



# DRAFT Chapter 11 Parks, Recreation, and Open Space Element



This chapter provides an overview of parks, recreation, and open space in the Borough and their importance to Borough planning. Parks, recreation, and open space provide significant, tangible, economic, and quality-of-life benefits at the local level. In addition, recreation facilities are recognized by the medical community as tools for reversing the nationally-recognized epidemic of adult and childhood obesity. Kennett Square Borough has a variety of recreational opportunities, including facilities that cross municipal boundaries. For this reason, this Chapter discusses both Borough facilities and those that extend beyond the Borough’s official limits, and presents a plan that addresses how the Borough could link its recreation resources with those in surrounding communities.

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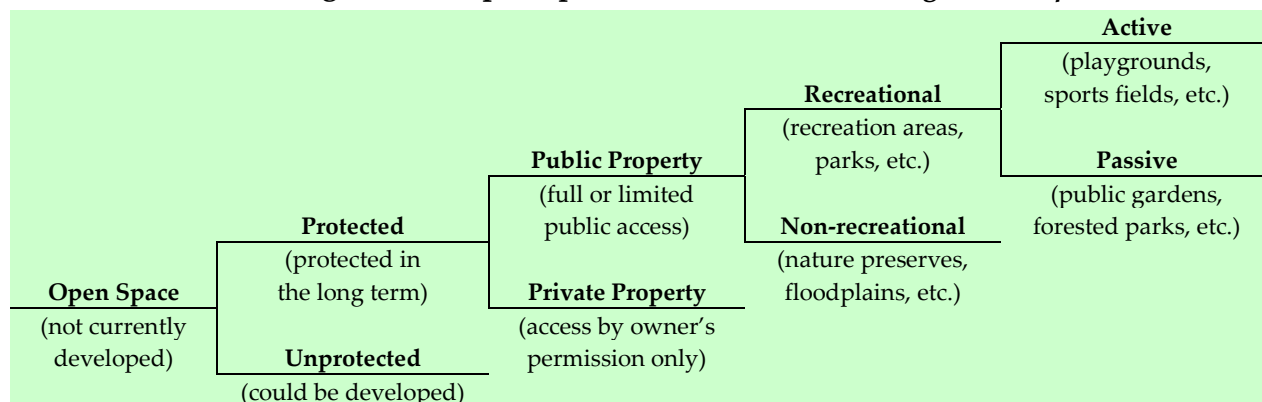
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Public parks are a form of open space. However, not all open spaces are parks, and some open spaces are not public. *Figure 11-1* presents a general overview of the various types of open space.

**Figure 11-1: Open Space as Classified in *Linking Landscapes***



Source: *Linking Landscapes: A Plan for the Protected Open Space Network in Chester County, PA*, Chester County Planning Commission, February 2002.

# INVENTORY

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## PARKS AND RECREATION FACILITIES

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### What is Recreation?

#### Recreation Facilities

Clearly defining the key terms used by a municipality is essential when setting parks and recreation policies that may be implemented through ordinances and regulations. These terms are:

- **Recreation Facilities** - Recreation is generally defined as an activity that provides therapeutic restoration of one's mind or body. Recreation facilities can refer to any public- or privately-owned property used for recreation, including indoor or outdoor activities. Recreation facilities can range from sport fields and nature preserves to indoor pools and gyms. In an urban setting, a recreation facility can even be a paved downtown plaza or a municipal parking lot used as seating for an outdoor summer movie.
- **Park** - There is no established set of characteristics that a property must have to be called a "park." In general, a park is an outdoor facility established to provide the public with opportunities for recreation. A park can be a wildlife preserve, a historic site, a quarter-acre tot-lot, or a National Park thousands of acres in size. In Chester County some properties set aside as natural areas are called "parks," even though they do not provide public recreation.

*Linking Landscapes: A Plan for the Protected Open Space Network in Chester County, PA* (Chester County Planning Commission, 2002) defines a park as any outdoor property with few if any structures that is: 1) owned in-fee or permanently eased for recreation by a government agency, 2) is open to the general public, 3) is specifically managed to provide public recreation, and 4) has public recreation as its primary use. This definition stresses that parks are acquired, designed, and managed to be public recreation facilities.

#### Active vs. Passive Facilities

Parks and other recreation facilities are typically identified based on the type of recreation which they provide, which in general terms can be described as *active* or *passive* recreation. *Linking Landscapes* includes the following definitions for passive and active recreation:

- **Active Recreation** includes recreation activities that are usually rigorously athletic, not quiet, and have a noticeable impact on the surrounding environment. These may include individual or team sports, large picnic grounds, children's playgrounds, and recreational events with a high density of people. Parks that provide active recreation commonly include tennis, volleyball and basketball courts; swing sets, playgrounds, and tot-lots; or fields for team sports such as football, soccer, and baseball/softball. Active recreation parks can be quite small, as in the case of a tot-lot, or they can cover multiple acres, as in the case of a sports field complex.

Historically, active recreation parks in Chester County have been purchased and managed by municipal governments, and municipal parks currently provide the majority of public active recreation opportunities within the County. This situation is likely to continue. Some sports fields are owned by sports leagues or schools, which may be closed to the public.

- **Passive Recreation** includes recreation activities that are usually quiet and not rigorously athletic, and have a low impact on the surrounding environment. These activities may include walking, hiking, fishing, bird watching, and quiet picnicking. Parks that provide passive recreation may include trails, public gardens or memorial parks, open areas, and picnic areas. Passive recreation parks tend to be larger than active recreation facilities and may have natural or scenic significance, containing a stream, woodland, or historically significant resource. County or state facilities are primarily designed for passive recreation and may require a further distance to travel.

### **Active vs. Passive Activities**

The same recreational activity may be passive in one situation, but active in another, depending on the scale of the activity or the size of the park. For example, most people would classify a pair of hikers or a small picnic of four people as being passive recreation, while a hiking group of 50 energetic teenagers or a large family reunion picnic would be called active recreation. Similarly, a group of mountain bikers or horseback riders in a 5,000-acre wilderness preserve might have little impact and be called passive recreation, while the same group in a 50-acre park might be called active recreation.

Simply put, there are some activities that cannot be clearly categorized as being exclusively active or passive recreation. It is up to each municipality to define what constitutes active and passive recreation, and include such definitions in regulations and ordinances. In this way, parks can be designated as active recreation facilities, passive recreation facilities, or both. In some instances parts of one park can be designated for active use, while other parts can be set aside for passive recreation. What is most important is to make these designations clear to park users.

### **Recreation Facility Ownership**

Park and recreation facilities fall under the following three general categories of ownership:

- **Public** - Public parks or recreational facilities are owned and maintained by governments in order to provide recreation opportunities to the general public. The governmental body may impose access limitations that are related to the health, safety and welfare of the public, such as closing the park at dusk or requiring permits for large group activities.
- **Limited-public Access** - Most limited-public access recreation facilities are owned and maintained by schools and other institutions. They are commonly used by the public for informal recreation, but the facility owner maintains the option to limit or ban public use. Limited-public access facilities also include playing fields and practice areas for organized leagues.
- **Private** - Private parks and recreational facilities are privately owned properties such as golf courses and arboretums. Public access is usually granted by permission of the owner, and may be limited to paying members. These facilities may be non-profit or commercial facilities.

## Park and Recreation Facilities within Kennett Square Borough

As *Map 11-1* indicates, there are several municipal park facilities within the Borough, and one Borough owned park nearby in Kennett Township. All of these facilities contain areas that accommodate both active and passive recreation. There are also two sport field complexes in the Borough, one that is owned by a league and the other by the Kennett Consolidated School District (KCSD). These facilities total 157 acres of which 110 are public parks. Further detail on these facilities is available in Figure 11-6 in the Appendix at the end of this Chapter. Trails are discussed later on in this chapter.

- **Anson B. Nixon Park** is an 82-acre park owned by the Kennett Area Park Authority (KAPA) of which 28 acres is in the Borough located on North Walnut Street. The Park is largely undeveloped with woodlands, open lawns, and streams. It has two stocked ponds and an outdoor amphitheater with a covered stage in addition to trails, volleyball courts, tennis courts, and a frisbee golf course. It is the Borough's largest park and the centerpiece of its recreation system.
- **Race Street Park** is located just south of Nixon Park at the intersection of State and Race Street. In practical terms, it functions as a gateway to and an extension of Nixon Park. Race Street Park is a small linear park with a playground, gazebo, and the Red Clay Creek trail. It can also be accessed from the Borough's sidewalk grid. The Kennett Area YMCA is adjacent to this park
- **Kennett Community Park** is also linear and it includes courts and a roofed gathering area. This park includes a segment of the Red Clay Creek Trail, which extends from Birch Street through the park to Walnut Street. The park's outdoor pool was leased to the YMCA in 2000 for a period of 50 years, and is now operated by the YMCA. This is the only outdoor recreational pool in the region.
- **Pennock Memorial Fields** is located in Kennett Township within easy walking distance of the Borough. It includes two baseball fields used for league play, but can be used for pick up games or general public use when it is not being used for by the leagues. It is not linked to the Borough sidewalk grid which limits access by pedestrians.
- **Kennett Consolidated School District Properties** - The campus of Kennett High School and Middle School includes extensive playing fields used for school programs but not open to the general public. Similarly, the play area around Mary D. Lang Elementary School is not open to the general public, although it may be used informally. Both of these school properties are linked to the Borough sidewalk grid. The KCDS field and indoor basketball courts are not open to the public, but are used by local sports teams and the YMCA teams for a rental fee. Along South Street there are two general purpose practice field and six tennis courts. Behind the school complex is the football stadium, a baseball field and two softball fields. The district-owned "Legacy Fields" are located southeast of Birch and Walnut Streets and consist of three multi-purpose fields. The vacant land to the south of these fields is wetlands and is not suitable for recreational use but provides open space and a buffer for the Red Clay Creek.
- **The Kennett Area YMCA** offers indoor facilities and programming in the Borough, and it provides most of the youth recreation activities for the region. It has a gymnasium, indoor pools, and courts for indoor sports such as basketball and volleyball. The YMCA operates the off-site outdoor pool at Kennett Community Park, and holds a summer camp offsite within the Borough. The YMCA offers activities for all ages including fitness classes such as aerobics, yoga, and cycling. The Kennett Area YMCA is part of the YMCA of the Brandywine Valley which serves southern Chester County.

The YMCA facility was built in 1999 is in good condition. It is heavily used and its building and parking have recently been expanded. There are plans to further expand the building on site, and add 29 additional parking spaces on a YMCA owned parcel at the south west corner of Race and State Streets, both to occur in 2012. Additional information is available at: [www.ymcabwv.org](http://www.ymcabwv.org)

## Parks and Recreation Facilities Used by Kennett Square Borough Residents

Borough residents have access to a number of recreation facilities located within 5 to 10 miles. These facilities, which are listed in *Figure 11-2*, can generally be reached by a 15 to 30 minute drive.

**Figure 11-2: Recreational Facilities used by Kennett Square Borough Residents**

<b>Public Recreation Facilities</b>	<b>Recreation Amenities</b>
White Clay Creek Bi-State Preserve, London Britain Township	1,350 acre state park with trails, picnic areas, and historic buildings.
Fair Hill State Natural Resource Management Area, Cecil County, MD	5,600 acre state preserve with trails, campsites, and equestrian facilities.
Brandywine Creek State Park New Castle County, DE	930 acre state park with trail and a nature center.
Delcastle Recreation Area New Castle County, DE	400 acre county park, mostly composed of an 18 hole golf course with 1.7 acres of scenic trails.
Carousel Park Equestrian Center New Castle County, DE	220 acre county owned equestrian center with walking trails and picnic areas.
<b>Limited Public Access Facilities</b>	<b>Recreation Amenities</b>
Longwood Gardens, Kennett and Marlborough Townships	Over 1,000 acre of gardens, woodlands, and greenhouses attracting hundreds of thousands of visitor annually.
Winterthur Gardens and Museum New Castel County, DE	980 acre museum and gardens attracting over one hundred thousand visitors annually.
<b>Private Recreation Facilities</b>	<b>Recreation Amenities</b>
Loch Nairn Golf Course New Garden Township	18 hole golf course.
Inniscrone Golf Course London Grove Township	18 hold golf course, on land owned by London Grove Township.
Hartefeld National Golf Course New Garden Township	18-hole golf course.
Kennett Square County Club East Marlborough Township	18-hole golf course and club with tennis and swimming facilities.

## Land Use and Demographic Trends Influencing Recreation Needs

For most of its history, the Kennett region had been primarily a rural agricultural community where traditional outdoor physical activity was part of everyday life. However, recent decades have witnessed the growth of commercial and isolated residential developments, along with a rise in indoor sedentary activities such as working at a computer or playing video games. Furthermore, there has been a loss of open lands and forests traditionally used for recreation. As a result, a growing number of residents now rely on dedicated recreation facilities for their recreation needs.

Age distribution data from the 2010 Census show that 26 percent of the Borough residents are under the age of 18, which is similar to the County figure at 25 percent. Census data also shows that 11 percent of residents are 65 years old or older, which is somewhat lower than the County’s 13 percent. However, the southern Chester County hosts a number of assisted living developments because the state levies lower taxes on retirement payout relative to surrounding states.

According to the 2010 Census, 49 percent of the Borough population is of Hispanic Origin, which is largely the result of immigrants from Latino countries who work in the agricultural (particularly the local mushroom industry) sector.

- **Issues/Analysis** - These findings suggest that recreation facilities in the Borough should provide for all age groups, but with a focus on ensuring the elderly can have full access. The increase in Hispanic population has implications for recreation planning since soccer is popular among the largely young and physically active immigrant community. Public events and festivals are also impacted by ethnic shifts.

## Guidelines for Evaluating Park and Recreation Needs

There are several equally valid techniques that can be used to determine park needs within a community. The most current National Recreation and Park Association (NRPA) guidelines are from 1996. These guidelines refer to a service area which is a circle drawn around a park that represents the area in which most of the park’s users are likely to live. In general, small parks will attract users from a small service area, while larger parks with more facilities or unique features will attract users from a much larger radius. The NRPA classifies parks using a system similar to the one presented in Chester County’s *Linking Landscapes*, as shown in *Figure 11-3*.

**Figure 11-3: A Comparison of Parkland Guidelines**

Park Classification	NRPA’s Current Guidelines (1996)	Linking Landscapes (2002)
Mini-park	2,500 square feet to 1 acre, in a residential setting serving the surrounding 0.25 miles	0.01 to 0.49 acre, with a 0.25-mile service area, equal to an 8-minute walk
Neighborhood Park	5 to 10 acres in size, serving the surrounding 0.25 to 0.50 miles	0.5 to 19.9 acres, with a 0.5-mile service area, equal to a 15-minute walk
Community Park	30 to 50 acres in size, serving the surrounding 0.50 to 3.0 miles	20 to 399 acres, with a 2.5-mile service area equal to a 5-minute drive or a 30-minute walk
Open Space Areas	Not defined	Not defined

In recent years, the NRPA has determined that promoting a strict classification of parks is not an effective tool for creating parks or addressing recreation needs. As a result, they propose that park classifications be used as general guidelines, not hard and fast standards. Most often, parkland is acquired on short notice when unique opportunities arise, such as through a developer's donation. Therefore, it is most important for municipalities to be flexible, and build a network of parks based on public desire and the municipality's ability to fund and maintain the acquisition. More information can be found at the NRPA's website: [www.nrpa.org](http://www.nrpa.org)

## Population-Based Recreational Park Needs

In the past, recreation planning in Chester County evaluated existing active recreation park facilities using NRPA guidelines to project future park needs. *Linking Landscapes* provides an updated philosophy and guidelines called the "Chester County Recreational Park Standards," which are shown in *Figure 11-4*.

**Figure 11-4 Chester County Recreational Park Standards by Park Standards (2002)**

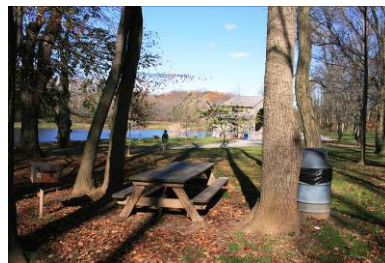
	Regional Park	Sub-regional Park	Community Park	Neighborhood Park	Mini Park
Service Radius	30 mi. (equal to a 60 min. drive)	7.5 mi. (equal to a 15 min. drive)	2.5 mi. (equal to a 5 min. drive or a 30 min. walk)	0.5 mi. (equal to a 15 min. walk)	0.25 mi. (equal to an 8 min. walk)
Minimum Acreage	20 ac. per 1,000 people	8.5 ac. per 1,000 people	3.0 to 6.0 ac. per 1,000 people	2.5 to 3.5 ac. per 1,000 people	0.25 ac. per 1,000 people
Maximum Population*	None	100,000	25,000	5,000	2,000
Size of Park	1,000 acres Or more	400 acres to 999 acres	20 acres to 399 acres	0.5 acres to 19.9 acres	0.01 acre to 0.49 acres

Note: \* Maximum Population is the largest recommended population for a given service area.

- **Issues/Analysis** - In 2002, *Linking Landscapes* applied the County standards to evaluate Kennett Square Borough's projected recreation needs. This analysis determined that Kennett Square Borough, which in 2002 had 5 acres of recreational park, would need an additional 26 acres by the year 2025. This suggested that the Borough should have an additional 20 to 25 acres of active recreational parkland, although it was noted that the Borough might never have enough vacant land to meet the criteria. Furthermore, the raw acreage of recreational land is not the only issue to consider when evaluating recreational needs. *Linking Landscapes* determined that Kennett Square Borough would need an additional community park (of 20 to 399 acres) and a neighborhood park (of 0.5 to 20 acres), but no mini parks of less than an acre. Such a finding is valuable mostly in terms of providing justification for acquiring parkland when applying for state or federal parkland acquisition grants.

## Passive Recreation Needs

Population is not used for determining how much passive recreation is needed in a community. Typically, passive parks focus on protecting or conserving a specific natural, historical, or locally significant landscape, regardless of population. Kennett Square Borough has prospered over the decades because the surrounding land is generally level, with fertile soils well suited for cropland. There are currently few areas that have not been plowed or developed, leaving few major forest lands or natural areas. As a result, future passive recreational facilities in and around the Borough will likely focus on locally significant landscapes, such as significant historic sites or stream corridors within the Red Clay Creek Watershed.



## Sports Fields and Outdoor Facilities

When planning to acquire property for sports fields or other outdoor recreation facilities, local officials and community leaders should be aware of the dimensional requirement for the facilities that they wish to accommodate. An overview of design standards for the most common sports and outdoor recreation facilities is available in *Figure 11-7* in the Appendix at the end of this Chapter.

## TRAILS AND PEDESTRIAN NETWORKS

### What is a Trail?

Trails, paths, and routes are all recreation facilities. In common conversation the term trails is often used interchangeably with path or route. In this chapter, trails, paths, and routes will be discussed using definitions developed by the Chester County Planning Commission in *Linking Landscapes* and based on terminology used by the Pennsylvania Department of Conservation and Natural Resources (DCNR). These terms are:

- **Trail** - An off-road facility with a permanent alignment that is open to the general public and that is designed, constructed, and maintained as part of a public park system, and used for a variety of non-motorized forms of travel including walking, hiking, bicycling, cross-country skiing, or horseback riding. Because Kennett Square is an urban area, the sidewalk system serves as a trail system throughout the Borough, however, certain sidewalks may be specifically designated as “trails” to connect to certain uses within or areas outside the Borough.
- **Path** - Trails designed, constructed, maintained, and used primarily for one form of travel are called paths. Thus a bike path is an off-road facility that has been designed to be used primarily by bicyclists. Although paths are designed to be used by only one mode of travel, they are frequently used by other types of users. Limiting the use of a path to one type of user is difficult to enforce, and so path managers commonly must rely on voluntary compliance.



- **Route** - A facility that utilizes the shoulders of paved streets or the motor vehicle travel lanes of roads with low traffic volumes. In general, bicycle routes extend along streets or rights-of-way owned by the Pennsylvania Department of Transportation (PennDOT) or municipalities. Roadside routes are sometimes used to link together trail segments that cannot be linked by an off-road corridor, and so should be considered in any trail network project.



## Trails and Paths in Kennett Square Borough

As *Map 11-1* indicates, there is an extensive trail network within the Borough along the East Branch of Branch of Red Clay Creek which is known as “The Red Clay Creek Trail.” The only gap in this trail the area north of Birch Street.

Because of the Borough’s small size, any discussion of trail planning must consider the trail network that leads into the Borough from its neighboring municipalities. Trails can be used by residents in surrounding communities to access the Borough’s shops and restaurants, and to get to its many annual events. Trails could also promote bicycle commuting to the Borough’s employers. By evaluating trail links from outside its boundaries, the Borough can also better position itself to receive grants for trail construction since the public monies provided by a grant will benefit more than just the population within the Borough.

*Map 11-2* shows the proposed and existing trails in the municipalities surrounding Kennett Square Borough. This mapping was developed by the Chester County Planning Commission and was [will be] reviewed by each municipality. There are few existing trails or paths in close proximity to the Borough. Existing trails are found mostly in southern Kennett Township and scattered throughout Pocopson Township.

## Trails and Pedestrian Networks Needs Evaluation

### Destinations and Network Planning

In the past, trail planning in the Borough focused on creating trail links, and this effort has been successful in establishing the nearly complete Red Clay Creek Trail. The popularity of this trail is testament to the Borough residents’ desire for trails. Thus the discussion of trail needs is not one of whether trails are needed, but rather how trails can be improved or extended to provide the maximum benefits. This approach focuses on creating a network of interconnected trails, paths, and sidewalks that link residential neighborhoods to trail user destinations. A trail user destination can be a park or playground, restaurant or stores, a public use (library), or place of employment.



### Needs within Kennett Square Borough

Because the Borough is a densely populated community with an extensive sidewalk grid, there is no need to create a new network that links to residential areas. Instead the challenge is to fill in gaps and link the grid to trail destinations. As *Map 11-1* indicates, several key trail destinations in or near Kennett Square Borough would be well suited to be linked into a pedestrian network including:

- Anson B. Nixon Park
- Downtown Kennett Square
- KCSD Legacy Fields
- Kennett Area Little League Fields
- Kennett Community Park
- Kennett Area YMCA
- Mary L. Lang Elementary School Playground
- Pennock Memorial Park
- Race Street Park
- New Garden Shopping Center

### Need for a Regional Network

Since colonial times, Kennett Square Borough has been the commercial and community center of the communities within the Red Clay Creek Watershed. The region's roads, railroads, and streams all meet in the Borough, and as *Map 11-2* shows, the Borough is also a central point for proposed trails. Trail opportunities for the municipalities surrounding the Borough are:

**When properly planned, a trail network can improve local real estate values, boost the local economy, and add to a resident's quality of life.**

- **Kennett Township** is pursuing trails along both branches of the Red Clay Creek linking the Borough to the Bi-State Land Trust Preserve near Marshall Bridge Road. The Future Red Clay Creek Trail would link to the existing trails in Kennett Square Borough.
- **New Garden Township** has proposed a network of trails that would link the Borough to the New Garden Shopping Center, Toughkenamon, Avondale, and the existing trail at New Garden Township Park.
- **East Marlborough Township** is focusing its trail planning on Unionville Road corridor which would link the future East Marlborough Park with Unionville High School, Anson B. Nixon Park, and downtown Kennett Square.
- **Pennsbury and Pocopson Townships** are both working toward establishing a network of trails connecting the Brandywine River Corridor and the Brandywine Battlefield attraction including the Brandywine Battlefield Historic Site and Brandywine River Museum in Chadds Ford, Delaware County. Ideally this network would also connect to Longwood Gardens.
- **Multi-municipal Rail-trail** - Although the Octoraro Rail Line is currently active, its level surface and east-west orientation make it especially well suited for conversion into a rail-trail extending through Avondale Borough, Kennett Square Borough, and large parts of New Garden, Kennett, and Pennsbury townships. There are currently no plans for this rail line to be abandoned as it is currently an active railroad. If such a trail were possible over the long term, it would link the Brandywine Battlefield trail network to Kennett Square and Avondale boroughs.

## **Municipal Bicycle and Pedestrian Planning and Funding**

Because bicycle and pedestrian planning is a relatively young field, municipal ordinances and regulations do not always include the kind of regulations that facilitate the construction of non-motorized trails and paths. One key trail planning concept that should be included in ordinances is the identification and construction of trails and paths in new developments prior to the construction of buildings. There also should be documentation setting forth which parties are responsible for the maintenance, security, and liability for trails and paths within developments or on public lands.

Permitting trails and paths to be a recipient of fee-in-lieu funding can be an important way to fund trails. Other funding sources can also be used, such as the Safe Routes to School program administered by PennDOT, and other federal transportation enhancement funds that address making schools more walkable. PennDOT projects commonly require that some sort of mitigation be undertaken for impacts caused by construction, which can include trails and sidewalks within roadway right-of-ways. If such mitigation steps occur, the funds are more likely to be spent on trail projects that have been identified in adopted planning documents.

## **Trail Planning Considerations**

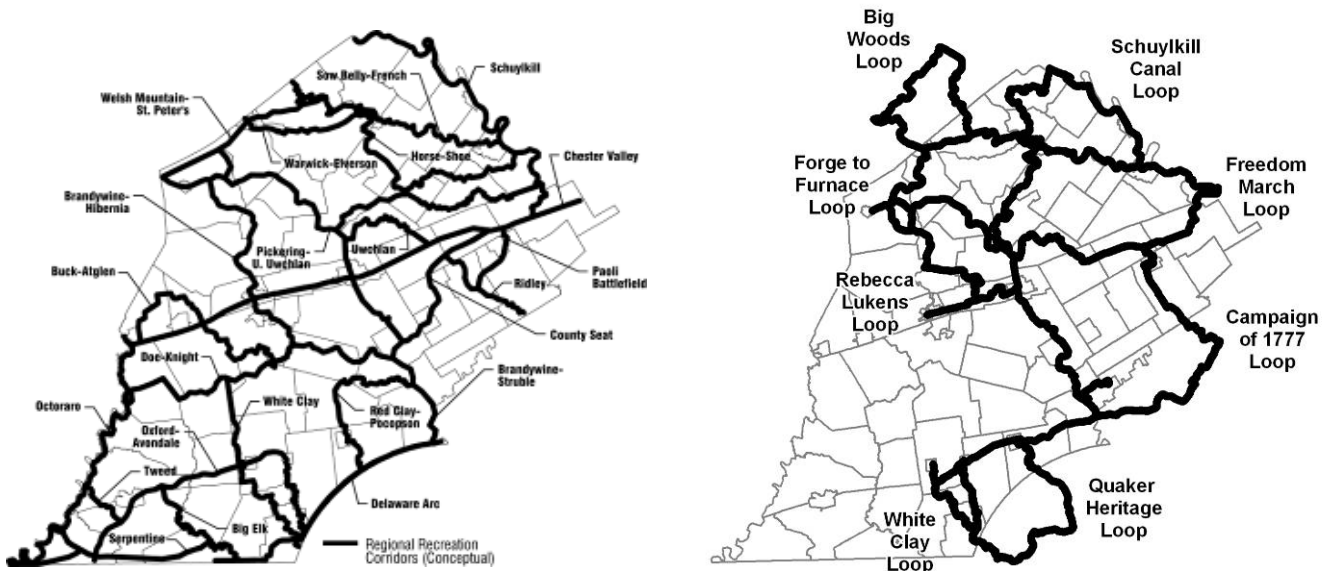
### **Public Safety Concerns**

Addressing public concerns such as crime and accidents is of prime importance. Local landowners can also be used to identify issues, such as areas that flood, or locations that are already prone to vandalism. Trail planners and the public should be aware that, to function properly and safely, public trails and paths need to be 1) well-designed, 2) well-maintained; and 3) well-policed.

### **County Planning**

In 2011, *Linking Landscapes: The Plan for the Protected Open Space Network in Chester County, PA* was adopted as the Open Space Element of the Chester County Comprehensive Plan. *Linking Landscapes* identified Regional Recreation Corridors which are conceptual planning zones that are a prime location for the construction of a multi-municipal trail. As shown in *Figure 11-5*, Kennett Square Borough is crossed by the “Red Clay - Pocopson” Regional Recreation Corridor which promotes linking the Borough to Unionville and Delaware. In 2011, Chester County mapped “Heritage Loops” which are potential trail corridors that are well suited to link natural or cultural resources. The Borough would be a major destination for the Quaker Heritage Loop.

Figure 11-5: County Designated Trail and Recreation Corridors



**Regional Recreation Corridors from**

*Linking Landscapes: A Plan for the Protected Open Space Network in Chester County, PA, CCPC, 2002.*

**Chester County Heritage Loops**

Source: CCPC, 2011

**The State Planning Code**

Sections 303(a)(3), 401(a)(3), 503.3, 603(b)(2), and 604.(1) of the Pennsylvania Municipalities Planning Code (MPC) empower a municipality to address trail and path planning through its ordinances and regulations. Public involvement is also an essential part of trail planning. Surrounding landowners should be encouraged to participate and comment on a proposed trail corridor before determining the alignment for the trail. These landowners might be residential neighbors, retail businesses, or corporations.

**PennDOT Policies**

PennDOT's *Policies and Procedures for Transportation Impact Studies Related to Highway Occupancy Permits* (2009) address trails and pedestrian facilities. According to these guidelines, a developer who is required to complete a Transportation Impact Study "shall also describe how the proposed development was designed to accommodate pedestrians, bicycles and transit operations." This is an important policy development, and mandates that developers who complete a Transportation Impact Study address trail, paths, and other pedestrian facilities.

- **Issues/Analysis** - Downtown Kennett Square, with its shops, restaurants, and other amenities, is an ideal destination for bicyclists. However, the downtown streets do not have wide shoulders and the sidewalks are not broad, making the downtown area poorly suited for travel by bicycle. Also there are no specific bicycle parking areas. The Borough's back streets are better suited for bicycle travel. Thus the challenge is to promote bicycle access to the Borough without directing riders onto State or Cypress streets.

## RECREATION PROGRAMMING

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### Overview

In the past, municipal recreation planning focused primarily on acquiring and constructing parks and recreation facilities. However, overall coordination of recreational events or programming is necessary to ensure that recreation events respond to the community's needs. Increasingly, local governments are now using civic events such as parades, concerts, and craft festivals as a way to improve their quality-of-life while helping the local economy by revitalizing downtowns and village centers. The following section addresses programming, maintenance, and funding topics.

### Borough Recreation Programs and Events

Downtown Kennett Square is used for a number of popular outdoor festivals that draw visitors from throughout the Philadelphia/Wilmington area. The Borough government does not organize these events but coordinates and provides assistance and in some cases funding. These events include:

Numerous case studies have shown that municipalities with functioning recreation facilities enjoy higher real estate values, and are better situated to attract employers.

- **The Mushroom Festival** - This event, which celebrated its 25<sup>th</sup> year in 2010, is an annual event that takes place over three days on a weekend in early September. During this time, a half mile of the street in the Borough's business district is closed off and turned into a recreational space. In 2010, the festival attracted approximately 100,000 guests visiting almost 200 vendors. Events include food tastings and contests, an old fashioned carnival, an antique car show, and a community parade. Money raised at the festival is used for grants, which in 2009 distributed \$70,000 to local non-profit organizations. The festival staff includes 300 volunteers and support is provided by many businesses, especially those in the region's mushroom industry. The festival is operated by The Mushroom Festival Inc., a non-profit 501(c)(3) corporation whose mission is to promote mushrooms, educate consumers about their health benefits, and promote tourism in Southern Chester County, all while financially supporting charities through a grant process.
- **Historic Kennett Square Events** - There are a number of indoor and outdoor events and festivals that are organized by Historic Kennett Square, Inc., a non-profit 501(C)3, whose mission is to actively support and enrich community vitality and pride; help preserve the historic district and small town atmosphere; and promote economic development and positive, productive relationships within Kennett Square and the surrounding townships. Key outdoor events include: the Kennett Square Farmers Market which takes place in the Genesis Building walkway every Friday from May through October, and the Kennett Brewfest, which includes beer tasting for over 50 breweries and has taken place each October since 1994. In 2010, the total operating expense for the Historic Kennett Square was over \$461,000, with a net gain/loss of less than \$1,000. In 2010, the Borough donated \$30,000 for Historic Kennett Square Events.
- **Cinco De Mayo** is held in the downtown in May as a celebration of Mexican Independence Day. Since 2006, the festival has been organized by Casa Guanajuato, an organization that promotes Mexican culture and traditions through educational programs. Founded in 2003, Casa Guanajuato

is one of 53 similar organizations across the United States. Its members are Mexican immigrants, and it receives support from the government of the State of Guanajuato in Mexico.

- **Events at Anson B. Nixon Park** - Although Kennett Area Park Authority (KAPA) does not conduct recreational programming, Anson B. Nixon Park is a key location for recreation events. Nixon Park is used for events by the Friends of Tennis and the Kennett Disc Golf Club, and it has a youth sized basketball courts used for children but not leagues. The soccer fields were previously managed by the YMCA, and are now leased to Southern Chester County Soccer. The largest park event is the annual Kennett Run, which has attracted up to 25,000 people. There is also an annual Trout Rodeo organized with the Red Clay Creek Association.

## Recreation Sports Programs and Events

Residents of Kennett Square participate in a variety of team and individual sports, most of which are organized by the Kennett Area Parks and Recreation Board (KAPRB), a community based non-profit organization, which receives financial support from the Borough and its three surrounding municipalities. KAPRB manages Herb Pennock Park and coordinates the following programs:



- **Jr. Basketball League** is for grades 3 through 10. Teams are separated into divisions for girls and boys with over 280 children each year in the program. Games are played at Kennett High School, Kennett Middle School and Greenwood Elementary School, with practices held at Greenwood Elementary School, Mary D. Lang Elementary, and New Garden Elementary.
- **Co-Ed Adult Softball League and the Sam Tavoni Men's Softball League** are for adults ages 18 to 60, with games and practices at Pennock Field. Together the leagues fielded a total of 16 teams in 2011.
- **KAPRB Summer Camp Program** runs from mid-June through July with arts and crafts, field trips, game days, educational programs, and athletic programs at a local elementary school. It is a day camp for children ages 5-13 from the Kennett Square Area.
- **KAPRB Blue Demons** is a youth lacrosse program for both boys and girls residing in the Kennett Consolidated School District and neighboring Delaware communities. Games and practices are at Kennett High School and nearby locations outside the Borough including Greenwood Elementary, Unionville Patterson Elementary School, and Unionville Upland Country Day School.
- **Soccer Shots** (previously KAPRB Kindergarten Kickers) includes children ages 3 to 8 years of age playing at Greenwood Elementary School in the winter and spring.
- **Men's Fall and Spring Flag Football** is open to men over the age of 35. All games are played at local fields on Sundays.
- **Cross Country Races** include the KAPRB Kid's Cross Country run for children ages 14 and under which is held in August at Anson B. Nixon Park. The September Mushroom Festival 5K awards male and female winners of all ages.

- **Kennett Wrestling** offers youth and middle school wrestling at Kennett Middle School, and High School Wrestling at Kennett High School. Kennett Wrestling Summer Day Camp is a week long summer program held at Kennett Middle School for 2nd through 9th graders.
- **Issues/Analysis** - KAPRB has been pursuing a number of initiatives in the past few years to improve Pennock Park, and to that end they have received five grants ranging from \$20,000 to \$50,000 since 2007. As a result of this funding, they have installed new lighting, partially completed parking lot improvements, and installed sprinklers on some of their fields. The property is underlain by fill, and experiences settling which remains an ongoing issue. KAPRB would like to complete the partially completed improvements and also pursue improved landscaping with hardscaping.

In addition to KARPB, other organizations that serve Borough residents are:

- **Kennett Avondale Unionville (KAU) Little League** plays at Herb Pennock Fields and is open to boys and girls from the Kennett or Unionville School districts. Each year, over 500 children participate on more than 40 KAU baseball, t-ball, and softball teams.
- **Kennett-Unionville Titan Youth Football** is a youth football and cheerleading league, whose teams are members of the Bert Bell Memorial League, a traveling league. Teams play home games at Kennett High School Stadium and away games at locations usually within an hour commute. The Titans have programs for flag football, cheerleading, and tackle football for ages seven to fifteen.
- **Kennett Friends of Tennis (FOT)** is a non-profit organization providing Kennett area boys and girls ages 6 to 14 with an opportunity to participate in both tennis instruction and team play. In 2011, FOT offered weekend sessions in spring and fall, and a weekly camp in summer. They also participate in after-school programs and summer park activities. FOT hosts adult round robins from 6PM till dusk at the tennis courts in Anson B. Nixon Park.
- **Southern Chester County Soccer Association** provides recreational soccer played at Patton Middle School and other fields within approximately one half hour travel time.
- **Are there any Hispanic soccer leagues?**
- **The Kennett Area YMCA** offers recreational swimming and swimming lessons for infants through adults. Life guard training and competitive swimming are available through the Sea Dragons team which is registered with USA Swimming. The YMCA offers referee training, martial arts, and sports leagues including youth soccer, indoor floor hockey, flag football, volleyball, cheerleading, and basketball. Their gym offer classes in fitness, diet, weight control, cycling, yoga, zumba and other physical training, including aquatic exercise. There is also fitness training for children including sports specific training and intervention for children at risk of obesity. The YMCA also gives skateboarding lessons at its skateboarding park.

### Other Recreation Non-Sports Programs and Events

Recreation includes a diversity of activities in addition to unstructured play, sports and other conventional programming. These activities may involve arts and crafts; dance, drama, and music; or clubs, hobbies, and collecting. Such activities are often popular for families, seniors, or civic groups such as the Boy and Girls Scouts. In Kennett Square Borough, such activities include:

- **Scouting** - Boy Scout Troop 24 has met at the Kennett Square Presbyterian Church since 1945. As of 2011, they had 40 Scouts representing a range of ages and ranks. Their activities include camping at Hibernia Park, backpacking on the Appalachian Trail, and sailing on the Delaware River. The Brandywine Valley Girls Scout Service Unit serves the Kennett Square and Unionville-Chadds Ford School districts.
- **The Garage Community & Youth Center** is a non-profit youth center in downtown Kennett Square in a former garage. It is a faith based organization, not associated with any one church, but is affiliated with a number of local houses of worship and other community groups. It provides services for middle and high school students. As of 2011 it serves 350 students each week for tutoring, mentoring, use of the computer lab, youth groups, and activities organized by their partner organizations.
- **YMCA Community Activities** include family events such as movie nights and holiday themed events such as Halloween parties and making Thanksgiving baskets and holiday gifts for those in need. The YMCA host arts and humanities classes including Spanish, youth finance, dance, and theater. They operate a summer camp and offer youth development classes and the Saturday Night Lights Program providing safe activities for children ages 4 through 12.
- **The Bayard Taylor Memorial Public Library** on East State Street is part of the Chester County Library System. Founded in 1896, the Library's mission is to provide the residents of its service area with a variety of library materials and services for their educational, informational, cultural and recreational needs. Its collection includes approximately 60,000 items. Because the Library is heavily used and in need of expansion they are coordinating with the Borough on the Kennett Area Community Development Plan to determine a location for a modernized building facility including expanded parking.

The Library hosts extensive programming, some of which is done in partnership with groups that focus on underserved Hispanic immigrant communities and migrant workers.

Programming for children includes Children's Summer Incentive Reading Program, Science in the Summer, Summer Wednesday Children's Crafts, the Leggo Club, and the Geography Club. Adult and family activities include the Adult Literacy Program, the Thursday Book Club for Adults, Family Movie Nights, Local Author Presentations and Special Speakers and Performers.

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## RECREATION ADMINISTRATION

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### Recreation Administration and Staffing

Kennett Square Borough does not have a parks department, but it does coordinate recreation planning with the Kennett Area Park Association (KAPA), the Kennett Area Park and Recreation Board (KAPRB), and other organizations. The Borough provides a number of in-kind services, such as security provided by Borough police. The Borough has nine full time public works staff and two seasonal staff who, in addition to their regular tasks, provide mowing and grounds keeping for the Red Clay Trail and Pennock Park. Recruitment, hiring, orientation, training, and performance evaluation for Kennett Square Borough personnel are supervised by the Borough Manager, in combination with either the Police Chief (where police are involved) or the Superintendent of Public Works (where maintenance personnel are involved). Staffing generally is sufficient considering the typical workload. Recreation administration in the Borough consists largely of:

- **KAPA** is a Municipal Authority with one part time staff and one seasonal staff, and all other work is run by volunteers. They manage the soccer fields which are leased to Southern Chester County Soccer. The KAPA Board has nine members from Kennett Square Borough and Kennett Township, with at least four from one of the municipalities. Board members are recommended by the board and approved by both partnering municipalities for a designated term. KAPA Meets once a month in the Kennett Township Building. KAPA's budget is typically \$120,000, and the revenues usually match the cost. Kennett Square Borough provides \$20,000 in funding along with other in-kind services. KAPA's revenues include user fees and rental fees for a cell tower in the Kennett Township portion.
- **KAPRB** is managed by a board consisting of up to 16 directors. As of 2011 there were 13 board members and 1 Recreational Coordinator. The purpose of the organization is to promote, encourage, and supervise recreational activities in the Borough and its adjoining communities. In 2011, KAPRB generated over \$160,000 in expenses and over \$195,000 in revenues, which included \$10,500 in funding from the Borough. KAPRB's revenues generally match costs, and they prefer to maintain a \$20,000 emergency fund.

### Recreation Financing

The Borough's recreation budget consists of funding and in-kind services provided to KAPA and KAPRB, as noted above. The Borough relies on other organizations for recreation planning and has no direct recreation revenues. Because recreation opportunities improve real estate values and therefore the local tax base, it is likely that recreation indirectly generates revenue for the Borough.

### Recreation Budget and Funding

The current level of recreation funding and coordination has been sufficient to date. However, further growth may require more coordination to improve the efficiency of how money is spent, and to better realize revenue from rental fees and possibly even user fees. Although there is no immediate need to greatly increase funding for recreation, it can be expected that further growth will likely require

significant ongoing capital improvement planning and funding. Ideally a Capital Improvements Program would:

- Be designed to fiscally plan for future parks and recreation facilities for the next five years.
- Be coordinated with the policies and planning efforts of other recreation providers, such as the School District, KAPA, KAPRC, and the YMCA.
- Accommodate the requirements of county, state, and federal grant programs.
- Include infrastructure-related costs such as land acquisition, playground equipment, and other structures and installations.
- Include the replacement and upgrade of recreation, sports, and playground equipment that is public property.

The creation of more park facilities will also increase opportunities for garnering revenue through rental or user fees. User fees should be based on a logical and practical rationale that is developed with community input. A user-fee discount can be included for Borough residents who participate in municipally-funded recreation programs, or who use municipal facilities. New developments can also generate fees or land donation through fee-in-lieu provisions. Updating fee-in lieu provisions at least every five years ensures that the fees generated are current with changing real estate values, and provide sufficient funding to cover the practical costs of recreation projects.

#### **Required Recreation Land or Fee-in-Lieu Funding for Recreation Facilities**

Many municipalities include a provision in their subdivision ordinance that requires developers to pay a fee, or provide land for recreation facilities that serve the population that move into new housing developments. Section 503 (11) of the Municipalities Planning Code permits fee-in-lieu provisions if a municipality has adopted a parks, recreation and open space plan. Municipalities may use a variety of techniques to determine the amount of fee to be paid, but the amount of the fee must be reasonable and justifiable. This fee must be deposited in a fund used specifically to acquire or improve recreation facilities.

Fee in-lieu provisions should clearly list all facilities that can be funded, such as active recreation parks, passive parks, paths, trails, trailheads, and user facilities. Many fee-in-lieu provisions require a specific acreage of parkland needed to accommodate each dwelling unit built. With trail projects, such acreage-based standards are impractical. For example, a half-mile trail with a 25-foot right-of-way would cover half as much land as one with a 50-foot right of way, but both could meet the same user needs. It is valuable to have an Official Map or detailed comprehensive plan trails map that displays where potential future recreation facilities should be located, particularly to guide fee-in-lieu programs.

#### **Recreation Related Grants**

Since the 1990's there have been a number of federal, state, and County grant programs that have provided significant funding for the acquisition of parks or recreation facilities, as well as the construction or reconstruction of facilities including playgrounds, courts, parking facilities, restrooms, and other user amenities. In general, these grants are competitive and require a municipal match of 10 to 50 percent of the project cost. Funding levels for these initiatives vary from year to year, and these programs are periodically altered and in some cases merged or eliminated. Therefore, the listing of programs presented below should be viewed as the status of these grants as of 2011. The most common grant programs funding recreation projects in Chester County include:

- **Vision Partnership Program (VPP) Grants** are administered by the Chester County Planning Commission, and can be used for planning projects such as updating the open space elements of a comprehensive plan or completing a regional trail plan.
  - **Landscapes 21<sup>st</sup> Century Fund Grants** are administered by the Chester County Department of Open Space Preservation, and are used for land acquisition and the construction of facilities. These grants can be used for parkland and open space acquisition, park facilities, trails, and greenways.
  - **Community Conservation Partnership Program (C2P2) Grants** are awarded by the state Department of Conservation and Natural Resources to municipalities, municipal authorities, and other tax exempt organizations. C2P2 grants can be used to plan for, acquire, and develop recreation facilities, greenways, trails, heritage areas, natural areas, and recreational tourism initiatives.
- **Issues/Analysis** - The economic downturn of 2008 reduced funding for parks and recreation projects from the local to the national level, and this situation may continue for the ensuing decade. Therefore, it is prudent for local governments to pursue innovative and non-traditional funding sources and not rely too heavily on grant programs that were well funded in the past.

## Maintenance, Security, and Liability

### Maintenance Responsibilities and Equipment

Pennock Fields are located outside the Borough and are managed by KAPRB. Anson B. Nixon Park is managed by KAPA, which has limited equipment including a golf cart, a Kubota front end loader and lawn mowers. Security for the entire park is coordinated through the Borough Police. Liability and insurance is equivalent as would be required of a Municipal Authority. Emergency and ambulance service is provided through the 911 system. The park trails and roadways are readily accessible by emergency vehicles.

KAPA is interested in pursuing a redesign of some of the facilities at Anson B. Nixon Park, specifically the redesign of the parking, and improvements to the playing fields, the interior buildings, and the park entrance. Although funding has been steady in recent years, additional funds would be needed to pursue these initiatives.

### Assessment of the Maintenance System

The Borough's public works personnel perform recreation-related maintenance as part of their overall duties. These duties include maintenance and operational tasks related to Borough streets and other municipal properties. The current maintenance system is both adequate and effective. Local recreation areas are clean, attractive, and well-maintained.



- **Risk Management** is an issue to which the Borough pays close attention. Public works personnel continually observe Borough properties for safety hazards.
- **Security** is provided by local security at all of the Borough’s public recreation areas. The Borough’s police force patrols recreation areas as part of its regular patrols. Minor vandalism and “party sites” are an ongoing issue.
- **Emergency Services and Liability** - The Borough is prepared to address any liability claims. Should there be an incident, the police would file a report and the matter would be referred to the Borough’s insurance broker for follow-up. All of the Borough’s parks can be accessed by emergency service vehicles.

An important consideration for the Borough is Pennsylvania’s Recreation Use of Land and Water Act (RULWA) of 2003, which limits the legal liability of private landowners who make their land available to the public without charge for recreation, such as hiking, fishing, or mountain biking. This law makes it easier for people to open their land for public recreation. Under RULWA, a land owner “owes no duty of care 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 such premises to persons entering for such purposes.” In general this law states that a land owner who does not charge an entrance fee and who maintains his or her land using safe, conventional management practices cannot be held liable by someone who has an accident while using their land for recreation such as hiking.

## OPEN SPACE

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### What is Open Space?

Open space can be defined broadly as any land that is not covered by buildings or pavement. For the purposes of this Plan, open space is further defined in terms of being either protected or unprotected open space as noted in *Figure 11.1* at the beginning of this chapter. In *Linking Landscapes*, “protected open space” is defined as:

*“Land and water areas that have little or no development: are used for recreation or preserving cultural or natural resources, including productive agricultural soils; and are protected either permanently or on a long term basis.”*

This definition focuses on how well the land is protected from development, usually by a non-profit land trust or by a municipal or other government. If there is no formal written agreement stating that a parcel of land is protected open space, the parcel should be regarded as unprotected. Unprotected open space is any undeveloped land that is not protected from development, and can include private golf courses or municipally owned land that is not designated as a park or public recreation facility. “Limited protection” open space refers to properties such as schools that are not formally protected from development, but that are not likely to be developed in the foreseeable future.

## The Benefits of Open Space

Recent studies have consistently shown that contiguous open space creates a lower financial impact and tax burden for municipalities than developed land. Open space contributes to a quality environment by providing wildlife habitat and by filtering and recharging groundwater. Trails and sports facilities promote physical health, a growing concern given the rise in obesity and the decreasing levels of physical activity. Park playgrounds and community gardens add to the overall quality-of-life and provide places where neighbors can meet and get to know each other.

The economic benefits of open space include the maintenance of property values and the ability to attract both employers and employees to the area. In Chester County, open space is closely linked to the vitality of the agricultural and equine industry. Tourism, such as taking a scenic drive, visiting historic sites, or bicycling, is another important part of the local economy that depends on open space.

**Communities that retain areas of undeveloped open space reap benefits in terms of real estate values, reduced cost of municipal services, public health, quality-of-life, and an improved ecology.**

## Planning and Funding Open Space

In August of 2000, PA Act 247, the Pennsylvania Municipalities Code (MPC) was amended to include a greater emphasis on planning for open space. The MPC is the enabling legislation that empowers municipal governments in Pennsylvania with the authority to plan and govern the development within their communities. Addressing open space in municipal planning is important in meeting municipal land planning responsibilities as set forth in the MPC.

Open space planning is valuable for managing the long-term development of a community, but in the short term, it is important as a tool for acquiring funding from various open space grant programs. Grant program applications typically ask if the proposed project is consistent with municipal open space planning, and when the plan was adopted. In general, any plan over ten years old may be regarded as outdated. Most open space grants are competitive, with many municipalities competing for limited funding. A municipality that has a recently adopted open space plan is more competitive than one that does not. A County grant is generally easier to obtain than a state grant, while federal grants are the most competitive.

## Open Space Inventory

Currently, a majority of the open space in Kennett Square Borough is used for recreation, as shown on *Map 11-3*. The Borough has no land protected by a non-profit land trusts or through and agricultural conservation easement, which usually occurs on undeveloped properties of 10 acres or more. Because the Borough is largely a developed, high density landscape, its open spaces can be considered to include areas such as sidewalks and streets in its shopping districts which could be used for festivals or parade. Vacant lots, closed portions of alleys, and parking lots can be used for farmer market or outdoor summer events.



## PLAN / RECOMMENDATIONS

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In addition to the discussion above, an evaluation of the inventory indicates that Kennett Square Borough has the potential to expand on its already successful parks, recreation and open space facilities and programs to create an integrated network easily accessible from all parts of the Borough by trails, paths and sidewalks. The following recommendations address how the Borough can take steps to promote such a network.

### PARKS AND RECREATION FACILITIES

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The parks and recreation facilities within or near the Borough are already well arranged and most are accessible by pedestrians. This is a valuable and somewhat rare situation in comparison to many other municipalities.

A majority of the Borough's recreational areas are located in the eastern half of the Borough, from Union Street to the east. The parks along the East Branch Red Clay Creek are designated as separate units and given names such as Race Street Park and Kennett Community Park. However, *Map 11-3* shows how all these areas are now nearly linked by the Red Clay Creek Trail. Given that all these facilities will be commonly linked, a single designation should be named to identify the corridor as "The Red Clay Creek Greenway", which would be a linear park. By creating a single "identity" for this area, the Borough would be more likely to receive grant funding to fill the gaps in the greenway and provide the opportunity for extensions into neighboring municipalities. This Greenway links north to Anson B. Nixon Park and south to proposed trails in Kennett Township, which means that improvements to the Greenway would also promote multi-municipal planning and provide access from an urban area (the Borough) to a large natural resource area (the park) and further to other areas within the surrounding region. This strategy may also make future projects more likely to receive funds.

The western part of the Borough has fewer existing recreation facilities but also has the potential for additional parks. *Map 11-3* shows a number of areas that could be future park sites. These are:

- **Possible mini-park at the NVF site** - A small park accessible by the various sidewalks within the adjacent area and site redevelopment should be included as part of the development of this site.
- **Possible mini-park at the future public works facility** - A small park accessible by **the Grant Street sidewalks** could be included as part of the development of this site. This site might also be accessible from the KAU fields.
- **Possible wetland restoration** - A wet area on vacant land on the eastern part of the KAU property could be restored into a wetland garden or park. This site is approximately 1-acre in size and is currently mowed. This area could be owned or leased by the Borough or owned and/or operated using some other mechanism. See also recommendation PR-6.

The Borough also has a high potential to add small parks through redevelopment opportunities. If a residential or commercial property anywhere the Borough were to become derelict, the Borough could

acquire it and demolish its structures, replacing them with a park. This form of recreational “infill development” has occurred in West Chester Borough and in a number of formerly developed but largely abandoned flood prone areas throughout Chester County.

Mary D. Lang Elementary School also has the potential to become a major recreational facility. The school building is centrally located and could be converted into a community center and perhaps even be used for the Borough’s administrative offices. Indoor rooms could be used for indoor community events, classes, and gatherings.

**PR-1 Continue to provide a variety of active and passive recreation parks and facilities to meet the needs of current and future residents.** Implementing this task will involve the Borough, Parks and Recreation Board, and other recreation entities (YMCA, KAU, KAPA, schools, etc.) actively investigating available grants to maintain and expand existing recreation facilities and activities while pursuing unique opportunities acquire additional facilities and programs.

**PR-2 Continue to provide a variety of recreation activities to meet the needs of current and future residents.** Implementing this task will involve the Borough, Parks and Recreation Board, and other recreation entities (YMCA, KAU, KAPA, schools, etc.) to evaluate the needs and interest in recreational programs and activities. Ongoing coordination between sports leagues should be established and periodic user surveys undertaken to determine needs as they change. Given Kennett Square’s small size, the Borough should partner with neighboring communities or regional civic groups to provide diverse recreation opportunities.

**PR-3 Continue to provide active recreation facilities which can accommodate multiple types of recreation uses, including organized sports and informal activities, such as pick-up games.** These facilities include fields that can accommodate multiple sports activities or sports and non-sports activities, as well as trails for walking, cycling and other non-motorized uses. Ensure these types of facilities continue to be available and remain open for public use.

**PR-4 Continue to provide parks and recreation facilities that can serve as community gathering areas or the location for civic and community events.** This task may involve designing or upgrading parks so that they can better serve as locations for civic and community events, and also focusing on improvements to areas such as the downtown sidewalks, parks, alleys, and streets to ensure that they better accommodate events. Downtown improvements could include the installation of lighting, way-finding signs, and benches, the pruning or locating trees to better accommodate vendors attending events, or providing electric outlets to be used by vendors. The closed off portion of Sycamore Alley on the south side of State Street and the “Genesis” walkway on the north side of State Street are two examples of quasi-public urban open spaces. The Borough should continue to utilize these spaces and investigate the possibility for additional small public use spaces throughout the Borough.



**PR-5 Pursue the upkeep of and improvements to recreation facilities including:**

(Note: Not all of these facilities are owned/and or operated by the Borough, so the implementation of this recommendation will require communication and cooperation with other organizations)

- **Anson B. Nixon Park** - Promote efforts to upgrade and improve facilities to provide opportunities for safe recreation, unstructured play, and locally organized events and activities. Continue to improve connectivity to the park from adjacent areas through trail connections and sidewalk improvements in addition to increased signage to improve the “visibility” of the park to visitors.
- **Red Clay Creek Trail** - Promote efforts to maintain and expand the existing trail and add connections to recreational destinations and population centers. The addition of trailheads, signs, and kiosks throughout the trail system should be considered to increase the “visibility” of the trail and make the trail more user friendly. The installation and improvement to street crossings should also be undertaken.
- **KAU (Kennet-Avon Grove-Unionville) Ball Field** - Promote efforts to maintain the playing field and improve the function and aesthetics of the parking and entrance driveway corridor. Establish improved pedestrian links to the field, and possibly a path linking the park to the sidewalk on the west side of Center Street. Ensure that this property will continue to be used as recreational open space. Evaluate options for establishing a playground on the portion of this property east of the ball field, which is currently a square shaped lawn measuring approximately one acre.
- **Herb Pennock Field** - Promote efforts to maintain this playing field which is owned by the Borough but is located in Kennett Township. Establish improved pedestrian links to the field, and possibly a trail or sidewalk along West South Street, to link the field to the residential neighborhood within the Borough between West South Street and Ridge Avenue.
- **Kennett Area YMCA Park and Swimming Pool** - Promote efforts to maintain this facility and improve access from the Southview neighborhood, including an improved crossing of South Street and sidewalks along Walnut Street, particularly between the park and South Street. Consider establishing a playground at this location.

**PR-6 Establish additional mini-parks as opportunities arise.** Land for mini-parks, including public gardens or green spaces, can be acquired through purchase, donation, or directly from residential developers using mandatory dedication regulations. Bonuses could also be granted to property owners or businesses that provide small scale greenspaces, benches, or similar features that can be enjoyed by the public. (See recommendation P-38 regarding funding for parks.) Vacant lots or neglected properties (potential tear-downs) may be other options for new mini-parks or open spaces.



- PR-7 Include options for reducing recreation costs through multi-municipal cooperation when evaluating or planning recreation initiatives.** When planning or pursuing funding for large-scale recreation projects like regional trails, the Borough should consider partnering with surrounding municipalities whose residents will likely use the Borough facilities, and vice versa.
- PR-8 Establish indoor recreation facilities that can be accessed by pedestrians via the Borough's sidewalk grid.** These facilities should be designed to meet some of the outstanding needs of the Borough, such as the need for senior or youth/teenage activities which could be accessed by pedestrians. A facility with adequate indoor space to serve as a fallback location for Borough events that get rained out should be considered. This facility could be part of a larger complex such as a public library or municipal building, or a series of smaller locations throughout the Borough. Working with a variety of organizations may be necessary to accomplish and manage this effort. The Kennett Flash is one example of an existing facility providing multi-use indoor space.

## TRAILS AND PEDESTRIAN NETWORKS

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Kennett Square Borough is especially well-suited to become the center of a region-wide trail and bike network. This network could ultimately link to other regional attractions including:

- East to the major tourist attractions of the Brandywine Valley.
- Southeast along the Red Clay Creek to the extensive natural areas in New Castle County Delaware.
- Southwest to trails in New Garden Township extending to the White Clay Creek State Park and Preserve.
- North to Willowdale and Unionville.


Establishing a regional trail network could provide economic benefits in terms of funding, planning, and constructing trails. Most of the funding for trails comes in the form of grants, either from the county or the state, although sometime funding can also be garnered from federal or private non-profit sources. These grants are usually competitive, meaning that any project that the Borough applies for will be ranked against competing projects from other communities.


By establishing a regional trail network, the Borough and its surrounding municipalities have the opportunity to prepare grant applications that will impact larger numbers of people, and reduce costs for planning and construction using economies of scale. Furthermore, a network which links to a business area, historic sites, and schools can be marketed to provide recreational benefits, economic revitalization, heritage tourism, and public health benefits such as reversing childhood obesity.

*Map 11-3* includes a plan for a network of trail, paths and sidewalks within Kennett Square with the following key elements:

- **Sidewalks** are addressed in more detail in Chapter 7, Transportation and Chapter 4, Land Use Plan. In terms of the trails and pedestrian network, they are key elements that should be linked to trail and paths wherever feasible. Filling gaps in the sidewalk grid also serves to fill gaps in the overall network.

- Bicycle Boulevards** are roadways in densely populated areas which are wide or low volume, or both, and link residential areas to the downtown. These are well suited to be designated as a “Bicycle Boulevard,” which refers to bike friendly streets on which bicycling is encouraged. These are typically marked with signs or “sharrows” which are arrows painted on the street, often on the shoulder. Bicycle Boulevards can also have special striping, signs, or rules regarding parking. *Map 11-3* show how the Future Bicycle Boulevards could be used by riders to access the downtown area from all four sides of the Borough, while at the same time avoiding the downtown streets and sidewalks on State Street. These Bicycle Boulevards would also access possible bicycle parking.


- Bicycle Parking** could be more widely established. Two potential locations include north Broad Street and Center Street. The north Broad Street parking could consist of bike racks which would replace two current parking spaces just south of the police station. This location is close to law enforcement and would be ideal since it would discourage the theft of bicycles, yet provide easily walkable access to downtown State Street. The Center Street location could also include bike racks that would take up two parking spaces in a public parking lot. This location would provide walkable access to the downtown from the south via Center Street, where the width and low volume make it especially well suited for bicycling. Locating the bike racks close to heavily traveled State Street will also discourage theft, since it is such a visible location to eastbound traffic. The Borough should also encourage businesses and office uses to place bike racks on sidewalks. Bike racks should also be included at all parks and recreation facilities.


- Future Local Bike Routes** are roadways that may not be as wide or low volume as a Bicycle Boulevard, but which provide key links between Bicycle Boulevards. As *Map 11-3* shows, the Local Bike Routes are valuable in that they permit stream or roadway crossings, often with stoplights and crosswalks.
- Future Pedestrian Links** are shown as a dotted yellow line on *Map 11-3*. These links could be trails, paths, or sidewalks. Within the Borough, one link is at Mill Road and Mulberry Street near the NVF site. Another link could connect the south end of Center Street to the KAU field and the possible mini-park on **Grant Way**.
- Future Trails** - The entire length of the Octoraro Rail Line within the Borough is identified on *Map 11-3* as a future trail corridor. The rail line is still active and economically viable, and therefore not likely be available for conversion into a trail over the short term. The corridor is however, quite level, links to population centers, includes no large-scale stream crossings, and does not cross any major multi-lane roadways. From a purely physical standpoint, it is well suited for re-use as a trail should it ever be abandoned for rail shipping or a rail side trail becomes amenable. The corridor therefore warrants consideration for future long-term trail planning.

- **The Red Clay Creek Trail** has been largely completed within the Borough, although there are many challenges in filling the existing gaps. The major challenges are street and rail crossings. This trail could be the central feature of the Red Clay Creek Greenway. The trail could also extend south linking to a proposed trail in Kennett Township that would extend south along the Creek.

Some of the key components this network include:

- **Downtown Kennett Square as a Trail Users Hub** - Downtown is a key destination because of its shops and restaurants, but also provides essential user amenities such as food, water, and restrooms.
- **Anson B Nixon Park as a Recreation Hub** - The existing park is an ideal destination for hikers and bicyclists.
- **Links to Employment Centers for Bicycle Commuting** - The major employers in Kennett Square such as Genesis Health Care can be reached by trails and sidewalks, increasing the value of residential units in the Borough.

*Map 11-4* shows how Kennett Square Borough could become a central feature in a Regional Trails Network. This network would consist of the following three components:

- **Possible Rail to Trail Corridor** - The Octorara Rail Line extends from the Brandywine Creek and west through Kennett Square, Avondale, and Oxford Boroughs. This line is actively used and is not anticipated to be abandoned. However, the line is quite level, and if it were abandoned would be well suited for use as a major connector trail or a trail could be developed to operate in conjunction with the active railroad.
- **Future Kennett Bikeway** - *Map 11-4* shows a network of on-road bicycle routes where the goal is to permit bicyclists safe and scenic routes that link to recreational or community destinations. In general, roadways included on this bicycle route network avoid steep slopes, dead ends, high volume roadways, and intersections that would not accommodate pedestrian crossings. In some areas, the network does not meet all these criteria, but that is needed to keep the network from becoming fragmented into isolated corridors. Identifying the network as “The Kennett Bikeway,” would be a way to create a marketing identity which would associate the bicycle route with the already popular tourist activities in the Kennett Region, and Kennett Square Borough in particular. This identity would also demonstrate that the network links to an urban center, which would make it more likely to receive a wider variety of grants.
- **Future Red Clay Creek Trail** - *Map 11-4* shows a network of off-road trails, some of which follow along roadways, whose goal is to permit pedestrians or bicyclists links to recreational or community destinations. This trail network may include segments that are single-use, multi-use, paved, or unpaved. The Red Clay Creek trail is primarily complete through Kennett Square Borough, and it has been proposed through Kennett Township south to open space areas near the Delaware State line. This trail could be expanded as shown on *Map 11-4*, to include a northern spur going through East Marlborough Township and a western spur extending

through New Garden Township to Avondale Borough. This network would have two urbanized destinations, but also connect these areas to the Red Clay Creek Valley, which is itself a destination.

Pursuing a regional trails network would involve more than just the construction of trails. The communities within the network should coordinate a plan to accommodate an expected increase in bicyclists. User facilities like bike racks, bathrooms, and places to obtain food and/or water should be identified. A plan could also include a coordinated effort to promote bicycle tourism to areas such as downtown Kennett Square Borough and other key destinations. Such a plan could also be coordinated with major private destinations such as Longwood Gardens in addition to regional cycling clubs.

**PR-9 Work with neighboring communities to establish multi-use trails which link residential areas to public schools, playgrounds, employment centers, and commercial areas.** A key to implementing this task is for the Parks and Recreation Board and the Borough to continue to communicate and coordinate with regional trails advocates and neighboring municipalities. Working with the Kennett Area Region Planning Commission (of which the Borough is a part) should be a priority in terms of working with the municipalities within the region as well as an opportunity to fund potential projects through various grant programs (PCTI, TCDI, et.). *Map 11-4* illustrates a regional trail network linking to the Borough.

**PR-10 Pursue projects and grant funding to support pedestrian, bicycle, and motorist safety initiatives.** The emphasis on such projects should be creating safe means for children to walk to school and recreation areas, and shoppers, employees, and residents to visit downtown Kennett Square.

**PR-11 Pursue the establishment of a network of sidewalks, trails, and paths that link all parts of the Borough with downtown with the Red Clay Creek Trail and parks and recreation facilities.** Such an initiative should involve a coordinated effort with residents, civic groups, senior centers, planners, developers, the business community, the Borough, and other related organizations to prioritize efforts and pursue funding for sidewalk and trail improvements and installation. See also Chapter 7, Transportation and Chapter 4, Land Use Plan for more information regarding an interconnected system of sidewalks, trails, and paths.

## RECREATION PROGRAMMING

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### Sports Programs, Non-sports Programs, Recreation, and Events

The Borough and its surrounding region have a good base in terms of recreation programming, which is well-suited to be expanded, in terms of sports and physical fitness. In recent years, non-sports programming and events have become popular, however these are done by different organizations and could flourish and be more cost effective if they were coordinated or jointly publicized.

- PR-12 Continue to support a balanced diversity of competitive sports through coordination with adult and youth athletic leagues, public schools, and other recreation stakeholders such as the YMCA.** Such coordination could focus on ways to more economically construct, maintain, and schedule playing fields, courts, and other facilities where service areas may cross municipal boundaries. Stakeholders would include sports leagues, school districts, health clubs, and trail, hiking, or bicycling groups. See also recommendation PR-2.
- PR-13 Support a diversity of recreation activities and areas, with a focus on the growing senior population.** A key to implementing this recommendation is not only providing locations for these activities, but administering and coordinating them at a time and a place that will facilitate use by seniors. Such an approach requires that recreation planners consider access for a population which may have physical and mobility limitations, and which are likely to use public or other alternate means of transportation. A task force should be formed to address this issue.
- PR-14 Continue and expand special events programming.** Continue to cooperate with community organizations on special events that build awareness of parks and downtowns as community centers. Such events could include a 5-K Run, bicycle race, music performances, summer outdoor film nights, farmers markets, artisans markets, or other outdoor festivals.
- PR-15 Provide opportunities for environmental education.** Nature walks, birdwatching, stream/litter cleanups, and other types of environmental programs have recreational, educational, and social values. The Borough and/or School District should consider ways to provide environmental programming within Anson B. Nixon Park and other open space areas.
- PR-16 Coordinate with Kennett Middle and High School with the goal of making their recreation facilities more available for community use.** The campus of Kennett Middle and High School has substantial recreational facilities including an indoor swimming pool. The Borough should explore establishing community nights to use particular school facilities such as the indoor pool, basketball courts, or sports fields.



## RECREATION ADMINISTRATION

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### Recreation Funding

Finding available funding for parks, recreation and open space projects, can be difficult and the economic downturn of 2008 has only added to that challenge. The Borough should continue pursuing traditional funding sources, but also pursue ways to raise funds by modifying its existing approach to funding. One such initiative would be to establish a park and recreation gift catalog that can receive cash donations to purchase specific items (park benches, etc.) or improvements. The Borough can also join in funding partnerships with non-profit groups such as land trusts, and pool their limited funding to achieve common goals. Coordination can also be conducted with large land owners or homeowner

associations with areas of open land to ensure that their land is managed as open space, even if it is not rigorously protected by an easement.

For larger projects, because of its size, the Borough may have better success by partnering with surrounding municipalities to generate a project of a scale and that effect enough people to be of interest to funding sources. Open space and recreation grant programs are more likely to fund a large scale project that could impact many users, rather than a small project even if the large project is more expensive.

**PR-17 Establish a park and recreation gift catalog that can receive cash donations.** This catalog would describe needed recreation equipment and structures (benches, backstops, goals) that can be funded by a donation by an individual, a business, or some other organization. Donations could be recognized with a permanent plaque, as opposed to an advertisement.

**PR-18 In appropriate developed areas, pursue funding that will permit the demolition of abandoned or neglected structures of no historic value whose removal could create areas of open space.** Certain open space protection grants will not permit funding to be used for the demolition of existing structures. As a result, the Borough should consider the pursuit of funding for demolition where an opportunity exists to remove a neglected structure to create a mini-park or open space. These areas could be used as “tot lots,” community gardens, or neighborhood meeting spaces.

**PR-19 Extend the protected open space network into all land uses within the Borough via greenways.**

Coordinate with owners of larger parcels such as institutions, schools, industrial uses, utility companies, mushroom companies, and rail companies to determine if their property can be managed to serve as a greenway to link to existing open spaces. The Kennett Area School District property on South Walnut Street is an



example. This property has soccer fields along the northern part of the parcel, but a wetlands and open space area exists along the Red Clay Creek which provides for the opportunity for the Red Clay Creek Trail to extend from the Kennett Area Park on the west side of Walnut Street through the school property, and into Kennett Township.

## Maintenance and Property Management

Over the past decade, Kennett Square Borough has been successful in expanding its parks, trails, recreation programming, and overall community events many of which focus on the downtown. With this use, the Borough recreation infrastructure, from unpaved trails in the woods to urban park benches, become worn by use and exposure to the elements. In past years, the maintenance of such infrastructure was conducted informally, but there is a need to schedule and document maintenance so as to ensure public safety and reduce the Borough’s liability.

General property management is a key maintenance issue that impacts public and private landowners. If a private property upstream from a public open space is not well managed in regard to run off, storm events can cause flooding that erode away trails and facilities on public land down stream. Therefore maintenance and property management should focus not just on public lands, but also private property and land owned in common.



**PR-20 Document and continue recreation policies that address property issues such as public access, liability, disabled persons access, and the use of public land as protected open space infrastructure.** The implementation of this action could include updating ordinances to address:

- Recreation activities that may be restricted or limited.
- Public access restrictions to facilities, such as dusk till dawn use.
- Activities requiring a permit or proof of insurance.
- Lighting recreational facilities in a way that balances energy use, safety concerns, and light pollution impacts to properties surrounding lighted recreational facilities.
- Compliance of recreation facilities with the Americans with Disabilities Act.
- Linking parks or open spaces as part of the infrastructure and circulation network.
- Requiring management plans and perpetual maintenance agreements for existing and newly constructed common areas.
- See Updates to Ordinances and Regulations for additional ordinance related recommendations.

**PR-21 Conduct ongoing maintenance and safety inspections of Borough parks and recreation facilities based on a regular maintenance schedule.** This schedule should be revised on an as needed basis to minimize liability and insurance costs. The maintenance schedule could be supplemented with a work plan listing maintenance jobs in more detail on a regular basis.

**PR-22 Ensure that open space resources are properly maintained using best management practices.** The Borough should regularly inspect open spaces to ensure that functions are being maintained, and that mandated maintenance and management regulations are being followed.

**PR-23 Evaluate potential maintenance costs and staffing when planning new parks and recreational facilities.** The Borough should evaluate potential maintenance costs associated with new parks and public open space areas including trail and sidewalk areas that will function as trail links.

## Safety and Liability

To date, the safety and liability of parks and recreational areas has been sufficient. However, there are a number of organizations such as KAPA and KAPRB that are all managing properties. The Borough could play a role in fostering communication with these groups to encourage consistent liability measures and coordination with local police.

There are concerns that the maintenance garage in Anson B. Nixon Park is not compatible with the park and creates a poor mix of truck and pedestrian traffic. Other locations are being considered for the garage. Also the Red Clay Creek trail crossings at State Street and Cypress Street should be considered for additional improvements to ensure safety for pedestrians and promote awareness to motorists. Additional locations where the Red Clay Creek trail crosses streets should receive similar treatments to facilitate pedestrian crossings, safety, and awareness by motorists. These locations include Birch, South, and Walnut streets among others. See *Map 11-3*.

**PR-24 Ensure that maintenance, security, safety, ADA compliance, and liability are addressed when planning, developing, and constructing parks and recreation facilities.** These issues should be considered at the very early stages of planning for a recreation project so as to avoid a situation where a project must be revised in its later stages. Efforts should be made to retrofit existing facilities as required or as is appropriate or feasible.

**PR-25 Continue to regularly coordinate with police and emergency service providers regarding recreational facilities.** Such coordination would provide them with updates on new and improved recreation facilities, and options for patrolling them or accessing them with emergency vehicles.

**PR-26 Increase safety at street crossings for the Red Clay Creek Trail and at other specified locations.** Increasing safety will assist in promoting the use of the trail and reduce the risk of accidents. Certain locations have been identified on *Map 11-3* and *Map 7-3*.

## Public Relations and Marketing

The public relations and marketing of sporting events and community festivals has been very successful. The Borough could play a greater role than simply promoting these events as independent initiatives, but to being incorporating them into the overall programming for the Borough as a whole.

**PR-27 Create and maintain a web page which outlines the recreation opportunities available in Kennett Square Borough.** This could provide:

- Maps and locations of parks and recreation facilities, and available amenities.
- Information on activities, programs, and event schedules.
- Information on trail or park "Friends of" groups.
- On-line registration for reserving or renting facilities, or participating in events.
- Opportunities for user comments on recreational facilities.
- Opportunities for volunteers to work on parks and trails.

**PR-28 Create and update a brochure describing leisure opportunities in and around the Borough.**

As more features are added to the Borough's park and recreation facilities, it is important to inform the public about new opportunities that are available. An informative brochure should be updated whenever there is a major new development such as a new trailhead, playground, etc. This brochure could be posted on-line as a download as well as provided at recreational facilities, kiosks, Borough facilities, and other public places such as the library.

**PR-29 Continue to use a variety of media, such as newsletters and websites, to publicize recreation opportunities.** Given the fast pace of digital and internet technology, it is important for the Borough to use new and innovative techniques to make the public aware of recreation opportunities, and provide digital versions of park brochures and maps on the Borough’s Internet site.

**PR-30 Inform residents about open space opportunities.** The Borough should inform residents in a timely manner when proposals are made that would affect open space. Such proposals would include the purchase, sale, or change in use of Borough-owned open space.

## OPEN SPACE

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### Greenway and Open Space Planning

Kennett Square Borough could take a two-track approach to greenway and open space planning: one regional and one local. At the local level, the Borough already has a well-developed greenway along Red Clay Creek. However, the Borough must now address how to maintain this greenway and how to expand it wherever possible. This effort should include creating pedestrian links such as sidewalks and trails which will permit residents more access points that link to the Greenway.

There are also local opportunities to increase the tree cover on properties adjacent to the Red Clay Creek, thus expanding the area of the tree canopy. Many wildlife species travel from tree to tree. Trees planted in back yards and vacant lots, even on small lots, can significantly expand the area of functioning forest already established along the Red Clay Creek. Such forestation would also shade the creek and its tributaries, lowering the temperatures to those that a better suit the native animals who flourished in the area prior to the deforestation in the Colonial era.

The regional focus should address the protection of open spaces that are outside the Borough, where development would impact the Borough. Were these parcels to be developed, their residents could be expected to support Borough businesses but could also impact the use of Borough infrastructure and facilities. Therefore working in partnership with the region’s municipalities to protect these sites as open space would be beneficial. Such sites could be minimally developed into passive recreation open spaces with trails, primitive walking paths, recreational facilities, and natural areas.



There are three locations outside the Borough that from a strictly physical standpoint, are well-suited to become easily accessible protected open spaces over the long term:

- **South of Western Ridge Avenue** - There are two largely undeveloped residential properties each of which measures over 25 acres in size and, from a physical and location standpoint, would be well suited for use as parkland.

- **Directly West of Ridge Road** - Ridge Road dead ends onto a 6-acre mushroom operation property that includes approximate 2 acres of vacant land next to the road. From a physical and locational standpoint, this site would be well suited for use as parkland.
- **The Lands Between Pennock Memorial Fields and West Cypress Street** - This area includes approximately 25 acres of land which from a physical and location standpoint would be well suited for use as parkland. The Future Land Use Plan in the 2004 Compressive Plan for Kennett Township calls for this land to be used for “Specialized Agriculture and Industrial.” However, this same plan recognizes this area as a naturally constrained floodplain with the potential for reforestation as a riparian buffer. As a result, there may be opportunities for this area to be converted into parkland while also being developed for a use that would be consistent with a park, much like Pennock Memorial fields.

**PR-31 Establish a greenway/open space network in the Borough linking existing protected open spaces.** This network could include forested greenways throughout the Borough .An example is the greenway along the trail connecting Anson B. Nixon Park with natural areas along the East Branch Red Clay Creek. Other creeks within the Borough should also receive consideration for riparian buffers, in addition to street trees on primary streets to serve as urban greenways connecting to open space areas and the riparian corridors. See Riparian Buffers recommendation NR-X included in Chapter 10, and recommendation T-X in Chapter 7, Transportation.

**PR-32 Consider the development of a multi-municipal master plan with Kennett Township and East Marlborough Township, or the entire Kennett Region, for a Red Clay Creek Greenway and trail system.** This plan should address the greenway, recreation based businesses, access limitations, resource conservation, reforestation, and available grant funding. The process might also involve formalizing a name for the greenway appropriate for use in grant applications (such as “The Red Clay Creek Greenway”). Regional efforts should be considered in conjunction with the Kennett Area Region Planning Commission.

**PR-33 Promote the treelawn as a location for urban greening.** The grassy area between a sidewalk and a streets is a “treelawn.” These areas could be managed to create a kind of small-scale greenway that may include street trees, mini-garden type vegetation or amenities like benches. One concept is to create mini-open areas at intersections or at mid-block locations using curb extensions to accomplish a variety of tasks. Provision of small open space areas, stormwater management, and safer pedestrian crossings are among the many opportunities that “treelawn” and/or curb extensions may provide. The Borough should consider installing “treelawn” buffers where they do not exist when road or streetscape improvements are made. Where these buffers do



exist the Borough should encourage the maintenance of vegetation within these areas and the addition of trees where they are lacking. See also recommendation TC-35 and **CF-X on page 8-X**.

## UPDATES TO ORDINANCES AND REGULATIONS

Interest in building parks, trails, and other unconventional recreation facilities, such as dog parks and skate parks, has increased dramatically in the past decade. Like most communities, Kennett Square Borough does not yet have provisions in its zoning or subdivision ordinances that sufficiently address these changes. An update to the Borough's ordinances is warranted, and would be a key first step conducting detailed design plans and raising funds to modernize the Boroughs recreation infrastructure.

### **PR-34 Amend municipal ordinances to include and consistently define active and passive recreation as well as open space, trails, paths, and routes as they relate to recreation planning.**

This task will require a review of existing ordinances, and revising or adding definitions to be consistent with this comprehensive plan. A brief summary is as follows:

- Provisions of the Zoning Ordinance (adopted 2007)

<i>Section</i>	<i>Park, Rec. &amp; OS Provisions as of the Most Recent Amendment, 2005</i>
Art. II	Defines "open space" and "park," but not "greenway", "trail," "path," or "sidewalk."

- Provisions of the Subdivision and Land Development Ordinance.

<i>Section</i>	<i>Park, Rec. &amp; OS Provisions as of the Most Recent Amendment, Oct. 2006.</i>
Sec. 18-1	The definitions section does not include the terms for "trail," "path," "park," "open space," or "greenway."
Sec. 18-12	Requires sidewalks, not less than 4 feet wide, on all streets. Does not state who (landowners or the Borough) maintains the sidewalks.

**PR-35 Update ordinances to include provisions which address planning and funding of trails, paths, and bicycle routes.** Such provisions should require the construction of sidewalks, trails, paths, or bicycle routes in new developments and redevelopments or a fee-in-lieu of facilities to advance other prioritized projects within the Borough. These provisions could be designed to coordinate trail connections with existing sidewalks, trails, paths, and routes where applicable during the subdivision and land development review process and when new trails are proposed. Such provisions should encourage the linkage of internal trails, paths, and routes within a development to municipally maintained trails and sidewalks. Such links should be constructed in a manner that is safe, aesthetically pleasing, and designed in such a way as to minimize maintenance.

**PR-36 Coordinate with developers to dedicate open space or green areas in the form of public squares or public commons/greenspaces.** Amend ordinances to require developments to include opens spaces, with the option of choosing from a wide variety of open space types or a fee-in-lieu of facilities similar to recommendation PR-34, above. Open space areas within a

development could be used for public greens or squares, sitting areas, outdoor “rooms”, greenways, trails, paths or other forms of recreation or outdoor enjoyment. Such places may simply include a “tot-lot”, playground, community garden, or small areas adjacent to sidewalks that include benches and landscaping, or a pagoda, waterfeature, or other similar element. The Borough should coordinate with developers early in the site planning process to include open space and greening amenities in their design schemes.



- PR-37 Consider establishing mandatory land dedication or fee-in-lieu provisions.** The current ordinances do not include mandatory land dedication or fee-in-lieu provisions. Because the Borough is largely developed with few opportunities for new large-scale developments, any fee-in-lieu provisions will likely focus on trail or pedestrian links or small mini-parks or public garden spaces. Fee-in-lieu provisions should apply to developments that are larger than a specified acreage or have a certain impact. Ordinances should be reviewed and updated as necessary to clearly state that fee-in-lieu funding targeting recreation facilities (trails, paths and routes, along with parks and open spaces) can be used for the establishment of trails, paths, routes and open spaces. Sidewalks should mandatory and not be permitted for fee-in-lieu.
- PR-38 Consider requiring fee-in-lieu provisions to be updated at least every five years.** Updating fee-in-lieu provisions at least every five years ensures that the fees generated are current with changing real estate values, and provide sufficient funding to cover the practical costs of recreation projects. Such a revision should also update the type of projects that can accept fee-in-lieu funds, including: parks and recreational facilities; the construction of recreation infrastructure such as play equipment, structures or parking facilities; and projects either on public land, or parts of private land with publicly-owned recreation easements.
- PR-39 Evaluate the methods for the maintenance and inspection of open space within residential developments.** The Borough should review the standards within the Zoning Ordinance and SLDO that regulate how open spaces within residential developments are permitted, maintained, and inspected. It may be necessary to modify the regulations to be more specific about maintenance requirements or to give the Borough additional flexibility to inspect and enforce the maintenance of these open spaces. See also PR-20 for additional ordinance related recommendations.

# APPENDIX

Table 11-6: Major Recreation Facilities with Public Access in Kennett Square Borough

Park or Recreation Facility	Public Access Facilities					Limited Access Facilities	Public Access Facilities			
	Anson B. Nixon Park	Kennett Community Park (Pool – YMCA)	Pennock Memorial Fields	Race Street Park	Kennett Consolidated School District Fields		Kennett YMCA	Mary D. Lang Elementary School Playground	Kennett Area Little League	
Size (acres)	82.0	5.1	10.1	12.7		35.7	N/A	3.8	6.9	
Ownership	KAPA	Boro.	Boro.	Boro.		KCSD	YMCA	KCSD	Private	
<b>Active Recreation Amenities</b>										
Baseball/Softball Field	Yes	-	Yes	-		Yes	-	-	Yes	
Soccer/Football Field	Yes	-	-	-		Yes	-	-	-	
Outdoor Basketball Court	-	Yes	-	-		Yes	-	-	-	
Indoor Basketball Court	-	-	-	-		Yes	Yes	Yes	-	
Outdoor Volleyball Court	Yes	Yes	-	-		-	-	-	-	
Playground Equipment	Yes	Yes	Yes	Yes		-	-	Yes	-	
Track/Field Facilities	-	-	-	-		Yes	Yes	-	-	
Swimming Pool	-	Yes	-	-		-	Yes	-	-	
Bocce/Horseshoes	Yes	-	-	-		-	-	-	-	
Badminton/Lawn Games	-	-	-	-		-	-	-	-	
Roller Hockey	-	Yes	-	-		-	-	-	-	
Disc Golf	Yes	-	-	-		-	-	-	-	
Tennis Courts	Yes	-	-	-		Yes	-	-	-	
<b>Passive Recreation Amenities</b>										
Passive Open Space	Yes	Yes	-	Yes		-	-	-	-	
Pavilion/Gazebo	Yes	Yes	Yes	Yes		-	-	-	-	
Picnic Tables	Yes	Yes	-	Yes		-	-	-	-	
Walking Trail or Path	Yes	Yes	-	Yes		-	Yes	-	-	
<b>Public User Support Amenities</b>										
Restroom Facilities	Yes	Yes	Yes	-		Yes	Yes	-	-	
Indoor/Undercover Area	Yes	Yes	-	-		-	-	-	-	
Outdoor Lighting	-	-	Yes	-		Yes	-	Yes	Yes	
Lighting for Security	-	-	Yes	-		Yes	Yes	-	-	
On-Site Parking	Yes	Yes	Yes	-		Yes	Yes	-	Yes	
<b>Site Conditions ( Low, Medium, or High)</b>										
Level of Maintenance	Med	Med	High	Low		High	Med	High	Med	
Pedestrian Access	High	High	Low	High		High	High	High	Med	

Source: CCPC Open Space Mapping 2010, CCPC field visit 2010.

**Figure 11-7: NRPA 1996 Suggested Outdoor Facility Development Standards (Sampling)**

Activity	Size and Dimensions	Area Needed
Basketball, Youth	46' – 50' x 84'	2,400-3,036 sq. ft.
Basketball, HS	50' x 84'	5,040-7,280 sq. ft.
Tennis	36' x 78' with 12 ft. clearance on both ends	Minimum of 7,200 sq. ft. single court area
Baseball, Official	Baselines - 90', Pitching distance - 60.5', Foul lines - min. 320', Center field - 400'+	Minimum 3.0-3.85 ac.
Baseball, Little League	Baselines - 60', Pitching distance - 46', Foul lines - 200', Center field - 200' to 250'	Minimum 1.2 ac.
Football	160' x 360' with a minimum of 6' clearance on all sides	Minimum 1.5 ac.
Soccer	195' to 225' x 330' to 360' with 10' minimum clearance on all sides.	1.7 to 2.1 ac.
Golf- driving range	900' x 690' wide. Add 12' width each add. tee	13.5 ac. for min. 25 tees
Quarter mile running track	Overall width - 276', length - 600', track width for 8 to 4 running lanes is 32'	4.3 ac.
Softball	Baselines - 60', pitching distance 45' (men) & 40' (women), fast pitch field radius from plate is 225', slow pitch field radius from plate is 275' for men and 250' for women	1.5 to 2.0 ac.
Multiple use court	120' x 80'	9,840 sq. ft.
Golf, Par 3 (18 hole)	Average length varies – 600 – 2,700 yards	50 to 60 ac.
Golf, 9-hole	Average length 2,250 yards	Minimum of 50 ac.
Golf, 18-hole	Average length 6,500 yards	Minimum 110 ac.
Swimming Pools, Teaching	Minimum 25 yards x 45', even depth of 3-4 ft.	Varies, usually 1 to 2 ac.

Source: Park, Recreation, Open Space and Greenway Guidelines, NRPA, 1996.