

W. 10th Street

- 8.1.
- 8.2.
- 8.3.



View of Gateway Area

Proposed Park Improvements	
8.1.	Install "Welcome to Marcus Hook" sign
8.2.	Install "Welcome to Pennsylvania" sign
8.3.	Install Unit Paver Plaza

Map 9.8.
 8. Gateway Park
 Marcus Hook Borough
 Delaware County, PA

Scale: 1" = 25'
 (when printed at 11" x 17")
 Source: Google Earth Pro 2021



TCA: 7-6-2023

UPPER
CHICHESTER
TOWNSHIP

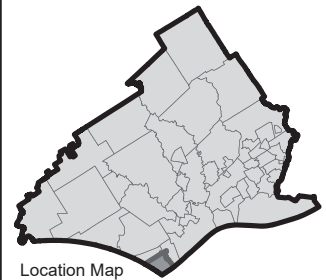
LOWER
CHICHESTER
TOWNSHIP

TRAINER
BOROUGH

Map 10 Recommendations for Trails, Walkways, Sidewalks & Crosswalks

Marcus Hook Borough,
Delaware County, Pennsylvania

Mini-Parks Recreation and Open Space Plan



Legend

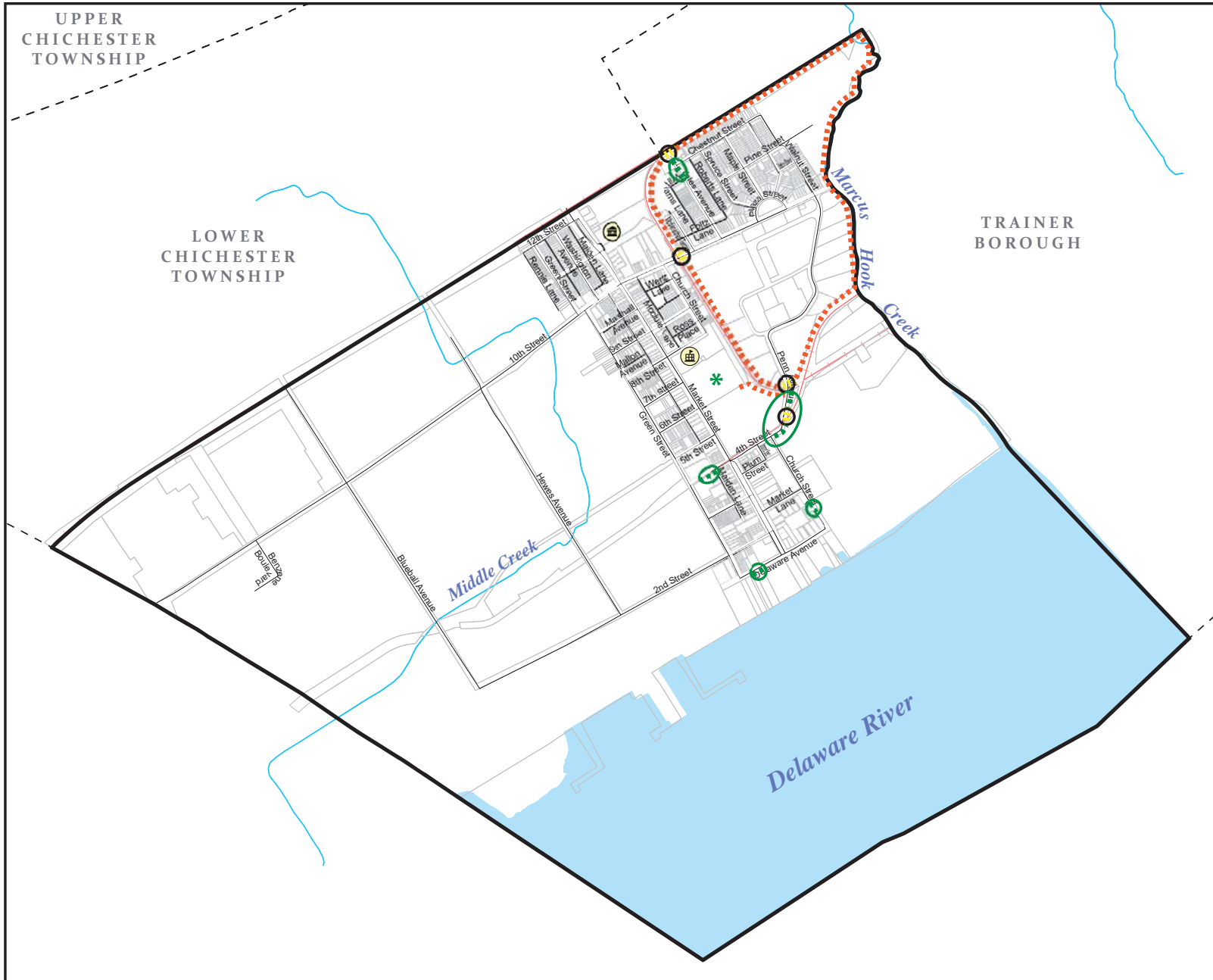
- Marcus Hook Borough boundary
- Adjacent municipal boundaries
- Railroads
- Tax parcel boundaries
- Water features
- Bodies of water
- Roads
- Marcus Hook Borough Administration Office
- Marcus Hook Elementary School
- Potential Trail
- Potential Sidewalks
- Mickey Vernon Park
- Crosswalks



0 500 1,000 2,000
Feet



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





LEGEND

Existing:

- 1. Market Square Memorial Park
- 2. Mickey Vernon Park
- 3. Williamson Field
- 4. Robert E. Haebel Plaza
- 5. Market Street Green
- 6. Centennial Park

Potential Parks:

- 7. Borough Hall Lot
- 8. Gateway Park
- 9. (Potential) Buffer
- 10. (Potential) Buffer
- 11. (Potential) 4th & Maiden Lane Park

Map 11
Existing & Potential
Parks & Recreational Facilities
Marcus Hook Borough
Delaware County, PA

Scale: 1" = 800'
 (when printed at 11" x 17")
 Source: Google Earth Pro 2021



TCA: 7-6-2023



Potential Park Improvements	
12.1.	Large Dog Park
12.2.	Small Dog Park
12.3.	Skateboard Park

Map 12
4th & Maiden Lane Park - Concept Plan
 Marcus Hook Borough
 Delaware County, PA

Scale: 1" = 50'
 (when printed at 11" x 17")
 Source: Google Earth Pro 2021

TCA: 7-6-2023



Appendix D

Grant and Funding

- D-1 Federal Grants
- D 2 Pennsylvania Grant Programs
- D-3 Delaware Valley Regional Planning Commission Funding Programs
- D-3 Non-Governmental Grants

Appendix D

Federal Grants

- + Federal Transportation Alternatives Program (TAP)
- + National Fish Passage Program Grants
- + National Park Service – Rivers, Trails, and Conservation
- + Public Works Grants
- + Hazard Mitigation Grant Program

United States Environmental Protection Agency (EPA) Grants:

- + Targeted Watershed Grants Program
- + Brownfields Cleanup Grants
- + Clean Water State Revolving Fund
- + Environmental Education Grants

Appendix D

Pennsylvania Grant Programs

PA Department of Community and Economic Development (DCED):

+ Multimodal Transportation Fund

Commonwealth Financing Agency (CFA) Grants:

+ Greenways, Trails and Recreation Program (GTRP)

+ Marcellus Legacy Fund, Watershed

Department of Conservation and Natural Resources (DCNR) Grant Programs:

+ DCNR Community Conservation Partnerships Program Grants (C2P2)

+ DCNR TreeVitalize Program Grants

Department of Environmental Protection (DEP) Grants:

+ DEP Coastal Zone Grants

+ DEP Environmental Education Grant Program

+ DEP Growing Greener Program Watershed Grants

PA Department of Transportation (PennDOT):

+ Multimodal Transportation Fund

PENNVEST (Pennsylvania Infrastructure Investment Authority) Grants:

+ Green Initiatives

+ Non-Point Source Projects

Pennsylvania Fish and Boat Commission (PFBC):

+ Boating Infrastructure Grant Program

Pennsylvania Historic and Museum Commission (PHMC) Grants:

+ PHMC Certified Local Government Grant Program

+ PHMC Keystone Historic Preservation Project Grants

Appendix D

Delaware Valley Regional Planning Commission Funding Programs

- + Congestion Mitigation and Air Quality (CMAQ) Program
- + DVRPC Regional Trails Program

Non-Governmental Grants (Corporate, Foundation, and Other)

- + Do GOOD Outdoors
- + Joint Use Playground Grants
- + Keep America Beautiful (KAB) Grants
- + The Lorrie Otto Seeds for Education Grant Program
- + PECO Green Region Grants Program
- + Public Lands Every Day - Every Day Event Grants
- + PeopleForBikes Community Grant Program
- + Robert Wood Johnson Foundation
- + Scotts Miracle-Gro - GRO1000 Grassroots Grants
- + Tony Hawk Foundation Skateboard Park Grants
- + Water Resources Education Network (WREN) Grants
- + Wells Fargo Grants
- + William Penn Foundation Grants

Appendix E

Recreational Fee-In-Lieu Program

Whenever a Land Development/Building Plan or Subdivision Plan is submitted in the future, Marcus Hook Borough would have the authority to either:

- + require a set aside of land for park and recreational facilities; or
- + require that an Applicant pay a “Fee-in-Lieu” for not providing on-site park and recreational facilities, by contributing funds for Borough-wide park and recreation enhancements and improvements.

The authority for Recreation Fee-in-Lieu Program comes from the Pennsylvania Municipalities Planning Code, Act 247, As Amended. In Section 503.(11) the provisions for such a program are as set forth in the excerpts of Section 503.(11). below.

Section 503. Contents of Subdivision and Land Development Ordinance. The subdivision and land development ordinance may include, but need not be limited to:

- (11) Provisions requiring the public dedication of land suitable for the use intended; and, upon agreement with the applicant or developer, the construction of recreational facilities, the payment of fees in lieu thereof, the private reservation of the land, or a combination, for park or recreation purposes as a condition precedent to final plan approval, provided that:
- (i) The provisions of this paragraph shall not apply to any plan application, whether preliminary or final, pending at the time of enactment of such provisions.
 - (ii) The ordinance includes definite standards for determining the proportion of a development to be dedicated and the amount of any fee to be paid in lieu thereof.
 - (iii) The land or fees, or combination thereof, are to be used only for the purpose of providing, acquiring, operating or maintaining park or recreational facilities reasonably accessible to the development.
 - (iv) The governing body has a formally adopted recreation plan, and the park and recreational facilities are in accordance with definite principles and standards contained in the subdivision and land development ordinance.
 - (v) The amount and location of land to be dedicated or the fees to be paid shall bear a reasonable relationship to the use of the park and recreational facilities.
 - (vi) A fee authorized under this subsection shall, upon its receipt by a municipality, be deposited in an interest-bearing account, clearly identified as reserved for providing, acquiring, operating or maintaining park or recreational facilities. Interest earned on such accounts shall become funds of that account.
 - (vii) Upon request of any person who paid any fee under this subsection, the municipality shall refund such fee, plus interest accumulated thereon from the date of payment, if the municipality had used the fee paid for a purpose other than the purposes set forth in this section.
 - (viii) No municipality shall have the power to require the construction of recreational facilities or the dedication of land, or fees in lieu thereof, or private reservation except as may be provided by statute.

Appendix E

Recreational Fee-In-Lieu Program (continued)

The total cost estimate for the proposed Park Enhancements of \$6,016,670 should be spread over all existing housing units and proposed housing units through 2040 (for calculation purposes under the Recreation Fee-in-Lieu program).

The total cost estimate for proposed Park Enhancements should also be spread over all non-residential building square footage and proposed non-residential building square footage through 2040 and non-residential natural gas liquids storage and processing facilities (for calculation purposes under the Recreation Fee-in-Lieu program).

The population of Marcus Hook Borough in 2020, according to the U.S. Bureau of the Census was 2,451 persons. The number of housing units of Marcus Hook Borough in 2020, according to the U.S. Bureau of the Census was 1,073 units.

According to the DVRPC – Delaware Valley Regional Planning Commission, the population forecast for Marcus Hook Borough in 2030 is for 2,451 persons, and 2040 is for 2,479 persons. Since the average number of persons per housing units was 2.28 in 2020, it is likely that the total number of housing units in Marcus Hook Borough in 2030 and 2040 would be 1,075 and 1,087 respectively.

If we assume a land use acreage of 10% for residential and 90% for non-residential, the total projected costs of \$6,016,670 would be \$601,667 for residential, and \$5,315,003 for non-residential by 2040. The per residential unit cost would then be \$553 for the 1,087 dwellings by 2040.

However, the Borough is hoping to receive grant funds to help defray some of the costs for proposed park enhancements. Therefore, a modest recommendation for the recreation fee in lieu program is for \$553 per new dwelling unit, and \$25.00 per \$1,000 of work performed per new non-residential buildings, and \$25.00 per \$1,000 of work performed per non-residential petro-chemical facilities including but not limited to natural gas liquids processing, storage, and distribution units and facilities.

In order to create the Recreation Fee-in-Lieu Program, the Borough will need to:

- + Adopt this Plan, by Resolution, as the “Approved Recreation Plan” of the Borough;
- + Adopt a Fee Schedule for 2024 for each new residential unit at \$553 each, and \$25.00 per \$1,000 of work performed for non-residential buildings, and \$25.00 per \$1,000 of work performed for non-residential petro-chemical facilities including but not limited to natural gas liquids processing, storage, and distribution units and facilities;; and
- + Adopt an Amendment to the Subdivision & Land Development Ordinance to provide regulations and standards for Recreational Facilities and Land.