

PRELIMINARY

# EMBREEVILLE PARK MASTER PLAN

WEST BRADFORD TOWNSHIP - CHESTER COUNTY PA

Revised: February 28, 2023

December 21, 2022

# ACKNOWLEDGMENTS

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## Board of Supervisors

Laurie W. Abele, Chairwoman  
Jack M. Hines, Jr., Vice Chairman  
Kevin Houghton

## Master Plan Steering Committee

Jack M. Hines, Jr. (Board of Supervisors)  
Christopher Parker (Planning Commission; Resident/Adjacent Land Owner)  
Matthew Downs (Historical Commission)  
Bobbie Ekdahl (Resident/Adjacent Land Owner)  
Carol Crothers (Recreation Commission)  
Lyle Frederick (Land Preservation & Sustainability Committee)  
Mark Slouf (Friends of Martin's Tavern)  
John Beck (WBYA Representative)

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# 1. INTRODUCTION

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The Embreeville Property that is part of this Master Plan is comprised of 163 acres. In addition, the Lieds Property which abuts the Embreeville Property to the west is also part of this master planning effort. The property is steeped in history, and has the potential to become a great asset to the community.

West Bradford Township began the process of land acquisition of the Embreeville Property in 2019 , and has decided to transform the property into a park with recreational and municipal uses, with the protection and restoration of natural resources. The transfer of ownership of the property will take place in 2023.

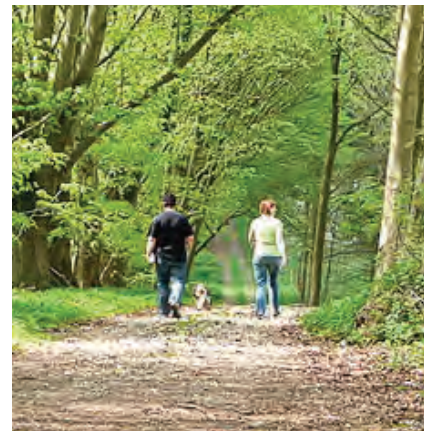
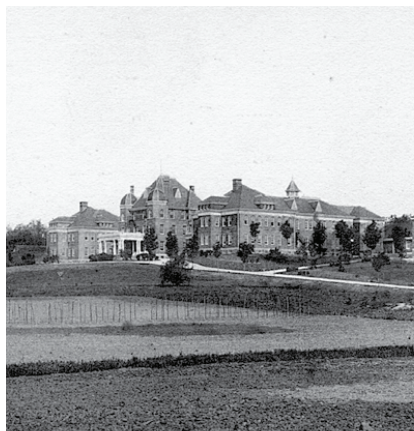
During the Preliminary planning and design process many site opportunities were evaluated, in order to:

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

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

This Preliminary Master Plan report presents the initial ideas and concepts for the Master Plan of the Embreeville Park property, and are based on the current knowledge. The Master Plan will be further refined and detailed during the Final Master Plan process after the Board of Supervisors makes a recommendation on the concepts presented in this Preliminary Master Plan. The concepts presented in this Preliminary Plan may change after further analysis and additional studies are conducted.

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





## 2. BACKGROUND & HISTORY OF THE SITE

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

Embreeville opened in 1798 as Chester County Almshouse (Poorhouse). It was originally used for the poor, neglected and “insane”. The original building was a stately 3-story brick structure with dormer windows and turrets, and stood on a hilltop overlooking the Brandywine Creek.



Almshouse (Poorhouse)

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

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

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

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

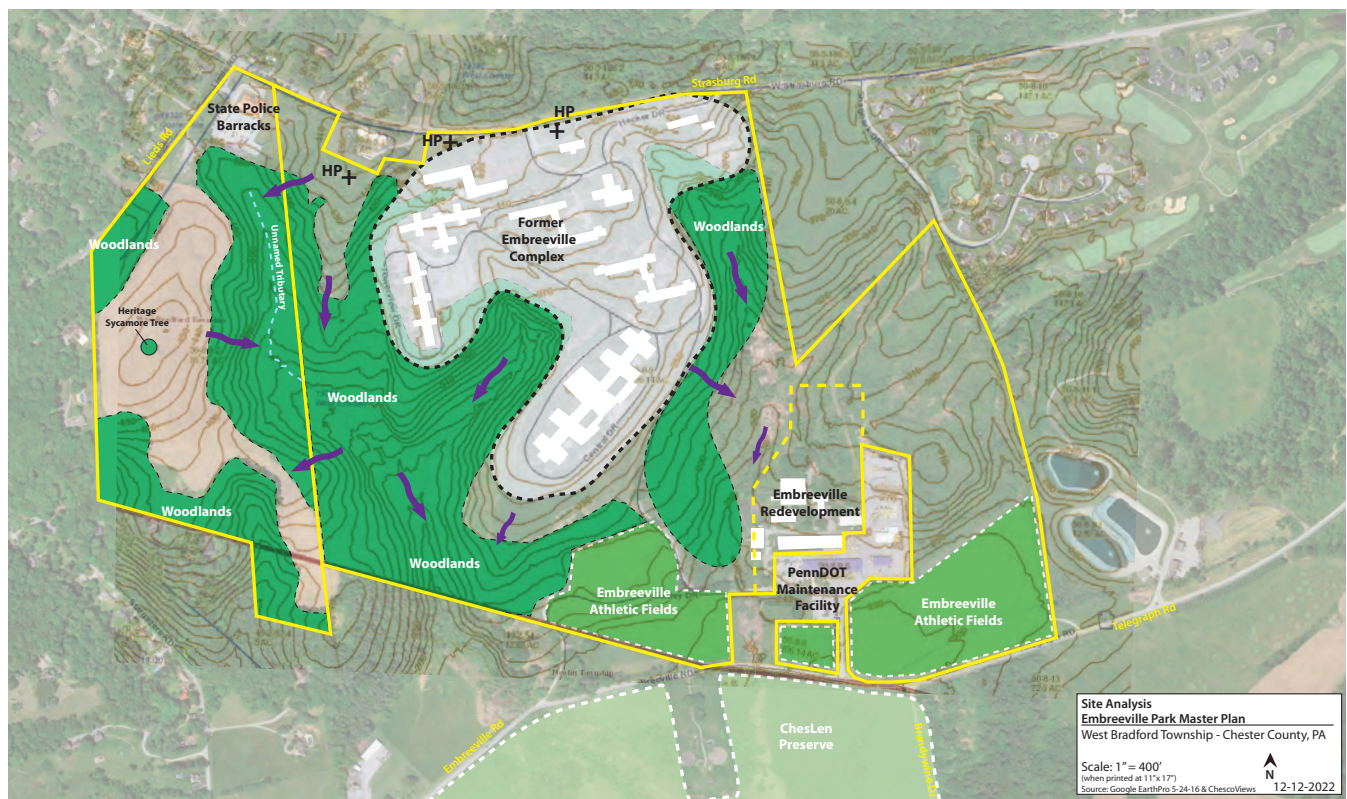
### 3. EXISTING CONDITIONS & SITE ANALYSIS

The approximately 201 acre property includes woodlands, meadows/farmed areas, a stream, athletic fields, and the area in the central portion of the site where the former Embreeville State Hospital complex was located. This portion of the site contains the areas that are more level and conducive for programmed facilities and activities. Currently athletic fields are located in the southeastern portion of the site, which also enjoys flatter conditions. The woodland portions of the site contain steeply sloping conditions, and are better suited for passive recreation and preservation. An unnamed tributary stream runs from the northwest portion of the site towards the southeast, and has steeply sloping conditions down towards the stream.

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

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

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



Site Analysis  
(See Appendix C)

## 4. PUBLIC INPUT

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

### Public Visioning Workshop

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



Public Visioning Workshop

The Key Take-Aways from the Public Visioning Workshop are included in Appendix A.

### Community Survey

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



Steering Committee Meeting

Survey results are included in Appendix B.

### Overarching Take-Aways

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

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



## 5. PREFERRED FACILITIES & ACTIVITIES

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

### Facilities

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

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

### Activities and Special Events

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

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



Picnic Pavilion



Meadows and Open Space



Trails



## 6. GUIDING PRINCIPLES

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

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

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

### **PASSIVE & ACTIVE RECREATION**



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

### **OPEN SPACE, NATURAL RESOURCES, & HISTORICAL SIGNIFICANCE**



- + Preserve Open Space and protect Natural Resources, including: woodlands, meadows, stream, wildlife, and scenic vistas.
- + Recognize the Historical significance of the property.
- + Provide nature and historic educational opportunities.

### **SPECIAL EVENTS & COMMUNITY GATHERING**



- + Provide programming at the Park that enables opportunities for Special Events and Community Gathering.
- + Provide families, community groups, and people of all ages and abilities with outdoor event and recreation opportunities.

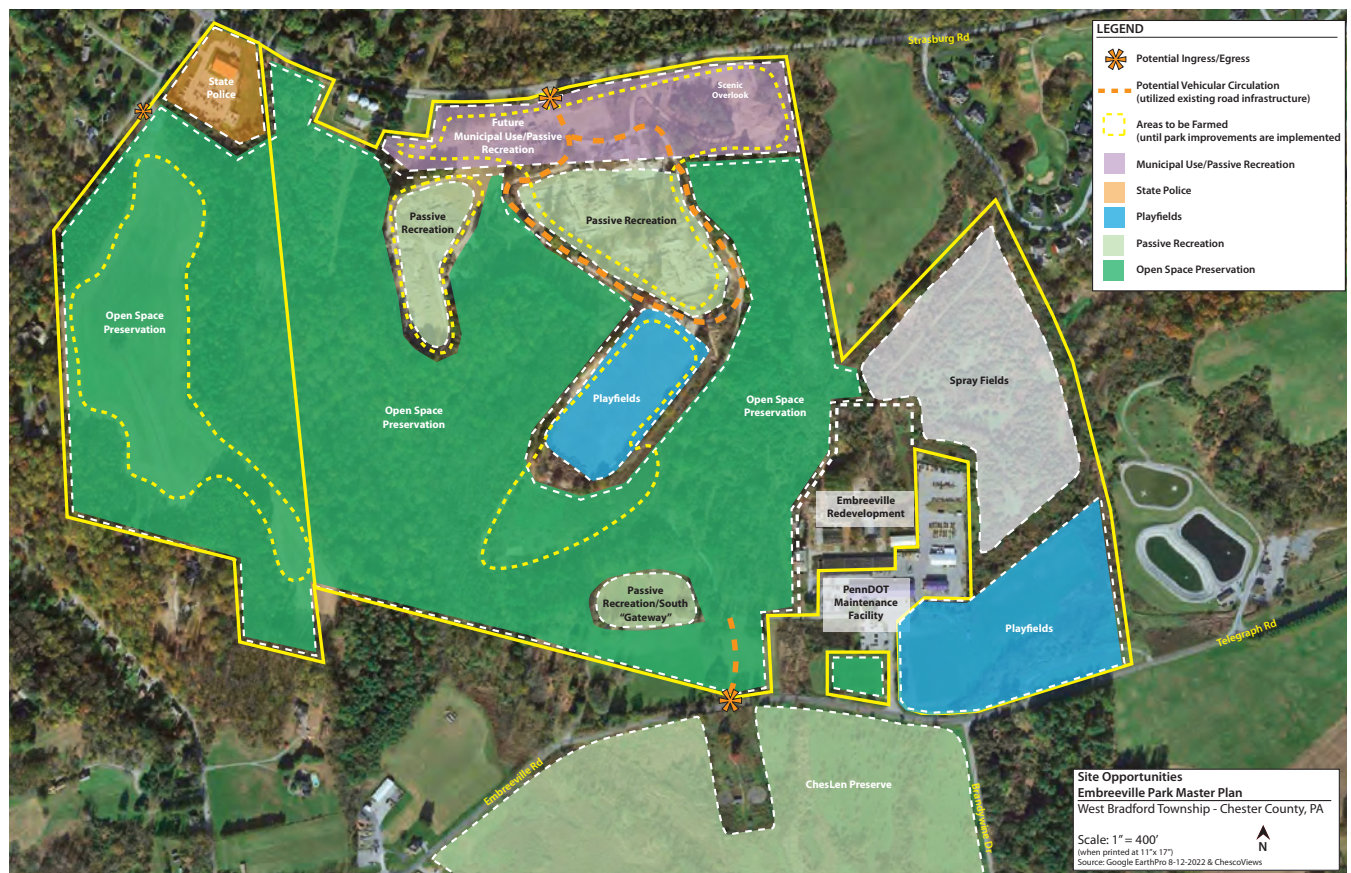
## 7. SITE OPPORTUNITIES

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

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

The woodland, meadow/farmed areas, and steeply sloped areas of the site provide opportunities for passive recreation such as trails, as well as the preservation of open space and natural resources. Portions of the property that are flat and were previous locations of buildings will continue to be farmed prior to the implementation of park improvements.

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



Site Opportunities  
(See Appendix D)

## 8. OTHER WEST BRADFORD TOWNSHIP PARK FACILITIES

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

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

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



## 9. PHASE 1 FACILITIES

The Phase 1 Park Improvements will be the focus for implementation within the next 10 years. The Conceptual Master Plan illustrates the Phase 1 Park Improvements (See Appendix E). Portions of the property that are flat and were previous locations of buildings will be initially farmed. As park improvement and facilities are implemented during Phase 1 (and in future phases), these farmed areas will be converted to future park facilities, and will no longer be farmed.

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

The phasing and sequencing of the Phase 1 Park Improvements will be further refined during the Final Master Plan process. In addition, further evaluation of the need and quantity of each facility/improvement will be further evaluated during the Final Master Plan process.

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

### Natural and Cultural Resource Protection -

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

### Passive Recreation -

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

### Active Recreation -

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

### Community and Functional-

- + Parking
- + Restrooms/Portable Toilets
- + Scout Area/Camping

### Special Events -

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



Pollinator Garden



Multipurpose Fields



Scout Camping



# 10. FUTURE PHASE FACILITIES

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

The facilities to consider in future Phases may include:

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



Natural Amphitheater



Mountain Biking

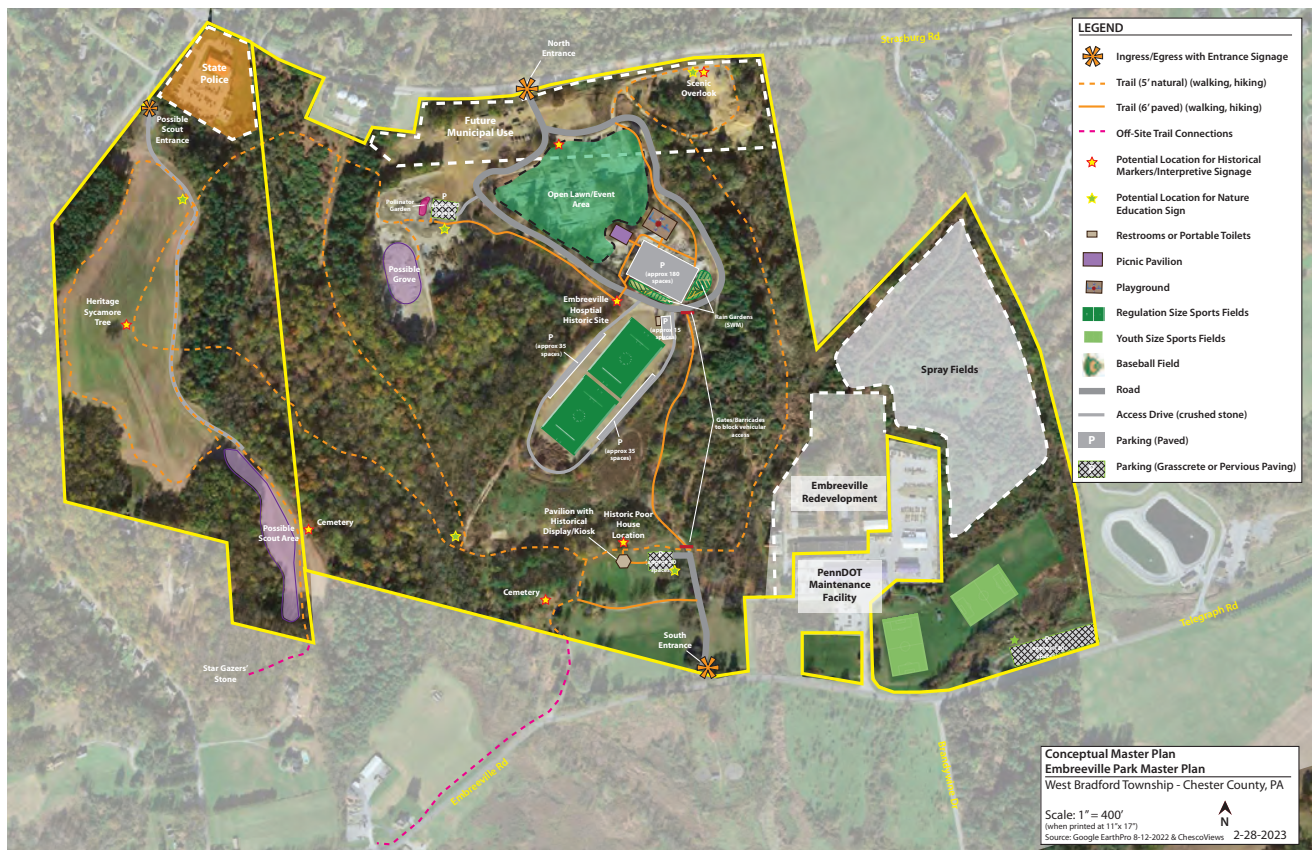


Disc Golf

# 11. CONCEPTUAL MASTER PLAN

The Conceptual Master Plan illustrates the proposed facilities for Phase 1, and provides a conceptual layout to guide future park improvements. This Conceptual Master Plan will be the focus for Park improvements over the next 10 years.

Portions of the property that are flat and were previous locations of buildings will be initially farmed. The areas proposed to be initially farmed are depicted on the Site Opportunities Plan (see Appendix D). The farmed areas will be converted as park improvement and facilities that are illustrated on the Conceptual Master Plan are implemented during Phase 1 (and in future phases).



Conceptual Master Plan  
(See Appendix E)



## 12. PRE-DESIGN COST ESTIMATE

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The preliminary Cost Estimate for Phase 1 Improvements is included on page 15. This Cost Estimate outlines the initial costs for improvements. It will be further detailed and refined in the Final Master Plan report. In addition, during the Final Master Planning each facility and improvement will be evaluated in order to determine the feasibility relative to the long term costs, maintenance, and the actual need for each facility. The Township should allocate at least 4% of all capital improvements per year, for related maintenance and park operations.

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

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

Funding sources and implementation will be further detailed in the Final Master Plan Report.



## 12. PRE-DESIGN COST ESTIMATE (CONT.)

Improvement/Facility	Quantity/Description	Unit Cost	Pre-Design Cost Estimate (2023 Dollars)
1. Meadows/Open Space Area	4 areas to be farmed	\$0.00	\$0.00
2. Natural Resource Preservation & Protection (removal of invasives, trees in poor condition, etc)	Focus on upland area of former buildings	\$36,000	\$36,000
3. Nature Education Signage	6 signs	\$2,000	\$12,000
4. Historical Markers/Interpretive Signage	6 signs	\$2,000	\$12,000
5. Grove Area	Gardens	\$39,000	\$39,000
6. Historical Pavilion with Display/Kiosk	Pavilion with Historical Informational Signage/Display	\$60,000	\$60,000
7. Open Lawn/Event Area (final grading, seeding)	1 (≈7.5 acres)	\$30,000/acre	\$225,000
8. Picnic Areas and Pavilion	6 picnic tables, 2 trash receptacles, and 1 pavilion	\$64,000	\$64,000
9. Playground	1 playground equipment, mulching, 3 benches	\$49,000	\$49,000
10. Pollinator Garden	1 (3,000 sq ft)	\$24,000	\$24,000
11. Rain Garden	2 (27,000 sq ft)	\$31,000	\$62,000
12. Trails (6' wide paved) (2,785 linear ft (new) and 2,531 linear ft road retrofitting)	16,710 sq ft (new) (15,186 sq ft retrofit)	\$10/sf (\$9/sf)	\$303,774
13. Trails (5' wide natural)	17,500 linear ft	\$30/lf	\$525,000
14. Trail Connections	2,000 linear ft	\$30/lf	\$60,000
15. Sports Fields (regulation size)	2	\$570,000	\$1,140,000
16. Youth Sports Fields (rehabilitation)	2	\$250,000	\$500,000
17. Parking (paved)	91,000 sq ft	\$12/sf	\$1,092,000
18. Parking (pervious paving)	90,000 sq ft	\$13/sf	\$1,170,000
19. Restrooms (or Portable Toilets)	1,000 sq ft building (or 5 Portable Toilets)	\$40,000 (\$100/month/toilet)	\$40,000 (\$6,000/year)
20. Scout Area/Camping	Area for camping/scout use	\$0.00	\$0.00
21. Roads (25' wide road resurfacing) (4,000 linear ft)	100,000 sq ft	\$12/sf	\$1,200,000
22. Road (12' wide new crushed stone access drives) (4,500 linear ft)	54,000 sq ft	\$9/sf	\$488,000
23. Infrastructure and Stormwater Management	Swales, drainage, pipes, head & end walls	\$98,000	\$98,000
24. Topographic Survey of existing conditions after demolition	2 foot contour interval	\$65,000	\$65,000
25. Entrance Signage	2 signs	\$6,000	\$12,000
26. Wayfinding Signage	4 signs	\$850	\$3,400
27. Road Gate/Barricade	2 Gates	\$3,500	\$7,000

**Subtotal:** \$7,287,174.00\*  
**Contingency (20%):** \$1,457,435.80

**Total:** \$8,744,608.80 \*

\* This cost includes \$40,000 for a Restroom (vs portable toilets on a yearly basis)

Note: Please refer to the Preliminary Master Plan report dated 2-28-2023 for additional information.



# APPENDICES

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Public Input

- Appendix A     Public Workshop Key Take-Aways
- Appendix B     Community Survey Results

Maps

- Appendix C     Site Analysis
- Appendix D     Site Opportunities
- Appendix E     Conceptual Master Plan

# APPENDIX A

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## *Public Workshop Key Take-Aways*



THOMAS COMITTA ASSOCIATES, INC.  
Town Planners & Landscape Architects

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

**PUBLIC VISIONING WORKSHOP**

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

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

# APPENDIX B

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## *Community Survey Results*

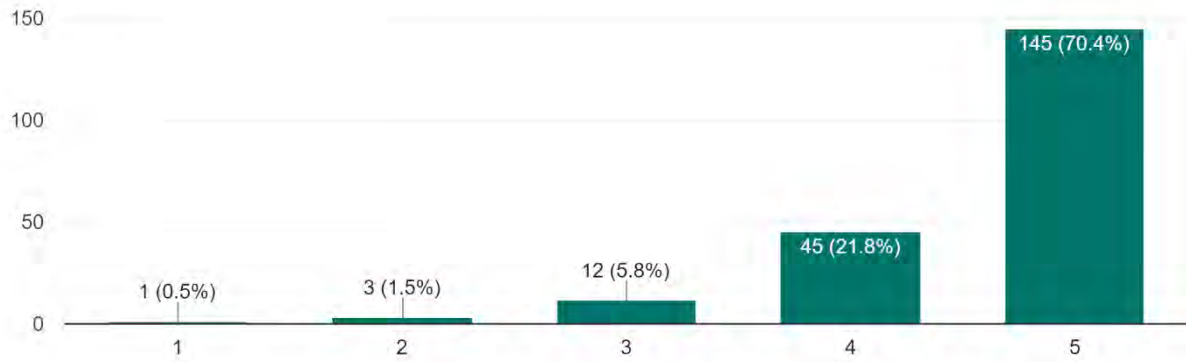


## **Embreeville Park Master Plan Survey Results (Questions 2-14)**

### **Question #2**

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

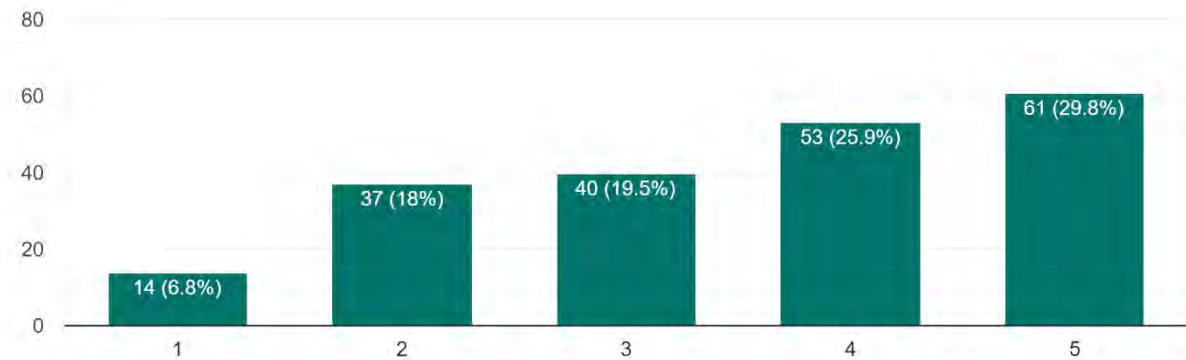
206 responses



### **Question #3**

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

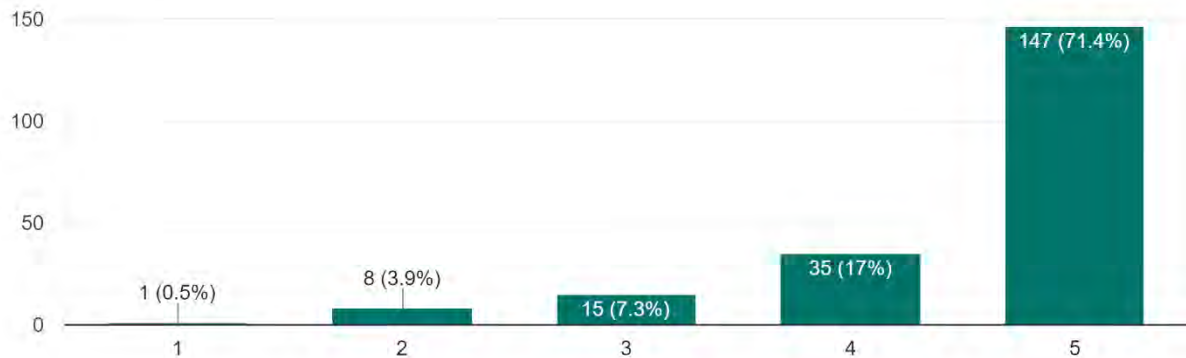
205 responses



#### **Question #4**

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

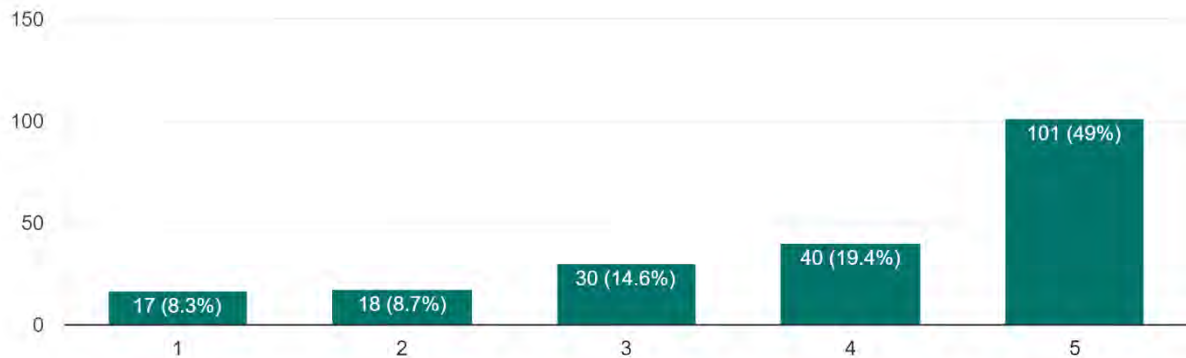
206 responses



#### **Question #5**

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

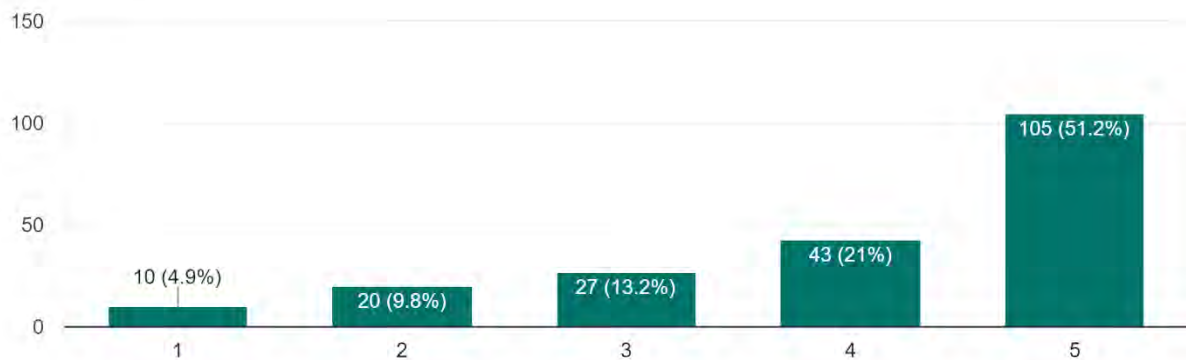
206 responses



### Question #6

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

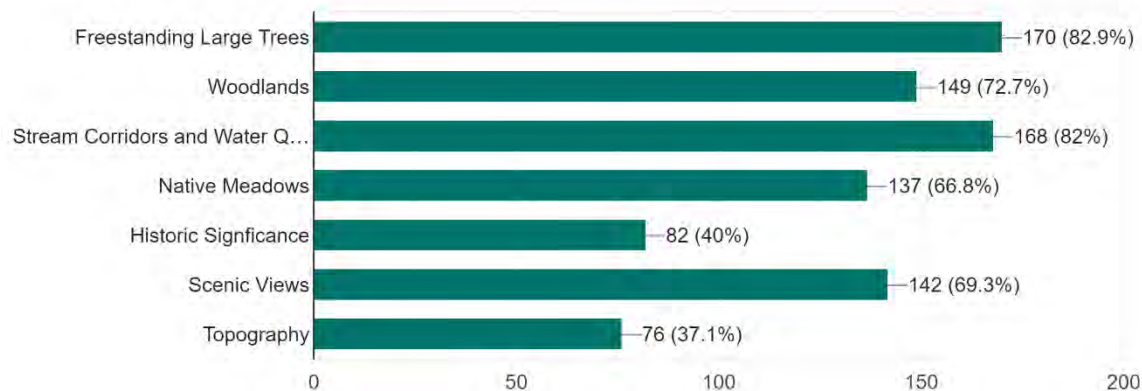
205 responses



### Question #7

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

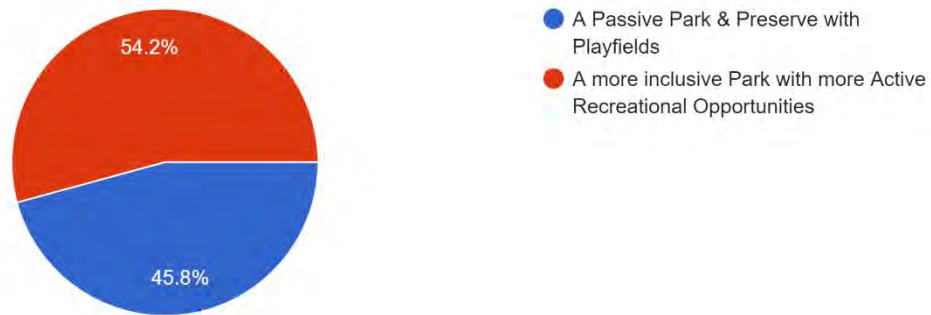
205 responses



### **Question #8**

How do you envision the future of the Embreeville Property?

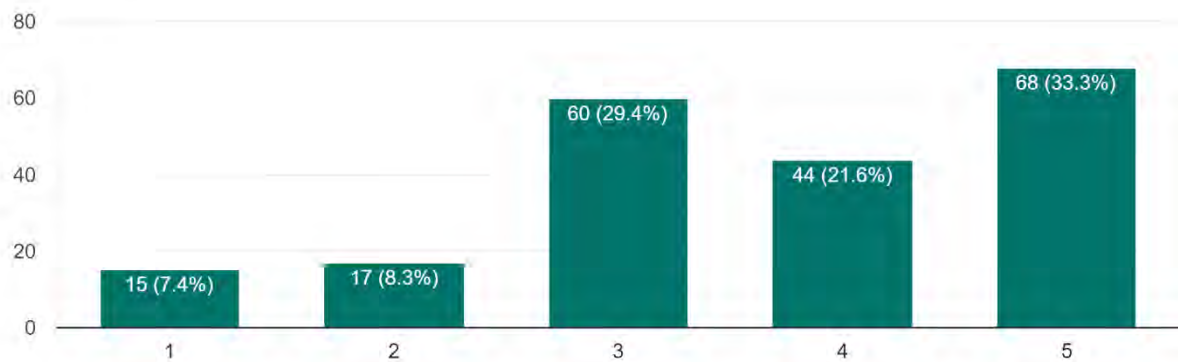
201 responses



### **Question #9**

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

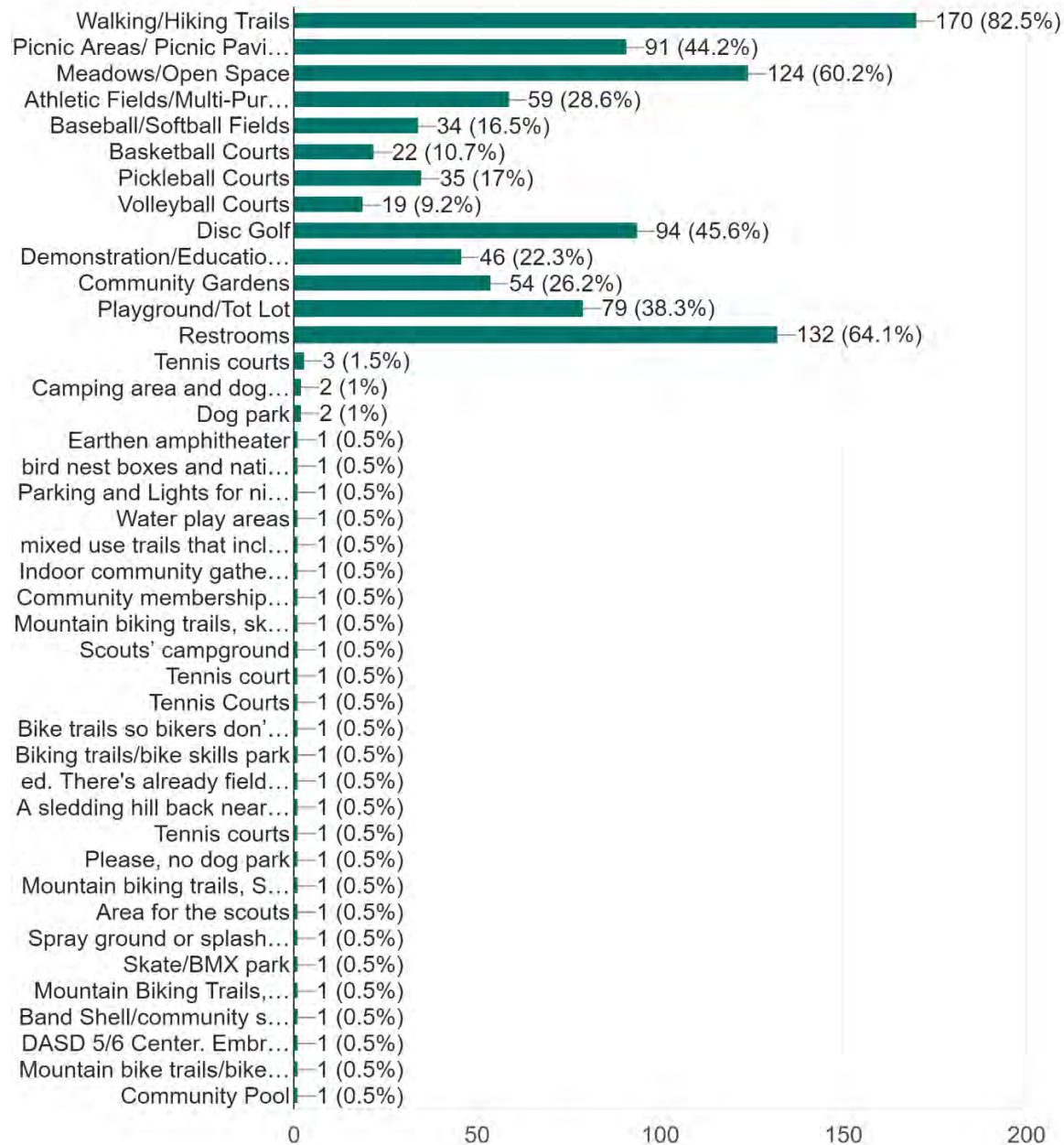
204 responses



## Question #10

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

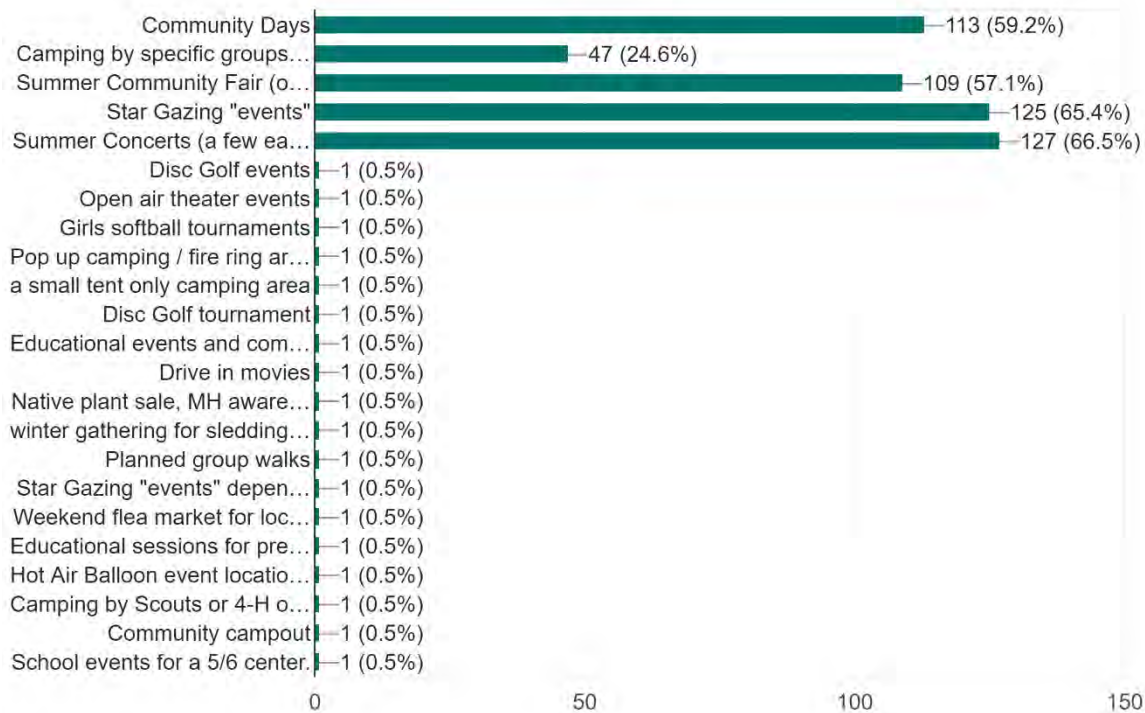
206 responses



## Question #11

## What Special Events would you like to see at the Embreeville property?

191 responses



## Question #12

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

(Raw Data)

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

Trails
I would love to see a disc golf course on this property.
I would love a disc golf course here!
Disc Golf
Disc Golf
Disc golf
Trail system for hiking and mt biking. A professional disc golf course.
Disc golf
Open space
More open space to enjoy/ hiking!
Disc golf
Hiking/Walking
Natural land restoration
Active, mixed use property that appeals more to families.
Disc golf, running trails, playgrounds
I would love for their to be a disc golf course installed.
Open space and recreation sports fields for our kids
Walking trails and scenic views with history of area
Amphitheater
Disc golf and pickle ball
Opportunities to appreciate nature.
Disc golf course
Disc golf course, walking trails
Mixture of passive and active recreation so everyone can enjoy the property.
Walking trails and a playground area.
Walking/running, biking, bird watching, community gathering space
Disc golf would be an amazing use of the property and involves so many locals!
Active trails and unique sports
Enjoying nature
Getting people outside!
Disc Golf
Passive recreational activities
A full 18 hole disc golf course
Undeveloped Open space
playing fields, community pool, walking biking trails
Open Space not built up with houses



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

Preserving natural land and allowing people to appreciate the simple beauty of nature. Simple=best
A mix of recreation (there are not enough fields currently for kids) and passive enjoyment of natural surroundings.
More green less pavement
Open space that is environmentally sound for our residents both human and animal use. A place to relax and enjoy the outdoors as well as an educational facility to learn more about our environment
We need more and better recreational fields. Mix that with the natural surroundings and interactive adventures like walking and fitness trails, disc and foot golf courses meandering the property, etc. No more unsightly playgrounds that aren't used!
Walking trails, Play area, picnic area including pavilion
An area for local scouts would be amazing! The local troops are all contributing members to our community, providing them a space would really encourage more young people to focus their energy on bettering their communities
Passive recreation. Most of our Community parks are geared toward Organized sports. None of us would prefer it not being developed for that.
Passive recreation similar to Natural Lands Trust
Open space dedicated to preserve the beauty of Chester county
Open space for scout camping, hiking trails and nature area. Would love a dog park.
Open space for scout camping, hiking trails and nature area. Would love a dog park.
Recreational, baseball fields, hiking/running trails
Activities that work well with the park in a very natural state (disc golf, geocaching, hiking, etc)
Walking\Hiking trail with fresh air to breathe
Area for the scout troops to be able to use for their education of our youth.
Recreational area for children and walking trails
soccer fields and hiking trails
Walking/running paths, camping opportunities
Disc golf course
walking trails
Hiking
Softball fields
Would like to see some of the property designated for Scout Cabin to be used by 2 Troops and 2 Cub Packs
giving the scouts a camp
Soccer fields
Nature preserve
The park has the opportunity to offer something more than your generic ordinary park. We often travel hours to utilize unique parks and envision Embreeville being that for someone near and far
A park with a dog park included
Habitat restoration with hiking/biking trails.
Walking trails
Hoping that we do a very passive park much like ChesLen or Stroud. Concerns about security and lighting and through traffic will impact what kind of events that the park will be able to host.. I hope that we can capture the beauty of nature and allow people to have a quiet place to enjoy a natural

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

(Summarized Data)

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



### **Question #13**

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

(Raw Data)

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

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

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

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



(Summarized Data)

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

#### **Question #14**

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

(Raw Data)

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

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

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



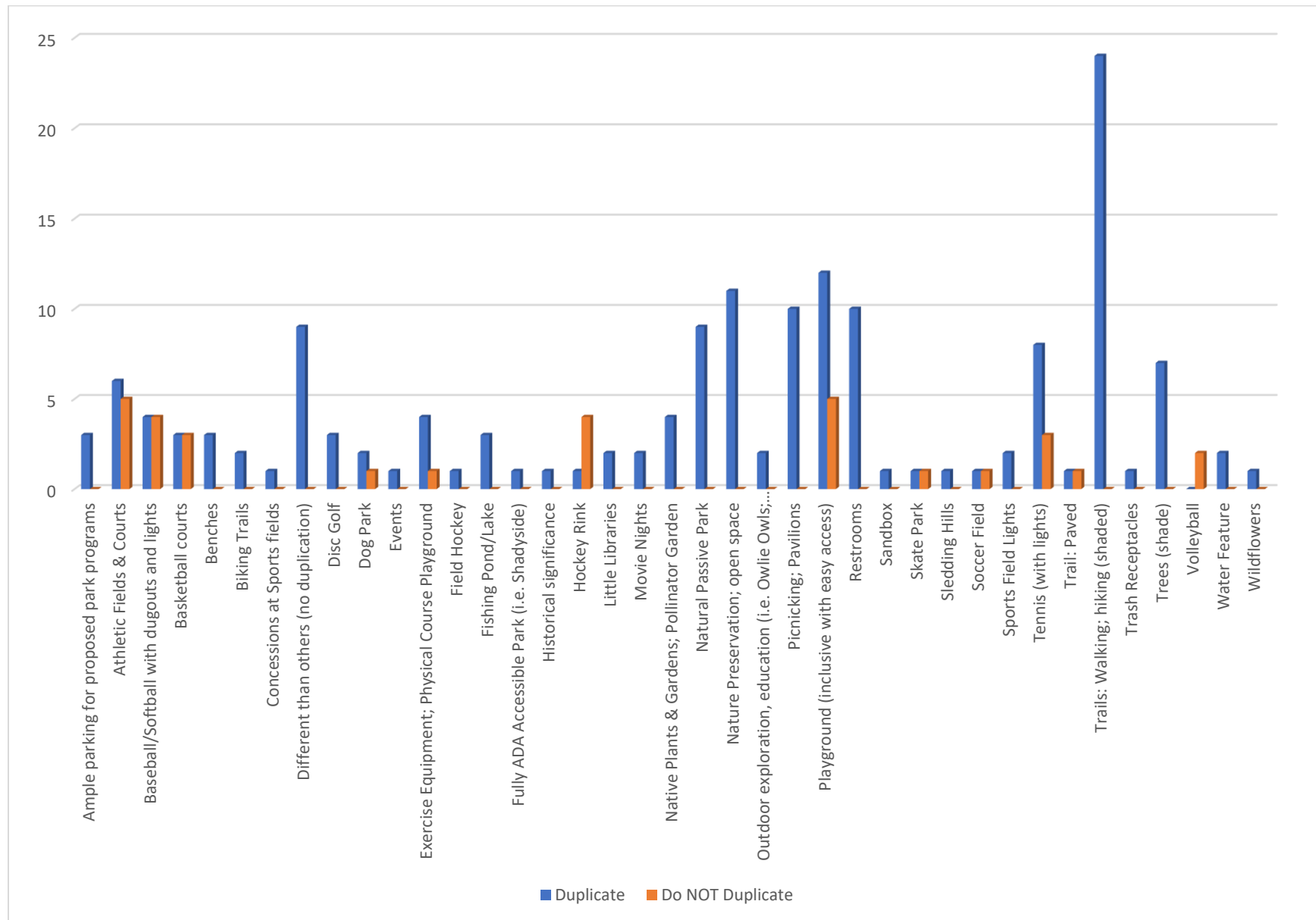
Lake/pond
No basketball court. You already have two. Dog park. Dog water fountain. No playground equipment. Already exists at the other two parks.
Coatesville
Romansville
Why reinvent the wheel? Instead revel in the uniqueness of a passive park. Also, with hard times possibly coming in the future (recession,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

(Summarized Data)

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

### Question #14

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

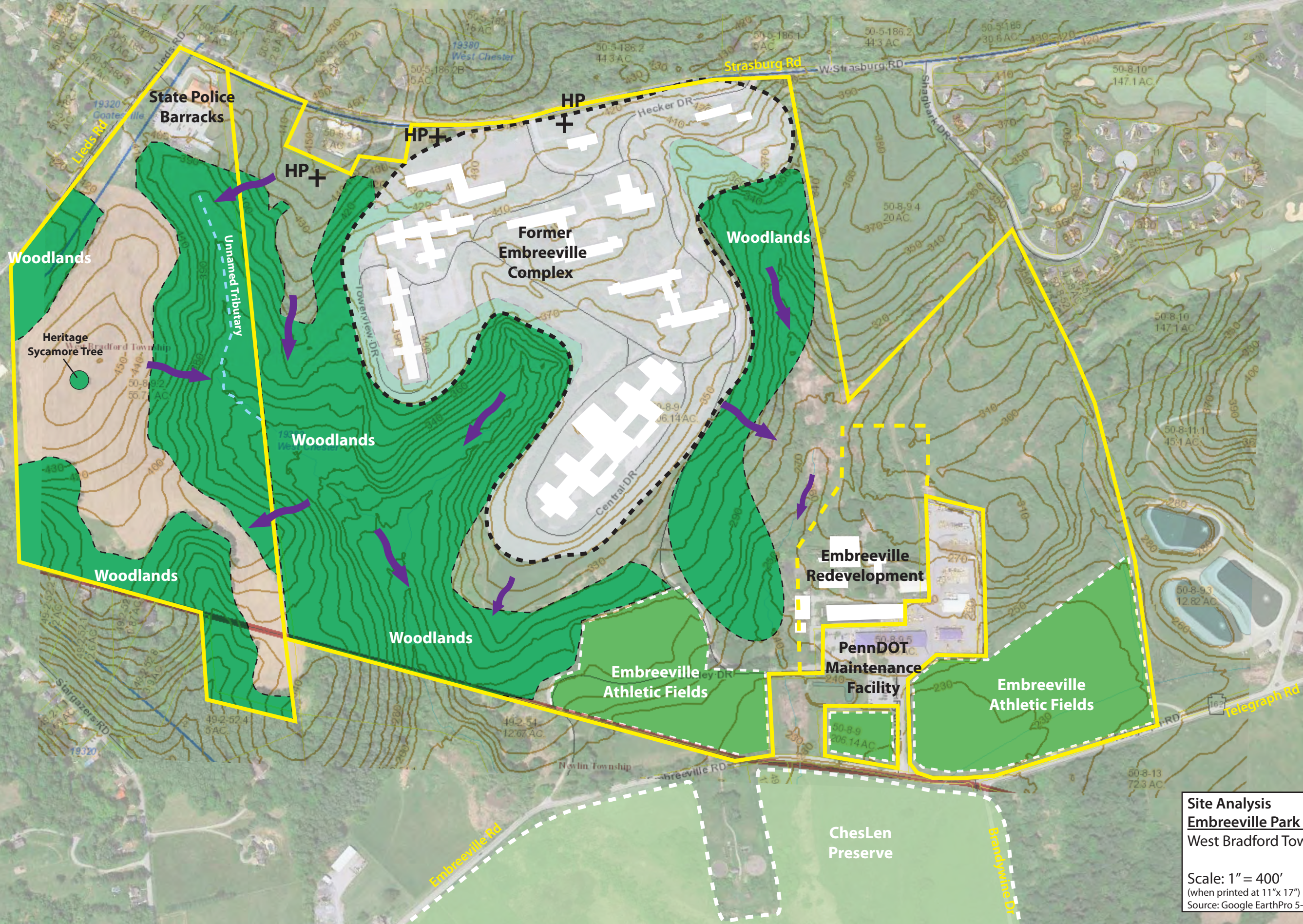


# APPENDIX C

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## *Site Analysis*





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

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

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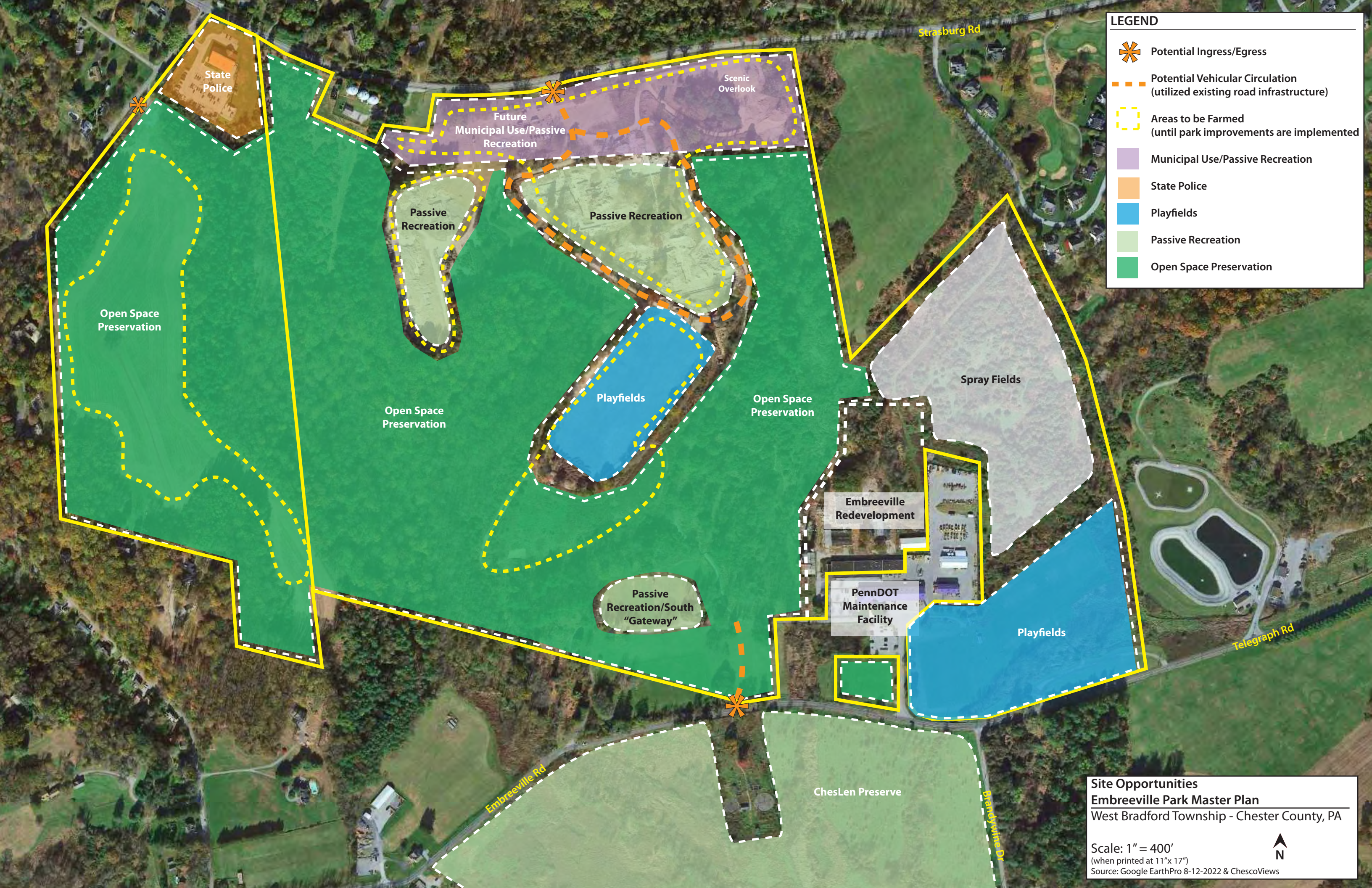


# APPENDIX D

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## *Site Opportunities*





LEGEND

Potential Ingress/Egress

Potential Vehicular Circulation  
(utilized existing road infrastructure)

Areas to be Farmed  
(until park improvements are implemented)

Municipal Use/Passive Recreation

State Police

Playfields

Passive Recreation

Open Space Preservation

Site Opportunities

Embreeville Park Master Plan

West Bradford Township - Chester County, PA

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

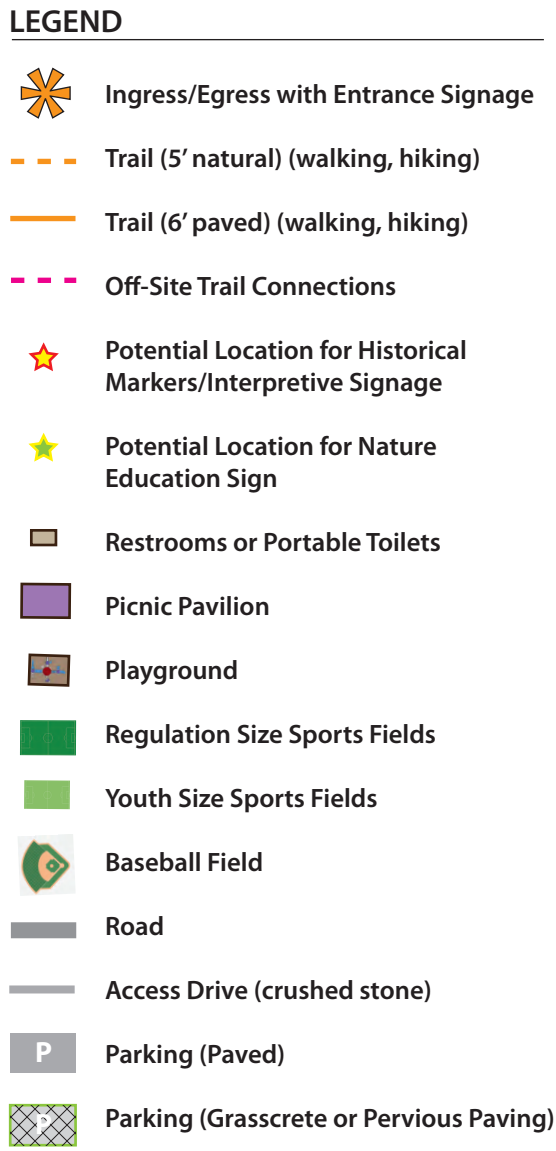


# APPENDIX E

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## *Conceptual Master Plan*





Scale: 1" = 400'  
(when printed at 11"x 17")  
Source: Google EarthPro 8-12-2022 & ChescoViews 2-28-2023