

10. Executive Summary

10.1. Park Improvements and Enhancements

A general summary of the plans is included in Chapter 9 and the Appendix C Maps and Plans. The proposed park improvements and enhancements, discussed thoroughly during the preparation of this Plan, are intended to benefit Marcus Hook Borough residents and stakeholders over the next 20 years. Each park is proposed to be improved and enhanced based on the collective input of Borough residents and stakeholders.

10.2. Open Spaces and Natural Resources

A general summary of the plans is included in Chapter 9 and the Appendix C Maps and Plans. The proposed open spaces and natural resources are intended to benefit the Borough by expanding the existing network of park and recreation facilities. The Borough intends to pursue the expansion of the park system with the cooperation of the private sector.

10.3. Pedestrian Amenities/Walkable Community

A general summary of the plans is included in Chapter 9 and the Appendix C Maps and Plans. The proposed pedestrian amenities are intended to broaden the scope of the green infrastructure of the Borough for the benefit of residents and stakeholders of all ages and abilities. New sidewalks and walkways along the relocated Penn Avenue will enable improved Pedestrian access on the east side of the Borough.

10.4. Street Trees and Green Streets

Street trees to be maintained, replaced, and added will promote and enhance the Streetscapes and Green Streets of Marcus Hook.

Given the extensive nature of the industrial development along the western and eastern portions of the Borough, Street Trees will provide a welcome canopy to unify the neighborhoods, add shade, improve air quality, and increase attractiveness of the public realm of the Borough.

Marcus Hook Borough has achieved the status of "Tree City USA" for the past 37 years, and intends to continue as a designated "Tree City USA" into the future.

10. Executive Summary

10.5. Scenic Views & Beautification

The Fishing Pier at Market Square Memorial Park will be replaced to provide wonderful views of the passing ships along the Delaware River, to give residents the opportunity to catch fish, and to enjoy picnicking.

In addition, the Riverfront Promenade along the edge of Market Square Memorial Park will continue to offer expansive views of the Delaware River, especially from the 7 benches along the Promenade that have been maintained since 1986.

10.6. Community Recreational Programming

Increased programming is proposed through recruitment of volunteers, especially parents. In addition, the Borough should consider hiring a Year-Round, Part -Time Recreation Director within the next 10 years.

10.7. Heritage Tourism & Gateway Features

Heritage Tourism will continue at Market Square Memorial Park, with the annual Pirate Festival. In addition, by creating a new Gateway Plaza along 10th Street very close to the Delaware/Pennsylvania line, the Borough will be able to affirm its status as the “Cornerstone of Pennsylvania”.

10.8. Recreation Fee-in-Lieu Program

A Recreation Fee-in-Lieu program is outlined in Appendix E. Essentially, the Borough will need to utilize this Plan as the “Approved Recreation Plan” in the context of a Subdivision & Land Development Ordinance Amendment.

Appendix A

Community Meetings & Public Participation

Community Meeting #1 was held on March 13, 2023 at Marcus Hook Borough Hall. Over 30 people provided input to this Mini-PROS Plan. Community Meeting #2 was held on June 12, 2023 with 8 people attending.

On May 9, 2023 an exercise was also conducted with the Marcus Hook Elementary School children, in order to obtain feedback from the children in the community relative to their preferences for recreational facilities and activities.

This Appendix A consists of:

- + the flyers for the Meetings;
- + the sign-in sheets;
- + the Tabulations from the Participation Exercises;
- + the Tabulations from the Preference questions pertaining to Specific Recreational Facilities; and Specific Recreational Programs; and
- + the Exercise with the children (K through 4th Grades) at the Marcus Hook Elementary School.

MINI-PARK, RECREATION, AND OPEN SPACE PLAN

MARCUS HOOK BOROUGH

COMMUNITY MEETING #1

**Please join us to help create a Vision for the Park,
Recreation and Open Space Plan for Marcus Hook Borough!**

**MONDAY, MARCH 13th
6:30PM - 8:00PM**

**BOROUGH HALL
1111 Market Street
Marcus Hook, PA 19061**

Please see the Borough website or call 610-485-1341 for more information on the *Park, Recreation, and Open Space Plan*.



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

**Mini-PROS Plan
Parks, Recreation & Open Space Plan
Marcus Hook Borough – Delaware County, PA**

**Community (“Town Hall”) Meeting
March 13, 2023**

Sign-In Sheet

	Name	email address
1.	Jim Lucia	N/A
2.	Cheryl Greenbaum	ohcayl@AOL.COM
3.	Robert Gray	
4.	Sam Teller	
5.	Joe Flynn	
6.	Maile LaVallee	
7.	Bruce Darbian	
8.	Laura Ottinger	lauraottinger2003@yahoo.com
9.	Will Ottinger	
10.	Stuart Turner	
11.	Good citizen	
12.	mbm/Myhnt	
13.	Joe Moran	
14.	Donna Halton	
15.	Jim Hango	
16.	Viviana Sola	
17.	Maureen Patricia Steff	p@thrcv1A STEFF P@WIDESP@.com
18.	Cathy Curpell	
19.	Regina Olson	
20.	Kennard Greene	kennardggreene@gmail.com
21.	Lorraine Daliessio	ldaliessio@gmail.com
22.	Janette Weigand	Janette.Weigand@gmail.com



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Town Planners & Landscape Architects

Mini-PROS Plan
Parks, Recreation & Open Space Plan
Marcus Hook Borough – Delaware County, PA

Community (“Town Hall”) Meeting
March 13, 2023

Sign-In Sheet

	Name	email address
1.	Gene Tajak	ETS Hook@aol.com
2.	Andy G Danish	
3.		
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22.		



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

Mini-PROS Plan
Parks, Recreation & Open Space Plan
Marcus Hook Borough – Delaware County, PA

Community (“Town Hall”) Meeting
March 13, 2023

Participation Exercises: TABULATIONS

1. Favorite Park

- 1.1. What is your favorite Park in Marcus Hook?
Market Square Memorial Park (Riverfront Park): 10
Mickey Vernon Park: 3

- 1.2. Why?
Market Square Memorial Park: River; Benches; less fights; peaceful (2); sidewalk for walking (2); keep playgrounds out and put at Community Center; view/watching ships and wildlife; amenities; yearly concerts
Mickey Vernon Park: Playground; activities; space

2. Needed Improvements

- 2.1. What do we need to do to improve the Parks in Marcus Hook? (Alphabetical Order)
Activities/Amenities (2)
Benches and seating (2)
Dog Park
Fishing (open the fishing pier back up)
Get rid of Geese
Landscape
Lighting: 2
Picnic tables
Playground Equipment (5); rubber groundcover (3); need at MSMP
Police Protection
Rental space for parties
Walking Trails (longer with lights)

- 2.2. Provide a specific example: (Alphabetical Order)
Clean-up geese poop: 2
Dog Parks (2) (at Williamson Park)
No seating at Mickey Vernon Park
Put back what was removed at Mickey Vernon Park
Soft landing for play equipment
Walking Trail through wooded area along Marcus Hook Creek
Walking Trail to river along Penn Avenue



THOMAS COMMITTA ASSOCIATES, INC.
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Mini-PROS Plan
Parks, Recreation & Open Space Plan
Marcus Hook Borough – Delaware County, PA

Community (“Town Hall”) Meeting
March 13, 2023

Participation Exercises: TABULATIONS

3. Future Parks, Recreation, and Open Space

- 3.1. What should we be thinking about to create more “Green” in Marcus Hook over the next 10 years? (Alphabetical Order)
 - Develop 10th & Yates Lot
 - Dog Park
 - More Green = More pollen (not good for allergies)
 - No room for green

- 3.2. What specific idea or example do you have? (Alphabetical Order)
 - Dog Park
 - Need benches back at Mickey Vernon Park



THOMAS COMITTA ASSOCIATES, INC.
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**Mini-PROS Plan
Parks, Recreation & Open Space Plan
Marcus Hook Borough – Delaware County, PA**

Community (“Town Hall”) Meeting
March 13, 2023

Participation Exercises: TABULATIONS

4. Preferences for Specific Recreational Facilities

4.1. Please indicate your preferences for the Recreational Facilities listed below.

<u>Facility</u>	<u>Highly Preferred (3)</u>	<u>Moderately Preferred (2)</u>	<u>Slightly Preferred (1)</u>	<u>Not Preferred (0)</u>
a. Basketball Court	1	2	1	7
b. Covered stage at M.S.M.P.	4	1	3	2
c. Crosswalks across streets	3	4	1	2
d. Dog Park	5	6	2	
e. Gateway sign at Delaware line	2	3	3	2
f. Gazebo	3	1	2	5
g. Land acquisition for more parkland	4	2	2	
h. Lighting	6	4	1	
i. Pickleball Courts		1	4	3
j. Playground	6	2	1	1
k. Shade canopy at Mickey Vernon Park	3	4	2	1
l. Shade trees in parks	6	1	1	3
m. Skateboard park	2	5	2	4
n. Trails along Marcus Hook Creek	5	3	2	1
o. Walking Trail at Williamson Field	6	3	1	
p. Need steps at Train	1			

■ = Highest Rankings



THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

Mini-PROS Plan
Parks, Recreation & Open Space Plan
Marcus Hook Borough – Delaware County, PA

Community (“Town Hall”) Meeting
March 13, 2023

Participation Exercises: TABULATIONS

5. Preferences for Specific Recreational Programs

5.1. Please indicate your preferences for the Recreational Programs listed below.

<u>Program</u>	<u>Highly Preferred (3)</u>	<u>Moderately Preferred (2)</u>	<u>Slightly Preferred (1)</u>	<u>Not Preferred (0)</u>
a. <u>Seniors</u> : promote special events for Seniors at the Community Center	7	2	3	
b. <u>Adults</u> : promote educational programs focused on wellness (physical, mental, spiritual); softball; walking	4	7	1	
c. <u>Teenagers</u> : promote cardiovascular activities that focus on strength, flexibility, balance, and social skills	4	6	2	
d. <u>Youth</u> : provide “pedestrian pockets” within parks that cater to younger children; promote youth sports	8	3		
e. <u>Family</u> : promote picnic pavilion rentals for family gatherings; movie nights in the Summer; Bus Tours; Parades	10	3		
f. <u>Persons with Disabilities</u> : promote fitness paths and apparatus in all parks for persons of all ages with disabilities	11	1	1	
g. Need more activities for children	1			
h. Need benches back at MSMP and at Mickey Vernon Park	1			
i. Boat Rides (bring back)	1			
j. Firehouse to rent for events	1			
k. Adults + Parents involvement B.C.D	1			

 = Highest Rankings

MINI-PARK, RECREATION, AND OPEN SPACE PLAN

MARCUS HOOK BOROUGH

COMMUNITY MEETING #2

**Please join us to help confirm a Vision for the Park,
Recreation and Open Space Plan for Marcus Hook Borough!**

**MONDAY, JUNE 12th
6:30PM - 8:00PM**

**BOROUGH HALL
1111 Market Street
Marcus Hook, PA 19061**

Please see the Borough website or call 610-485-1341 for more information on the *Park, Recreation, and Open Space Plan*.



THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

Mini-PROS Plan
Parks, Recreation & Open Space Plan
Marcus Hook Borough – Delaware County, PA

Community (“Town Hall”) Meeting #2
June 12, 2023

Sign-In Sheet

	Name	email address
1.	JOE FLYNN	jflynn3@comcast.net
2.	John Ireland	
3.	Lauren Ottinger	
4.	Fish Hoffman	
5.	Bill Cox	
6.	Tom Comitta	tom@com.ita.com
7.	Bruce Darbian	
8.	Kennard Greene	kennardggreene@gmail.com
9.		
10.		
11.		
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13.		
14.		
15.		
16.		

What fun things do you like to do at Parks? (Tabulations: 5-17-2023)

Play Stuff



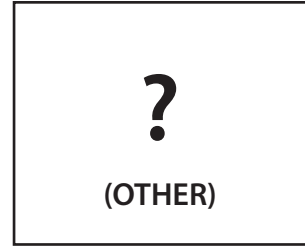
7 WATER SPRAY



10 PLAYGROUND



6 SKATEBOARD PARK



See next Page

Games



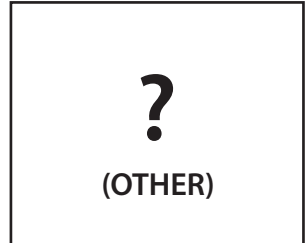
3 WIFFLE BALL



9 HOPSCOTCH



7 BASKETBALL



See next Page

Things To Do



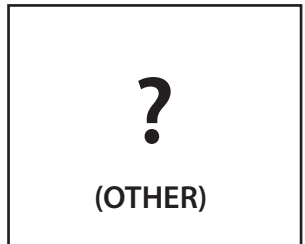
3 SUMMER CAMPS



9 MOVIE NIGHT



3 PUMPKIN CARVING



See next Page

What fun things do you like to do at Parks? (Tabulations: 5-17-2023)

In addition to the Tabulations on page 1 for the nine items depicted and listed, the "Other" items mentioned by the K through Fourth Grade Class at MHES, are listed below.

Play Stuff

- 1.1. Animal Rockers
- 1.2. Bike Park
- 1.3. Community Pool
- 1.4. Hot Tub
- 1.5. Hut for Equipment Storage
- 1.6. Merry-go-round (spinner)
- 1.7. Mini-Playground
- 1.8. Monkey Bars
- 1.9. See-Saw
- 1.10. Swings
- 1.11. Tot seat swings (for babies)
- 1.12. Trampoline
- 1.13. Tube Slide
- 1.14. Water Slide
- 1.15. Zip-Line

Games

- 2.1. Baseball
- 2.2. Football
- 2.3. Kickball
- 2.4. Soccer
- 2.5. Volleyball
- 2.6. Wall Ball

Things To Do

- 3.1. Beach Ball
- 3.2. Craft Night
- 3.3. Lego Club
- 3.4. Painting
- 3.5. Party Night
- 3.6. Reading Nook
- 3.7. Roller Skating
- 3.8. Snack Shack
- 3.9. Trunk-R-Treating (at Halloween)
- 3.10. Water Balloons; Water Guns

Appendix B

Key Person Interviews

Eight persons were interviewed and provided candid suggestions for:

- + Ideas for Positive Changes (to the park and recreation network of the Borough);
- + Dissenting Opinions; and
- + Other suggestions for Mini-PROS initiatives.



THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

MINI-PARKS, RECREATION & OPEN SPACE PLAN **(MINI-PROS PLAN)**

Marcus Hook Borough – Delaware County, PA

KEY PERSON INTERVIEWS

January 23, 2023; **Updated: March 8, 2023**

1. Summary of Persons Interviewed (and dates when Interviewed)

- 1.1. Steven Jackson – Police Officer (November 7, 2022)
- 1.2. Keith Carroll – Marcus Hook Family Market (January 17, 2023)
- 1.3. Georgianna Montella – Chichester School Board (January 17, 2023)
- 1.4. Robert Hughes – Code Enforcement Officer (January 17, 2023)
- 1.5. Susan Gavigan – Principal, Marcus Hook Elementary School (MHES) (January 17, 2023)
- 1.6. Sandy Cislo – Pastor, Cokesbury Methodist Church (January 18, 2023)
- 1.7. Kenny Smith – Fire Chief (January 20, 2023)
- 1.8. Tianjia Wang – Librarian, MHES (February 3, 2023)

In general, everyone was very positive regarding the Marcus Hook Borough Parks. They believe that the Parks contribute to the sense of place, and quality of life in Marcus Hook. Also, everyone appreciated being asked to participate in the Key Person Interview process.

However, everyone also had a number of ideas that they wanted to share as described below.

2. Take-Aways

- 2.1. Ideas for Positive Changes
 - a. We need better Lighting for all Parks.
 - b. We need to better manage the parks, so that the teenagers do not push out the younger children.
 - c. We need Dog Parks.
 - d. We need a Dog Park where the old tennis court is located at Williamson Field.
 - e. We need new Play Apparatus at Market Square Memorial Park.
 - f. We need an additional Pavilion at Market Square Memorial Park.
 - g. We need bathrooms at Market Square Memorial Park.
 - h. We need to create an ADA Accessible opportunity at Market Square Memorial Park for persons that are visually impaired.
 - i. We need to expand the Summer Concerts and add concerts for children at Market Square Memorial Park.
 - j. We need to replace the picnic tables at Mickey Vernon Park/Playground.
 - k. We need more shade at the Playground at Mickey Vernon Park.
 - l. We need more recreational programs for children 13 years old to 15 years old.
 - m. We need to reinstitute a Sumer Recreation Program for children.
 - n. We need additional PAL – type programs by the Police with the children.
 - o. We need a basketball court across from the Borough Police Station.
 - p. We should consider Play Apparatus on the lot next to the Borough Administration Offices.



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

MINI-PARKS, RECREATION & OPEN SPACE PLAN
(MINI-PROS PLAN)

Marcus Hook Borough – Delaware County, PA

KEY PERSON INTERVIEWS

January 23, 2023; **Updated: March 8, 2023**

- q. It would be great if we could have a Part-Time Recreation Director to Manage Recreational Programming (as a paid position).
- r. The Borough should consider an Annual Food Festival at Market Square Memorial Park.
- s. The Borough should consider an Annual Flea Market at Market Square Memorial Park.
- t. We need to have Movie Nights at MSMP in the Summer.
- u. The Borough should consider a theme for the Recreation Programs, such as “Fun, Festivals, and Folklore”!
- v. The Borough should promote a Farmers Market to coincide with the Summer Concerts at Market Square Memorial Park.

2.2. “Dissenting Options”

- a. We do not have enough facilities for younger children, such as play apparatus, basketball courts, summer programs, and youth concerts.
- b. Market Square Memorial Park services the elderly population well, but we need more opportunities for youth at the park.
- c. The cost of food at the Pirate Festival is too expensive.
- d. While the Volunteers are doing a good job, we need to have a greater diversity of volunteers to organize and diversify the programs.

2.3. Other

- a. If 14 to 18 year old children would like to do so, please consider the Marcus Hook Fire Department program titled: “Junior Fire Fighting Program” relative to Fire Safety in the Parks and throughout the Borough.

Appendix C

Maps

1. Floodplains and Wetlands
2. Woodland Resources
3. Historical & Cultural Sites, and Man-Made Features
4. Existing Land Use
5. Future Land Use
6. Regional Recreational Facilities
7. Existing Parks & Recreational Facilities
8. Service Areas of Borough Owned Parks
9. Recommendation for Park Enhancements and Open Space (8 plans)
 - 9.1. Market Square Memorial Park
 - 9.2. Mickey Vernon Park
 - 9.3. Williamson Field
 - 9.4. Robert E. Haebel Plaza
 - 9.5. Market Square Green
 - 9.6. Centennial Park
 - 9.7. Borough Hall Lot
 - 9.8. Gateway Park
10. Recommendations for Trails, Walkways, Sidewalks, & Crosswalks
11. Potential Parks & Recreational Facilities
12. 4th & Maiden Lane Park - Concept Plan

UPPER
CHICHESTER
TOWNSHIP

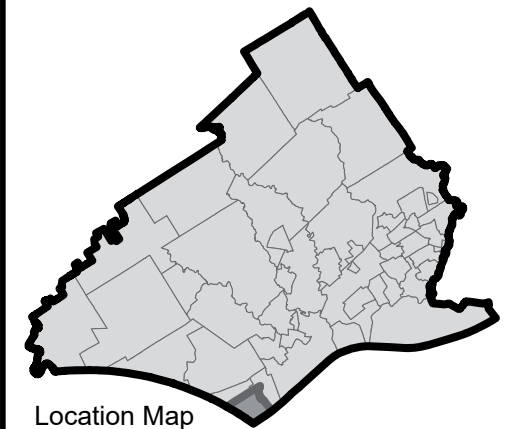
LOWER
CHICHESTER
TOWNSHIP

TRAINER
BOROUGH

Map 1 Floodplains and Wetlands














Marcus Hook Borough,
Delaware County, Pennsylvania

Mini-Parks Recreation and
Open Space Plan



Location Map

Legend

-  Marcus Hook Borough boundary
-  Adjacent municipal boundaries
-  Roads
-  Railroads
-  Tax parcel boundaries
-  Water features
-  Bodies of water
-  Wetlands
-  100-year floodplain
-  500-year floodplain
-  Areas of minimal flood hazard
-  Marcus Hook Borough Administration Office
-  Marcus Hook Elementary School

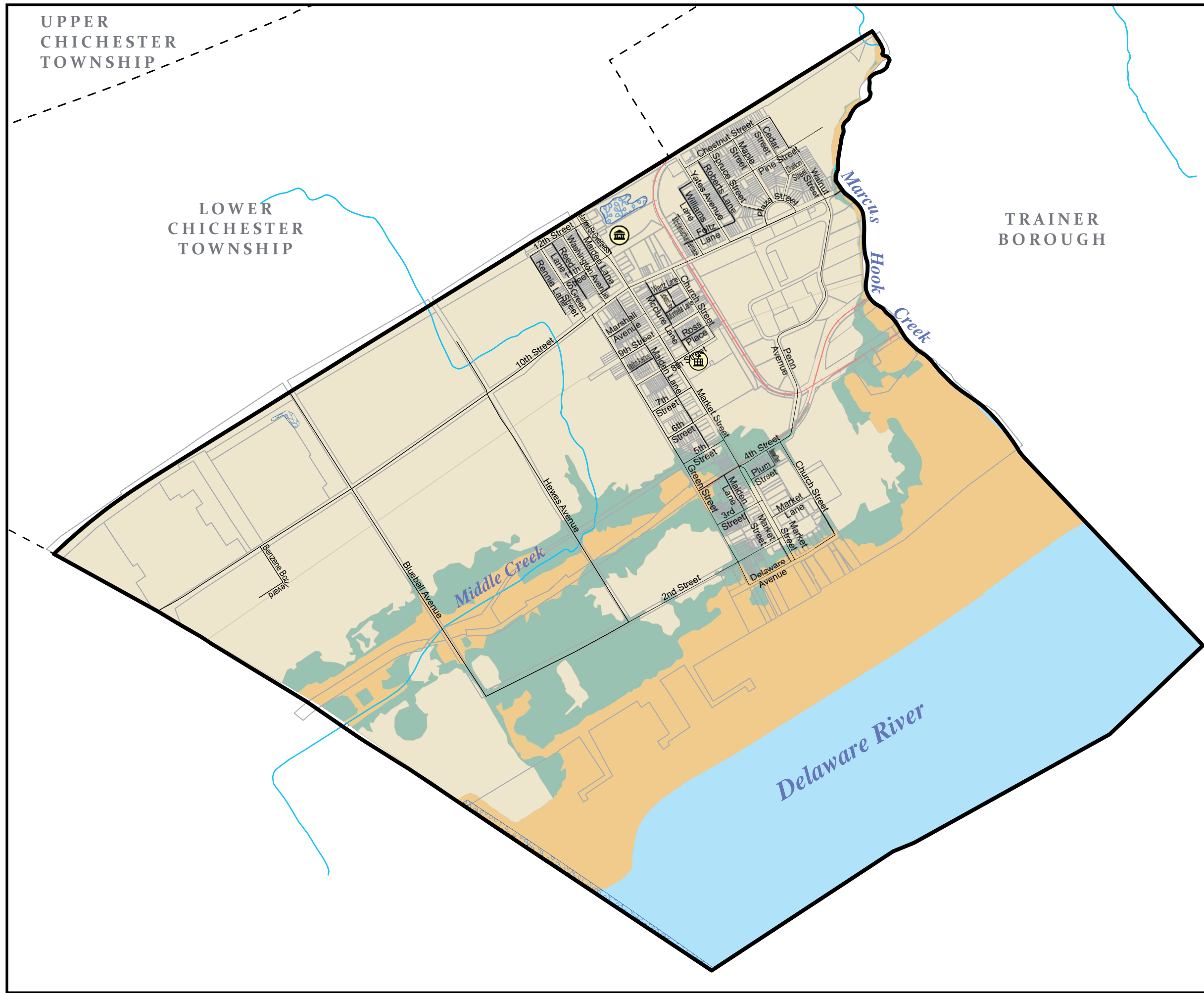


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Feet



Data source: Base data from Delaware County Planning Commission, 2022.
Wetlands from NWI, 2022. Floodplains from FEMA, 2021.

Map created: November 21, 2022



UPPER
CHICHESTER
TOWNSHIP

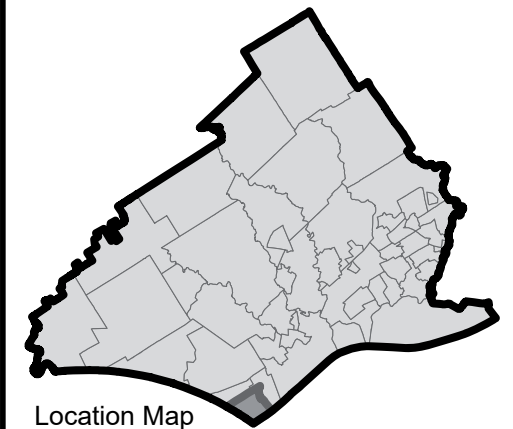
LOWER
CHICHESTER
TOWNSHIP

TRAINER
BOROUGH

Map 2 Woodland Resources











Marcus Hook Borough,
Delaware County, Pennsylvania

Mini-Parks Recreation and
Open Space Plan



Location Map

Legend

-  Marcus Hook Borough boundary
-  Adjacent municipal boundaries
-  Roads
-  Railroads
-  Tax parcel boundaries
-  Water features
-  Bodies of water
-  Woodland resources
-  Marcus Hook Borough Administration Office
-  Marcus Hook Elementary School

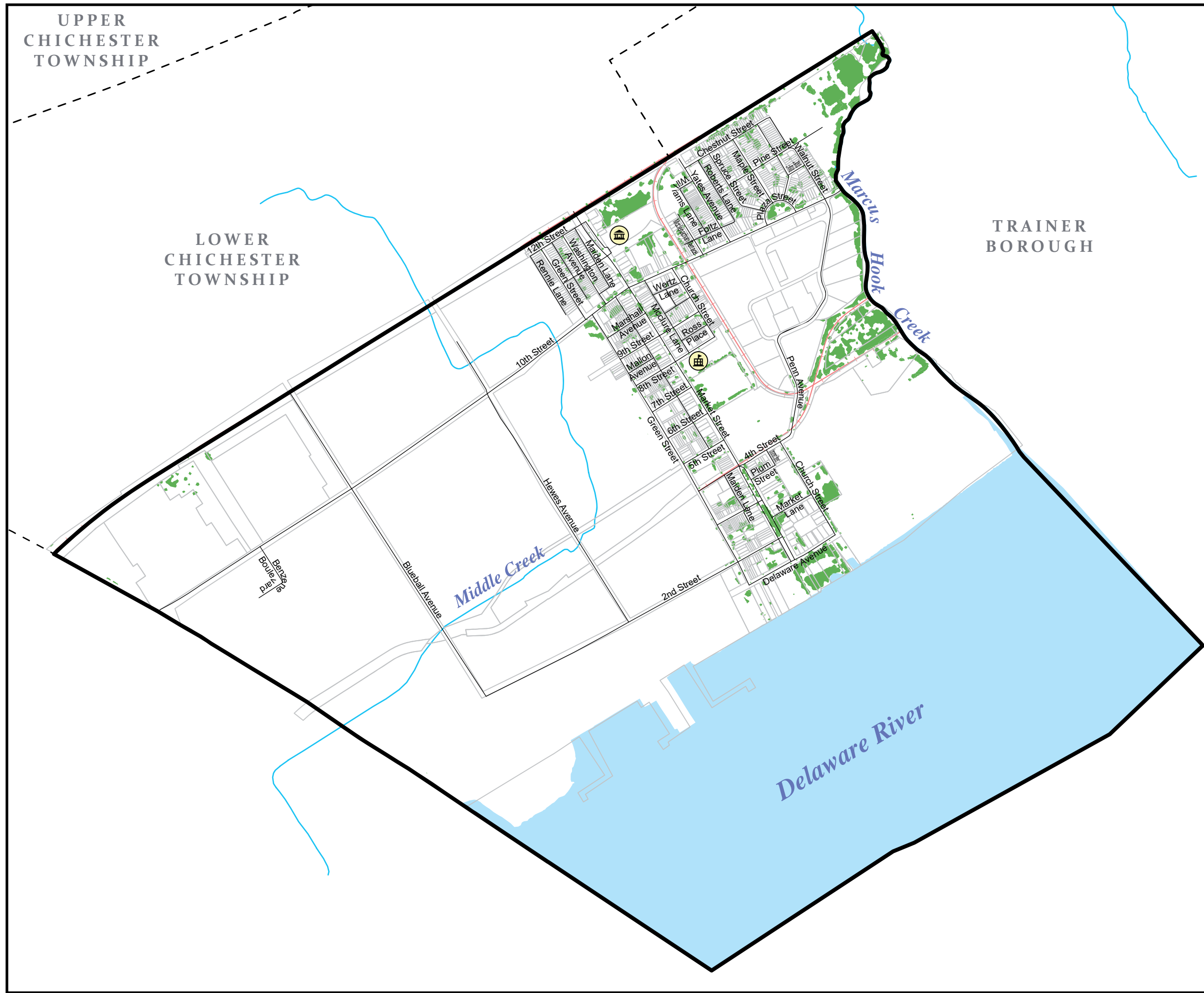


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Feet



Data source: Base data from Delaware County Planning Commission, 2022. Woodlands Resources from Univ. of Vermont Spatial Analysis Lab, 2016, and edited by Brandywine Conservancy based on imagery from Nearmap February 23, 2023.

Map created: November 21, 2022
Last revised: April 5, 2023



UPPER
CHICHESTER
TOWNSHIP

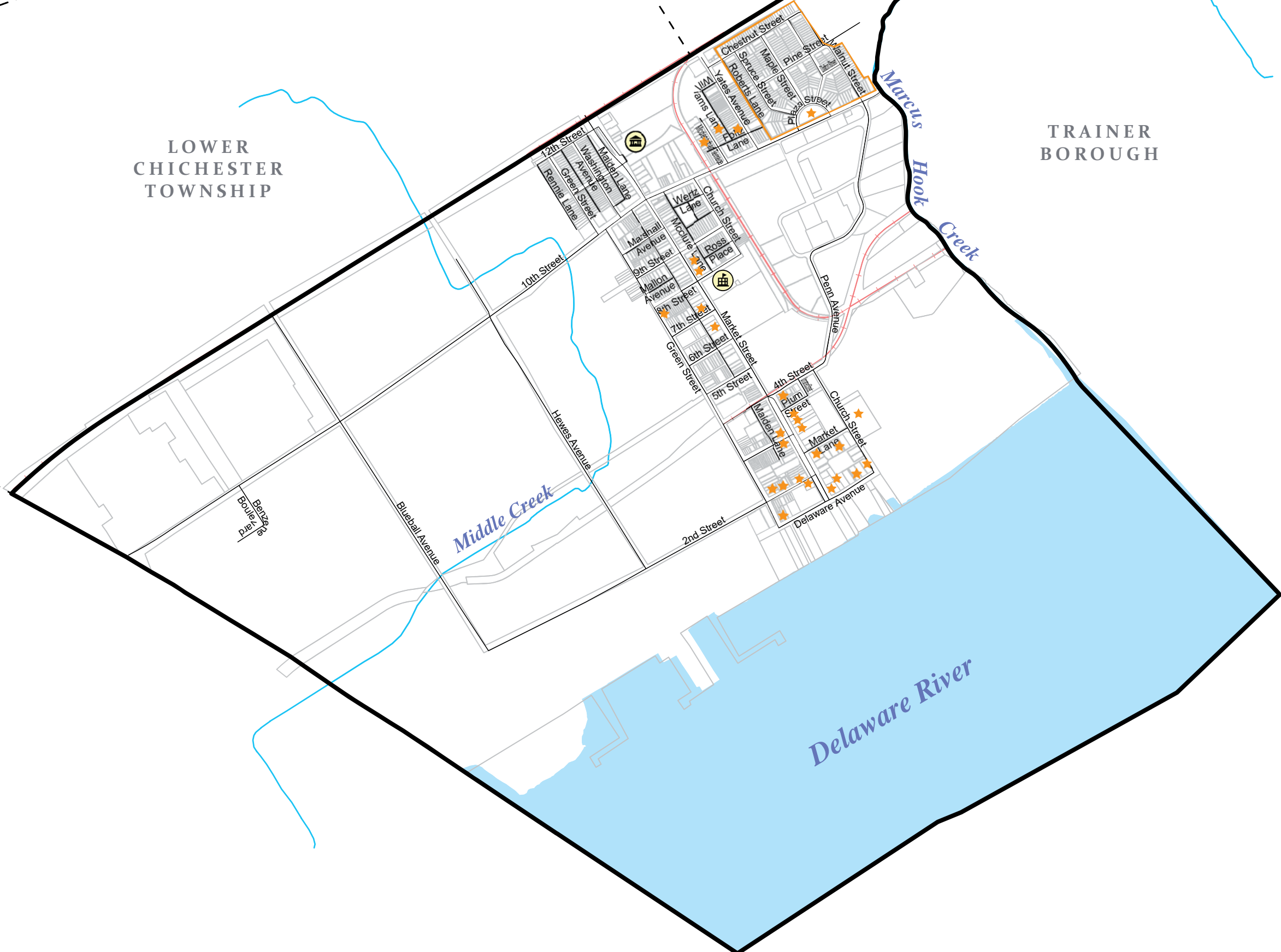
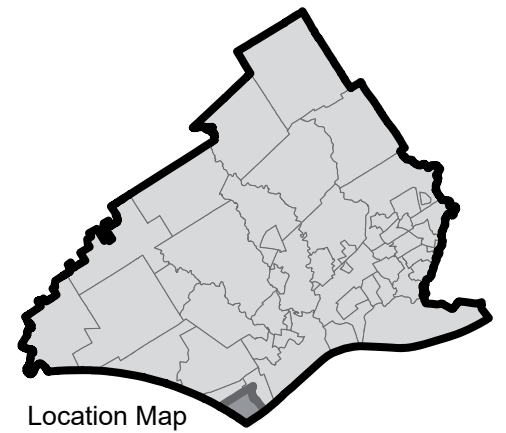
LOWER
CHICHESTER
TOWNSHIP

TRAINER
BOROUGH

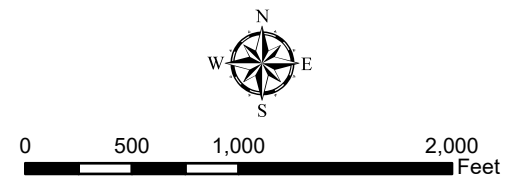
Map 3
Historical & Cultural Sites,
and Man-Made Features

Marcus Hook Borough,
Delaware County, Pennsylvania

Mini-Parks Recreation and
Open Space Plan



- Legend**
- Marcus Hook Borough boundary
 - Adjacent municipal boundaries
 - Railroads
 - Tax parcel boundaries
 - Water features
 - Bodies of water
 - Roads
 - Marcus Hook Borough Administration Office
 - Marcus Hook Elementary School
 - Historic Resource



Data source: Base data from Delaware County Planning Commission, 2022.
Map created: November 21, 2022

Map 4 Existing Land Use



Legend

- Single-family Detached
 - Single-family Attached/ Semi-detached
 - Multifamily
 - Institutional
 - Mixed
 - Commercial
 - Industrial
 - Heavy Industrial
 - Utility\RR\ Parking
 - Open\Recreation
 - Stream\River
 - Vacant
- Roadways**
- Borough
 - Private
 - State
 - Municipal Boundary



Projection: UTM
Datum: NAD 83
Units: Meters

Source:
Board of Assessments- Parcels

BOROUGH OF MARCUS HOOK

Prepared by
Delaware County Planning Department