

# Appendix C—Evaluation of Proposed Greenways

This Appendix is a supplement to information presented in Chapter 3—Connect People regarding Greenways. This Appendix summarizes the planning and evaluation process, including public input received, for two greenways that were considered as part of the planning process.

## Proposed Greenways

During the planning process, two potential greenways were identified to serve the Marydell—Pin Oaks neighborhoods and the Bow Tree—Clocktower neighborhoods. These greenways use existing Township owned open space within the residential neighborhoods, and which presently serve as recreational areas. The greenways were identified with the following goals:

- Enhance access and utilization of existing Township owned open space for recreational purposes
- Connect residential neighborhoods with the Paoli Pike Trail, parks, and other destinations
- Minimize changes to the existing open space areas

The greenways were different from other proposed bicycle and pedestrian facilities, which generally follow roadways. Given the anticipated use and proximity to residential homes, paved paths and trails were considered and dismissed. The proposed greenways concept was developed based on maintaining the existing conditions as much as possible, while providing some enhancements to facilitate walking and jogging on a continuous and connected pedestrian route. The proposed greenways concept includes the following potential elements:

- Mowed grass pedestrian path (natural surface) of varying width, but 5' to 6' wide desired. There are sections of mowed paths within both open spaces, which are maintained for pipeline and/or sewer easements. The mowed path is similar to the existing conditions along the greenways.
- Clearing vegetation specifically for a pedestrian path
- Small scale and appropriate trailblazing/wayfinding along the paths
- Appropriate signage at public access points
- Improved stream crossings (such as stepping stones)

The proposed greenways were presented at the first two public meetings for the project. In fact, the Bow—Tree Clocktower Greenway was added as a Neighborhood Connection based on input received at the first meeting. Given the nature of the greenways, the Township invited all residents in neighborhoods adjacent to the proposed greenways to a special Greenways Meeting on August 17, 2017 to discuss the greenways concept and gather additional public input. Over 90 people attended the Greenways Meeting and 36 written comments were received before or after the meeting. Sentiments expressed at the meeting and in the written comments reflected both support and opposition for each of the two proposed greenways.

Some of the questions and concerns voiced by residents related to:

- Benefit and potential users
- Privacy
- Noise
- Safety and security
- Parking
- Property values
- Maintenance responsibilities
- Costs to construct and maintain

Based on public input received, the two greenways were further evaluated and recommendations were refined.

Marydell—Pin Oaks Open Space: Existing conditions



Example of potential signage for a public access point

Note: Greenways concept does not include paved trails



The idea of providing a path connecting the Bow Tree and Clocktower neighborhoods with the Applebrook Park and Township Park (to the north) and Ashbridge Preserve (to the south) was raised during previous planning projects. There are over 550 homes in the Bow Tree and Clocktower neighborhoods, and the open space is located between the two neighborhoods along Ridley Creek. Figure C.1 shows a map of the original alignment, as presented at the Greenways Meeting with residents. The original alignment was based on public input received during the first public meeting and supplemental information provided by residents that currently use the Township open space for walking and other recreation purposes. The alignment generally followed an existing sewer easement, which is routinely mowed and maintained by East Goshen Township, and included several potential crossings of Ridley Creek.

Public comments were received in both support and opposition to the Bow Tree – Clocktower Greenway. The majority of residents that attended the meeting expressed opposition to the greenway, while the majority of written comments received before and after the meeting were supportive of the path. One of the main concerns expressed by residents opposed to the greenway was privacy. Based on the input received and suggestions from residents, the original alignment was altered to maximize the distance between the proposed greenway and residential homes, minimize the potential impacts to property owners, and provide more direct connections to existing trails at the northern and southern ends. Revisions to the alignment included removing spur connections to Bow Tree Drive and Jamestown Way and altering the alignment around the pond north of Achcom Way. The revised alignment for the Bow Tree—Clocktower Greenway is shown on Figure 3.5—Neighborhood Connections Map.

Based on the input received, the Bow Tree—Clocktower Greenway warrants further consideration and evaluation. Additional field work and coordination with residents and property owners is necessary to further evaluate feasibility, identify a preferred alignment, identify appropriate enhancements to the mowed path, estimate the costs for enhancements and ongoing maintenance, and address residential concerns about privacy, safety, and security.

As part of the public comments received on the Bow Tree—Clocktower Greenway, many Bow Tree residents expressed support for a pedestrian bridge across Ridley Creek to connect the Bow Tree neighborhood with the existing boardwalk and trails on the north side of the creek. This connection would connect Bow Tree residents to the Blacksmith Shop, Plank House, Applebrook Park, Township Park, future Paoli Pike Trail, and potential Bow-Tree Clocktower Greenway.

Today, a striped shoulder on the east side of North Chester Road (Route 352) between Bow Tree Drive and Boot Road provides an on-road option for this connection. However, walking along North Chester Road (Route 352) is not convenient or comfortable for some residents, particularly given the traffic volumes and speeds on the roadway.

There are two primary options for improving this connection:

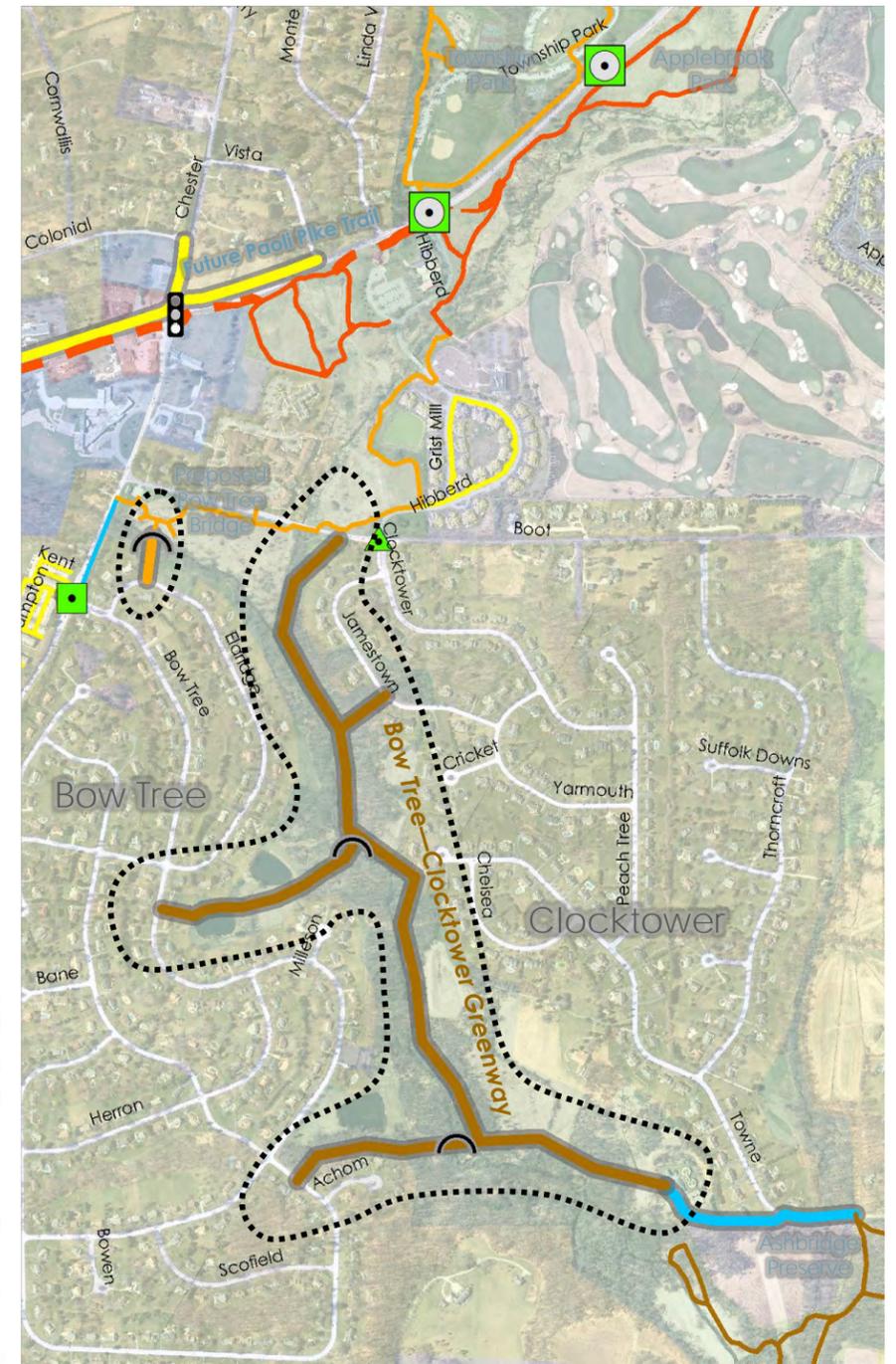
- New crossing of Ridley Creek (bridge or stepping stones) and pedestrian path connecting the end of the existing boardwalk on the north side of Ridley Creek to Eldridge Drive through Township open space
- Enhancements to the connection along Route 352, such as a barrier separating pedestrians and vehicles

A next step is to evaluate the feasibility of both options in terms of cost, connectivity, convenience, permitting, ease of construction, and other factors and determined the preferred option.



See Figure 3.5—Neighborhood Connections Map for Bow Tree—Clocktower Greenway Revised Alignment

Figure C.1—Map of Original Bow Tree—Clocktower Greenway Alignment



The Marydell—Pin Oaks Greenway was envisioned to provide a connection between the future Paoli Pike Trail and the future Milltown Dam Park. The existing open space is generally 80' wide and a portion of that area is mowed grass and maintained due to a pipeline easement. Residents reported some use of the open space for recreational purposes, particularly sledding in the winter.

Based on public feedback, the following issues and concerns with the use and benefit of the greenway were identified:

- The Paoli Pike Trail and Milltown Dam Park are both under design. Until these two destinations are constructed, the benefit of the greenway is somewhat limited.
- Marydell residents will have a connection to the Paoli Pike Trail with the proposed improved crossing of Boot Road at Barker Drive and path on the east side of Boot Road to Paoli Pike. (See pages 3-7 and 3-8.) This connection will be closer and more convenient than the greenway for many residents in Marydell.
- There are areas with very steep grades, which could make it a challenging route for walking, jogging, or running.
- The Township open space is not directly connected to key destinations. At the north end, the Township may need to secure additional easements or right-of-way to link the open space to the Paoli Pike Trail, which will be located on the north side of the roadway in this area. Similarly, at the south end, new facilities may be necessary along Lochwood Lane and/or East Strasburg Road to provide a connection to the future Milltown Dam Park.

Given these issues and the majority of public input received in opposition to the concept, the Marydell—Pin Oaks Greenway is not included as a proposed connection on Figure 3.5—Neighborhood Connections Map.

The Township should continue to monitor and evaluate opportunities to provide future connections between the Township's existing open space, future Paoli Pike Trail, and future Milltown Dam Park.

Figure 3.5—Neighborhood Connections Map, which does not include the Marydell—Pin Oaks Greenway and related facilities at the northern and southern ends

Figure C.2—Map of Original Marydell—Pin Oaks Greenway Alignment

