent to escape the noise of their kid's soccer team while at soccer practice? Maybe a leaf peeping walk in the fall? A Winter nature hike to see the beauty of Winter. A Spring guided tour of how nature "leafs out" in the spring. I am sure you see the pattern in this answer.
Nice picnic area and restrooms
Youth sports.
outdoor movie nights
ballfields with lights
Hiking trails, disc golf
Open air amphitheater
Blue grass festival/music festivals/camp outs
Pickleball courts - fastest growing sport for all ages and is a very social sport
Love outdoor concerts. I’ve always enjoyed Rockwood park in Wilmington which had lit trails, Christmas lights for the trees and historic structures to make it accessible in the evening. Rockwood also does a nice job with outdoor theater (west chester has this as well it’s a big hit the outdoor theater non profit group).
Community events sponsored by a school that are open to the community, like the recent Marsh Creek 6th Grade Center’s Multicultural Night. Also playgrounds and walking trails for use by children attending a new 5/6 school at the Embreeville site and for children and members of the community after school hours.
Courts
the community fair
community days
summer concert nights at other parks have been a lot of fun for our family

(Summarized Data)

Event/Feature	**# of Response**
Disc golf	27
Open air performances, Music Events; Summer Concerts (natural amphitheater)	26
Seasonal Festivals; Community Days; Learn and Lunch Events	16
Playground (natural; zipline; climbing dome;)	8
Paved Trails (walking; running)	7
Group/guided Hikes & walks; group exercise	5
Stargazing Events; full moon hikes	5
Drive in Movies; Movie nights	4
Nature Education	4
Swimming Pool/Accessible Splash Park	4
Camping	3
Historical Education of site	3
Natural Trails (hiking;	3
Open Meadows; Enjoy nature	3
Baseball; softball (lights)	3
Growers markets; Artisan Markets	3
Bike paths	2
Demonstration Garden; Gardens	2
Dog park	2
Pavilions/picnic area	2
Restroom	2
Scout Area; Camporees	2
Water Feature (small lake/pond)	2
Water fountains	2
Youth Sports tournaments	2
Archery range	1
Building meeting space, etc	1
“Friends of the Park” group	1
Food Trucks	1
Foot golf	1
Hot air balloon festival	1
Leadership Reaction Course	1
Nature Resource sustainability	1
Pickleball courts	1
Skate park	1
Sledding Hill	1
Volleyball	1
Youth camps	1

Question #14

What features at other West Bradford Township Parks (Shadyside Park, Broad Run Park, or Beacon Hill Park) do you believe should be duplicated or should not be duplicated in the Embreeville Park Master Plan?

(Raw Data)

Restrooms
Have little libraries, benches, nest boxes, wildflowers like at Broad Run Park
Probably selfish but I'd love a field with lights for night games.
It should be something new and fresh
Walking/hiking/biking trails, basketball courts, trees, picnicing, water feature
Playground, walking trails should be included.
Shadyside park had no shade (ie. trees) so would love to keep as many trees as possible at Embreeville Park, it would make it much more pleasant in the summer heat.
Hiking/walking/biking trails. Preservation of natural land /trees and history
Playgrounds
Bathrooms, bathrooms, bathrooms. Also, please construct proper dugouts for the softball and baseball fields.
Please include benches; if doing any of the community events suggested only do then if parking will be available when it’s limited they lose their appeal
The pavilions at both parks are excellent
We need more ability for outside exploration. Check out online owlie owls area and if it could replicated in anyway I’d say do that!
I feel as if there should be as much natural items be included. Especially trees/wooded areas especially for shade, etc. I would love to see it more like Stroud or Cheslen Preserves rather than another park with playground.
i don't think there is need for much duplication.
Athletic Fields,
Shady walking trails.
Please no dog or skateboard park
Don’t duplicate the exercise equipment. And we are lucky to have enough playgrounds. We don’t need more.
Kerr park in downingtown
Unknown
It needs discgolf!!!
Water features on a playground
All
Walking/hiking/bike trails and a disc golf course. The other community parks have basketball/volleyball/tennis courts. Open space, picnic areas, should all be duplicated
Love the trail at Shadyside
Walking Paths
Paved walking paths
Native plants would be great!

Gardens with native plants and less expansive grass-only areas
Can never have too many playgrounds!
Sandbox and nice pavilions
a pond for fishing
Downingtown
Baseball field
Ponds and streams.
Free library
A nice playground, nice restrooms, (not porta pottys). Similar to shady side park. Multiple trash recepticals, that have frequent pick-up
Prefer that Embreeville offers different recreational activities than the other parks.
None
I like the shady side yoga and the pollinator garden. We do like playing basketball and tennis at those parks too. Accessibility is also super important and I like the accessible outdoor 'gym'
Not sure
Too many great things at each to name
Good parking and restrooms
include a few pavilions, do not put another rink up, concession stand if fields are planned
Broad Run Park
No more baseball or softball fields
No paved trail
Definitely preserve as many mature trees as possible. I would duplicate the walking trails that are at Broad run in Shadyside park's. Also the multiple sports courts (basketball, tennis, etc.) should be duplicated as well.
Movie nights.
soccer/field hockey/lax more of need than baseball/volleyball/hockey/tennis/basketball that can be met by cleaning up current parks; priority of the space should be given to activities that currently do not have dedicated space in the township and then connecting the space to existing trail system
Youth athletic fields since Downingtown fields are prone to flooding, and lack lighting for fall sports.
None should be duplicated. I believe there should be smaller community parks, with Embreeville offering a unique setting for the community - not more of the same recreation areas.
I use the walking paths and enjoy the different scenery, so Embreeville could have a combination of wooded and wide open trails.
There is not enough shade on the trails /walking paths
Picnic tables
No hockey rink.
WB has great active parks, Embreville needs to preserve the open space, it doesn't need paved courts, etc.
Shadyside has very nice features with the playground, walking paths, pavilions and large fields that draws a lot of the community
Tennis courts should be duplicated. Very busy currently
Walking trails a must

Tennis courts
Meadows and wildlife habitat improvement projects (coordinate with Scouts BSA Merit Badge opportunities).
Tennis court
Tennis Courts with floodlights should be duplicated
Have a variety of planned events, not the same ones each year.
None- I would prefer this land to duplicate cheslen or strouds
Baseball field
Shady side has no shade, I believe current park should w corporate trees and nature. Current parks and trails are crowded
Tennis Courts
None
Romansville
Walking path
Floor hockey
Movie nights
Exton
Prefer an inclusive playground with easy access and parking (Shadyside's parking is a hike for a grandma with kids)
There's enough soccer/football and baseball fields there already
Pavilion and bathroooms.
Play grounds for all ages, skateboarding ramps
Walking trails, exercise area, Play area, restrooms, benches, tennis courts should be duplicated.
we need a natural space similar to the Marsh Creek Narwhal Nature Trail & Environmental Center
Walking trails
Restrooms and at least a couple pavilions for picnics and summer activities would be great.
Restrooms and at least a couple pavilions for picnics and summer activities would be great.
Avoid the cost and maintenance of large fields for soccer/baseball/etc
Downingtown
We don’t need more parks and play areas. We need farms and open areas.
I like Shadyside’s accessibility for wheelchairs I think broad run is a bit tougher. There are few fully accessible areas in the locality and I would like to see that
Possible dog park
More open space
With it’s close proximity to ChesLen / West Branch of the Brandywine Creek and the size of the property I feel that most if not all should be left open with walking trails.
Playing fields
Do not duplicate anything but hiking trails
Downingtown
Walking trails

Lake/pond
No basketball court. You already have two. Dog park. Dog water fountain. No playground equipment. Already exists at the other two parks.
Coatesville
Romansville
Why reinvent the wheel? Instead revel in the uniqueness of a passive park. Also, with hard times possibly coming in the future (recession, gas prices rising, rising inflation rates and signals of stagflation) I think residents would be pleased that the Township is being conservative and prudent about budget concerns - a low maintenance, slower money drain rollout for the park might be a good approach of restrained development of the park would probably be well received. Tax payers that I have spoken to think that the Township overpaid for the park site and know that residents will also be paying for development costs. I think residents would highly approve of not having an increase in property taxes to pay for lavish development at this time particularly when they are struggling to pay for gas for their cars and their winter heating bill. When thing improve, then we can build and develop the park incrementally.
West Chester
Don't have too little parking (like Beacon)....plenty of spaces needed!
More trees for shade
Adding restrooms will make it more convenient for families
Bathrooms
duplicated: walking trails, sport fields, rest rooms, playgrounds
similar to all, but with naturals "preserve like" trails. we desperately need ballfields with lights in our community.
West Chester
Disc golf
The trail at broad run through the woods is awesome!
Pollinator garden. Emphasis on native plants and green infrastructure where we don’t have playing fields. Would also help not having to mow.
More all inclusive playground/as well as a physical course playground for kids
Atletic field (with lights this time)
I find the rinks aesthetically not so pleasing. Nice to have restrooms! And our kids loved the nice playgrounds.
No additional baseball fields are needed since we have 3 sites in WB and our league is now combined with Downingtown, giving the new DWLL more access to fields in town. Paved walking trails are great, as are playgrounds.
I believe the ballfields and courts should not be duplicated at Embreeville Park beyond the preexisting fields. Playgrounds could be placed in the central flat area.
Downingtown
Exercise area like Shadyside Park, hills that can be used for sledding
Do not think there needs to be a playground, tennis courts, etc. Keep it open and natural!!
trails for walking
West Chester
please consider shaded areas for playgrounds

(Summarized Data)

Event/Feature	Yes	No
Ample parking for proposed park programs	3	0
Athletic Fields & Courts	6	5
Baseball/Softball with dugouts and lights	4	4
Basketball courts	3	3
Benches	3	0
Biking Trails	2	0
Concessions at Sports fields	1	0
Different than others (no duplication)	9	0
Disc Golf	3	0
Dog Park	2	1
Events	1	0
Exercise Equipment; Physical Course Playground	4	1
Field Hockey	1	0
Fishing Pond/Lake	3	0
Fully ADA Accessible Park (i.e. Shadyside)	1	0
Historical significance	1	0
Hockey Rink	1	4
Little Libraries	2	0
Movie Nights	2	0
Native Plants & Gardens; Pollinator Garden	4	0
Natural Passive Park	9	0
Nature Preservation; open space	11	0
Outdoor exploration, education (i.e. Owlie Owls; Nature Center)	2	0
Picnicking; Pavilions	10	0
Playground (inclusive with easy access)	12	5
Restrooms	10	0
Sandbox	1	0
Skate Park	1	1
Sledding Hills	1	0
Soccer Field	1	1
Sports Field Lights	2	0
Tennis (with lights)	8	3
Trail: Paved	1	1
Trails: Walking; hiking (shaded)	24	0
Trash Receptacles	1	0
Trees (shade)	7	0
Volleyball	0	2
Water Feature	2	0
Wildflowers	1	0

Appendix B

Trail Design & Development Resources

Pennsylvania Trail Design & Development Principles: Guidelines for Sustainable, Non-motorized Trails (PA DCNR)

https://conservationtools-production.s3.amazonaws.com/library_item_files/1242/1141/Full_Guide.pdf?AWSAccessKeyId=AKIAIQFJLILYGVDR4AMQ&Expires=1695826429&Signature=SzQJH6dxdjEOxySaPQmOTeDeZ1w%3D

American Trails: Basic Elements of Trail Design and Trail Layout - Pathways to Trail Building; March 2007

Appendix C

Recommended Pollinator Plants for Consideration

Native Perennials for Sunny Pollinator Garden

Botanical Name	Common Name	Color	Soil Drainage	Bloom Time
Agastache foeniculum	Anise Hyssop	lavender blue	well drained to dry	summer to late summer
Aquilegia canadensis	Columbine	red	well drained	late spring
Asclepias incarnata	Swamp Milkweed	purple-pink	moist to wet	mid-summer
Asclepias tuberosa	Butterfly Weed	orange	well drained to dry	summer
Eupatorium dubium	Coastal Plain Joe Pye	mauve pink	moist to wet	late summer
Eupatorium hyssopifolium	Thoroughwort	white	dry	late summer
Helianthus spp.	Sunflower	yellow	moist to dry	summer
Helenium autumnale	Sneezeweed	yellow	moist to wet	late summer
Liatris spicata	Marsh Blazing Star	purple	moist to wet	summer
Lobelia cardinalis	Cardinal Flower	red	moist to wet	late summer
Lobelia siphilitica	Great Blue Lobelia	blue	moist to wet	late summer
Monarda fistulosa	Wild Bergamot	lavender	moist	summer
Monarda didyma	Oswego Tea	red	moist	summer
Penstemon digitalis	Foxglove Beardtongue	white	moist	spring
Pycnanthemum muticum	Broad-leaved Mountain Mint	silver-green	moist	mid-late summer
Solidago nemoralis	Gray Goldenrod	yellow	moist to dry	fall
Symphyotrichum laeve	Smooth Aster	purple-blue	moist to dry	fall
Veronicastrum virginicum	Culver's Root	white	moist	mid-late summer
Zizia aurea	Golden Alexanders	yellow	moist to wet	spring

Appendix C

Recommended Pollinator Plants for Consideration

Native Perennials for Shady Pollinator Garden

Botanical Name	Common Name	Color	Soil Drainage	Bloom Time
Aquilegia canadensis	Columbine	red	well drained to dry	late spring
Arisaema triphyllum	Jack-in-the-Pulpit	green and brown	moist	spring
Eurybia divaricata	White Wood Aster	white	moist to dry	fall
Phlox divaricata	Wild Blue Phlox	lavender	moist	spring
Phlox stolonifera	Creeping Phlox	lavender	moist	spring
Solidago caesia	Blue Wreath Goldenrod	yellow	moist to dry	fall
Spigelia marilandica	Indian Pink	red	moist	summer
Tiarella cordifolia	Foamflower	white	average	spring
Viola canadensis	Canada Violet	white	moist	spring to early summer

Shrubs for Pollinator Garden

Botanical Name	Common Name	Color	Soil Drainage	Bloom Time
Ceanothus americanus	New Jersey Tea	white	dry, well drained	summer
Cephalanthus occidentalis	Buttonbush	white	wet to average	summer
Clethra alnifolia	Summersweet	white	moist to average	summer
Itea virginica	Virginia Sweetspire	white	wet to dry	summer
Salix discolor	Pussy Willow	green, yellow	medium to wet	spring

Appendix C

Recommended Pollinator Plants for Consideration

Trees for Pollinators

Botanical Name	Common Name	Soil Drainage	Bloom Time
Acer rubrum	Red Maple	wet to dry	early spring
Amelanchier laevis	Serviceberry	average to dry	spring
Cercis canadensis	Redbud	average	spring

Perennials and Annuals to Attract Pollinators

Botanical Name	Common Name
Echinacea purpurea	Purple Coneflower
Lavendula	English Lavender
Ocimum	Basil
Origanum	Marjoram
Origanum	Oregano
Petrosillum	Parsley
Rosmarinus	Rosemary
Thymus	Thyme
Zinnia	Zinnia

Source:

Penn State Extension, created February 2009, updated September 2013, Connie Schmotzer, Penn State Extension

Appendix C

Recommended Rain Garden Plants for Consideration

Zone 1-Wet Zone

This area will be the deepest and hold the most water for the most amount of time. The plants listed below are tolerant of inundated (flooded) conditions upwards of six inches, meaning that they can tolerate standing water for a period of time. The rain garden should be designed so that water infiltrates within 24 hours.

Shrubs

- Black chokeberry (Aronia melanocarpa)*
- Buttonbush (Cephalanthus occidentalis)*
- Elderberry (Sambucus canadensis)*
- Ninebark (Physocarpus opulifolius)*
- Possumhaw (Viburnum nudum)*
- St. Johnswort (Hypericum densiflorum)*
- Silky dogwood (Cornus amomum)*
- Smooth alder (Alnus serrulata)*
- Spicebush (Lindera benzoin)*
- Swamp azalea (Rhododendron viscosum)
- Swamp rose (Rosa palustris)
- Wild raisin (Viburnum cassinoides)*
- Winterberry (Ilex verticillata)*

Perennials and Ferns

- Blue flag iris (Iris versicolor)
- Blue vervain (Verbena hastata)*
- Boneset (Eupatorium perfoliatum*)
- Cardinal flower (Lobelia cardinalis)*
- Cinnamon fern (Osmunda cinnamomea)*
- Golden ragwort (Senecio aureus)*
- Goldenrod (Solidago patula, S. rugosa)*
- Great blue lobelia (Lobelia siphlitica)*
- Green bullrush (Scirpus atrovirens)
- Horsetail (Equisetum species)
- Marsh marigold (Caltha palustris)*
- Monkey flower (Mimulus ringens)
- New England aster (Aster novae-anglia)*
- New York aster (Aster novi-belgii)
- Royal fern (Osmunda regalis)
- Seedbox (Ludwigia alternifolia)
- Sensitive fern (Onoclea sensibilis)*
- Sneezeweed (Helenium autumnale)*
- Soft rush (Juncus effusus)*
- Swamp milkweed (Asclepias incarnata)*
- Swamp rose mallow (Hibiscus moscheutos)
- Swamp sunflower (Helianthus angustifolius)*
- Switchgrass (Panicum virgatum)*
- Tussock sedge (Carex stricta)
- White turtlehead (Chelone glabra)*
- Woolgrass (Scirpus cyperinus)*

Trees

- Bald cypress (Taxodium distichum)*
- Birch (Betula lenta, Betula nigra)*
- Black gum (Nyssa sylvatica)*
- Black willow (Salix nigra)*
- Hemlock (Tsuga canadensis)*
- Pin oak (Quercus palustris)
- Pond pine (Pinus palustris)*
- Red maple (Acer rubrum)
- Swamp oak (Quercus bicolor)
- Sweet gum (Liquidambar styraciflua)*
- Sycamore (Plantanus occidentalis)*

*Note:
Species noted with an asterisk (*) are also typically suitable for Zone 2 of the rain garden.

Appendix C

Recommended Rain Garden Plants for Consideration

Zone 2-Mesic (middle) Zone

This area will hold water but will drain much sooner than Zone 1. This zone is likely to hold several inches of water during and immediately after a rain event, depending on construction of the raingarden.

Shrubs

- American beautyberry (Calicarpa americana)
- Broad-leaved meadowsweet (Spirea latifolia)
- Inkberry (Ilex glabra)
- Narrow-leaved meadowsweet (Spirea alba)
- Red-osier dogwood (Cornus sericea)
- Sweet pepperbush (Clethra alnifolia)
- Virginia sweetspire (Itea virginica)

Perennials

- Blue false indigo (Baptisia australis)
- Blue star (Amsonia tabernaemontana)
- Boltonia (Boltonia asteroides)
- Bottlebrush grass (Hystrix patula)
- Broomsedge (Andropogon virginicus)
- Culvers root (Veronicastrum virginicum)
- Mistflower (Eupatorium colestinum)
- Obedient plant (Physotegia virginiana)
- Threadleaf coreopsis (Coreopsis verticillata)

Trees

- Fringetree (Chionanthus virginicus)
- Ninebark (Physocarpus opulifolius)
- Paw paw (Asmina triloba)
- Red maple (Acer rubrum)
- Serviceberry (Amelanchier arborea, A.canadensis and A. laevis)

Note:
See also the plants listed in Zone 1 marked with an asterisk (*).

Zone 3-Transition Zone

The upper or transition zone between the rain garden and the non-garden area. This area will receive water infrequently; during very heavy rain events and will drain the fastest. It will be the most similar to typical garden areas, depending on the individual's watering practices. Almost any typical garden plant will work in this zone. Just be sure to use native plants to enhance wildlife habitat.

Shrubs

- American cranberry bush (Viburnum trilobum)
- Black chokeberry (Aronia melanocarpa)
- Bush cinquefoil (Potentilla fruticosa)
- Fragrant sumac (Rhus aromatica)
- Gray Dogwood (Cornus racemosa)
- New Jersey tea (Ceanothus americanus)
- St. Johnswort (Hypericum densiflorum)
- Sweet pepperbush (Clethra alnifolia)
- Virginia sweetspire (Itea virginica)
- Witch hazel (Hammamelis virginiana)
- Yellow root (Xanthorhizza simplicissima)

Trees

- Buckeye (Aesculus pavia and A. parviflora)
- Carolina silverbell (Halesia caroliana)
- Staghorn sumac (Rhus typhina)

Perennials

- Anise hyssop (Agastache foeniculum)
- Blazing star (Liatris spicata)
- Blue star (Amsonia tabernaemontana)
- Boltonia (Boltonia asteroides)
- Butterfly weed (Asclepias tuberosa)
- Calico aster (Aster lateriflorus)
- Evening primrose (Oenothera speciosa)
- Golden aster (Chrysopsis mariana)
- Green and gold (Chrysogonum virginianum)
- Mistflower (Eupatorium colestinum)
- Threadleaf coreopsis (Coreopsis verticillata)
- Tickseed (Coreopsis tinctoria)

Appendix C

Recommended Deciduous/Shade Trees for Consideration

Botanical Name	Common Name
Acer rubrum	Red Maple
Acer saccharum	Sugar Maple
Carya ovata	Shagbark Hickory
Cercis canadensis	Redbud
Chionanthus virginicus	White Fringetree
Cornus kousa	Kousa Dogwood
Fagus grandifolia	American Beech
Liriodendron tulipifera	Tulip Poplar
Nyssa sylvatica	Black Gum/Black Tupelo
Ostrya virginiana	American Hop Hornbeam
Platanus occidentalis	American Sycamore
Platanus x acerfolia	London Plane
Prunus serotina	Black Cherry
Quercus alba	White Oak
Quercus bicolor	Swamp White Oak
Quercus montana	Chestnut Oak
Quercus rubra	Red Oak
Tilia cordata	Littleleaf Linden
Ulmus americana x Jefferson	Jefferson American Elm
Ulmus americana x New Harmony	New Harmony American Elm
Ulmus americana x Valley Forge	Valley Forge Elm
Zelkova serrata	Japanese Zelkova

Appendix D

Maps

Map 1: Site Analysis

Map 2: Site Opportunities

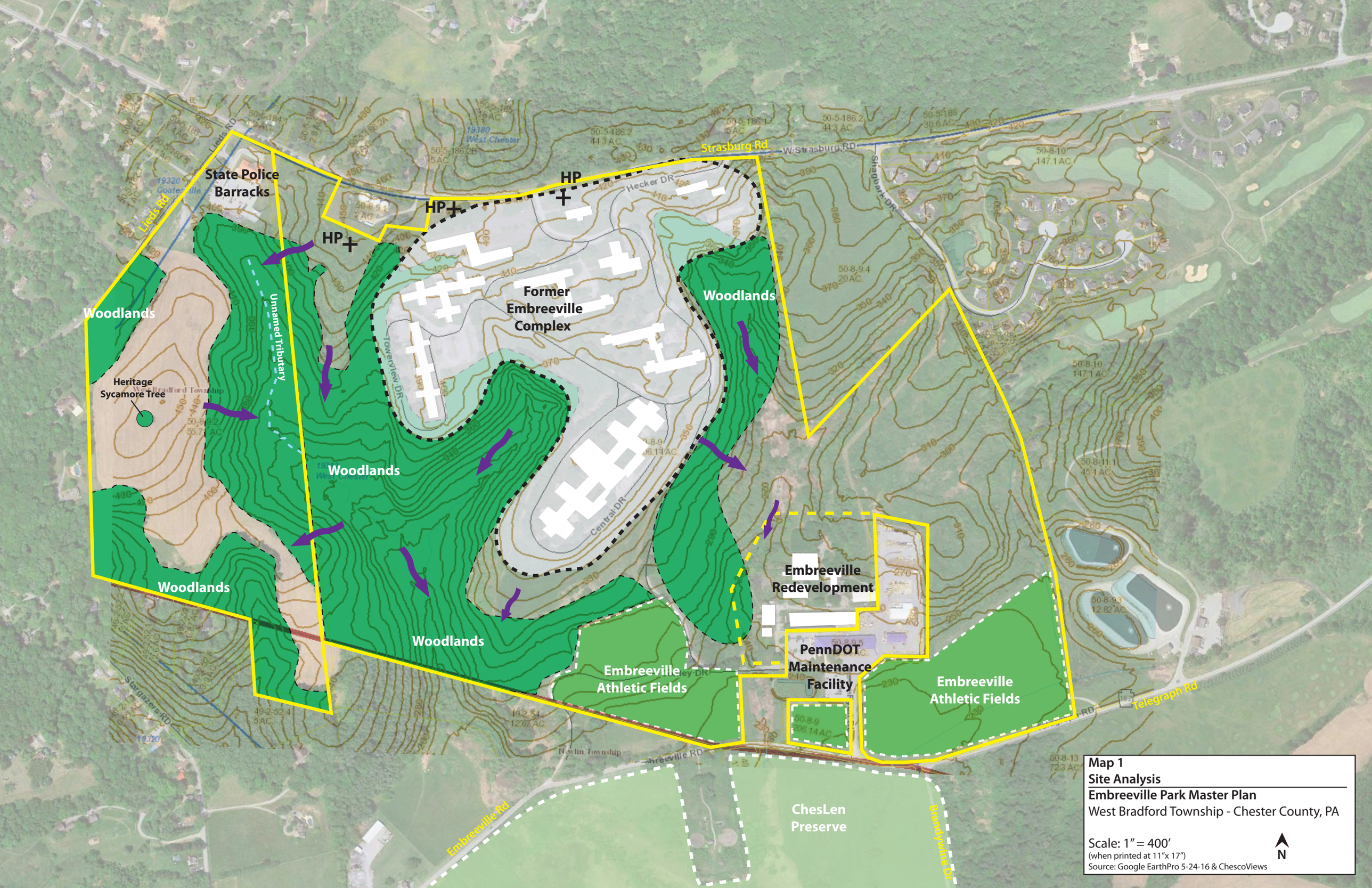
Map 3: Park Master Plan

Map 4: Phase 1A

Map 5: Phase 1B

Map 6: Phase Interchangeable

Map 7: Restricted/Non-Restricted Area Exhibit



Map 1
Site Analysis
Embreeville Park Master Plan
West Bradford Township - Chester County, PA

Scale: 1″ = 400′
(when printed at 11″x 17″)
Source: Google EarthPro 5-24-16 & ChescoViews

N

Area #1
Future
Municipal Use/Passive
Recreation
non-restricted area
(approx location)

State
Police

Scout
Area

Open Space
Preservation

Scenic
Overlook

Passive Recreation

Passive
Recreation

Playfields

Open Space
Preservation

Open Space
Preservation

Area #2
Spray Fields
non-restricted area
(approx location)

Strasburg Rd

Embreeville
Redevelopment

Open Space
Preservation

PennDOT
Maintenance
Facility

Playfields

Playfield

Playfields

Telegraph Rd

Star Gazers'
Stone

Embreeville Rd

ChesLen Preserve

Brandywine Dr

LEGEND

- Potential Ingress/Egress
- Areas of Historical Significance
- Potential Vehicular Circulation (utilized existing road infrastructure)
- Areas to be Farmed (until park improvements are implemented
- Municipal Use/Passive Recreation
- State Police
- Playfields
- Passive Recreation & Scout Area
- Open Space Preservation

Map 2
Site Opportunities
Embreeville Park Master Plan
West Bradford Township - Chester County, PA

Scale: 1" = 400'
(when printed at 11"x 17")
Source: Google EarthPro 8-12-2022 & ChescoViews

N

Strasburg Rd

Possible Scout Entrance

State Police

Gate

Flagpole

Water Hookup

Adirondacks (3 sided cabins)

Restrooms/ Portable Toilets

Pavilion

Cabin

Fire Pit

Shed

Possible Scout Area

Heritage Sycamore Tree

Tributary

North Entrance

3 Existing Flagpoles to remain

Scenic Overlook

Maintenance Building/Access

Future Municipal Use

Open Lawn/Event Area

Playground

Picnic Pavilion

Pollinator Garden

Possible Grove

Embreeville Hospital Historic Site

Rain Gardens (SWM)

Restrooms/ Portable Toilets

Gates/Barricades to block vehicular access

Multi-Sports Fields

Spray Fields
(approx location)

Historic Poor House Location

Baseball Field

Pavilion with Historical Display/Kiosk

Cemetery

Cemetery

Embreeville Redevelopment

PennDOT Maintenance Facility

Sports Fields (varying sizes)

Telegraph Rd

South Entrance
(temporary - to be relocated)

Star Gazers' Stone

Embreeville Rd

Brandywine Dr

LEGEND

- Ingress/Egress with Entrance Signage
- Trail (5' natural) (walking, hiking)
- Trail (6' paved) (walking, hiking)
- Off-Site Trail Connections
- Potential Location for Historical Markers/Interpretive Signage
- Potential Location for Nature Education Sign
- Road (existing to be resurfaced)
- Access Drive (crushed stone)
- Parking (Paved)
- Parking (Grasscrete or Pervious Paving)
- Stormwater Management Basins
- Benches
- Trash/Recycling Receptacles
- Security Lighting

Map 3
Master Plan

Embreeville Park Master Plan
West Bradford Township - Chester County, PA

Scale: 1" = 400'
(when printed at 11"x 17")
Source: Google EarthPro 8-12-2022 & ChescoViews
(Note: Subject to change during implementation..)

N

August 13, 2024

LEGEND

- Ingress/Egress with Entrance Signage
- Area to be Farmed
- Road (existing to be resurfaced)
- Access Drive (crushed stone)
- P — Parking (Paved)
- Security Lighting

State Police

Flagpole

Water Hookup

Restrooms/ Portable Toilets

Pavilion

Fire Pit

Shed

Possible Scout Area

Tributary

North Entrance (with entrance signage)

3 Existing Flagpoles to remain

Future Municipal Use

Maintenance Building/Access

Gates/Barricades to block vehicular access

Strasburg Rd

Embreeville Redevelopment

PennDOT Maintenance Facility

South Entrance with entrance signage (temporary - to be relocated)

Embreeville Rd

Brandywine Dr

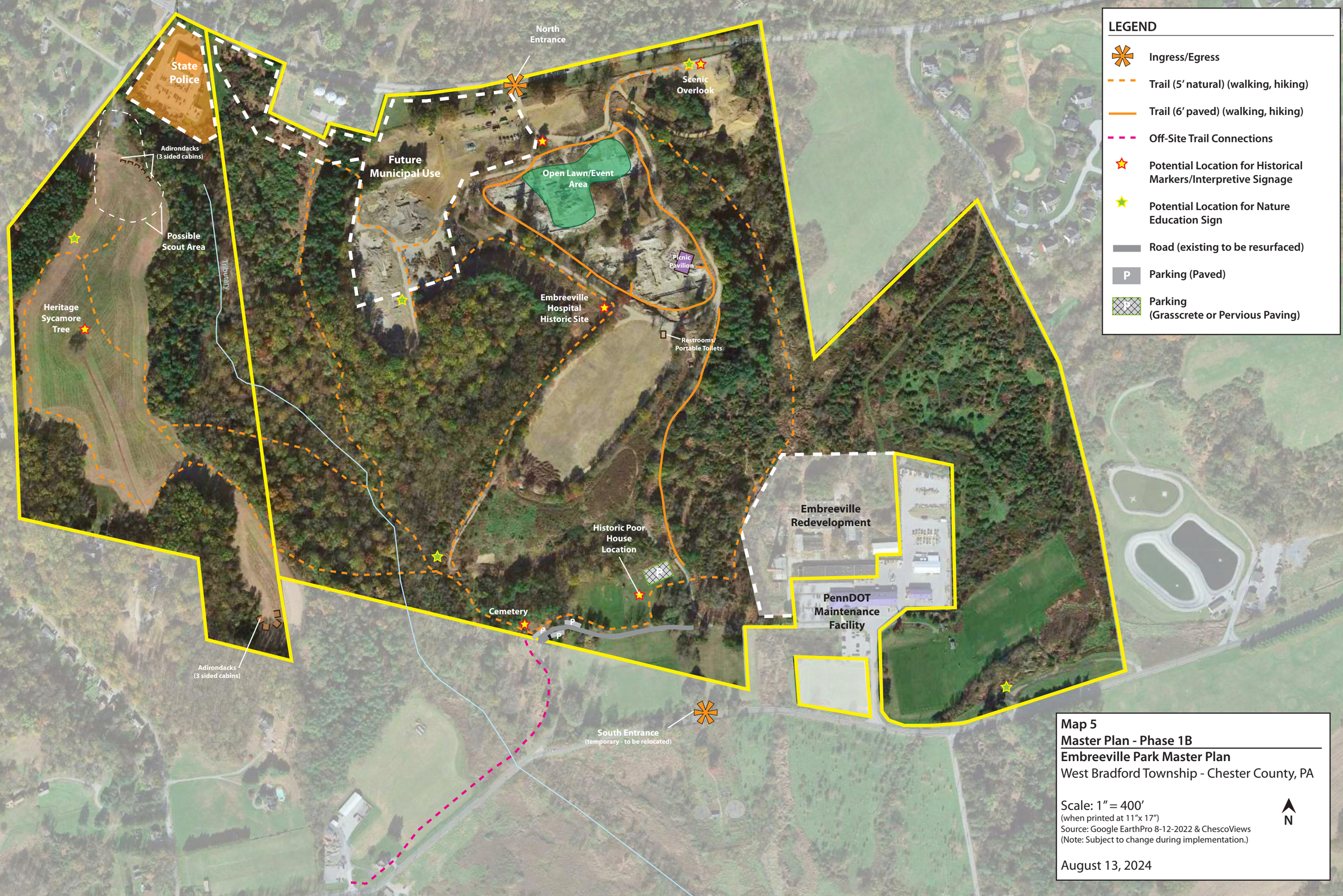
Telegraph Rd

Map 4
Master Plan - Phase 1A
Embreeville Park Master Plan
West Bradford Township - Chester County, PA

Scale: 1″ = 400′
(when printed at 11″x 17″)
Source: Google EarthPro 8-12-2022 & ChescoViews
(Note: Subject to change during implementation.)

August 13, 2024

N



LEGEND

- Ingress/Egress
- Trail (5′ natural) (walking, hiking)
- Trail (6′ paved) (walking, hiking)
- Off-Site Trail Connections
- Potential Location for Historical Markers/Interpretive Signage
- Potential Location for Nature Education Sign
- Road (existing to be resurfaced)
- P — Parking (Paved)
- Parking (Grasscrete or Pervious Paving)

Map 5
Master Plan - Phase 1B
Embreeville Park Master Plan
West Bradford Township - Chester County, PA

Scale: 1″ = 400′
(when printed at 11″x 17″)
Source: Google EarthPro 8-12-2022 & ChescoViews
(Note: Subject to change during implementation.)

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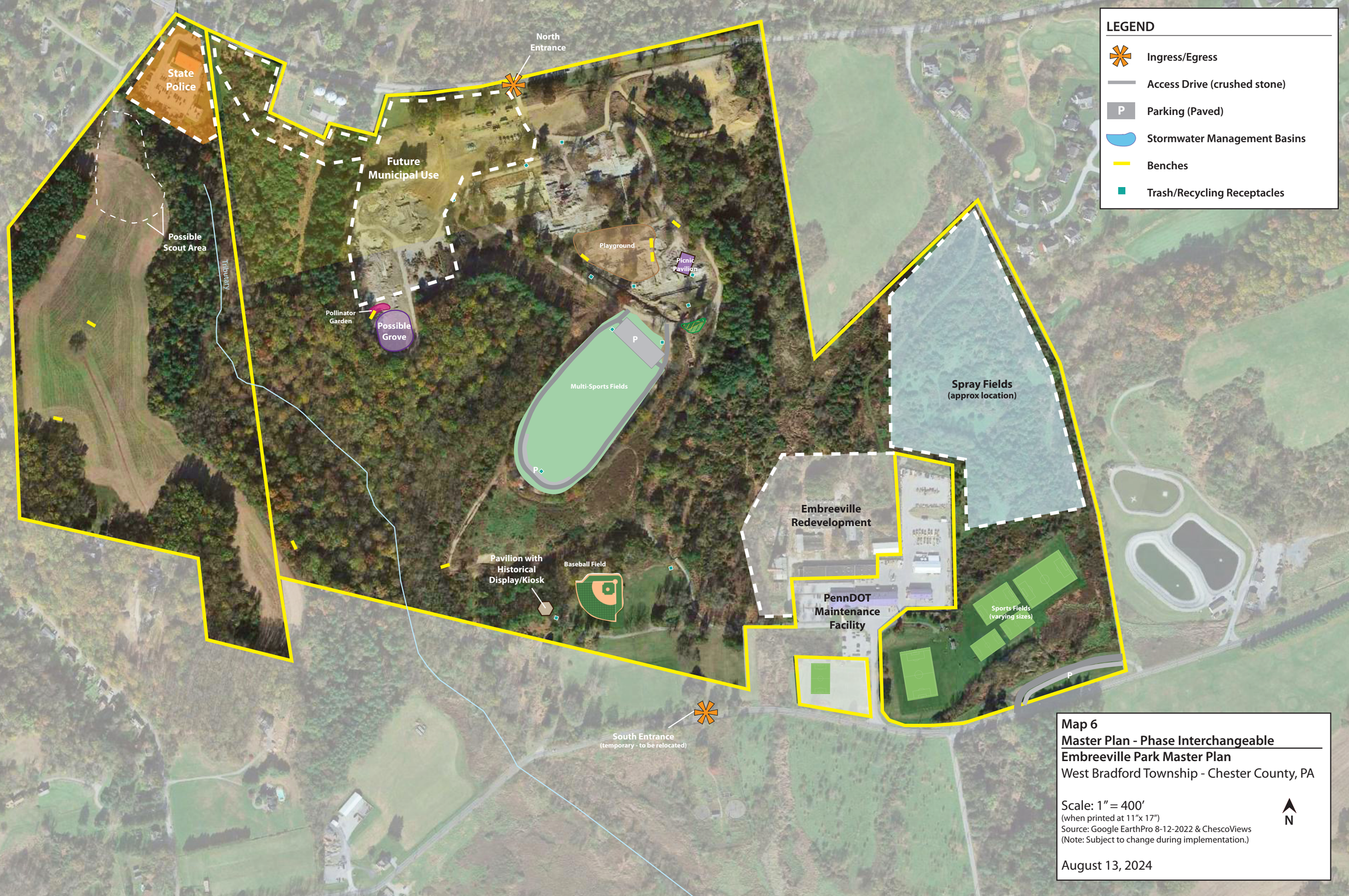
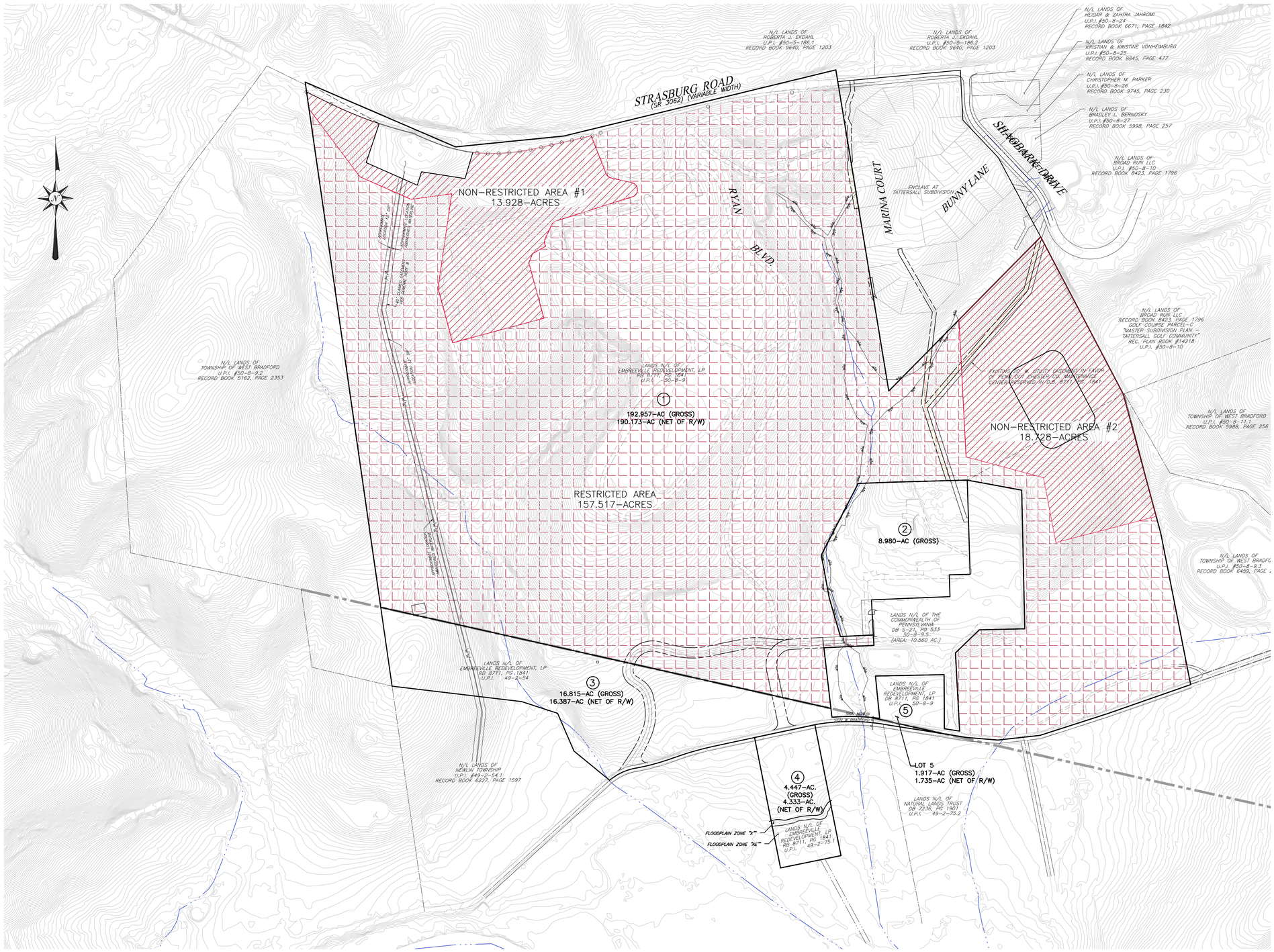
August 13, 2024

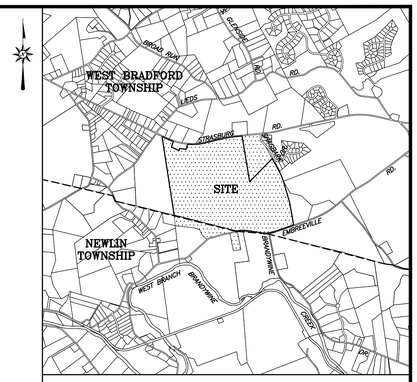


Map 6
Master Plan - Phase Interchangeable
Embreeville Park Master Plan
West Bradford Township - Chester County, PA

Scale: 1" = 400'
(when printed at 11"x 17")
Source: Google EarthPro 8-12-2022 & ChescoViews
(Note: Subject to change during implementation.)

August 13, 2024





GENERAL NOTES

1. OWNER OF RECORD:
   EMBREEVILLE REDEVELOPMENT, LP
   929 SOUTH HIGH STREET, SUITE 111
   WEST CHESTER, PA 19382

   DEED REFERENCE:

PARCEL 50-8-9	DEED BOOK 8711 PG 1841
PARCEL 49-2-54	DEED BOOK 8711 PG 1841
PARCEL 49-2-75.1	DEED BOOK 8711 PG 1841

2. BOUNDARY INFORMATION IS FROM REFERENCE PLAN #1 ON THIS PLAN.

3. E.B. WALSH & ASSOCIATES, INC. (EBWA) HAS NOT COMPLETED ANY FIELD SURVEY WORK FOR THIS PROJECT. BOUNDARY INFORMATION AND UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE FROM REFERENCED SURVEY PLANS AND INFORMATION PROVIDED BY UTILITY COMPANIES. EDWARD B. WALSH & ASSOCIATES, INC. DOES NOT GUARANTEE SAID UTILITY LOCATIONS.

4. THIS PROPERTY IS LOCATED PARTIALLY WITHIN FLOOD HAZARD ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE) AND PARTIALLY WITHIN FLOOD HAZARD ZONE AE (SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATION) PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR CHESTER COUNTY, PA, MAP NO. 42029C0200G, PANEL 200 OF 380, DATED SEPTEMBER 29, 2017. FLOODPLAIN BOUNDARIES SHOWN HEREON ARE SCALED FROM THE ABOVE REFERENCED FEMA MAP.

5. EBWA HAS NOT PERFORMED ANY SITE INSPECTIONS TO DETERMINE THE PRESENCE OR ABSENCE OF WETLANDS ON THE SUBJECT PARCEL.

6. WATER LINE AND CLAIMED EASEMENT ON WEST SIDE OF THE PROPERTY IS DEPICTED BASED UPON AQUA PENNSYLVANIA, INCORPORATED PROJECT PLAN FOR EMBREEVILLE TANK FILL LINE, PREPARED BY SPOTTS, STEVENS & MCCOY, DATED 04/04/2019, LAST REVISED 11/26/2019. LOCATION IS APPROXIMATE AND HAS NOT BEEN FIELD SURVEYED.

EXISTING LOT INFORMATION

UPI	DEED BK	PAGE
50-8-9	8711	1841
49-2-54	8711	1841
49-2-75.1	8711	1841

DEED AREA = 225.115 ACRES
EXCEPTING OUT COMMONWEALTH OF PENNSYLVANIA "PENNDOT LEASE AREA BOUNDARY"

PROPOSED LOT INFORMATION

LOT NO.	GROSS LOT AREA	NET LOT AREA	OWNER / EQUITABLE OWNER
1	192.957-AC	190.173-AC	WEST BRADFORD TOWNSHIP
2	8.980-AC	8.980-AC	EMBREEVILLE REDEVELOPMENT, LP
3	16.815-AC	16.387-AC	EMBREEVILLE REDEVELOPMENT, LP
4	4.447-AC	4.333-AC	EMBREEVILLE REDEVELOPMENT, LP
5	1.917-AC	1.735-AC	WEST BRADFORD TOWNSHIP
TOTAL:	225.116-AC	221.608-AC	

NET LOT AREA CALCULATIONS EXCLUDES PUBLIC ROAD RIGHT-OF-WAY INLCUDING EMBREEVILLE ROAD AND STRASBURG ROAD.

NON-RESTRICTED / RESTRICTED AREA SUMMARY

LOT 1 NET LOT AREA =	190.173-ACRES
NON-RESTRICTED AREA #1 =	13.928-ACRES
NON-RESTRICTED AREA #2 =	18.728-ACRES
TOTAL NON-RESTRICTED AREA =	32.656-ACRES
TOTAL RESTRICTED AREA =	157.517-ACRES

PERTINENT REFERENCE PLANS LISTED ON "ALTA/ACSM LAND TITLE SURVEY FOR EMBREEVILLE CENTER", PREPARED BY STANTEC CONSULTING SERVICES, INC., WEST CHESTER, PA, DATED 9/30/2008, LAST REVISED 5/02/2013, PROJECT NO. 174811016.

2. J) "RIGHT OF WAY SHOWN ON "CONSTRUCTION AND CONDEMNATION OF RIGHT OF WAY ROUTE NO. 15180 SECTION NO. 1", PREPARED BY TURNPIKE ENGINEERS, INC. DATED MARCH 18, 1958.

PENNSYLVANIA ONE CALL SYSTEMS INC. NOTICE

E. B. WALSH & ASSOCIATES, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS, NOR DOES E. B. WALSH & ASSOC., INC. GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK, BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776.

UPI # 50-8-9, 49-2-75.1 & 49-2-54

REFERENCE PLANS: (FROM HOWELL SURVEYING BOUNDARY SURVEY PLAN)

1. PLAN ENTITLED "PLAN OF BOUNDARY SURVEY" FOR EMBREEVILLE REDEVELOPMENT, LP. PREPARED BY HOWELL SURVEYING, WEST CHESTER, PA, PROJECT NO. 13427 DATED 03/04/20.
2. PLAN ENTITLED "FINAL MINOR SUBDIVISION PLAN", PREPARED FOR CHESTER COUNTY S.P.C.A., PREPARED BY REGESTER ASSOCIATES, INC. KENNETT SQUARE, PA, DATED 03/12/02, LAST REVISED 5/13/02, DRAWING NO. C-915 (NOT RECORDED).
3. PLAN ENTITLED "RECORD PLAN - PHASE 6 TATTERSALL GOLF COMMUNITY", PREPARED BY NAVE NEWELL & STAMPFL, LTD., KING OF PRUSSIA, PA, DATED 01/31/97, LAST REVISED 4/19/01, RECORDED PLAN BOOK #15795.
4. PLAN ENTITLED "ALTA ACSM LAND TITLE SURVEY FOR EMBREEVILLE CENTER", PREPARED BY STANTEC CONSULTING SERVICES, INC., WEST CHESTER PA, PLAN DATED 09/30/08, LAST REVISED 05/02/13, PROJECT #174811016 (NOT RECORDED).
5. PLAN ENTITLED "PLAN OF BOUNDARY & TOPOGRAPHIC SURVEY FOR EMBREEVILLE TANK SITE", PREPARED BY AQUA PENNSYLVANIA INC., BY HOWELL KLINE SURVEYING, WEST CHESTER, PA, PLAN DATED 2/26/2016.
6. PLAN ENTITLED "PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN OF ENCLAVE AT TATTERSALL", PREPARED BY D.L. HOWELL & ASSOCIATES, INC., WEST CHESTER, PA, DATED 04/06/2021, LAST REVISED 02/08/2023, RECORD PLAN BOOK #21151.

EQUITABLE OWNER:
WEST BRADFORD TOWNSHIP
1385 CAMPUS DRIVE
DOWNINGTOWN, PA 19335
PHONE: 610 269-4174

NO.	DATE	REVISION

Map 7

RESTRICTED / NON-RESTRICTED AREA EXHIBIT

SITE PLAN
FOR
EMBREEVILLE CAMPUS

WEST BRADFORD TOWNSHIP CHESTER COUNTY, PA

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
Whiteland Business Park
855 Springdale Drive, Suite 202
Exton, Pennsylvania 19341
Phone: (610) 903-0060
Fax: (610) 903-0080

PROJECT	#2800-305
DATE	03/12/2024
SCALE	1"=200'
DRAWN	D.B.
CHECKED	D.H.D.
SHEET	1 OF 1

Plotted: 3/12/2024 File: F:\JB\2800-305\FPS\L3\RESTRICTED-NON RESTRICTED AREA EXHIBIT.DWG

Appendix E

Grant Opportunities

Federal Grants

+National Fish Passage Program Grants
+National Park Service – Rivers, Trails, and Conservation
+Public Works Grants
+Hazard Mitigation Grant Program

United States Environmental Protection Agency (EPA) Grants:

+ Targeted Watershed Grants Program
+ Brownfields Cleanup Grants
+ Clean Water State Revolving Fund
+ Environmental Education Grants

Pennsylvania Grant Programs

Department of Conservation and Natural Resources (DCNR) Grant Programs:

+ DCNR Community Conservation Partnerships Program Grants (C2P2)
+ DCNR TreeVitalize Program Grants
+ DCNR Environmental Education Grants
+ DCNR Greenways, Trails, and Recreation Program Grants
+ DCNR "Growing Greener Plus" Grants Program
+ Pennsylvania Wild Resource Conservation Program Grants

Department of Environmental Protection (DEP) Grants:

+ DEP Coastal Zone Grants
+ DEP Environmental Education Grant Program
+ DEP Growing Greener Program Watershed Grants

PENNVEST (Pennsylvania Infrastructure Investment Authority) Grants:

+ Green Initiatives
+ Non-Point Source Projects

Pennsylvania Fish and Boat Commission (PFBC):

+Boating Infrastructure Grant Program

Pennsylvania Historic and Museum Commission (PHMC) Grants:

+PHMC Certified Local Government Grant Program
+ PHMC Keystone Historic Preservation Project Grants

Appendix E

Grant Opportunities (continued)

Chester County Grants

+ Chester County Preservation Partnership Programs
+ Brandywine Headwater Preservation Program
+ Keystone Ten Million Trees Partnership

Non-Governmental Grants (Corporate, Foundation, and Other)

+ Brandywine Creek Greenway Mini-Grant
+ Do GOOD Outdoors
+ Joint Use Playground Grants
+ Keep America Beautiful (KAB) Grants
+ The Lorrie Otto Seeds for Education Grant Program
+ Our Town Grants
+ PECO Green Region Grants Program
+ Public Lands Every Day - Every Day Event Grants
+ Scotts Miracle-Gro - GRO1000 Grassroots Grants
+ Water Resources Education Network (WREN) Grants
+ Wells Fargo Grants
+ William Penn Foundation Grants

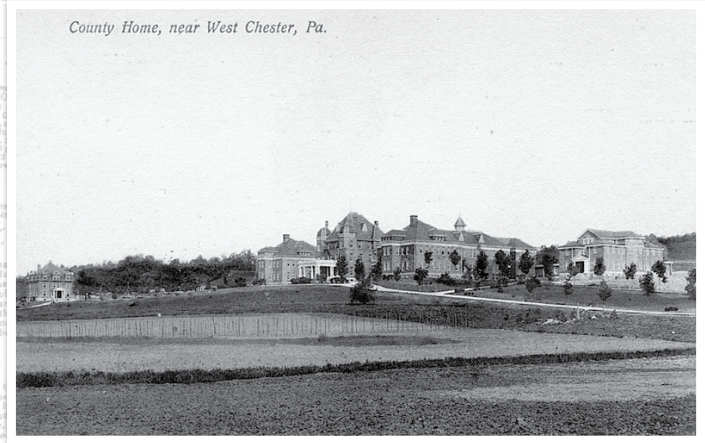
Appendix F

Site History Information

+ The Chester County Poorhouse, The Hunt Magazine, by Catherine Quillman, Fall 2015.

The Chester County Poorhouse

By Catherine Quillman



How our 19th-century forebears coped with the destitute

As early as 1800, the poor in Chester County had a place in the community. They lived at the Chester County Poorhouse, built on a 350–acre tract that was considered one of the most scenic regions of the county.

In recent years, the grounds were known as the State Police Barracks at Embreeville and are now in the news for being part of a contested proposed high-density development.

The original building—a stately 3-story brick structure with dormer windows—stood on a hilltop overlooking the West Branch of the Brandywine. From a distance, it resembled any other profitable farmstead of the region, with dairy cows and outbuildings. For the poor, this was no ordinary farm, of course. It served as an orphanage, homeless shelter, battered women's refuge, lying-in hospital, nursing home and asylum.

The term "indoor relief" had been in use since the late 1700s, when names like "Poor Tom" and "Blind Betty" are found on the township tax rolls. These "paupers" were typically cared for in private homes, a great step up from the days when they were required to wear a scarlet "P" on their sleeves and risked being beaten or driven out of the county.

Still, there was nothing quite like the Chester County Poorhouse. It was the first of its kind in Pennsylvania, an "experiment" in welfare work practically invented by the Quakers. For the poor, it meant survival. For the taxpayer, it meant that the county's poor became everyone's responsibility.







Today you can hike a trail maintained by the Natural Lands Trust's Cheslen Preserve and visit "Potter's field," or the poorhouse burial grounds. Many hikers I've spoken to see it as a way of honoring the poor and the forgotten, the latter especially true since the burial map was reportedly lost decades ago.

The poor are easily traced through the extensive poorhouse records found at the Chester County Archives in West Chester. They recall the stories of women like Mary McBride, who arrived during spring planting in 1844. The house Steward, Walker Yarnall, duly recorded her name in the ledger-sized admissions book. It was the first step in a meticulous process that would include a "testimony," or intake interview to establish roots.

> *It served as an orphanage, homeless shelter, battered women's refuge, lying-in hospital, nursing home and asylum.*

Arrivals who owned or rented property for one year were considered residents of that township and the word "settled" would be affixed to their testimony. Married women or widows were considered residents of the place where their husbands had resided. McBride's case, though, proved more complicated. In anticipation of removing her to the Delaware County Poorhouse, Yarnall wrote the following letter on May 15, 1844: *"We admitted on March 26 last in an advanced state of pregnancy, a woman who called herself Mary McBride, single, age 36. Said she was from England and had no residence. We yesterday admitted in a disturbed condition James Hannum, a boy of 7 or 9 years old; in the course of the day we found that the woman calling herself McBride was the mother of the boy Hannum and widow of George Washington Hannum . . . please direct us how to dispose of her."*

To further hammer home that McBride was "Not Our Pauper," as Yarnall wrote with flourish on her transfer papers, he wrote to an East Whiteland farmer named Gheen, who was known for hiring day laborers. His words capture the ephemeral lives of the poor. "Gheen [says] he sometimes saw Washington Hannum about the White Horse Tavern and had him work half a day is all he known about him."



JIM GRAHAM

Maximusam, ut id quiam quam eatisqu isquiam quibus solore volorereius, offi-cilit, quis arum escipic te

McBride was among the more desperate applicants, but many more were brought to the Poorhouse by well-meaning citizens. They appear in the *Steward's Reports* in shorthand form, such as this entry of 1822: "George Sherry, age XX and his wife Mary, age XX, pregnant, brought in from Birmingham by Edward Darlington's son."

Once admitted, the comings and goings of the inmates were carefully monitored by the Steward, who lived in one wing of the house, usually with a wife and children. Reading such accounts today, it's easy to imagine that conditions were less than ideal. In January 1821, for instance, the Steward wrote that John Greenly and his son David, "absconded in the Night."

For the most part, the Chester County Poorhouse was built in 1800 as a working farm. It was no Dickensian debtors' prison. It had central heating and a steam laundry. Water was piped in from a nearby spring and the kitchen was equipped with a professional-grade range and coffee boiler. Children of a certain age had their own dining room and later a school.

That first year, Hannah Freeman, aka "Indian Hannah," appears on the books as one of only two nonwhite "inmates." She and "Black Phyllis" were allowed to live, without segregation (that came later), among the other women in a dormitory style room equipped with 27 cots but only 16 sets of sheets, as the "Visitors," or group of men selected to tour the facilities, later reported.

When Freeman entered the Poorhouse at the age of 69, on November 12, 1800, she was celebrated as a native Lenape Indian who lived alone with her two dogs in a series of "rude" huts. She had been under the care of a group of Quaker farmers who signed a formal agreement for her financial support. She was later immortalized in a 1909 poem titled "The Last of Her Race," but in her lifetime she became what might be called Chester County's "celebrity" poor. Yet only one other entry is found on the books and that is her death in 1802, the first in the institution, and her burial in the "almshouse graveyard."





"Old Black Phil," known as "the Goliath of woodsawers," also disappears from the records, as does "Old Dabbo Ganges," who entered the poorhouse after escaping a fire in a barn and becoming "deranged" for sleeping out in the open. He had elaborate facial tattoos and was rumored to be a former "African King."

A woman described as "hearty" Ann Miles, was featured in the newspaper as the oldest resident of the poorhouse, at age 80, in 1873. She had been a periodic resident since 1815, when she found herself in a typical situation. The entry reads, "she was married to Abram Miles [who] after some five or six years abandoned her."

Newspapers also published lists of expenditures such as buying hickory wood for the facility's five stoves and paying a local farmer to remove a tree stump near the road (a job apparently off-limits to the "inmates.") To offset the costs of the Poorhouse—in its early years, it cost the county an astonishing $7-$8,000 a year to maintain—residents sold homespun cloth, brooms, and smoked meats. The most profitable enterprises were the limestone quarries and kilns, which produced more than 40 thousand bushels of lime each year. Farmers from throughout the region came to buy lime for 13 to 20 cents a bushel, depending on the demand for mortar or fertilizer.

Every able body was required to work, even the children, who were typically "bounded" out as apprentices. One entry in the *Visitors' Reports* states that Ann Bradley spent the morning cooking in the community kitchen and the afternoon helping three women deliver their babies.

As the years passed, and the reports accumulated, a

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Maximusam, ut id quiam quam eatisqu isquiam quibus solore volorereius, offi-cilit, quis arum escipic te





JIM GRAHAM

CONTINUED FROM PAGE 00

stricter separation of the sexes kept the number of babies in check, and a new hospital ensured that the incoming would not get sick and die from exposure, broken limbs, or infectious diseases.

"Old Dabbo Ganges" entered the poorhouse after escaping a fire in a barn and becoming "deranged" for sleeping out in the open.



By the 1850s, however, the *Visitors' Reports* indicate that the buildings were deteriorating with leaking roofs and windows pronounced "beyond repair." All the while, Chester County enjoyed a new courthouse, a new horticultural hall and other public institutions.

By the time picture postcards were being printed with the words "Insane Hospital," the state had taken over and the era of Stewards and Visitors was over. Still, the community model of the Chester County Poorhouse had a lasting effect, as one historian told me in an interview for the *Philadelphia Inquirer.* "One of the best revelations for me was seeing that these institutions were not these huge, monstrous, isolating places," historian Monique Bourque said. "Visitors, local merchants, farmers and members of the community were continually interacting with these communities,fundamentally part of the process of coping with the poor." □

Maximusam, ut id quiam quam eatisqu isquiam quibus solore volorere