

# UPLAND FARM

## MASTER SITE DEVELOPMENT PLAN



**UPPER UWCHLAN TOWNSHIP**  
**Chester County**  
140 Pottstown Pike  
Chester Springs, PA 19425

June 30, 2009

# **UPLAND FARM**

## **MASTER SITE DEVELOPMENT PLAN**

### **UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY**

#### **UPLAND FARM ADVISORY COMMITTEE**

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June 30, 2009

## TABLE OF CONTENTS

<b>I. EXECUTIVE SUMMARY .....</b>	<b>1</b>
<b>II. INTRODUCTION AND PROJECT PURPOSE .....</b>	<b>2</b>
A. INTRODUCTION .....	2
B. PURPOSE OF MASTER SITE DEVELOPMENT PLAN .....	2
<b>III. SITE INFORMATION AND ANALYSIS .....</b>	<b>4</b>
A. SITE INFORMATION AND VISUAL SURVEY .....	4
B. SITE ANALYSIS .....	7
<b>IV. ACTIVITIES AND FACILITIES ANALYSIS .....</b>	<b>9</b>
A. RECREATION NEEDS ANALYSIS, RESIDENT SURVEYS AND DCNR RECREATION PLAN ...	9
B. DESIGN PROGRAM AND PROPOSED USES .....	12
<b>V. DESIGN CONSIDERATIONS .....</b>	<b>16</b>
A. SITE LIMITATIONS AND ADVANTAGES .....	16
B. LAWS AND REGULATIONS REGARDING HEALTH, SAFETY, AND LOCAL ORDINANCES ...	16
C. GOOD DESIGN STANDARDS AND PRACTICES .....	18
<b>VI. FINAL MASTER PLAN AND CONSTRUCTION COST ESTIMATE.....</b>	<b>20</b>
A. FINAL MASTER PLAN .....	20
B. PHASED CONSTRUCTION COST ESTIMATE.....	21
<b>VII. PARK OPERATION EXPENDITURES &amp; REVENUES .....</b>	<b>23</b>
A. EXPENDITURES .....	23
B. REVENUE .....	23
<b>VIII. POTENTIAL FUNDING SOURCES .....</b>	<b>26</b>
A. COUNTY FUNDING .....	26
B. STATE FUNDING .....	26
C. FEDERAL PROGRAMS .....	29
D. PRIVATE FUNDING SOURCES .....	29
<b>APPENDIX A. BACKGROUND INFORMATION AND DATA .....</b>	<b>A-1</b>
<b>APPENDIX B. PUBLIC PARTICIPATION PROCESS.....</b>	<b>B-1</b>
<b>APPENDIX C. PA TITLE 68, CHAPTER 11, RECREATION USE OF LAND AND WATER.....</b>	<b>C-1</b>

## LIST OF TABLES

TABLE 1: SUMMARY OF CONSTRUCTION COSTS.....	1
TABLE 2: PARK SOILS .....	5
TABLE 3: RECREATION NEEDS ANALYSIS.....	9
TABLE 4: RECREATION SURVEY RESULTS .....	10
TABLE 5: PA PARTICIPATION RATES & POPULATION, LAND BASED ACTIVITIES .....	11
TABLE 6: PA PARTICIPATION RATES & POPULATION, INDIVIDUAL AND TEAM SPORTS .....	12
TABLE 7: SAMPLE INSPECTION REPORT.....	14
TABLE 8: CONSTRUCTION COSTS ESTIMATES AND ANNUAL MAINTENANCE BUDGET .....	24
TABLE 9: UPLAND FARM POTENTIAL REVENUE .....	25
TABLE 10: POPULATION CHARACTERISTICS .....	A-1
TABLE 11: UPLAND FARM SURVEY RESULTS .....	B-2

## LIST OF MAPS

	<u>After Page</u>
Map 1: Site Master Plan.....	1
Map 2: Site Context Map .....	2
Map 3: Existing Conditions .....	4
Map 4: Site Analysis .....	7
Map 5: Site Master Plan (with aerial).....	20

## LIST OF FIGURES

Figure 1: Adopted Pedestrian Trail Master Plan (2005).....	A-4
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## I. EXECUTIVE SUMMARY

Upland Farm is a 56-acre parcel that was acquired by Upper Uwchlan Township through the transfer of development rights as part of the conditions of approval for the Windsor Ridge subdivision proposal. The site is located on the west side of Pottstown Pike (Route 100) in Upper Uwchlan Township. Upland Farm contains an existing dwelling, barn, swimming pool and several outbuildings. It is the purpose of this Master Plan to provide a design for the future public use of Upland Farm as a passive recreation facility that preserves the open fields, house and barn as a significant component of the Upper Uwchlan Township cultural landscape.

### *The Master Plan*

The proposed Master Site Development Plan is shown on Map 1 on the following page. The plan proposes the development of a combination paved and natural trail system through the site, which will link to the Township trail system, north and south of the park. The plan also includes development of the existing barn as a community/activities center, with a new 50-space parking area, and a pick-up/drop off area. A band shell is proposed for the central portion of the park, with lawn seating areas. South of the existing orchard area located in the northern part of the site, a picnic grove will be developed with picnic tables, benches and grills. Table 1 below is a summary of the estimated construction costs for park development.

**Table 1: Summary of Estimated Construction Costs**

ITEM	TOTAL	PHASING PLAN			
		1	2	3	4
Trails and Bridges - 6,227 linear feet, 3 bridges	\$102,339	\$90,117		\$12,222	
Lawn areas - 19 acres	\$55,100	\$7,500	\$15,867	\$15,867	\$15,867
Picnic Grove w/ tables and grills	\$17,618	\$17,618			
Sitting Grove w/ benches	\$2,000				\$2,000
Bandshell	\$75,000		\$20,000	\$55,000	
Historic House, reuse feasibility study, addition	\$63,000	\$10,000	\$53,000		
Barn, activity center, storage	\$43,500		\$43,500		
Signage, entrance, trails, park rules, directional	\$7,600	\$7,600			
Site Work / Improvements, including parking & landscape wk.	\$120,572	\$61,166	\$41,531	\$17,875	
<b>Total Project Costs</b>	<b>\$486,728</b>	<b>\$194,000</b>	<b>\$173,897</b>	<b>\$100,964</b>	<b>\$17,867</b>



**RESERVE AT  
EAGLE  
OPEN SPACE**

**BETH  
ISRAEL  
CONGREGATION**

**ST.  
ELIZABETH**

**EXISTING  
TRAIL**  
**ROADSIDE TRAIL  
STREET TREES,  
AND NEW WOOD  
POST AND RAIL  
FENCING**

**UPLAND FARM MASTER PLAN  
SITE MASTER PLAN**

for:  
**UPPER UWCHLAN TOWNSHIP  
CHESTER COUNTY  
PENNSYLVANIA**

Date: 6.18.09	Map #1	Scale: as noted
Project No.: 1015.10	Drawn by: TWB	Checked by: RO
<b>RAY OTT &amp; ASSOCIATES</b> PLANNING AND LANDSCAPE ARCHITECTURE		
17 SOUTH CHURCH ST WEST CHESTER, PA 19382 610.429.9993		

**ENTRANCE  
SIGNAGE**

**ROADSIDE TRAIL**

**WAYNEBROOK**

**EAGLE  
MANOR**



## **II. INTRODUCTION AND PROJECT PURPOSE**

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This chapter introduces the project site and discusses the purposes of preparing a park master site development plan.

### **A. INTRODUCTION**

Upland Farm is currently Upper Uwchlan Township's second community park facility. Its first and only developed community park, Hickory Park, is a 43-acre facility located on the south side of Park Road, and contains several active and passive recreation facilities. As a former farm, the 56-acre Upland Farm site includes a two-story farmhouse, bank barn, corncrib, springhouse and several other outbuildings. The site is currently used to store public works equipment, and construction of an effluent holding tank and pump building is underway. Portions of the site will be used for in-ground wastewater reclamation drip fields. The Township wishes to determine the most suitable recreational uses for the site, and recognizes the need for a master plan to ensure the orderly development of the site. On the following page, Map 2, Site Context, shows an aerial view of Upland Farm and adjacent neighborhoods and roadways.

### **B. PURPOSE OF MASTER SITE DEVELOPMENT PLAN**

The purpose of this project is to prepare a Master Site Development Plan for Upland Farm, located on the west side of Route 100 (Pottstown Pike) in the central portion of Upper Uwchlan Township, Chester County. Park master plans examine existing conditions, the site's physical layout and characteristics, and community recreation needs in order to prepare a design that is both sensitive to the environment and the community it serves.

#### **1. Project Scope**

The master site development plan makes recommendations regarding how the site should be developed, used and maintained. While the principal component of the Master Plan is the Site Master Plan drawing which shows proposed site development features and conservation areas, the plan also includes this report, which documents the park planning process and includes design standards and cost estimates.

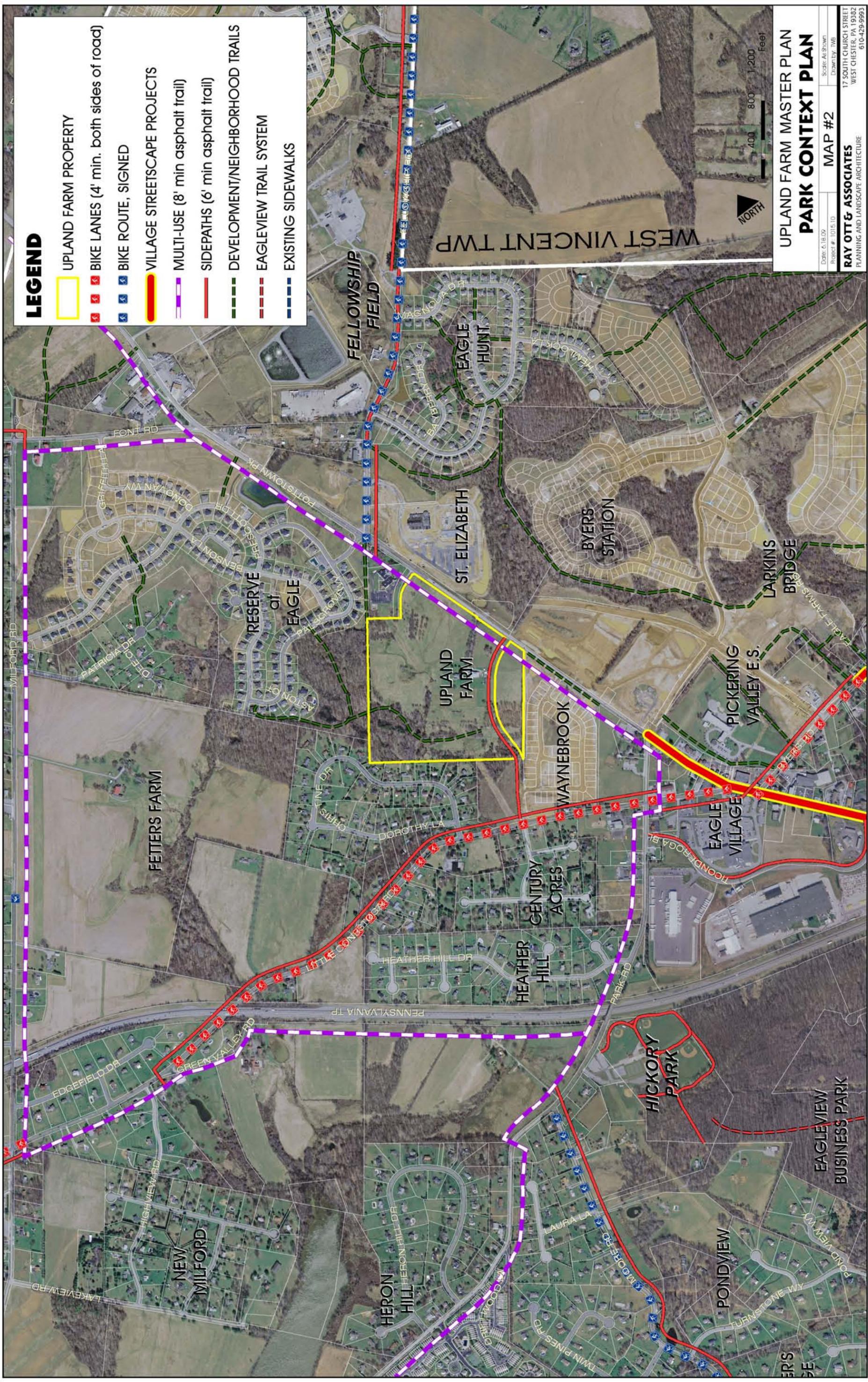
The report also includes cost estimates for the recommended improvements, together with a schedule of estimated labor and material costs needed to ensure the proper maintenance of the fully developed Upland Farm. Construction phasing and potential funding sources to support development costs are also included in the report. This plan was prepared under the direction of the Upland Farm Advisory Committee, consisting of resident volunteers.

#### *Plan Format*

This plan, which was prepared to conform with the general master plan guidelines of the Department of Conservation and Natural Resources, proposes a future park design that ensures the preservation of natural resources, including the stream, wetlands and woodlands, while providing for the development of new recreation facilities. The Master Plan includes both the final Site Plan, included herein as Map 1, and this Master Plan Report, which documents the planning process and includes background information, the design program, park development

**LEGEND**

-  UPLAND FARM PROPERTY
-  BIKE LANES (4' min. both sides of road)
-  BIKE ROUTE, SIGNED
-  VILLAGE STREETSCAPE PROJECTS
-  MULTI-USE (8' min asphalt trail)
-  SIDEPATHS (6' min asphalt trail)
-  DEVELOPMENT/NEIGHBORHOOD TRAILS
-  EAGLEVIEW TRAIL SYSTEM
-  EXISTING SIDEWALKS



UPLAND FARM MASTER PLAN  
**PARK CONTEXT PLAN**

Date: 6.18.09  
 Project #: 10161D  
 Scale: As Shown  
 Drawn by: TMG

**MAP #2**

**RAY OTT & ASSOCIATES**  
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costs, an estimated annual park operations and maintenance budget and sources of potential funding.

*Inventories*

The plan includes background information regarding site natural features and recreation needs is included as an Appendix to this report. The background inventory consists of a detailed site survey that maps developed areas and natural features. This data is shown on Map 3, Existing Conditions, and the implications of this inventory are shown on Map 4, the Site Analysis Plan.

The plan contains a recreation needs analysis based on the Township's population of 8,050 as estimated by the Chester County Planning Commission in 2005. Recreation needs are also based on existing facilities and the results of a 2009 community survey that was posted on the Township website. Citizens were advised of the survey via a notice included in residential refuse bills and at public meetings. Hard copies of the survey were also made available to residents.

### III. SITE INFORMATION AND ANALYSIS

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This chapter discusses the site features and facilities located in Upland Farm, and examines how they may influence future site design, development and use.

#### A. SITE INFORMATION AND VISUAL SURVEY

The site's boundary, topography, and environmental features were compiled from the County's Geographic Information System (GIS) land records, and previous engineering drawings prepared for the site. Map 3, Existing Conditions, shows both existing built and natural site features and topography. Existing conditions are described below.

##### 1. Location, Park Size and Surrounding Uses

###### *Location and Park Size*

Upland Farm is located in the central portion of the Township, on the west side of Pottstown Pike (Route 100), west of the intersection of Graphite Mine Road and Route 100. Darrell Drive, an east-west link that is currently under construction, and will bisect the southern portion of Upland Farm. Darrell Drive will connect to Route 100 to the east and Little Conestoga Road to the west. The former farm is approximately fifty-six (56) acres in size.

###### *Adjacent Land Uses*

Single-family residential dwellings of varying densities are found to the north, south and west of the site. Two (2) institutional uses are located close to the site; north and east of the site is Beth Israel synagogue and to the east, across Route 100 is St. Elizabeth Roman Catholic Church.

##### 2. Topographic Features

The site's natural and manmade features are described below.

###### *Natural Features*

Slope: According to the available topographic data, the site has no slopes greater than fifteen percent (15%). Typically, slopes identified as greater than 15% are unsuited for recreation facility development.

Soil Types: Hydric soils and soils with hydric inclusions are identified by the USDA Natural Resources Conservation Service and include, but are not limited to, the following: Glenville silt loams (Gn); Watchung silt loam (WaB2); Worsham silt loams (Wo); and Worsham very stony silt loam (WsB).<sup>1</sup>

Table 2 on the following page describes the primary characteristics of site soils. Upland Farm's soils include Worsham (WoA), Glenville (GnB2), and Glenelg (GeB2). The Worsham and Glenville soil types are classified as hydric, and all of the soils have severe or moderate to severe limitations for on site septic systems. None of the soils are subject to flooding hazard.

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<sup>1</sup> Upper Uwchlan Township, *Open Space and Environmental Resource Plan*, 2008, p.26.



**Table 2: Park Soils**

SERIES	SYMBOL	AG USE VALUE	SLOPE	FLOOD HAZARD	WATER TABLE	DEPTH TO BED ROCK	SEPTIC FIELD LIMITATIONS	CLASS	HYDRIC
WORSHAM	WoA	6	0-3%	NONE	0-.5	>60"	SEVERE	Vw	H
GLENVILLE	GnB2	2	3-8%	NONE	0.5-3	>48	SEVERE	Ile	h
GLENELG channery silt loam	GeB2	2	3-8%	NONE	4+	4+	MOD-SEV	Ile	

Descriptions of the soils types are included below, as described in the Brandywine Conservancy's *Upper East Branch Brandywine Creek Watershed Conservation Plan* (1994):

**Glenelg (Ge)**

The Glenelg soil series is divided into several sub-classifications, or phases, that are associated with different degrees of slope. All are considered "silt loams," and are moderately deep (up to 42 inches) and well-drained. The Soil Survey indicates that the Glenelg soils that occur on gentler slopes are suitable for septic system infiltration. When on slopes of less than 8%, these soils are also generally classified as prime agricultural soils. The Soil Survey generally indicates poor suitability of the Glenelg soils that occur on steeper slopes for most engineering uses, such as road construction and septic systems. Therefore, Glenelg soils are classified as Groups 5, 6, 9 and 10 for building sites.

**Glenville (Gn)**

The Glenville Soil Series includes deep (3 - 6 feet), moderately well drained, upland soils, developed from weathered schist, gneiss and granite. Many of these soils units are found adjacent to riparian zones and other hydric soils. Glenville soils rank from Class II to Class VI for agricultural uses, and are listed in Groups 10 and 11 for building sites, due to their characteristically "high water table."

**Worsham (Wo)**

Worsham Soils are deep and poorly drained, occurring at the bases of slopes. They are associated with headwaters, springs and along small streams. There are large units of Worsham soil found in the Marsh Creek drainage basin (the Great Marsh is mostly this soil type). They range from silt to clay loam, and from 5 – 10 feet deep. They are generally unsuitable for agricultural uses, belonging to Classes V to VII, and are also poor for building sites, being classified as Group 12.

Vegetation: Much of the site's trees have been cleared from prior agricultural activities. However, woodland areas are located on the north and west sides of the site. A tree line is located along the southern property line. A small remaining portion of a tree nursery is located in the northeast portion of the farm.

Surface Water, Wetlands and Floodplains: Upland Farm is located in the Marsh Creek Watershed. Areas containing hydric soils are identified in Table 1 above and are located in the western portion of the site. National Wetlands Inventory (NWI) designated wetlands are also located within Upland Farm, and account for approximately 1.8 acres. All hydric soils and wetlands areas should be avoided for active recreation facility development.

Riparian Buffers: Riparian buffers refer to the woodland areas along stream or river banks. A riparian buffer is defined in the Township's Subdivision and Land Development Ordinance as being comprised of one or more of the following: any area within 75 feet of the bank of any stream; any wetlands and any area within 25 feet of any wetland; and any area of hydric

soil.<sup>2</sup> A small stream runs through the far western portion of Upland Farm. Riparian buffer areas are located in the western portion of the site, in the area of the hydric soils (see Map 3).

### *Manmade Features*

Several manmade features are located in the south-central portion of the site, and include a farmhouse, in-ground swimming pool (to be demolished), barn, corncrib, and five (5) sheds/outbuildings. The existing barn was constructed several years ago when the original structure was destroyed by fire. A paved driveway extends from Route 100 to the farmhouse and barn. Several fenced areas are located in the area of the farmhouse and the barn. A twenty-four foot (24') effluent holding tank and utility building is currently under development on the south side of the park, to be accessed by Darrell Drive, a road that bisects the southern portion of the site. Portions of the site will be used as treated wastewater underground (drip) fields.

### *Historic Resources*

The Historic Resources Study prepared by Wise Preservation Planning indicates that Upland Farm is a "Class 2" historic resource. Class I historic properties include resources that have been listed, or determined eligible to be listed, on the National Register of Historic Places by the Pennsylvania Historical and Museum Commission. Class II resources are greater than 100 years old that are recommended to be upgraded to Class I. Class III resources include structures that are 50 years and older.<sup>3</sup> The farmhouse has been modified with a building addition and new windows, and must be evaluated as to its historical significance pursuant to criteria of the National Register of Historic Places. However, it is recognized as a locally significant historic resource, and may be used as a community/recreation center.

### Environmental Issues

Portions of Upland Farm are proposed to be used as treated wastewater drip fields, and an effluent holding tank is under construction in the southwest portion of the park.

### 3. Site Access

Vehicular access to the site is proposed to be from Darrell Drive, which bisects the southern portion of the site, and which will also serve the effluent tank and pump station. The site is currently accessed from Pottstown Pike (Route 100), but this driveway will be used as a controlled (gated) access to the park. Across the street from the existing site driveway is Graphite Mine Road. One "paper" street is located in the northern portion of the site as shown on site drawings provided by the Township engineer.

### *Traffic Flow*

Pottstown Pike (Route 100), a major collector road, provides access to the park. The Chester County Planning Commission's Average Daily Traffic Volumes for 2007 provides information for Pottstown Pike traffic volumes in the area of Upland Farm. According to this data, Route 100 between Fellowship Road and Little Conestoga Road had an estimated 17,500 trips per day in 2007. In the area of the site, Route 100 has been widened and improved as a result of several land development projects. Access to the park is to be from a new road, Darrell Drive, to run through the southern portion of the site.

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<sup>2</sup> Upper Uwchlan Township, *Open Space and Environmental Resource Plan*, 2008, p.26.

<sup>3</sup> Upper Uwchlan Township, *Open Space and Environmental Resource Plan*, 2008, p.32.

#### 4. Zoning

The site lies within the R-3 Residential Zoning District, which currently permits residential uses at a maximum density of 1.5 units per acre. The site is also within the F-2 Flexible Residential Overlay District, which permits a variety of dwelling unit types. Municipal uses, including parks and recreation areas, are permitted as a conditional use.

### **B. SITE ANALYSIS**

Site information collected from the Chester County Geographic Information System (GIS) land base and site surveys were used as part of the Site Analysis (Map 4). In addition to the site survey, several visits were made to the site in order to inventory and photograph site features and assess site conditions. This data was also utilized to prepare the Site Analysis Plan, which determines the suitability of the site for various passive and active recreation uses and support facilities. Site Analysis also evaluates significant natural and historic resources that should be protected and preserved.

#### 1. Introduction and Site Description

Upland Farm is 56 acres in size and is located in the central portion of the Township. Access to the park is currently from the west side of Pottstown Pike (Route 100). When completed, Darrell Drive will provide access to the site and the Route 100 access will be a controlled/gated access. Adjacent uses include single-family residential located to the north, west and south of the park. Institutional uses are located north and east of the site, across Route 100.

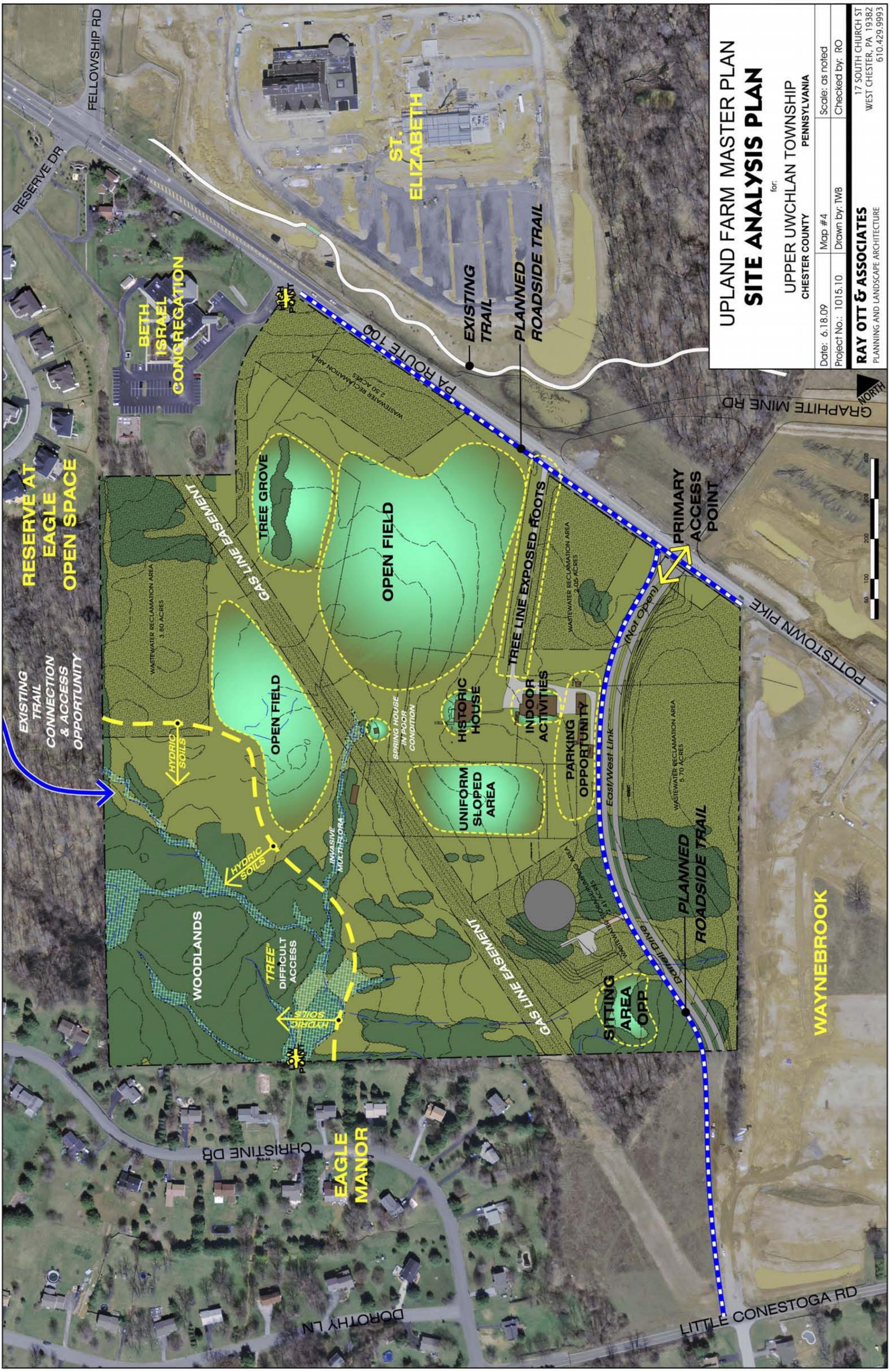
The site's terrain is relatively level throughout from prior agricultural activities. The site's natural areas consist of fallow fields, meadows, lawn areas, wetlands and woodlands. It contains an existing dwelling, newly reconstructed bank barn, and six (6) sheds/outbuildings, an in-ground swimming pool, fenced areas, and a paved driveway. Construction of an effluent tank, pump station and road are underway. Portions of the site (approximately 20 acres) are proposed to be used as underground drip fields.

#### 2. Site Constraints and Opportunities

##### *Constraints*

Sensitive Environmental Resources: A small stream runs through the northern portion of the site. Hydric soils (WoA) are also found in this area. A site visit on March 31, 2009 revealed that the soils in the northern portion of the site, in the area of the stream, are very wet and may not be conducive to the development of active recreation facilities. Significant woodlands are located on the west side of the site, and include a few large trees (120" dbh), however the health of these large trees was not determined. During the site visit, wildlife, including birds, snakes, and frogs were observed within the northern woodlands. Small mammals as well as deer inhabit and/or frequent the site.

Effluent Tank and Wastewater Drip Fields: Portions of the site will be used as effluent drip fields, limiting their potential for recreation uses. In the southern portion of the site, west of the farm buildings, a twenty-four foot (24') high effluent holding tank is currently under construction. The holding tank, pump station, road (Darrell Drive) and parking area are estimated to account for 2.4 acres of the site.



**UPLAND FARM MASTER PLAN**  
**SITE ANALYSIS PLAN**  
 for:  
 UPPER UWCHLAN TOWNSHIP  
 CHESTER COUNTY  
 PENNSYLVANIA

Date: 6.18.09    Map #4    Scale: as noted  
 Project No.: 1015.10    Drawn by: TWB    Checked by: RO

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Easement: A sixty-foot (60') easement serves an underground Columbia gas line that runs north-south through the site, roughly bisecting the site, and totaling approximately 2.4 acres. The feasibility of constructing passive or active recreation facilities in the area of the easement will need to be evaluated.

### *Opportunities*

Passive Recreation Areas: Potential passive recreation areas are shown on the Site Analysis Map. A loop trail could be accommodated in the site that could connect to the existing Township trail system along Route 100.

Environmental Resource Conservation Areas: The area of the woodlands, stream, wetlands and floodplains should be protected from active recreation facility development. In addition to supporting only passive recreation such as trails, resource conservation areas may provide environmental educational opportunities for local schools and conservation groups.

Central Location: The site is centrally located on the west side of Pottstown Pike (Route 100), adjacent to several residential developments.

Access: The site is currently accessed by vehicle via Pottstown Pike (Route 100). When completed, Darrell Drive will provide main access to the park and the Route 100 access will have controlled (gated) access. The existing community trail system along Route 100 connects to the site from the south and north; a natural surface trail from the Reserve at Eagle leads to the site from the north, and a paved trail leads to the park from the Reserve at Waynebrook site from the south.

Scenic Views: Pottstown Pike provides scenic views into the site from the northwest and southwest.

## IV. ACTIVITIES AND FACILITIES ANALYSIS

This chapter describes recreation needs in Upper Uwchlan Township, and how these needs relate to proposed recreation facilities at Upland Farm. Recreation facility needs are somewhat difficult to quantify at the municipal level, since athletic associations and sports leagues using municipal recreation facilities may be regional in nature and may not be delineated along municipal boundaries. Recreation needs are described using National Recreation and Park Association (NRPA) standards and standards set forth in Chester County's 1982 Open Space and Recreation Study.

### A. RECREATION NEEDS ANALYSIS, RESIDENT SURVEYS AND DCNR RECREATION PLAN

The primary objective of this recreation needs analysis is the development of a Design Program consisting of the desired recreation facilities for Upland Farm. The needs analysis is based on community recreation needs identified through the Township public survey and the demographic-based recreation needs assessment. The design features and specific needs/characteristics associated with each proposed recreation use has been documented, and this information provides direction for the design program to be addressed in the actual site design process. Township recreation facility needs were determined through two (2) methods: a needs assessment using NRPA and Chester County recreation standards and the results of the Township recreation survey conducted in 2009. Information regarding participation rates for certain activities as reported in DCNR's Pennsylvania Recreation Study Needs Analysis is also provided below.

#### 1. Recreation Needs Analysis

Table 3 includes information regarding the Township's needs for certain recreation facilities, based on NPRA standards and standards set forth in the 1982 Chester County Open Space and Recreation Study (CCOSR). Table 3 reveals that according to the CCOSR facility standards, the Township is in need of one tennis court, one baseball field, two softball fields, one soccer field, and one volleyball court.

**Table 3: Recreation Needs Analysis**

Sport/Activity	Association/Agency			Existing Facilities [4]	Unmet Needs
	NRPA Service Radius [1]	CCOSRS[2]	Twp Needs [3]		
Tennis Courts	1 court/ 2,000: 1/4 - 1/2 mile	0.5/1,000	4.0	3	1
Basketball Courts	1 court/ 5,000: 1/4 - 1/2 mile	0.4/1,000	3.2	2	1
Baseball Fields	1 field/ 2,000: 1/4 - 1/2 mile	0.5/1,000	4.0	4	1
Soccer Fields	1 field/ 10,000: 1 - 2 miles	0.5/1,000	4.0	3	1
Football Fields	1/ 20,000; 15-30 min travel	0.4/1,000	3.2	3	0
Swimming Area	1/ 20,000; 15-30 min travel	0.2/1,000	1.6	0	1
Volleyball Courts	1 court/ 5,000: 1/4 - 1/2 mile	0.3/1,000	2.4	1	1
Softball Fields	1 court/ 5,000: 1/4 - 1/2 mile	0.5/1,000	4.0	4	1

[1] National Recreation and Park Association, "Recreation, Park and Open Space Standards & Guidelines", NRPA.

[2] Chester County Open Space and Recreation Study, 1982.

[3] Based on a 2005 Township population estimate of 8,050.

[4] Fields in Hickory Park are used for several kinds of sports.

However, it is important to note that the Chester County study does not include sports such as softball, lacrosse, and field hockey. Accordingly, the unmet recreation needs are likely somewhat underestimated. Additionally, the playing fields within the Township's Hickory Park are shared for multiple sports. Hickory Park is 42.3 acres in size and contains four (4) combination baseball/soccer/football/lacrosse/and field hockey fields, three (3) tennis courts, and one (1) volleyball court.

In addition to the fields at Hickory Park, development of Fellowship Fields located on Fellowship Road is underway, which will provide two (2) new football fields and two (2) multi-purpose playing fields, a trail and parking areas. Larkins Field (formerly known as TU-1), located on Graphite Mine Road at Byers Road, offers one soccer field and one multi-purpose field.

## 2. Township Recreation Survey

Upper Uwchlan Township conducted a resident survey regarding general recreation needs in the spring of 2008. The survey was general in nature and did not ask about facilities specific to Upland Farm. The survey results are summarized in Table 4.

**Table 4: Recreation Survey Results**

Activity	Responses (#)	Percent
Biking trails	336	56%
Hiking trails	294	49%
Leave natural	229	38%
Theater/concerts	167	28%
Baseball fields	156	26%
Nature Center	148	25%
Swimming pool	139	23%
Tennis courts	131	22%
Soccer fields	130	22%
Picnic area	130	22%

*Source: Upper Uwchlan Township Recreation Survey, 2008.*

The majority (56%) of survey respondents indicated they would like to have more bike trails in the Township. 49% indicated they would like to see more hiking trails developed in the Township. "Leave natural" was third, with 38% of responses. The fourth highest ranked answer was "baseball fields" (26%) closely followed by "nature center" (25%).

Eighty percent (80%) of respondents indicated that Upper Uwchlan Township does not have enough open space and recreation facilities.

## 3. Upland Farm Survey

In 2008, the Township conducted an on-line township household survey to assess resident's opinions as to the future uses of Upland Farm. Hardcopies of the survey were also available. The survey webpage had 438 visits and 359 responses. The complete survey results are included in the Appendix to this report.

In terms of the demographics of survey respondents and their families, the largest age group of respondents in the Township is 30-49, with 468 residents. The next largest age group as reported by respondents was the 0-9 age group. The smallest age group was the over 65 group. The largest group of survey respondents has lived in the Township from between 4 and 10 years (138), closely followed by 0-3 years (123).

Question 3 of the survey regarded the use of the existing house. A majority of respondents (55%) indicated that they would like the house to be used as a rental space for meetings, parties and weddings. Fifty percent (50%) indicated they would like the house to be used as classroom space or as a community center. Twenty-three percent (23%) indicated the house should be used as additional Township office space.

Question 4 regarded use of the barn. "Theater/concert" uses accounted for 69% of the survey responses, followed by "community events/meetings" (48%), and "nature center" (46%). Question 5 asked respondents about recreation activities and facilities to be developed within the site. "Hiking trails" received 72% of responses and "biking trails" and "picnic areas" both received 62% of the responses. "Open fields" received 57%, and "outdoor amphitheater" had 55% of survey responses.

The final question asked whether or not the respondent had answered the Township's recreation survey in spring 2008. Thirty-seven percent (37%) responded affirmatively, while 63% said they had not completed the survey.

#### 4. PA DCNR Recreation Needs Analysis

PA DCNR's Recreation Plan 2004-2008 provides extensive information regarding the recreation needs of Pennsylvanians, as discussed below in Table 5.

Respectively, walking, driving for pleasure, and nature watching were the top three land-based activities that Pennsylvanians participated in, according to the study. Roughly 67 million people reported participating in walking for pleasure or fitness in the study. Thirty-two million respondents reported going for nature walks, and 30 million hiked.

**Table 5: PA Participation Rates & Population, Land Based Activities**

Activity	Participation	
	%	No. (Millions)
Walking for pleasure/fitness	66.8	7.7
Sightseeing/driving for pleasure	52.9	6.1
Nature watching	49.3	5.7
Visit natural/wilderness areas	43.5	5
Picnicking	41.5	4.8
Nature walks	32.3	3.7
Hiking	30.3	3.5
Jogging	27.4	3.2
Camping	24.2	2.8
Bicycling	23.4	2.7

Source: PA DCNR Recreation Plan 2004-2008, p. 13

Organized athletics and team sports were also measured, as set forth in Table 6 on the following page. Pennsylvanians participated in basketball the most, according to DCNR's survey. Participation in basketball was closely followed by golf, which accounted for 18 million PA residents. The third highest participation rate in organized sports was tennis at 1.1 million. Participation numbers for softball, football, baseball, and soccer were relatively similar, with softball at 1.0 million and soccer, the lowest ranked sport, included in the study at 0.8 million.

**Table 6: PA Participation Rates & Population, Individual and Team Sports**

Activity	Participation	
	%	No. (Millions)
Basketball	19.3	2.2
Golf	18.0	2.1
Tennis	9.3	1.1
Softball	8.7	1.0
Football	7.5	0.9
Baseball	7.1	0.8
Soccer	6.8	0.8

Source: PA DCNR Recreation Plan 2004-2008, p. 14

## **B. DESIGN PROGRAM AND PROPOSED USES**

### **1. Park Users**

Upland Farm users will consist mostly of local residents of all ages using the trails, open fields, picnic area, band shell and proposed structural improvements.

### **2. Primary Facilities**

Portions of the site that have relatively level terrain are better suited for the development of recreation facilities. These areas are defined on the Site Analysis Plan (Map 4) as being in the east-central portion of the site, outside of the wetland and riparian buffer areas. Primary facilities will consist mainly of the construction of paved trails and the community center. Should the farmhouse and/or barn be developed as a community/recreation center that will provide programs and activities, the Township will need to consider hiring part-time or full-time recreation staff members to coordinate and manage programs and provide a presence at the barn/farmhouse.

#### *Level of Activity and Participation*

The site is proposed to be primarily used for passive recreation, with a community center. The development of active recreation facilities and athletic fields is not anticipated.

### **3. Development Standards for Primary Facilities**

Township residents expressed their desire for Upland Farm to remain a primarily passive recreation park. Standards are provided below for potential recreation facilities that may be constructed at the site.

#### *Trails*

The multi-use trail should be paved, except for areas where the trail may cross through wetland areas, wherein the trail should be boardwalk construction. For a community park, tread width should be no more than eight (8) feet wide and constructed of bituminous asphalt. Park trails should link to the existing community trail system.

Paved trails should be accessible to pedestrians, bicyclists and those with disabilities. The recommended trail construction specifications of local agencies are set forth below.

The Chester County Planning Commission's trail construction specifications recommend an eight (8) to ten (10') foot trail tread. The Brandywine Conservancy published recommended trail construction specifications in the *Community Trails Handbook* (1997), which includes an eight foot (8') trail surface width, and an eight foot (8') vertical clearance. It is recommended that trails be constructed in accordance with the standards listed above. Any wetland crossings should be of the boardwalk type.

### *Band Shell*

The band shell is proposed to be located on the east side of the Columbia gas line easement, northwest of the existing farmhouse. The band shell must have ADA access and seating areas, and is to be supplied with electricity. Seating is proposed to be on the existing lawn area, which will be gently graded downslope to the band shell.

### *Community Center*

The community center will be located in the existing barn for seasonal use. The barn will have to meet current International Building Code (IBC) standards and Americans with Disabilities Act (ADA) requirements with regard to access.

## 4. Support Facilities

Development standards for proposed support facilities and park amenities, including restrooms, parking areas, and wastewater and stormwater management are described below.

Parking: Construction of a formal parking area to serve trail users is recommended. The proposed parking area will connect to recreation facilities with a paved trail/walkway. Parking areas will have spaces designed in accordance with Americans with Disabilities Act (ADA) requirements. Additionally, all parking areas will be landscaped in accordance with Township ordinance requirements.

Restrooms: ADA accessible restrooms will be provided.

Water, Sanitary Sewer and Stormwater Management: Stormwater management facilities will be designed on site to manage any increase in stormwater runoff from new park facilities. The proposed restrooms can tie into the Township's public water and sewer service.

Electricity: The existing house and barn are served with electricity.

## 5. Recommendations for Security, Safety, Screening and the Minimization of Liability

### *Risk Management*

Accidents are part of recreational activities. Recreation risk management involves proactively approaching the minimization of accidents. The courts have defined recreation facilities as "attractive nuisances" because they entice children who naturally want to climb and play. The crux of risk management is the effort made to minimize the likelihood of injury from attractive nuisances. Risk management can be thought of as a five (5) step process, consisting of the following steps, which are described below:

- (1) Identify exposures
- (2) Review current practices

- (3) Decide on needed improvements
- (4) Implement changes
- (5) Monitor results of changes.<sup>4</sup>

**Identify Exposures:** The first step involves identifying areas or pieces of equipment that may pose a safety hazard. This is achieved by the implementation of a *regular inspection program* performed by Township staff. Table 7 below is an example of a basic inspection report that could be utilized by the Township. Inspections should be well documented in case of a claim of injury from a park user. Inspections should be monthly or more frequent, depending on the type of park facility. Another way to identify potential dangers is to review past accident/incident reports (if available) that may have been filed with the Township.

**Table 7: Sample Inspection Report**

<b>INSPECTION REPORT</b>					
<b>FACILITY</b>	<b>INSPECTED</b>	<b>DATE</b>	<b>BY</b>	<b>COMMENTS</b>	<b>WORK COMPLETED</b>
Backstops	YES	5/1/2004	XYZ	GOOD CONDITION	5/15/2004
Outfield Barrier Net	YES	5/1/2004	XYZ	GOOD CONDITION	5/15/2004
Basketball Court	YES	5/1/2004	XYZ	1 NET DOWN	5/15/2004
Playground Equipment	YES	5/1/2004	XYZ	1 SWING BROKEN	5/15/2004
Walking/Biking Trail	YES	5/1/2004	XYZ	MUD IN AREAS	5/15/2004
Trees	YES	5/1/2004	XYZ	GOOD CONDITION	5/15/2004
Parking Lot	YES	5/1/2004	XYZ	2 POTHoles	5/15/2004
Picnic Pavilion	YES	5/1/2004	XYZ	GOOD CONDITION	5/15/2004
Picnic Tables	YES	5/1/2004	XYZ	GOOD CONDITION	5/15/2004
Swimming Pool	YES	5/1/2004	XYZ	GOOD CONDITION	5/15/2004
Skateboard Ramps	YES	5/1/2004	XYZ	1 BROKEN	5/15/2004
Tennis Courts	YES	5/1/2004	XYZ	GOOD CONDITION	5/15/2004
Volleyball Court	YES	5/1/2004	XYZ	GOOD CONDITION	5/15/2004
Buildings	YES	5/1/2004	XYZ	GOOD CONDITION	5/15/2004
Benches	YES	5/1/2004	XYZ	SLAT MISSING	5/15/2004
Ground Cover	YES	5/1/2004	XYZ	GOOD CONDITION	5/15/2004

**Review Current Practices:** The second step in successful risk management involves the review of current Township policy and procedures, specifically, inspection reports and accident/incident reports. If no written policy is in place, one should be developed.

**Decide on Needed Improvements:** The third step in the risk management process involves finding solutions to problems or making improvements or adjustments to reduce or eliminate risk.

**Implement Changes:** Implementation of the solutions or improvements is the fourth step in the process. It is crucial that the Board of Supervisors, Recreation Board, and Township staff understand the importance of the risk management procedures and support them.

**Monitor Results of Changes:** The final step, monitoring the results of risk management initiatives provides a means to evaluate the success of the risk management program and make adjustments as needed.

**Vandalism**

Vandalism of park facilities is a common problem in municipal parks and may be due in part to lack of supervision. Rules should be prominently displayed, and hours of operation should be

<sup>4</sup> *Risk and Recreation*, D.R. Wyseman, 2001.

included on these signs. Another method to discourage vandalism and loitering and to help make the park safer in general is to provide lighting in appropriate areas of the site, such as in parking areas. Lighting should not cause glare or shine onto adjacent properties. New landscaping should not interfere with views into the site and should not inadvertently create blind spots/hiding places.

*Pennsylvania Title 68, Chapter 11, Recreation Use of Land and Water*

The purpose of this Act is to encourage owners of land to make land and water areas available to the public for recreational purposes by limiting their liability toward persons entering thereon for such purposes. A copy of this Act is included as an Appendix to this report.

## **V. DESIGN CONSIDERATIONS**

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This chapter discusses site resources and issues that must be considered prior to proceeding with conceptual park design. These issues include site limitations and advantages, and applicable laws and local ordinances.

### **A. SITE LIMITATIONS AND ADVANTAGES**

#### **1. Site Limitations**

Site limitations can be both natural and manmade, and can positively or negatively impact the park. Site limitations of Upland Farm are described below.

##### *Natural Resource Site Limitations*

The site contains significant natural resources that the Township wishes to protect. The site's primary natural resources are the woodlands on the west side of the tract, and the stream and the wetland area in the northwest corner of the tract.

##### *Manmade Site Limitations*

Three (3) major manmade site limitations are located at the site. The 60-foot wide easement for an underground Columbia gas line runs north-south through the site, almost bisecting the park. Additionally, portions of the site are currently proposed to be used as treated wastewater drip fields, and a holding tank and pump station is under construction in the southern portion of the park, to be served by a new road, Darrell Drive, as shown on Map 1. The land south of Darrell Drive, totaling 5.7 acres will be entirely used for drip fields. These areas will not be conducive to the development of recreation facilities.

#### **2. Site Advantages**

Site advantages include the site's size (56 acres) and its central location within the Township, on the west side of Route 100. The park provides scenic views from Route 100, and contains natural resources including woodlands, and a stream. The site's terrain is mostly level from prior farming activities and has large cleared lawn and meadow areas. The site is within walking distance of several residential subdivisions and links to the Township trail system, which will help ensure that it is a well-used facility. The woodlands and open meadows may provide natural areas for trail walking, picnicking and environmental education.

### **B. LAWS AND REGULATIONS REGARDING HEALTH, SAFETY, AND LOCAL ORDINANCES**

The following laws, ordinances and requirements must be met in the construction of the proposed facilities within Upper Uwchlan Township.

#### **1. Consumer Products Safety Commission**

Any proposed play facilities and play structures erected within the park must meet the requirements of the Consumer Products Safety Commission (CPSC). CPSC provides many publications regarding playground and sports equipment safety on its website, [www.cpsc.gov](http://www.cpsc.gov). Of pri-

mary interest is Publication 325 “Public Playground Safety Handbook” which provides safety guidelines for playground equipment installation. This publication is available at [www.cpsc.gov/cpscpub/pubs/325.pdf](http://www.cpsc.gov/cpscpub/pubs/325.pdf). Other safety reports relating to specific sports are available at the CPSC website.

## 2. Township Zoning and Subdivision and Land Development Ordinances

### *Zoning Ordinance*

Upland Farm is within the R-3 Residential Zoning District, which permits municipal or public uses by right, according to §601.B.5. of the ordinance. Sections of the ordinance relating to park design include:

- §1406 – Recreational Land Use
- §1500 – Parking
- §1504 – Screening
- §1505 – Landscaping
- §1506 - Lighting

Standards for recreation land use are found in Section 1406 of the Zoning Ordinance.

### *Subdivision and Land Development Ordinance*

The site should also be designed in accordance with the applicable requirements found in the Township Subdivision and Land Development Ordinance. Sections of the ordinance relating to site design include:

- §607 - Stormwater Management
- §610 - Community Facilities and Public Open Space
- §611 - Natural and Historic Features Protection
- §612 - Parking Areas

## 3. International Building Code (IBC) and Americans with Disabilities Act (ADA)

### *International Building Code*

Structures and buildings erected within Upland Farm must be designed in accordance with the requirements of the applicable International Building Code and the historic building standards of the Department of Interior.

### *ADA*

Reasonable access to park facilities must be provided for those with physical handicaps. ADA accessible parking stalls should be provided, together with paved pathways leading to seating areas, picnic areas, the band shell and the community center.

## 4. Department of Environmental Protection-Sewage Facilities

Sanitary sewerage generated at the site should be collected and treated through the existing system.

## 5. Protection of Environmentally Sensitive Areas

Sensitive environmental features are found throughout the park and primarily include woodlands on the west side of the site, the stream and wetland areas in the northwest portion of the site. These areas should not contain active recreation facilities and should be protected during park

construction. Because of Upland Farm's proximity to Marsh Creek Lake, an excerpt describing this area from the 1994 Chester County Natural Areas Inventory is included below:

GREAT MARSH (Elverson, Wagontown, Pottstown and Downingtown Quads; East Nantmeal, West Nantmeal and Wallace Twps.) - This wetland complex contains Graminoid Marsh and Circumneutral Shrub Swamp natural communities, as well as some successional wet meadow and swamp forest habitats. Although the area has received substantial amounts of disturbance from human habitation over the last several hundred years, this is the largest freshwater marsh and wetland complex in southeastern Pennsylvania. Four animals of concern are currently known to be using the wetland complex. There are numerous accounts of rare or declining bird species that have nested here in the past, some of which may still nest here. Approximately 150 bird species utilize the marsh for nesting and foraging or during migration (Gerow 1985). However, common reed (*Phragmites australis*), multiflora rose and other weeds have become established here following ditching and other disturbance, severely degrading the communities in some areas of the wetland. The lower end of the marsh has been inundated by waters backed up by a dam. This has created the open water areas and marsh which have been beneficial to many forms of wildlife. Monitoring and maintenance of the dam will be necessary for continued high value of the marsh and open water areas. Much of Great Marsh is under an easement to the Brandywine Conservancy, French and Pickering Creek Conservation Trust and The Nature Conservancy and some of the marsh is owned by TNC. Protection of upland buffers and water sources is needed to protect the marsh and its inhabitants.

### *Riparian Buffers*

The park contains a stream and wetland area on the northwest portion of the park. Zoning ordinance requirements address riparian buffer areas; these areas should be protected in the park design by adequate buffer areas where no land disturbance is permitted.

## 6. Significant Historic Resources

The Historic Resources Study prepared by Wise Preservation Planning for Upper Uwchlan Township indicates that Upland Farms is a "Class II" historic resource. Class I historic properties include resources that have been listed, or determined eligible to be listed, on the National Register of Historic Places by the Pennsylvania Historical and Museum Commission. Class II resources are greater than 100 years old that are recommended to be upgraded to Class I. Class III resources include structures that are 50 years and older.<sup>5</sup> The farmhouse it has been modified with a building addition and new windows, and will need to be evaluated pursuant to the requirements of the National Register of Historic Places. However, it is recognized as a locally significant historic resource, and may be used as a community/recreation center.

## **C. GOOD DESIGN STANDARDS AND PRACTICES**

All recreation facility improvements should be designed and constructed according to accepted standards and practices, as discussed below.

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<sup>5</sup> Upper Uwchlan Township, *Open Space and Environmental Resource Plan*, 2008, p.32.

## 1. Trails

### *Multi-Use Trails*

The multi-use trail should be paved, except for areas where the trail may cross through wetland areas, wherein the trail should be boardwalk type construction. For a community park, tread width should be between six (6) and eight (8) feet wide and constructed of bituminous asphalt. Park trails should link to the existing community trail system.

Paved trails should be accessible to pedestrians, bicyclists and those with physical disabilities. The recommended trail construction specifications of local agencies are set forth below.

The Chester County Planning Commission's trail construction specifications recommend an eight (8) to ten (10') foot trail tread. The Brandywine Conservancy published recommended trail construction specifications in the *Community Trails Handbook* (1997), which includes an eight foot (8') trail surface width, and an eight foot (8') vertical clearance. It is recommended that trails be constructed in accordance with the standards listed above.

### *Nature/Interpretive Trails*

Nature trails will have a natural (earthen) surface. Any wetland crossings should be constructed as a boardwalk to have the least impact on these areas.

## 2. Band Shell

The band shell is proposed to be located on the east side of the Columbia gas line easement, northwest of the existing farmhouse. The band shell must have ADA access and seating areas, and is to be supplied with electricity. Seating is proposed to be on the existing lawn, which is to be graded down slope to the bandshell.

## 3. Support Facilities

### *Parking*

A formal parking area consisting of 50 spaces is proposed for development in the park, located just north of Darrell Drive (under construction). The parking area should connect to recreation facilities with a paved trail/walkway. Parking areas should provide spaces designed in accordance with Americans with Disabilities Act (ADA) requirements. Additionally, all parking areas should be landscaped in accordance with Township ordinance requirements. The existing driveway is to be a controlled (gated) access.

### *Restrooms*

ADA accessible restrooms are proposed to be provided.

### *Water, Sanitary Sewer and Stormwater Management*

Stormwater management facilities will be designed on site to manage any increase in stormwater runoff from new park facilities. Proposed restrooms can tie into the Township's public water and sewer service.

## **VI. FINAL MASTER PLAN AND CONSTRUCTION COST ESTIMATE**

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This chapter describes the final plan design and improvements proposed for Upland Farm. A construction cost estimate detailing the costs for all proposed improvements and a proposed construction phasing plan is also described.

### **A. FINAL MASTER PLAN**

Map 1 shows the final Site Master Plan and Map 5 shows the Master Plan with aerial data. As revealed by the resident survey, the Township wishes to keep Upland Farm a passive use facility. Due to the significant natural and manmade site limitations, one park concept plan was prepared, which was further refined throughout the project.

#### **1. Proposed Improvements**

According to the final master plan, development of Upland Farm will include the following improvements:

##### *Primary Facilities*

Primary recreation facilities to be developed within Upland Farm are listed below.

- Conversion of existing barn into community/activities center
- 5,027 linear feet of paved trail
- 1,200 linear feet of natural surface trail, with 3 bridges/stream crossings
- 20' x 35' band shell with lawn seating and ADA seating areas
- Picnic grove south of the old orchard, with picnic tables, benches, grills and trash receptacles
- Repair existing farmhouse and demolition or repair of the farmhouse addition<sup>6</sup>

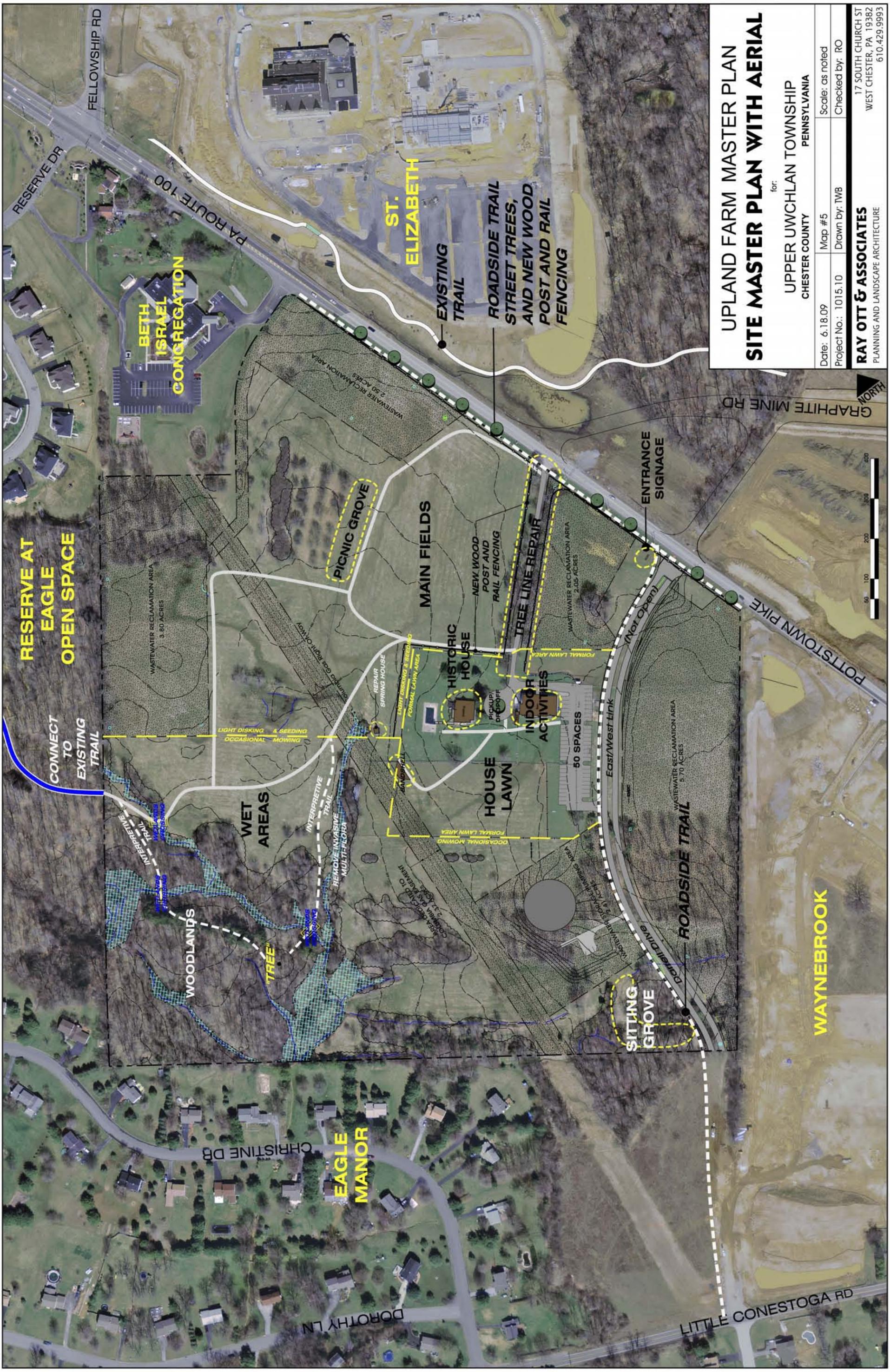
##### *Support Facilities and Secondary Improvements*

Proposed support facilities and other improvements are listed below.

- 50 space paved parking lot
- ADA accessible restrooms
- Renovation/repair of the corncrib
- Demolition of all existing outbuildings except main barn, corncrib and the springhouse
- Fill in/demolition of pool and regrading lawn area north of the farmhouse
- Removal of invasive plant species
- Thin orchard/remove overgrown trees
- Shade/street trees along Route 100
- Park signage

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<sup>6</sup> An architect will be retained by the Township to determine if the addition to the farmhouse should be renovated or demolished. This cost is part of the cost estimate included in the next chapter of this report.



**RESERVE AT EAGLE OPEN SPACE**

**BETH ISRAEL CONGREGATION**

**ST. ELIZABETH**

**EXISTING TRAIL**  
**ROADSIDE TRAIL AND NEW WOOD STREET TREES, POST AND RAIL FENCING**

**ENTRANCE SIGNAGE**

**CONNECT TO EXISTING TRAIL**

**WET AREAS**

**MAIN FIELDS**

**PICNIC GROVE**

**HISTORIC HOUSE**

**HOUSE LAWN**

**INDOOR ACTIVITIES**

**50 SPACES**

**WOODLANDS**

**"TREE"**

**SITTING GROVE**

**ROADSIDE TRAIL**

**EAGLE MANOR**

**WAYNEBROOK**

GRAPHITE MINE RD

POTTSTOWN PIKE

LITTLE CONESTOGA RD

FELLOWSHIP RD

RESERVE DR

PA ROUTE 100

CHRISTINE DR

DOROTHY LN



**UPLAND FARM MASTER PLAN**  
**SITE MASTER PLAN WITH AERIAL**

for:  
**UPPER UWCHLAN TOWNSHIP**  
CHESTER COUNTY  
PENNSYLVANIA

Date: 6.18.09	Map #5	Scale: as noted
Project No.: 1015.10	Drawn by: TWB	Checked by: RO

**RAY OTT & ASSOCIATES**  
PLANNING AND LANDSCAPE ARCHITECTURE

17 SOUTH CHURCH ST  
WEST CHESTER, PA 19382  
610.429.9993

## **B. PHASED CONSTRUCTION COST ESTIMATE**

Construction cost estimates for recommended park improvements are provided in this chapter, and include recommended construction phasing. Due to the scope of the proposed development, the Township proposes construction in four (4) phases, commensurate with the availability of grants and other sources of funding.

### **1. Phase 1 Improvements**

Table 8 on the following page provides an estimate of construction costs for development of Upland Farm.

Phase 1 construction consists of the following improvements:

- trail development
- lawn grading at the farmhouse and demolish pool and pool house
- development of the picnic grove
- farmhouse feasibility study
- signage
- construction of the main parking lot
- repair of the historic driveway
- installation of new post and rail fence
- drip fields delineation (low chain fencing)

The cost of the Phase 1 improvements is estimated to be \$192,500.

### **2. Phase 2 Improvements**

Phase 2 site development include the following improvements:

- lawn areas, main fields (seeding, disking)
- band shell area grading
- historic house: restrooms, water fountain, security lighting
- barn improvements: storage area, main floor activities area & corn crib strip/paint
- construction of the main parking lot
- historic driveway repair
- street trees along Route 100 and at pick up/drop off area

The cost of the Phase 2 improvements is estimated to be \$173,897.

### **3. Phase 3 Improvements**

Phase 3 site development include the following improvements:

- Lawn areas, main fields (seeding, disking)
- construction of the band shell
- parking area for the house and band shell
- construction of the pick up/drop off area

The cost of the Phase 3 improvements is estimated to be \$100,964.

#### 4. Phase 4 Improvements

Phase 4 site development include the following improvements:

- Lawn areas, main fields (seeding, disking)
- Installation of benches at the sitting grove

The cost of the Phase 4 improvements is estimated to be \$17,875.

Total project costs for all recommended improvements to Upland Farm are estimated to be \$485,228.

## **VII. PARK OPERATION EXPENDITURES & REVENUES**

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Potential expenses and revenues resulting from the operation and maintenance of Upland Farm are described in this chapter.

### **A. EXPENDITURES**

Expenditures related to park development will result primarily from day to day use and on-going maintenance of site facilities, particularly open fields, trails and picnic areas. These expenditures are discussed below.

#### **1. Operations and Maintenance**

Table 8 provides an itemized list of typical park operation and maintenance expenses together with revenue that may be generated from facility usage.

The development of Upland Farm will provide new passive recreational opportunities, including a new trail, community center, and support facilities including parking areas. This development will result in additional maintenance costs for Upper Uwchlan Township, but may generate possible sources of revenue.

Park maintenance will be associated with trail maintenance, mowing, weed removal, driveway maintenance, and making minor repairs to the restrooms, the pavilion and the picnic tables. Eventually, maintenance related to the improved structures (existing house and barn) will be required.

### **B. REVENUE**

In the future, the Township may use the park to generate revenue by providing recreation programming, and offering memorials – such as trees and plantings, which are discussed below and summarized in Table 8 on the following page.

#### **1. Recreation Programs**

The Township may consider providing special recreation programming at the barn/community center. Providing a summertime day camp may be as possibility, although active recreation facilities, including playing fields and playground areas are not proposed for construction. However, art camps and nature camps may be appropriate activities to be considered for potential sources of revenue, and to expand Township recreation programming. Day camps costs vary, depending on the length of the day and the number of children per family, and can cost from \$40 per week per child to \$100 per week per child for a typical eight week program. Based on the kinds of programs offered and participation rates, substantial revenue could be generated for the Township. However, these programs require Township volunteers, seasonal Township paid staff or a combination of the two to supervise and teach the camps. Costs associated with running recreational programs and hiring staff will, to some degree, offset revenue.

Upland Farm Site Master Plan													
Table 8: Cost Estimate and Annual Maintenance Budget													
Cost Estimate					PHASING PLAN				Annual Maintenance Budget				
ITEM	DESCRIPTION	QUANT.	COST/UNIT	TOTAL	1	2	3	4	WORK	FREQUENCY	COST/UNIT	TOTAL	
<b>Trails:</b>													
- Paved park trails	8' wide, 6" stone, 2" asphalt (\$25/sy)	3,127 l.f.	\$16.67	\$52,117	\$52,117				patch/repair surface	annual allowance	\$0.50	\$1,564	
- Nature Trail	natural surface, clearing	1,200 l.f.	\$5.00	\$6,000	\$6,000				clear trees/branches	3 times/yr.	\$200.00	\$600	
- Nature trail bridges	site built, wood	3 ea.	\$2,500.00	\$7,500	\$7,500				occasional repair	annual allowance	\$250.00	\$250	
- Rt. 100 road-side trail	8' wide, 6" stone, 2" asphalt (\$25/sy)	1,350 l.f.	\$16.67	\$22,500	\$22,500				patch/repair surface	annual allowance	\$0.50	\$675	
- Parking Area to house and bandshell	8' wide, 6" stone, 2" asphalt (\$25/sy)	550 l.f.	\$22.22	\$12,222			\$12,222		patch/repair surface	annual allowance	\$0.50	\$275	
- Trail-side benches	wood benches	4 ea.	\$500.00	\$2,000	\$2,000				inspection/repair	annual allowance	\$100.00	\$100	
<b>Lawn areas</b>													
- Main fields	light disking & seeding	11.9 ac.	\$4,000.00	\$47,600		\$15,867	\$15,867	\$15,867	mowing	every 3 weeks	\$300.00	\$2,400	
- House lawn -- demo pool, pool house, raise grade	design only, work provided	2.7 ac.		\$7,500	\$7,500				mowing	every 2 weeks	\$300.00	\$3,600	
- Meadows	maintain existing wet areas as meadow	4.0 ac.	\$0.00	\$0	\$0				mowing - meadows	every 2 weeks	\$300.00	\$3,600	
<b>Picnic Grove</b>													
- tables	picnic tables	8 ea.	\$1,500.00	\$12,000	\$12,000				inspection/repair	once a month	\$100.00	\$600	
- grills	cooking grills	4 ea.	\$500.00	\$2,000	\$2,000				inspection/repair	once a month	\$100.00	\$600	
- trash receptacles		2 ea.	\$500.00	\$1,000	\$1,000				empty trash	weekly	\$50.00	\$1,200	
- surface preparation	clearing and mulch	1,745 s.y.	\$1.50	\$2,618	\$2,618				inspection/repair	once a month	\$100.00	\$900	
- Portable restrooms - 2, 1 ADA	assume 9 months @ \$115/month	2 ea.							service 2 portable RRs	once a month	\$115.00	\$1,035	
<b>Sitting Grove</b>													
- benches	wood benches	4 ea.	\$500.00	\$2,000				\$2,000	inspection/repair	annual allowance	\$100.00	\$100	
<b>Bandshell</b>													
- Bandshell structure	roofed stage, wood - 20' x 35'	1 ea.	\$55,000.00	\$55,000			\$55,000		inspection/repair	annual allowance	\$3,000.00	\$3,000	
- Viewing area grading and preparation	grading, prep. and seeding	2 ac.	\$10,000.00	\$20,000		\$20,000			mowing	every 2 weeks			
<b>Historic House</b>													
- Prepare reuse feasibility study				\$10,000	\$10,000				inspection/repair	annual allowance	\$3,500.00	\$3,500	
- Repair existing house	as specified by architect			NA									
- Remove / replace rear addition	allowance			NA									
- Restrooms	w - 4 stalls / m - 2 stalls & 2 urns.			\$50,000		\$50,000			cleaning service	2 x's week	\$100.00	\$4,800	
- Water fountain	outside water fountain	1 ea.	\$1,500	\$1,500		\$1,500			inspection/repair	annual allowance	\$100.00	\$100	
- Security lighting	allowance			\$1,500		\$1,500							
<b>Barn</b>													
- Storage area	allowance for repair / improvements			\$15,000		\$15,000			inspection/repair	annual allowance	\$100.00	\$100	
- Main floor activities area	allowance for repair / improvements			\$25,000		\$25,000			periodic cleaning	monthly	\$100.00	\$600	
- Corn crib - repair/paint	allowance			\$3,500		\$3,500			inspection/repair	annual allowance	\$100.00	\$100	
<b>Signage</b>													
- Entrance sign	park entrance at Darrell Drive & Rt. 100	1 ea.	\$3,000	\$3,000	\$3,000				annual maintenance	annual allowance		\$500	
- Historic house signs (2)	same sign at 2 locations	2 ea.	\$350	\$700	\$700								
- Trail signs and distance markers	allowance			\$1,200	\$1,200								
- Directional and park rules signage	general signage allowance			\$1,200	\$1,200								
- Driveway chain and sign	allowance			\$1,500									
<b>Site Work / Improvements</b>													
- Main parking lot - 50 spaces	grading, prep. & gravel - 2 phases	2,722 s.y.	\$25.00	\$68,061	\$34,031	\$34,031			pavement / snow		\$4,500.00	\$4,500	
- Parking entrance -- road cut	allowance			\$2,500	\$2,500								
- Historic driveway repair	allowance			\$5,000		\$5,000			pavement / snow		inclu.		
- Historic driveway trees, prune/replace as necessary	allowance			\$5,000	\$5,000				annual inspection, pruning			\$500	
- Pickup/Drop-off area	grading, prep. & asphalt	715 s.y.	\$25.00	\$17,875			\$17,875		pavement / snow		inclu.		
- Remove invasive (multi-flora rose)	part of regular public works project		NA	NA		X			ground maint.		\$2,500.00	\$2,500	
- Replace / install new fencing	wood post and rail	2,812 l.f.	\$4.20	\$11,810	\$11,810				fencing maint.		inclu.		
- Demolish existing shed	part of regular public works project			NA		X							
- Drip fields delineation -- low chain fence		1,565 l.f.	\$5.00	\$7,825	\$7,825				fencing maint.		inclu.		
- Street Trees fronting Route 100 & Pickup/Drop off	100' on center	10 ea.	\$250.00	\$2,500		\$2,500							
				<b>\$486,728</b>	<b>\$192,500</b>	<b>\$173,897</b>	<b>\$100,964</b>	<b>\$17,867</b>					<b>\$37,699</b>

**Table 9: Upland Farm Potential Revenue**

<b>Program Type</b>	<b>Duration</b>	<b>Total Participants [1]</b>	<b>Fee Per Participant /Event</b>	<b>Estimated Revenue</b>	<b>Program Costs</b>	<b>Net Revenue</b>
Full Day Art/Nature Camp	8 weeks	92	\$150	\$110,400	\$40,400	\$70,000
Band Shell Rental	6 rentals	N/A	\$100	\$600	N/A	\$600
Community Center Rental	6 rentals	N/A	\$250	\$1,500	N/A	\$1,500
<b>Total Estimated Revenue</b>						<b>\$72,100</b>

Notes:

[1] Participants based on 5% of the 5-14 year old population of 2000 Census.

[2] Program costs include 10 camp counsellors paid at \$10.00/hours, plus 1 supervisor at \$20.00/hour. \$2,000 for program materials expenses.

## 2. Donors, Memorials and Sponsors

Local businesses, civic groups, families and individuals may make a financial contribution to the development of Upland Farm, either in general, or for the construction or installation of a specific facility. Acknowledgement of such donations or sponsors can be handled either through individual plaques at or on the particular facility or through a single plaque at the park entrance, garden or similar area. Plaques on individual park facilities can become a maintenance issue and may detract from the appearance of the facility.

## 3. In-Kind Services

Township staff may be able to offset the costs associated with some of the park development and operation costs, such as landscaping, painting, mowing, repairs, etc. Any park development costs saved through the use of in-kind services can then be devoted to purchasing additional equipment or facilities. Local athletic associations, and civic groups such as the Jaycees, Lion's Club, Masons, the Boy and Girl Scouts, business associations, and interested individuals can also contribute time and manpower to the development and upkeep of Upland Farm. Residential developer contributions should also be utilized to support park construction costs.

## **VIII. POTENTIAL FUNDING SOURCES**

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A variety of federal, state and local governmental agencies provide grant and reimbursement programs that support the development of park facilities and trails. Programs that may be potential funding sources for Upland Farm development are summarized below.

### **A. COUNTY FUNDING**

The primary source of park development funding from Chester County is provided through the Landscapes 21<sup>st</sup> Century Fund, described below.

#### **1. Chester County Landscapes 21st Century Fund**

This program supports park and recreation facility acquisition and development for Chester County municipalities. The maximum per-project amount of funding that can be awarded through this program ranges between \$250,000-\$350,000 annually, depending on project types. Additional funding can be awarded in increments of up to \$50,000 if certain additional project criteria are met. A maximum of three (3) grants can be open and active with the County in any one year.

#### **2. Community Development Block Grant**

The Community Development Block Grant (CDBG), administered through Chester County, may be used for certain types of capital projects for qualifying municipalities.

### **B. STATE FUNDING**

The Township can apply for funding to several DCNR grant programs to support the costs of trail development. These programs are described below. Grant applications are typically due in the fall of each year.

#### **1. DCNR's Grant Programs - Types of Projects and Funding Sources**<sup>7</sup>

DCNR's Bureau of Recreation and Conservation's (BRC) Community Conservation Partnerships Program (C2P2) can provide communities, land conservancies and nonprofit organizations with the technical assistance or grant funding to undertake recreation and conservation projects. The C2P2 grant program is a tool for DCNR to partner with communities, nonprofit groups and the private sector to conserve Pennsylvania's valuable natural and cultural heritage and support community recreation and park initiatives. DCNR partnerships involve greenways, open spaces, community parks, rail trails, river corridors, natural areas, indoor and outdoor recreation, heritage areas and environmental education. Agency programs are linked with other State agency efforts to conserve historic resources, protect water quality, enhance tourism, and foster community development.

BRC provides a single point of contact for communities and nonprofit conservation agencies seeking state assistance through its C2P2 program in support of local recreation and conservation initiatives. Assistance can take the form of grants, technical assistance, information exchange and training. All of DCNR's funding sources are combined into one annual application cycle with a single application format, process and grant manual (except for the Heritage Parks program). Some C2P2 applications are selected for federal Land and Water Conservation

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<sup>7</sup> Source: <http://www.dcnr.state.pa.us/brc/Keystone/factsheet.pdf>

### ***Land and Water Conservation Fund Program***

Only municipalities, municipal agencies and school districts are eligible to receive LWCF funding. Annual appropriations of federal funds are made to the states to provide 50% matching grants for general public outdoor park, recreation and conservation projects.

#### **2. DCED Single Application for Assistance**

Pennsylvania's Department of Community and Economic Development (DCED) administers the Single Application for Assistance Program, a one-step online form that allow municipalities to apply simultaneously for one or more of PA's community and economic development financial assistance programs. More information is available at [www.inventpa.com](http://www.inventpa.com).<sup>8</sup>

## **C. FEDERAL PROGRAMS**

#### **1. National Park Service Land and Water Conservation Fund**

Since the program's inception in 1965, almost 30,000 grants to states and localities have been approved for acquisition, development and planning of outdoor recreation opportunities in the US. Grants have supported the purchase and protection of 2,300,000 acres of recreation lands and development of nearly 27,000 basic recreation facilities in every state and territory of the nation (Land and Water Conservation Fund website, 2001). This program is administered at the state level by DCNR.

#### **2. Safe Routes to School Program**

The PA Department of Transportation (PennDOT) administers the Safe Routes to School reimbursement program of the Federal Highway Administration. This program reimburses municipalities for costs related to streetscapes, trails and sidewalks projects within downtown areas and along school routes. Eligible program activities include: sidewalks, crosswalks, bike lanes, trails, traffic diversion improvements, curb extensions, traffic circles and raised median islands.

This is a reimbursement program, rather than a grant program; accordingly, the municipality must support project costs until reimbursements are made after submission of invoices. Individual project costs may total up to \$1 million. Twenty percent (20%) matching funds are required, and may be split over the total project costs, or the Township may opt to pay for all pre-construction activities, which generally equal about 20% of project costs.

## **D. PRIVATE FUNDING SOURCES**

#### **1. Land Development Process**

The Township's flexible overlay option in the Zoning Ordinance requires the dedication of open space and the construction of trails as part of new land development projects within the Township. Upland Farm is a 56-acre site that was acquired by Upper Uwchlan Township as part of a negotiated transfer of development rights. The site is to be dedicated to the Township as part of the conditions of approval for the Windsor Ridge development.

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<sup>8</sup> "Financing Municipal Recreation and Parks," PA DCNR, 2005, p. 56.

Funds, which require some supplemental information to enable submission of the application to the National Park Service (NPS). Generally, all components require a match, usually 50% of cash contributions. Over the past five years, DCNR has been able to fund on average 40% or less of the applications received.

### Types of Projects Eligible for Funding

Community Projects are awarded to municipalities and non-profit organizations for recreation, park and conservation projects, including rehabilitation and development of parks and recreation facilities (development projects); acquisition of land for active or passive park and conservation purposes (acquisition projects); and technical assistance for feasibility studies, trails studies, conservation plans, site development planning, and comprehensive recreation, greenway and open space planning (planning projects). The majority of funding sources used for community projects require a 50% match.

Pennsylvania Recreational Trails Projects develop and maintain recreational trails and trail related facilities for motorized and non-motorized recreational trail use. Eligible applicants include federal and state agencies, local governments and private organizations. Match requirements for PA Recreational Trails Program Grants are 80% grant money, up to a maximum of \$100,000, and 20% project applicant money. However, acquisition projects will require a 50/50 match. "Soft match" (credit for donations of funds, materials, services, or new right-of-way) is permitted from any project sponsor, whether a private organization or public agency. Eligible project categories include: maintenance and restoration of existing recreational trails; development and rehabilitation of trailside and trailhead facilities and trail linkages; purchase and lease of recreational trail construction and maintenance equipment; construction of new recreational trails (with restrictions on new trails on Federal land); and, acquisition of easements or property for recreational trails or recreational trail corridors.

Heritage Area Projects promote public-private partnerships to preserve and enhance natural, cultural, historic and recreation resources to stimulate economic development through heritage tourism. Grants are available only to projects located in Pennsylvania's 12 designated Heritage Areas. These projects are awarded for a variety of purposes including feasibility studies; development of management action plans for heritage park areas; specialized studies; implementation projects; and hiring of state heritage park managers. Grants require a 25-50% local match. Applications for Heritage Area funds are made through a separate process directly to each of the Heritage Areas.

### Sources of Funding

The C2P2 program funds various types of grants with several different funding sources:

- The Keystone Recreation, Park and Conservation Fund (Key 93)
- The Environmental Stewardship Fund (Growing Greener 1)
- Growing Greener Bond Fund (Growing Greener 2)
- The Federal Land and Water Conservation Fund (LWCF)
- The Federal Recreational Trails component of the Transportation Equity Act for the 21st Century (TEA-21)

DCNR determines which source is used to fund a project based on a number of factors including matching requirements, amount of request and the type of applicant. Before submitting a grant application, applicants should discuss this and other issues relating to their proposed pro-

ject with their DCNR's Bureau of Recreation and Conservation Regional Recreation and Parks Advisor.

*Keystone Recreation, Park and Conservation Fund (Key 93)*

The Keystone Fund is DCNR's primary source of funding to support grants for recreation and land conservation (approximately 60% of all funding sources). Grants are awarded to project types including planning, development, acquisition; Rivers Conservation Projects; Land Trust Projects; and Rails-to-Trails Projects. DCNR's 65% allocation is divided (by law) for the following uses: 30% for State Park and Forestry facility rehabilitation and construction (up to 10% of this amount can be used for rails to-trails projects and up to 10% can be used for rivers conservation projects); 25% for grants for Community Recreation; and 10% for grants to Land Trusts.

*Environmental Stewardship Fund (Growing Greener 1)*

In 2000, the Legislature approved the establishment of a new fund – the *Environmental Stewardship Fund* – that provided funding to several state agencies and authorities for the purpose of clean water and sound land use, land reclamation, natural resource conservation and community recreation. DCNR's portion of the Fund is invested in State park and forestry facilities as well as grants for greenways, trails, open space, natural areas, river corridors and watersheds, community parks and recreation and other projects to conserve the biological diversity of the Commonwealth. Funding for Growing Greener 1 is from additional tipping fees placed on disposal of municipal waste.

*Growing Greener Bond Fund (Growing Greener 2)*

In a 2005 public referendum, a majority of PA voters approved a \$625 million Growing Greener bond recognizing that the demands for open space conservation, environmental protection and agricultural farm preservation were of such urgency that more funding was needed to protect and invest in Pennsylvania's environmental well-being. DCNR's portion of bond proceeds is being invested in State park and forest improvements, open space preservation and municipal parks and recreation facilities. DCNR's bond funds are anticipated to be fully spent by 2010.

**Federal Funding**

DCNR has a limited source of funding for motorized, passive, and multi-use trail projects and large park development and acquisition types of projects with federal funding it receives and administers.

*Pennsylvania Recreational Trails Program*

In PA, the Recreational Trails Program (RTP) is administered by DCNR BRC, in consultation with the PA Recreational Trails Advisory Board (PARTAB), which is composed of both motorized and non motorized recreational trail users. Eligible applicants include federal and state agencies, local governments and private organizations. Grants are provided to develop and maintain recreational trails and trail related facilities for motorized and non-motorized recreational trail use. DCNR provides grant funding not to exceed 80% of eligible costs except for acquisition projects, which is not to exceed 50% of eligible costs. Funding for the RTP is provided to PA by the Federal Highway Administration (FHWA) and the Transportation Equity Act for the 21<sup>st</sup> Century (TEA 21). This funding must be distributed among motorized, non-motorized, and diverse trail use, as follows:

- 40% minimum for diverse trail use
- 30% minimum for motorized recreation
- 30% minimum for non-motorized recreation

## 2. Donors, Memorials and Sponsors

As previously noted, local businesses, civic groups, families and individuals may wish to make a financial contribution to the development of Upland Farm, either in general, or for the construction or installation of a specific facility. Acknowledgement of such donations or sponsors can be handled either through individual plaques at or on the particular facility or through a single plaque at the entrance, garden or similar area. Plaques on individual park facilities can become a maintenance issue and may detract from the appearance of the facility.

## APPENDIX A. BACKGROUND INFORMATION AND DATA

Background information for the Township is provided in this section and includes demographics and socioeconomic information, and data regarding the Township's park and recreation system.

### 1. Community Description

Upper Uwchlan Township was incorporated in 1858 and is one of seventy-three (73) municipalities in Chester County. It is 11.7 square miles in size, and is bound to the north by East Nantmeal Township, to the east by West Vincent Township, to the south by Uwchlan and East Brandywine Townships, and to the west by Wallace Township. Major transportation routes that pass through the Township include state Route 100 and the PA Turnpike, Route 76. The Township has much of Marsh Creek State Park within its borders, and also has a municipal park, Hickory Park, south of Route 76, on Park Road. Two new playing fields are found adjacent to the Township building property on Graphite Mine Road at Byers Road. Fellowship Fields is under construction and will consist of four (4) playing fields.

### 2. Population Characteristics

An overview of the Township's population characteristics as recorded in the 2000 Census are presented in Table 10, which also compares the results with those reported for all of Chester County.

**Table 10: Population Characteristics**

<u>Age</u>	<u>2000</u>	<u>Twp.</u>	<u>County</u>	<u>Race/Ethnic Origin</u>	<u>2000</u>	<u>Twp.</u>	<u>County</u>
Under 5	675	9.9%	6.8%	White	6,672	97.4%	89.2%
5-9	693	10.1%	7.5%	African-American	48	0.7%	6.2%
10-14	689	10.1%	7.6%	Native-American	4	0.1%	0.1%
15-19	464	6.8%	6.8%	Asian	77	1.1%	2.0%
20-24	204	3.0%	5.4%	Native-Hawaiian/ Pacific Is.	-	0.0%	-
25-34	658	9.6%	12.6%	Other	14	0.2%	1.3%
35-44	1,570	22.9%	17.7%	Hispanic or Latino	432	2.9%	3.7%
45-54	1,157	16.9%	14.9%				
55-59	325	4.7%	5.2%	<u>Place of Birth</u>			
60-64	139	2.0%	3.7%	State of residence	4,328	63.2%	66.2%
65-74	177	2.6%	6.3%	Different state	2,154	31.4%	27.3%
75-84	77	1.1%	1.1%	Foreign Born	301	4.4%	5.5%
85+	22	0.3%	0.3%				
<b>Total</b>	<b>6,850</b>			<u>Households</u>			
Median Age		35.3	36.9	Total households	2,132		
				Family households	1,873	87.9%	71.8%
				Non-family households	259	12.1%	28.2%
<u>School Enrollment</u>				Living Alone	206	9.7%	20.2%
Nursery, Preschool	231			Average Household size	3.21		2.65
Kindergarten	1,477			Average family size	3.46		3.15
Elementary school (Grades 1-8)	1,151						
High School (Grades 9-12)	409	18.0%	20.4%				
College or Graduate School	335	14.7%	21.0%				
	3,603						
				<u>Income</u>			
<u>Educational Attainment (population 25+ Years)</u>				Median household income	\$96,711		\$65,295
High School		15.4%	26.0%	Median family income	\$101,895		\$76,916
Bachelor's Degree		38.2%	26.6%	Per capital income	\$33,256		\$32,627
Graduate or Professional Degree		19.4%	15.9%				

Source: 2000 Census as reported on the Pennsylvania State Data Center website.

**APPENDICES**

A: BACKGROUND INVENTORY

B: PUBLIC PARTICIPATION

C. PENNSYLVANIA TITLE 68, CHAPTER 11

The Township's suburban character conforms to its racial/ethnic and age makeup. Compared with the county, the Township is generally younger, more affluent and has ten percent (10%) more Caucasian/white residents. Average household and family size, 3.21 and 3.46 people respectively, is greater than the county averages of 2.65 and 3.15 people. Almost ninety percent (87.9%) of the Township households are family households, compared with 71.8% for the county.

#### *Income and Education*

The "Educational Attainment" and "Income" statistics also exceed those of the county. Upper Uwchlan Township has a larger proportion of residents with bachelor degrees (38.2% versus 26.6%) and graduate degrees (19.4% versus 15.9%), which is reflected in the household and family income figures. These figures are significantly higher than those reported for the county. Median household income in the Township is \$30,000 more than the county's (\$96,711 versus \$65,295) and median family income is also considerably higher in the Township: \$101,895 compared with \$76,916. However, the gap closes measurably when per capita income is examined; the Township's per capita income is \$33,256 and the county's is \$31,625. This may be attributed to the larger household size and subsequently greater number of children in Upper Uwchlan Township.

#### *Age, Race and Ethnicity*

The 2000 census reported 6,850 Township residents, 30.3% of whom are under 25 years old, 48.6% between the ages of 25 to 54 and 21.3%, 55 or older. The racial origin of 97.4% of the population is white with Hispanic/Latino making up the next largest racial/ethnic group at 2.9%.

### 3. Township Park and Trail System

#### *Hickory Park*

The Township currently owns one developed community park facility, Hickory Park, which is approximately 43 acres in size. Hickory Park is located on Park Road, just south of Route 276. Because of its size and the number and variety of facilities that it offers, it is considered a community park. Community parks, generally twenty (20) acres or larger, serve the community within a 2½-mile radius. These parks typically provide athletic fields, swimming pools, open fields and other play opportunities as their larger size allows. Hickory Park facilities include softball/ baseball fields, soccer/football fields, trails, a playground area, pavilion and restrooms.

#### *Soccer Fields*

Another important recreation facility in the Township is Larkins Fields, consisting of one (1) new soccer field and one (1) new multi-purpose field located on Graphite Mine Road and Byers Road, and is adjacent to Pickering Valley Elementary School.

#### *Fellowship Fields*

Two football fields and two multi-purpose fields are currently under construction at Fellowship Park, located on Fellowship Road, just east of Route 100. A loop trail is also proposed around the fields. The fields will be appropriate for football, soccer, hockey and lacrosse.

#### *Marsh Creek State Park*

Upper Uwchlan Township is fortunate to have the majority (1,372 acres) of the 1,705-acre Marsh Creek State Park within the Township boundaries. It is located at the terminus of Park

Road. A 535-acre lake, one-half (½) mile of streams, and six (6) miles of hiking trails are some of recreation opportunities offered at this park. A paved trail along Park Road links the Marsh Creek State Park to Route 100.

### *Community Trail System*

In 2006, the Township adopted its Community-wide Trail Plan. Portions of this trail, bike lane and bike route system have been developed by the Township and through private development. Upland Farm will link directly to this trail system, along Route 100.

## 4. Township and County Planning Documents

Several Township and County documents discuss Township park and recreation resources. These documents are briefly described below.

### *Township Documents*

#### 2009 Open Space and Recreation Plan

The following excerpt regarding Upland Farm is from the *2009 Open Space and Recreation Plan* Chapter 6 "Plan for Recreation, Trails and Greenways."

**Upland Farm** is a 56 acre parcel of land located on the west side of Pottstown Pike, north of the Village of Eagle. It is anticipated that this park will be dedicated to the Township in 2008 as a condition of approval for the Windsor Ridge development. Section 10.a of the Conditional Use decision and order states that "All Common Open Space areas on both the Senn Property and the DiLibero Property [now known as Upland Farm] shall be permanently protected from encroachment, disturbance and development (both during construction and in the future) by deed restriction, conservation easement, and/or dedication to the Township". The farm consists of passive open space and a historic farmhouse and barn, both in good condition. The property is maintained by the Township. Approximately 20 acres of the farm are dedicated to wastewater disposal primarily in those fields adjacent to Pottstown Pike. The Trails Master Plan proposes a multi-use trail circuit in the center of the Township that would pass along the Route 100 frontage of Upland Farm. This trail will provide easy access to the park for pedestrians and bicycles. Approximately 27 acres west of the farmhouse remain in unrestricted passive open space, and it is estimated that 20 acres are unconstrained by wetlands. A task force has been formed to make recommendations on improvements to, and uses of, the existing structures and the non-wastewater disposal field/wooded areas. Initial plans propose expansion of the Township's trail network into and through this site using a combination of paved and unpaved trails. The primary focus for this park is passive recreation.

### Community-wide Trail Plan

In 2006, the Township adopted a community-wide trail plan that included alignments for paved multi-purpose trails, sidewalks, bike lanes and bike routes. Figure 1 on the following page shows the proposed trails in the area of Upland Farm. An eight-foot wide trail is shown passing through the east side of the park, along Route 100.

## Chester County Documents

### Landscapes

In 1996, the Chester County Planning Commission adopted *Landscapes*, its comprehensive plan policy statement, which contains recommendations and implementation strategies for parks, recreation and open space. These policy statements are summarized below:

- Acquire, develop and maintain community and neighborhood parks.
- Develop a permanent open space system linking existing areas and adding new areas.
- Promote the protection of natural resources with parkland acquisition and stewardship.
- Establish a County-wide greenway system of protected natural resources.
- Provide new land for open space and recreational facilities to meet forecasted needs.
- Establish a trail and bikeway network to link residential areas, business uses, community facilities, and parks.
- Ensure that special needs populations have access to parks, recreational facilities, and neighborhood parks.
- Provide diverse active recreational programs.
- Encourage and support joint recreational use of facilities among state, county and municipal governments, local organizations, and school districts.
- Cooperate with surrounding areas to link the County open space system to a regional network.
- Link concentrations of development through a network of corridors for non-motorized travel.
- Enhance pedestrian and bicycle connections within and between residential, commercial, and employment areas, and between community facilities.

### Linking Landscapes

Chester County's 2002 open space plan *Linking Landscapes* inventoried municipal park land and determined that once developed, the proposed park project should provide sufficient recreation resources and park acreage for the Township population until the year 2025.<sup>9</sup>

### Watersheds

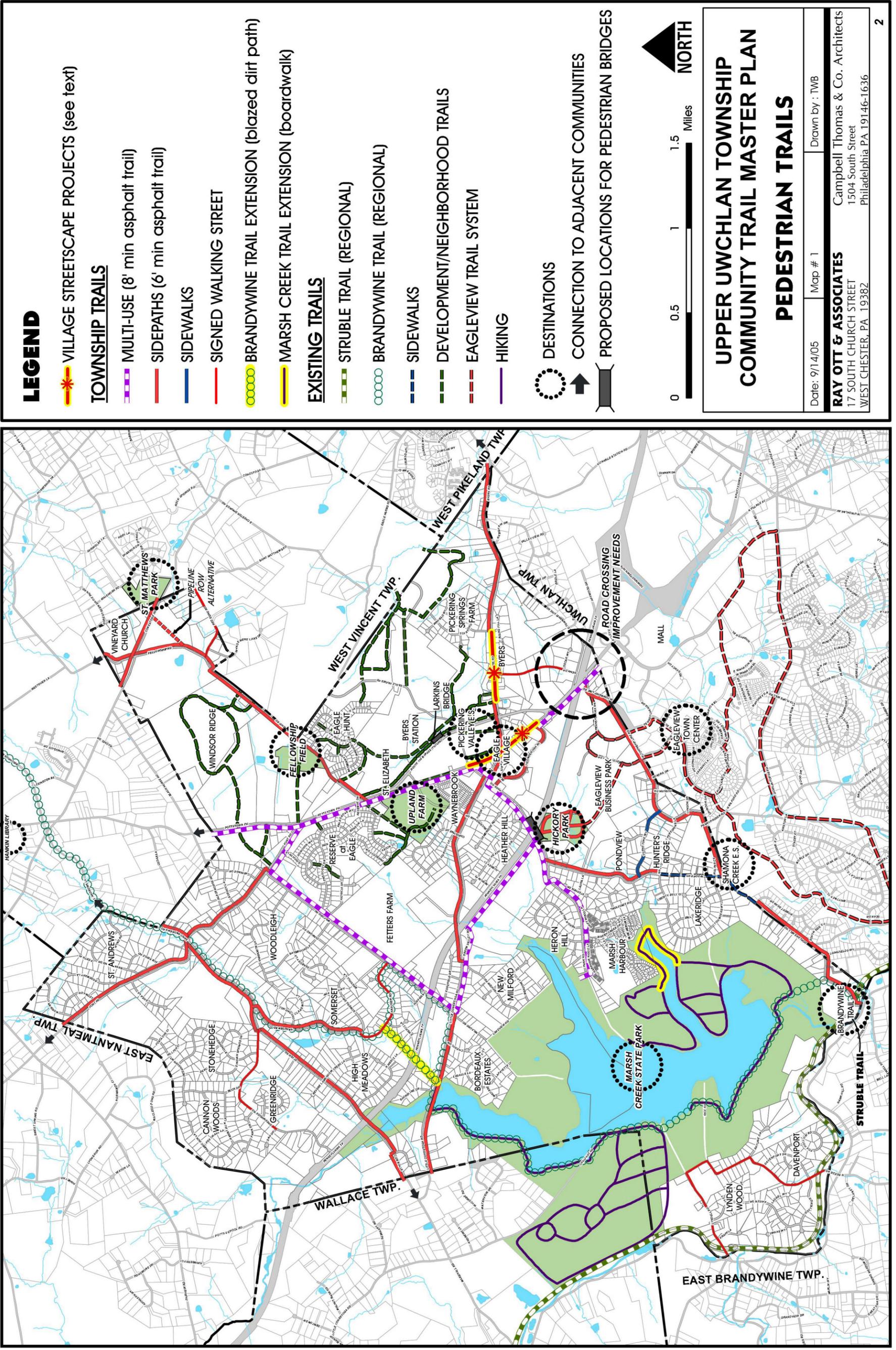
*Watersheds, An Integrated Water Resources Plan for Chester County, Pennsylvania and its Watersheds*, was adopted by the Chester County Planning Commission in September 2002 and became a functional element of *Landscapes*. The plan sets forth goals and objectives, and provides recommendations for both water conservation and water quality protection.

Of its seven goals, "Watersheds" includes the following goal that is directly relevant to the Upper Uwchlan Township Community Park master plan: Goal 3 - Preserve Natural Resources." For these goals, "Watersheds" provides the following objectives that are being addressed within this master plan for Upland Farm:

- Objective 3-2, Protect and enhance the natural in-stream resources of streams, including stable stream channel processes and geomorphology conditions, aquatic living resources, stream baseflows, and water quality.

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<sup>9</sup> *Linking Landscapes*, 2002, p. 4-43.



**LEGEND**

- VILLAGE STREETScape PROJECTS (see text)
- TOWNSHIP TRAILS**
- MULTI-USE (8' min asphalt trail)
- SIDEPATHS (6' min asphalt trail)
- SIDEWALKS
- SIGNED WALKING STREET
- BRANDYWINE TRAIL EXTENSION (blazed dirt path)
- MARSH CREEK TRAIL EXTENSION (boardwalk)
- EXISTING TRAILS**
- STRUBLE TRAIL (REGIONAL)
- BRANDYWINE TRAIL (REGIONAL)
- SIDEWALKS
- DEVELOPMENT/NEIGHBORHOOD TRAILS
- EAGLEVIEW TRAIL SYSTEM
- HIKING
- DESTINATIONS
- CONNECTION TO ADJACENT COMMUNITIES
- PROPOSED LOCATIONS FOR PEDESTRIAN BRIDGES

0 0.5 1 1.5 Miles

NORTH

**UPPER UWCHLAN TOWNSHIP  
COMMUNITY TRAIL MASTER PLAN**

**PEDESTRIAN TRAILS**

Date: 9/14/05 Map # 1 Drawn by : TWB

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FIGURE 1: ADOPTED PEDESTRIAN TRAIL MASTER PLAN - 2005

- Objective 3-3, Protect and enhance first order perennial streams to recognize their vulnerability to low streamflows and water quality impairments.
- Objective 3-5, Protect wetlands for their hydrologic and ecological functions, and pursue opportunities to mitigate, restore or create wetlands.
- Objective 3-6, Create and enhance a network of protected forested riparian buffers along ponds, lakes, wetlands, and baseflow-fed perennial and intermittent streams to protect water bodies from erosion and pollutants, to provide infiltration, to stabilize stream channel processes, and to provide shading, food and habitat for aquatic species.

"Watersheds" also recommends several strategies for achieving these goals and objectives. Of particular relevance to this park master plan are the strategies for Objective 2-1, which include (among others):

- Link residential, institutional and commercial areas to streams with trails, where appropriate.
- Encourage use of trails and trail set-asides within new developments to provide access to stream corridors.
- Consider options to acquire and/or obtain necessary rights-of-way to provide trails, water access, and linking of corridors.
- Include trails, parks, access, and other linkages to water features within municipal Open Space, Recreation, and Environmental Resources Plans.

## **APPENDIX B: PUBLIC PARTICIPATION PROCESS**

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The public participation process consisted of the appointment of the Upland Farm Advisory Committee, public surveys and a public workshop. These public participation techniques are described below.

### **1. Advisory Committee**

The Upland Farm Advisory Committee was composed of a diverse group of Township members that included the following members:

- Cathy Tomlinson, Board of Supervisors Chairperson
- Elaine Benson, Project Coordinator
- Don Carlson, Municipal Authority
- Jim Dewees, Planning Commission Member
- Mary Lou Farrow, Historic Commission
- Doris Grassi, Member
- G. Robert Phillips, Park and Recreation Board Chairman
- Steve Senn, Jr., Member

Ray Ott, AICP of Ray Ott & Associates, served as the Project Consultant. Committee meetings were held throughout the course of the project.

### **2. Public Survey Results**

The Township conducted a public survey posted on the internet that requested residents of the community to provide their input regarding the future use of Upland Farm. The results of the survey are provided in Table 11 on the following page.

**Table 11: Upland Farm Survey Results**

1. Number of people in household by age group.					
0 - 9	10 - 19	20 - 29	30 - 49	50 - 64	65+
378	220	53	468	130	37

2. How long have you lived in Upper Uwchlan Township? (years)			
0 - 3	4 - 10	11 - 20	20+
123	138	74	52

3. How would you like to see the house used?	#	%
Rental space, parties, meetings	198	55%
Classroom space/community center	178	50%
Additional Twp office space	83	23%
Other	57	16%

4. How would you like to see the barn used?		
Theater/concerts	245	69%
Community events/meetings	170	48%
Nature center	164	46%
Other	33	9%

5. Which of the following activities/facilities would you like to see provided on the grounds?		
Hiking trails	260	72%
Biking trails	224	62%
Picnic areas	222	62%
Open fields	204	57%
Outdoor amphitheater	197	55%
Other	78	22%

6. Did your family complete the Spring of 2008 Open Space and Recreation Survey?		
Yes	132	37%
No	223	63%
	355	100%

**APPENDIX C: PENNSYLVANIA TITLE 68, CHAPTER 11**

**TITLE 68. REAL AND PERSONAL PROPERTY**  
**CHAPTER 11. USES OF PROPERTY**  
**RECREATION USE OF LAND AND WATER**  
**Purpose of the Act**

The purpose of this act is to encourage owners of land to make land and water areas available to the public for recreational purposes by limiting their liability toward persons entering thereon for such purposes.

**Definitions**

1. **Land** — land, roads, water, watercourses, private ways and buildings, structures and machinery or equipment when attached to the realty.
2. **Owner** — means the possessor of a fee interest, a tenant, lessee, occupant or person in control of the premises.
3. **Recreational Purpose** — includes, but is not limited to: hunting, fishing, swimming, boating, camping, picnicking, hiking, pleasure driving, nature study, water skiing, water sports, cave exploration and viewing or enjoying historical, archaeological, scenic, or scientific sites.
4. **Charge** — means the admission price or fee asked in return for invitation or permission to enter or go upon the land.

**Overview of Act Provisions**

- The Act generally provides that an owner of land owes no duty to keep the premises safe for entry or use by others for recreational purposes, or to give any warning of a dangerous condition, use, structure or activity on the premises.
- The Act protects landowners from liability when their land is used for recreational purposes by the public without charge, whether or not the landowner has invited or permitted the public to enter his land. (See *Friedman v. Grand Central Sanitation, Inc.* in endnote 10).
- The only time a landowner's liability is not limited under the Act is for willful or malicious failure to guard or warn against a dangerous condition, use, structure, or activity or if the landowner charges for entry onto his land.
- The Act only provides liability protection to individuals who have a legal interest in the land.
- Absent a legal interest in a particular parcel of land, the act provides no protection
- However, the definition of "owner" and court interpretations have allowed for a broad concept of landowner. An owner of land, under the Act, includes not only fee holders of land title, but lessees, occupants, or even persons who are simply in control of the land. This broad-sweeping definition helps to encourage greater recreational use of land because the liability risk for recreational groups such as leasing hunt clubs is significantly reduced.
- Generally, the more restrictions the landowner places upon his land, the less likely he is to be protected by the Act.