

Marcus Hook Borough Mini Parks, Recreation & Open Space Plan



Prepared by:



Prepared for:

Marcus Hook Borough - Delaware County PA

Fourth Draft: July 6, 2023

Adopted: August 7, 2023

**BOROUGH OF MARCUS HOOK
DELAWARE COUNTY, PA
RESOLUTION NO. R-23-7**

**A RESOLUTION OF THE COUNCIL OF THE BOROUGH OF MARCUS
HOOK DELAWARE COUNTY, PENNSYLVANIA ADOPTING THE
MARCUS HOOK MINI PARKS, RECREATION AND OPEN SPACE
PLAN**

WHEREAS, the Borough Council wishes to adopt the: "Marcus Hook Borough Mini Parks, Recreation and Open Space Plan" to enhance short and long term park and recreation facilities, programs and services in the community; and

WHEREAS, the adoption of the Marcus Hook Borough Mini Parks, Recreation and Open Space Plan will address the Recreational Fee-in Lieu program, enabled by Article V, Section 503.(11) of the Pennsylvania Municipalities Planning Code; and

WHEREAS, the Borough has engaged in a planning process with a Mini Parks, Recreation and Open Space Plan Steering Committee; and

WHEREAS, the Borough has been assisted by Thomas Comitta Associates, Inc., Town Planners & Landscape Architects, who have prepared the Mini Parks, Recreation and Open Space Plan, dated July 6, 2023; and

WHEREAS, the Council has considered the Mini Parks, Recreation and Open Space Plan at their Public Meetings on July 10, 2023 and August 7, 2023;

NOW, THEREFORE, BE IT RESOLVED AND ENACTED by the Council of the Borough of Marcus Hook, Delaware County, Pennsylvania, and it is hereby resolved that the Mini Parks, Recreation and Open Space Plan, dated July 6, 2023, is hereby adopted.

PASSED and ADOPTED this 7th day of August 2023.

BOROUGH OF MARCUS HOOK

ATTEST: Deborah Hurst
Deborah Hurst
Borough Secretary

Josephine M. Laird
Josephine Laird
Council President

APPROVED this 7th day of August 2023.

Gene Taylor
Gene Taylor
Mayor

Acknowledgements

Borough Council

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Cheryl J. Evernham, Vice President
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Mapping Assistance

Brandywine Conservancy

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1. Introduction

How to Use this Plan

This Mini-PROS: Parks, Recreation & Open Space Plan is intended to be a “users guide” to the park and recreation system of Marcus Hook Borough. This Plan identifies the proposed enhancements to several existing and popular parks that have served the Borough for many years. This Plan also provides insights regarding proposed enhancements of park programs, as well as park system administration and management.

This Plan should be used as the foundation for Federal, State, and County grant programs in order to apply for funding for Park expansion and needed park improvements/enhancements. This Plan should also be used as the foundation for a proposed Recreation Fee-in-Lieu program (as described in Appendix E.).

Finally, this Plan should be used as a “public relations piece” in order to demonstrate the quality of life in Marcus Hook Borough. Given the extensive land holdings of the industries in the Borough (with Energy Transfer and Monroe Energy essentially “bookending” the residential neighborhoods) the park system of Marcus Hook Borough provides the most joyful spaces to celebrate the public realm of this cornerstone community at the gateway to Pennsylvania from the State Delaware. In this regard, Market Square Memorial Park (the largest park in the Borough along the Delaware River) is the crown jewel of the park system.

Purpose

This Mini-PROS Plan is meant to provide a set of well studied ideas pertaining to parks, recreational facilities, open space, walkways and programs. This Plan is also meant to provide cost information on the funding needed to accomplish the vision for the improvements to the park system.

This Plan is intended to provide a 10 to 20 year time horizon for park system enhancements. In 2033, the contents of this Plan should be reviewed and updated if necessary. Hopefully, by 2043, the Borough of Marcus Hook can obtain the necessary funding to implement the improvements depicted on the maps and plans in Appendix C.

2. Needs Assessment & Public Involvement

Study Committee

The Mini-PROS Study Committee, listed on the Acknowledgment page, was comprised of persons who are very knowledgeable about the Parks in the Marcus Hook Borough park system, as well as park programs. The Study Committee met eight times over the course of 10 months to discuss and evaluate what might be achievable in a small Borough of 704.4 acres (or 1.1. square miles).

Community Meetings

Two Community Meetings were held. The March 13, 2023 Community Meeting #1 focused on future preferences for facilities and programs. The June 12, 2023 Community Meeting #2 focused on providing feedback regarding the Recommendations of the Plan.

The input received during Community Meeting #1 and #2 is summarized in Appendix A.



Exhibit Board illustrating proposed Park Improvements/Enhancements



Facility & Program Preference exercise in progress at Community Meeting #1

Key Person Interviews

Eight Key Person Interviews were conducted. These Interviews are summarized in Appendix B. Essentially, the ideas advanced by the Key Persons are meant to “fill the gaps” relative to needed facilities and programs. The insights regarding future improvements to the Marcus Hook Borough park system were provided by a cross-section of community partners including a representative of the Chichester School Board, Marcus Hook Elementary School Principal and students, the Librarian at the Mary M. Campbell Marcus Hook Public Library, the Marcus Hook Borough Police, the Codes Office, the Fire Chief, the business community, and the faith based community.

Common to the views that were expressed during the Interviews was an appreciation of how the Marcus Hook Borough park system contributes to the sense of place and quality of life in the Borough.

Marcus Hook Elementary School Outreach

Students from grades K through 4 offered suggestions for park enhancements on May 9, 2023. A Playground at Market Square Memorial Park was their #1 preference as described in Appendix A.



Marcus Hook Elementary School Outreach

3. Demographic Studies

Population & Forecast

2020 Census Population: 2,454 persons

2030 Forecast: 2,451 persons

2040 Forecast: 2,479 persons

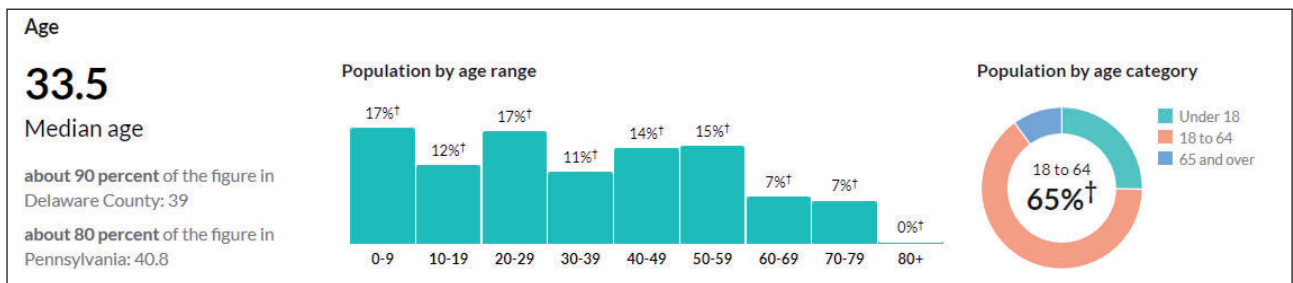
Percent Change Forecast (2020-2040): 1.02% increase



Population by Age and Sex

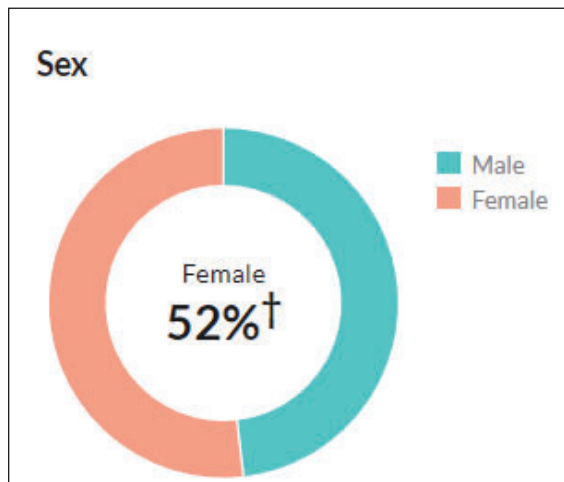
Median Age: 33.5 years old

Older Population: 10% of the population older than 65 years old



2021 ACS 5-Year Estimates Data Profiles

Gender: Male 1,139
Female 1,195



2021 ACS 5-Year Estimates Data Profiles

Sources:

DVRPC: County and Municipal-Level Population Forecasts; United States Census Bureau: 2020 decennial Census; 2021 American Community Survey 5-Year Estimates

3. Demographic Studies

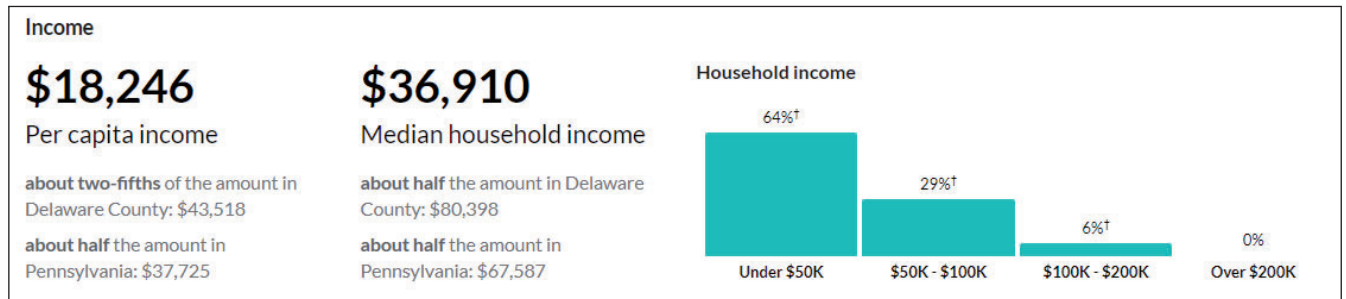
Socioeconomic Data



Housing Units: 1,073 units



Median Household Income Level: \$36,910



2021 ACS 5-Year Estimates Data Profiles



Education: 14.5% Bachelor’s Degree or higher



Race & Ethnicity:

- America Indican and Alaska Native 0
- Asian 18
- Black or African American persons 605
- Hispanic or Latino persons 121
- Native Hawaiian and Pacific Islander 1
- Non Hispanic or Latino 1,544
- White 1,582
- Two or more Races 206
- Other 42

Sources:

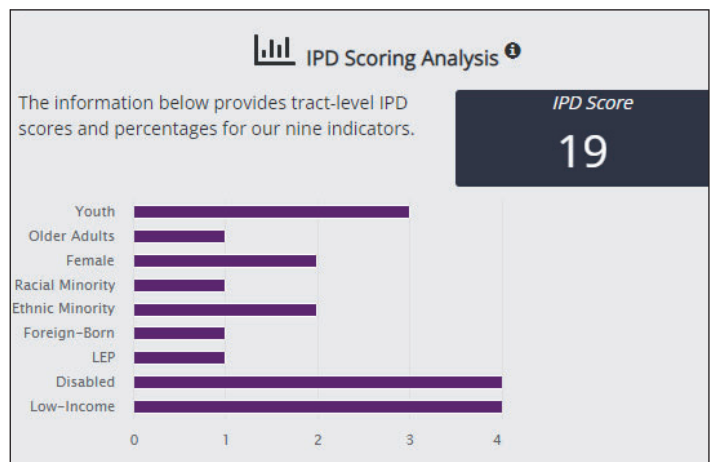
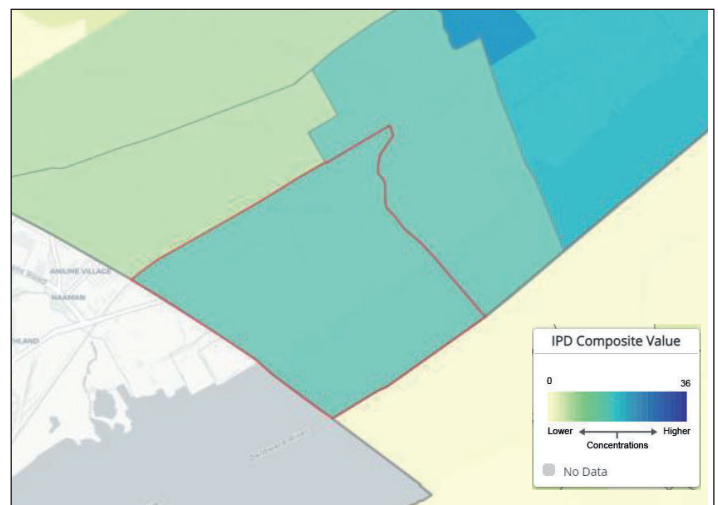
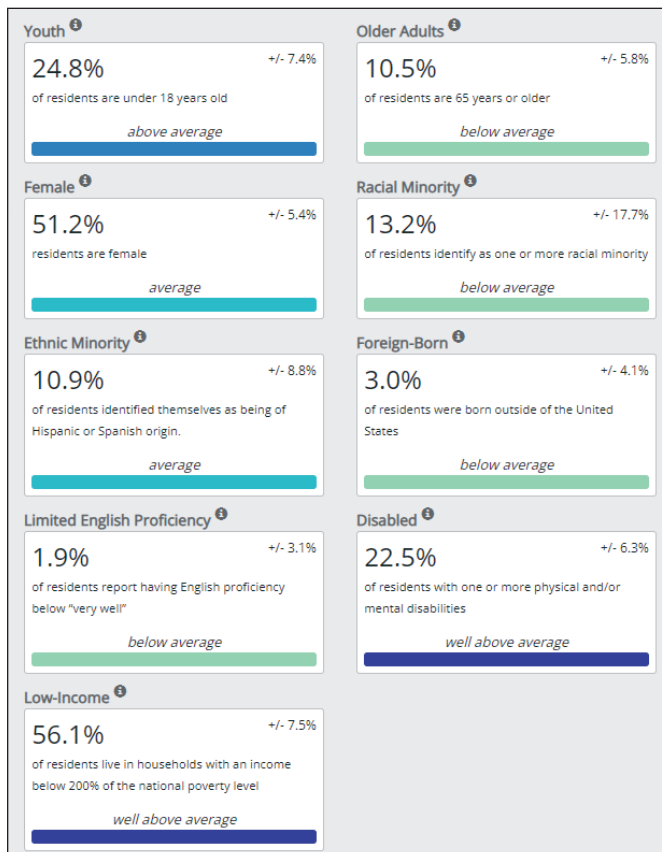
DVRPC: County and Municipal-Level Population Forecasts; United States Census Bureau: 2020 decennial Census
2021 American Community Survey 5-Year Estimates

3. Demographic Studies

DVRPC Indicators of Potential Disadvantage (IPD) Score

The Indicators of Potential Disadvantage (IPD) analysis identifies populations of interest under Title VI and Environmental Justice (EJ) using U.S. Census American Community Survey (ACS) 2016-2020 five-year estimates data and maps. The populations groups evaluated include: Youth; Older Adults; Female; Racial Minority; Ethnic Minority; Foreign-Born; Limited English Proficiency; Disabled; and Low Income. Each population group is an “indicator in the analysis.

The combined IPD score for the nine (9) indicators for Marcus Hook Borough is an IPD Score of 19. This score is from a score of 0 to 36, with 0 being low concentration of populations identified for equity analysis and 36 being a high concentration. The score of 19 falls in the “average” range, which means that Marcus Hook Borough is considered to be a “community of average concern” under Title VI of the Civil Rights Act and EJ.



Sources:

DVRPC: Equity Analysis for the Greater Philadelphia Region ; DVRPC: IPD (Indicators of Potential Disadvantage) Score

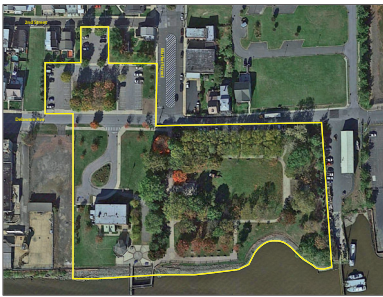
4. Goals and Objectives

Guiding Principles

These Guiding Principles express the overarching Goals for the Mini-PROS Plan. They are derived from input from the Mini-PROS Plan Committee, from participants in the Key Person Interviews, and from the general public at various Public Meetings. The overarching focus of the Mini-PROS Plan is:

- + the Enhancement and Improvement of Existing Parks & Recreational Areas;
- + the Expansion of Recreational Program Opportunities;
- + the Expansion of the Administration & Organization of Park and Recreational Operations;
- + the Promotion of a Livable Community;
- + the Pursuit of Partnerships with other Agencies and Organizations; and
- + the Pursuit of Increased Revenues.

ENHANCEMENT AND IMPROVEMENT OF EXISTING PARKS & RECREATIONAL AREAS



Goal 1: Enhance Existing Recreational Sites

Improve the facilities, site features, walkways, landscaping, lighting, and signage at existing parks to increase the usefulness and attractiveness of the parks for persons of all ages and abilities.

EXPANSION OF RECREATIONAL PROGRAM OPPORTUNITIES



Goal 2: Expand Recreational Programs

Increase recreational programs to offer a greater diversity of activities for persons of all ages, interests, and abilities throughout the year, especially in the Summer.

EXPANSION OF THE ADMINISTRATION & ORGANIZATION OF PARK AND RECREATIONAL OPERATIONS



Goal 3: Expand Park & Recreation Operations

Create diversified Volunteer roles to broaden the scope of recreational activities for all age groups, abilities, and interests throughout the year. Also, plan for increased Administration and Operations of the park system.

4. Goals and Objectives

Guiding Principles (continued)

PROMOTION OF A LIVABLE COMMUNITY



Goal 4: Promote Human-scale Development to Strengthen our Vision of a “Livable Community”

Strengthen Marcus Hook Borough’s identity as a walkable & pedestrian friendly community, connecting parks and public spaces with sidewalks, crosswalks, walkways, and trails. Improve Streetscape amenities to promote Livability.

PURSUIT OF PARTNERSHIPS WITH OTHERS



Goal 5: Pursue Partnerships

Continue to seek support of Parents; Corporations; Marcus Hook Elementary School; Local Churches; Girl Scouts; Boy Scouts; and others

PURSUIT OF INCREASED REVENUES



Goal 6: Pursue Increased Revenues

Increase revenues to enhance the park and recreation system through: grants; contributions; and a recreation fee-in-lieu program.

4. Goals and Objectives (continued)

Goals and Objectives

Goal 1: Enhance Existing Recreational Sites

Improve the facilities, site features, walkways, landscaping, lighting, and signage at existing parks to increase the usefulness and attractiveness of the parks for persons of all ages and abilities.

Objectives:

- 1.1. Install new needed equipment and furnishings
- 1.2. Repair existing structures
- 1.3. Replace missing structures

Goal 2: Expand Recreational Programs

Increase recreational programs to offer a greater diversity of activities for persons of all ages, interests, and abilities throughout the year, especially in the Summer.

Objectives:

- 2.1. Provide activities for all age groups
- 2.2. Continue to provide programs for all age groups
- 2.3. Expand summer programs

Goal 3: Expand Park & Recreation Operations

Create diversified Volunteer roles to broaden the scope of recreational activities for all age groups, abilities, and interests throughout the year. Also, plan for increased Administration and Operations of the park system.

Objectives:

- 3.1. Recruit more volunteers
- 3.2. Expand Park Administration
- 3.3. Expand park operations, activities and events

4. Goals and Objectives (continued)

Goals and Objectives

Goal 4: Promote Human-scale Development to Strengthen our Vision of a “Livable Community”

Strengthen Marcus Hook Borough’s identity as a walkable & pedestrian friendly community, connecting parks and public spaces with sidewalks, crosswalks, walkways, and trails. Improve Streetscape amenities to promote Livability.

Objectives:

- 4.1. Create additional pedestrian linkages
- 4.2. Create additional public spaces
- 4.3. Enhance the streetscapes of the Borough

Goal 5: Pursue Partnerships

Continue to seek support of Parents; Corporations; Marcus Hook Elementary School; Local Churches; Girl Scouts; Boy Scouts; and others

Objectives:

- 5.1. Recruit more parents to participate in park programs
- 5.2. Increase outreach to corporations to support park activities and programs
- 5.3. Coordinate with other recreational service providers

Goal 6: Pursue Increased Revenues

Increase revenues to enhance the park and recreation system through: grants; contributions; and a recreation fee-in-lieu program.

Objectives:

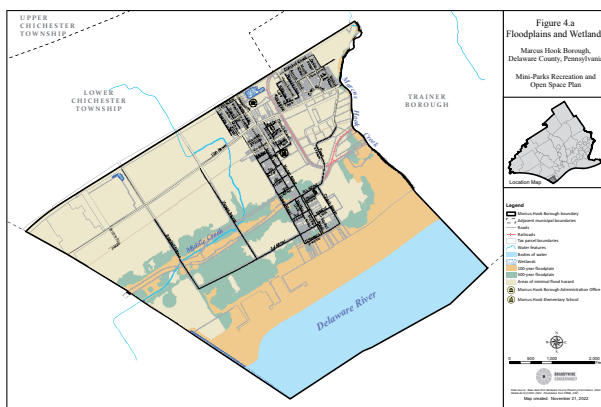
- 6.1. Seek additional funding through grants from the State and County
- 6.2. Continue to pursue corporate contributions
- 6.3. Establish a recreation fee-in-lieu program through Ordinances and related Fee Schedule

5. Inventory of Natural and Cultural Features and Existing Conditions

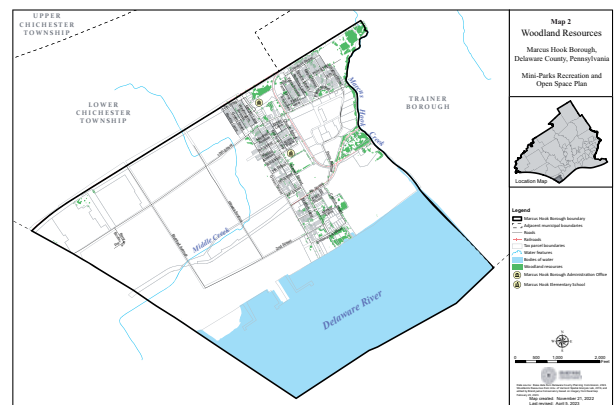
Natural and Cultural Features

The Delaware River and Marcus Hook Creek are the primary water resources of the Borough. The majority of the floodplains are in the southern half of the Borough, as shown in the map below and in Appendix C. Woodlands are located primarily in the eastern part of the Borough.

The existing parks, the Library, and the Marcus Hook Elementary School are the major cultural assets of the Borough. Collectively, recreation and education form the notable public realm of Marcus Hook.



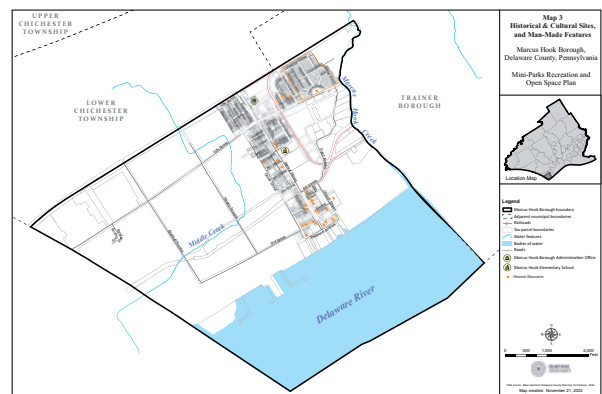
Floodplains and Wetlands Map



Woodland Resources Map

Historical & Cultural Sites and Man-Made Features

Viscose Village is a neighborhood that is a viable candidate for the National Register of Historic Places. It is depicted below, along with numerous other Historical & Cultural Sites within the residential neighborhoods of Marcus Hook Borough.



Historical & Cultural Sites from 2002 Comprehensive Plan

5. Inventory of Natural and Cultural Features and Existing Conditions

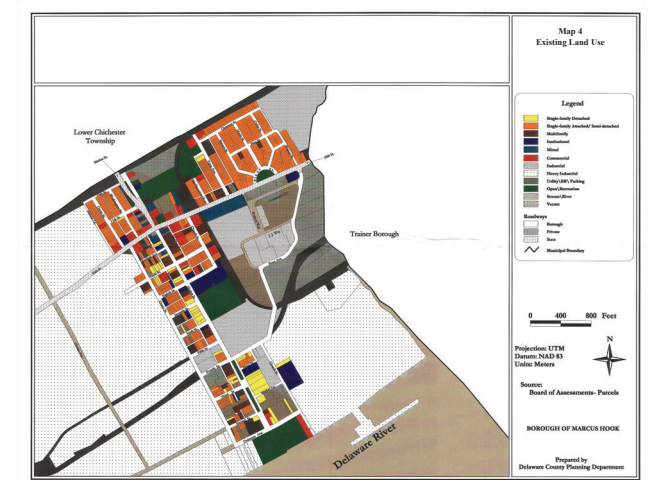
Existing Land Use

Marcus Hook Borough is over 95% developed with residences, businesses, industries and institutions. The land use pattern has been stable for over 50 years.

The three major existing land use types relative land areas include:

- + Industry & Utilities (75.6%);
- + Residential (6.1%); and
- + Recreation (2.5%).

The Park System is well serviced by an interconnected street network.

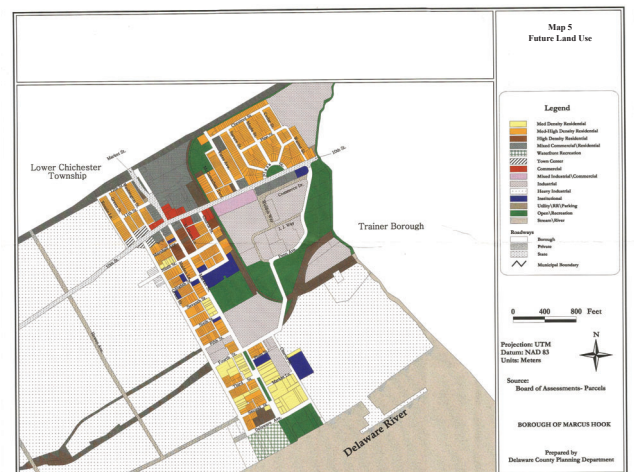


Existing Land Use Map from 2002 Comprehensive Plan

Future Land Use

The Future Land Use Map from the 2002 Comprehensive Plan is generally valid in 2023 (with the exception of the area on the west side of a realigned Penn Avenue, where Prologis will build a new warehouse facility).

The green areas on the Future Land Use Map from the 2002 Comprehensive Plan include: the Recreational facilities that have been the heart of the park network in the Borough for over 70 years; as well as green space along Marcus Hook Creek; and a proposed future Trail network (as is shown on Map 10 in Appendix C.)

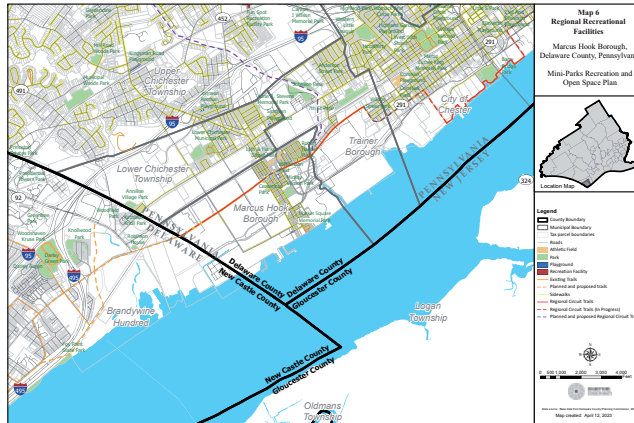


Future Land Use Map from 2002 Comprehensive Plan

6. Inventory and Analysis of Open Space, Parks, Street Trees, and Trails

Regional Recreational Facilities

Map 6, Regional Recreational Facilities, depicts nearby recreational amenities in surrounding municipalities ranging from Claymont, Delaware to the City of Chester. Existing Parks in Trainer Borough, Lower Chichester Township, and Upper Chichester Township are also shown on Map 6.



Map 6: Regional Recreational Facilities

Existing Parks & Recreational Facilities

The Borough owns and maintains five (5) park and recreational sites, including: Market Square Memorial Park; Mickey Vernon Park; Williamson Field; Robert E. Haebel Plaza; and Market Street Green. These parks and recreational areas are depicted in detail on the maps in this Plan in Appendix C.

The major community park is Market Square Memorial Park, which includes the Marcus Hook Community Center. Collectively, these amenities comprise 7.6 acres of premium riverfront space. Market Square Memorial Park is one of three public parks in Delaware County where the public has direct access to the Delaware River. Although not owned by the Borough, Centennial Park (owned by Energy Transfer) is part of the park network. A lease Agreement with the Borough provides for the use of the parking lot by municipal employees, as well as by Borough residents and visitors.

All of the existing Parks & Recreational Facilities are depicted below in Map 7, as well as in Chapter 9, pertaining to Park Improvements and Enhancements. These Parks & Recreational Facilities are also shown on individual 11" x 17" Plans in Appendix C.



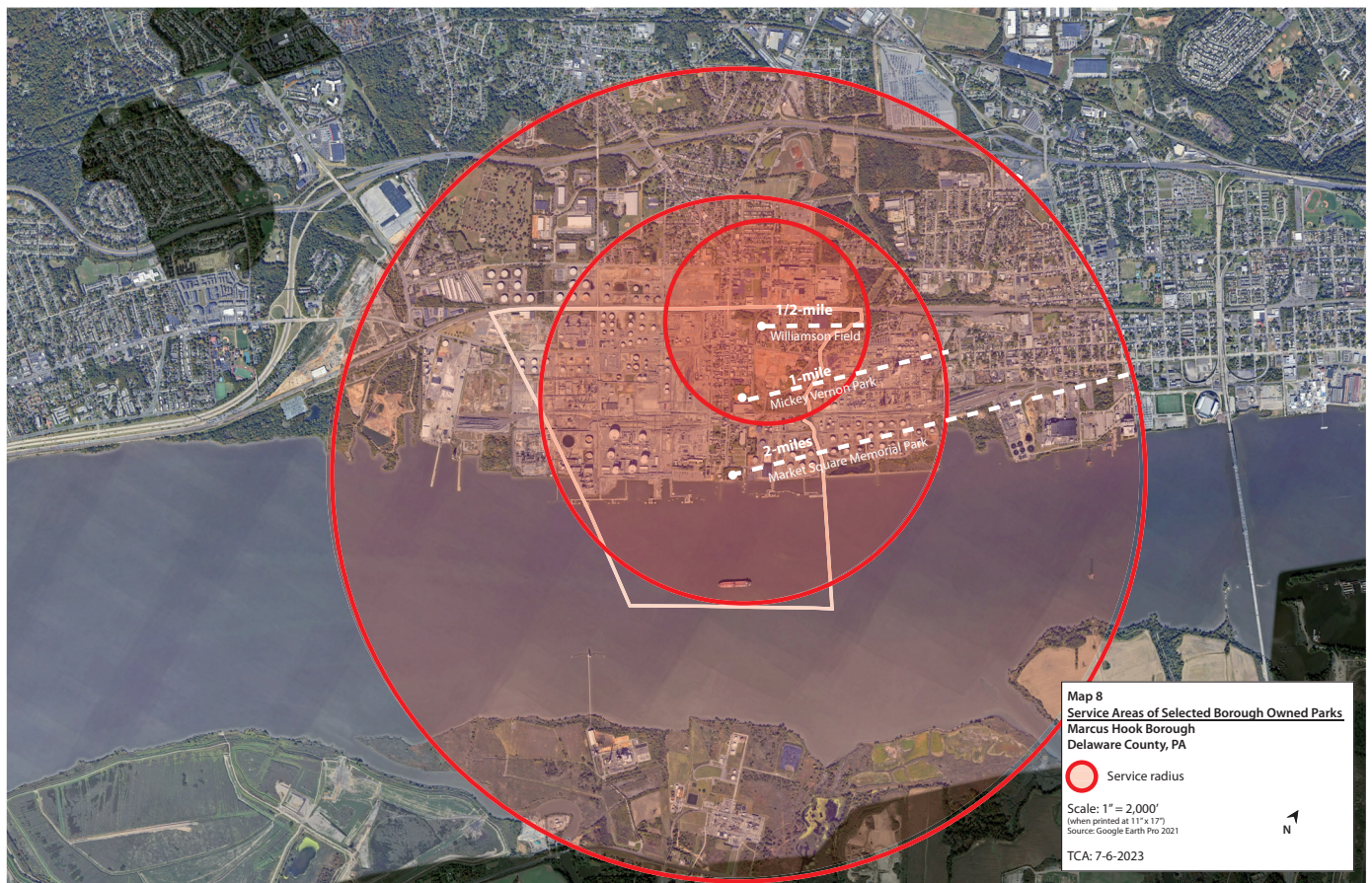
Map 7: Park & Recreational Facilities

6. Inventory and Analysis of Open Space, Parks, Street Trees, and Trails

Service Areas for Selected Borough Owned Parks

Existing Parks and Recreational Facilities serve Marcus Hook Borough very well, as shown in the map below. Williamson Field has a 1/2 mile Service Area radius. Mickey Vernon Park has a 1-mile Service Area radius. Market Square Memorial Park has a 2-mile Service Area radius.

The Service Areas pertain to the range of park and recreation opportunities available to a neighborhood (1/2 mile Service Area radius), a Community (1 mile Service Area radius), and a sub-region (2 mile Service Area radius). Essentially, Market Square Memorial Park is enjoyed by both the Borough and the surrounding municipalities.



Map 8: Service Areas of Selected Borough Owned Parks

6. Inventory and Analysis of Open Space, Parks, Street Trees, and Trails

Open Space

There are several vacant parcels of land that are located throughout the Borough. This Plan has addressed certain existing open spaces as potential future parks, including parcels adjoining Market Square Memorial Park along Delaware Avenue, and a parcel along Green Street extending to 4th Street and Maiden Lane. These Open Spaces are shown on Maps 7 and 9 in Appendix C.

The acreage of three of the open spaces that are shown as parcels 9, 10, and 11 on Maps 7 and 9 is less than 2 acres in total.

Street Trees

Street Trees are maintained on many of the Borough Streets, especially along Market Street, 10th Street, and Delaware Avenue. The Street Trees that have been planted over the past 40 years have include Bur Oak, Red Oak, Swamp White Oak, Red Maple, Thornless Honey Locust, Kwanzan Cherry, Zelkova, Hedge Maple, and Bowhall Maple. These Street Trees are deep rooted and drought tolerant, and they provide valuable shade along the Marcus Hook streetscapes.

Trails, Walkways, Sidewalks, & Crosswalks

Existing sidewalks serve as the primary pedestrian arteries of the Borough. Many of the sidewalks are linked by existing crosswalks.

Within Market Square Memorial Park there are three significant pedestrian accessways including: the river-front promenade; the looped walkway linking the historic memorial sidewalk (of the former original McClure Park) that extends to the Delaware River, to the picnic pavilion on the east side of the Park; and the fishing pier that extends into and over the Delaware River.

7. Inventory of Park and Recreation Facilities and Programs

Borough Park and Recreation Facilities

Existing Park and Recreational Facilities are listed in detail in Table 1 below, and shown on Map 7 in Appendix C.

Table 1. Existing Parks & Recreational Facilities

Park No.	Park Name/Location	Acreage	Notes
1.1.	Market Square Memorial Park (Delaware Avenue at Market Street)	7.6 acres	Includes Marcus Hook Community Center (1.7 acres)
1.2.	Market Square Memorial Park Fishing Pier	(park of 7.6 acres)	Existing Fishing Pier to be replaced
2	Mickey Vernon Park (Market Street at 7 th Street)	4.4 acres	Two (2) Lighted Ballfield; Playground; Mickey Vernon Plaza; Service Building
3	Williamson Field (end of McClenachan Terrace)	2.4 acres	Ballfield; Play Equipment; storage/Concession Building
4	Robert E. Haebel Plaza (Plaza semi-circle at 10 th Street)	0.5 acres	Passive Landscape Plaza with War Memorial & Viscose Company/Village Historical Signage
5	Market Street Green (Market Street between 4 th & 2 nd Streets)	0.4 acres	Tree Lined Grass Median with 17 Bur Oak (shade) Trees
6	Centennial Park (10 th & Green Streets)	0.5 acres	Passive Landscaped Park with 20 vehicle parking lot

The Service Areas for the major parks are shown on Map 8 in Appendix C, including Market Square Memorial Park (Community Park): 2 mile service area radius; Mickey Vernon Park (Community Park): 1 mile service radius; and Williamson Field (Neighborhood Park): 1/2 mile service radius. These three parks provide the most extensive recreational opportunities in the Borough and provide convenient access from walkable neighborhoods.

As shown in Map 8: "Service Areas of Selected Borough Owned Parks", the Borough is well served by the 3 major parks.

7. Inventory of Park and Recreation Facilities and Programs

Community Park and Recreation Programs

Major annual events include the Memorial Day Parade, the Pirate Festival in the Fall at Market Square Memorial Park, and the Summer Concert Series at Market Square Memorial Park.

Monthly, weekly and daily events take place at the Marcus Hook Community Center, adjoining Market Square Memorial Park, including monthly meals for seniors, Bingo, a Fitness Center, and a Business Center with computer access and WiFi.

Programs are available for seniors, adults, teens and children, in sync with available funds and volunteers, especially at the Marcus Hook Community Center, and at Market Square Memorial Park.

An alphabetized list of existing programs include:

- + Bus Trips for Seniors
- + Christmas with Santa
- + Concession Stand at Mickey Vernon Park
- + Community Center activities for seniors, adults, and teens (including Bingo, lunches for Seniors, Yoga)
- + Easter Egg Hunt at Mickey Vernon Park (and Easter breakfast with the Easter Bunny)
- + Memorial Day Parade
- + Pirate Festival at Market Square Memorial Park
- + Softball Leagues at Mickey Vernon Park (Adult Summer & Fall Softball)
- + Summer Concerts at Market Square Memorial Park
- + "WalkWorks" along existing sidewalks and in existing parks (a PA program)

An alphabetized list of proposed programs include:

- + Movie Nights at Mickey Vernon Park (two planned for Summer 2023)
- + Pumpkin Carving at Market Square Memorial Park



Movie Nights



Memorial Day Parade

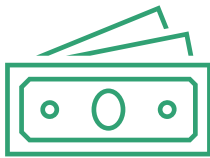
8. Critical Analysis

Strengths, Challenges, Opportunities, Threats Analysis



Strengths

The existing park system, especially Market Square Memorial Park, Mickey Vernon Park, and Williamson Field



Challenges

Lack of funding, and lack of volunteers, which limits programs and events



Opportunities

Grants, Corporate contributions, Recreation Fee-in-Lieu program



Threats

Lack of participation and volunteers (especially by parents)

Key Priorities and Critical Actions

1. Improve and enhance existing parks to increase their attractiveness.
2. Acquire additional land (that is currently open space) to serve as Large and Small Dog Parks, Skateboard Park, and buffers to existing parks.
3. Enact a Recreational Fee-in-Lieu program to help fund needed park improvements.

9. Recommendations

9.1. Park Improvements and Enhancements

Proposed Park Improvements are listed in Table 2, along with related Cost Estimates.

TABLE 2. PARK IMPROVEMENT LIST & COST ESTIMATE

Park	Name/Location	Size (acres)	Proposed Enhancements
1.1.	Market Square Memorial Park (MSMP) (and adjoining Marcus Hook Community Center)	7.6. (5.9 + 1.7)	1.1. Install New Park Sign 1.2. Install Playground in front of the Community Center 1.3. Replace 3 Bollards along Riverfront 1.4. Install new Bollard caps to 5 Bollards 1.5. Replace 26 low wooden bollards along Delaware Avenue 1.6. Install 6 new trees 1.7. Rehabilitate Rip Rap Cove with boulders 1.8. Rehabilitate compass rose letters
1.2.	Market Square Memorial Park Fishing Pier	Part of MSMP	1.9. Remove & Replace existing Fishing Pier
2.	Mickey Vernon Park (Market Street & 7 th Street)	4.4	2.1. Install 3 benches in playground area 2.2. Install shade canopy structure in playground area 2.3. Install 6 Security Lights
3.	Williamson Field	2.4	3.1. Install sign 3.2. Install a Rain Garden/Retention Pond 3.3. Repurpose the Basketball Court for an Open Play Area 3.4. Install 6 Security Lights 3.5. Install Walking Trail
4.	Robert E. Haebel Plaza	0.5	4.1. Install repurposed "Viscose" signs
5.	Market Street Green (Market Street between 4 th & 2 nd)	0.4	5.1. Add mulch around the 17 Bur Oak (shade) Trees 5.2. Install PJM Rhododendron Shrubs to 3 shrub beds 5.3. Extend Market Green
6.	Centennial Park (10 th & Green Streets)	0.5	6.1. Replace one (1) Sycamore tree 6.2. Remove 2 "weed" trees 6.3. Install shrubs along fence 6.4. Install 6 Security Lights
7.	Borough Hall Lot (1111 Market Street)	2.2	7.1. Community Garden #1 7.2. Community Garden #2 7.3. Parking, Driveway, and Gate 7.4. Fence

9. Recommendations

9.1. Park Improvements and Enhancements (continued)

The Park Improvement List & Cost Estimate for each park is included in Table 3.

TABLE 3.
PARK IMPROVEMENT LIST & COST ESTIMATE: Cost Summary for Proposed Park Improvements

Park	Name/Location	Pre-Design Cost Estimate	Notes
1.A.	Market Square Memorial Park	\$367,860	These Pre-Design Cost Estimate are "ballpark estimates" that will be refined in the future after detailed Construction Documents are prepared. The cost estimates are based on 2023 dollars, and include a 20% contingency.
2.	Mickey Vernon Park (Market Street & 7 th Street)	\$53,640	
3.	Williamson Field	\$152,400	
4.	Robert E. Haebel Plaza	\$0.00	
5.	Market Street Green (Market Street between 4 th & 2 nd)	\$243,120	
6.	Centennial Park (10 th & Green Streets)	\$31,650	
7.	Borough Hall Lot (1111 Market Street)	\$168,000	
Subtotal:		\$1,016,670	
1.B.	Market Square Memorial Park Fishing Pier	\$5,000,000	
Grand Total:		\$6,016,670	

9. Recommendations

9.1. Park Improvements and Enhancements (continued)

TABLE 3.1.
PARK IMPROVEMENT LIST & COST ESTIMATE: Market Square Memorial Park

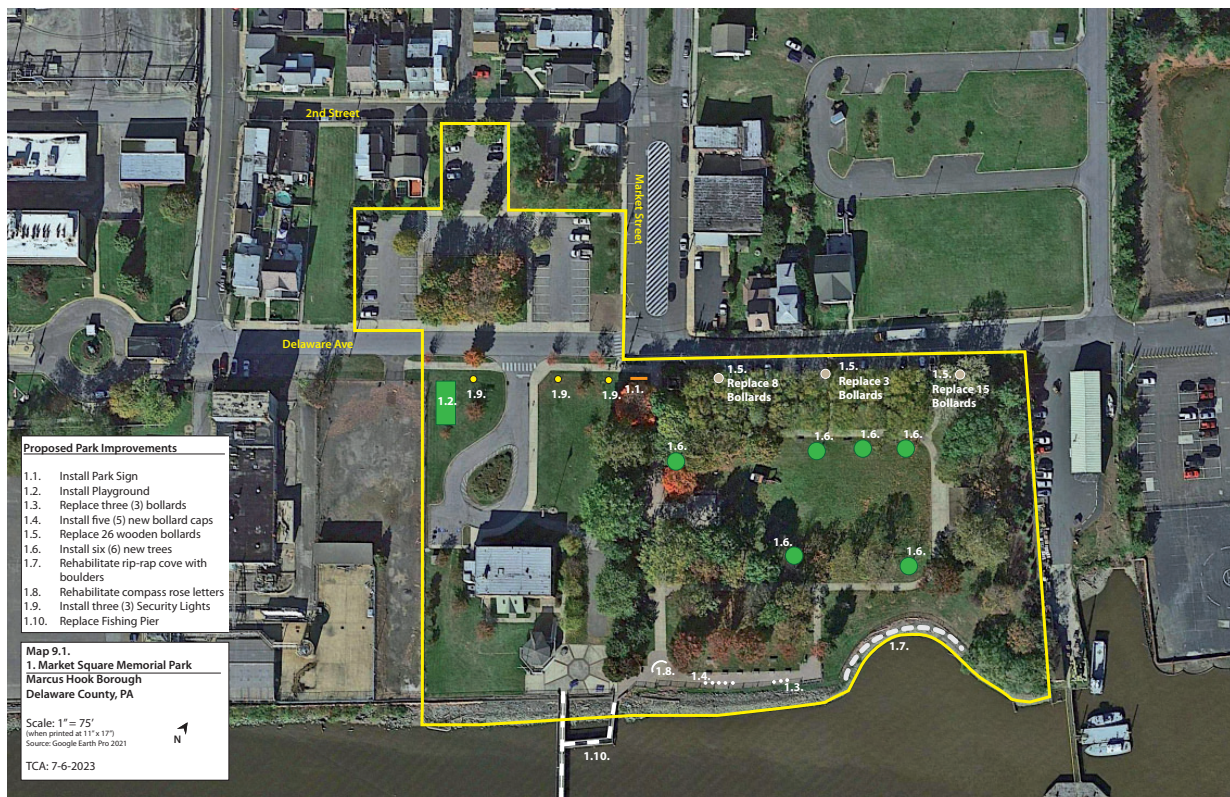
No.	Improvement Item	Quantity & Description	Unit Cost	Pre-Design Cost Estimate
1.1.	Install Park Sign	1	\$9,020	\$9,020
1.2.	Install Playground in front of Community Center	1	\$60,000	\$60,000
1.3.	Replace three (3) Canterbury Bollards along riverfront	3	\$600	\$1,800
1.4.	Install five (5) new bollard caps	5	\$150	\$750
1.5.	Replace 26 low wooden bollards along Delaware Avenue	26	\$280	\$7,280
1.6.	Install 6 new trees	5	\$650	\$3,900
1.7.	Rehabilitate rip-rap cove with boulders	1	\$210,000	\$210,000
1.8.	Rehabilitate compass rose letters	3	\$600	\$1,800
1.9.	Install three (3) Security Lights	3	\$4,000	\$12,000

Subtotal: \$306,550
Contingency (20%): \$61,310

Total: \$367,860

1.10.	Remove existing Fishing Pier & Install new Pier	1	\$5,000,000	\$5,000,000
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Total: \$5,000,000
(includes contingency)



9. Recommendations

9.1. Park Improvements and Enhancements (continued)

TABLE 3.2.
PARK IMPROVEMENT LIST & COST ESTIMATE: Mickey Vernon Park

No.	Improvement Item	Quantity & Description	Unit Cost	Pre-Design Cost Estimate
2.1.	Install three (3) benches in playground area	3	\$900	\$2,700
2.2.	Install shade canopy structure in playground area	1	\$18,000	\$18,000
2.3.	Install six (6) Security Lights	6	\$4,000	\$24,000
Subtotal:				\$44,700
Contingency (20%):				\$8,940
Total:				\$53,640



9. Recommendations

9.1. Park Improvements and Enhancements (continued)

TABLE 3.3.
PARK IMPROVEMENT LIST & COST ESTIMATE: Williamson Field

No.	Improvement Item	Quantity & Description	Unit Cost	Pre-Design Cost Estimate
3.1.	Install Sign	1	\$5,000	\$5,000
3.2.	Install Rain Garden/Retention Pond	1	\$44,000	\$44,000
3.3.	Repurpose Basketball Court for Open Play Area	1	\$5,000	\$5,000
3.4.	Install six (6) Security Lights	6	\$4,000	\$24,000
3.5.	Install Walking Trail	1,633LF	\$30/LF	\$49,000

Subtotal: \$127,000
Contingency (20%): \$25,400

Total: \$152,400



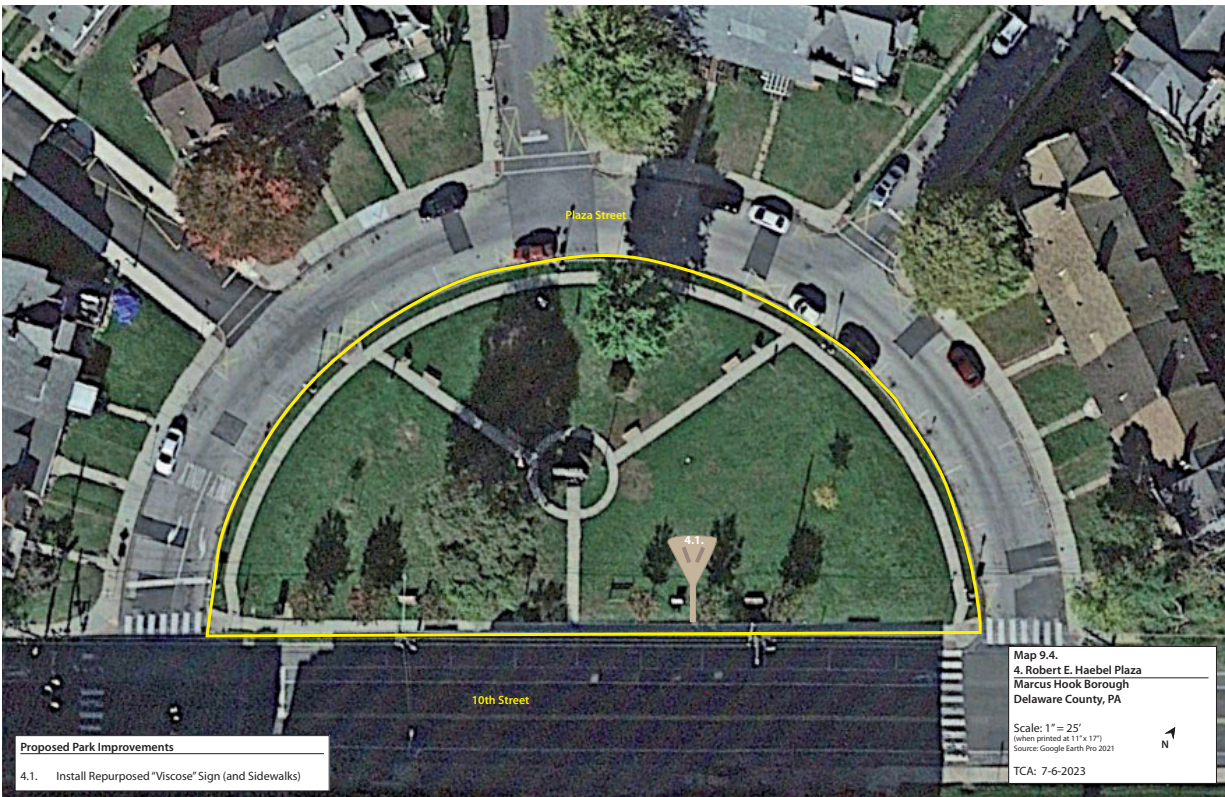
9. Recommendations

9.1. Park Improvements and Enhancements (continued)

TABLE 3.4.
PARK IMPROVEMENT LIST & COST ESTIMATE: Robert E. Haebel Plaza

No.	Improvement Item	Quantity & Description	Unit Cost	Pre-Design Cost Estimate
4.1.	Install repurposed "Viscose Signs"	2	NA	NA
Subtotal:				\$0.00
Contingency (20%):				\$0.00
Total:				\$0.00

Note: Prologis is installing the two (2) repurposed "Viscose" signs, as well as the sidewalks around the signs.



9. Recommendations

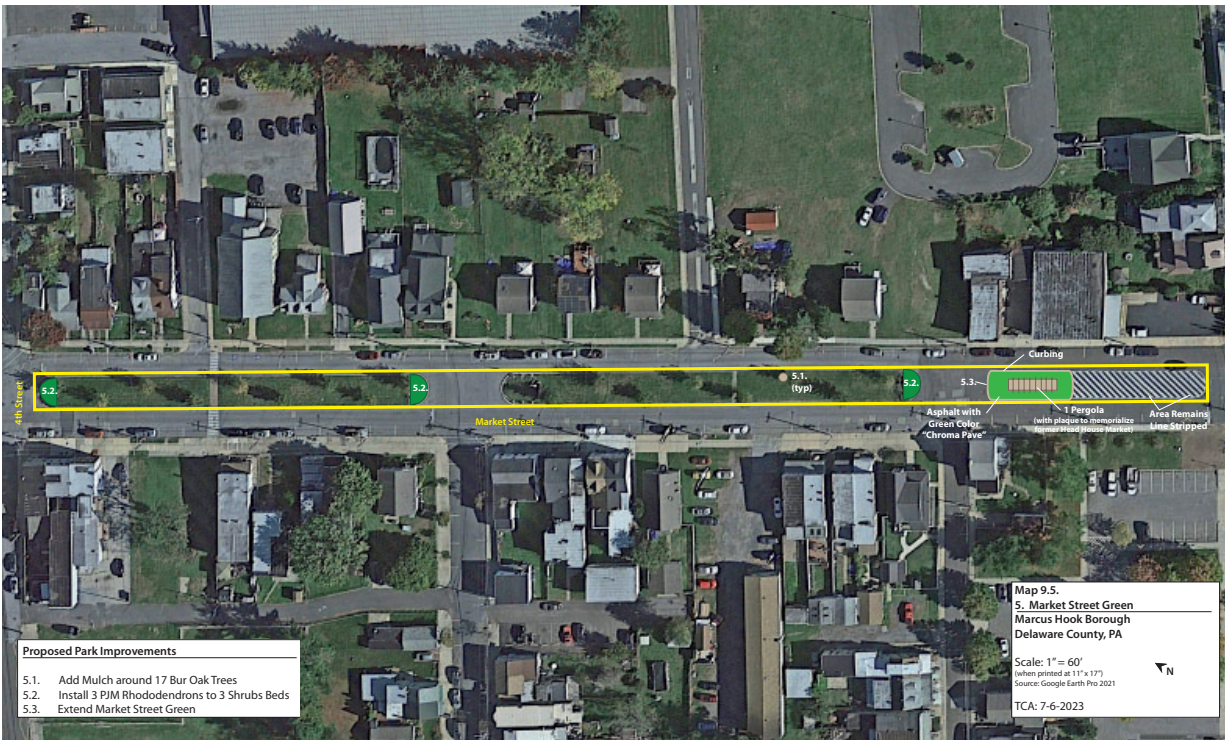
9.1. Park Improvements and Enhancements (continued)

TABLE 3.5.
PARK IMPROVEMENT LIST & COST ESTIMATE: Market Street Green

No.	Improvement Item	Quantity & Description	Unit Cost	Pre-Design Cost Estimate
5.1.	Add mulch around 17 Bur Oak (shade) Trees	17	\$100	\$1,700
5.2.	Install 3 PJM Rhododendron to 3 Shrub Beds	9	\$100	\$900
5.3.	Extend Market Street Green	1	\$200,000	\$200,000

Subtotal: \$202,600
Contingency (20%): \$40,520

Total: \$243,120



9. Recommendations

9.1. Park Improvements and Enhancements (continued)

TABLE 3.6.
PARK IMPROVEMENT LIST & COST ESTIMATE: Centennial Park

No.	Improvement Item	Quantity & Description	Unit Cost	Pre-Design Cost Estimate
6.1.	Replace one (1) Sycamore Tree	1	\$575	\$575
6.2.	Install 18 Shrubs along Fence	18	\$100	\$1,800
6.3.	Install six (6) Security Lights	6	\$4,000	\$24,000
Subtotal:				\$26,375
Contingency (20%):				\$5,275
Total:				\$31,650



9. Recommendations

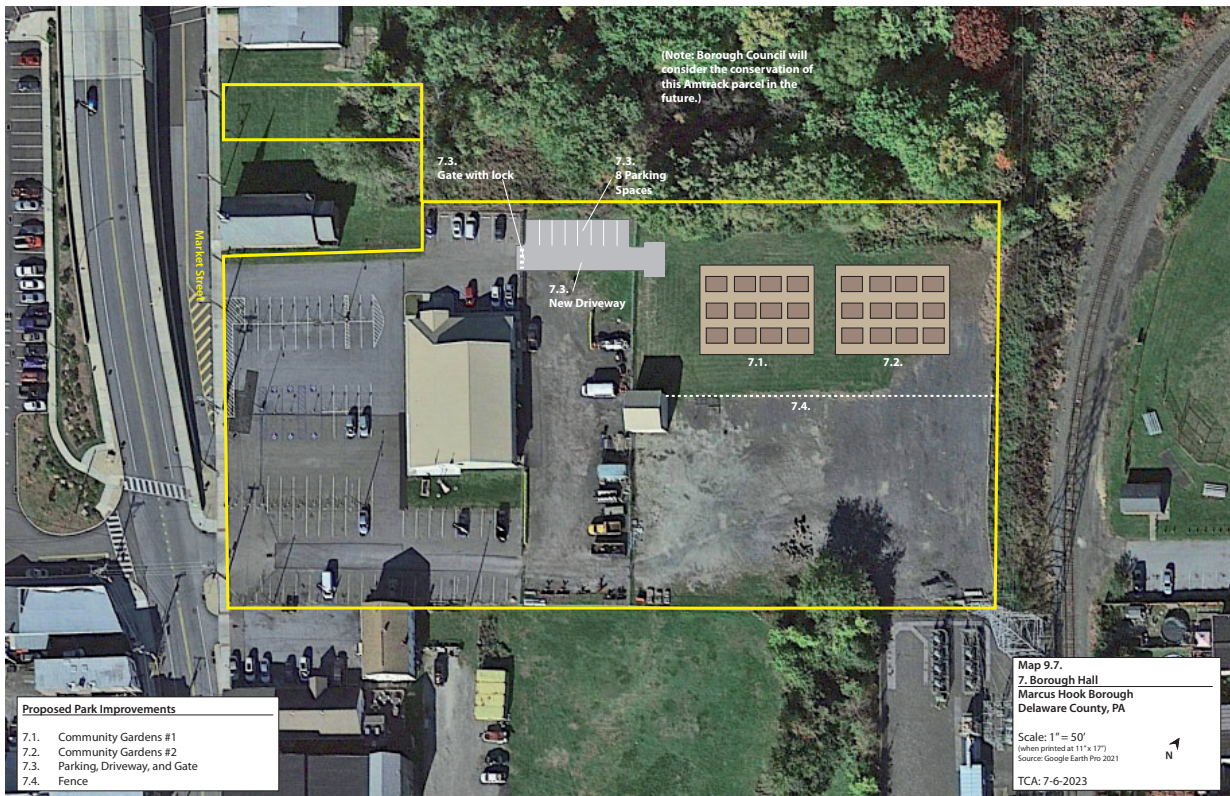
9.1. Park Improvements and Enhancements (continued)

TABLE 3.7.
PARK IMPROVEMENT LIST & COST ESTIMATE: Borough Hall Lot

No.	Improvement Item	Quantity & Description	Unit Cost	Pre-Design Cost Estimate
7.1.	Community Garden #1	1	\$80,000	\$35,000
7.2.	Community Garden #2	1	\$20,000	\$35,000
7.3.	Parking, Driveway, and Gate	1	\$40,000	\$50,000
7.4.	Fence	LS	\$20,000	\$20,000

Subtotal: \$140,000
Contingency (20%): \$28,000

Total: \$168,000



9. Recommendations

9.2. Open Spaces and Natural Resources

The Open Space parcels that are considered to be most critical to an expanded park and recreation network in the Borough are depicted on the maps in Appendix C. In particular, see Map 11 the “Existing & Potential Parks & Recreational Facilities map that depicts “Potential Buffers” and “(Potential) Dog Park” on exiting open space parcels.

Parcels 9 and 10, as shown on Map 11 “Existing & Potential Parks & Recreational Facilities”, are located along Delaware Avenue. These two parcels adjoining Market Square Memorial Park would provide needed buffers to the industrial lands of Energy Transfer to the west. Parcel 11 adjoins the Parking Lot at 4th and Green Streets. It is an existing fence enclosed lawn area that could easily be converted into Large and Small Dog Parks and a Skateboard Park. It adjoins a Borough owned parcel along Maiden Lane.

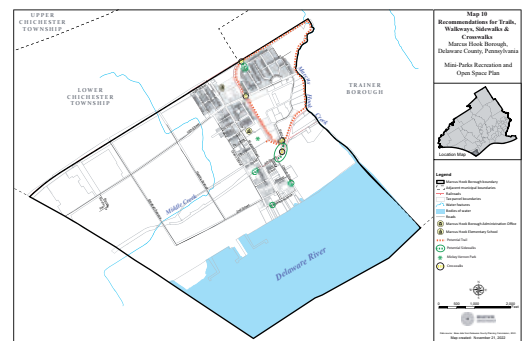


Map 11: Existing & Potential Parks & Recreational Facilities

9.3. Pedestrian Amenities/Walkable Community

The Borough proposes to establish better linkages of the sidewalk system by re-stripping exiting crosswalks, and adding needed crosswalks at every street intersection. In addition, a Trail network could be created within the “Open/Recreation” green areas shown in the Future Land Use Plan in Appendix C, as highlighted on Map 10 “Recommendations for Trails, Walkways, Sidewalks & Crosswalks”.

Proposed Trails, Walkway, Sidewalks, & Crosswalks are shown to the right and in Appendix C on Map 10. The Borough’s Comprehensive Plan includes a Plan that shows linkages of existing green spaces in the northern portion of the Borough for the Viscose Village neighborhood to Williamson Field to Mickey Vernon Park.

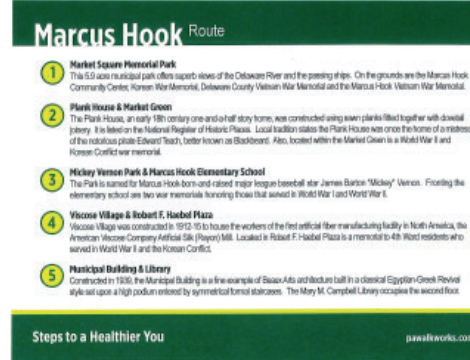
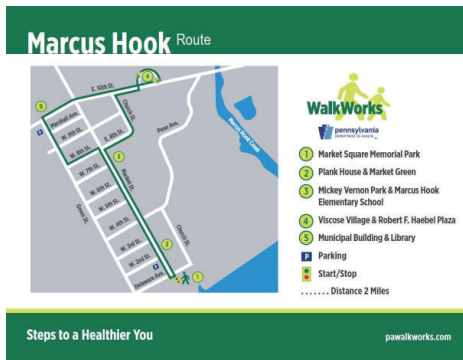


Map 10: Recommendations for Trails, Walkways, Sidewalks & Crosswalks

9. Recommendations

9.3. Pedestrian Amenities/Walkable Community (continued)

A notable existing program, known as “WalkWorks” as shown in the diagram below, focuses on the existing pedestrian linkages from Market Square Memorial Park to other Parks, and features the heart of the residential neighborhoods of the Borough.

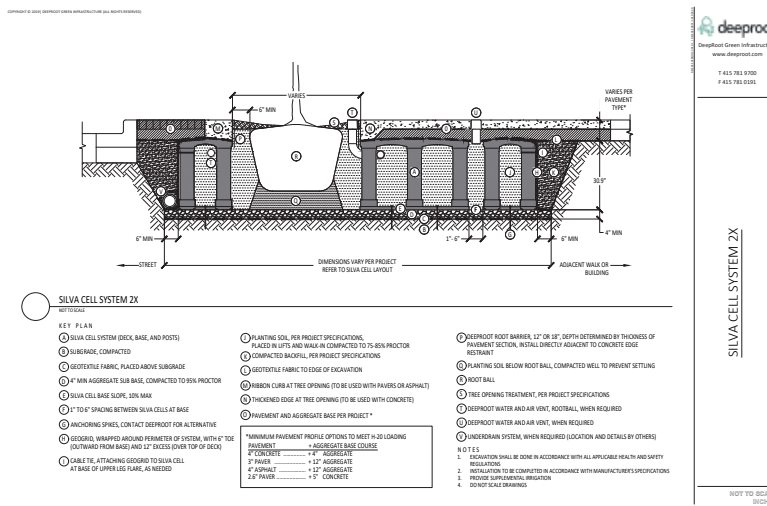


9.4. Street Trees and Green Streets

Street Trees will be maintained and replaced where needed, as a measure to promote Green Streets. In addition, Street Trees should be installed along streets where there are no existing street trees. Along 10th Street, Thornless Honey Locust trees should be added to complement the existing Thornless Honey Locust trees. These trees should also be added along Market Street, from 10th Street to 8th Street. The Bur Oak trees within the Market Street Green are relatively new. If they need to be replaced, new Bur Oak Trees should be planted.

Other species that should be planted along streets with no street trees, include: Swamp White Oak, Zelkova, Red Maple, Kwanzan Cherry, Hedge Maple, and Bowhall Maple. If possible, street trees could also be installed within front yards of residential lots.

Whenever Street Trees are planted within existing paved areas they should be installed to promote their longevity. A “Silva Cell” installation technique should be used for Street Tree installation as depicted below.



9. Recommendations

9.5. Scenic Views & Beautification Opportunities

Market Square Memorial Park is only one of three public parks in Delaware County with direct access to the Delaware River. Amazing scenic views abound from this riverfront park that was created in 1986. The scenic views are most prominent along the Riverfront Promenade and the Fishing Pier.

Beautification opportunities are planned at Market Square Memorial Park with the replacement of the existing Fishing Pier that extends over the Delaware River. This initiative should be completed within the next 5 to 10 years, as the plan for its replacement will be completed in 2023 by Urban Engineers.

The Urban Engineers vision is depicted in the image below.



Every attempt should be made to maintain Delaware River views within Market Square Memorial Park, and from Delaware Avenue. Park features that would block or compromise river views should be avoided.

9.6. Community Recreational Programming

Current Recreation Programming is proposed for expansion through increase recruitment of volunteers, especially parents. Consideration should also be given to create a staff position on a year-round, part-time basis, to serve as the Borough's Recreation Director. That person would work in concert with the Recreation Board and volunteers to coordinate and advance recreation program offerings.

9.7. Heritage Tourism & Gateway Features

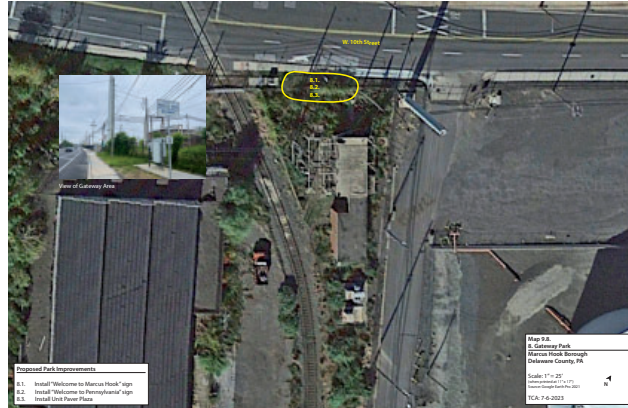
Heritage Tourism is focused on Market Square Memorial Park with many seasonal and special events and activities including the Annual Pirate Festival and Summer Concert Series. New special events suggestions during the Key Person Interviews include: a Farmers Market during the Summer Concerts; an Arts & Crafts Show once a year; a Flea Market once a year; and an annual Food Festival.

The Marcus Hook Preservation Society through their activities and programs promotes among residents and visitors a knowledge of the history of the community. Two such programs are the Pirate Festival held at Market Square Memorial Park, and the annual acknowledgment of the Washington-Rochambeau Revolutionary Route (W₃R) National Historic Trail which runs through Marcus Hook.

9. Recommendations

9.7. Heritage Tourism & Gateway Features (continued)

A Gateway Enhancement idea reflected in this Plan pertains to the “Welcome to Marcus Hook” and “Welcome to Pennsylvania” signs at a new Gateway Park along 10th Street at the Delaware State line. In order for this to occur within a new Gateway Plaza, land would need to be donated to the Borough by Energy Transfer.



9.8. Projected Maintenance Needs

Maintenance is estimated to cost from 4% to 7% of projected capital costs for park improvements. Therefore, based on an overall estimated cost of \$7,016,670, approximately \$280,700 will be needed for maintenance for the next 20 years (or approximately \$14,000 per year).

Maintenance will be primarily performed by the Marcus Hook Public Works Department. Limited maintenance would need to be performed by volunteers.

A “Maintenance Manual” should be prepared to document the overall maintenance program according to Annual, Monthly, and Weekly schedules.

9.9. Operating Funds and Revenue Sources

Funds and Revenues in Marcus Hook Borough are extremely limited. The annual budget for Parks and Recreation in the Borough is in the range of \$125,000 to \$150,000 in 2023. Park maintenance activities are also performed by the Highway Department and funds covering personnel, equipment and supplies are part of the Highway Department’s budget.

Revenue sources to be pursued include: Grants; corporate contributions; and a Recreational Fee-in-Lieu program.

9.10. Partnerships and Engagement

Partnerships will continue to be pursued with the major corporations in Marcus Hook including Energy Transfer, Monroe Energy, and Braskem in order to fund various recreational programs and events on an annual basis.

Engagement will focus on the recruitment of volunteers, especially parents to better manage recreation and park operations. This recruitment could be through outreach by the Borough Administration and Faculty at the Marcus Hook Elementary School.

9. Recommendations

9.11. 5-Year Action Plan

The 5-Year Action Plan includes an aggressive pursuit of grants based on the enhancements and improvements proposed in this Plan.

Achieving the Goals and Objectives will take strategic effort and action utilizing various partnerships through the coordination and leadership of Marcus Hook Borough Council and Staff. The 5 Year Action Plan describes Actions needed in order to achieve each Goal and Objective. Each Action includes a Time Frame/Priority and Lead Agency that is responsible for initiation of the Action. Key Critical Actions are specified with "KCA" and are of highest priority.

KCA = Key Critical Action

The Time Frame/Priorities are categorized as follows:

Time Frame/Priority 1 - These Actions are considered to be of the highest priority for implementation, and intended to be initiated within 1 to 3 years of Plan Adoption.

Time Frame/Priority 2 - These Actions are considered to be of the secondary/medium priority for implementation, and intended to be initiated within 3 to 5 years of Plan Adoption.

Time Frame/Priority 3 - These Actions are considered to be of the lower priority for implementation, and are intended to be further studied and initiated dependent upon the outcomes of further/other studies and depending how goals and needs evolve over time. These Actions could extend beyond 5 years.

Ongoing (O)- These Actions require a continuous or ongoing periodic effort, participation, and/or monitoring.

The Leads and Party/Partner include:

BC = Borough Council

BS = Borough Administrative Staff

BM = Borough Maintenance Staff

P&R = Parks & Recreation Board

9. Recommendations

9.11. 5-Year Action Plan (continued)

Goal 1: Enhance Existing Recreational Sites

Improve the facilities, site features, walkways, landscaping, lighting, and signage at existing parks to increase the usefulness and attractiveness of the parks for persons of all ages and abilities.

	Time Frame/ Priority	Lead Party
1.1. Install new needed equipment and furnishings	1 (KCA)	BS, BM
1.2. Repair existing structures	O	BM
1.3. Replace missing structure	O	BM

Goal 2: Expand Recreational Programs

Increase recreational programs to offer a greater diversity of activities for persons of all ages, interests, and abilities throughout the year, especially in the Summer.

	Time Frame/ Priority	Lead Party
2.1. Provide activities for all age groups	1 (KCA)	BS, BC, P&R
2.2. Continue to provide programs for all age groups	O	BC, BS, P&R
2.3. Expand summer programs	O	BS, P&R

Goal 3: Expand Park & Recreation Operations

Create diversified Volunteer roles to broaden the scope of recreational activities for all age groups, abilities, and interests throughout the year. Also, plan for increased Administration and Operations of the park system.

	Time Frame/ Priority	Lead Party
3.1. Recruit more volunteers	O	BS, P&R
3.2. Expand Park Administration	2	BC, BS
3.3. Expand park operations, activities, and events	1 (KCA)	BC, BS, P&R

Key:

BC = Borough Council; BS = Borough Staff; BM = Borough Maintenance Staff; P&R = Parks & Recreation Board

KCA = Key Critical Action

9. Recommendations

9.11. 5-Year Action Plan (continued)

Goal 4: Promote Human-scale Development to Strengthen our Vision of a “Livable Community”

Strengthen Marcus Hook Borough’s identity as a walkable & pedestrian friendly community, connecting parks and public spaces with sidewalks, crosswalks, walkways, and trails. Improve Streetscape amenities to promote Livability.

	Time Frame/ Priority	Lead Party
4.1. Create additional pedestrian linkages	2	BC, BS
4.2. Create additional public spaces	2	BC, BS
4.3. Enhance the Streetscapes of the Borough	3	BC, BS, BM

Goal 5: Pursue Partnerships

Continue to seek support of Parents; Corporations; Marcus Hook Elementary School; local Churches; Girl Scouts; Boy Scouts; and others

	Time Frame/ Priority	Lead Party
5.1. Recruit more parents to participate in park programs	0	P&R
5.2. Increase outreach to corporations to support park activities and programs	1 (KCA)	BC, BS
5.3. Coordinate with other recreational service providers	3	BS, P&R

Goal 6: Pursue Increased Revenues

Increase revenues to enhance the park and recreation system through: grants; contributions; and a recreation fee-in-lieu program.

	Time Frame/ Priority	Lead Party
6.1. Seek additional funding through grants from the State and County	1 (KCA)	BC, BS
6.2. Continue to pursue corporate contributions	1 (KCA)	BC, BS
6.3. Establish a recreation fee-in-lieu program through Ordinances and related Fee Schedule	1 (KCA)	BC

Key:

BC = Borough Council; BS = Borough Staff; BM = Borough Maintenance Staff; P&R = Parks & Recreation Board
KCA = Key Critical Action

9. Recommendations

9.12. 5-Year Capital Improvements Program

As part of a 5 year overall Capital Improvement Program focused on \$1,016,670 worth of improvements (as listed in Table 3), approximately \$203,322 per year will need to be secured for all of the contemplated improvements (excluding the Fishing Pier).

Table 4.

Park	Name/Location	Pre-Design Cost Estimate	Time Frame
1.A.	Market Square Memorial Park	\$367,860	1
2.	Mickey Vernon Park (Market Street & 7 th Street)	\$53,640	1
3.	Williamson Field	\$152,400	2
4.	Robert E. Haebel Plaza	\$0.00	0
5.	Market Street Green (Market Street between 4 th & 2 nd)	\$243,120	2
6.	Centennial Park (10 th & Green Streets)	\$31,650	2
7.	Borough Hall Lot (1111 Market Street)	\$168,000	3
Subtotal:		\$1,016,670	
1.B.	Market Square Memorial Park Fishing Pier	\$5,000,000	2
Grand Total:		\$6,016,670	

Key:

0 = NA

1 = 1 to 3 years

2 = 3 to 5 years

3 = 5 years +

9. Recommendations

9.13. 1-Year Plan of Action

Table 5.

<u>Action</u>	<u>KCA</u>	<u>Time Frame/Priority</u>	<u>Target Start Date</u>	<u>Target Completion Date</u>	<u>Lead Party</u>	<u>Performance Targets</u>
1.1. Install new needed equipment and furnishings	X	1	April 2024	Nov 2024	BS, BM	Installations
1.2. Repair existing structures		O	March 2024	Nov 2024	BM	Repairs
1.3. Replace missing structures		O	March 2024	Nov 2024	BM	Replacements
2.1. Provide activities for all age groups	X	1	Jan 2024	Dec 2024	BS, BC, P&R	Expanded Activities
2.2. Continue to provide programs for all age groups		O	Jan 2024	Dec 2024	BC, BS, P&R	Continue Programs
2.3. Expand summer programs		O	June 2024	August 2024	BS, P&R	Expand Programs
3.1. Recruit more volunteers		O	Jan 2024	Dec 2024	BS, P&R	Achieve Quota
3.3. Expand park operations, activities, and events	X	1	Jan 2024	Dec 2024	BC, BS, P&R	Increased Staff Responsibilities
5.1. Recruit more parents to participate in park programs		O	Jan 2024	Dec 2024	P&R	Achieve Quota
5.2. Increase outreach to corporations to support park activities and programs	X	1	Jan 2024	Dec 2024	BC, BS	Contributions Obtained
6.1. Seek additional funding through grants from the State and County	X	1	Jan 2024	Dec 2024	BC, BS	Grants Obtained
6.2. Continue to pursue corporate contributions	X	1	Jan 2024	Dec 2024	BC, BS	Contributions Obtained
6.3. Establish a recreation fee-in-lieu program through Ordinances and related Fee Schedule	X	1	Feb 2024	July 2024	BC	Ordinance & Fee Schedule Adopted

Note: The Borough should create a Recreational Fee-in-Lieu Program as outlined in Appendix F, through Ordinance Amendments in an effort to raise funds for park facility enhancements and improvements.