

Open Space, Recreation, and Environmental Resources Plan

Caln Township
Chester County, Pennsylvania

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Thomas Comitta Associates, Inc.

Town Planners & Landscape Architects
18 West Chestnut Street
West Chester, Pennsylvania 19380
(610) 696-3896

CALN TOWNSHIP
OPEN SPACE, RECREATION AND ENVIRONMENTAL RESOURCES PLAN

PROJECT PARTICIPANTS

Recreation and Open Space Task Force

Herman Breuninger, Board of Commissioners
Chuck Carroll, Athletic Director, Coatesville Area High School
Daniel C. Fox, Township Manager
Bruno Iozzo, Parks and Recreation Board
Edward Masterstefone, Board of Commissioners
Gary Northeimer, Planning Commission
Carl Pavolic, Planning Commission
Ronald Pitcharella, Caln Athletic Association
Bob Spitz, Caln Athletic Association

Board of Commissioners

Samuel V. Moore, President
Edward Masterstefone, Vice President
Herman Breuninger, Member
Illaria Steele, Member
Leona Mendenhall, Member

Thomas Comitta Associates, Inc.

Thomas J. Comitta, AICP, RLA, ASLA, President
Bethany L. Dilks, Land Planner
Jodi E. Schock, Land Planner
Cathy H. Journey, Word Processor

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CHAPTER 1
INTRODUCTION

This Open Space, Recreation and Environmental Resources Plan for Caln Township is meant to serve as a guide for decision making by the Board of Commissioners, the Park and Recreation Board, the Township staff, the Planning Commission and other boards and committees. The Plan presents recommendations for the improvement to existing parks, the acquisition and development of land for additional recreational opportunities and the preservation of open space and environmental resources within the Township.

Given the fact that Caln Township already has three community parks (Caln Municipal Park, Caln Park West, and Lloyd Park); two neighborhood parks (the Brookfield Open Space, and the Uhler Tract); and one mini-park (Dawkins Playground), the primary focus of this Plan is on the stewardship of these important recreational resources. Significant opportunities exist at the six existing park sites for improved recreational activities and programs. Although, a part of the planning process has addressed future needs and future lands, the Open Space and Recreation Task Force agreed that the enhancement of existing facilities is of highest priority.

The Plan is funded in part by Chester County through its Heritage Park and Open Space Municipal Grant Program. Therefore, this Plan update conforms with the County's Plan Scope for Open Space, Recreation, and Environmental Resources Plan.

The preparation of this plan involved the following major tasks in accordance with the County's Scope, all of which are documented herein:

- inventory of background data and information;
- establishment of goals, objectives, and strategies for recreation and open space;
- inventory of existing Township resources and lands;
- identification of the Open Space Network;
- creation of a Plan for Open Space for the preservation of the network;
- evaluation of park and recreation standards;
- identification and analysis of existing recreational resources;
- assessment of recreational facility needs; and
- specific recommendations of implementation strategies for open space recreational facilities and activities.

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This Plan has a legal basis in the following:

- Article III, Section 301 of the Pennsylvania Municipalities Planning Code which includes content guidelines for a Comprehensive Plan related to: parks and recreation; environmental features; historical sites; pedestrian systems; and community facilities. Within this context, the Plans for Land Use and Community Facilities of the Caln Township Comprehensive Plan of 1978 were prepared. This Plan is an expansion of the general Recreation and Open Space recommendations.
- Article I, Section 27 of the Commonwealth of Pennsylvania Constitution which provides: "The people have a right to clean air, pure water and to the preservation of the natural, scenic, historic and aesthetic value of the environment. Pennsylvania's public natural resources are the common property of all the people, including generations yet to come. As trustee of these resources, the Commonwealth shall conserve and maintain them for the benefit of all the people."
- Article VI, Section 604 of the Pennsylvania Municipalities Planning Code which states that provisions of zoning ordinances shall be designed: "(1) to promote, protect and facilitate any or all of the following: the public health, safety, morals and the general welfare...recreational facilities, public grounds...as well as preservation of the natural scenic and historic values in the environment and preservation of forests, wetlands, aquifers and flood plains."

Open Space

In the broadest terms, open space is that area which is not occupied by buildings. Open space can separate building clusters and neighborhoods, connecting them in some relationship. The arrangement and character of this relationship defines the identity, mood, and characters of the community and creates an emotional response or mental picture.

The open space character is perceived primarily in a visual context. A variety of landscapes contribute to it, ranging from wooded stream valleys, to woodlots, open yard areas, and exiting recreational and institutional tracts. These open spaces areas offer aesthetic and psychological benefits even if physical access is not permitted.

Some open spaces areas serve important environmental functions. These include floodplains, wetlands, steep slopes, and woodlands. These areas are not only unsuitable for development due to potential hazards, they are also constrained from development to promote the retention of flood waters and prevent soil erosion. Maintained in a natural state, they offer habitat for a variety of flora and fauna as well. Lands that are left open for environmental reasons often provide opportunities for passive recreational activity, including walking, hiking, fishing, and nature study.

Certain areas or sites are maintained as open space to preserve their unique or special natural,

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developed for recreational uses, including playfields, courts, and picnic areas. Buildings or structures may be included to accommodate further recreational activity and programs.

Recreation: Active and Passive

Recreation involves the pursuit of leisure activities for purposes of enjoyment, relaxation, exercise, or other diversion from routine commitments. The quest for recreation may include the desire for a special mood derived from the surroundings: contemplation of a view; relaxation of water; or the exertion, excitement and competition of a playing field. Recreation need not be permanent or bound to any particular site or facility. Recreational activity may be formally organized or "programmed." It may be spontaneous - molded by individual initiative, group consensus, or whim.

Active recreation involves activities which are relatively intensive, both in terms of participation and in use of the land or facility where the activities take place. Active recreation is generally associated with specific facilities such as baseball fields, basketball courts, tennis courts, and the like. It tends to be group-oriented, demanding some form of organizational structure. It frequently requires some knowledge or skill for adequate participation.

Passive recreation usually involves low intensity recreation by individuals or small groups in natural surroundings. Activities such as walking, picnicking, or bicycling are considered passive recreation. Only minimal site preparation and little, if any, structural facilities are required to accommodate most passive recreational activities. Lands constrained from development for environmental reasons are often suited to passive recreation.

Types of Recreational Resources within the Township

Recreation areas vary in terms of type of ownership and accessibility. For this Plan, two categories have been addressed: public and semi-public.

"Public" recreation includes those facilities that are expressly available for use by the general public. Such areas include parks, playgrounds, and other recreation areas. Access to "public" open space and recreation is usually without a fee.

"Semi-public" recreation includes facilities intended for use by specific individuals or groups, but which are open to limited public use. Public use may be limited to specific times or to group use only. Lands and facilities belonging to schools, institutions, and community organizations are included in this category. In addition, certain facilities that are restricted to use by specific individuals, groups, or memberships including clubs, homeowners association open space and some institutional facilities are included in this category.

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Enhancement of Existing Facilities

Due to the focus of this Plan on the enhancement of existing facilities, most attention is placed on the community and neighborhood parks in Caln. However, due to the need to look into the future to meet other demands, new candidate sites are also analyzed in this Plan, primarily in the context of neighborhood or mini-parks. Fortunately, Caln Municipal Park, Caln Park West and Lloyd Park serve as viable community park opportunities through the year 2010 -- the target year for the recreational side of this Plan.

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CHAPTER 2
BACKGROUND INFORMATION
Township Structure

Historical Sketch

Nearly 75 years before the Declaration of Independence was conceived, settlers from Calne, England were declaring their own independence in the heart of what is today Chester County. Their settlement was namesaked Caln, and became Caln Township, one of the original townships in Chester County.

Five other townships were eventually carved from Caln...East Caln, West Caln, East Brandywine, West Brandywine, and Valley Townships. The Borough of Downingtown and part of the City of Coatesville were also molded from Caln, and by 1868, the township's boundaries were established to encompass its present area, which is roughly 8.5 square miles.

At that time, a post office and railroad were the only establishments within the township, unlike the thriving community it has become over the years.

In January of 1953, Caln became a first class township, and five years later purchased a tract of land from Mr. and Mrs. Christian Zinn, owners of Ingleside Farms. That tract of land houses the Municipal building and Caln Police Station.

In 1968, when Caln celebrated its Centennial, the six-sided schoolhouse from the Edge-Farm on Bailey Road, was moved to its new home near the township building on Municipal Drive. The old one-room schoolhouse, a 75-ton structure built by Richard Pim in 1795, was restored as a museum.

Caln still remembers its founders from Calne, England, and the two cities have been twinned. The ties between the two communities continue to become strengthened as they create the history of tomorrow...today.

Caln Today

Most of the intensive development in Caln is in the valley and the Route 30 corridor. The South Valley Hills and the North Valley Hills, which contain the valley, still remain less developed due to their steep topography, streams, and wooded, rocky hillsides. The east-west orientation of Caln Township, and the historical pattern of development west of Downingtown, and east of Coatesville, has promoted a continuum of development connecting to Thorndale. In many respects, the stretch of land development along Route 30 has caused three separate entities -- Thorndale, the west side of Downingtown, and the east side of Coatesville, to appear as connected places versus areas separated from one another.

North and south of the commercial strip along Route 30 several residential neighborhoods and

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land developments exist. The neighborhoods which evolved through the 1950's are on both sides of, and close to, Route 30. The residential developments from the 1960's to present consist of a number of multi-family communities, with an emphasis on townhomes and apartments. Other single-family residential neighborhoods located away from the Route 30 corridor are either in the foothills of the North Valley Hills, or at the top of the hill in the northern portion of the Township.

Caln Township has several major institutions which convey its identity including the Veterans Hospital, the Coatesville Area School District Main Campus which includes the Senior High School and the Intermediate High School, and several shopping centers along Route 30. One of the major institutions in Caln is the Municipal complex in the vicinity of Route 30 and Municipal Drive. Here, the identity of Thorndale is reinforced by Caln Municipal Park, the Caln Township Building and Police Station, Caln Elementary School, the Hexagonal Schoolhouse, and the Fire Company. Other major institutions within Caln Township include the Brandywine Hospital, and grounds of the Downingtown High School.

The construction of G. O. Carlson Boulevard, ultimately connecting Bailey Road to Lloyd Avenue, serves as a new "main street," generally serving as a northern parallel to Route 30. This boulevard, which collects traffic from a variety of residential and institutional land uses, is gradually becoming a pedestrian route as well, with sidewalks on the south side.

A new SEPTA station is planned for Thorndale which will help provide mass transit opportunities for the community and to reinforce Caln Township's "place on the map" in central Chester County.

With rail transportation and limited access highways connecting to the Pennsylvania Turnpike and Route 202, Caln provides easy access to King of Prussia, Exton, Lancaster, and a broad suburban area. The Route 30 By-pass, soon to connect to Route 202, will place greater demands on the land in Caln Township. Given the variety of shopping, good health care, recreational areas and places of historic interest, Caln and its environs will continue to be in high demand for civic, social, and service opportunities.

The keystone to parks in Caln Township are the six Municipal Parks including: Caln Municipal Park, Caln Park West, Lloyd Park, Dawkins Playground, the Brookfield open space, and the Uhler Tract. These parks are the primary subject of attention in this Open Space, Recreation, and Environmental Resources Plan. These parks provide and are proposed to provide the needed recreational opportunity areas for Caln Township residents.

Churches situated within Caln Township are New Hope Glad Tidings, Calvary Bible, Our Lady of the Rosary, Lutheran Church of the Good Shepherd, and Thorndale United Methodist. There is also one meetinghouse, the Caln Friends Meetinghouse.

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Township Government

Elected Officials

Caln Township, a Township of the First Class under Pennsylvania law, is governed by a five-member Board of Commissioners. The Commissioners, who are elected at large for four-year terms, select a President and Vice-President at their bi-annual reorganization meeting in January. The Board is responsible for establishing policy, enacting ordinances pertaining to zoning, subdivision, land development, streets, police, water, sewer, parks, and related matters. The Board approves the annual budget for municipal services and determines the tax rate on real estate. It also makes appointments of the various Boards and Commissions. The Constable is another elected official. The current Township Treasurer serves as the Tax Collector. (Refer to Figure 1.)

The Board holds public meetings on the second Tuesday and last Thursday of each month, starting at 7:30 PM at the Caln Township Municipal Building located at 253 Municipal Drive, Thorndale, PA.

The overall governmental philosophy of the Township is that Caln continue as a mixed use community with a balance of development, parks and open space. As a commercial hub for the west-central portion of the County, especially along Route 30, Caln accommodates various intensities of development to service the needs of the community and nearby areas.

Appointed Officials

Township Manager

The Township Manager is a full-time salaried person who works directly with the Board of Commissioners and administers the day-to-day functions of the Township. The Township Manager prepares the proposed annual budget, coordinates the efforts of other paid Township employees, and enhances efficiency of Township operations.

Township Solicitor

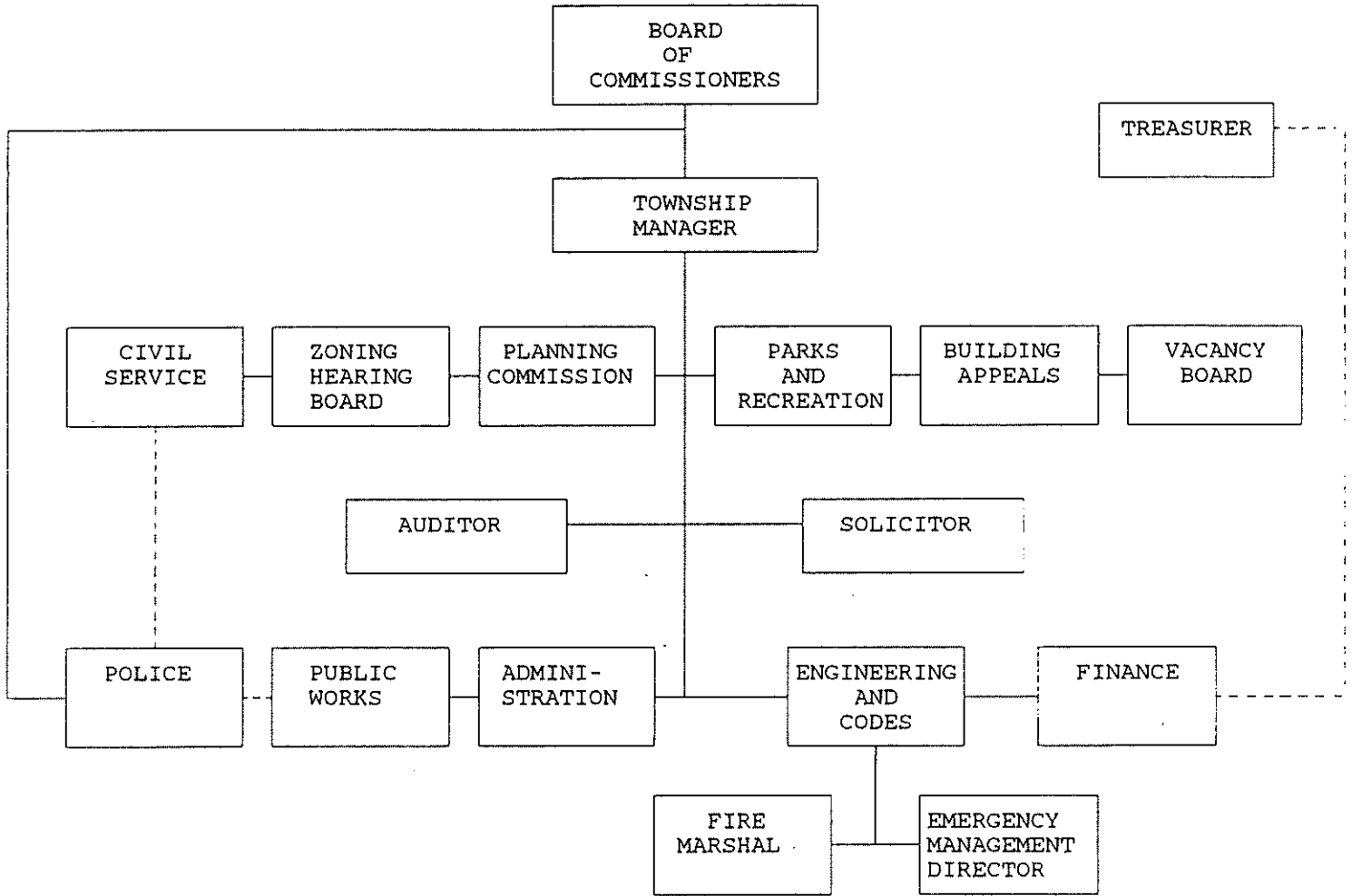
The Township Solicitor is an attorney appointed by the Board, and is paid to provide legal counsel for the Township. The Township Solicitor represents the Township in various legal proceedings and assists the Township with the preparation of various ordinances.

Chief of Police

The Chief of Police is appointed by the Board of Commissioners, and is a full-time employee of the Caln Police Department.

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FIGURE 1.
CALN TOWNSHIP GOVERNMENTAL ORGANIZATION



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Boards and Commissions

A number of Township services are provided on a volunteer basis as described below.

Park and Recreation Board

The Park and Recreation Board consists of seven members appointed by the Commissioners to serve five-year terms. The Board is responsible for a variety of programs as outlined in Appendix B.

Planning Commission

The Planning Commission consists of five members appointed by the Commissioners for four-year terms. The Commission elects its own Chairman, Vice-Chairman, and Secretary. The Commission performs various duties in accordance with the Pennsylvania Municipalities Planning Code, especially the review of subdivision and land development plans.

Zoning Hearing Board

The Zoning Hearing Board (ZHB) consists of three members appointed by the Commissioners for three-year terms. The ZHB performs duties and conducts business in accordance with the Pennsylvania Municipalities Planning Code.

Civil Service Commission

The Civil Service Commission consists of three members who serve six-year terms and who test new police officers and hear grievances.

Building Appeals Board

The Building Appeals Board consists of three members who serve for five-year terms and hear any disputes regarding the interpretation of the Building Code.

Vacancy Board

The Vacancy Board consists of one member with a two-year term who is responsible for selecting the person to fill a vacancy on the Board of Commissioners.

Departments and Services

Police Department

The Caln Police Department, which operates from the Police Station behind the Municipal Building, includes the Chief of Police and a staff of thirteen officers.

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Public Works Department

The Public Works Department, which is housed to the rear of the Municipal Building complex, consists of a Director/Road Foreman and the Road Crew.

Engineering and Codes Department

This department consists of the Building Official, the Zoning Officer, the Township Engineer, and the Secretary.

Finance Department

This department consists of the Treasurer, an Assistant Treasurer, and a Clerk.

Financing Township Government

The Caln Township Government is financed by the general budget of the Township. The Township Manager begins preparing the budget the fall prior to the new operating year, and it is approved by the Board of Commissioners in December. If necessary, the Township will use bond issues to complete major projects such as road repair and construction. For the most part, however, the Township maintains a large debt ceiling under which it can support its annual operations.

Township Budget

The majority of the revenue making up the Caln Township Budget stems from the real property tax and the earned income tax. These items can account for approximately \$700,000 and \$950,000 in operating funds respectively. The average total Township Budget from 1991-1995 was \$2,672,315. In the same manner, the average amount of money appropriated for Township Recreation was \$15,820, or 1% of the overall budget.

A listing of the Township's total revenues and expenditures of the General Fund for the past five years is as follows:

	<u>Revenues</u>	<u>Expenditures</u>
1991	\$2,471,110.00	\$2,471,110.00
1992	\$2,571,249.00	\$2,571,249.00
1993	\$2,662,885.00	\$2,662,885.00
1994	\$2,787,224.00	\$2,787,224.00
1995	\$2,864,110.00	budgeted

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(Refer to page B-4-1 in Appendix B, for revenues and expenditures for parks and recreation.)

The revenues and expenditures have been increasing proportionately by 3.5% to 4% per year. Revenues have increased in part due to increases in the earned income tax. This trend is expected to continue in the future.

Other Studies and Plans

Comprehensive Plan of 1978

Objectives were established for land development, transportation, community facilities, and the environment. Some of the objective have been accomplished while others are no longer applicable. Highlights of those objectives as they were written in 1978, that directly relate to this Plan are indicated in *Italics* as follows:

Land Development

- *To establish land use patterns which provide maximum opportunity for meeting human needs while complementing and accentuating the distinctive features of the natural environment.*
- *To retain as much of the historic and rural atmosphere as possible through the clustering of residential development, and the provision of open space.*
- *To coordinate and interrelate all local planning activities to the plans of neighboring municipalities and Chester County.*
- *When feasible, to encourage the concentration of development as a means of preserving open space.*

Transportation

- *To develop a community-wide circulation system which serves existing and anticipated future land use, provides maximum convenience of movement to the population, and shapes the extent and direction of growth within the community.*

Community Facilities

- *To plan for passive and active recreation in areas of potential urbanization.*

Environment

- *To delineate areas which, because of steepness or topography, wetness of soil, or the availability of forest cover, should be kept in their natural state.*
- *To consider an open space program for land areas subject to flooding or otherwise not suitable for building construction because of steep slopes or poor soil conditions.*

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Zoning Ordinance of 1978, As Amended to 1992

The Zoning Ordinance reflects the policies of the Township to implement the recommendations of the Comprehensive Plan regarding environmental resource preservation. The Zoning Ordinance contains a Flood Hazard District and steep slope regulations as part of Article XII, Supplementary Regulations.

Subdivision and Land Development Ordinance (SLDO) of 1990

Those areas of the SLDO that relate specifically to open space, recreation and environmental resources include the following:

- Plan requirements for Preliminary and Final Plans (Article III) which require the location of proposed parks, playgrounds, and other public areas.
- Plan requirements for Preliminary and Final Plans which require the identification of the following site features in the context of a Conservation Plan (Section 510) for each site:
 - Contour lines at vertical intervals of not more than two (2) feet.
 - Location and elevation to which contour intervals refer.
 - All existing watercourses, flood hazard areas, tree masses, trees over 4-inch caliper not part of a tree mass, and other significant natural features within the proposed development.
- Section 137-31, Public Facilities and Open Space, establishes minimum acreage requirements for specific levels of development (in terms of population).
- Section 137-50, Shade Trees, discusses minimal tree removal and establishes tree protection standards as well as the provisions for planting new trees.

Chester County Open Space and Recreation Study of 1982

The Chester County Open Space and Recreation Study was completed in 1982 as a detailed element of the County Comprehensive Plan. The County Study identified a need for additional community and neighborhood parkland in Caln. Taking a cue from nationally accepted population-based standards, it recommends that one community park, three neighborhood parks, and a subregional park be developed to meet needs projected to the year 2000. The Study notes, however, that park development may not always require land acquisition, if the Township can engage or negotiate the use of existing open space areas. Community and neighborhood park needs will be analyzed more fully as this current study effort unfolds.

In terms of recreation facilities, the County Study has compared inventories of public facilities to population based standards. This analysis found Caln lacking public sport fields for soccer, football, baseball, and softball and courts for volleyball and tennis. The study did find the number of swimming areas and basketball courts to meet standards or even be in surplus of the recommended number. In addition to these sporting activities, the County Study

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recommended the possibility of canoe use on portions of Beaver Creek, as well as the West Branch Brandywine Creek that runs in close proximity to the Township.

Stream valleys are recommended for preservation throughout the County, to form a continuous greenway network. The recommended greenway system includes Beaver Creek and Valley Run. Use of municipal regulatory provisions and conservation easements or deed restrictions are envisioned by the County Study as the primary means to effect a network of preserved stream valleys. A system of major trail corridors, in many cases traversing stream valleys, is proposed to link population concentrations with major park facilities. Other possible trail links include Amtrack rail lines. The County has recommended this for Caln Township as part of a trail that connects Parkesburg to Downingtown.

Socio-Economic Features

Population

Caln Township experienced an increase of 2,358 residents between 1980 and 1990, bringing the total 1990 population reported by the U.S. Census to 11,997, an increase of 24.5% over the 1980 figure.

The 1990 Census reported that 6,238 persons (52.0%) were male and 5,759 (48.0%) were female. The median age of the Township has slightly increased from 32.2 in 1980 to 32.4 in 1990. The age of the Township population is reflected in the fact that 3,055 persons (25.5%) are under 18 years of age, 7,659 persons (63.8%) are between 18 and 64 years of age and 1,283 persons (10.7%) are 65 years and over. Table 1 displays the gender, age and race characteristics of the Township. Between 1980 and 1990, the Township's population increased in the school age population and randomly increased or decreased in the other age groups. The most significant increase occurred at 63.7% in the 75-84 age bracket.

The Chester County Planning Commission has recently prepared population projections for Caln Township based upon the 1990 Census. According to their study, the population of Caln Township will reach 12,950 by the year 2000, then 13,320 in 2010, and 13,610 has been estimated for the year 2020.

Regarding education, the 1990 Census indicated that 83.3% of persons over 25 years of age in Caln Township were high school graduates. In addition, 22.7% had attained Bachelor's Degrees or higher. These figures differ slightly from the County, which recorded the following: 84.9% of its residents over 25 years of age were high school graduates and 34.7% of the County population had attained Bachelor's Degrees or higher.

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Employment

According to 1990 Census figures regarding employment, Caln Township had a total of 6,021 employed workers, which is slightly more than half of its overall population of 11,997. Of these, 4,633 or 76.9% worked within Chester County while 1,057 or 17.6% within other Pennsylvania counties. The remaining 3.5% worked outside the State. 94.7% of the Township residents worked in the Metropolitan Service Area/Philadelphia Metropolitan Service Area (MSA/PMSA) with 3.5% of these working in Center City.

The 1990 Census indicated that Township residents were employed in the following occupations: managerial and professional (27.6%); technical sales and administrative support (32.8%); service occupations (11.4%); farming, forestry and fishing occupations (1.1%); precision production, craft, and repair occupations (11.2%); machine operators, assemblers, and inspectors (7.1%); transportation and material moving occupations (3.8%); and handlers, equipment cleaners, helpers, and laborers (4.9%).

According to Township records, the three largest employers within Caln Township are Brandywine Hospital, VA Hospital, and Coatesville Area School District.

The median family income of Caln residents in 1990 was \$44,638, and the per capita income was \$15,711. The County median family income in 1990 was \$52,325 and per capita income for that year was \$20,601.

Housing

The 1990 Census reported 4,268 dwelling units within the Township. A breakdown of dwelling unit types based upon 1990 census figures yields the following: 2,143 (50.2%) single family detached; 2,057 (48.2%) townhouses and apartments; and 68 (1.6%) mobile homes. The 1990 housing unit total was a 1,034 unit, or 32.0%, increase from the 1980 figure of 3,234.

The trend of single-family detached housing as the predominant housing type is likely to continue, especially due to the fact that many tracts in the valley are already developed. In the past, a number of townhouses and apartments were built in the lowland portions of the Township. Over the next 10 to 15 years, most of the new homes to be built in Caln Township are likely to be single-family detached dwellings.

The median value of housing within Caln for 1990 based on actual sales was \$150,000 which was not much higher than the County value of \$149,000. The 1990 Census reported a median housing value of \$111,200 for Caln and \$155,900 for Chester County.

Land Use

Caln, located near the geographic center of Chester County, is approximately 8.75 square miles in area. Adjacent municipalities include: the Townships of East Brandywine, East Caln, East

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Fallowfield, Valley, West Bradford, and West Brandywine; the Borough of Downingtown; and the City of Coatesville.

Existing Land Use is tabulated in Table 2 below. The predominant developed land use is in the "Single-Family Detached" category, which comprises 1,359.70 acres. The predominant undeveloped land use is "Vacant" land, which comprises 1,656.58 acres. (Refer to the notes below.)

The dominant trend in land use which is likely to continue in Caln Township over the next 10 to 15 years is the conversion of vacant land to single-family residential development. There is very little industrially zoned property remaining in the Township. However, of the two major industrial sites which could be developed, both may be developed for residential uses, south of Route 30. Although the last 10 to 20 years saw a substantial growth in commercial and multi-family development in Caln, the predominant land use type of the period from 1995 to 2003 will be single-family residential use. In addition, there should be some proposed re-use of existing commercial buildings and properties.

The Township's overall land use philosophy at this point in time is to continue to provide for a variety and diversity of uses, at various intensities to adequately serve existing and expected populations. Further, a balance of development with open space and adequate recreational areas is preferred.

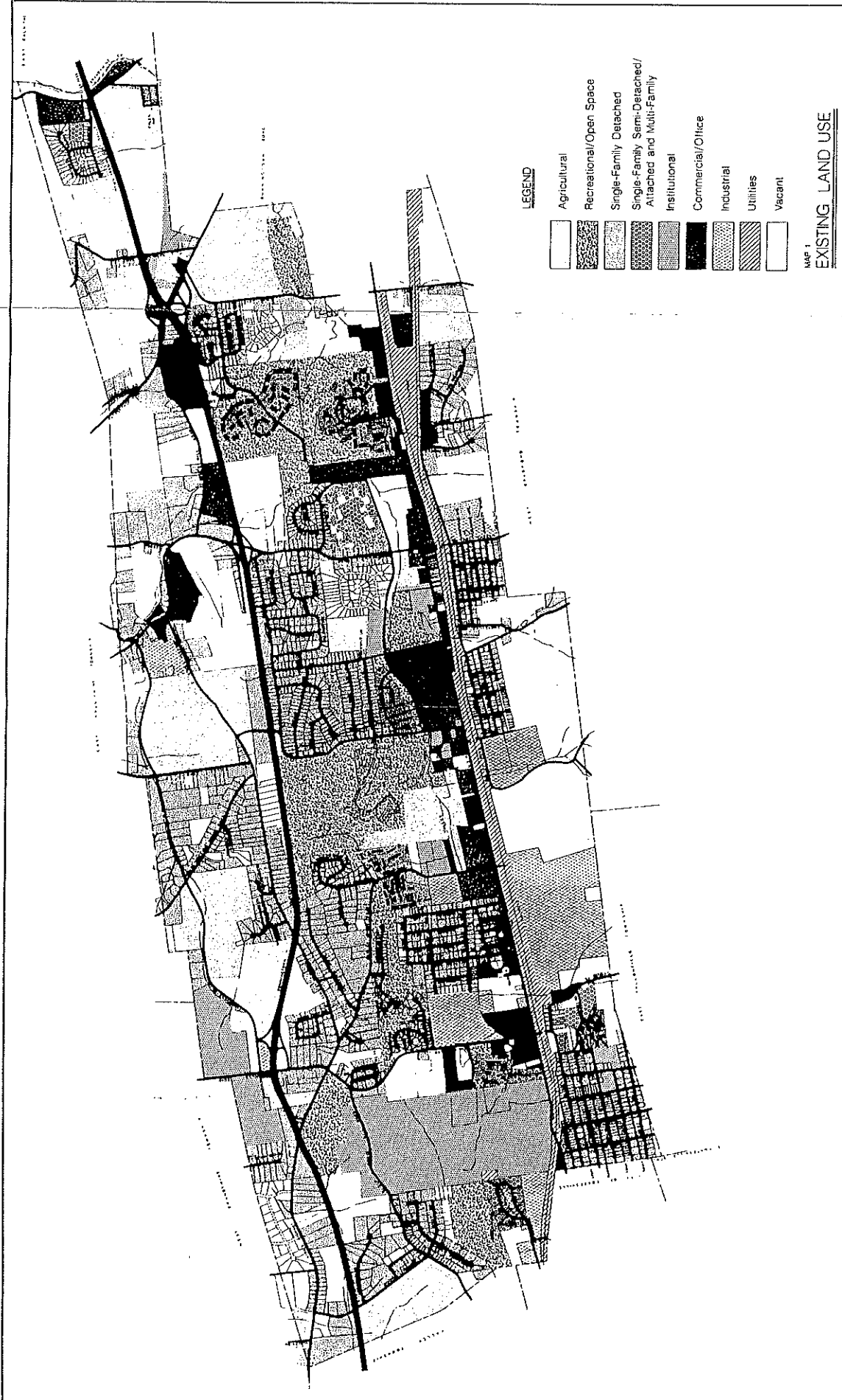
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TABLE 2.
EXISTING LAND USE

<u>Existing Land Use Type</u>	<u>Acres</u>	<u>% of Total</u>
Agricultural	738.93	13
Recreational/Open Space	531.43	9
Single-Family Detached	1,359.70	24
Single-Family Semi-Detached/ Attached and Multi-Family	212.34	4
Institutional	363.92	7
Commercial/Office	326.92	6
Industrial	249.43	4
Utilities	163.75	3
Vacant	<u>1,656.58</u>	<u>30</u>
Township Total	5,603.00	100

Source: Map 1. Existing Land Use

- Notes: 1. Information accurate as of January 1995.
 2. Total acreage derived from U.S. Census data.
 3. "Vacant" includes roads and road rights-of-way.
 4. The open space within multi-family developments is listed above under the "Recreational/Open Space" category.



LEGEND

- Agricultural
- Recreational/Open Space
- Single-Family Detached
- Single-Family Semi-Detached/Attached and Multi-Family
- Institutional
- Commercial/Office
- Industrial
- Utilities
- Vacant

**MAP 1
EXISTING LAND USE**

Open Space, Recreation, & Environmental Resources Plan

Cain Township
 Chester County, Pennsylvania
 Pennada Group Associates, Inc.
 Town Planning & Land-Use Architects
 1000 North Meridian Street, Suite 100
 Harrisburg, Pennsylvania 17104
 January, 1995



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CHAPTER 3
GOALS, OBJECTIVES AND STRATEGIES

Goals, Objectives and Strategies for Recreation, Open Space and Environmental Resources Protection

Primary goals are set forth below for each of the three main topics of the plan including: Recreation, a key existing element in the Township; Open Space, a resource which continues to be decreased as new subdivision and land development take place; and Environmental Resources, the features which need to be protected if physical and biological systems are going to be saved. Each goal is supported by objectives and strategies which are aimed at addressing the stated goal.

Primary Goal for Recreation

Provide a balance of active and passive recreational areas and facilities for the use and enjoyment of individuals, groups and families of all ages who live or work in Caln Township.

Goal 1 - Provide for a Variety of Recreational Areas and Facilities

Objectives and Strategies:

- Strive to create a balance of recreational opportunities within the Township.
- Provide for a wide variety of recreational facilities to serve all age groups and abilities of Township residents.
- Identify areas at each park where recreational activities might be in conflict with one another, and attempt to minimize the conflicts.
- Incorporate variations in recreational needs and preferences in the redevelopment/improvement of existing parks.
- Strive to create a balance of passive and active recreational activity areas within the parks.

Goal 2 - Promote the Use, Maintenance and Enhancement of Existing Parks and Recreational Areas Within the Township

Objectives and Strategies:

- Evaluate all existing parks (Municipal Park, Caln Park West, Lloyd Park, and Ruth Dawkins Playground), in terms of current conditions.

CALN TOWNSHIP
OPEN SPACE, RECREATION AND ENVIRONMENTAL RESOURCES PLAN

- Identify improvements needed in each Park, and develop a "Wish List."
- Incorporate the findings from the Questionnaire and Public Workshop of November 10, 1994 to improve the existing parks including enhanced facilities, activities, programs, and events.
- Document a program for the on-going operation and management of parks and recreational areas and facilities.
- Identify maintenance needs for existing parks.

Goal 3 - Provide Lands Appropriate for Recreation

Objectives and Strategies:

- Create improvements in the existing parks to enhance existing opportunities and programs.
- Develop the Uhler Tract as a neighborhood park.
- Evaluate locations for potential park and recreation sites which could meet future demands for recreational activities and sites.
- Identify neighborhoods where close-to-home recreational sites are needed.
- Require developers to provide recreational amenities on-site.

Goal 4 - Provide Linkages Between Park and Recreation Sites Within the Township

Objectives and Strategies:

- Analyze safe means of pedestrian and bicycle access to park and recreation sites, where feasible.
- Identify locations where new sidewalks and crosswalks are needed, especially along G.O. Carlson Boulevard and servicing Township Park and the Uhler Tract.
- Analyze opportunities for trails including walking trails, nature study trails and fitness/exercise trails.

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OPEN SPACE, RECREATION AND ENVIRONMENTAL RESOURCES PLAN

Goal 5 - Promote Varied and Diverse Recreational Programs

Objectives and Strategies:

- Identify existing recreational programs available to Township residents.
- Analyze the need for additional programs to serve children, youth, adults, senior citizens, and disabled individuals.
- Identify opportunities to promote improved access to and use of underutilized recreational resources, and School District resources.

Goal 6 - Promote Coordination Among Providers of Recreation

Objectives and Strategies:

- Identify recreation lands, facilities and programs which can be provided by the Township, the School District, and others (churches, private, residential developments).
- Outline coordination efforts which are necessary to integrate public and private interests, in order to take advantage of land, facility, programming, and funding resources.
- Discuss possibilities for a park safety program with the School District and other providers.

Goal 7 - Provide Recreational Facilities and Programs Under Effective Budgetary and Fiscal Planning

Objectives and Strategies:

- Balance needs and demands with affordability, under a phased plan of implementation.
- Continue to pursue funding through the Chester County Heritage Park and Open Space Municipal Grant Program, the Pennsylvania Department of Community Affairs (Keystone Community Grant Program), and other funding sources.
- Attempt to obtain private, corporate and/or foundation grants for park improvements.

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OPEN SPACE, RECREATION AND ENVIRONMENTAL RESOURCES PLAN

Primary Goal for Open Space

Strive to maintain open space within the Township by: protecting the environmental resources which remain; reserving space for open, passive recreational opportunities; and, creating new open space amenities.

Goal 1 - Develop Standards and Guidelines for the Conservation of Open Space

Objectives and Strategies:

- Establish criteria for resources which should be considered for conservation.
- Identify which lands would be appropriate for open space designation within new subdivisions or land developments.
- Identify additional opportunities for open space conservation through ideas for ordinance amendments.

Goal 2 - Promote Open Space Conservation

Objectives and Strategies:

- Analyze areas "where not to build" and on currently undevelopable properties.
- Encourage the planting of trees, hedges and other plantings to beautify the Township.
- Encourage the retention of existing open spaces, especially those with severe development limitations due to floodplains, wetlands, and steep slopes.
- Encourage the cluster development of neighborhoods as a means of creating/designating open space.
- Identify "green areas" in existing parks, to remain forever passive.

CALN TOWNSHIP
OPEN SPACE, RECREATION AND ENVIRONMENTAL RESOURCES PLAN

Primary Goal for Environmental Resource Protection

Preserve environmentally sensitive open space and natural resources such as areas noteworthy due to their physical, biological, historic, cultural, or scenic qualities.

Goal 1 - Preserve Wooded Areas of the Township

Objectives and Strategies:

- Map woodlands due to their value as important biological and aesthetic resources.
- Identify ordinance provisions which could focus on the conservation of woodlands, the replacement of trees, and the protection of trees, especially on ridgelines.

Goal 2 - Preserve the Historic and Cultural Resources

Objectives and Strategies:

- Map historic sites within the Township.
- Identify ordinance provisions which could address the preservation of historic resources.

Goal 3 - Preserve Floodplains, Wetlands and Other Hydrological Resources

Objectives and Strategies:

- Confirm/update previous mapping of floodplains, wetlands and hydric soils.
- Identify ordinance provisions which could be more responsive to environmentally sensitive floodplains, wetlands, and wetland margins.

Goal 4 - Preserve Areas of Steep Slope

Objectives and Strategies:

- Delineate slopes 15 to 20%, and slopes greater than 20%.
- Identify ordinance provisions which could minimize the disturbance of steep slopes, require mitigation measures for development of steep slopes, and prohibit disturbance of steep slope under certain circumstances.

CALN TOWNSHIP
OPEN SPACE, RECREATION AND ENVIRONMENTAL RESOURCE PLAN

CHAPTER 4
INVENTORY OF EXISTING TOWNSHIP RESOURCES AND LAND
Comprehensive Township Environmental Resources

The Township environmental resources have been separated into a series of four maps (Maps 2, 3, 4 and 5) depicting: Water Resources, Land Resources, Biotic Resources, and Scenic, Historic and Cultural Resources. These resources were only mapped for undeveloped areas of Caln Township. The sources for the information contained in each map, for the most part, are those studies highlighted in Chapter 2.

Overlaying the four maps creates a mosaic of resources which constitute the Open Space Network within the Township which is displayed on Map 6, Resource Composite, and services as a springboard to the Plan for Open Space contained in Chapter 5. A description of each of the resource maps follows.

Water Resources - Map 2

Drainage Boundaries

Surface water resource areas comprise the areas encompassed by lakes, reservoirs, ponds and the stream valley system, including: valley walls, floodplain, the stream channel, wetlands, swamps, marshes and bogs. The drainage basins of stream valley systems may be classified as follows:

- The smallest fingertip tributaries are designated order 1;
- Where two first-order channels join, a channel segment of order 2 is formed;
- Where two of order 2 join, a segment of order 3 is formed; and so forth.

Major stream corridors include the stream valley systems of third, fourth and fifth order channels. The Beaver Creek and Valley Run are considered major stream corridors.

Caln Township is within two major drainage basins. The West Branch Brandywine Creek basin drains a relatively small area in the western portion of the Township, and the East Branch Brandywine Creek basin drains the remaining area. Within the East Branch Brandywine basin lie two sub-basins, Beaver Creek and Valley Run. Basically, they divide the Township's land to drain the northeastern and southeastern areas of the Township respectively. These systems are all part of the larger basin of the Delaware River.

The majority of the Township, approximately 80%, is drained by the East Branch Brandywine Creek basin. Beaver Creek drains the Township north of U.S. Route 30, and Valley Run drains the central and southern areas of the Township.

The western portion of the Township is within the watershed of the West Branch Brandywine Creek basin. The basin covers approximately 20% of the Township's total land area. Map 2 displays the watershed boundaries within the Township.

CALN TOWNSHIP
OPEN SPACE, RECREATION AND ENVIRONMENTAL RESOURCE PLAN

Floodplain

Extensive areas within the Township along Beaver Creek, Valley Run, and their tributaries are subject to periodic flooding or wet conditions. These areas are designated flood hazard areas (100 year floodplain). These floodplain resources must be conserved and sensitively treated to insure that development does not adversely impact their flood water storage capacity. Further, from a health, safety and welfare perspective, development of the floodplains must be kept to a minimum to help insure that life and property is not lost or adversely affected.

For property owners to receive Federal flood insurance, municipalities must participate in the National Flood Insurance Program (NFIP) administered by the Federal Emergency Management Agency, Federal Insurance Administration. Participation requires the mapping of flood-prone areas and the adoption of floodplain management measures. In 1981, the FIA published a Flood Hazard Boundary Map of Caln Township as part of the first phase of the NFIP. Areas subject to inundation from an intermediate level of flooding, also referred to as the "base flood" or "100-year flood," appear on this map.

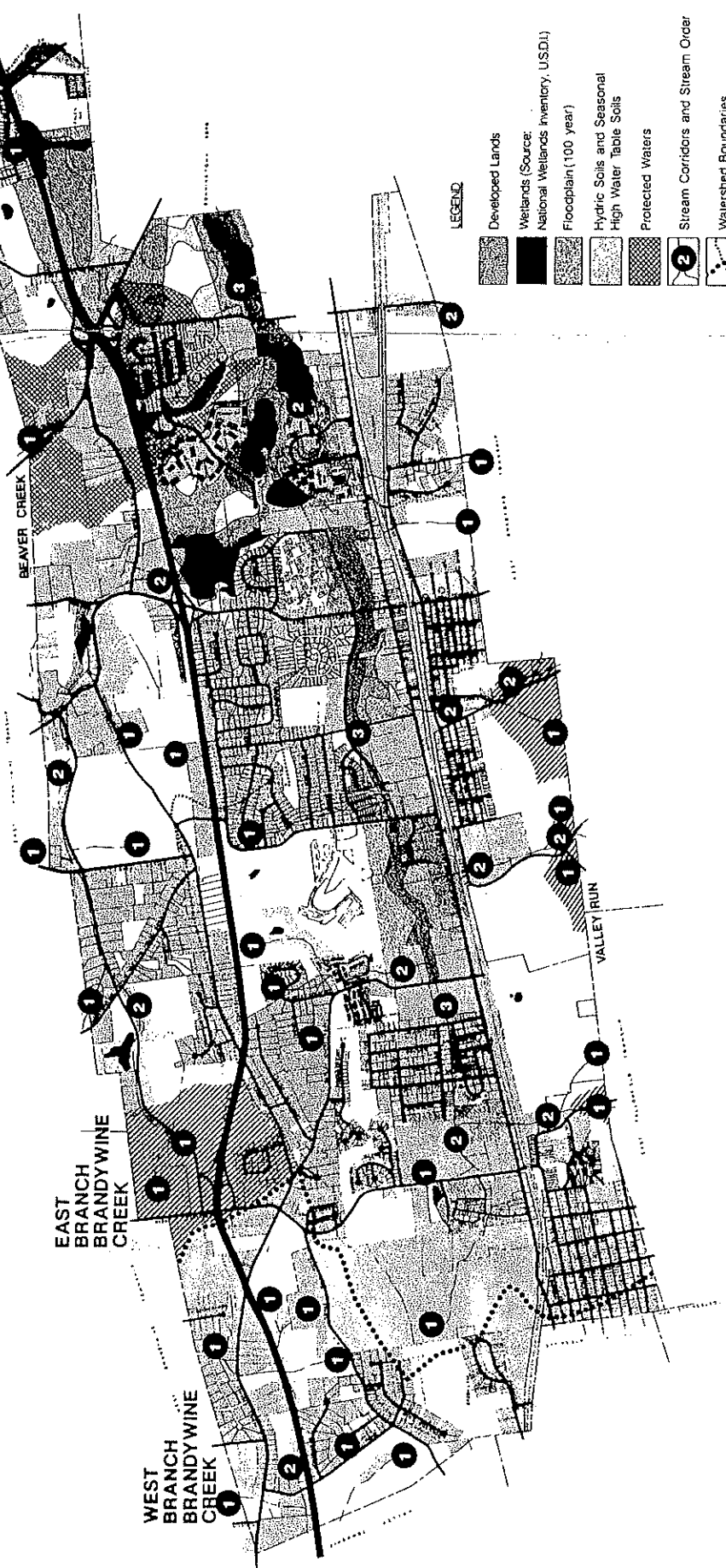
Wetlands

Wetlands are lowland areas covered, continually or intermittently, with water or areas where the water table stands at or above the surface for at least a part of the year. Wetlands are frequently found in conjunction with headwaters and ponds. Wetlands occur throughout the Township.

Wetlands are recognized for their special ecological values and are regulated by the U.S. Army Corps of Engineers and the Pennsylvania Department of Environmental Resources (DER). They offer critical wildlife habitat and are important "storage" areas for both surface and groundwater regimes. From a regulatory standpoint, the presence of wetland areas is determined based on soil, hydrologic, and vegetative criteria. From a general perspective, any area with periodic standing water, and hosting wetland vegetation like cattails, skunk cabbage, etc., is likely to fall within the official definition. If wetlands are suspected, a cautious approach to land planning is recommended.

In essence, no developmental activity may occur within a wetland area without a permit. The permitting process requires investigation of alternatives, and may require "mitigation." Mitigation may, for example, be satisfied through creation of "new" wetlands to replace those disturbed or destroyed by development activity. No comprehensive inventory of wetlands currently exists. The National Wetlands Inventory (NWI) of 1981-82 has identified certain wetland areas in Caln Township, based on aerial photography. According to the national inventory, Caln contains Palustrine (marshes, swamps and ponds) and Riverine (perennial or intermittent creeks or streams) wetlands.

The Palustrine wetlands in Caln can be further classified as open water, forested, scrub/shrub and emergent. The open water wetlands are the ponds which dot the Township's landscape. These ponds have been created by excavation or impoundment and are essentially man-made wetlands.



LEGEND

- Developed Lands
- Wetlands (Source: National Wetlands Inventory, USDI)
- Floodplain (100 year)
- Hydric Soils and Seasonal High Water Table Soils
- Protected Waters
- Stream Corridors and Stream Order
- Watershed Boundaries
- Headwater Areas
- Aquifer (Limestone Formation)

**MAP 2
WATER RESOURCES**

Open Space, Recreation, & Environmental Resources Plan

Cain Township
 Chester County, Pennsylvania
 Thomas Corbett Associates, Inc.
 1000 North Meridian Street
 Harrisburg, Pennsylvania 17104
 Prepared: June 1995
 Revised: January 1996



CALN TOWNSHIP OPEN SPACE, RECREATION AND ENVIRONMENTAL RESOURCE PLAN

The forested wetlands are one of the most prevalent types found in Caln and consist of broad-leaved deciduous plant species which are covered with water on a temporary or seasonal basis. Major areas of forested wetlands exist in the Township: along Beaver Creek and the tributaries of Valley Run. The scrub/shrub wetlands are also plentiful, and like the forested wetlands, consist of broad-leaved deciduous plant species which are covered with water on a temporary basis. Scrub/shrub wetlands are found in combination with both forested and emergent wetlands along Beaver Creek and Valley Run. More often than not, however, scrub/shrub wetlands in Caln Township occur with emergent wetlands. Emergent wetlands consist of narrow-leaved persistent plant species which are covered with water on a temporary or seasonal basis. Areas of emergent wetlands in the Township include: places along Valley Run near Thorndale as well as the vicinity of Beaver Creek.

The Riverine wetlands in Caln are classified as open water of the following types: lower perennial, unknown perennial, and permanent. Most of these occur along Beaver Creek.

Hydric Soils

In upland depressions and low-lying areas at the fringes of floodplains are found soils with shallow depth to water table and, occasionally, standing water. These are areas of high water table where the upper surface of the zone of saturation is at, or near to, the ground surface (within 20") for at least a portion of the year. High water table areas vary somewhat due to the variation in yearly and seasonal rainfall and groundwater usage. Some high water table areas change little because of impervious sub-surface soil or geology which limits downward percolation of water. Hydric soils are a reasonable indicator of wetland conditions and are generally found within or adjacent to wetlands. Such "wet" or hydric soils are mapped generally in the Soil Survey of Chester and Delaware Counties.

Some of the hydric soils comprise the headwater areas of the stream systems in Caln Township. Headwater areas comprise the stream valley system of first order streams. Sub-basins which provide the source water for these channels are the lowest order basins and sometimes contain intermittent streams. The areas identified on Map 2 may be more sensitive since these areas have steeper slopes. Contaminants and sediments could be transported more rapidly to the streams with limited opportunity for filtering. Further, since first order streams are the origin of downstream conditions, careful treatment of these features is critical to minimize the degradation of water quality and biotic life.

Hydric soils in Caln are found both along the streams and headwater areas of the Beaver Creek and its tributaries and tributaries of Valley Run.

Aquifer (Limestone Formation)

An aquifer is shown on Map 2 in the valley, extending from Coatesville to Downingtown. This aquifer is indicative of the limestone formation in the Great Valley which runs all through the valley in Chester County. This limestone formation can pose problems to development due to

CALN TOWNSHIP
OPEN SPACE, RECREATION AND ENVIRONMENTAL RESOURCE PLAN

sinkholes and subsidence. Extreme care and attention to the placement of foundations and the construction of roads must take place in the carbonate geology. Further, groundwater contaminates spread much more quickly through limestone formations than in other areas. One of the ways to address the aquifer areas is to devote them to open space use. Open spaces within development areas would be highly appropriate in these areas due to the geological constraints.

Land Resources - Map 3

Agricultural Soils

Agriculture was historically, the predominant land use in Cain Township. The amount of development over the past twenty years has substantially reduced the amount of agricultural land. Therefore, a delineation of agricultural soils has not been included in this Plan.

Steep Slope

Map 3 includes two distinct categories of steep slope which are 15 to 20% and slope of greater than 20%. These two categories are regulated through the Zoning Ordinance.

Steep Slope - 15-20% - These slopes can be used for limited development if care is taken in planning and construction of the structure and septic system. These slopes are generally unsuitable for large scale residential subdivisions or other large developments.

Steep Slope - 20% and greater - These slopes are not suitable for development and are best left in their natural state.

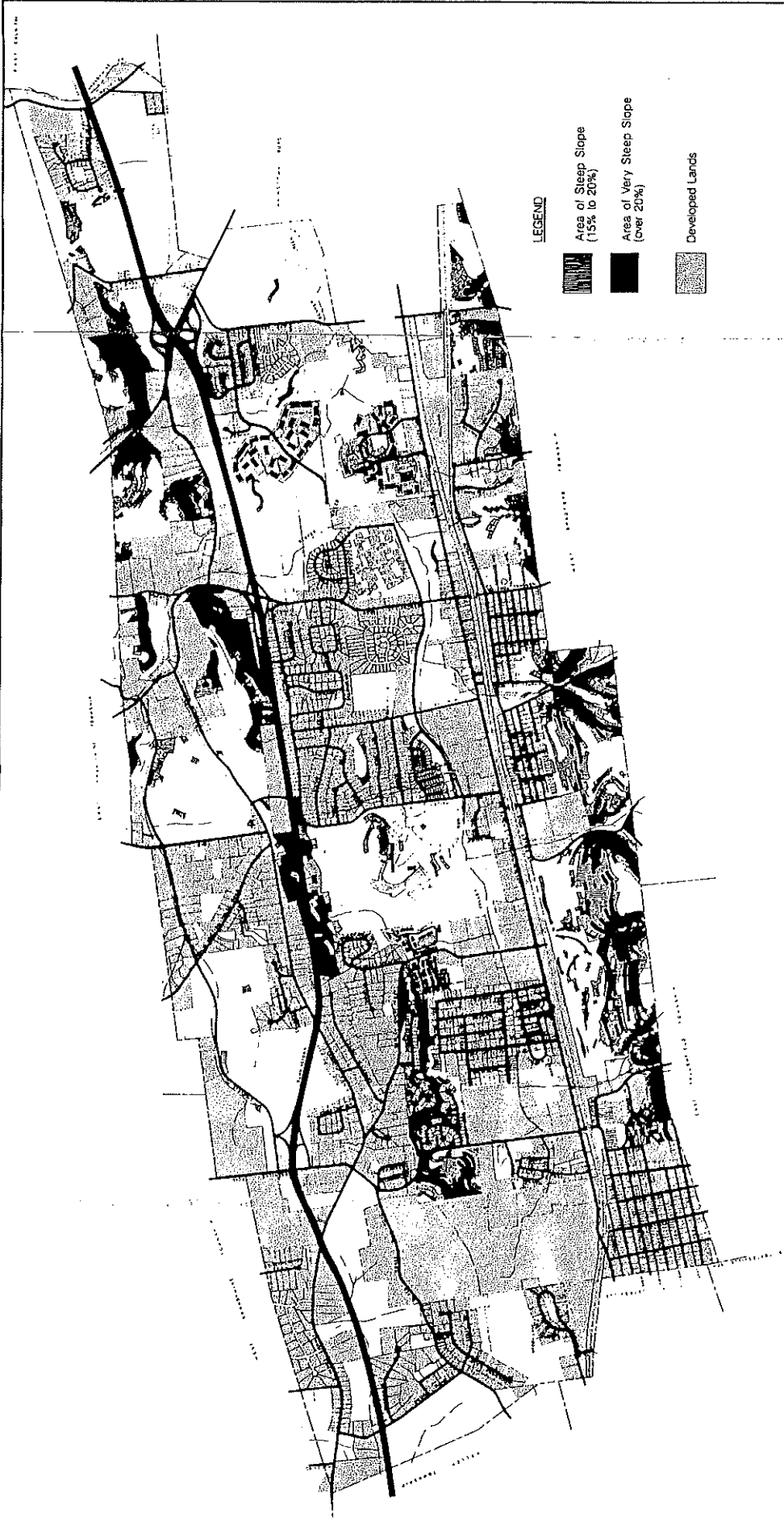
Concentrations of steep slope from 15-20% and greater than 20% are primarily found in the northern and southern thirds of the Township, where headwaters of stream tributaries are located in the North Valley Hills and the South Valley Hills. The central third of the Township lies in a valley of slightly and moderately sloped areas.

Biotic Resources - Map 4




Wooded Areas

Wooded areas are complex communities of various types of trees in which a variety of vegetation associations and layers exist at various stages of succession. These layers may include understory species (trees below canopy cover), and canopy species (uppermost layer of trees).

Wooded areas are significant for their environmental, social and economic values. These lands are a vital link to the hydrologic cycle. Stands of trees provide natural erosion and flood control by decreasing the speed and amount of storm runoff, and by providing groundcover or reducing temperature extremes and moderate evaporation. The tree canopy reduces the amount and



LEGEND

-  Area of Steep Slope (15% to 20%)
-  Area of Very Steep Slope (over 20%)
-  Developed Lands

**MAP 3
LAND RESOURCES**

Open Space, Recreation, & Environmental Resources Plan

Calhoun Township
Chester County, Pennsylvania
Thomas Corwin Associates, Inc.
Landscape Architecture
West Chester, Pennsylvania 19380

Revised June 1990
January 1985



CALN TOWNSHIP OPEN SPACE, RECREATION AND ENVIRONMENTAL RESOURCE PLAN

intensity of rainfall reaching the surface; root systems hold the soil; and the forest floor litter protects the ground, slows runoff, and promotes percolation by providing many miniature obstructions and ponding areas. Hence, forest cover is beneficial on steep slopes and other areas where soil erosion potential is high.

Trees also function as natural barriers by reducing the unwelcome impact of noise and of strong winds and wind-transported substances (dust, snow) and by screening unsightly areas. Trees also absorb water which is stored in the stem and leaves and released in evapotranspiration. Woodlands serve as habitats for many kinds of wildlife. Many beneficial species (such as pollinators), soil organisms, and the natural predators (such as birds who eat insects) live and breed in such areas.

There are also aesthetic and commercial approaches to woodland concerns. The aesthetic value of woodlands enhances and gives definition to recreation and scenic areas and often increases property values. Recreational development generally requires some forested areas. Some kinds of development may actually increase wildlife values of the woodland by producing more forest/non-forest interface or "edge", a mixed habitat that supports more species than the areas it adjoins. The importance of the loss of a particular stand of trees depends upon its relative value in that area. The size and configuration of the stand, its relative uniqueness, and its natural protective functions need to be considered. Steeply sloped woodlands are particularly sensitive to any kind of development that removes the trees, since the consequent increase in runoff and erosion have far-reaching detrimental impacts.

Map 4 illustrates the location of wooded areas within Caln Township. These areas dot the Township's landscape with no great concentration of woodland in any one sector.

Habitat Areas

The Pennsylvania Natural Diversity Inventory (PNDI) provides an index of threatened and/or endangered animal and plant species, whereby natural communities and special plant locations or habitat areas are plotted on U.S.G.S. quadrangle maps. However, no PNDI sites have been identified thus far within Caln Township.

Stream Water Quality Classification

Rivers and streams are biological communities, supporting a wide variety of vertebrate and invertebrate animals, plants, and microorganisms. Under natural conditions, these water courses act as conduits for organic matter and nutrients, collected from the watershed and distributed as food to the various biological entities that occur along the continuum from the tops of watersheds to the mouths of major rivers. As is typical of natural communities, there is a balance of sorts that permits a wide variety of organisms to exist in these streams. Additionally, streams and rivers have become important sources of drinking water.

The Federal Environmental Protection Agency (EPA) and State Department of Environmental

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OPEN SPACE, RECREATION AND ENVIRONMENTAL RESOURCE PLAN

Resources (DER) have developed water quality regulations designed to protect the physical, chemical and biological integrity of streams. DER has established a classification system for protected water uses or types.

High Quality Waters are streams or watersheds that have excellent quality waters and environmental or other features that require special water quality protection. Cold Water Fishes involve the maintenance and/or propagation of fish species including the family Salmonidae and additional flora and fauna which are indigenous to a cold water habitat. Warm Water Fishes involve the maintenance and propagation of fish species and additional flora and fauna which are indigenous to a warm water habitat.

The watershed of Beaver Creek and its tributaries in Caln has been designated as High Quality Streams, which warrant special protection. The land comprising Thorndale Valley Golf Course has also been designated as streams for Trout Stocking and Migratory Fishes. The streams east of Beaver Creek's High Quality Streams have been designated as streams for Warm Water Fishes.

Scenic, Historical and Cultural Resources - Map 5

Scenic Vistas

Scenic vistas are essentially the views from areas of high elevation. Significant scenic vistas identified on Map 5 include the following: the view overlooking Ingleside Golf Course, as well as the view from Veterans Hospital into the valley and toward East Fallowfield and Coatesville.

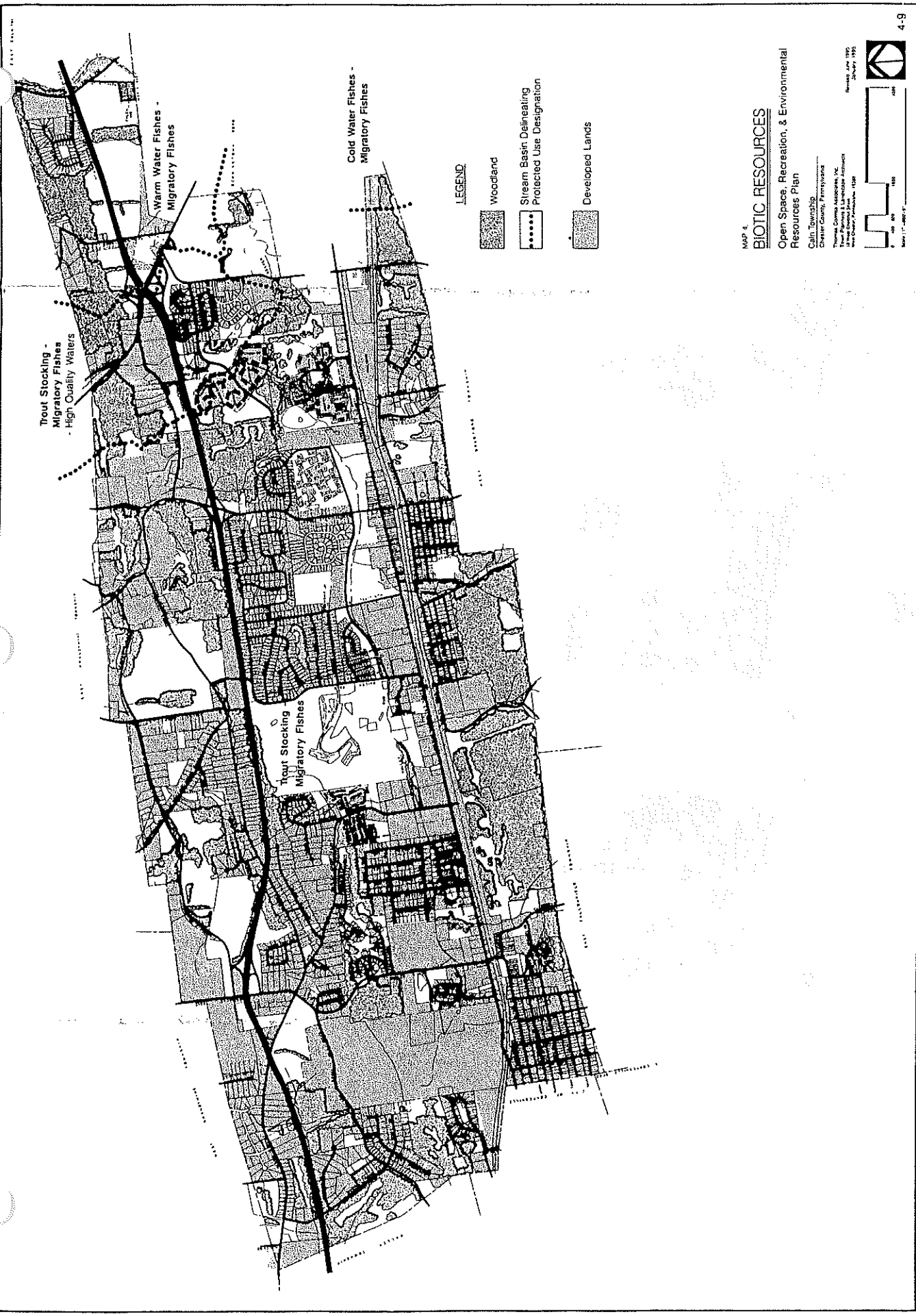
Scenic Roads

No scenic roads exist in Caln Township. The Task Force investigated scenic roads but concluded that none of the roads in the Township were scenic.

Historic Sites

The heritage of Caln can be seen in the quality of historic buildings which are found in the Township today. A substantial portion of the buildings are stone and date from 18th and 19th centuries. Map 5 displays the historic sites within the Township. There were 27 structures identified as part of the Chester County Historic Site Survey. Of these structures, one is listed on the National Register of Historic Places -- the Caln Friends Meetinghouse. Though many of the historic sites are spread throughout the Township, one cluster of 5 structures known as the Mill District Dye Works is located at the intersection of Fisherville and Bondsville Roads.

To date, no archeological sites or ruin sites have been identified or mapped. However, new land developments are required to disclose whether or not archeological sites are on a tract through the Act 537.

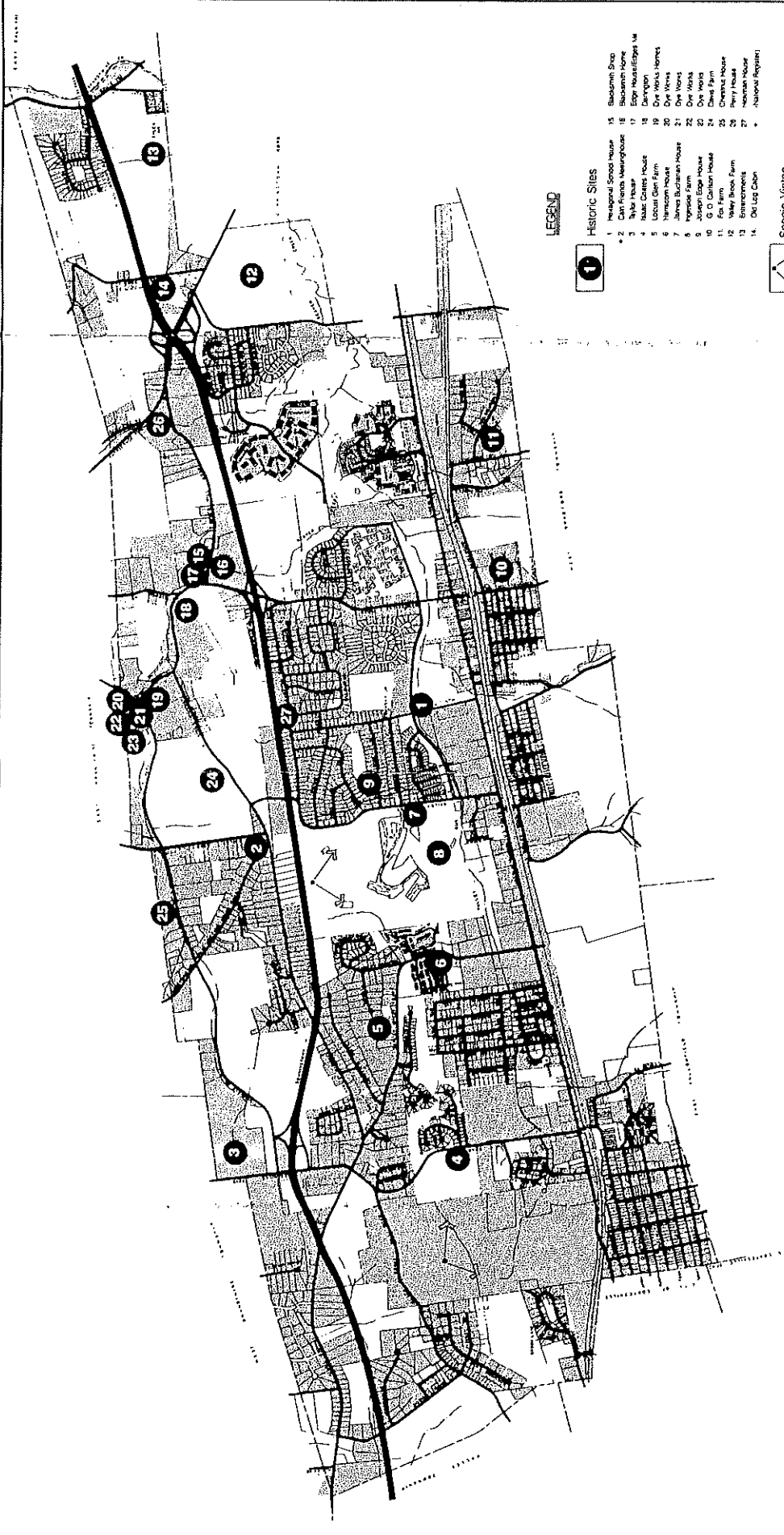


MAP 4
BIOTIC RESOURCES

Open Space, Recreation, & Environmental
 Resources Plan

Cain Township
 Chester County, Pennsylvania
 Thomas Corbett Associates, Inc.
 Town Planning & Landscape Architects
 1000 Chestnut, Philadelphia, PA 19107
 Revised: April 1995
 January 1995





LEGEND

Historic Sites

- 1 Hexagonal Spool House
- 2 Carl Frensch Weavinghouse
- 3 Taylor House
- 4 Isaac Cates House
- 5 Locust Glen Farm
- 6 Hancock House
- 7 Joseph Cates House
- 8 Joseph Edge House
- 9 G. O. Carlton House
- 10 Fox Farm
- 11 Valley Brook Farm
- 12 Staircases
- 13 Oak Log Cabin
- 14
- 15 Backcomb Shop
- 16 Backcomb Home
- 17 Edge House/Edges MA
- 18 Derigton
- 19 One Week Homes
- 20 One Week
- 21 One Week
- 22 One Week
- 23 Joseph Edge House
- 24 Chestnut House
- 25 Perry House
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Scenic Views



Developed Lands



MAP 5.

SCENIC, HISTORIC AND CULTURAL RESOURCES

Open Space, Recreation, & Environmental Resources Plan

Calm Township
 Chester County, Pennsylvania
 Thomas Collins Associates, Inc.
 1100 North 10th Street, Suite 100
 Harrisburg, Pennsylvania 17102

January 1993



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OPEN SPACE, RECREATION AND ENVIRONMENTAL RESOURCE PLAN

Resource Composite - Map 6

The composite of all the environmental resources described earlier in this Chapter and displayed on Maps 2 through 5, is shown on Map 6.

Protected Lands - Map 7

The Township contains substantial portions of its area which are "protected" or restricted from future development. Map 7 displays these "protected" areas which consist of the following categories:

Public Lands

This category consists of Township-owned lands. Tracts within this category include the Caln Township Building and the following municipal parks: Caln Municipal Park, Caln Park-West, Lloyd Park, the Uhler Tract, Brookfield Open Space, and Dawkins Playground.

Lands Protected by Existing Township Ordinances

Those lands included in this category are areas of floodplain, very steep slope, and steep slope. The Township's Zoning Ordinance, as discussed in Chapter 2, contains regulations which regulate development upon floodplain and areas of steep slopes, thereby, protecting these resources.

Reserved Lands

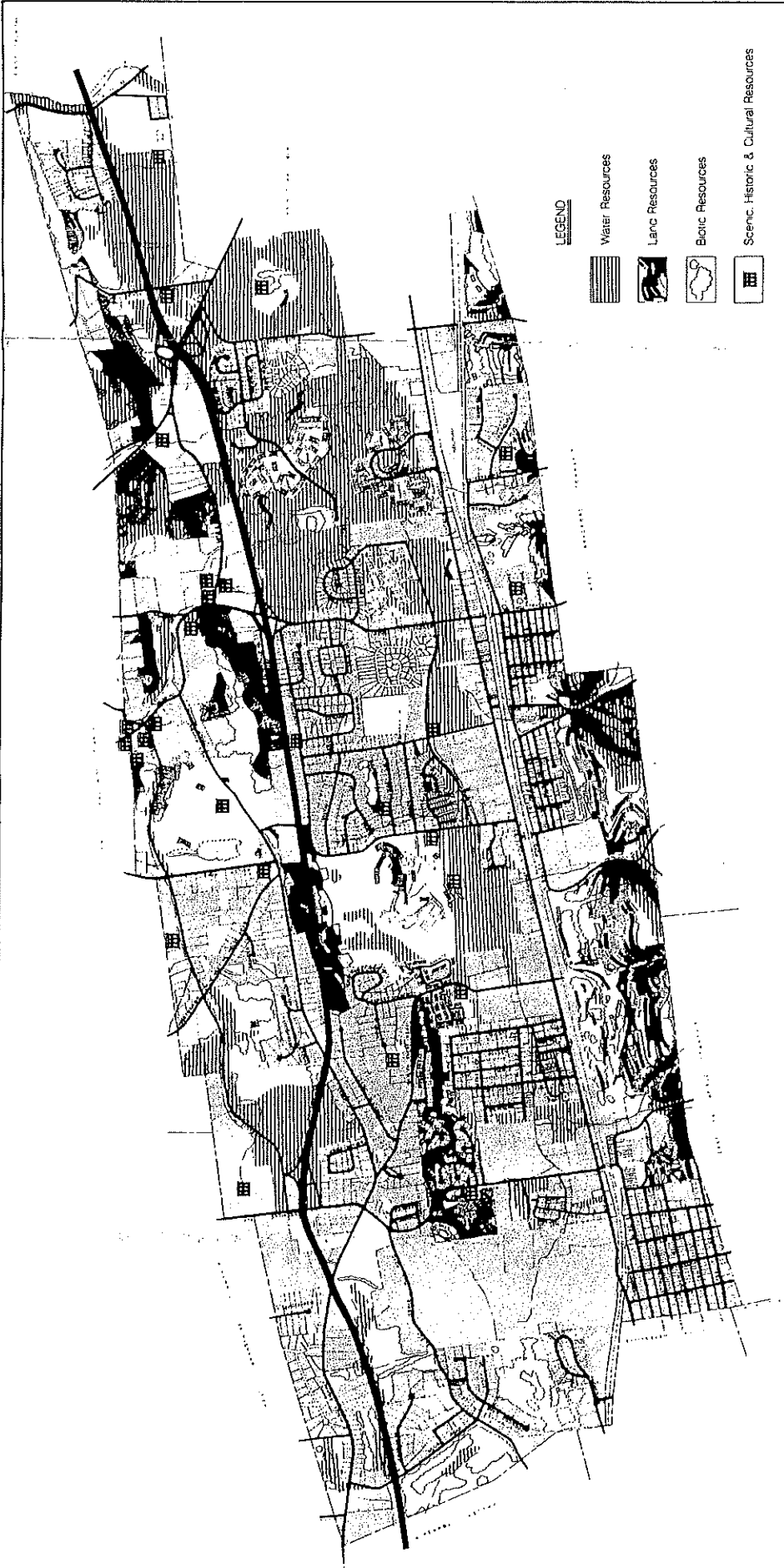
Lands within this category include schools, hospitals, and lands of homeowners' associations. Specific to Caln, these lands include: Coatesville Area Senior High School, the Caln Elementary School, the Veterans Hospital, and the open space of several homeowners' associations.

Historic Districts

No registered Historic Districts exist within Caln Township.

Utility Easements

This category includes properties owned by the railroad and other utilities. The specific utility highlighted on Map 7 is that of the Township gas-oil pipeline.



LEGEND

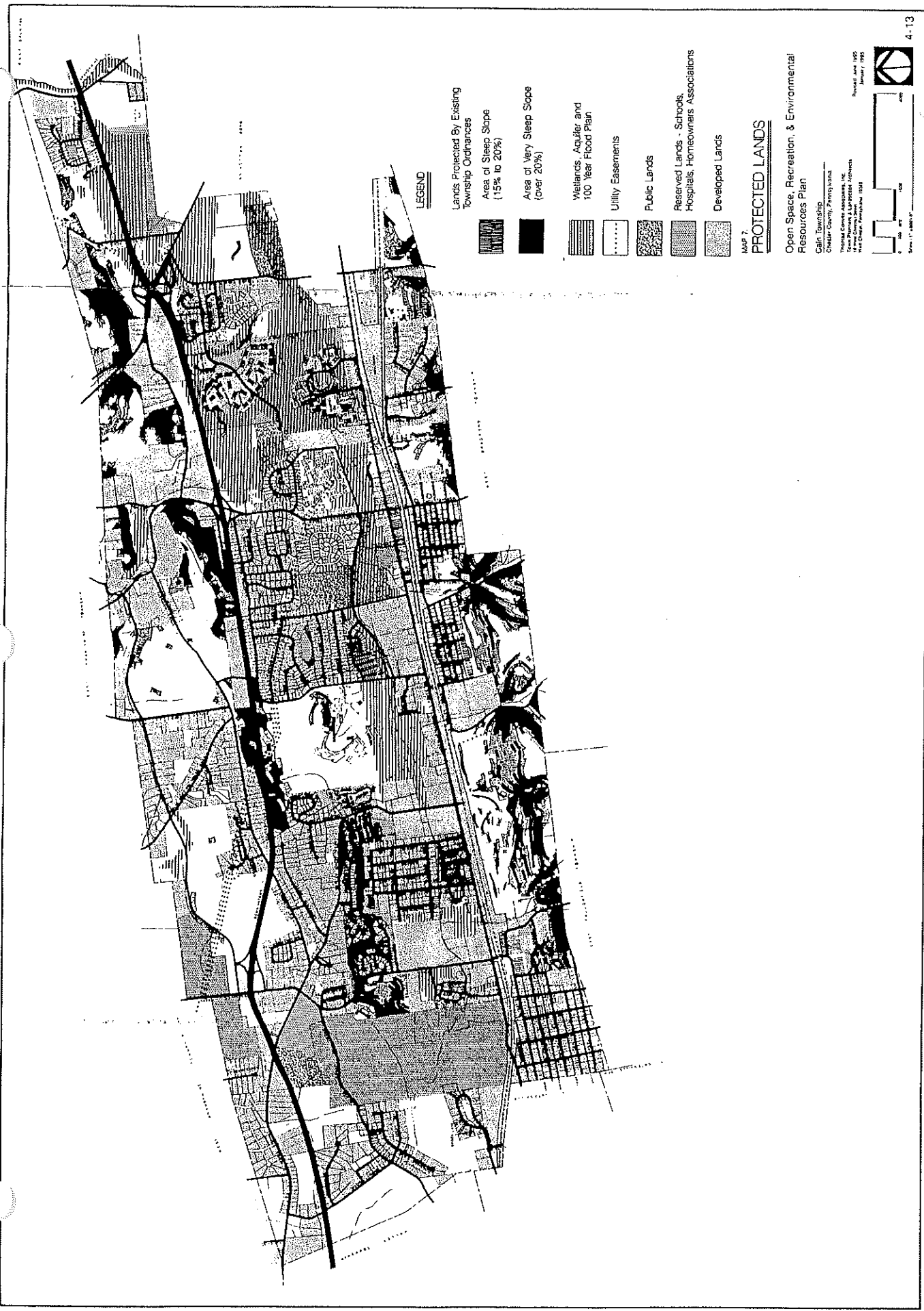
- Water Resources
- Land Resources
- Biotic Resources
- Scenic, Historic & Cultural Resources
- Developed Lands

**MAP 6
RESOURCE COMPOSITE**

Open Space, Recreation, & Environmental Resources Plan



Cain Township
Chester County, Pennsylvania
Prepared Under Contract for the
Township of Cain, PA
by the Chester County Planning Agency
August, 1992






LEGEND

Lands Protected By Existing Township Ordinances


-  Area of Steep Slope (15% to 20%)
-  Area of Very Steep Slope (over 20%)

Wetlands, Aquifer and 100 Year Flood Plain

-  Utility Easements

Public Lands

Reserved Lands - Schools, Hospitals, Homeowners Associations

-  Developed Lands

**MAP 7
PROTECTED LANDS**

Open Space, Recreation, & Environmental Resources Plan
 Calhoun Township
 Chester County, Pennsylvania
 Township Council Association, Inc.
 Town Planning & Landscape Architects
 1000 North Park Drive
 Chester, Pennsylvania 19380
 Revised July 1995
 January 7, 1995



CALN TOWNSHIP
OPEN SPACE, RECREATION AND ENVIRONMENTAL RESOURCE PLAN

CHAPTER 5
PLAN FOR OPEN SPACE

Open Space Conservation

Certain lands should not be developed due to environmental constraints such as floodplains and wetlands. The preservation of such critical environmental resources guarantees a network or, as a minimum, areas of open space throughout the Township. The Plan for Open Space is a starting point to address important open space issues and resources.

This chapter is divided into four major sections. The first section revisits Map 6, the Resource Composite Map, from Chapter 4 and describes the Township's open space network. The second section evaluates the need for additional protection of the most vulnerable elements, in relation to the environmental functions performed by the open space, and the degree to which the elements contribute significantly to the Township's natural or cultural heritage. The third section compares the open space network, as shown on the Resource Composite Map, to Map 7, Protected Lands, and discusses those areas which are most vulnerable. The fourth and final section discusses recommendations for preserving the highest priority areas, according to specific protection strategies, under Map 8, Resource Priorities.

The narrative which follows presents a detailed picture of the existing open space opportunities which stem from the inventory data discussed previously under Chapter 4.

Analysis of Open Space Inventory

The four individual Resource Maps which were discussed in Chapter 4 lead to the Resource Composite Map (Map 6). This composite map displays each of the individual resources as an overlay composite and reveal an "Open Space Network" of the Township. Map 6 becomes the first stage in assigning a general priority for the preservation of the resources. As each resource overlays another, the patterns create "darker" tones signifying parcels with the presence of more than one environmental resource. Therefore, the "darker" the area on specific parcels, the greater the potential need to pursue preservation efforts.

Open Space Needs Assessment

The areas vulnerable to change from development are described below along with general objectives to address the protection of the resource.

Water Resources Protection

Floodplain and Alluvial Soils

Floodplain and alluvial soils encompass the stream network within the Township and are protected in part by the Township's Flood Hazard District (which includes certain alluvial

CALN TOWNSHIP
OPEN SPACE, RECREATION AND ENVIRONMENTAL RESOURCE PLAN

soils). The floodplain and alluvial soils provide the spine of the open space network. Environmental protection standards can ensure that development is setback from these soils, and that vegetation is not removed.

Hydric Soils, Wetlands and Headwater Areas

Due to their importance as recharge areas and wildlife habitat, areas of hydric soils, headwaters and wetlands should be carefully regulated by the Township. Although state and federal regulations generally limit development of wetlands, the regulations do not prohibit all development. Therefore, the creation of a required buffer around wetlands would assist in the preservation of these resources.

Protected Waters

DER has established standards for all surface waters regardless of stream classification which include parameters for chemicals, dissolved solids, dissolved oxygen and temperature criteria to the list of mandated statewide standards.

Streams in Pennsylvania are mapped according to their aquatic life and whether or not they are worthy of special protection. Of particular note are the Special Protection waters: high quality and exceptional value. Portions of Beaver Creek and Valley Run are considered high quality. Streams that are classified high quality invoke additional requirements for potential discharges identified in Chapter 95 - "Wastewater Treatment Requirements" of DER rules and regulations. Chapter 95 requires that proposed point source discharges to high quality waters must show that: 1) the discharge is justified for necessary economic or social development which is of significant public value, and 2) the proposed discharge along or in combination with other discharges will not affect the protected use criteria described in Chapter 93. Additionally, a proposed discharge must first prove that the best available land disposal and reuse technologies are not feasible for economic and environmental reasons.

Land Resources Protection

Steep Slope

The regulations governing areas of steep slope (15 to 20%, and greater than 20%) in the Zoning Ordinance can be further refined by adding other design standards and Conditional Use criteria. Vegetative areas should be effectively maintained in steep slopes to reduce stormwater runoff, soil erosion, sedimentation, and the mass wasting of soil. (The understory vegetation on wooded areas of steep slope are also vulnerable to development impacts on wildlife habitat.)

Aesthetic values of vistas frequently associated with steep slopes should be given high priority due to the visibility of these slopes from the valley or from the northern and southern ridgelines of the Township. Impervious surfaces should be restricted and the density of structures should be kept very low to reduce the overall impacts from development.

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Biotic Resources Protection

Woodland

In order to effectively address woodland and wooded areas, ordinance amendments could be prepared. In order to conserve woodland, alterations of species or habitat which would threaten the viability of growth should be avoided. Any removal of trees should be performed so as not to endanger the renewal capabilities of the resource. However, clear cutting should be avoided and woodland management practices should be focused on the selective cutting of trees.

Replanting of cleared areas should feature replacements with native species to the extent possible. During the period before regeneration begins, attempts should be made to contain stormwater runoff in order to avoid soil erosion and loss of plant nutrients.

Significant woodland, hedgerows and other vegetation areas can be preserved through the creation of Subdivision and Land Development Ordinance (SLDO) provisions that limit tree removal, protect trees during construction, and requires replacement for specific trees that are removed.

Habitats

The protection of open space in Caln Township is essential to the conservation of habitat for the many species of plants and animals. Both residents and visitors enjoy recreational, aesthetic, educational and psychological benefit from hiking, birding, fishing and nature study. Collectively, they have reasonable expectations that these special wildlife attributes of the Township can be preserved for future generations. The protection of wildlife habitat will generally follow objectives to protect open space. Care should be taken to note specific habitat areas while planning, to maintain diversity. "Edges," either hedgerows or the periphery of woodlands, are especially important habitat areas. It is also critical to maintain continuous corridors of open space, to allow for normal movement and dispersion of wildlife and to accommodate migration patterns. These should follow natural corridors, such as stream valleys and ridgelines, and should avoid proximity to dense settlements.

Habitat Waters

The majority of the Township contains streams classified as waters for trout stocking - migratory fishes. A small area in the northeast portion of the Township classified with waters for warm water fishes, and a very small portion of the southeast corner of the Township is classified with waters for cold water fishes. The Township has already taken a major step toward stream preservation through the enactment of the Flood Hazard District. However, this action is not the only measure that the Township can exercise to preserve the water quality and biotic diversity. Additional environmental resources protection standards could assist in the identification and preservation of habitat waters. Other preservation actions

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could involve wetland margin protection and refined steep slope controls.

Pennsylvania Natural Diversity Inventory (PNDI)

Although no PNDI sites have been officially identified to date in Caln Township, an identification of potential sites at the time of subdivision/land development plan review and evaluation should be considered. Amendments are needed to the Township's SLDO to require PNDI-like sites to be identified and delineated.

Scenic, Historic and Cultural Resources Protection

Historic Sites

The creation of a historic sites protection ordinance should be explored to protect the rich heritage which embodies the character of Caln Township. Structures and sites of historical significance and integrity identified in Chapter 4 are candidates for special ordinance regulations.

Scenic Vistas

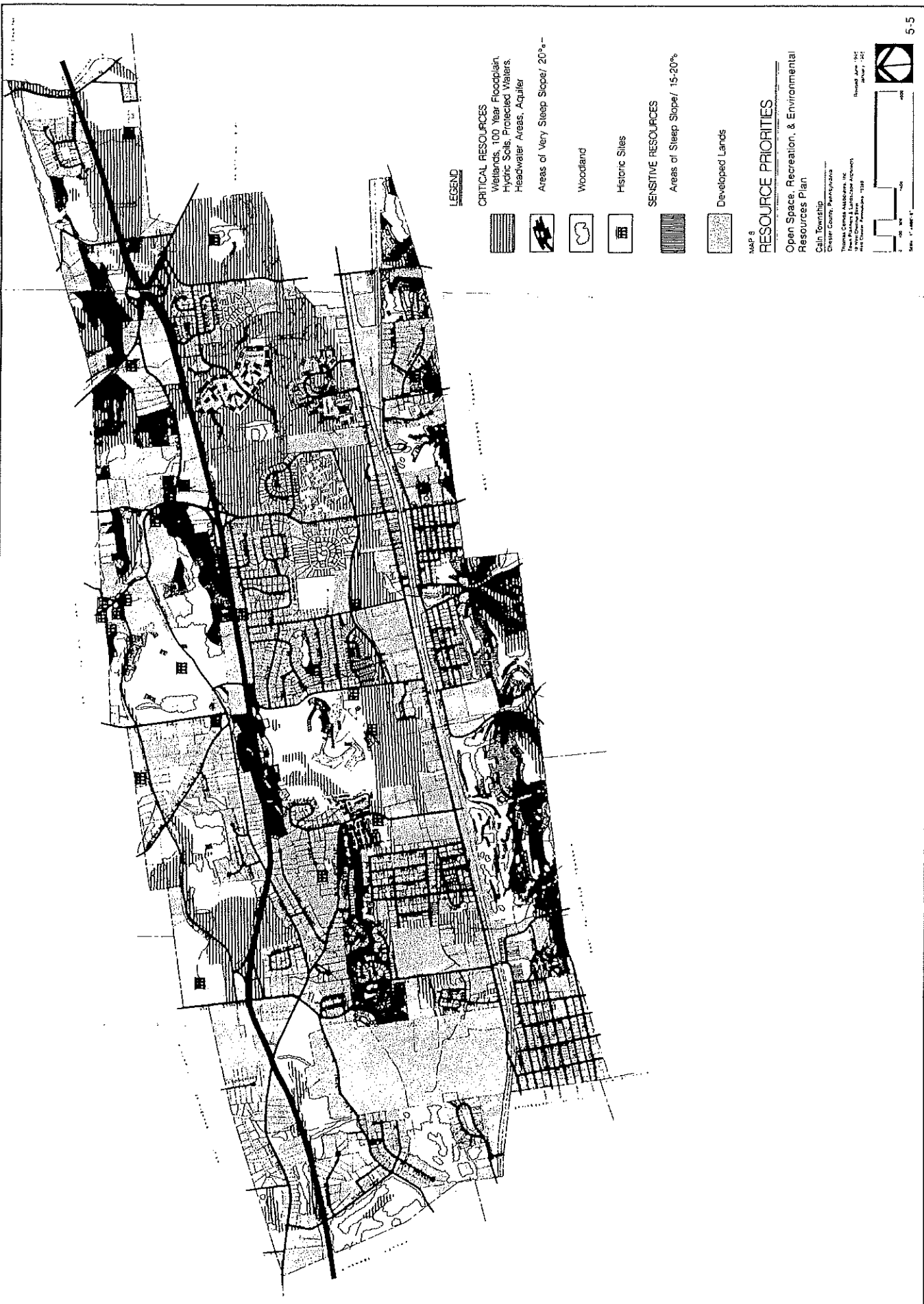
The scenic vistas in Caln, while being limited in size, are on privately owned lands. Given the premium value of viewing the landscape from selected high points in the Township, efforts should be made to create opportunities for the public to appreciate the view into the valley, to the greatest extent possible.

Evaluation of Needs

The vulnerable areas that result from the previous comparative analyses can be grouped into two priorities: critical and sensitive. The critical group of vulnerable areas are the resources that are most representative of the character of Caln as they embody the Township's natural and cultural heritage. Critical resources include: wetlands, 100 year floodplain, alluvial soils, hydric soils, very steep slopes (over 20%), woodland, significant historic resources, headwaters and protected waters. If this critical group of vulnerable resources were disturbed, the resultant effects would be detrimental to the public health, safety and welfare of the Township. The sensitive group of vulnerable areas are those resources which exist due to the presence of a critical resource (e.g. habitats are a direct result of wetlands and woodlands). Sensitive resources include steep slopes (10-20%). Map 8, Resource Priorities, displays the critical and sensitive resources.

Chester County Land Use Plan of 1988

The Township Open Space Network derived from both the Resource Composite Map and the Protected Lands Map is consistent with the preservation elements of the County Land Use Plan. The differences between the Open Space Network and the County Plan are due to: the additional



LEGEND

CRITICAL RESOURCES

- Wetlands, 100 Year Floodplain, Hydric Soils, Protected Waters, Headwater Areas, Aquifer



Woodland



Historic Sites



SENSITIVE RESOURCES

- Areas of Steep Slope/ 15-20%



Developed Lands



MAP 8

RESOURCE PRIORITIES

Open Space, Recreation, & Environmental Resources Plan

Cain Township

Chesnut County, Pennsylvania

Northwest Corner, Middle Area, 1st

Open Space, Recreation, & Environmental Resources Plan

Map No. 8

Map No. 8

Map No. 8

Map No. 8

Map No. 8

Map No. 8

Map No. 8

Map No. 8

Map No. 8

Map No. 8

Map No. 8

Map No. 8

Map No. 8

Map No. 8

Map No. 8



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level of detail provided by this Plan when compared to the overall Land Use Plan for Chester County, and the fact that most of the Township is planned for some type of development by the County Plan.

The County Land Use Plan divides the Township into three areas, comprised of the following land use categories: an "Activity Area" extending along Route 30, "Suburban Development" for most of the Township, "Development Reserve" for a smaller percentage of the land area, and "Stream Valley Greenways" for areas bordering Beaver Creek and Valley Run. Strategies for the land use categories include:

Activity Areas

County Policy

To strengthen existing Activity Areas as mixed use centers of concentrated commercial activity, employment opportunities, institutions, and residential variety.

County Strategies

- Maintain and adjust the core areas within Activity Areas.
- Maintain and increase the employment base.
- Maintain and increase the housing stock and variety of housing types.
- Protect and improve the primary road network serving the Activity Areas.
- Maintain and expand public sewerage facilities to address any existing problems and meet increasing needs.
- Maintain and expand community water supply systems to support revitalization and development activities.
- Acquire and develop community parks in deficit areas as identified in the Chester County Open Space and Recreation Study.

Suburban Development

County Policy

To continue to direct new residential development to areas designated in this category.

County Strategies

- Encourage new development to infill among older developments.
- Serve areas in this category by public or community sewage systems.
- Serve areas in this category by community water supply systems.
- Protect and improve the primary road network in the Suburban Development category.
- Encourage mass transit services to support higher density areas and reduce traffic congestion.
- Enhance the open space system with protection of existing areas and creation of new areas.

Development Reserve

County Policy

To expand future residential development into these areas as additional land is needed to accommodate development.

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County Strategies

- Coordinate development with infrastructure construction.
- Improve and maintain the highway network to accommodate the increased traffic as these areas become developed.
- Direct increased density to areas with adequate infrastructure in order to reduce the amount of new land required for development.
- Encourage historic preservation to protect historic sites as part of development activity.
- Permit neighborhood commercial facilities to meet local convenience needs.
- Protect stream headwater areas.
- Acquire and develop community parks in deficit areas as identified by the County.
- Preserve natural areas such as woodlands, floodplains, and wetlands, for the many environmental benefits they provide.

Stream Valley Greenways

County Policy

To restrict development along streams in order to protect this valuable natural resource, preserve open space and provide for a continuous stream valley system.

County Strategies

- Encourage municipalities to incorporate a program for stream valley preservation into their comprehensive plan, zoning and subdivision ordinances.
- Prepare and promote a guidebook explaining the importance of such ordinances including how other places have successfully adopted such measures, how landowners can be fairly compensated for such environmental protection through bonus provisions, and what effective ordinances should include.
- Offer technical assistance to municipalities that includes the identification of stream valleys and information demonstrating development techniques that conserve critical stream valley lands.
- Seek cooperation with and among the several conservation groups and municipalities interested in the establishment of conservation easements or deed restrictions in stream valley lands.
- Monitor on-going stream preservation efforts and development activities in each stream valley.
- Develop a plan for each stream valley based on information gathered through inventory and monitoring activities as described by the priority actions for stream valley preservation of the County Open Space and Recreation Study.
- County agencies/departments should negotiate for conservation easements, in such cases that concerted private and municipal efforts to preserve priority stream valley lands leave some critical lands unprotected.

Township Comprehensive Plan - Proposed Land Use

Caln Township's Proposed Land Use Plan of 1978 is generally consistent with portions of the Open Space Network identified earlier in this Chapter. The Land Use Plan designated a conservation category to protect environmentally sensitive areas. The Land Use Plan also delineated an open space (floodplain) category that represents a lineal greenbelt along Valley Run and Beaver Creek. This area was also earmarked to serve as a recreational network within Caln Township by providing pedestrian/bicycle paths connect areas of development or recreation

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sites. There are some differences between the Proposed Land Use Plan of 1978 and the Open Space Network which are as follows:

Water Resources

- the 1978 Plan was not specifically responsive to wetlands, protected waters, and headwater areas

Land Resources

- the 1978 Plan was not uniformly responsive to the very steep slopes (20% and greater)

Biotic Resources

- except for the "conservation" use, the 1978 Plan was not specifically responsive to woodlands

Scenic, Historic and Cultural Resources

- historic sites were not mapped in the 1978 Plan

Township Zoning Map

The Zoning Map is generally consistent with the Proposed Land Use Map in terms of land use allocation. The Flood Hazard District and the steep slope regulations provide for environmental features protection. Analysis of the Zoning Map and districts, as updated to 1992, reveals the following:

- R-1, Rural Residential (60,000 square foot minimum lot area)
- R-2, Low Residential (43,560 square foot minimum lot area)
- R-3, Medium Residential (30,000 or 22,000 or 18,000 square foot minimum lot areas, depending on the availability of public water and/or public sewer)
- R-4, High Residential (12,000 square foot minimum lot area)
- C-1, Commercial District (20,000 square foot minimum lot area)
- C-2, Commercial District (20,000 square foot minimum lot area)
- C-3, Commercial District (three acres minimum)
- C-4, Commercial District (six acres minimum)

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- I, Institutional District (two acres minimum)
- I-1, Industrial District (three acres minimum)

The differences between the Zoning Map and the Open Space Network of this Plan are listed below:

Water Resources

- areas of wetlands, protected waters, and headwater areas are not completely covered by the Flood Hazard District provisions and mapping
- aquifers (the limestone foundation) is not addressed by any carbonate area overlay district and related provisions

Land Resources

- the steep slope regulations do address the open space network, but could be refined by adding other design standards and Conditional Use criteria

Biotic Resources

- woodlands are not specifically addressed in the Zoning Ordinance

Scenic, Historic and Cultural Resources

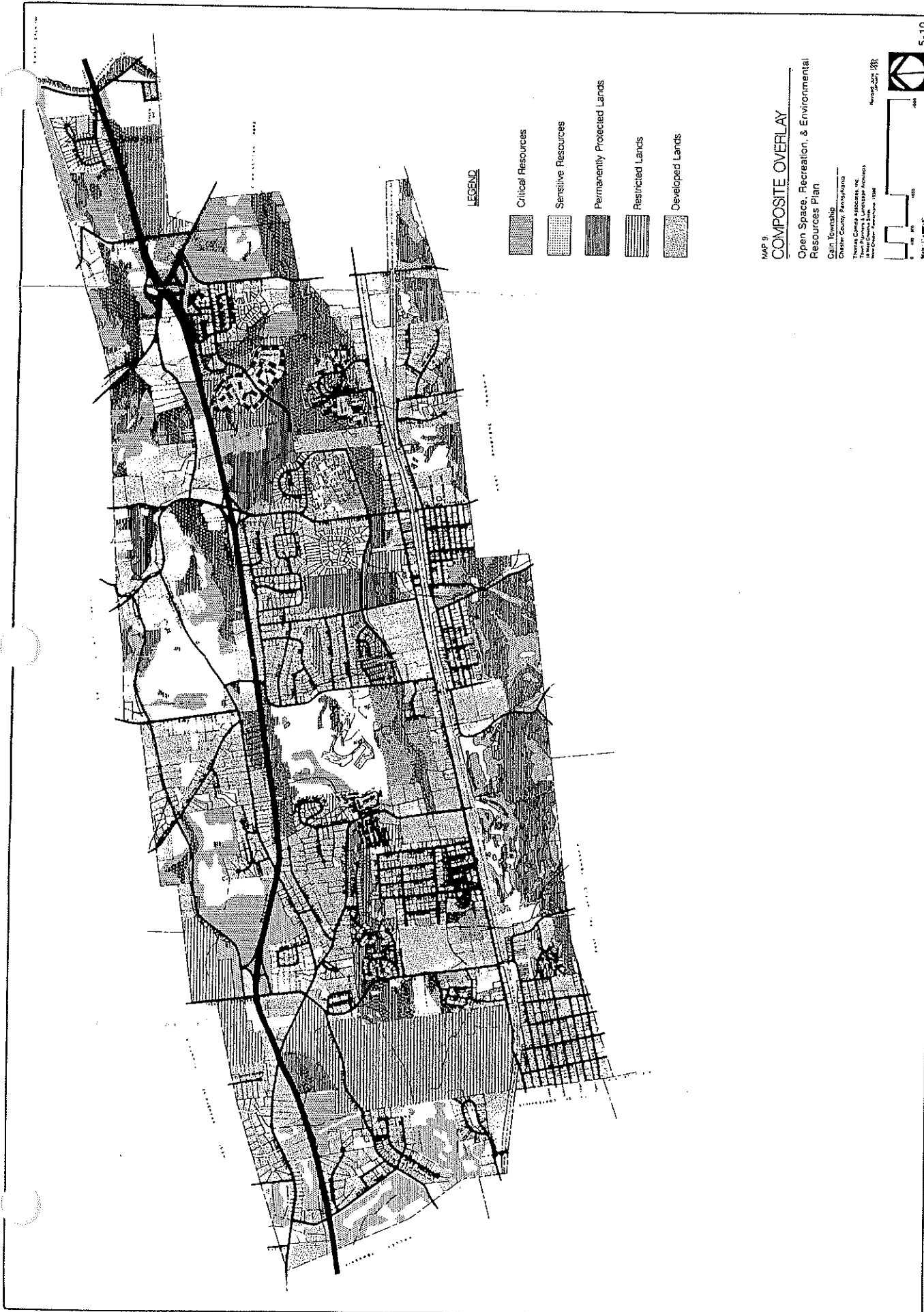
- historic sites are not addressed in the Zoning Ordinance

Analysis of Open Space Network






The Protected Lands Map (Map 7) shows those portions of the Township, which are "protected." Even wetland areas, while given some degree of protection, are not totally restricted from development, as permitting procedures may allow for some encroachment.

By overlaying the Protected Township Lands Map (Map 7) on Map 8, Resource Priorities, the priority for preservation can be evaluated as portions of the Open Space Network vulnerable to disturbance are revealed. Map 9, Composite Overlay, displays the vulnerable critical and sensitive resources. Areas of critical resources which are "unprotected" include the following:

- hydric soils and aquifers located outside of flood hazard areas;
- protected waters and headwater areas located outside of flood hazard and steep slope areas;



LEGEND

-  Critical Resources
-  Sensitive Resources
-  Permanently Protected Lands
-  Restricted Lands
-  Developed Lands

**MAP 9
COMPOSITE OVERLAY**

Open Space, Recreation, & Environmental
Resources Plan

Cain Township
Creston County, Pennsylvania
Thomas Corbett Associates, Inc.
Town Planning & Landscape Architecture
New Castle, Pennsylvania 15804



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- woodlands; and
- historic sites.

Areas of sensitive resources, slopes between 15 to 20%, are somewhat protected through existing Township ordinances.

Recommendations

This section of the Plan sets forth recommended preservation strategies for implementation of the primary and secondary resources. The majority of the recommendations involve the Township Comprehensive Plan, Zoning Ordinance (ZO) and Subdivision and Land Development Ordinance (SLDO). However, some recommendations include implementation strategies which involve other regulations or activities. The recommendations are separated into the relevant documents or activities. The absence of a recommendation for a document indicates that it is either already adequately addressed by the Township or not applicable to that particular document or activity.

Critical Resources

Wetlands, Hydric Soils, Floodplain, Protected Waters, Headwater Areas and Aquifers

Comprehensive Plan:

1. Include the implementation strategies of this Plan within the Environmental Objectives and Policies.
2. Include a delineation and discussion of headwater areas within the Natural Determinants Chapter under the Drainage Basins section .
3. Include specific objectives and policies for the preservation of headwater areas within the Objectives and Policies Chapter.

Zoning Ordinance:

1. Amend Community Development Objective 155-5.B.(5) (ZO) to include the preservation of wetlands and the protection of hydric soils, protected waters and headwater areas.
2. Consider the creation of a new Article XV (ZO) entitled Natural Resource Protection which would cross-reference the Flood Hazard District, and address protective measures for other environmental resources, in terms of buffers/setbacks from wetlands and hydric soils, and limitations to development in protected waters, headwater areas, and aquifers.

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Subdivision and Land Development Ordinance:

1. Include the identification of critical hydrological resources as part of Article III, Plan Requirements (SLDO).
2. Reference the critical hydrological resources within Article III (SLDO), under Environmental Impact Assessment, and require mitigation of adverse development impacts.

Other Regulations and Activities:

1. Encourage the use of conservation easements as a means to protect sensitive environmental resources such as floodplains, wetlands, hydric soils, protected waters and headwater areas.

Steep Slope (greater than 20%)

Zoning Ordinance

1. Amend the steep slope regulations to become part of a new Article XV (ZO) to be addressed under a Steep Slope Conservation District.

Subdivision and Land Development Ordinance:

1. Consider adding an Environmental Impact Assessment to Article III, in the Plan Requirements section of the SLDO, to include the delineation of steep slopes greater than 20% and the mitigation of adverse impacts.

Other Regulations and Ordinances:

1. Support a conservation easement program by private landowners as another means to protect steep slope areas.

Historic Resources

Comprehensive Plan:

1. Expand the Objectives and Policies Chapter by addressing the preservation of the Township's historic resources.
2. Include within the Chapter on Land Use, the inventory and recommendations of this Plan.

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Zoning Ordinance:

1. A specific Community Development Objective could be established for historic resource preservation in Section 155-5.B. (ZO).
2. Create a new Article XVI (ZO), Historic Resources Protection, to include regulations which promote the protection of historic resources. Such regulations could include:
 - a classification of historic resources under Class I, II and III;
 - standards for rehabilitation; and
 - procedures for adaptive reuse.

In addition, special use opportunities for historic resources, such as a bed or breakfast inn, and standards for the conversion of dwellings, could be incorporated into this Article.

Subdivision and Land Development Ordinance:

1. Expand Article III, Plan Requirements, to require the identification of historic resources. Reference should be made to those historic resources contained on Map 5 of this Plan as a source.
2. Include a historic resources impact assessment within an Environmental Impact Assessment (EIA) section.

Other Regulations or Activities:

1. Consider the establishment of a Caln Historical Commission to perform the following tasks:
 - continue to inventory historic sites within the Township;
 - secure registration necessary to enable the Township or Commission to apply for State and/or Federal funds available for Commission activities at the direction of the Board of Commissioners;
 - implement the acquisition or restoration of historic sites, as approved by the Board of Commissioners; and
 - perform such other duties and responsibilities as may be delegated from time to time by the Board of Commissioners, such as the review of subdivision and land development plans.

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2. Pursue National Register listing for historic resources in Caln Township. The structures, sites, and districts of historic significance and integrity identified in the inventory may be eligible for listing in the National Register of Historic Places. This "listing" process involves the submission of a Pennsylvania Historic Resource Survey form to the Pennsylvania Historical and Museum Commission (PHMC) in which the property is described both architecturally and historically, and photographic evidence supplied of its structural condition. The PHMC staff makes the initial determination of eligibility and gives permission to the applicant to proceed with the preparation of a National Register of Historic Places Nomination to be approved at the federal level through the National Park Service.

The National Register criteria seek to pinpoint historical significance in terms of integrity of location, design, setting, materials, workmanship, feeling and association, for sites, districts, buildings, structures, or objects as follows:

- that are associated with events that have made a significant contribution to the broad patterns of history; or
- that are associated with the lives of persons significant in our past; or
- that embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- that have yielded or may be likely to yield information important in prehistory of history.

Listing on the National Register does not provide absolute protection. It does, however, mandate an additional level of review known as a Section 106 Review (Section 106 of the National Historic Preservation Act) should a federal action, or federally funded action impact the property either physically or visually. Such review processes must be followed or the use of Federal money for a project is jeopardized.

In addition to the added level of review, listing on the National Register enables the owner of such a property to rehabilitate the property for income-producing purposes and take a 20% Investment Tax Credit on the Federal Income Tax Return. The Secretary of the Interior's Standards for Rehabilitation, also apply to this process and must be stringently adhered to in order to qualify for the credit. A similar but lesser credit (10%) is also available for owners who rehabilitate older structures (which are not National Register buildings but which might be identified in the Township inventory).

3. The Township should encourage conservation easements as a form of private landowner action to preserve its historic resources.

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Pedestrian Linkages/Sidewalks

Comprehensive Plan:

1. Consider the inclusion of a specific objective for sidewalks.
2. Develop a sidewalk plan.

Subdivision and Land Development Ordinance:

1. Include any existing and proposed sidewalks as part of the Preliminary and Final Plans.
2. Require sidewalks to be depressed at the curb to facilitate use for persons with disabilities.
3. Require sidewalks for all residential subdivisions or land developments.

Other Regulations and Activities:

1. Consider the development of an Official Map, as provided by Article 4 of the Municipalities Planning Code, to include sidewalks.
2. Continue to implement the sidewalks proposed in this Plan, and shown in Map 10 within Chapter 6.

Woodlands and Other Vegetation

Comprehensive Plan:

1. Expand the Objectives and Policies Chapter to include a specific objective for woodlands.
2. Include the implementation strategies of this Plan within the Study Recommendations and Conclusions section of the Objectives and Policies chapter.

Zoning Ordinance:

1. Include within a new Article XV (ZO), Natural Resource Protection, standards for the replacement of trees and a reference to SLDO requirements.

Subdivision and Land Development Ordinance:

1. Amend the Improvement Standards in Article V (SLDO), Shade Trees, to better address the protection of trees, hedgerows and other vegetation, and to include tree replacement

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standards.

Other Regulations and Activities:

1. Support private conservation easement programs which preserve significant woodlands, hedgerows and other vegetation.

Sensitive Resources

Steep Slope (15-20%)

Zoning Ordinance

1. Amend the steep slope regulations to become part of a new Article XV (ZO), Natural Resources Protection, and to be addressed under a Steep Slope Conservation District.

Subdivision and Land Development Ordinance

1. Amend Article III, Plan Requirements, to require the delineation of slopes of 15-20%, and the mitigation of adverse environmental impacts due to development activities.

General Recommendations

Ordinance Amendments

Environmental Impact Assessment (EIA):

The Township should consider requiring an Environmental Impact Assessment (EIA) report under Article III (SLDO). This would require measures to mitigate the adverse impacts of development upon the resources of the Township.

Open Space Option (Cluster Development Option)

A new section of the Zoning Ordinance is needed to allow for a residential subdivision or land development proposal to better fit on the land and to yield designated open space and recreational areas. Typically, the Open Space Option approach is utilized to preserve wetlands, flood plains, steep slopes, woodlands, and other natural features as part of the "open space" of a development.

In the R-1 and R-2 Districts, the Open Space Option would be employed to allow lot areas to be smaller than 60,000 square feet and 43,560 square feet respectively, in exchange for an open space set aside. Please note the following:

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<u>Provisions</u>	<u>District</u>	
	<u>R-1</u>	<u>R-2</u>
Current Min. Lot Area (Sq. ft.)	60,000	43,560
Possible Reduced Min. Lot Size (Sq. ft.)	15,000	12,000
Possible Min. Open Space	40%	50%

Although there are many other issues involved, it may be possible to achieve 50% open space on a property simply by allowing a reduced lot area, assuming that the lot yield would remain the same. The open space created by this option would be owned and maintained by a homeowners association, conservation organization or other entity approved by the Township, and would be restricted from further development.

The actual inventories of the open space resources from the previous Chapters should be prominently displayed at the Township offices in order to provide developers with as much information as possible upon which to base their land development decisions. The key to incorporating open space resources into development plans is a balanced approach to site design. Variation in road alignment, lot configuration and building layout are essential to create a balance of natural and man-made environments. For example, 'natural' site boundaries - treelines or streams - might be used as lines of division within new development. This can ease the visual transition between the current and future landscape, and reduce the scale of new development along natural and historical lines. Design considerations which address landscape buffers, special landscaping, and the retention of natural and historic features should be part of the Open Space Option design and approval process.

The actual layout of any development plan, and the degree to which it is sensitive to open space resources, is typically the responsibility of the individual landowner/developer and/or his designer. Even within the confines of the typical ordinance provisions, considerable latitude remains for the details of site planning and design. The first step toward sensitive treatment of open space resources within potential development sites is the identification of the existing topography, hydrology, vegetation and historic resources. If the developer and the Township recognize and understand the existing open space resources, the long-term conservation of these resources is more likely.

Traditional Neighborhood Development (TND) Option

As an alternative to the typical cluster development that has occurred over the past 30 years, a renewed type of pre-World War II "cluster" could be considered -- the

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Traditional Neighborhood, especially in the valley and on flatter ground (such as in the areas of Colonial Gardens, and Seltzer Avenue).

In the future, certain sections of the Township may be redeveloped, or the development pattern from one area may be extended onto tracts which are currently undeveloped or used for other uses. In these cases, it will be important to reserve land for open space within any traditional neighborhood design. Small mini-parks are important to reserve whenever redevelopment is proposed. Further, in order to minimize a suburban totally auto-dependent model of development within the Township, "build-to" lines verses setback lines, street trees and sidewalks are feature of the traditional neighborhood approach.

The difference between the typical cluster and a TND type of development is as follows:

- possibly more compact arrangement of smaller lots down to 10,000 square feet
- network system of streets, lanes and alleys, with little to no cul-de-sacs
- dwellings with front porches close to the front sidewalk
- on-street/parallel parking, and detached rear garages accessible from lane/alley
- possibility for mixed use -- corner store, meeting hall, schools, churches, parks, etc.
- major focus on pedestrian activity with sidewalks, walkways, and ability to walk to services
- other features to promote neighborliness, compact development with a buffer around, and a strong sense of community

Landscaping Regulations

Landscaping to maintain or enhance views, to buffer uses, and to improve the overall appearance of streets, parking lots, and sites can serve to preserve and enhance the Township's appearance. Other landscaping measures could be written relative to tree replacement as discussed earlier.

Open Space Provisions

Wherever open space areas are formally created through the subdivision or land development process, care must be taken to insure their long-term maintenance. First, the configuration of open space areas must logically relate to the resources being retained, the

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proposed open space uses, and to maintenance. Open space provisions and requirements should be applied to any situation whereby common or public open space might be established. Where open space results from development under any conditional use or open space option provision of the Zoning Ordinance, conditions of approval should include adequate demonstration that open space size, location, configuration and maintenance plans have been planned and designed to maximize the conservation of the open space.

A plan for on-going management and maintenance of the open space should be established at the time of subdivision or land development plan approval. It should be a part of the approved and recorded plan. At the time of plan approval, the Commissioners should be reasonably assured of the capability of the applicant and his successors to carry out approved open space maintenance and management plans on a long-term basis

Land Acquisition

Acquisition is a direct way to preserve open space for recreation, but it is expensive. Although the ordinance strategies discussed above may prove to be helpful, the purchase of certain parcels of land for recreation is discussed in greater detail within Chapter 6.

Land can be obtained in a variety of ways; the Township should explore the possibility of using all of them. The most successful and most widely used method is negotiation with the owner on price, and then purchase in fee simple. This is the most satisfactory way because it assures permanent public ownership. Other methods, including variations on the fee simple approach are discussed below.

Installment Buying

Installment buying is an acquisition method whereby the Township agrees to purchase a number of acres annually until the full parcel is acquired. In return, the full site is removed from the tax rolls when the initial agreement is signed. The owner may choose to remain on his land until it is completely sold and paid for. The advantage of this method is that benefits accrue to both government and the landowner. With limited funds, installment buying spreads the costs over a period of years. The owner is relieved of real property responsibilities when the agreement is signed.

Long Term Lease with Option to Buy

Long term lease with option to buy involves the negotiation of a lease price with a property owner and includes conditions for use and possible purchase of the property. The primary advantage of this method is that it permits flexibility. In the future, if the property is not needed for open space/recreation purposes it returns to the owner.

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Purchase and Lease-Back

Purchase and lease-back is the practice of buying land and leasing it back to the owner in accordance with agreed upon policies for the use and protection of the land. Its chief advantage is that it permits purchase of property before prices rise or before the property is lost to development. It also permits flexibility, in that once purchased, the land can be used for another public purpose, sold, or exchanged for another parcel.

Purchase and Resale

Purchase and resale is similar to the above method, except that the parcel is purchased with the sole intent of reselling the property under conditions or restrictive covenants. If the property is obtained at a low cost, the resulting profits help repay initial purchase costs and can be used to acquire additional land. Another advantage is that after resale, the government is relieved of ownership and maintenance responsibilities and the land is taxable.

Leasing

Leasing is a popular, relatively inexpensive way to acquire recreation areas, especially if the land is not likely to be developed (i.e. reservoirs and utility lands). The term of the lease usually ranges from 20 to 50 years. A period should be established which is long enough to finance capital improvements. The owner of the lease property prescribes conditions and terms under which the property can be used and the lessee is required to carry liability insurance covering bodily injury and property damage.

Condemnation

Condemnation is essentially the Township exercising its right of eminent domain, which is the authority granted to a government to take, or to authorize the taking of, private property for public purposes. There must be just compensation to the property owner for any such action, according to principles of fair market value.

One form of condemnation is through the use of an Official Map which the Township is empowered to enact by Article 4 of the Pennsylvania Municipalities Planning Code. An Official Map identifies the exact location of existing and proposed public open space and/or parkland. The key action of the Township, once an Official Map is adopted, involves the initiation of condemnation or purchase of land designated as public within one (1) year. The effects of the map is to officially record the Township's intention to acquire or improve lands/facilities for future needs. However, the Official Map process does not bind the Township to acquire the land. The Township may want to consider adopting an Official Map when an adequate community acquisition fund is established.

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Mandatory Dedication of Open Space or Fee In Lieu of Land

The mandatory dedication of open space or a fee in lieu of land will generate either open space within developments or provide a fee for the Township to use in the purchase of land. Such an option would be flexible enough that the Township would be able to evaluate each subdivision and/or land development to determine whether the land or fee is appropriate based upon the size and location of the development. This option is discussed in further detail in Chapter 6, in the context of Article V of the Pennsylvania Municipalities Planning Code.

Private Land Conservation Measures

In addition to regulatory techniques, there are other preservation tools where the principal incentives are federal income, gift, and estate tax deductions. These techniques require negotiation and rely heavily on the willingness and desire of a landowner to preserve open space resources. Though the tax incentives associated with these tools are likely to generate larger and more immediate financial benefits for the taxpayer, they are also irreversible. Given the right set of circumstances, however, these mechanisms can go a long way towards preserving lands otherwise destined for development. These techniques are probably the best choice for preserving open space containing critical and sensitive environmental resources.

All such preservation tools involve a taxpayers gift of property or property rights to conservation organizations and/or the Township. The types of land donations include: 1) outright gifts of land; 2) gifts of land with retained life estate; 3) bargain sales of land; 4) gifts by codicil; 5) conservation easement donations and deed restrictions. Aside from direct public acquisition, the most secure protection which can be afforded any open space resource is through the establishment of conservation easements or deed restrictions. These preservation tools can cover lands which may not meet the criteria for protection by ordinance, or where ordinance provisions are not deemed strict enough to protect the most critical open space features. Easements and deed restrictions are usually established privately and do not necessarily provide for public access other than "visual access."

The long term viability of easements is more certain than of deed restrictions, primarily because the easement does not only run with the land, but is granted specifically to an additional party, a sort of "watchdog," required to enforce the terms of the easement.

CHAPTER 6
PLAN FOR RECREATION LANDS AND FACILITIES

Overview

According to the U.S. Census, there were 11,997 residents living in Caln Township in 4,268 dwelling units in 1990. Population projections for the years 2000 and 2010 are only for a total population of 12,950 and 13,320 respectively, according to the Chester County Planning Commission. Given these figures it is unlikely that the demand for future community parkland in Caln will exceed one new large community park or one to two neighborhood parks within the Township over the next 10 to 20 years. The information in this Chapter provides insights of current and future recreational needs.

Before analyzing supply of and demand for recreation, we need to understand the major park types which are relevant on the Township level as described below.

Regional Parks

As large scale park preserves, regional parks serve an area greater even than Chester County. Because of their regional significance, such parks are usually provided by federal or state governments. They typically provide a variety of outdoor recreation opportunities, both active and passive, particularly those requiring large land or water areas. Emphasis is often placed on recreation opportunities beyond the scope of those typically provided at local parks, including, for example, camping, boating and swimming.

Caln, to some extent, is served by four state parks: Marsh Creek (Chester Co.), French Creek (Berks and Chester Cos.), Ridley Creek (Delaware Co.) and Evansburg (Montgomery Co.).

Based on widely accepted standards developed by the National Recreation and Park Association (NRPA), most regional parks in southeastern Pennsylvania do not adequately meet the regional park needs of their service areas. Of those named above, only French Creek State Park, in northern Chester County, offers a full array of regional park recreation opportunities. To some extent, the availability of large open land areas for passive recreational use at Valley Forge National Historical Park and at the Chester County parks (such as Hibernia Park and Struble Lake) does obviate some of the regional park deficits from the standpoint of serving Caln residents. In any case, it is in the interest of Caln Township to support, and even promote, the expansion of regional parks and associated recreational opportunities to diversify recreational opportunities for the residents.

Subregional Parks

These parks fill the gap between regional parks and local parks. They should provide relatively large tracts of public open space within a fifteen minute drive of home. Serving less

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than an entire county, subregional parks are beyond the scope of Caln Township. They are likely to be provided by the County, but could be provided jointly by more than one municipality. Subregional parks should be geared to regular use on weekdays as well as weekends. They should offer the trails, fields, courts, water recreation areas, picnic areas, and woodlands that local parks can only partially provide.

The nearest subregional parks are Chester County's Hibernia and Warwick Parks. The Chester County Open Space and Recreation Study has placed high priority on the establishment of additional subregional parks in the eastern and central parts of the county including: Embreeville, straddling the West Bradford-Newlin Township line along the West Branch Brandywine Creek; and at the Church Farm School in West Whiteland Township, where 712 acres of land will be organized as a County/Township park.

Community Parks

These are the largest scale local parks, usually provided at the Township level. They serve a variety of local outdoor recreation needs on a regular basis, both active and passive, group and individual. Facilities for indoor recreation should also be available to the community, but need not be provided directly in conjunction appropriate for half or more of the land area at a community park to be devoted to passive natural or landscape areas. This space is necessary to prevent different activities from interfering with one another, to provide landscaped transitions between the park and its surroundings, and to provide quiet, shady places for the more passive but equally important kinds of recreation.

Many of those who use the community park will drive to such a facility. The parks should be as centrally located as possible. Pedestrian walkways and trails should provide safe access from all directions.

Where possible, it is desirable to link community parks into neighborhoods with sidewalks and pathways.

Neighborhood Parks

These parks should provide spaces and facilities for recreation close to home, ideally within a 5 minute walking distance without having to cross heavily travelled roadways or rail lines. Exercise and sitting areas for adults, play areas for children, and undesignated field and court areas should all be part of a neighborhood park. Large-scale active recreation facilities may be included if the size of the park permits, but such facilities are more appropriate in community parks. Activity areas should be sited so that small children can play in full view of older children and/or adults, yet avoiding physical interference among differing activities.

Although four acres is the minimum recommended size, neighborhood parks could be up to 15 acres in size. Sufficient land is desirable to provide landscaped or natural buffer areas between different park activity areas and between the park and other adjoining land uses.

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Sufficient level or nearly level land is needed for court and field areas.

Detailed selection of facilities for neighborhood parks should reflect the demographics of the service area of each park. In neighborhoods where young and middle-aged adults without children predominate, for example, there might be a greater concentration of court sport areas and a jogging or exercise trail. Where senior citizens are prevalent, benches in conversational groupings and shuffleboard courts are examples of facilities that become more important.

Neighborhood parks should also be considered as the jewel or anchor to a Traditional Neighborhood Development (TND) proposal, as discussed in Chapter 5. Before suburban sprawl gobbled-up all the land, most traditional neighborhoods prided themselves to have a central park as a focus for many neighborhood activities and special events.

Mini-Parks

Mini-parks are small (up to 1 acre) walk-to parks which supplement limited "backyard" recreation opportunities in densely developed residential areas. They primarily serve the daytime recreation needs of senior citizens and pre-school children with supervising adults.

Mini-parks are required only in areas where residential densities severely limit "backyard" recreation opportunities, essentially limited to multi-family developments, such as apartment or townhouse developments. Acreage required for mini-parks is intended for the specific recreational use. It may be a part of the overall open space system in a development. It is not a substitute for greater areas of general open space which may be required.

Mini-parks should be located centrally to their service areas. They should be in quiet locations, away from heavy traffic or conflicting land uses. They should be easily accessible, especially by foot, and highly visible.

Facilities at mini-parks should reflect the demographic make-up of each service area. These parks service the smallest and potentially most unique populations. In general, primary users are pre-school children with parents or other supervising adults and senior citizens. Primary facilities are play areas for children and passive sitting areas for adults, with walks, benches and tables.

Standards

The experience of park, recreation and planning experts from around the country has created a pool of common observations and judgments. This experience has been translated into standards for parks and recreation facilities. Park area standards for this Plan are based on standards established by the National Recreation and Parks Association (NRPA) and are shown in Table 3. These standards are usually presented in terms of land area or number of facilities required to serve a given population.

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TABLE 3.
PARK FACILITY STANDARDS

<u>Type of Facility</u>	<u>Acres 1,000 People</u>	<u>Size Range</u>	<u>Population Served</u>	<u>Service Area Radius</u>	<u>Comments</u>
Mini-Park	0.25 to 0.5	1 Acre or less	500-2,500	up to 1/4 mile	Small area for children or senior citizens
Neighborhood Park	1.0 to 2.0	4 to 15 Acres	up to 5,000	1/4-1/2 mile	area for active and passive activities for neighborhood residents
Community Park	5.0 to 8.0	15 to 40 Acres +	5,000 - 10,000	1 to 2 mile	multi-purpose facility for the entire community township

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

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OPEN SPACE, RECREATION AND ENVIRONMENTAL RESOURCES PLAN

The NRPA standards presented in this Plan provide a method for generally measuring need. Recreational facility standards for this Plan as based upon guidelines established by two sources: the NRPA, and a technical planning handbook "Urban Planning and Design Criteria." These standards can be used to evaluate how well existing lands and facilities meet those needs and thereby determine the extent of unmet needs.

Inventory of Existing Recreation Conditions

Land and Facilities

Before performing the analysis of the demand for open space and recreational areas within the Township, an investigation of the supply of existing recreational facilities was conducted. Maps 1 and 10 depict the locations within the Township where some form of active and/or passive recreation takes place. Tables 6 and 7 list the open space and recreational facilities that are located in the Township, and which are keyed into Map 10.

Recreation Programs, Financing, Personnel, Administration and Maintenance

A complete profile and inventory of Recreation programs, financing, personnel, administration and maintenance is addressed in Appendix B which is entitled "Park and Recreation Profile."

In addition, a "Maintenance/Safety Inspection Checklist for Parks, Playgrounds and Recreational Areas" is included as Appendix C.

Evaluation of Park and Recreation Needs

Land

An evaluation of park and recreational needs began with the identification of the three principal types of recreation facilities typically provided on the municipal level - a community park, a neighborhood park and a mini-park. Based on Standards of the National Park and Recreation Association (NRPA) entitled "Recreation, Park and Open Space Standards and Guidelines," 1983, each of these facilities currently exist in Caln. Utilizing current and projected population data and the "population served" standards, the "Park Acreage Needs" for Caln Township has been analyzed and are presented in Table 4.

Table 4 reports a 1995 need of 3.6 to 7.2 acres for mini-park, 14.4 to 28.8 acres for neighborhood park and 72.0 to 115.0 acres for community parks. Table 5 provides a "Summary of Additional Park Facility Needs." In essence, Table 5 indicates that three (3) additional mini-parks are needed and one (1) additional community park is needed by the year 2010.

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TABLE 4.
PARK ACREAGE NEEDS

<u>Type of Facility</u>	<u>Existing 1995</u>	<u>Needs 1995</u>	<u>Needs 2000</u>	<u>Needs 2010</u>
Mini-Park	1.0 acres	3.6 - 7.2 acres	3.9 - 7.8 acres	4.0 - 8.0 acres
Neighborhood Park	28.40 acres	14.4 - 28.8 acres	15.6 - 31.2 acres	16.0 - 32.0 acres
Community Park	70.147 acres	72.0 - 115.0 acres	78.0 -125.0 acres	79.8 -128.0 acres
Total	99.567 acres	90.0 - 151.0 acres	97.5 - 164.0 acres	99.8 - 168.0 acres

- Notes:
1. The acreage requirements are based upon applying the NRPA standards from Table 3 to the population for 1990, projections for 2000 and 2010 and a 20% contingency recommended by NRPA.
 2. The population data used to determine the park acreage needs is as follows:
 - 1990 - 11,997 (U.S. Bureau of Census)
 - 2000 - 12,950 (Projection by Chester County Planning Commission)
 - 2010 - 13,320 (Projection by Chester County Planning Commission)
 3. Mini-Parks include:
 - Ruth Dawkins Playground, 1.0 acre
 4. Neighborhood Parks include:
 - Uhler Tract, 15.0 acres
 - Brookfield Open Space, 13.4 acres
 5. Community Parks include:
 - Caln Municipal Park, 20+/- acres
 - Caln Park West, 20.059 acres
 - William M. Lloyd Park, 30.088 acres

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TABLE 5.
SUMMARY OF ADDITIONAL PARK FACILITY NEEDS

<u>Type of Facility</u>	<u>1995</u>	<u>by 2000</u>	<u>by 2010</u>	<u>Comments</u>
Mini-Park	two facilities (≤ 1 acre)	--	one facility (1+/- acres)	Three additional mini-parks are needed to meet the demand through 2010
Neighborhood Park	--	--	--	Neighborhood parks may not be needed through 2010 (see note 4)
Community Park	--	--	one facility (15-40 acres)	One additional community park may be needed to meet the demand in 2010

- Notes:
1. The facility requirements are based on the population for 1990 and projections for 2000 and 2010, and the related acreage needs as per Table 4.
 2. The number of facilities identified above represent existing deficit for 1995 and potential deficits by 2000 and 2010 based on population projections.
 3. Neighborhood parks, although not needed based on standards, could be created to provide recreation closer to home.
 4. The additional community park may not be needed if the Uhler Tract is developed to become a bona fide community park. If it does become a community park by 2010, then 15 acres of additional neighborhood park acreage will be needed.

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Recommendations and Implementation

Map 10, Recreation Recommendations, displays 22 existing recreation and park sites in Caln Township which are also listed on Tables 6 and 7. Given the significant number of existing sites, the major recommendation is to maintain and enhance these facilities to their maximum potential. Map 10 also displays a proposed sidewalk along G. O. Carlson Boulevard to provide an east-west linkage to existing and potential recreation areas.

Services areas for the existing sites are shown on Map 10A. as representative examples of those portions of the Township already served by mini-parks (¼ mile radius), neighborhood parks (½ mile radius) and community parks (2 mile radius).

Due to the substantial existing parkland acreage already existing in Caln Township, the Task Force decided to approach the subject of future park and recreation improvements as follows:

- to improve existing municipal parks as outlined for each park in Appendix B, under the "Wish list of improvement priorities." (See pages B-1-1 to B-1-7)
- to consider all undeveloped lands as candidate sites with the following vision:
 - to encourage developers to provide mini-parks and/or neighborhood parks if their tracts are located outside of the service areas shown on Map 10A. (this will be most relevant for properties located north of the Rt. 30 By-pass and south of Business Route 30); and
 - to encourage the provision of open space for any property to be developed in accordance with Maps 2 to 9.

Although Caln Township wishes to focus on the improvement and enhancement of existing parkland as outlined in the Appendix B "Wish lists," if the Township were to obtain other properties for recreational and open space use, the following should be considered:

Land Acquisition

The Township has evaluated the acquisition of several sites for mini or community parks to address the needs listed in Table 5. As a result, certain candidate sites could be acquired. However, over the next five to 10 years, the focus should be on the enhancement of existing park properties as listed in Appendix B, and as summarized in Chapter 7.

Gifts and Donations

The gift or donation of land by a landowner or developer to the Township is another means to acquire open space and recreational land. This technique proved to be successful at the Uhler Tract.

Table 6

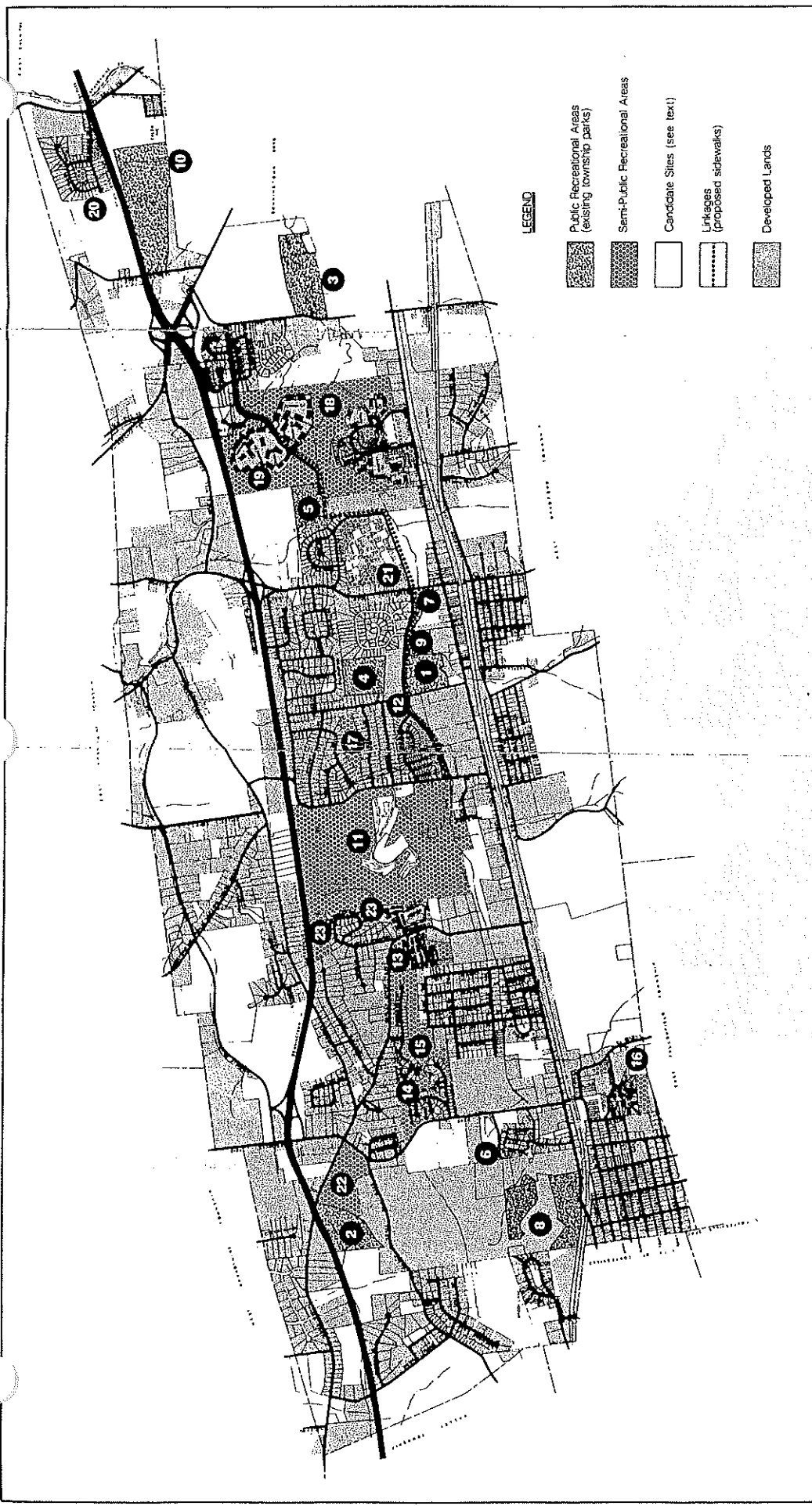
Public Recreational Areas

<u>Site</u>	<u>Name</u>	<u>Acreeage</u>	<u>Park Type</u>
1.	Caln Municipal Park	20.000	Community
2.	Caln Park West	20.059	Community
3.	Lloyd Park	30.088	Community
4.	Uhler Tract	15.000	Neighborhood
5.	Brookfield Open Space	13.400	Neighborhood
6.	Dawkins Playground	1.000	Mini-park
7.	R-O-W Carlson Blvd.	6.200	Natural Area
8.	Coatesville School District Main Campus	46.440	Playfields
9.	Caln Elementary	5.470	Playfields
10.	Downingtwn High School	57.000	Playfields

Table 7

Semi-Public Recreational Areas

Site	Name	Acreage	Park Type
11.	Ingleside Golf Course	166.200	Golf Course
12.	Ingleside Village	9.700	Open Space
13.	Barley Sheaf Farms	31.000	Open Space
14.	Hidden Forest Phase 1	18.800	Open Space
15.	Hidden Forest Phase 2	23.300	Open Space
16.	Hillside Apartments	8.600	Open Space
17.	Inglewood Park	8.100	Open Space
18.	Wedgewood Estates	77.100	Open Space
19.	Beaver Run	48.060	Open Space
20.	Downing Ridge	3.600	Open Space
21.	Meadowlake	11.380	Open Space
22.	The Department of Veteran Affairs Medical Center (Athletic Area)	24.140	Playfields



LEGEND

- Public Recreational Areas (existing township parks)
- Semi-Public Recreational Areas
- Candidate Sites (see text)
- Linkages (proposed sidewalks)
- Developed Lands

MAP 10 RECREATION RECOMMENDATIONS
Open Space, Recreation, & Environmental Resources Plan
 Cain Township
 Chester County, Pennsylvania
 Thomas Corbett Associates, Inc.
 1400 Chestnut Street
 Philadelphia, Pennsylvania 19106
 Revised: April 24, 1987
 March 1986



Public Recreational Areas

Site	Name	ACRES	Park Type
1.	Cain Municipal Park	20.000	Community
2.	Clio Park West	20.659	Community
3.	Loyal Park	20.888	Community
4.	Blair Farm	13.570	Highland
5.	Blair Farm Open Space	1.000	Natural Area
6.	Dawkins Playground	1.000	Multi-park
7.	R-O-W Carlson Blvd.	6.200	Natural Area
8.	Centerville School District	46.440	Playfields
9.	Main Campus	3.570	Playfields
10.	Cain Elementary	3.570	Playfields
11.	Dorwin/Dorwin High School	20.000	Playfields

Semi-Public Recreational Areas

Site	Name	ACRES	Park Type
11.	Ingliside Golf Course	166.200	Golf Course
12.	Ingliside Village	9.700	Open Space
13.	Berley Shoop Farms	12.216	Open Space
14.	Hidden Forest Phase 1	12.800	Open Space
15.	Hidden Forest Phase 2	12.800	Open Space
16.	Hillside Apartments	2.400	Open Space
17.	Ingliside Park	2.100	Open Space
18.	Wedgewood Estates	77.100	Open Space
19.	Beaver Run	48.069	Open Space
20.	Dorwin Ridge	3.600	Open Space
21.	Beaver Run	11.300	Open Space
22.	The Dunes at Veterans Affairs Medical Center (Arboretum Area)	24.140	Playfields
23.	Berry Grove	15.679	Open Space

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Ordinances

The Zoning Ordinance and Subdivision and Land Development Ordinance can be amended to incorporate techniques which will preserve open space areas. The technique of mandatory dedication of open space, or fee-in-lieu of land, is described further below. In addition, a new Open Space Option to promote cluster development of single-family detached dwellings should be pursued, along with the strengthening of provisions related to environmental resources protection.

Dedication of Land for Open Space or Recreation, or a Fee-In-Lieu of Land

The Township currently addresses recreation land requirements in Section 137-31 (SLDO), whereby the Board of Commissioners has the discretion to require from 3.0 to 8.0 acres of land for parks whenever 50 to 800 families are to be served. These regulations need to be revised and expanded.

Section 137-31 (SLDO) can be expanded to provide for a fee-in-lieu of the mandatory dedication of parkland, due to the fact that:

- relative to the acquisition and development of Community Parkland, a community park in the central portion of the Township will be needed by 2010.
- relative to the acquisition and development of Mini-Parks, three sites are needed by 2010.

Methodology for Creating Fee-in-Lieu Program

The "Wish lists" from Appendix B translate to a cost of \$846,960.00. This amount, when divided by the projected 471 housing units by the year 2010 (total population of 11,997 ÷ persons per unit of 2.81) yields a per unit fee of approximately \$1,800.00.

\$ 190,300.00	Caln Municipal Park
172,500.00	Caln Park West
155,000.00	Lloyd Park
160,000.00	Uhler Tract
<u>28,000.00</u>	Dawkins Playground
\$ 705,800.00	Subtotal
<u>141,160.00</u>	Contingency 20%
\$ 846,960.00	Total

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An \$1,800 fee per dwelling unit would cover improvements to the existing parks and facilities. For 1995 and beyond, the fee should be established after the figures included herein are adjusted to reflect inflation. The fee will need to be increased if it is intended to address land acquisition. The following is a schedule of recommended minimum fee adjustments for the first five years of the fee-in-lieu program:

<u>Year</u>	<u>Fee</u>	<u>Rationale, Comments</u>
1995 -	\$1,800	fee based on 1995 data
1996 -	\$1,890	inflation added for capital expenditures and land acquisition costs
1997 -	\$1,990	inflation added for capital expenditures and land acquisition costs
1998 -	\$2,100	inflation added for capital expenditures and land acquisition costs
1999 -	\$2,210	inflation added for capital expenditures and land acquisition costs

Sidewalk System

Include sidewalks for accessing recreation areas as part of a Township-wide pedestrian network (see Map 10) to:

- Develop a sidewalk along G. O. Carlson Boulevard from Lloyd Avenue to N. Bailey Road to serve as the major east-west pedestrian connection. Developers should be required to construct sidewalks along all boulevard frontage.

Programming Analysis

The following programming concepts and recommendations are meant to insure that all facets of the population are being adequately served by a wider range of programs at more locations:

- Additional emphasis could be placed on "life time" sports and physical fitness. Tennis, golf and bicycling clinics, tournaments, outings, etc. for children, adults and families could be pursued. Physical fitness programs, lectures and training related to exercise and nutrition, could be pursued with the School District.
- The Park and Recreation Board could get more involved in a youth sports coaching program. Volunteers are relied on heavily in Caln Township to provide sports and

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athletic programs to the young people of the community. It could be the responsibility of the Park and Recreation Board to see that coaches of the organization and groups that use municipal facilities receive some level of training.

- A program serving disabled children in the areas of arts & crafts, musical activities, and modified physical games, could be developed. Teenagers could be recruited to serve as program volunteers assisting a paid program director. In the summer, a playground or day camp experience should be provided for disabled children. In addition, joint programming with neighboring municipalities could be attempted.
- Cultural arts programs could be planned in conjunction with the School District. These would include dance, drama and music activities for children, adults and senior citizens.
- The concept of a School Recreation Center for the Township could be explored. The notion is to establish a time (e.g. 4:00 PM to 10:00 PM) during which the Township assumes responsibility for recreational operations at one of the schools in the community. The concept could be extended to include Saturdays, so that during the fall, winter and spring, a 35 hour schedule is established (weeknights and Saturdays). Part of the Summer Recreation Program could be at the School Recreation Center.
- The Township should strive to comply with all requirements of The Americans with Disabilities Act (ADA). Future efforts are needed to insure that additional curb cuts are provided for disabled ramps, that playground and restroom accessibility is achieved, and that all applicable buildings and structures are "disability friendly."

Financing Opportunities

Numerous methods of funding are available for the Township to take advantage regarding the financing of land acquisition and park development. The opportunities include taxes, bond financing, grants, and fee-in-lieu of the mandatory dedication of open space and recreation.

Township Taxes

Appendix B outlines the Township's tax structure, revenues and expenditures.

Township Bond Issues

Based on revenues over the last three years, the Township is limited to a debt ceiling of approximately \$8,114,942, which is debt incurred without going to the voters. This is known as a non-electoral debt. There is no state-imposed limit to the electoral debt, that which is authorized at the ballot box. The Township could establish a referendum for the

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residents to vote upon. Such a referendum could be as follows:

- Referendum No. 1 - Shall debt in the sum of \$_____ for the purpose of financing the acquisition of open space and future development of recreation facilities within Caln Township be authorized to be incurred as debt approved by the electors?
- Referendum No. 2 - Shall real estate taxes be increased by an estimated ____ mills in order to satisfy annual debt payments for the debt authorized in Referendum No. 1 over the next 20 years?

Grants from Federal, State and County Governments

Land and Water Conservation Fund

The National Park Service administers the Land and Water Conservation Fund (LWCF), which since enactment in 1965 has made grants up to 50% of cost available to State and local governments, for acquisition and development of lands and waters for conservation and recreation. This program has been administered through the Pennsylvania Department of Community Affairs (DCA), it has been a major source of funding for local open space and recreation projects. DCA is the contact for future application for funds.

Keystone Community Program

DCA also administers funding for the Keystone Program. These funds are intended for park and recreation plans, both municipal-wide planning as well as actual park site design or rehabilitation. The Program also provides funding for land acquisition. DCA is the contact for the future application for funds.

Chester County Heritage Park and Municipal Grant Program

The County Commissioners have authorized the allocation of 10 million dollars to be available for the preservation of open space, recreation and agriculture through Chester County. Portions of these monies are earmarked for municipal use in open space and recreation planning, acquisition and park development in the following categories:

- The Recreation, Open Space, and Environmental Resources Plan - the County will reimburse 75% of the approved cost up to \$20,000 for this plan.
- The Parkland and Open Space Acquisition - County will reimburse up to 50% of the approved cost to a maximum of \$250,000 for each fee simple property acquisition or easement purchase.
- The Park Facilities - County will reimburse up to 50% of a project's cost to a

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maximum of \$200,000 for a major park facility improvement.

Overall recommendations for the financing of park and open space improvements included:

- Pursue future State and County grant monies for recreational facility development.
- Evaluate an amendment to Section 137-31 (SLDO) to implement the recommendations for the mandatory dedication of land or fee-in-lieu thereof.
- Consider a Township bond issuance to fund capital improvements to park facilities.

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CHAPTER 7
RECOMMENDATIONS SUMMARY

Recommendations are summarized below in outline form as a cohesive, bottom line strategy for implementation. Specific tasks are outlined and prioritized according to a timetable over the next 15 years. The detailed listing of these recommendations appears in Chapters 5 and 6, as well as Appendix B. All ordinance amendments are to be addressed in association with the Solicitor.

First Priority (1995)

- Amend the SLDO to require the mandatory dedication of land, or a fee-in-lieu thereof. ✓
- Amend the Zoning Ordinance to affect a higher degree of environmental resource protection through the creation of an open space option (cluster option) as an alternative to conventional lot by lot development in the R-1 and R-2 Districts. ✓
- Construct a portion of the sidewalk system along G. O. Carlson Boulevard along the frontage of the Uhler Tract.
- Initiate improvements to Caln Municipal Park by upgrading the play equipment. ✓

Second Priority (1996 to 1999)

- Amend the Zoning Ordinance to establish and/or refine regulations pertaining to wetlands margins, aquifers (limestone formation), steep slopes, trees/woodlands, historic resources. ✓
- Amend the SLDO to create an environmental impact assessment process focused on the mitigation of adverse environmental impacts. ?
- Continue improvements to Caln Municipal Park by resurfacing or relocating the tennis courts, upgrading the picnic pavilion, and upgrading the restrooms. ✓
- Improve Caln Park West by creating a Meeting Hall with parking and lighting, and by installing playground equipment.
- Improve Lloyd Park by creating a safe, accessible entrance with additional parking.
- Develop two (2) mini-parks, up to one acre each to serve existing neighborhoods outside of the service areas shown on Map 10.A.
- Continue to construct the sidewalk system along G.O. Carlson Boulevard.

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Third Priority (2000 to 2004)

- Continue improvements to Caln Municipal Park by expanding the parking lot, landscaping, and adding benches.
- Complete improvements to Caln Park West by demolishing the long storage building, adding parking, creating a multiple use field, and by landscaping.
- Continue improvements to Lloyd Park by creating a perimeter walking path, adding benches, and installing a picnic pavilion.
- Improve the Uhler Tract by upgrading the playground (to be initiated by the developer), installing a fitness trail, and constructing a picnic pavilion.
- Continue to construct the sidewalk system along G.O. Carlson Boulevard.

Fourth Priority (2005 to 2009)

- Complete the improvements at Caln Municipal Park by regrading the outfield for the Major League Field and lighting the play area.
- Complete improvements at Lloyd Park by adding landscaping.
- Continue the improvements at the Uhler Tract by constructing a stage/raised platform/amphitheatre, building restrooms, and preparing informal playfields.
- Develop one additional Mini-Park, up to one acre, in unserved areas of the Township as shown on Map 10A.
- Develop one Community Park in the central portion of the Township (see Table 5 on page 6-7).
- Complete the sidewalk system along G.O. Carlson Boulevard from Lloyd Avenue to N. Bailey Road.

The improvements outlined above are further summarized in Table 8 which provides a suggested sequence of activities and improvements.

Table 8 lists a program for the acquisition and development of parkland over the next 15 years. This program would allow the Township to address the deficits of the park types listed in Table 5 and to improve each park with the recreational facilities listed in Appendix B. Another method of obtaining parkland is through ordinance amendments, and negotiation during the land development process. These methods are the easiest approaches to obtaining smaller amounts of parkland. However, a capital program devoted to the construction and maintenance of

CALN TOWNSHIP
OPEN SPACE, RECREATION AND ENVIRONMENTAL RESOURCES PLAN

recreation facilities within the existing parks is the primary recommendation for the next 5 to 10 years.

A capital improvement program should be established to create an itemized and systematic schedule for planning and implementing major municipal park improvements over the next 15 years. The program should be revised annually through the coordinated efforts of the Township Manager, Board of Commissioners, Parks and Recreation Board, and other Township officials. The current plan is to devise a 5 to 10 year capital improvement program which is closely related to each park listed on pages B-1-1 to B-1-8 of Appendix B. In order to do this, a Master Plan will be needed for each of the parks. The capital budgeting program and the Master Plan preparation effort will greatly benefit Caln Township residents, by insuring that a concerted effort will be made to enhance existing park amenities.

Other capital related improvements contemplated at this time include capital equipment for the parks in the 1996 budget, and improvements to roads, driveways and parking areas serving the parks in the 1997 budget.

CALN TOWNSHIP
 OPEN SPACE, RECREATION AND ENVIRONMENTAL RESOURCES PLAN

TABLE 8.
SUGGESTED SEQUENCE OF ACTIVITIES AND IMPROVEMENTS

ACTIVITY/IMPROVEMENT	YEAR OF PHASED CAPITAL PROGRAM		
	I Years 1 to 5	II Years 6 to 10	III Years 11 to 15
CALN MUNICIPAL PARK			
• Prepare Master Development Plan			
• Redevelopment Phase 1			
• Redevelopment Phase 2			
• Redevelopment Phase 3			
CALN PARK WEST			
• Prepare Master Development Plan			
• Redevelopment Phase 1			
• Redevelopment Phase 2			
WILLIAM M. LLOYD PARK			
• Prepare Master Development Plan			
• Development Phase 1			
• Development Phase 2			
HLER TRACT			
• Prepare Master Development Plan			
• Development Phase 1			
• Development Phase 2			
RUTH DAWKINS PLAYGROUND			
• Prepare Master Development Plan			
• Redevelopment Phase 1			
SIDEWALKS ALONG G.O. CARLSON BOULEVARD			
• Prepare Master Development Plan			
• Development Phase 1			
• Development Phase 2			
• Development Phase 3			
DEVELOP/IMPLEMENT ORDINANCE PROVISIONS			
• Subdivision & Land Development Ordinance Provisions			
• Zoning Ordinance Provisions			

- Notes: 1. Year I could begin in 1995. The actual capital program will depend on the availability of funds.
 2. Projected costs for park improvements and facility development are in Appendix B.
 3. Master Development Plan means a Concept Plan for the layout of the park facilities and, thereafter, a cost estimate for the park improvements with Construction Documents which can be used to bid and construct the park improvements. Typical costs for design fees range from \$4,500 to \$22,500 depending on extent of the

Caln Township - Chester County, Pennsylvania
Open Space, Recreation and Environmental Resources Plan

Appendix A

**Evaluation and Analysis of Questionnaire Responses
from the November 1994 Public Workshop**

Prepared by:

Thomas Comitta Associates, Inc.
Town Planners & Landscape Architects

December 19, 1994
Revised: January 30, 1995

Caln Township - Chester County, Pennsylvania
Open Space, Recreation and Environmental Resources Plan

INTRODUCTION

As part of the process of developing its Open Space, Recreation and Environmental Resources Plan, Caln Township designed this Questionnaire to gather input from Township residents. One thousand copies of the Questionnaire were distributed to Township residents. The Questionnaire was the major item for discussion at a Public Workshop meeting conducted on November 10, 1994.

At the Workshop, 17 Questionnaires were completed. The Township also received an additional 59 responses from Questionnaires which were mailed. The tabulations for the 76 responses are included herein and are preceded with an example of a blank Questionnaire.

Caln Township
253 Municipal Drive
Thorndale, PA 19372

Caln Township
Recreation and Open Space Questionnaire

Caln Township has secured a grant from the County to prepare an Open Space, Recreation and Environmental Resources Plan. The grant provides 75% funding for the Plan being prepared under the Chester County Heritage Park and Open Space Municipal Grant Program. The Plan will serve as a guide for current park, recreation and open space areas in the Township, and to meet *your* recreational needs. It will also focus on needs related to future park facilities and programs, and future open space areas.

The Plan, when approved by Chester County, will qualify Caln Township for County financial assistance for development of recreational and park facilities and for land acquisition for parks and/or open space.

In addition to this Questionnaire, you will be able to express your views verbally by participating in the Public Workshop scheduled for Thursday, November 10, 1994, at 7:30 p.m. at the Caln Township Building. The Public Workshop will be hosted by the Caln Township Recreation & Open Space Task Force. The Questionnaire can be either filled out at the Public Workshop or at your convenience. **If you are unable to attend the Public Workshop and wish to have your responses included, please mail this Questionnaire before November 30, 1994, to: Daniel C. Fox, Township Manager, 253 Municipal Drive, Thorndale, PA 19372.** If you have any questions regarding this Questionnaire or the Public Workshop, please feel free to call the Township at 384-0600.

Return Address Requested

Daniel C. Fox, Township Manager
Caln Township
253 Municipal Drive
Thorndale, PA 19372



Caln Township

Municipal Building
253 Municipal Drive
P.O. Box 149
Thorndale, PA 19372-0149
(610) 384-0600 Fax (610) 384-0617

BOARD OF COMMISSIONERS

Samuel Moore, *President*
Edward Mastrototone, *Vice President*
Herman Breuninger
Leona Mendenhall
Illaria Steele

TOWNSHIP MANAGER
Daniel C. Fox

ADMINISTRATIVE SECRETARY
Janet Bugar

October 25, 1994

Dear Caln Township Resident/Property Owner:

The Township needs your help in the Recreation & Open Space planning process. We need your ideas pertaining to the enclosed Questionnaire. We also welcome your participation in a Public Workshop meeting on November 10, 1994 at 7:30 PM, at the Caln Township Building.

Please mark your calendar and make every effort to attend. The Recreation and Open Space Plan for Caln should address your needs and reflect your vision.

You are encouraged to send other comments (in addition to the Questionnaire) to address other issues you may desire. Please return the Questionnaire and your comments by November 30th. Thank you.

We look forward to seeing you on November 10th!

Sincerely,

Caln Township Board of Commissioners

Caln Township

Recreation and Open Space Questionnaire

Public Workshop
November 10, 1990

A. Your household: *(Please indicate the appropriate number)*

Please tell us the number of persons in your household in each of the following age groups:

0 to 5 6 to 12 13 to 18 19 to 35 36 to 59 60 and over

How many years have you lived in Caln Township?

In what area of the Township do you live?

1 to 15 *(see attached map)*

In what type of home do you live?

Single-family detached

Attached: Townhouse or Duplex

Apartment

B. Your opinions:

(Please circle your answer)

1. Caln Township should take an active role in providing additional recreational facilities.

<input type="radio"/> Strongly Agree	<input type="radio"/> Agree	<input type="radio"/> Disagree	<input type="radio"/> Strongly Disagree	<input type="radio"/> No Opinion
--------------------------------------	-----------------------------	--------------------------------	---	----------------------------------
2. Additional recreational facilities should be created at the Municipal Park. (See map for location)

<input type="radio"/> Strongly Agree	<input type="radio"/> Agree	<input type="radio"/> Disagree	<input type="radio"/> Strongly Disagree	<input type="radio"/> No Opinion
--------------------------------------	-----------------------------	--------------------------------	---	----------------------------------
3. Additional recreational facilities should be created at Caln Park West. (See map for location)

<input type="radio"/> Strongly Agree	<input type="radio"/> Agree	<input type="radio"/> Disagree	<input type="radio"/> Strongly Disagree	<input type="radio"/> No Opinion
--------------------------------------	-----------------------------	--------------------------------	---	----------------------------------
4. Recreational facilities should be developed at Lloyd Park. (See map for location)

<input type="radio"/> Strongly Agree	<input type="radio"/> Agree	<input type="radio"/> Disagree	<input type="radio"/> Strongly Disagree	<input type="radio"/> No Opinion
--------------------------------------	-----------------------------	--------------------------------	---	----------------------------------
5. New developments within the Township should be required to include active recreational facilities, or fees in-lieu thereof.

<input type="radio"/> Strongly Agree	<input type="radio"/> Agree	<input type="radio"/> Disagree	<input type="radio"/> Strongly Disagree	<input type="radio"/> No Opinion
--------------------------------------	-----------------------------	--------------------------------	---	----------------------------------
6. Caln Township should continue to take an active role in protecting and preserving open space.

<input type="radio"/> Strongly Agree	<input type="radio"/> Agree	<input type="radio"/> Disagree	<input type="radio"/> Strongly Disagree	<input type="radio"/> No Opinion
--------------------------------------	-----------------------------	--------------------------------	---	----------------------------------
7. Woodlands should be preserved to maintain the Township's natural character.

<input type="radio"/> Strongly Agree	<input type="radio"/> Agree	<input type="radio"/> Disagree	<input type="radio"/> Strongly Disagree	<input type="radio"/> No Opinion
--------------------------------------	-----------------------------	--------------------------------	---	----------------------------------
8. Land for Neighborhood Parks (1 to 5 acres) should be acquired and developed.

<input type="radio"/> Strongly Agree	<input type="radio"/> Agree	<input type="radio"/> Disagree	<input type="radio"/> Strongly Disagree	<input type="radio"/> No Opinion
--------------------------------------	-----------------------------	--------------------------------	---	----------------------------------
9. Land for Mini-Parks (up to 1 acre) should be acquired and developed.

<input type="radio"/> Strongly Agree	<input type="radio"/> Agree	<input type="radio"/> Disagree	<input type="radio"/> Strongly Disagree	<input type="radio"/> No Opinion
--------------------------------------	-----------------------------	--------------------------------	---	----------------------------------
10. Caln Township should collaborate with the School District to offer additional recreational programs.

<input type="radio"/> Strongly Agree	<input type="radio"/> Agree	<input type="radio"/> Disagree	<input type="radio"/> Strongly Disagree	<input type="radio"/> No Opinion
--------------------------------------	-----------------------------	--------------------------------	---	----------------------------------

Do you support public recreation facilities in Caln Township even if you would be an infrequent user of them?

Yes No No Opinion

If you are in favor of recreation facilities, what type of recreation would you prefer?

Active: ballfields and courts

Passive: trails: picnic areas & open playfields

If sufficient public funds are not available to support all the open space and recreation needs, would you:

Make a monetary contribution

Support an increase in Township taxes

Contribute time, expertise, or materials

Not willing to contribute

(Please check all that apply)

Calm Township

Recreation and Open Space Questionnaire

Public Workshop
November 10, 1994

C. How often do you or your family members currently use the following resources?

	Weekly	Monthly	Occasionally	Never	Unaware of Facility
Municipal Park	_____	_____	_____	_____	_____
Calm Park West	_____	_____	_____	_____	_____
Lloyd Park	_____	_____	_____	_____	_____
Ruth Dawkins Playground	_____	_____	_____	_____	_____
Hibernia Park	_____	_____	_____	_____	_____
Coatesville Area School District Grounds / Facilities	_____	_____	_____	_____	_____
Marsh Creek State Park	_____	_____	_____	_____	_____
Struble Trail	_____	_____	_____	_____	_____
YMCA	_____	_____	_____	_____	_____
Kerr Park (Downingtown)	_____	_____	_____	_____	_____
Adventure Playground at East Ward Elementary (Downingtown)	_____	_____	_____	_____	_____
Other Municipal Parks, outside Calm	_____	_____	_____	_____	_____
Upland Country Day School	_____	_____	_____	_____	_____
Private or Corporate Fitness Centers	_____	_____	_____	_____	_____
Local Golf Clubs	_____	_____	_____	_____	_____
Local Country Clubs and Tennis Clubs	_____	_____	_____	_____	_____
Other Public Tennis Courts, outside Calm	_____	_____	_____	_____	_____

D. Do you or your family members currently engage in any of the following recreational activities?

(Circle ALL appropriate answers)

Picnicking	Walking	Visiting Hibernia Park
Softball	Jogging	Fishing
Baseball	Hiking	Boating
Soccer	Bicycling	Cross-Country Skiing
Football	Horseback Riding	Roller Skating
Basketball	Playground Programs	Ice Skating
Volleyball	Arts/Crafts	Teen Programs
Swimming	Music, Dance	Street Hockey
Tennis	Aerobics/Fitness	

E. Please circle the FIVE items below that would most increase your family's satisfaction with open space and recreation in Calm Township, if such facilities, activities or programs were added or expanded:

(Circle ONLY FIVE answers)

Softball Fields	Picnic Areas	Ice Skating
Baseball Fields	Nature Trails	Roller Skating
Soccer Fields	Biking Trails	Nature Center
Football Fields	Hiking Trails	Environmental Education Areas
Lacrosse/Field Hockey Fields	Fitness Trails	Fishing Areas
Basketball Courts	Cross-Country Skiing Trails	Arts and Crafts Programs
Volleyball Courts	Street Hockey	Music, Dance Programs
Tennis Courts	Tot Lots/Playgrounds	Theater, Concerts
		Teen Programs

Cain Township

Recreation and Open Space Questionnaire

Public Workshop
November 10, 19

F. Evaluation for Planning of Future Facilities / Activities / Programs/Events:

Assuming that additional recreation facilities, activities, programs and/or events could be added to the park system of Cain Township, rank your preference below as follows:

+2 Strongly Favor +1 Favor 0 indifferent -1 Oppose -2 Strongly Oppose

TRAIL ACTIVITIES

1. _____ Walking ()
2. _____ Jogging ()
3. _____ Hiking ()
4. _____ Fitness/Exercise ()
5. _____ Handicapped/Disabled ()
6. _____ Bicycling ()
7. _____ Nature Trail ()
8. _____ ()

PICNICKING

9. _____ Individual (picnic tables) ()
10. _____ Group (picnic pavilion, grills) ()
11. _____ ()

SPORTS - COLD WEATHER

12. _____ Cross-Country skiing ()
13. _____ Ice skating ()
14. _____ Sledding ()
15. _____ ()

SPORTS - WARM WEATHER

16. _____ Swimming - Pool ()
17. _____ Playfields - Baseball ()
18. _____ Playfield - Softball ()
19. _____ Playfields - Soccer/Football ()
20. _____ Playfields - Field Hockey/Lacrosse ()
21. _____ Volleyball/Badminton ()
22. _____ ()

SPORTS - COURT GAMES

23. _____ Tennis ()
24. _____ Tennis - Lighted ()
25. _____ Basketball ()
26. _____ Handball/Racquetball ()
27. _____ Steer Hockey ()
29. _____ ()

PLAYGROUND ACTIVITIES

29. _____ Tot Lot ()
30. _____ Playground equipment - conventional (swings, slides, climbers) ()
31. _____ Playground equipment - natural/creative ()
32. _____ Adventure Playground ()
33. _____ Horseshoes ()
34. _____ Shuffleboard ()
35. _____ ()

OTHER ACTIVITIES

36. _____ Fishing at Lloyd Park ()
37. _____ Bird watching ()
38. _____ Painting ()
39. _____ Gardening ()
40. _____ Lawn games ()
41. _____ Fitness Apparatus ()
42. _____ Nature Study ()
43. _____ Community Center ()
44. _____ ()

SPECIAL EVENTS

45. _____ Educational/Cultural ()
46. _____ Festivals ()
47. _____ Band Concerts ()
48. _____ Amphitheater: Stage / Raised Platform ()
49. _____ ()

LOCATION OF NEW FACILITY
(See attached map)

If you ranked +2 or +1 for any of the above, please indicate in which park the new facilities or activities should be located:

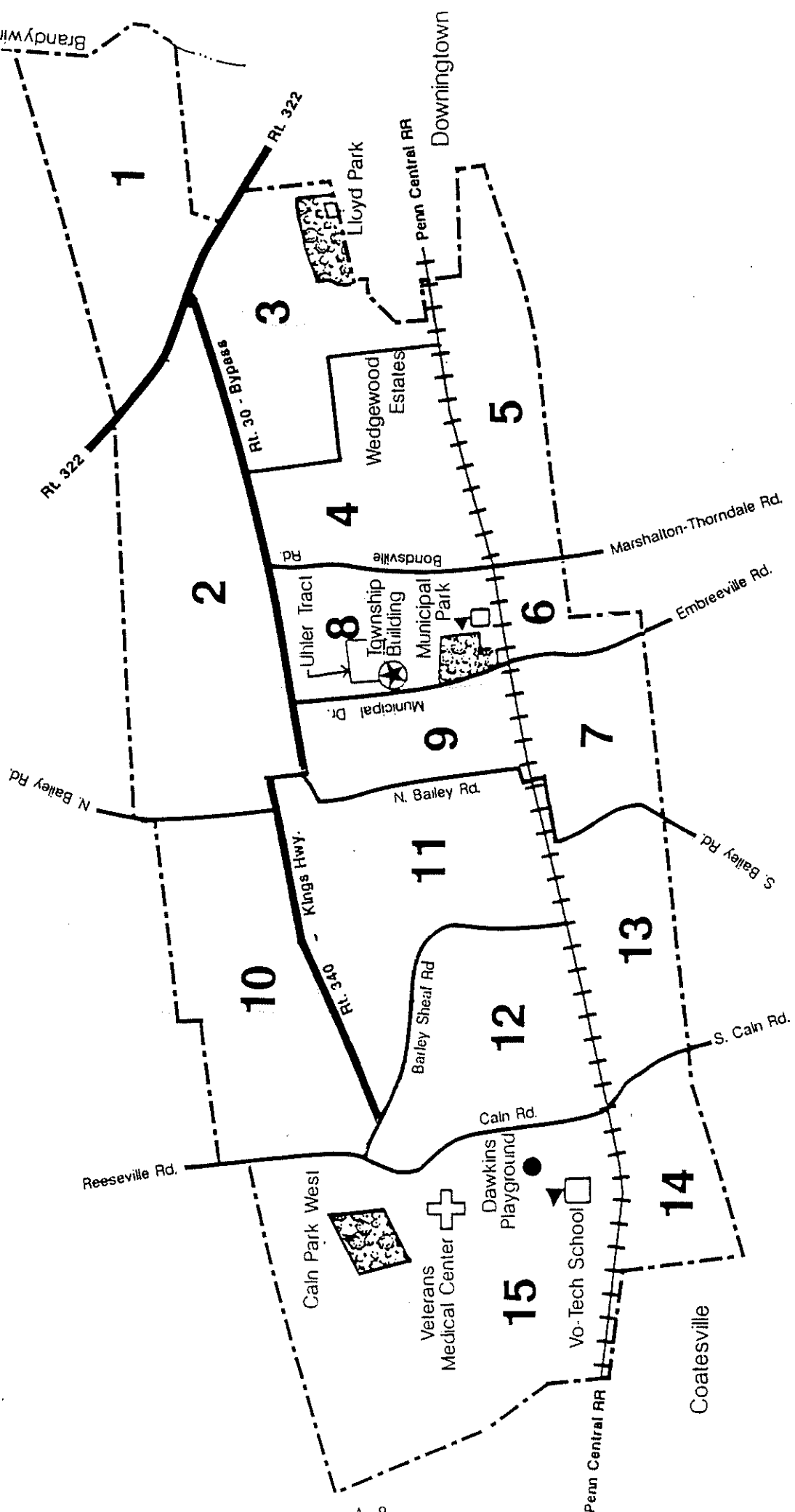
(A) - Municipal
(B) - Cain Park West
(C) - Lloyd Park
(D) - Uhler Tract

If you prefer an entirely new facility, please indicate same using areas 1 to 15 on the enclosed map.

Any other comments: _____

CALN TOWNSHIP

CHESTER COUNTY, PENNSYLVANIA



Map Intended for use at the Public Workshop on November 10, 1994 and with the Questionnaire

Note: Please add an asterisk(*) to the map above to indicate the location of your residence, or place of business

EVALUATION OF QUESTIONNAIRE RESPONSES

A. Your Household:

Family Type

Household Age Groups	Number
0-5 years old	31
6-12 years old	31
13-18 years old	24
19-35 years old	53
36-59 years old	88
60 years old and over	13

Length of Residence in Caln Township

Length of Residence	Number
5 or less years	19
6 to 10 years	22
11 to 20 years	19
More than 20 years	12
No Answer	4

Area of Caln Township Residence

Area*	Respondents	Area*	Respondents
1	1	9	19
2	3	10	7
3	5	11	1
4	6	12	10
5	0	13	0
6	1	14	5
7	1	15	6
8	9		
* See Map on Page A-8			

EVALUATION OF QUESTIONNAIRE RESPONSES

A. Your Household:

Housing Type

Type of Residence	Number
Single-family detached	56
Attached duplex/townhouse	14
Apartment	1

B. Your Opinions:

Type of Support for Public Recreational Facilities

Do you support public recreation facilities in Cain Township even if you are an infrequent user of them?	Yes	No
Entire Sample	72	4

Type of Support for Open Space and Recreation

If sufficient public funds are not available to support all the recreation and open space activities, would you:	For Open Space & Recreation
Make a monetary contribution	29
Contribute time, expertise, or materials	35
Support an increase in township taxes	21
Not willing to contribute	13
Note: Respondents used more than one answer.	

EVALUATION OF QUESTIONNAIRE RESPONSES

B. Your Opinions:

Statement	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion	No Answer
1. Caln Township should take an active role in providing additional recreational facilities.	34	34	6	0	2	0
2. Additional recreational facilities should be created at the Municipal Park.	23	30	14	2	5	2
3. Additional recreational facilities should be created at Caln Park West.	18	30	8	4	14	2
4. Recreational facilities should be developed at Lloyd Park.	15	24	17	2	17	1
5. New developments within the Township should be required to include active recreational facilities, or fees in-lieu thereof.	11	31	13	6	9	6
6. Caln Township should continue to take an active role in protecting and preserving open space.	44	29	2	0	1	0
7. Woodlands should be preserved to maintain the Township's natural character.	47	25	1	0	3	1
8. Land for Neighborhood Parks (1 to 5 acres) should be acquired and developed.	20	30	13	7	5	5
9. Land for Mini-Parks (up to 1 acre) should be acquired and developed.	12	27	25	3	5	4
10. Caln Township should collaborate with the School District to offer additional recreational programs.	30	31	10	1	4	0

Notes:

1. Additional recreational facilities are desired.
2. An active role is strongly favored for the protection and preservation of open space. Sixty-five percent (65%) of the respondents strongly favor preservation of woodlands to maintain the Township's nature character.
3. Collaboration with the School District was favored in terms of offering additional recreational programs.

EVALUATION OF QUESTIONNAIRE RESPONSES

C. How often do you or your family members currently use the following resources?

Facility	Weekly	Monthly	Occa- sionally	Never	Unaware	No Answer
Municipal Park	17	8	40	9	0	2
Cain Park West	2	2	18	34	11	9
Lloyd Park	0	3	13	37	13	10
Ruth Dawkins Playground	0	0	0	32	28	16
Hibernia Park	3	7	53	10	1	2
Coatesville Area School District Grounds/Facilities	11	7	26	21	1	10
Marsh Creek State Park	2	8	50	12	0	4
Struble Trail	1	10	31	22	5	7
YMCA	13	0	25	27	0	11
Kerr Park (Downingtown)	2	11	36	19	1	7
Adventure Playground at East Ward Elementary (Downingtown)	1	12	17	37	3	6
Other Municipal Parks, outside Cain	1	2	37	24	1	11
Upland Country Day School	0	0	1	42	21	12
Private or Corporate Fitness Centers	6	1	9	50	0	10
Local Golf Clubs	3	4	18	43	0	8
Local Country Clubs and Tennis Clubs	1	1	9	54	0	11
Other Public Tennis Courts, outside Cain	1	1	11	54	0	9

Notes:

1. Municipal Park receives the heaviest use of the Township's park facilities. Lloyd Park is used little by the respondents.
2. Hibernia Park and Marsh Creek State Parks are occasionally used as regional recreational facilities.

ANALYSIS OF QUESTIONNAIRE RESPONSES

D. Do you or your family members currently engage in any of the following recreational activities?

No. of Respondents	Recreational Activity
61	Walking
45	Bicycling
43	Visiting Hibernia Park
42	Picnicking
35	Swimming
33	Fishing
29	Baseball
26	Roller Skating/Roller Blading
24	Basketball
24	Golf
24	Hiking
22	Aerobics, Fitness
22	Arts, Crafts
21	Music, Dance

No. of Respondents	Recreational Activity
21	Tennis
20	Boating
20	Softball
18	Volleyball
16	Jogging
15	Soccer
13	Playground Programs
12	Street Hockey
10	Football
9	Ice Skating
7	Cross-Country Skiing
6	Teen Programs
5	Horseback Riding

Notes:

1. Activities are listed above according to their use by respondents. The first four (4) activities represent the recreational activities with the highest participation by the families of the respondents.
2. Walking is the recreational activity with the highest participation. Preference for walking is restated in Section E. where respondents heavily favored the development of hiking trails and nature trails, in the Open Space, Recreation and Environmental Resource Plan.

ANALYSIS OF QUESTIONNAIRE RESPONSES

E. Please circle the FIVE items below that would most increase your family's satisfaction with open space and recreation in Cain Township, if such facilities, activities or programs were added or expanded:

No. of Respondents	Recreational Facility, Activity or Program
37	Nature Trails
32	Hiking Trails
30	Biking Trails
25	Theater, Concerts
21	Picnic Areas
20	Fishing Areas
20	Fitness Trails
17	Environmental Education Center
16	Tot Lots/Playground
15	Nature Center
14	Baseball Fields
13	Teen Programs
12	Arts and Crafts Programs

No. of Respondents	Recreational Facility, Activity or Program
12	Ice Skating
10	Tennis Courts
10	Softball
9	Basketball Courts
8	Roller Skating
8	Volleyball Courts
7	Street Hockey
6	Cross-Country Skiing Trails
6	Football Fields
6	Music, Dance Programs
6	Soccer Fields
0	Lacrosse/Field Hockey

Notes:

1. Selections were rearranged to reflect the degree of interest for adding additional facilities.
2. As indicated in Section D. by the preference for walking as a recreational activity, both nature trails and hiking trails were the most requested activity to be accommodated within the Open Space, Recreation and Environmental Resources Plan.

Caln Township - Chester County, Pennsylvania
 Open Space, Recreation and Environmental Resources Plan

TABULATION OF QUESTIONNAIRE RESPONSES

F. Evaluation of Planning of Future Facilities/Activities/Programs/Events:

	<u>+2</u>	<u>+1</u>	<u>0</u>	<u>-1</u>	<u>-2</u>	<u>No Response</u>
<u>Trail Activities</u>						
Walking	43	19	7	1	1	5
Jogging	15	22	23	1	2	13
Hiking	26	25	17	2	1	5
Fitness/Exercise	21	20	20	3	1	11
Handicapped/Disabled	26	19	20	1	1	9
Bicycling	21	21	12	1	1	20
Nature Trail	34	21	12	1	1	7
<u>Picnicking</u>						
Individual (Picnic Tables)	25	24	14	4	1	8
Group (Picnic Pavilion; Grills)	22	24	18	4	2	6
<u>Sports - Cold Weather</u>						
Cross-Country skiing	8	9	35	3	3	18
Ice Skating	17	24	23	1	1	10
Sledding	25	28	12	2	1	8
<u>Sports - Warm Weather</u>						
Swimming - Pool	22	17	13	9	5	10
Playfields - Baseball	17	16	28	5	1	9
Playfield - Softball	15	16	28	5	1	11
Playfields - Soccer/Football	9	21	29	5	2	10
Playfields - Field Hockey/Lacrosse	2	9	40	6	2	17
Volleyball/Badminton	7	22	31	3	1	12
<u>Sports - Court Games</u>						
Tennis	9	21	30	2	1	13
Tennis - Lighted	17	10	31	5	2	11
Basketball	10	17	31	5	1	12
Handball/Raquetball	8	10	39	4	2	13
Street Hockey	4	14	37	2	3	16
<u>Playground Activities</u>						
Tot Lot	17	21	26	1	1	10
Playground Equipment - conventional (swings, slides, climbers)	17	30	15	2	2	10
Playground Equipment - natural/creative	23	22	17	1	1	12
Adventure Playground	28	18	13	1	5	11
Horseshoes	9	17	28	3	6	13
Shuffleboard	5	12	36	6	3	14

Caln Township - Chester County, Pennsylvania
 Open Space, Recreation and Environmental Resources Plan

TABULATION OF QUESTIONNAIRE RESPONSES

F. (continued)

	<u>+2</u>	<u>+1</u>	<u>0</u>	<u>-1</u>	<u>-2</u>	<u>No Response</u>
<u>Other Activities</u>						
Fishing at Lloyd Park	19	16	30	3	3	5
Bird watching	10	16	43	1	0	6
Painting	8	9	45	2	0	12
Gardening	9	16	37	2	1	11
Lawn games	8	14	42	2	2	8
Fitness Apparatus	10	18	32	3	2	11
Nature Study	15	15	36	1	0	9
Community Center	12	20	26	3	2	13
<u>Special Events</u>						
Educational/Cultural	25	24	18	1	1	7
Festivals	21	27	16	2	2	8
Band Concerts	23	26	17	2	2	6
Amphitheatre/Stage/ Raised platform	21	28	13	3	3	8

Key to Ranking: (+2) Strongly Favored
 (+1) Moderately Favored
 (0) Indifferent
 (-1) Moderately Opposed
 (-2) Strongly Opposed

Notes:

1. The most highly preferred Facilities/Activities/Programs/Events include:

- Walking Trails
- Nature Trails
- Adventure Playground
- Hiking Trails
- Picnicking - Individual/Picnic Tables
- Educational/Cultural - Special Events
- Playground Equipment - Natural/Creative
- Handicapped/Disabled Trails
- Fitness Exercise Trails

TABULATION OF QUESTIONNAIRE RESPONSES

F. (continued)

2. The moderately favored Facilities/Activities/Programs/Events include:

- Playground Equipment - Conventional
- Swimming - Pool
- Amphitheatre/Stage/Raised Platform
- Sledding
- Festivals
- Band Concerts
- Group Picnicking (Pavilion, Grills)
- Ice Skating
- Jogging Trails
- Bicycling

Caln Township - Chester County, Pennsylvania
Open Space, Recreation and Environmental Resources Plan

The following are handwritten additions in the "Any other comments" of Section F, as well as additions in other blank spaces of the Questionnaire:

WORKSHOP COMMENTS

"Idea to connect Municipal Park and Lloyd Park by walking trail a good idea if you can get across Bondsville Rd."

"Strongly oppose any development (homes, retail, etc.) on current open space (woodlands, wetlands, etc.)."

"Current playgrounds are good but should be expanded/upgraded."

"Would like to see something done on tract (5 acres) between Norma Drive and Edge Lane."

"There were no open space questions that would address streamway and wetland preservation and steep slope protection."

"Bicycle ways along existing thruway with protective delineation."

MAILED RESPONSES

"You all should know best where each of these should be located, with regards to space, noise, traffic, etc. Good Luck. Thanks."

"Caln Twp. should have a soccer league and football league for children."

"Caln Township already has enough warm weather fields to play ball and court games."

"Strongly suggest an area for kids to be allowed to skateboard."

Caln Township should collaborate with the School District to offer additional recreation programs. "without school tax increases."

"It is probably better that people more intimately knowledgeable of the parks arrange the activities, etc. with the appropriate parks."

"LOCATION Lloyd Park seems to be most suited but I feel a more central township location is necessary. Need more info. on space, etc."

"I favor active youth sports leagues in all competitive sports - boys & girls - to develop confidence, team work, skills growth and commitment."

Land for Mini-Parks (up to 1 acre) should be acquired and developed, "very basic/small/like a small lot from developer residents can utilize."

Do you support public recreation facilities in Caln Township even if you would be an infrequent user of them?
"no more - we have some - become drug/problem areas."

Caln Township - Chester County, Pennsylvania
Open Space, Recreation and Environmental Resources Plan

"My kids grew up in Caln with minimum areas - they survived. I provided things for them to do. I wanted them to grow up in a rural area. The baseball field is great and the park area is good."

"We need sidewalks on Bailey Rd. before walkers and kids get run over - at least walking/bicycle trail along road. DANGEROUS!!!"

"Caln Township should have an Adventure Park like the one in Downingtown at East Ward Elementary School."

"Utilize the Uhler Tract (or?) (on?) the land between Norma Dr. + Windsor. I believe is about 6 acres."

"Senior Citizen - cannot afford any \$\$"

"Unable to accurately indicate a preferred location for those not marked above - some of them don't seem to land themselves well to a fixed location: eg. walking & nature trails, etc. I would oppose any facility which is costly to maintain on a repetitive basis: eg. swimming pool, lighted courts/fields, etc. unless that user of those facilities would be charged a fee to cover the unusual maintenance fees."

"The Uhler farm house kept as a historic site. The cottage as a caretaker's residence."

"Indoor play area for cold weather at Caln Park West or Municipal Park."

"I'm impressed by the choices offered. This survey was not difficult to complete. I did not feel qualified to indicate where some of the new facilities should be located.

One final note, I wish there was a secondary road to connect any new facilities so you wouldn't have to drive . . . you could walk/hike/jog or bike between them . . . see map" (line shown on map linking Lloyd & Municipal Parks)

"Please do not consider Adventure Playground like East Ward."

"No more shopping centers!! Keep Caln fit for man and beast. Area across from Mickey Rooney's Hotel should become a nature refuge with an Environmental Center. All developments should be required to incorporate natural areas and open spaces . . . forget "fees in lieu of" . . . design areas from the moment of development with open spaces."

"I am in strong support of this activity. I would also like to see us start to RECYCLE PLASTIC!! As it is, my family has to drive to West Chester to do so."

" I would like to see a place (open space) for the children with some form of supervision by the residents. We can do a lottery of all residents, or hire security. I am willing to give time though I don't have any children."

"I think we have very adequate facilities for a community of our size. Keep in mind we have many families with small children who do not need increased taxes or expenses for fancy park. We have very nice facilities."

"I am opposed to spending any money for recreation, especially to being taxed for these facilities. There are better ways to provide, maintain and operate these for those who want them and will use them. Spending money to provide is not the answer."

Cain Township - Chester County, Pennsylvania
Open Space, Recreation and Environmental Resources Plan

"My yard backs up to the Uhler Tract area. I would be totally against any lighted/night time activities!! Any questions call 269-4483."

"I don't list locations for most facilities because I don't know what the best location would be."

In reference to picnicking: "Clean up trash would be a problem."

"RECYCLING!!! Our Recycle program is the bare minimum. We lag behind the rest of the county as well as the country. Please implement a drop-off center for PLASTICS, BIMETAL CANS, AND Colored Glass. It fits right in to the parks theme."

"Not knowing Cain had several other parks, it was (reposable)? for I'm not sure where the above activities should be designated for. Mostly, I think where they would fit best within the already established park areas & how much use they would get at these locations."

"While I realize courts now exist at Municipal I believe relocation of basketball closer to Municipal Dr. & tennis courts repaired, lighted & all of this supervised would bring more people out. Formation of adult leagues may also help."

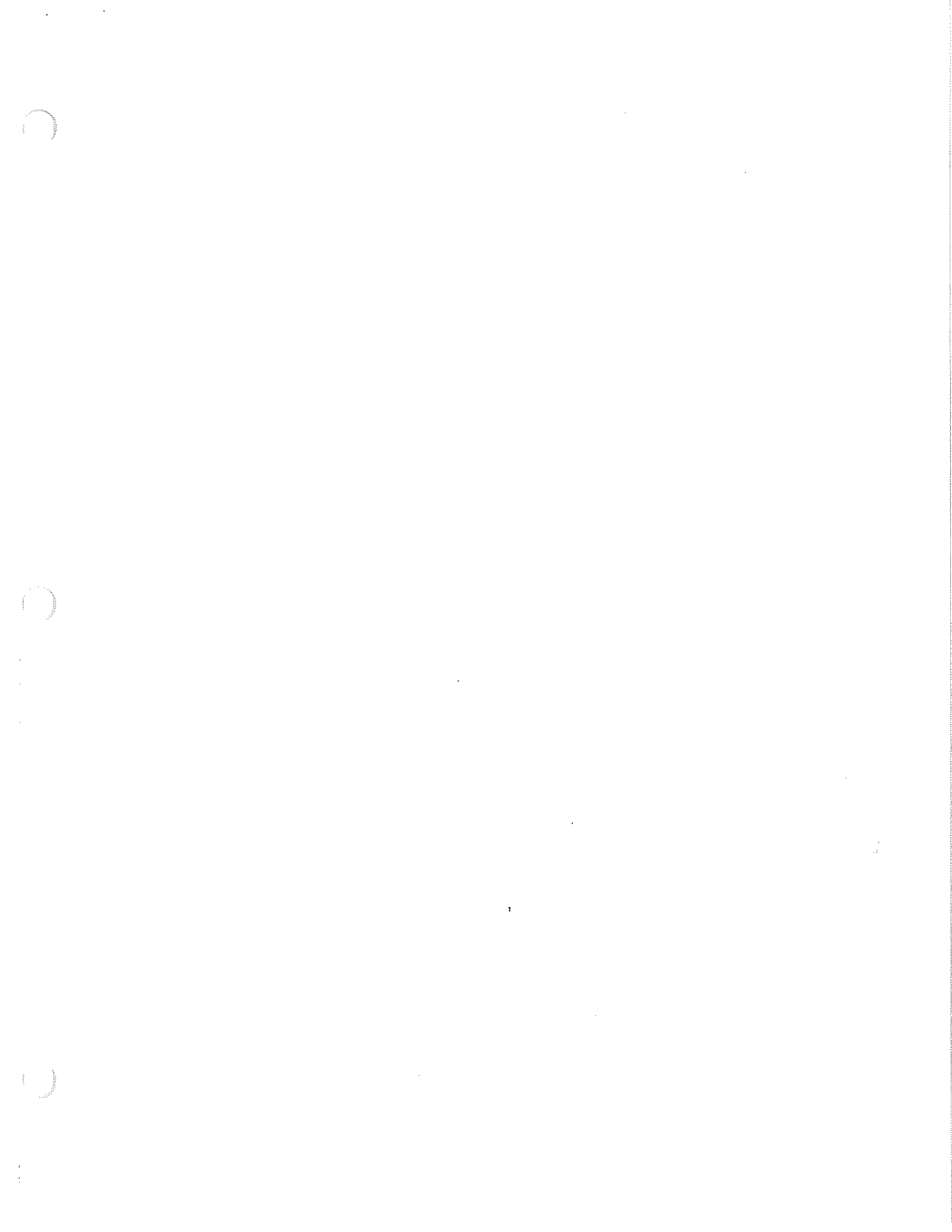
CALN TOWNSHIP
OPEN SPACE, RECREATION & ENVIRONMENTAL RESOURCES PLAN

Appendix B

Park and Recreation Profile

- Parks and Recreational Facilities
- Administration
- Recreation Programs
- Financing
- Personnel
- Maintenance

February 24, 1995



PARK AND RECREATION PROFILE: FACILITIES

The following is a profile of existing parks and recreational areas in Caln Township, including public, quasi-public, school district, and private facilities:

1. Name: CALN MUNICIPAL PARK
2. Size: 20+/- Acres Tax Parcel No. 39-4-110.3
Deed Book/Page X30/501;N35/913
3. Type: neighborhood natural area school district
 community active regional
 other (specify): _____
4. Location: Municipal Drive

5. Ownership: Township

6. Condition: Good

7. Background/History:
Year Acquired: 1958; 1963
Previous Owner: Joseph B. Roper
How Obtained?: Fee Title Acquisition: 1958 \$7,000; 1963 \$5,000
Grant(s) Received: Yes No
if yes, explain: Land & Water Conservation Fund
Date of Master Plan: NA
Date of Other Plan(s): _____
8. "Wish list" of improvement priorities totalling \$190,300:
 - Upgrade of Play Equipment: \$35,000
 - Resurfacing/Relocation of 4 Tennis Courts: \$56,000
 - Upgrade of Picnic Pavilion: \$8,000
 - Upgrade of Restrooms: \$15,000
 - Parking - Expand: \$14,000
 - Landscaping - Trees, Turf Management: \$24,000
 - Benches: \$6,300
 - Regrading of Outfield for Major League Field: \$10,000
 - Lighting of Play Area: \$10,000
 - Additional Paved Area for Roller Hockey: \$15,000
 - Bleachers for Babe Ruth Field: \$25,000

Note: 1. Existing open space and recreational areas are shown on Map 1, Existing Land Use.

PARK AND RECREATION PROFILE: FACILITIES

The following is a profile of existing parks and recreational areas in Caln Township, including public, quasi-public, school district, and private facilities:

1. Name: CALN PARK WEST
2. Size: 20.059 Acres Tax Parcel No. 39-3-78.2
Deed Book/Page H52/590
3. Type: neighborhood natural area school district
 community active regional
 other (specify): _____
4. Location: Kings Highway/Rt. 340
Adjoining the Veterans Hospital
5. Ownership: Township
6. Condition: Fair
7. Background/History:
Year Acquired: 1978
Previous Owner: U.S.
How Obtained?: Federal Surplus Real Property
Grant(s) Received: Yes No
if yes, explain:
Date of Master Plan: NA
Date of Other Plan(s): NA
8. "Wish list" of improvement priorities totalling \$172,500:
 - Convert small storage building to become a Meeting Hall and add parking and security lighting: \$60,000
 - Install playground equipment: \$25,000
 - Demolish long storage building; regrade: \$7,500
 - Parking: \$45,000
 - Multiple Use Field: \$40,000
 - Landscaping: \$15,000

Note: 1. Existing open space and recreational areas are shown on Map 1, Existing Land Use.

PARK AND RECREATION PROFILE: FACILITIES

The following is a profile of existing parks and recreational areas in Caln Township, including public, quasi-public, school district, and private facilities:

1. Name: WILLIAM M. LLOYD PARK (EAST END) (Sheet 2 of 2)
2. Size: 5 Acres Tax Parcel No. 39-5-44.1
Deed Book/Page A34/387, 390
3. Type: neighborhood natural area school district
 community active regional
 other (specify): _____
4. Location: east end of Lloyd Park

5. Ownership: Township

6. Condition: Good

7. Background/History:
Year Acquired: 1962
Previous Owner: The Gunnard Berry Carlson Memorial Foundation
How Obtained?: conveyed for \$1.00
Grant(s) Received: Yes No
if yes, explain: _____
Date of Master Plan: N/A
Date of Other Plan(s): N/A
8. "Wish list" of improvement priorities:
see preceding page

Note: 1. Existing open space and recreational areas are shown on Map 1, Existing Land Use.

PARK AND RECREATION PROFILE: FACILITIES

The following is a profile of existing parks and recreational areas in Caln Township, including public, quasi-public, school district, and private facilities:

1. Name: UHLER TRACT (Open Space at Thornridge)
2. Size: 15.0 Acres Tax Parcel No. 39-4-104
Deed Book/Page 1910/195
3. Type: neighborhood natural area school district
 community active regional
 other (specify): _____
4. Location: Northeast of Township Building

5. Ownership: Township

6. Condition: Undeveloped

7. Background/History:
Year Acquired: 1995
Previous Owner: Reuben G. Uhler Estate
How Obtained?: Designated Open Space in Land Development
Grant(s) Received: Yes No
if yes, explain: _____
Date of Master Plan: NA
Date of Other Plan(s): NA
8. "Wish list" of improvement priorities totalling \$160,000:
 - Create playground
 - Upgrade playground: \$15,000 added to developer's contribution
 - Exercise - Fitness trail: \$25,000
 - Picnic Pavilion: \$25,000
 - Stage/Raised Platform/Amphitheatre: \$35,000
 - Restrooms: \$40,000
 - Informal playfields: \$20,000

Note: 1. Existing open space and recreational areas are shown on Map 1, Existing Land Use.

PARK AND RECREATION PROFILE: FACILITIES

The following is a profile of existing parks and recreational areas in Caln Township, including public, quasi-public, school district, and private facilities:

1. Name: Brookfield Open Space
2. Size: 13.4 Acres Tax Parcel No. 39-4D-158
Deed Book/Page P57/510
3. Type: neighborhood natural area school district
 community active regional
 other (specify): wetlands
4. Location: East of Park Drive, along Beaver Creek
5. Ownership: Township
6. Condition: Wet, natural area
7. Background/History:
Year Acquired: 1980
Previous Owner: Fitzpatrick & Fanning
How Obtained?: conveyed for \$1.00
Grant(s) Received: Yes No
if yes, explain:
Date of Master Plan: NA
Date of Other Plan(s): NA
8. "Wish list" of improvement priorities:
Nothing at this time for recreation or open space
Part of land may be used for the extension of G. O. Carlson
Boulevard

Note: 1. Existing open space and recreational areas are shown on Map 1, Existing Land Use.

PARK AND RECREATION PROFILE: FACILITIES

The following is a profile of existing parks and recreational areas in Caln Township, including public, quasi-public, school district, and private facilities:

1. Name: RUTH DAWKINS PLAYGROUND

2. Size: 1.0 Acre Tax Parcel No. 39-3M-12
Deed Book/Page J58/367

3. Type: neighborhood natural area school district
 community active regional
 other (specify): mini-park

4. Location: Johnson Avenue

5. Ownership: Township

6. Condition: Good

7. Background/History:
Year Acquired: 1981
Previous Owner: Chester County Redevelopment Authority
How Obtained?: conveyed for \$1.00
Grant(s) Received: Yes No
if yes, explain:
Date of Master Plan: NA
Date of Other Plan(s): NA

8. "Wish list" of improvement priorities totalling \$28,000:
• Upgrade play equipment: \$6,000
• Resurface basketball court: \$8,000
• Upgrade picnic pavilion: \$14,000

Note: 1. Existing open space and recreational areas are shown on Map 1, Existing Land Use.

PARK AND RECREATION PROFILE: FACILITIES

The following is a profile of existing parks and recreational areas in Cain Township, including public, quasi-public, school district, and private facilities:

1. Name: Right-of-Way G. O. Carlson Boulevard
2. Size: (6.2 total) Tax Parcel No. 39-4-104.2
Deed Book/Page 1073/8
3. Type: neighborhood natural area school district
 community active regional
 other (specify): _____
4. Location: southwest corner of G. O. Carlson & Bondsville

5. Ownership: Township

6. Condition: natural, wet

7. Background/History:
Year Acquired: 1988
Previous Owner: Reuben G. and Gretchen Uhler
How Obtained?: conveyed for \$63,801
Grant(s) Received: Yes No
if yes, explain: _____
Date of Master Plan: NA
Date of Other Plan(s): NA
8. "Wish list" of improvement priorities:
Nothing at this time

Note: 1. Existing open space and recreational areas are shown on Map 1, Existing Land Use.

The Public/Private Recreation Sites of Caln Township offer a variety of active and passive leisure time activities to meet the leisure needs and interest of the children, teenagers, adults and senior citizens. The function of the Recreation Department is to survey and analyze the needs and interests and capabilities of the community in order to develop a diversified offerings of recreational activities. To provide direct participant services of instruction for beginner, skilled, advanced skilled and handicapped. To schedule opportunities for free play, passive and active entertainment on playgrounds or ball fields, to assess other community groups on programs of league competition. To stimulate community and wide interest and participation in Creative Arts ie. crafts, painting, etc., seasonal/ holiday festivities, music, ie; bands, chorus groups, etc. sporting events, ie; basketball, tennis, baseball, softball, volleyball, etc.. It would also allow for meeting the needs of community residents to participate in trips to cultural and historical dress.

Caln Township Public and Private Recreational Areas

Site 1 Caln Municipal Park is a 20 acre community park that offers a variety of recreational opportunities to children, teenagers, adults and senior citizens. It is located in the heart of Caln Township business areas. Caln Municipal Park has provided an opportunity for all ages groups to participate in a variety of leisure time activities. The park is designed to provide recreational opportunities such as, baseball, softball, volleyball, tennis, seasonal/holiday activity, creative arts and music activity, picnics, etc.. The park is the most productive park within the township that provides an opportunity for recreational leisure time needs and interests.

Site 2 Caln Park West is a 20.059 acre community park at the west end of the township. Caln Park West offers a variety of recreational opportunities mainly sporting in nature to the children, teenagers, and adults of the community. The park is designed with a playground area , baseball field, soccer field and volleyball courts.

Site 3 Lloyd Park is a 30.088 acre park located in the east end of the township. Lloyd Park has been a passive park in need of development. The park presently offers children the opportunity to freely play. It also offers adults and senior citizens the opportunity to walk throughout the park area.

Site 4 Uhler Tract is a 15 acre area located within the heart of Caln Township. The Uhler Tract has recently been acquired by the township to be considered for a park. It presently does not offer any recreational activities to the residents of the community but is being considered for a children's park.

Site 5 Brookfield Open Space is a 13.4 acre area located at the east end of the township. This area has not been developed into a park but has the potential to be considered for a park.

Site 6 Dawkins Park is a 1 acre playground/mini park located within a housing development. Dawkins Park is a neighborhood park with playground equipment , and a pavilion for picnic and social gatherings. The park also allows for children, teenagers and adults the opportunity for basketball.

Site 7 R-O-W Carlson Blvd. is a 6.2 acre area located in the heart of Caln Township. This area is made up of a walk area that allows for pedestrain access from Rt. 340 to Municipal Drive and Caln Municipal Park.

Site 8 Coatesville Intermediate and High School. The Coatesville Intermediate and High School is a Multipurpose sports complex offering the community a variety of sporting activity. There are soccer, baseball, track & field, football, basketball, swimming, field hockey, tennis, etc.

Site 9 Caln Elementary School has a 5.47 acre area that offers a mini playground area for the young children of the community. There re 3 baseball fields and a play area for the children of the community to develop gross motor skills.

Site 10 Downingtown High School is a 57 acre area which offers a variety of program and activities. The school is comprised of soccer fields, football fields, baseball field, indoor basketball, etc. which allows for the children and teenagers of the community to participate in sporting programs.

Site 11 Ingleside Golf Course is a 166.2 acre area privately owned which offers golfing for the teenagers, adults and senior citizens of the community.

Site 12 Ingleside Village is a 9.7 acre area which offers tennis and swimming for children, teenagers, adults and senior citizens living within the village homes.

Site 13 Barley Sheaf Farms is a 31 acre area which offers outdoor swimming and basketball for leisure time activities to the residents of their development.

Site 14 & 15 Hidden Forest Phase I & II makes up and area of 42.1 acres of open space. These areas have not been developed for recreational use.

Site 16 Hillside Apartments is a 8.6 acre area that is comprised of a swimming pool that provides recreation for residents of all ages occupying the apartments.

Site 17 Inglewood Park is a 8.1 acre area which does not provide any recreational facilities for the community.

Site 18 Wedgewood Estates is a 77.1 acre area that has a man made lake, swimming pool and club house. The man made lake offers swimming and habitat for water fowl. The swimming pool and club house offer the children, teenagers, adults and senior citizens the opportunity to swim, learn to swim and enjoy aquatic activities during their leisure time.

Site 19 Beaver Run is a 48.06 acre area that offers the children, teenagers ,adults and senior citizens of the Beaver Run community the opportunity to enjoy a swimming pool facility at the site.

Site 20 Downing Ridge is a 3.6 acre area that has a pool, club house and a play area. The pool allows the opportunity for the children, teenagers, adults and senior citizens to enjoy swimming as a leisure time activity. The play area provides the opportunity for the children of the community to enjoy play.

Site 21 Meadow Lake is a 11.38 acre area that has a swimming pool, club house and tennis courts. Meadow lake provides the opportunity for the children, teenagers , adults and senior citizens the opportunity to enjoy leisure time recreation.

Site 22 Department of Veterans Affairs Medical Center is a 24.14 acre area that provides indoor and outdoor recreation facilities. The facility is primarily used as resources in treating inpatient and outpatient veterans. The VA Medical Center facilities consists of an outdoor swimming pool, softball field, pavilion, tennis courts and basketball court combination. The indoor facilities consists of a bowling alley, music room, arts & crafts clinic, fitness room, indoor hydro therapy pool and multipurpose room for variety shows, games, basketball, etc.. The outdoor tennis courts and softball field have been used by other than veterans with the Director of the Medical Center permission.

PARK AND RECREATION PROFILE: ADMINISTRATION

Park and recreation facilities, activities and programs are administered in Caln Township through the Parks and Recreation Board. The following is a profile of noteworthy administrative information.

1. Overview:
Date when the Board was Established: February 1983
First Met: 1983
Ordinance No. 1983-1, dated 1-27-83 created the Board.
Frequency of Meetings: monthly; others as needed
Number of Members: seven (7)
Terms: 4 year
Officers: President; Vice-President; Secretary
Term of Chairperson: 4 years (currently Denise Robinson)
By-laws: X Yes No; Dated: February 1983

2. Summary of Goals, Objectives, Philosophy: Provide a community service to the residents of Caln Township, with lifetime recreational activity opportunities

3. Does the Board have documented policies and administrative procedures governing operations? X Yes No
By-Laws & Constitution

4. Role(s)/Relationships with elected and appointed officials, and with Township staff: two (2) liaisons with Park & Recreation Board; also report to Board of Commissioners

5. Arrangements with the School District: limited, but use each others facilities
Is there a documented agreement with the School District?
 Yes X No

6. Arrangements with Nonprofit Recreational Providers: Caln Athletic Association; Brandywine YMCA; Downingtown Spirit United Soccer

7. Arrangments with Private Recreational Providers: Chester County Co-Ed Volleyball Association

8. Procedures for implementing development, program and planning projects: through Township Manager & Board of Commissioners

Note: See pages 3-1 to 3-10 for Programs

PARK AND RECREATION PROFILE: ADMINISTRATION

9. Methods for handling public relations, advertising, press releases, and the like Local Newspapers (Record, Local),
Radio (WCOJ), Cable TV, Posters, Flyers
Mailing; Distributed to schools

10. The Park and Recreation Board fits into the overall organizational structure of the Township as follows:
Appointed by Board of Commissioners

11. Other Information: Considering Summer Tennis Program with Brandywine YMCA
and
Lloyd Park for pavilion
and
Leveling the outfield of baseball field at Caln Municipal Park

PARK AND RECREATION PROFILE: PROGRAMS

The following is a profile of noteworthy program elements:

1. Program: Picnics
Type of Organization: Coatesville Area School District and Community Social Groups
Location: Caln Municipal Park
Brief Description: Picnics are scheduled at the park pavilion for social gathering
Number of Persons Served: 7,500 per year
Age Groups Served: 5 year olds to adult
Special Populations Served: school students, community groups, etc.
How Long in existence: 10 years
Seasonal or year-round: Seasonal
Participation level: Passive
Type of supervision: Teacher, parent, group leaders, etc.
Fees/Costs: There is a \$10.00 deposit refundable when the key for the restroom is returned

2. Program: Minor League Softball
Type of Organization: Caln Athletic Association
Location: Municipal Park
Brief Description: Program designed for girls, instructional/competitive
Number of Persons Served: 48 per year
Age Groups Served: 8-10 year olds
Special Populations Served: girls
How Long in existence: 5 years
Seasonal or year-round: Seasonal
Participation level: Active - instructional/competitive
Type of supervision: Volunteers
Fees/Costs: \$45.00 per person

PARK AND RECREATION PROFILE: PROGRAMS

3. Program: Senior Babe Ruth Baseball Program
Type of Organization: Caln Athletic Association
Location: Municipal Park
Brief Description: Participants of this Program play against other Township teams

Number of Persons Served: 15 per year
Age Groups Served: 16-18 year olds
Special Populations Served: boys

How Long in existence: 5 years
Seasonal or year-round: Seasonal
Participation level: Active - competitive

Type of supervision: Volunteers

Fees/Costs: \$45.00 per person

4. Program: American Legion Baseball Program
Type of Organization: Caln Athletic Association
Location: Municipal Park
Brief Description: This is a team designed to compete against other American Legion teams

Number of Persons Served: 16 per year
Age Groups Served: 16-18 year olds
Special Populations Served: boys

How Long in existence: 5 years
Seasonal or year-round: Seasonal
Participation level: Active - competitive

Type of supervision: Volunteers

Fees/Costs: \$45.00 per person

PARK AND RECREATION PROFILE: PROGRAMS

5. Program: Major League Softball Program
Type of Organization: Caln Athletic Association
Location: Municipal Park
Brief Description: Instructional/competitive softball

Number of Persons Served: 60 per year
Age Groups Served: 10-12 year olds
Special Populations Served: girls

How Long in existence: 5 years
Seasonal or year-round: Seasonal
Participation level: Instructional/Competitive

Type of supervision: Volunteers

Fees/Costs: \$45.00 per person

6. Program: 13 Year Old Baseball Program
Type of Organization: Caln Athletic Association
Location: Municipal Park
Brief Description: Instructional/Competitive

Number of Persons Served: 60 per year
Age Groups Served: 13 year olds
Special Populations Served: boys

How Long in existence: 5 years
Seasonal or year-round: Seasonal
Participation level: Competitive/Instructional

Type of supervision: Volunteers

Fees/Costs: \$45.00 per person

PARK AND RECREATION PROFILE: PROGRAMS

7. Program: 14-15 Year Old Baseball Program
Type of Organization: Caln Athletic Association
Location: Municipal Park
Brief Description: Competitive baseball

Number of Persons Served: 72 per year
Age Groups Served: 14-15 year olds
Special Populations Served: boys

How Long in existence: 5 years
Seasonal or year-round: Seasonal
Participation level: Competitive

Type of supervision: Volunteers

Fees/Costs: \$45.00 per person

8. Program: A-League Baseball Program
Type of Organization: Caln Athletic Association
Location: Municipal Park
Brief Description: Instructional/competitive baseball played internally within the Township against other teams

Number of Persons Served: 90 per year
Age Groups Served: 9-11 year olds
Special Populations Served: boys

How Long in existence: 5 years
Seasonal or year-round: Seasonal
Participation level: Competitive/Instructional

Type of supervision: Volunteers

Fees/Costs: \$45.00 per person

PARK AND RECREATION PROFILE: PROGRAMS

9. Program: Major League Baseball Program
Type of Organization: Caln Athletic Association
Location: Municipal Park
Brief Description: Instructional/competitive baseball played internally within the Township
Number of Persons Served: 90 per year
Age Groups Served: 10-12 year olds
Special Populations Served: boys
How Long in existence: 5 years
Seasonal or year-round: Seasonal
Participation level: Instructional/Competitive
Type of supervision: Volunteers
Fees/Costs: \$45.00 per person

10. Program: Instructional Baseball Program
Type of Organization: Caln Athletic Association
Location: Municipal Park
Brief Description: Instructional baseball designed to teach basic baseball skills
Number of Persons Served: 108 per year
Age Groups Served: 6-7 year olds
Special Populations Served: boys and girls
How Long in existence: 5 years
Seasonal or year-round: Seasonal
Participation level: Instructional skill development
Type of supervision: Volunteers
Fees/Costs: \$45.00 per person

PARK AND RECREATION PROFILE: PROGRAMS

11. Program: Minor B League Baseball Program
Type of Organization: Caln Athletic Association
Location: Municipal Park
Brief Description: Instructional/competitive baseball designed to teach basic skills and team baseball
Number of Persons Served: 90 per year
Age Groups Served: 8-9 year olds
Special Populations Served: boys
How Long in existence: 5 years
Seasonal or year-round: Seasonal
Participation level: Instructional/Competitive
Type of supervision: Volunteers
Fees/Costs: \$45.00 per person

12. Program: Bus Trips
Type of Organization: Caln Parks and Recreation
Location: Washington, D.C.
Brief Description: Community bus trip to tour Washington, D.C.
Number of Persons Served: 35 per year
Age Groups Served: 12 - adult
Special Populations Served: men and women
How Long in existence: 2 years
Seasonal or year-round: Seasonal
Participation level: Social
Type of supervision: Volunteers
Fees/Costs: \$45.00 per person

PARK AND RECREATION PROFILE: PROGRAMS

13. Program: Teddy Bear Craft Program
Type of Organization: Caln Parks and Recreation
Location: Caln Municipal Building
Brief Description: Classes designed to instruct participants
on making stuffed teddy bears

Number of Persons Served: 15 per year
Age Groups Served: 10 years and older
Special Populations Served: boys

How Long in existence: 5 years
Seasonal or year-round: Seasonal
Participation level: Instructional/Competitive

Type of supervision: Volunteers

Fees/Costs: \$45.00 per person

14. Program: Easter Egg Hunt
Type of Organization: Caln Parks and Recreation
Location: Caln Municipal Building
Brief Description: Participants register by age group to hunt
for eggs; prizes are awarded

Number of Persons Served: 500 per year
Age Groups Served: 1 year old to 12 years old
Special Populations Served: boys and girls

How Long in existence: 15 years
Seasonal or year-round: Seasonal
Participation level: Passive

Type of supervision: Volunteers

Fees/Costs: No cost to participants; Township pays out \$1200.00
for program on candy, prizes, and advertising

PARK AND RECREATION PROFILE: PROGRAMS

15. Program: Caln Day in the Park
Type of Organization: Caln Parks and Recreation
Location: Municipal Park
Brief Description: This is a one day event consisting of craft shows, entertainment, games, etc.
Number of Persons Served: approximately 3,000
Age Groups Served: all ages
Special Populations Served: all population in community & local areas
How Long in existence: 9 years
Seasonal or year-round: Seasonal
Participation level: Social/passive
Type of supervision: Volunteers
Fees/Costs: No cost to participants

16. Program: Halloween Parade Program
Type of Organization: Caln Parks and Recreation
Location: Municipal Park
Brief Description: Participants register to participate by age groups in the parade to be judged for costumes
Number of Persons Served: 200
Age Groups Served: 1-12 years of age
Special Populations Served: boys and girls
How Long in existence: 15 years
Seasonal or year-round: Seasonal
Participation level: Passive
Type of supervision: Volunteers
Fees/Costs: No cost to participants

PARK AND RECREATION PROFILE: PROGRAMS

17. Program: Volleyball Program
Type of Organization: Chester Co. Co-Ed Volleyball Assoc.
Location: Municipal/Caln West Park
Brief Description: Competitive volleyball with participation for 3-6 players per team

Number of Persons Served: 500
Age Groups Served: 18 years old to 60
Special Populations Served: men and women

How Long in existence: 15 years
Seasonal or year-round: Seasonal
Participation level: Competitive

Type of supervision: Volunteers

Fees/Costs: Team fee \$200.00

18. Program: 5K Run Program
Type of Organization: Caln Parks and Recreation/YMCA
Location: Municipal Park
Brief Description: Participants register with the YMCA

Number of Persons Served: 150
Age Groups Served: 12 to 60 years old
Special Populations Served: boys/girls and men/women

How Long in existence: 1 year
Seasonal or year-round: Seasonal
Participation level: Active

Type of supervision: Volunteers

Fees/Costs: Registration fee of \$8.00 per entry

PARK AND RECREATION PROFILE: PROGRAMS

19. Program: 1 Mile Fun Run
Type of Organization: Caln Parks and Recreation/YMCA
Location: Municipal Park
Brief Description: One mile fun run/walk for the participants
not fit for 5K

Number of Persons Served: 20
Age Groups Served: 5 years and up
Special Populations Served: boys/girls and men/women

How Long in existence: 1 year
Seasonal or year-round: Seasonal
Participation level: Competitive

Type of supervision: Volunteers

Fees/Costs: \$8.00 per entry

Cain Township
 Open Space, Recreation & Environmental Resources Plan

PARK AND RECREATION PROFILE: FINANCE

Financing for park and recreation sites, programs and activities is managed in the following ways:

1. The Township's tax structure over the past 5 years has consisted of: Real Estate, Earned Income, Real Estate Transfer, and Occupational Privilege

2. The number of mills for the budget over the past 5 years (1991 through 1995) has been 22 mills.

3. The capital budget for parks and recreation has been:

park development and equipment

1991	\$ 9,000	
1992	0	
1993	0	
1994	22,500	
1995	28,000	

4. The operating budget for parks and recreation including maintenance has been:

Administration, mowing, gas, repair and percent of total Township operating budget	Additional operating budget for "improvements" and over-all percent of total budget
--	---

	\$28,300	1.15%	\$ 5,500	1.37%
1991	29,235	1.14%	5,500	1.35%
1992	24,100	.91%	4,500	1.07%
1993	25,100	.90%	4,500	1.06%
1994	26,200	.91%	6,000	1.12%
1995				

5. Revenues and expenditures for parks and recreation have been:

	revenues	expenditures
1991	-	\$33,800
1992	-	34,735
1993	-	28,600
1994	-	29,600
1995	-	32,200

PARK AND RECREATION PROFILE: FINANCE

6. The main sources of revenues for parks and recreation over the past 5 years have been: General Fund
7. The main expenditures for parks and recreation over the past 5 years have been: Administration/Programs; maintenance and equipment
8. The park and recreation budget is prepared by: Park & Recreation Board
9. The Township's policy regarding the acceptance of gifts is: To evaluate the feasibility of adding new, acceptable sites
10. The philosophy on fees and charges for recreational activities and programs is: No charge; all programs are free
11. The formula used for calculating fees and charges is: NA
12. Fees are charged for the following recreational programs and activities:
NA
13. Are non-resident fees charged? Yes No
14. Are there any scholarships provided through the Park and Recreation program? Yes No
15. Other financing information: \$1,000.00 to be spent through mid-1996 for parks and recreation

PARK AND RECREATION PROFILE: PERSONNEL

7. Is the current level of staffing sufficient to address program needs? X Yes No

8. Is there an adequate level of in-service training and orientation for park and recreation personnel?
 X Yes No

9. How does the School District provide personnel to enhance the park and recreation experience in Caln Township?
 NA

10. Is there an organized volunteer program?
 No

11. How does the Park and Recreation Board fit into the overall organizational structure of the Township, and how do park and recreation personnel fit into the structure?

Park and Recreation Board appointed by the Board of Commissioners as an Advisory Board.

Park and Recreation Personnel are part of the Public Works Department.



PARK AND RECREATION PROFILE: MAINTENANCE

Maintenance responsibilities, planning and adequacy is as follows:

1. List all personnel devoted to park maintenance:
20% of Public Works Department
or 1 full-time employee equivalent

2. The current maintenance program is as follows:
Regular seasonal maintenance, involving the cutting of the
grass/lawns, the removal of trash, the grooming of the play-
fields, and the plowing of certain roads, driveways and
parking areas, is conducted by the Public Works Department.

3. The responsibility for routine and special event maintenance is:
Director of Public Works

4. Overall maintenance could become more effective if:
Staff level person was in charge to relieve the Township
Manager. A part-time Park and Recreation Director could
become a full-time liaison with Park and Recreation Board,
and Public Works Department.

5. In which parks or recreational areas is the level of maintenance inadequate, relative to the condition of the facility?
None

6. What efforts have been undertaken to engage in risk management, through the inspection of equipment, play equipment and sites?
Inspection in spring
Insurance company checks in summer
Reinspection in fall
On-going, weekly inspections as needed

Refer to Appendix C for additional details

PARK AND RECREATION PROFILE: MAINTENANCE

7. List the major maintenance equipment currently used:

Item/Purpose	Age	Condition
<u>Tractor w/attachments</u>	<u>?</u>	<u>Good</u>
<u>Tractor w/attachments</u>	<u>?</u>	<u>Good</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

8. What additional equipment is needed to better maintain the parks and recreation area?

New tractor needed in 1996

9. Is there an equipment replacement program? X Yes No

10. What is the next major piece of equipment that will be purchased and when?

New tractor in 1996

CALN TOWNSHIP
OPEN SPACE, RECREATION AND ENVIRONMENTAL RESOURCES PLAN

APPENDIX C

MAINTENANCE/SAFETY INSPECTION CHECKLIST FOR PARKS, PLAYGROUNDS AND RECREATIONAL AREAS

Regular "checkups" provide evidence of the Township's efforts to provide safe, hazard-free, well maintained parks and recreational facilities. The following checklist is to be used to advance the Township's risk management program. The intent is to provide a constant liability watch on sites and facilities.

The decision to use the checklist at selected intervals will depend on the level of use and participation and the impact on the Township's ability to keep conditions safe. At a minimum the checklist is to be completed once in the spring and once during the summer months.

This checklist of safety and maintenance considerations is not intended to be complete, nor does failure to meet any one of these items suggest that the park and recreation facility is dangerous. A "No" response to any item serves only to identify a potential hazard. There are a variety of ways that potential hazards, once identified, may be abated. It may even be possible that items identified as potential hazards from this checklist are completely safe in a particular situation. This list is provided only as a tool to assist in the upkeep and safety appraisal process, not to replace rational decision making.

The Caln Township Parks and Recreation Department is the entity with responsibility for park and recreation area maintenance. Specifics, which reflect the Township's perspectives and unique concerns, should be added to this checklist when identified.

_____	_____	_____
Name of facility	Name of individual filing report	Date

Categories for Park Inspections (check those included)

- 1. Play equipment areas _____
- 2. Courts (basketball, tennis) _____
- 3. Playfields (baseball, soccer, football) _____
- 4. Pavilions _____
- 5. Parking Lots _____
- 6. Miscellaneous _____

CALN TOWNSHIP
 OPEN SPACE, RECREATION AND ENVIRONMENTAL RESOURCES PLAN

PLAY EQUIPMENT AREAS

<u>General Upkeep of Area</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>
1. Area free of debris, broken glass, nails or other dangerous debris	___	___	___
2. Adequate trash receptacles	___	___	___
3. Area free of broken or dead tree limbs overhead	___	___	___
4. Area free of evidence of vandalism, graffiti, etc.	___	___	___
 <u>Surfacing</u>			
1. Adequate protective surfacing under and around equipment	___	___	___
2. Surface material loose and not compacted	___	___	___
3. Area free of foreign objects within surface material	___	___	___
4. All concrete footings cushioned by surface material and not protruding	___	___	___
5. Area free of roots, rocks or other protruding objects	___	___	___
6. Area free of drainage problems	___	___	___
7. Surface containment material free of cracking or splintering	___	___	___
 <u>Equipment*</u>			
1. Slip resistant surfaces on all climbing and gripping apparatus in good condition	___	___	___
2. Chains on swinging equipment free of twists or kinks	___	___	___
3. Swing seats securely fastened to chains	___	___	___
4. All parts of apparatus free of cracks or other defects	___	___	___
5. Supports, anchors and footings intact	___	___	___
6. All bolts, nuts, screws, protective caps or plugs in place and secure	___	___	___
7. All surfaces of play equipment free of sharp edges	___	___	___
8. All wooden parts free of splinters, cracks, pointed edges or weak deteriorated spots	___	___	___

CALN TOWNSHIP
OPEN SPACE, RECREATION AND ENVIRONMENTAL RESOURCES PLAN

PLAY EQUIPMENT AREAS

<u>Equipment*</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>
9. All rails, rungs, seats and steps intact	___	___	___
10. All painted surfaces free of chips or peeling	___	___	___
11. All metals surfaces free of rust or corrosion	___	___	___
12. Area free of obstacles in equipment use zones	___	___	___

*Check for any damage (i.e., broken or missing components) to equipment caused by vandalism and wear; for example, check for any broken or missing handrails, guardrails, protective barriers, and steps or rungs on ladders. Check for potential clothing entanglement hazards, such as open S-hooks. Check for pinch, crush, and shearing points or exposed moving parts. Check all equipment for rust, rot, cracks and splinters. Check for unstable anchoring of equipment. Check for any loose or worn connecting, covering, or fastening hardware devices: for example, check the S-hooks at both ends of suspending elements of swings and all connection points on flexible climbing devices for wear. Check all moving parts, such as swing bearing hangers, for wear.

IF ANY "NO" RESPONSES, PLEASE EXPLAIN _____

CALN TOWNSHIP
 OPEN SPACE, RECREATION AND ENVIRONMENTAL RESOURCES PLAN

COURTS (Basketball, Tennis)

<u>Surface</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>
1. Playing surface free of depressions, holes or uneven raised cracks	---	---	---
2. Playing area free of litter, broken glass, sand, stones and other hazardous debris	---	---	---
3. Court lines visible	---	---	---
4. Court edge level with ground	---	---	---

Fencing

1. Fencing, netting and supporting poles intact and free of protrusions and other hazards	---	---	---
2. All gates secured and operating properly	---	---	---

Posts, Poles, Equipment

1. Tennis net support poles secured	---	---	---
2. Tennis nets secured with no rips or tears	---	---	---
3. Post, backboard and footing secured	---	---	---
4. Basketball rims intact and not bent	---	---	---
5. Basketball nets intact with no rips or tears	---	---	---

IF ANY "NO" RESPONSES, PLEASE EXPLAIN _____

CALN TOWNSHIP
 OPEN SPACE, RECREATION AND ENVIRONMENTAL RESOURCES PLAN

PLAYFIELDS (Baseball, Soccer, Football)

<u>Playing Surface</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>
1. Free of depressions, rocks or other hazards	___	___	___
2. Grass appropriate height	___	___	___
3. Grass surface free of bald spots or wet spots	___	___	___
4. Skinned areas well groomed, free of depressions, rock and other hazards	___	___	___
5. Diamond-tex uniform in depth	___	___	___
6. Where bases are used, areas around bases smooth and level with bottom of base	___	___	___
<u>Fences, Backstops, Goal Posts</u>			
1. Goals and fences free of hooks, protruding fastening devices, sharp edges, rust and corrosion	___	___	___
2. Fences appropriate distances from playing area	___	___	___
3. All post foundations secure	___	___	___
<u>Bleachers</u>			
1. Seating for spectators and players adequate distance from playing area	___	___	___
2. Spectator bleachers intact with no loose boards or fittings	___	___	___
3. Area under bleachers free of debris	___	___	___
4. Concrete or asphalt pads in good condition	___	___	___
<u>Lighting</u>			
1. All luminaires working	___	___	___
2. All luminaire shields in place	___	___	___
3. Light box and fence enclosure secured by locks	___	___	___
4. Lighting adequate for night time use	___	___	___

IF ANY "NO" RESPONSES, PLEASE EXPLAIN _____

CALN TOWNSHIP
OPEN SPACE, RECREATION AND ENVIRONMENTAL RESOURCES PLAN

PAVILIONS

	<u>YES</u>	<u>NO</u>	<u>N/A</u>
1. All wood free of splinters, cracks or weak deteriorated parts	___	___	___
2. All footings and cross members secured	___	___	___
3. All roof materials, i.e., shingles, corrugated metal, in place and intact	___	___	___
4. Asphalt or cement surface under pavilion free of depressions, holes or uneven raised cracks	___	___	___
5. Surface free of litter, broken glass, stones or other debris	___	___	___
6. Light fixtures intact and functioning properly	___	___	___
7. Electric outlets intact and functioning	___	___	___

IF ANY "NO" RESPONSES, PLEASE EXPLAIN _____

CALN TOWNSHIP
OPEN SPACE, RECREATION AND ENVIRONMENTAL RESOURCES PLAN

PARKING LOTS

	<u>YES</u>	<u>NO</u>	<u>N/A</u>
1. Paved surface in good condition with no cracking, uneven surfaces or depressions	___	___	___
2. Wheel stops intact and secure	___	___	___
3. Line stripes are visible and uniform	___	___	___
4. Handicapped parking sign and handicapped decal marking in place	___	___	___
5. Area free of debris, broken glass, etc.	___	___	___
6. Area free of weeds	___	___	___
7. Curbing in good condition	___	___	___

IF ANY "NO" RESPONSES, PLEASE EXPLAIN _____

MISCELLANEOUS

Benches

	<u>YES</u>	<u>NO</u>	<u>N/A</u>
1. Benches secured	___	___	___
2. Wood slats intact with no splintering present	___	___	___
3. Benches free of weak or cracked wood slats	___	___	___
4. All bolts, nuts and screws in place and secure	___	___	___

Picnic Tables

1. All bolts, nuts and screws in place and secure	___	___	___
2. Wood boards intact with no weak or cracked boards and splintering	___	___	___

Signs

1. All signs in place	___	___	___
2. All footings secured	___	___	___
3. Wood boards intact with no cracking or splintering present	___	___	___
4. Sign lettering readable	___	___	___

Sidewalks and Walkways

1. Surface condition free of cracks, potholes, heaving or any uneven surfaces	___	___	___
2. Surface free of debris	___	___	___
3. Surface free of weeds and grass growing through cracks	___	___	___

Fences

1. Properly secured	___	___	___
2. Free of jagged edges	___	___	___
3. Free of rust	___	___	___

Waste Receptacles

1. Sufficient number present	___	___	___
2. Receptacles in their proper locations	___	___	___
3. Tops to receptacles in place	___	___	___
4. All receptacles in good condition	___	___	___

CALN TOWNSHIP
 OPEN SPACE, RECREATION AND ENVIRONMENTAL RESOURCES PLAN

<u>Other</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>
1. Area free of broken or dead limbs	___	___	___
2. Area free of dead trees	___	___	___
3. Trees are properly pruned	___	___	___
4. General turf condition is free of depressions, rocks or other hazards	___	___	___
5. Grass surface free of bald spots or wet spots	___	___	___
6. All monuments secured in place with no evidence of loose mortar	___	___	___
7. Drinking fountains in good conditions	___	___	___
8. Buildings in good condition	___	___	___
9. Area(s) free of weed growth	___	___	___
10. Mulched areas are uniform in depth	___	___	___
11. Stream bank is stabilized	___	___	___
12. Bollards are straight, with no splintering or damage present	___	___	___
13. Curbing in good condition	___	___	___

IF ANY "NO" RESPONSES, PLEASE EXPLAIN _____



RESOLUTION 1995 - 22

A RESOLUTION ADOPTING THE OPEN SPACE, RECREATION, AND ENVIRONMENTAL RESOURCES PLAN OF CALN TOWNSHIP :

WHEREAS, the Board of Commissioners of the Township of Caln is empowered by law to promulgate and adopt an Open Space, Recreation and Environmental Resources Plan; and

WHEREAS, the recreation needs of the Township's citizens must be determined and satisfied in accordance with an orderly pattern of park and recreational development, based upon recognized standards and criteria; and

WHEREAS, the Board of Commissioners, in conjunction with Caln Township Recreation and Open Space Task Force, and the Consultant, Thomas Comitta Associates, Inc., have prepared the Caln Township Open Space, Recreation and Environmental Resources Plan in accordance with the standards of the Chester County Heritage Park and Open Space Municipal Grant program; and

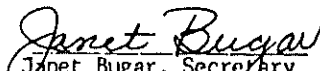
WHEREAS, the Township is authorized by Section 503 of the Pennsylvania Municipalities Planning Code to adopt regulations in its Subdivision and Land Development Ordinance requiring the public dedication of land suitable for parks or the construction of recreational facilities, the payment of fees in lieu thereof, the private reservation of land, or a combination thereof, for park and recreation purposes, provided that the Township has a formally adopted recreation plan; and

WHEREAS, it is the intention of the Board of Commissioners that this Resolution adopting the Caln Township Open Space, Recreation and Environmental Resources Plan accomplish the foregoing purposes.

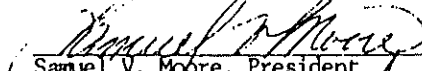
NOW, THEREFORE, be it RESOLVED that the Board of Commissioners of the Township of Caln formally adopts the attached Open Space, Recreation and Environmental Resources Plan, dated July 27, 1995.

RESOLVED, this 27th day of July, 1995, from and after which date the said Plan shall be in full force and effect.

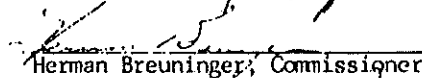
ATTEST:


Janet Bugar, Secretary

CALN TOWNSHIP BOARD OF COMMISSIONERS:


Samuel V. Moore, President


Edward Masterstone, Vice President


Herman Breuning, Commissioner


Maria Steele, Commissioner


Leona Mendenhall, Commissioner