



**New Garden Hills**  
**Master Plan Update**  
New Garden Township  
2025



# New Garden Hills

## Objectives for today's presentation:

- Site history with timeline recap
- Previous plan
- Existing conditions
- Inputs for revisions
- The revised plan
- Public/private partnerships
- Phasing by zone
- Projected costs and funding options
- BOS feedback



*Iconic "Castle" Building in the core of the park.*

# New Garden Hills Timeline

## Historical Timeline

- Historically, the site has seen mixed-use agriculture and the mining of Kaolin Clay.
- The Catholic Church (Saint Anthony of Padua Parish in Wilmington, Delaware) purchased and began to develop the property as a day camp in the late 1970s. The church continued to develop the property for the next 4 decades.
- Use of the day camp declined in the early 2000s and the camp fell into disrepair by 2015.
- In 2018, New Garden Township acquired the 137-acre property on Limestone Road, the site of the former St. Anthony's in the Hills parish day camp.
- New Garden Township obtained this unique property as part of an Open Space purchase with the intent of preserving the property and developing a new municipal park.



# Open Space Purchase Summary

- Purchased by New Garden Township in December 2018 for 1.5 million
- Funding for purchase came from Open Space EIT funds and grant funding

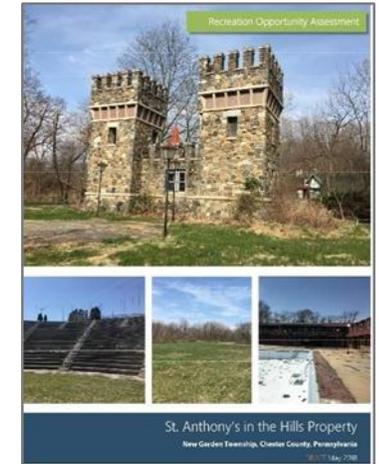
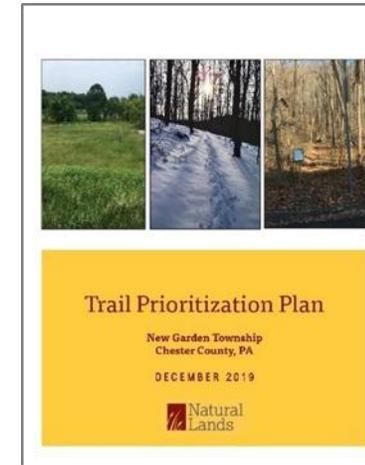
Open Space EIT	\$	1,285,000.00
Mars Grant	\$	10,000.00
CCPP Grant	\$	200,000.00
WCWS Grant	\$	5,000.00
	\$	1,500,000.00



NOTE: Consultant fees and closing costs were approximately \$70K, bringing the total cost of acquisition to \$1,570,000.00

# Project Timeline & Accomplishments to Date

- 2018
  - **Purchased by Township with Open Space funds and grant support**
  - Recreation opportunity assessment completed (YSM)
  - Environmental testing completed (Boucher & James)
  - Deerfield Mowing & Property Maintenance moves on site
- 2019
  - **Master Park Plan Request for proposal**
  - **Trail Prioritization Plan**
- 2020
  - **Master Park Plan project awarded to YSM**
  - COVID
- 2021
  - 3<sup>rd</sup> Party Pool lease begins
  - **YSM Master Park Plan completed**
  - Township approves Traditional Picnic & Playground rehabilitation project
  - Township creates and hires Parks & Open Space Superintendent position



# Project Timeline & Accomplishments to Date

- 2022
- DCNR & DCED grants awarded for Phase II rehabilitation project
  - Cedarville Engineering (CEG) selected to manage Phase II rehabilitation project
    - Wetland Delineation Field Work
    - Survey Field Work
    - Base Plan
    - Wetland report
    - Infiltration Study
    - Construction plans & cost estimates
  - Historic white house renovated for use as caretaker home
  - 200+ hazard trees removed
  - Amphitheater cleared of overgrowth for engineering/safety assessment
  - Riparian Buffer installation (Master Watershed Steward program)
  - Breaker boxes & streetlight timers replaced
  - PECO buyback program replaces incandescent bulbs in streetlamps & parking lot lights with LED bulbs
  - Regional police patrol schedule established



# Project Timeline & Accomplishments to Date

2022

- Sinkhole repaired
- **Park officially renamed: New Garden Hills ☺**
- Park mission statement created
- Branding & entrance signage concept developed
- Street names created and approved for emergency response purposes
- Traffic sign exhibit created & revised (McMahon & Township Staff)
- Central line added to main drive
- Park access evaluation study & recommendations (McMahon)
- Phase I Nature Trail project approved



2023

- Dockstader Foundation & PECO Green Region Grants awarded for Phase I Nature Trail
- Demolition of 18 manmade structures in February
- Public discussion of actual YSM master plan implementation costs discussed
- BOS decided to halt Phase II Traditional Playground and Picnic development and commission scaled back master plan
- Master Plan revision process begins with Pennoni
- Second round of demolition completed in September
- **Phase I Nature Trail opened November**



# Project Timeline & Accomplishments to Date

- 2024
  - Riparian buffer maintenance
  - Kaolin Trail Maintenance
  - Termination of the Lease agreement with Deerfield
  - Pennoni completes revised master plan draft
  - **DCED Scope change and extension granted in March for Limestone Road entrance regarding project**
- 2025
  - Riparian buffer maintenance
  - Kaolin Trail Maintenance
  - Limestone Road regrading project on track for completion Fall 2025



# Maintenance & Planning Costs

Cost of completed maintenance and planning projects from FY18 to FY25

Master Plan - YSM	\$	75,000.00
Revised Master Plan - Pennoni	\$	12,000.00
Traffic Engineering	\$	21,551.65
General Engineering Services	\$	55,000.00
Round I Demolition	\$	79,879.00
Round II Demolition	\$	25,000.00
Phase I Nature Trail	\$	37,000.00
Phase II Picnic & Playground (engineering)	\$	49,200.00
Hazard Tree Removal	\$	24,900.00
White House Renovations	\$	54,823.21
Electrical upgrades	\$	6,384.00
Pond Maintenance	\$	28,854.00

**\$469,591.86**



# Existing Conditions

## Existing Conditions

A site inventory was performed in stages during 2018-2019 and is documented in the 2021 ***St. Anthony's in the Hills Park Master Plan***. This was supplemented by further site visits over the intervening years. This 2025 Master Plan Update offers a brief summary of existing conditions. For further details, see the 2021 Master Plan.

## Access

The property is located at the intersection of Limestone Road (s.r. 3013/DE rt. 7) to the north and Gap Newport Pike (s.r. 41), with the main entrance on Limestone Road. A second entrance on Gap Newport Pike is closed and gated.



*Park entrance on Limestone Road*



# Existing Conditions

## Hydrology

The site is located within the East Branch White Clay Creek watershed. It has one named stream - Broad Run - which flows to the southwest through the property, and eventually flows into White Clay Creek near the northern end of the White Clay Creek Preserve.

## Vegetation

The property contains forests, wetlands, and meadows. Its plant resources are detailed in the **2021 Master Plan**.



*Four ponds add to the park's scenic beauty.*



*New tree plantings have been initiated.*



*The property includes area of mature forest.*



# Existing Conditions

## Utilities

- **Water:** There is no public water service. Wells are present, though the working condition of these is not known. Public water exists on Limestone Road.
- **Electric:** Electric service is present on site, though a detailed evaluation of the system has not yet been done.
- **Sewer:** An existing sanitary sewer line and easement (Aqua PA) runs through the property roughly from northeast to southwest. This sewer line is active; however, Aqua PA currently has a moratorium on new connections to the downstream treatment plant based on a lack of disposal capacity.



# Existing Conditions

## Buildings, Structures, and Man-Made Features

**Castle:** This stone building is at the hub of the property and is an iconic image for the park.



*Castle Building (front)*



*Castle Building (side)*

**Stable Building:** This 2-story U-shaped building was originally used for horse stables.



*Stable Building*



*Boy Scout Building*

**Boy Scout Building:** This 1-story building site at a high point along the western edge of the property, adjacent to the small amphitheater.



*Tenant House (side)*

**Tenant House:** An older stone residence site in the interior of the property. This is leased to a private tenant.

**Pavilions:** There are numerous shade pavilions throughout the property, in various states of repair.



*Pavilion in wooded setting*



*Pavilion located near the Castle building*



# Existing Conditions

**Swimming Pool and Associated Buildings:** A large swimming pool complex



*Swimming Pool*

**Storage and Maintenance Buildings:** A modern metal warehouse-style building is located near the main entrance on Limestone



*Storage building*

**Amphitheaters:** There are two outdoor performance amphitheaters.



*Small amphitheater*



*Large amphitheater*

**Miniature Golf Course:** Remnants of a former miniature golf course surround the Castle building at the hub of the property.



*Miniature golf course feature*



*Main access driveway*



# Existing Conditions

**Walking Trails:** In 2023, Kaolin Trail opened providing public access to the site for the first time since the property was acquired in 2018!



*Entrance to the Kaolin Trail*



*Interpretive signage for the Kaolin Trail*

**Fencing, Railings, and Decks:** There are a significant amount of site elements such as metal fencing, railings, decking, and similar elements.



*Kaolin Trail*



*Decorative metal gate*

**Removed Buildings and Structures:** Several original features have been already removed.



*Decorative metal railing*



*Decorative metal structure*



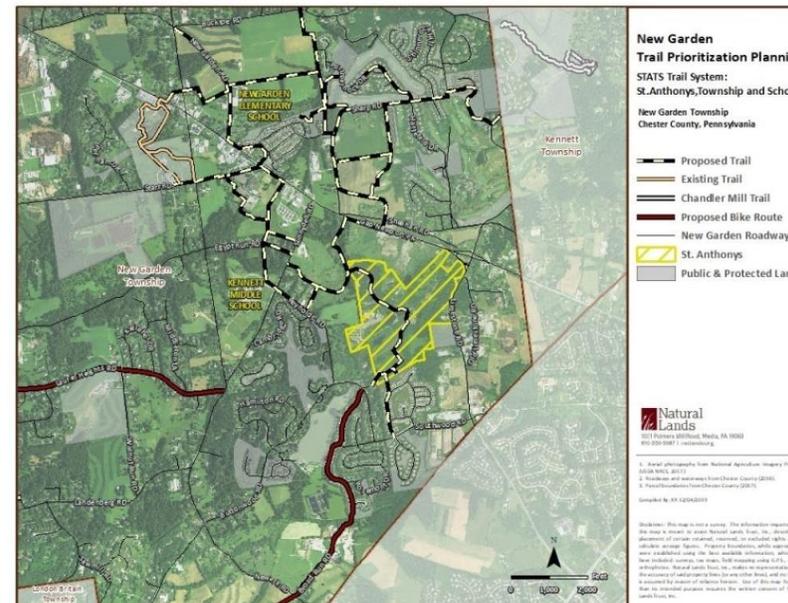
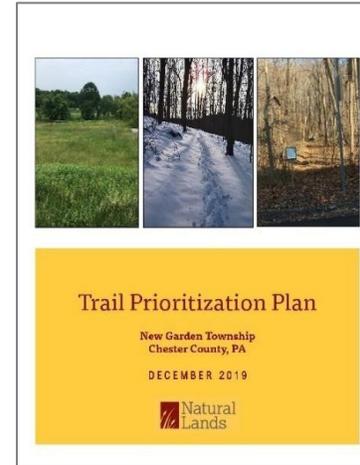
# Relationship to Previous Plans

This **2025 Master Plan Update** builds on the analysis and assessments of the property made by the Township and its consultants in preceding years.

In 2018 the Township prepared a **Recreation Opportunity Assessment** for the St. Anthony's in the Hills property. This analysis done by YSM Landscape Architects consists of an inventory of existing park recreation features and an assessment of the potential for redevelopment as a public park.

Also in 2018, the Township prepared a new **Comprehensive Plan Update**. Public input during the planning process identified the preservation of open space and the expansion of trails as the top two priorities for New Garden Township.

In 2019 the Township prepared a **Trail Prioritization Plan**, which built on recommendations of the Comprehensive Plan as well as the earlier **Township Greenways Plan** developed in 2009. The Trail Prioritization Plan identified 3 specific future trail projects that should be implemented in the near term, based on feasibility, public input, and other factors.



# Relationship to Previous Plans

An initial Master Plan for this property was prepared in 2021. This *St. Anthony's in the Hills Park Master Plan* was prepared by a team of consultants led by YSM Landscape Architects. This Master Plan laid out a wide-ranging and ambitious scope of suggested improvements.

In 2023, the Township further investigated the potential costs and operational requirements for implementing the recommendations of the 2021 Plan.

Including all potential construction and design costs and fees, and accounting for recent cost inflation, this 2023 analysis projected that to fully implement the recommendations of that plan may cost in excess of **\$32 million**.



The original Township Master Plan for the property was completed in 2021.



# Relationship to Previous Plans

## 2021 YSM Plan:

Original Projected Costs **\$18,021,254.00**

Did not account for :

• Demolition existing structures	\$185,000.00
• Rehabilitation of existing structures	\$1,000,000.00
• New Buildings	\$1,150,000.00
• Driveway rehabilitation	\$831,960.00
• Water service	\$2,015,000.00
• Sanitary service	\$922,000.00
• Electrical service	\$230,000.00
• Amphitheater & Parking	\$4,230,943.00

Total: \$10,564,903.00

2023 adjusted cost of the original YSM Master Plan (w/ inflation):

**\$32,190,408.00**



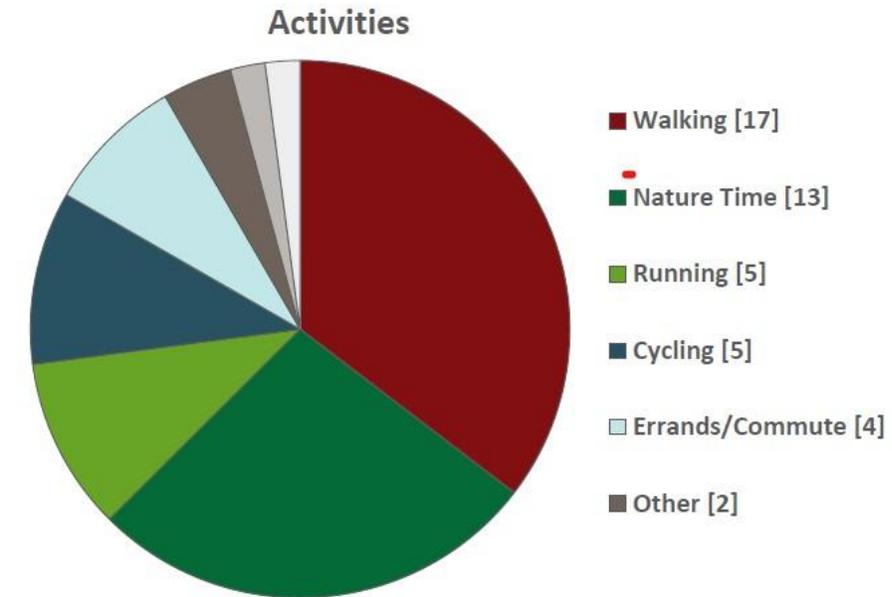
# Survey, Staff and P&R Inputs

## Public Outreach

- Since the completion of the 2021 Plan, public dialogue has continued over the following two years as the plan for New Garden Hills was discussed at various public meetings.
- Dating back to 2018, New Garden Township has engaged in considerable public outreach in recent years to solicit input on parks, trails, and open space. Resident priorities include:
  - **Trails:** The highest response for desired park features was for Walking and Jogging Trails. Trails were also cited as the highest priority initiative in park development.
  - **Nature Experience:** Residents expressed a strong desire for the preservation and enhancement of natural areas.
  - **Natural Resources:** Residents highly value the protection of natural resources such as stream corridors, wildlife habitat, and native vegetation.
  - **Cultural Legacy:** Residents value the unique history of the site and wish to preserve key existing features.

## Questionnaire: 6

What kind of outdoor activities are most important to you?



*A public opinion survey was conducted in 2020 as part of the **St. Anthony's in the Hills Master Plan**.*



# Survey, Staff, and P&R Inputs

## Priorities

- Hiking Trails
- Mountain Bike Trails
- Pollinator meadows
- Use of large pond for bird watching, wildlife observation, art classes, education classes
- Recreation event space
- Fishing
- Dedicated vendor area for events
- Preserving the Castle
- Open Air event and picnic space behind castle
- Reuse Existing pavilion structures when possible
- Basic playground with swings and natural elements
- Continue to improve pond health
- Bird Houses



# Survey, Staff and P&R Inputs

## Additional Suggestions

- Archery
- Pickleball/Tennis courts
- Funky painted murals
- Unique benches and walkways
- Renaissance Fair
- Private partnerships – arcade, dance space, music, theater, beer garden
- Ninja playground



# Overall Recommendations

**Existing Park Entrance:** An upgraded park entrance from Limestone Road will include a more prominent identity sign, landscaping, and traffic improvements for entering/exiting for vehicles, to include embankment grading and tree/plant removal along Route 7.



*An upgraded park entrance and sign are envisioned at Limestone Road.*



*Most new trails are envisioned as natural surface, to connect wooded and open areas of the park.*



# Overall Recommendations

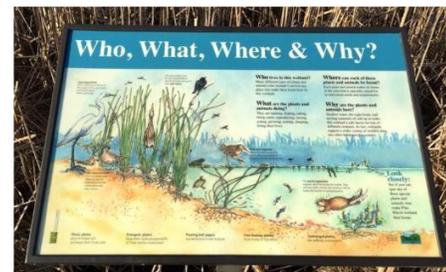
**Welcome Hub:** Create small parking lot in the vicinity of the Castle building. The immediate vicinity is to serve as the central hub of activity and welcome starting point for visitors.

**Picnic Groves:** Establish picnic groves outfitted with picnic tables, benches, and new or renovated shade structures for informal use and activities.

**Nature Playscape:** Locate a small playground near the Castle building in the park hub. T



*A small playground can be designed in a natural style to fit the park setting.*



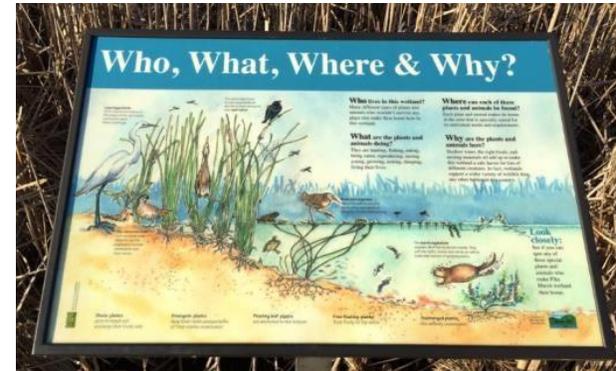
*A system of interpretive signs can provide information on natural systems and history.*



*The Castle vicinity and limited other areas can be established as picnic groves for general passive use.*

# Overall Recommendations

**Nature Education and Interpretation:** The park's natural and historic setting provide a wealth of information that can be shared with the public through interpretive and educational signs.



*A system of interpretive signs can provide information on natural systems and history.*

**Limited Building Renovations:** The iconic castle structure will be retained, and the exterior will be stabilized with repairs as needed.



*The Castle vicinity and limited other areas can be established as picnic groves for general passive use.*

# Overall Recommendations

**Restroom:** Explore the options of a composting restroom vs. restroom needing water and sewer service.

**Wildflower Meadows:** Many areas can be planted with environmentally beneficial wildflower species.

**Pond Rehabilitation:** Ponds should be cleared of invasive vegetation around their perimeters to open better views. A small dock or observation platform may be added to one or more ponds to improve access and allow people to get close to the water.



*A composting restroom can be installed at the Welcome Hub, to minimize utility demand on utility systems.*



*A small dock can be added to one or more ponds, allowing close access to the water.*



*Open areas can be planted with native wildflowers to promote bio-diversity.*

# Overall Recommendations

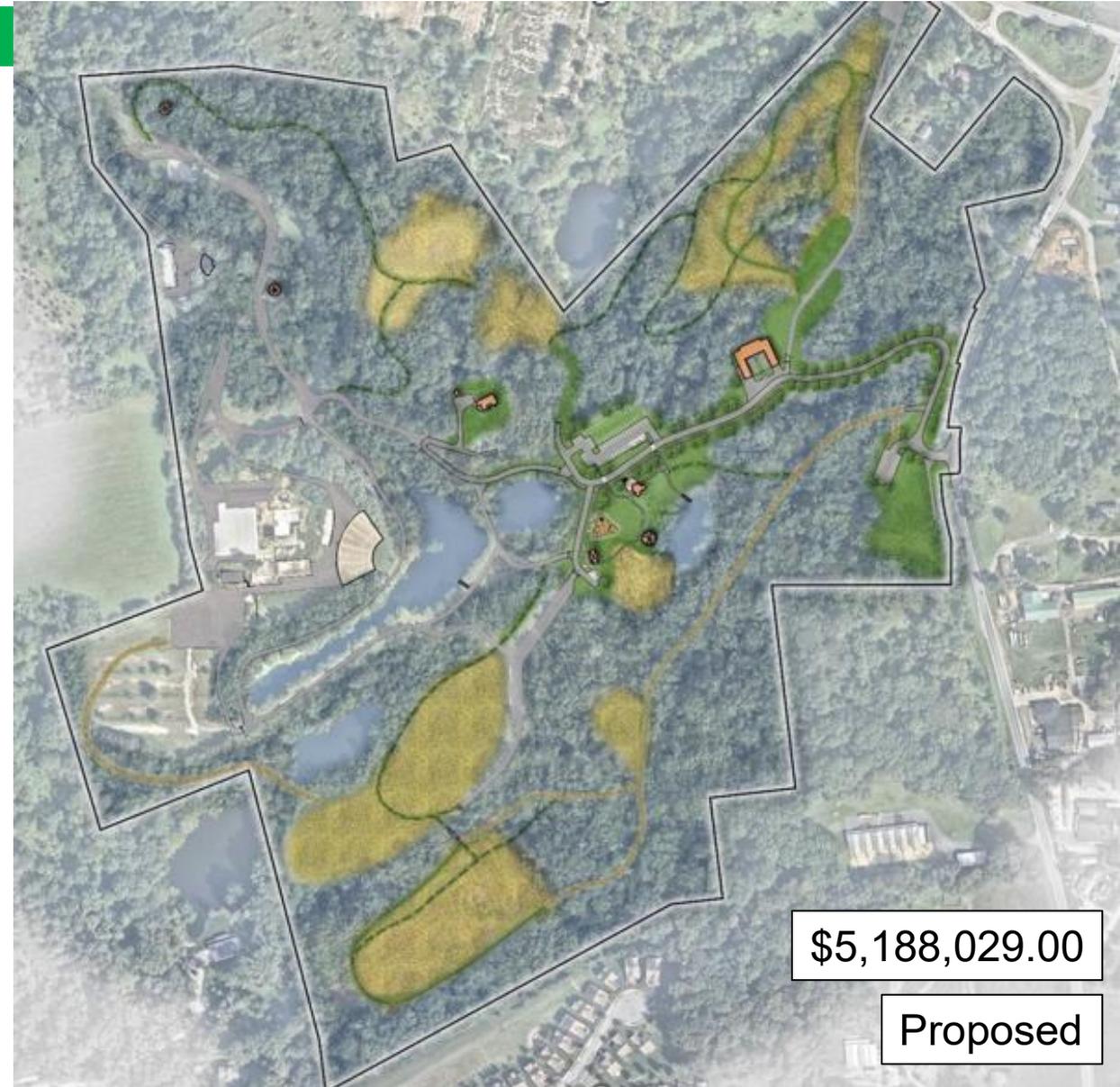
**Obsolete Structures:** Many of the remaining structures on site are obsolete, in poor condition, or not compatible with current codes and ordinances. Those that are not practical to save will be removed.

**Swimming Pool:** Previous effort to revitalize site did not come to fruition. Seek partnerships to activate space.

**Utilities:** Any new Township-owned park features will be planned to have low utility demands, to keep within the capacity of existing services. Limited repairs and/or upgrades will nevertheless be needed.



# Original vs. Proposed Plan



# Welcome Hub



# Access from WCP Development



# Access from WCP Development



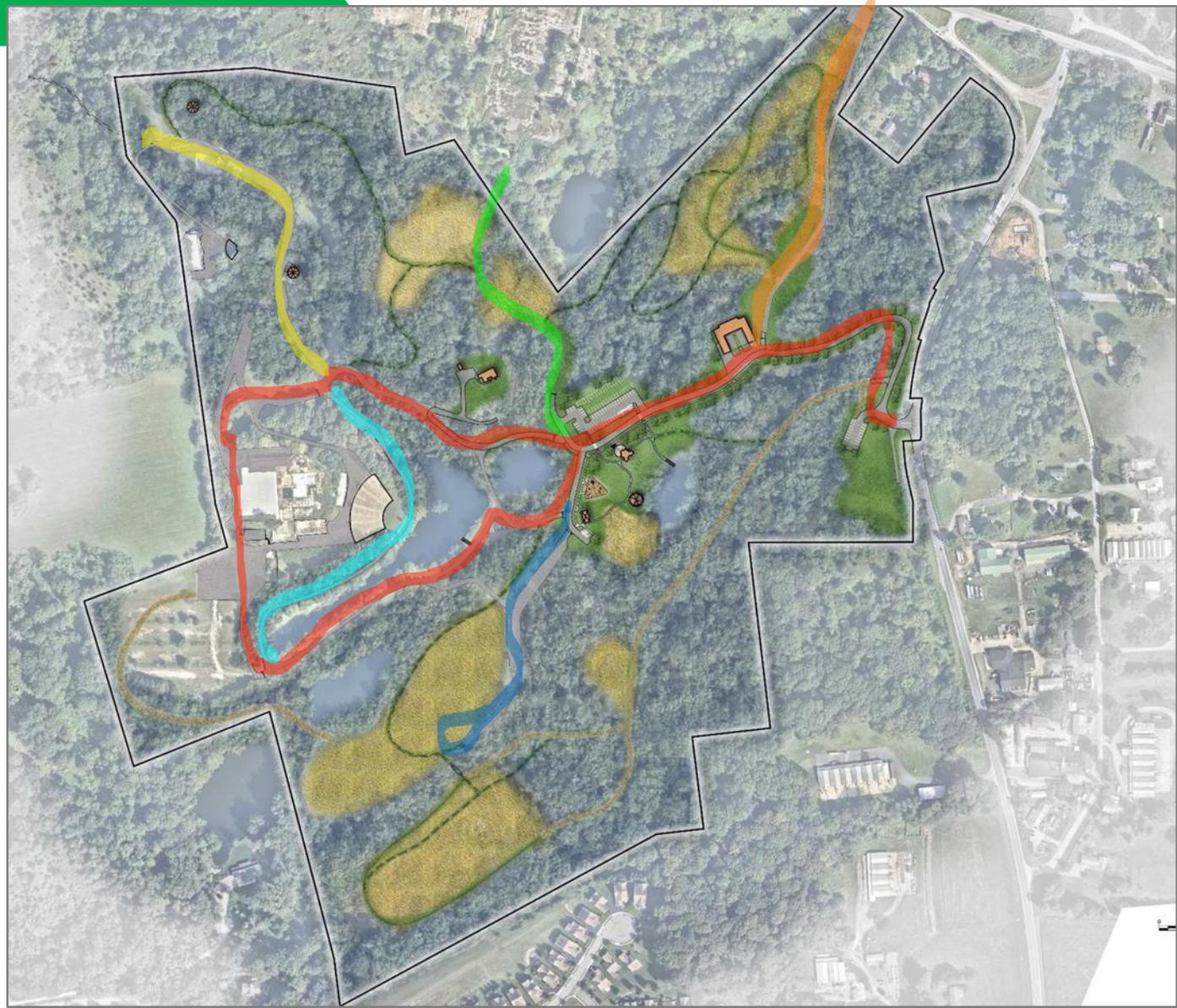
# Proposed traffic pattern



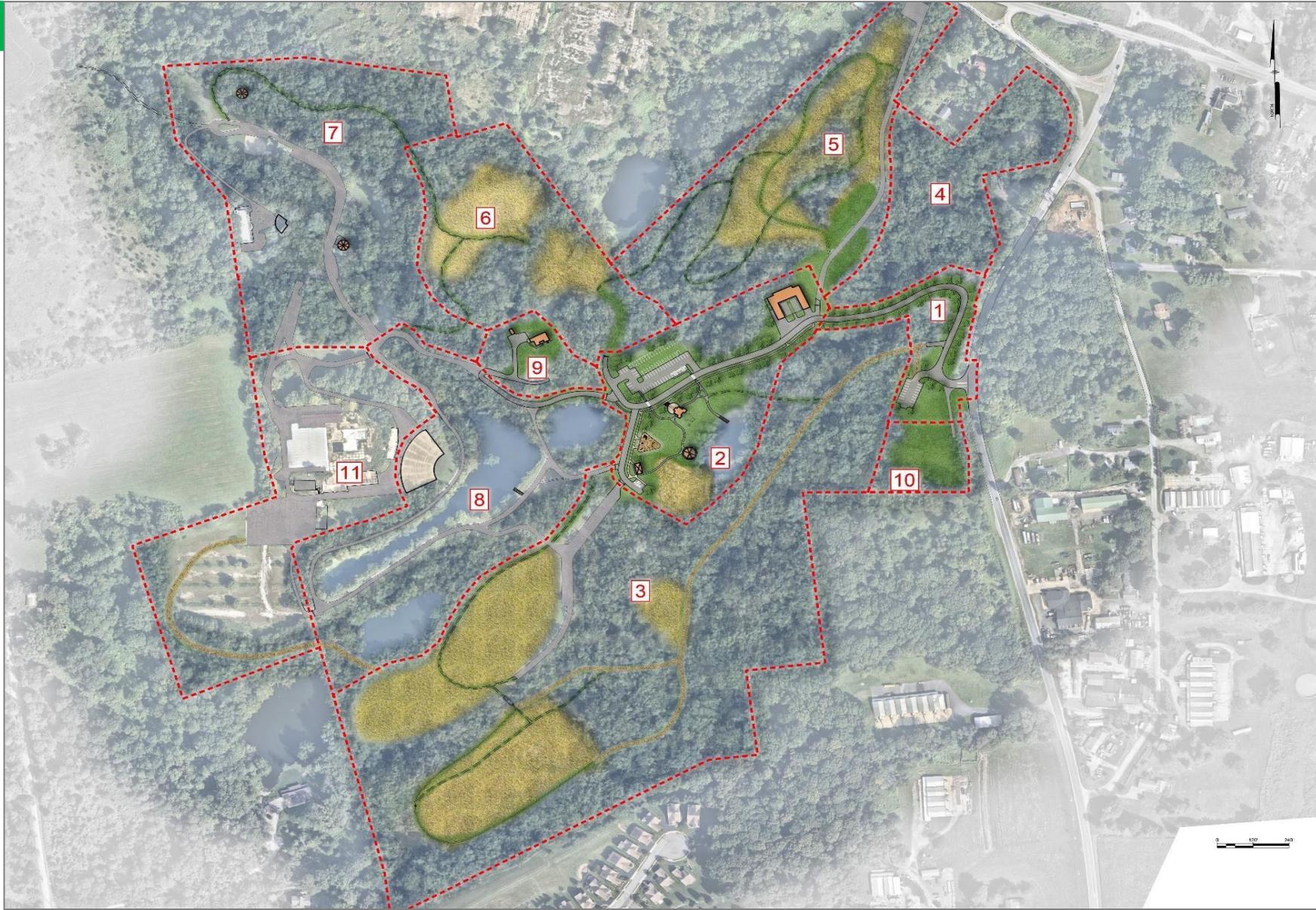
# Road Names

## Approved road names:

-  Father Roberto Drive
-  Yellow Clay Lane
-  Lafferty Lane
-  Issac Jackson Lane
-  Marvel Pit Lane
-  Amphitheater Lane



# Phasing Map



# Phasing by Zone

## **ZONE 1: ENTRY/ARRIVAL \$515,938.00**

Formalize and beautify the main park entrance from Limestone Road.

- Limestone Road entrance modifications
- Park identification and entry sign
- Paved parking lot
- Landscaping
- Re-lamp ex. light poles
- Limestone road regrading

**1 – 2 years**



# Phasing by Zone

## **ZONE 2: WELCOME HUB \$2,052,955.00**

Establish a welcoming arrival point to be the hub for walking trails and primary park features.

- Castle – exterior stabilization
- Barn – exterior stabilization
- Remove obsolete site features
- New parking lot
- Small playground
- Composting restroom
- Walkways
- Wayfinding and Interpretive signs
- Picnic grove & furnishings
- New trees and landscaping
- New shade pavilion
- Pond rehab and overlook
- Remove paving from former basketball courts and naturalize

**3 – 5 years**



# Phasing by Zone

## ZONE 3: SOUTH MEADOW \$595,630.00

Expand walking trails, creating ADA compliant paths, add signage, meadow plantings, streambank restoration

- Expand walking trails with both natural and paved trails
- Wayfinding and Interpretive signs
- Naturalized landscaping
- Streambank restoration

**3 – 5 years**



## ZONE 4: NORTH HOLLOW \$15,875.00

Stabilize this low-lying wet area along a stream tributary, with few or no improvements.

- Basic cleanup
- Remove invasive plant species

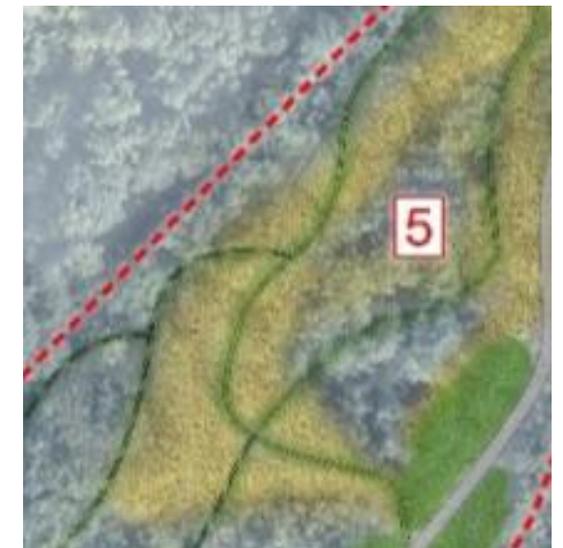
**3 – 5 years**

## ZONE 5: NORTH MEADOW \$289,719.00

Establish mown walking trails and naturalized landscaping.

- New natural-surface walking trails
- Add wildflower seeding to meadow areas
- Community Garden
- Re-lamp ex. light poles

**5 – 7 years**



# Phasing by Zone 5 – 7 years

## ZONE 6: NATIVE RESTORATION

Remove unsightly buildings and commercial uses and restore these areas to nature.

- New natural-surface walking trails
- Remove existing commercial buildings
- Restore disturbed areas with naturalized plantings
- Wayfinding and Interpretive signs

**\$372,824.00**



## ZONE 7: THE SUMMIT

Establish usable picnic grounds and passive amenities on this upper plateau of the park.

- Restore two existing gazebos
- New natural-surface walking trails
- Picnic grove with furnishings
- Repair small amphitheater
- Remove former classroom building and obsolete site features
- Restore disturbed areas

**\$624,046.00**

## ZONE 8: POND LOOP **\$594,836.00**

Establish the pond loop as a handicap-accessible (ADA) walking route mostly using existing paved driveways.

- Remove obsolete site features
- Monitor ponds for ecological health
- New dock/overlook structure
- Picnic grove with furnishings
- New ADA walking path connections
- Wayfinding and Interpretive signs
- Landscape rehabilitation

## ZONE 9: CARETAKER'S HOUSE

Split rail fencing and signage to separate private areas associated with the tenant house.

**\$52,388.00**



# Approximate costs

NEW GARDEN HILLS NEW GARDEN TOWNSHIP, PA Preliminary Construction Budget <i>Pennoni</i> <i>Draft - March 2024</i>	ZONE 1 Entry/Arrival	ZONE 2 Welcome Hub	ZONE 3 Walking Trails and Open Space (south)	ZONE 4 North Hollow	ZONE 5 North Meadow	ZONE 6 Native Restoration	ZONE 7 The Summit	ZONE 8 Pond Loop	ZONE 9 Caretaker's House	ZONE 10 Maintenance Area	TOTAL ALL PHASES
Item	Cost	Cost	Cost	Cost	Cost	Cost	Cost	Cost	Cost	Cost	Cost
Site Preparation	\$ 2,500	\$ 40,000	\$ 12,500	\$ 10,000	\$ 10,000	\$ 35,000	\$ 40,000	\$ 28,000	\$ 1,500	\$ 1,500	\$ 181,000
Earthwork/Grading	\$ -	\$ 32,000	\$ 12,000	\$ -	\$ 20,000	\$ 45,000	\$ 20,000	\$ -	\$ -	\$ 6,000	\$ 135,000
Demo Ex. Buildings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ 25,000	\$ 25,000	\$ -	\$ 35,000	\$ 160,000
Driveway Rehab	\$ 120,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120,000
Parking Lots	\$ 52,500	\$ 167,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 220,000
Site Lighting and Electric	\$ 5,000	\$ 50,000	\$ -	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ 65,000
Stormwater Management/E&S	\$ 107,000	\$ 100,000	\$ 55,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 262,000
Landscaping	\$ 20,000	\$ 53,000	\$ 65,000	\$ -	\$ 51,000	\$ 53,350	\$ 49,000	\$ 64,500	\$ -	\$ 2,000	\$ 357,850
Site Furnishings	\$ -	\$ 34,700	\$ 5,700	\$ -	\$ -	\$ -	\$ 35,600	\$ 44,700	\$ -	\$ -	\$ 120,700
Signage	\$ 16,000	\$ 20,000	\$ 5,000	\$ -	\$ 5,000	\$ 4,000	\$ 7,500	\$ 10,000	\$ 2,500	\$ -	\$ 70,000
Paved walking trails	\$ -	\$ 110,000	\$ 165,000	\$ -	\$ -	\$ -	\$ -	\$ 27,500	\$ -	\$ -	\$ 302,500
Earthen Trail	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ 17,500	\$ 25,000	\$ -	\$ -	\$ -	\$ 67,500
Concrete Sidewalk, curb, and walls	\$ -	\$ 23,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,000
Fencing and Gates	\$ -	\$ 10,000	\$ -	\$ -	\$ 64,000	\$ -	\$ 6,000	\$ 50,000	\$ 24,000	\$ -	\$ 154,000
Minor Stream crossing	\$ -	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ 80,000
Pond/Streambank Stabilization	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ 60,000
Building Rehab (existing)	\$ -	\$ 155,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 155,000
Pavilion Rehab (existing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,000	\$ -	\$ -	\$ -	\$ 130,000
New Buildings	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000
New Shade Pavilions	\$ -	\$ 80,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,000
Water Access Structures	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ 115,000
Play Structures	\$ -	\$ 133,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 133,000
Mobilization	\$ 2,000	\$ 15,000	\$ 15,000	\$ -	\$ 2,500	\$ 5,000	\$ 10,000	\$ 20,000	\$ 5,000	\$ 2,000	\$ 76,500
<i>Subtotal</i>	\$ 325,000	\$ 1,293,200	\$ 375,200	\$ 10,000	\$ 182,500	\$ 234,850	\$ 393,100	\$ 374,700	\$ 33,000	\$ 46,500	\$ 3,268,050
<i>General Conditions 12%</i>	\$ 39,000	\$ 155,184	\$ 45,024	\$ 1,200	\$ 21,900	\$ 28,182	\$ 47,172	\$ 44,964	\$ 3,960	\$ 5,580	\$ 392,166
<i>Contingency 15%</i>	\$ 48,750	\$ 193,980	\$ 56,280	\$ 1,500	\$ 27,375	\$ 35,228	\$ 58,965	\$ 56,205	\$ 4,950	\$ 6,975	\$ 490,208
<i>Subtotal Construction</i>	\$ 412,750	\$ 1,642,364	\$ 476,504	\$ 12,700	\$ 231,775	\$ 298,260	\$ 499,237	\$ 475,869	\$ 41,910	\$ 59,055	\$ 4,150,424
<i>Soft Costs (20%)</i>	\$ 82,550	\$ 328,473	\$ 95,301	\$ 2,540	\$ 46,355	\$ 59,652	\$ 99,847	\$ 95,174	\$ 8,382	\$ 11,811	\$ 830,085
<i>Construction Admin (5%)</i>	\$ 20,638	\$ 82,118	\$ 23,825	\$ 635	\$ 11,589	\$ 14,913	\$ 24,962	\$ 23,793	\$ 2,096	\$ 2,953	\$ 207,521
<b>TOTAL PER ZONE</b>	<b>\$ 515,938</b>	<b>\$ 2,052,955</b>	<b>\$ 595,630</b>	<b>\$ 15,875</b>	<b>\$ 289,719</b>	<b>\$ 372,824</b>	<b>\$ 624,046</b>	<b>\$ 594,836</b>	<b>\$ 52,388</b>	<b>\$ 73,819</b>	<b>\$ 5,188,029</b>

# Grant Funding Sources

## *Regional Programs*

### **DVRPC - Delaware Valley Regional Planning Commission**

DVRPC administers a range of funding programs to facilitate planning and design of trails and greenways. Transportation and Community Development Initiative (TCDI), Congestion Mitigation and Air Quality Improvement Program (CMAQ), and Regional Trails Programs (RTP).

## *Pennsylvania State Programs*

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

The PA Department of Community and Economic Development (DCED) for planning, acquisition, development, rehabilitation and repair of greenways, recreational trails, open space, parks and beautification projects.

### **DCED - Watershed Restoration and Protection Program (WRPP)**

Act 13 establishes the Marcellus Legacy Fund and allocates funds to the Commonwealth Financing Authority for watershed restoration and protection projects. The overall goal of the program is to restore, and maintain restored stream reaches impaired by the uncontrolled discharge of nonpoint source polluted runoff. There is a maximum of \$300,000 for any project. A 15% match of the total project cost is required.

### **CFA - Local Share Account (LSA) Grant**

(CFA) to support projects in the public interest within the Commonwealth of Pennsylvania. Grants are available for projects with a total eligible project cost of \$25,000 or more, and shall not exceed \$1,000,000 for any project.

### **DCNR - PA Department of Conservation and Natural Resources**

DCNR administers a range of grant programs to fund parks, recreation, and open space projects in local Pennsylvania communities. Most prominent among these programs are the federally-funded Recreation Trail Program and the state-funded Community Conservation Partnerships Program (C2P2).

The **Recreation Trails Program** is designed to develop recreational trails and trail related facilities for trail users. Project examples include development and rehabilitation of trailside and trailhead facilities and trail linkages and acquisition of easements or property for recreation trails.

The **Community Conservation Partnerships Program (C2P2)** is designed to provide grants for comprehensive recreation and park planning and greenway planning. Potential projects include development of public park and trail recreation facilities, acquiring land for park and conservation purposes, site development planning, and feasibility studies.

### **Redevelopment Assistance Capital Program (RACP)**

RACP is a Commonwealth grant program administered by the Office of the Budget for the acquisition and construction of regional economic, cultural, civic, and historical improvement projects. The grant requires a 50% match, and eligible projects must have a total cost of at least \$1,000,000.



# Public-Private Partnership Zones

1. Pool/Amphitheatre
2. Farm House
3. Limestone Garage
4. Stable Building
5. Scout Building



# Public-Private Partnership Zones

The Township recognizes the opportunity to seek private investment in the park for the five (5) areas that are delineated as “non-protected areas” due to being impervious physical structures located on the property that was primarily purchased with Open Space EIT.

The best uses of those five areas appear to be ones that would require the separation of each from the property as a whole. Generally, separating portions of public park lands to be used for public/private partnerships requires Court approval.

If successful, the Township has the ability to submit RFPs for private interest to determine the best use of those areas, which could include:

- Indoor/Outdoor Biergarten - Ex: Creamery, Constitution Yards, etc.
- Small Market / Event / Food Space - Ex: Northbrook Market Place
- Ice Cream Shop - Ex: Woodside
- Outdoor Programming - Ex: Nature/Agricultural



# Township Funding Sources

Overall, the goal is to increase the available cash to serve as grant matches to build out each phase of the park, similar to the strategy being leveraged for the Smedley Preserve implementation plan, with the identified resources:

## **Parks and Recreation Fund**

- Fund established with Community Recreation Fee in Lieu of revenues from land development and consolidation of former sewer sale proceeds that was originally being invested into the YSM Master Plan for New Garden Hills
  - \$284,506.55 available as of YTD FY25

## **Open Space Fund**

- Use of 25% Open Space Fund Balance, which is currently being leveraged for the Smedley Preserve implementation through FY27

## **Public/Private Partnerships**

- Negotiating with Stonewall Capital as part of the developer's contribution to improve the park as a significant amenity for the proposed White Clay Point development
  - This would be in addition to the proposed contributions to establish public access to the park
    - Rt. 41 access
    - Reynolds Rd access
- As part of the proposed RFP for a public private partnership, future bid proceeds of the transfer of property can serve as additive revenue to invest back into the park

## **Misc Funds**

- Exploring liquidation of the Airport Cell Tower lease



**Questions?**

