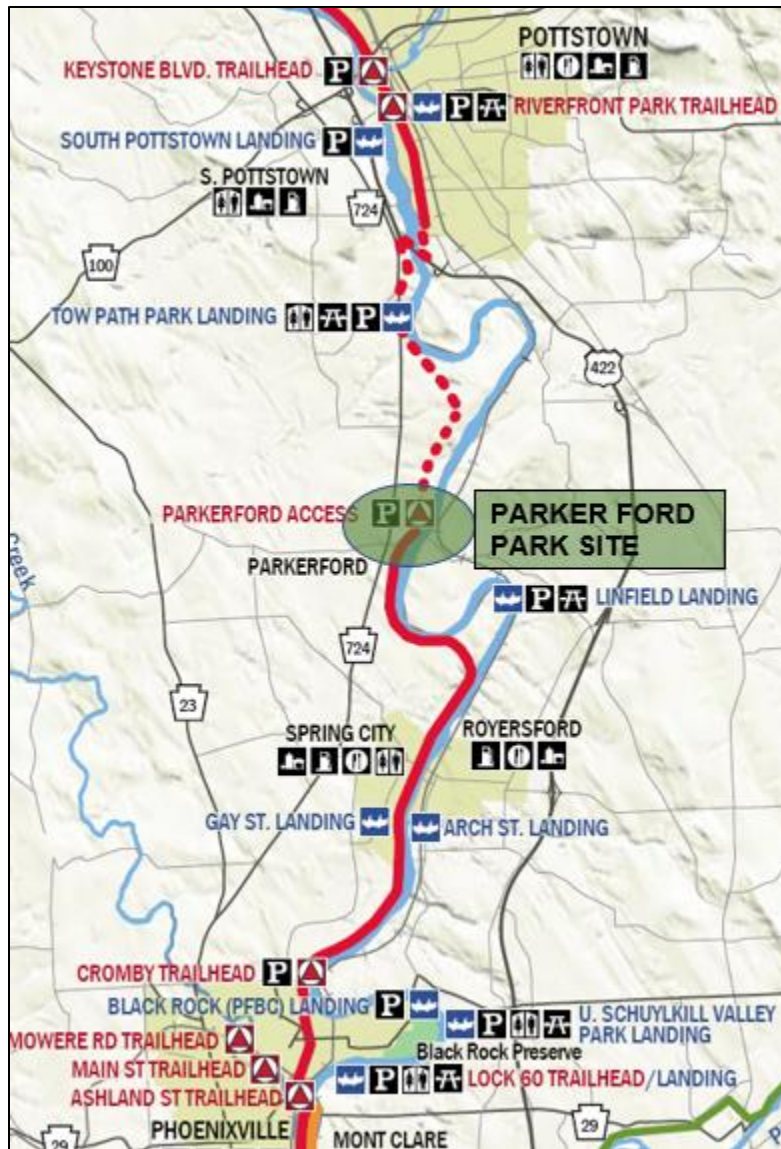


CONCEPT PLAN:

PARKER FORD HISTORIC RIVERSIDE PARK



Regional Context: Section of the Schuylkill River Trail Map, 2018

**East Vincent and East
Coventry Townships
Chester County,
Pennsylvania**

Prepared for:

Schuylkill River
Greenways National
Heritage Area
140 College Drive
Pottstown, PA 19464

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December 30, 2019

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 - b) Site Conditions
 - c) Site Development Concept Plan
 - d) Schuylkill River Trail – Fence and gate at Morris Property

ACKNOWLEDGEMENTS

This plan was made possible with the funding and/or participation of the following:

Schuylkill River Greenways National Heritage Area

140 College Drive
Pottstown, PA 19464
<https://schuylkillriver.org/>
484-945-0200

Chester County

Department of Parks & Open Space Preservation
Government Services Center
601 Westtown Road
West Chester, PA 19380-0991
<https://www.chesco.org/179/Open-Space-Preservation>
610-344-6220

Planning Commission
Government Services Center
601 Westtown Road,
West Chester, PA 19380-0990
<https://www.chesco.org/177/Planning-Commission>
610-344-6285

East Coventry Township

855 Ellis Woods Road
Pottstown, PA 19465
<https://eastcoventry-pa.gov/>
610-495-5443

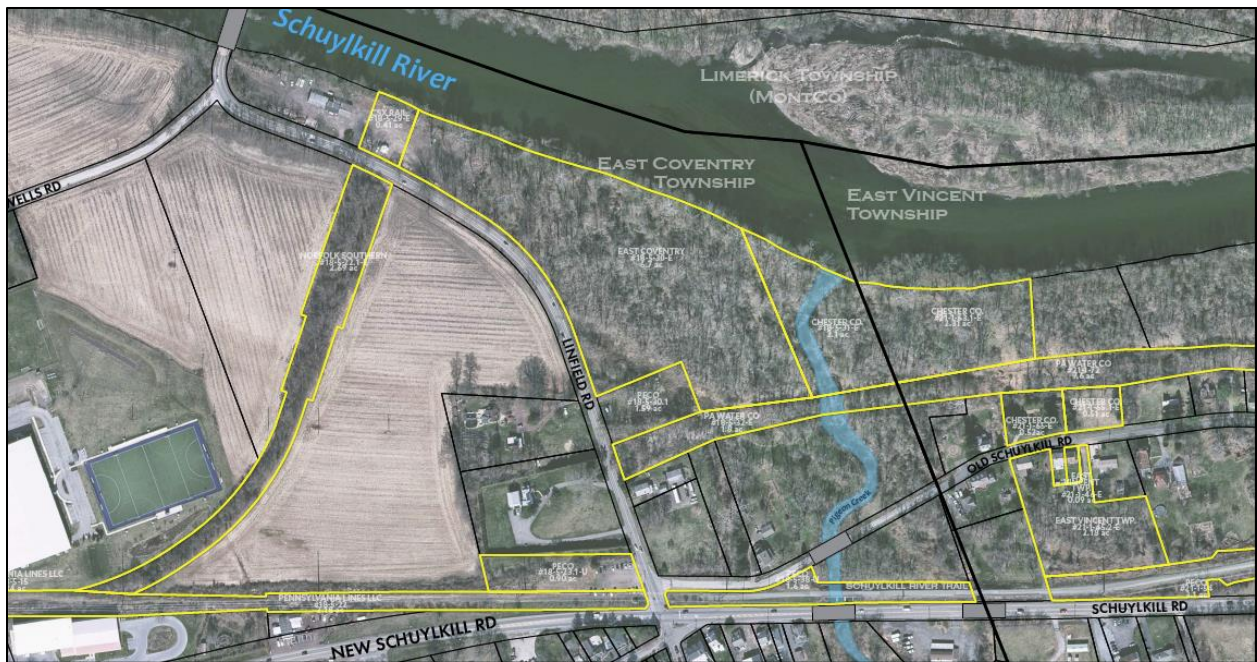
East Vincent Township

262 Ridge Road
Spring City 19475
<https://www.eastvincent.org/>
610-933-4424

CONCEPT PLAN SUMMARY

This plan is an initiative of the Schuylkill River Greenways National Heritage Area, which is also designated a State Heritage Area. Their mission is to connect residents, visitors and communities to the Schuylkill River and the Schuylkill River Trail by serving as a catalyst for civic engagement and economic development in order to foster stewardship of the watershed and its heritage.

The Schuylkill River Greenways National Heritage Area organization was attracted to the site since it consists of a contiguous 14-acre area of public land at the confluence of Pidgeon Creek and the Schuylkill River. The owners include both East Coventry and East Vincent Townships and Chester County. The area also includes a portion of the right-of-way of the former Girard Canal section of the Schuylkill River Navigation Company, now owned by the Pennsylvania American Water Company, and the right-of-way of the former Pennsylvania Railroad spur to the Kinsey Distilling Corporation on the Montgomery County side of the river, now owned by Norfolk Southern Railroad. The project study area is shown on the map below and a full-scale version is included in the Appendix.



Study Area – Site Context Plan (full-scale version included in the appendix)

The Parker Ford Historic Riverside Park will directly connect with the Schuylkill River Trail (SRT), which, as of this writing, is completed from Philadelphia to Linfield Road at Parker Ford. The SRT will soon be extended to Pottstown, where it will connect with the existing trail to Reading. The plan includes a link trail along Linfield Road and the Linfield Bridge over the Schuylkill River to connect with the proposed Schuylkill River East Trail in Limerick Township, Montgomery County. The Linfield Bridge has an existing pedestrian walkway. Both East Coventry and East Vincent Townships have trail plans that include direct links to the Schuylkill River Trail and Parkerford Village. The East Coventry plan also includes a direct link to the township-owned “Wade Track,” which is part of this Riverside Park plan. These plans can be viewed on the township websites. Frick’s Lock and Tow Path Park in East Coventry Township are just north of this site and also contain remnants of the Girard Canal.

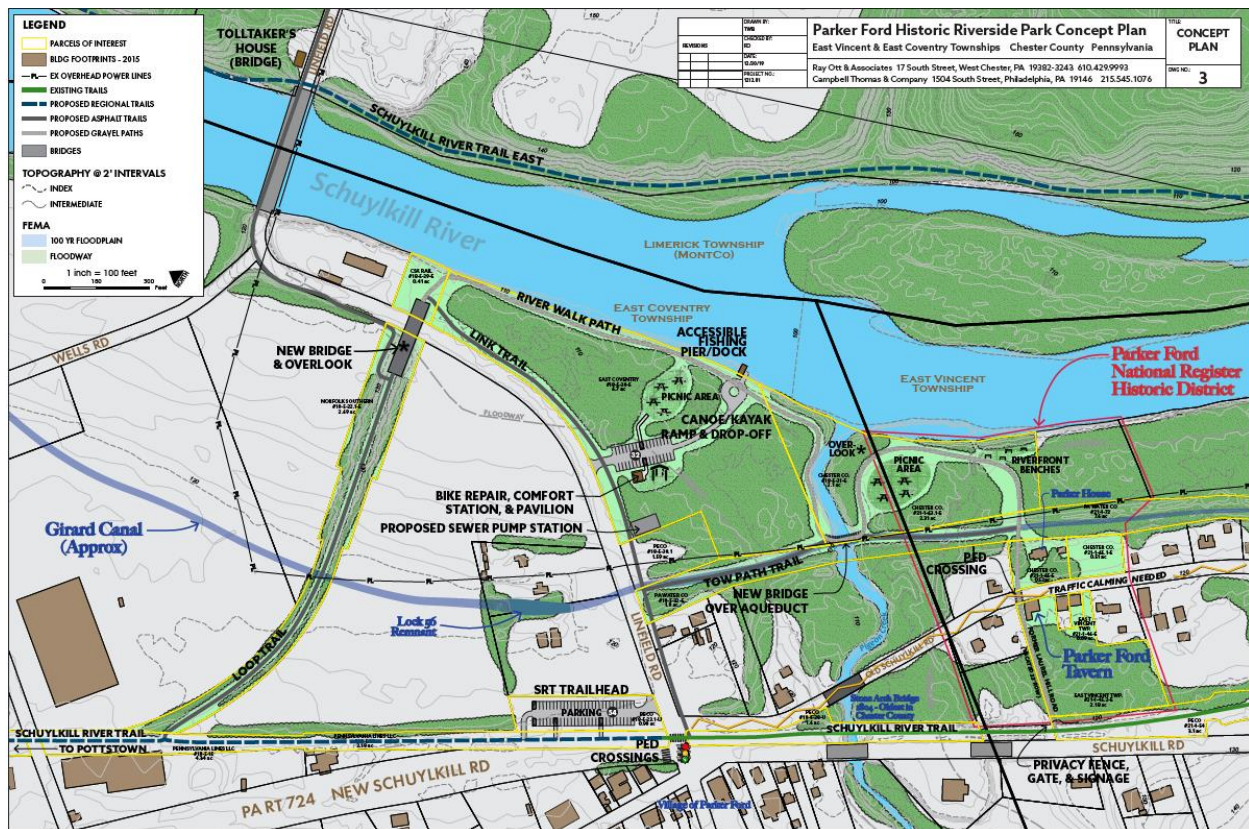
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Project Goals

The plan depicts a concept of how the site could be developed as a historic riverside park that addresses the following design goals:

- Development of an environmentally and financially sustainable riverside park within the context of the historic Parker Ford Village and remnants of the Girard Canal section of the Schuylkill Navigation Company system.
- Provide public access to the Schuylkill River for non-motorized boating and an accessible fishing pier.
- Promote appreciation of the site’s historic resources: including the Parker Ford Tavern and the Girard Canal – the longest section of the Schuylkill Navigation Company system that ran from Pottsville to Philadelphia.
- Provide a direct link to the Schuylkill River Trail and the proposed Schuylkill River East Trail in Montgomery County.

Conceptual Development Plan



Site Development Concept Plan (full-scale version included in the appendix)

The image above is a reduced version of the Concept Plan proposed for the Parker Ford¹ Historic Riverside Park. The term “concept plan” is used here rather than “Master Plan,” which would incorporate a formal site survey and other more detailed site analysis work. While the site

¹ Parker Ford is also referred to as “Parkerford” and “Parker’s Ford.” “Parker Ford”, which is the form used in this report, is also used by the U.S. Post Office.

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topography, floodplain and soil conditions mapped for this project are sourced from accurate data publicly available from the Chester County GIS data base, the parcel lines are based on tax parcel maps, which are used more as an index to tax parcel information and may not correspond to professionally surveyed boundaries.

The plan envisions the park to have the more active recreation areas in the East Coventry portion, where the facilities and improvements include a non-motorized boat launch, a dock and fishing pier designed to accommodate those with special accessibility needs, a 32-car parking area, a picnic pavilion, restrooms (which can be full service if the proposed sewer pump station is realized), a bicycle repair station and a picnic area.

More passive recreation facilities are proposed for the Chester County portion of the park, including an overlook area at the confluence of Pigeon Creek and the Schuylkill River, another picnic area and an area with benches to view the river. This side of the park will also incorporate a trail link to the East Vincent Township owned Parker Ford Tavern to help promote the reuse of this significant historic building for special events and possible commercial uses, such as a tavern or restaurant.

Trails

The concept plan includes an extensive network of paths and trails – over 7,000 linear feet, which will require a new bridge over the Pigeon Creek. This bridge could incorporate remnants of the Girard Canal aqueduct over the creek. This bridge and the trails within the former canal right-of-way will require a property agreement with the Pennsylvania American Water Company, who owns this right-of-way.

Signage

Signage for the park should incorporate the format and design themes for other Schuylkill River Heritage Area facilities. In addition to directional signage, the park will need interpretive signage for the site’s significant historic and natural features.

Parker Ford Tavern and Parker House

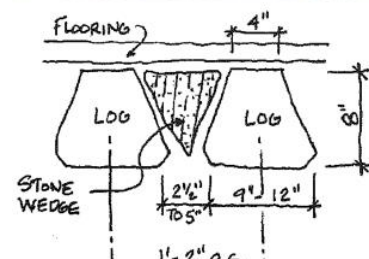


Parker Ford Tavern (2019 photo)

The Parker Ford Tavern is owned by East Vincent Township. The 2005 *Master Plan for the Parkerford Tavern* prepared by Fens and Frens Restoration Architects recommends several options to essentially operate the tavern as a museum. As noted in their report, the “Parkerford Tavern is of exceptional historical value

because it has been relatively unchanged since it was built in 1766.” The proposed building work objective is for the tavern “To be stabilized and interpreted as an unrestored historic building.” The tavern never had a kitchen, bathroom or central heating and only minimal surface mounted electrical wiring.

It is recommended that the operation of the Parkerford Tavern as a museum be pursued and that the Frens and Frens Master Plan report be consulted regarding future stabilization work.



Tavern 1st floor structure. Sketch from Frens & Frens report.

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Complete roof and cornice restoration was completed in 2010. The most urgently needed stabilization work concerns the unique first floor trapezoidal joist/stone rubble structure, as shown in the images on the previous page. The exterior of the tavern should also be restored, including windows, doors, pointing and painting.



Parker House (2019 photo)

The Parker House (aka Ann Tudor House) is owned by Chester County. Although no survey of the house has been completed, the building appears to be in good condition. The house is currently vacant. While the county had originally considered using the house as a ranger station along the county owned and operated Schuylkill River Trail, this use is no longer proposed. It is recommended that the house now be used as a park headquarters and exhibit hall for information regarding the history of Parker Ford village, including the tavern and Girard Canal section of the Schuylkill Navigation Company network. It should also function as a staging area for guided tours of the Parkerford Tavern.

Park Improvements and Costs

The following table provides a list of all proposed park improvements and an Opinion of Probable Costs, which is not a detailed cost estimate, but the opinion of the consultants based on their knowledge of improvement costs of other similar facilities. The plan does not include any detailed specifications regarding the design and installation of any facilities or site improvements.

Opinion of Probable Costs of Construction					
ITEM	Description/Assumptions	AMNT	UNITS	COST-UNIT	SUBTOTALS
Trails					
- Linfield Road Link Trail	12 FT wide asphalt paved trail incl. earthwork & drainage	1,500	LF	\$150	\$225,000
- Loop Trail (N Southern ROW)	12 FT wide asphalt paved trail incl. earthwork & drainage	1,470	LF	\$150	\$220,500
- River Walk Path*	10 FT wide gravel paved trail incl. earthwork & drainage	2,570	LF	\$70	\$179,900
- SRT/Parker Ford Tavern Link	12 FT wide asphalt paved trail incl. earthwork & drainage	380	LF	\$150	\$57,000
- Tow Path Trail*	12 FT wide asphalt gravel trail incl. earthwork & drainage	1,100	LF	\$85	\$93,500
- Bridge over Linfield Road	10 FT wide Prefab. Pedestrian bridge (approx. length) incl. abutments & earthwork	180	LF	\$2,000	\$360,000
- Pedestrian road crossings	10 foot wide thermoplastic, +/-40FT length w/signs	3	EA	\$7,000	\$21,000
- Pigeon Creek Aqueduct bridge*	10 FT wide Prefab. Pedestrian bridge (approx. length) incl. abutments & earthwork	115	LF	\$2,000	\$230,000
	Total linear feet of trails and paths	7,315	LF		
Parking Lot	Asphalt paved const. incl. earthwork & drainage	14,000	SF	\$15	\$210,000
Kayak/canoe approach drive & drop-off	Asphalt paved const. incl. earthwork & drainage	8,000	SF	\$15	\$120,000
Fishing Pier & kayak/canoe launch	Timber pier structure	600	SF	\$50	\$30,000
Comfort Station w/public w/s	Independent structure including mpe & earthwork	630	SF	\$200	\$126,000
Concrete pad & walkways (2)	4" Conc. w/stone base incl. earthwork & drainage	2,050	SF	\$10	\$20,500
Bike Repair Station		1	EA	\$2,000	\$2,000
Picnic Areas (2)	1 pavilion, tables, misc. site furnishings	31,700	SF	\$5	\$158,500
Overlook @ Pigeon Creek	Grass area with bench	200	SF	\$20	\$4,000
Landscaping allowance		1	LS	\$200,000	\$200,000
Signage allowance		1	LS	\$60,000	\$60,000
Buildings					
- Parker Ford Tavern	Assessment of first floor structure	1	LS	\$6,000	\$6,000
	Building envelope preservation	1	LS	\$200,000	\$200,000
SUBTOTAL					\$2,523,900
A/E			10%		\$252,390
Contingency			15%		\$378,585
TOTAL					\$3,154,875

* Requires land or easement acquisition of former canal right-of-way from PA American Water Company.

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Acquisition

In addition to items listed in the cost estimates, the project area includes two (2) former rights-of-way, the former PA Railroad spur to the Kinsey Distillery in Montgomery County now owned by Norfolk Southern and a section of the former Girard Canal now owned by the Pennsylvania American Water Company. Cost estimates for the acquisition of these areas are not included in this plan. These properties include parcel numbers 18-5-22.1 (2.69 acres) and 18-5-29 (0.41 acres) owned by Norfolk Southern Railroad, and 18-5-32 (1.8 acres) and 21-1-72 (7.6 acres) owned by the PA American Water Company. Only a portion of parcel 21-1-72 is needed. We have contacted the PA American Water Company and discovered that they did not utilize the Girard Canal property and instead ran a water line along Old Schuylkill Road.

Project Phasing

This table presents a possible park development phasing plan. The first three phases are in the range of \$500,000 each, which is feasible for a grant funded project.

Phase I would develop the boat launch and fishing pier, which is the original and primary objective of this project. It would require no utility connections or additional land or easement acquisitions.

Phase II would add the pavilion near the boat launch parking lot, all or a portion of the River Walk Path, 2 picnic areas and the restrooms. The restrooms would be contingent on the availability of public sewer, which is proposed in the current East Coventry Sewage Facility (537) Plan.

Phase III would construct the trail section along the former Girard Canal property and build a bridge over Pigeon Creek. This phase would require land or easement acquisition, or a license agreement with the PA American Water Company.

Phase IV advances the preservation and restoration of the Parker Ford Tavern. Included are funds for the structural assessment of unique first floor structure and planning for its stabilization/restoration. Funding is also proposed for exterior restoration work, including windows, trim, masonry repair/pointing and painting. The roof and roof structure was restored in 2010.

Later Phases would complete the park's extensive trail network.

Phase I - Boat Launch/dock & Fishing Pier	
Kayak/canoe approach drive & drop-off	\$120,000
Fishing Pier & kayak/canoe launch	\$30,000
Parking Lot	\$210,000
	\$360,000
25% A&E / Contingency	\$90,000
	\$450,000
Phase II - Pavilion, Picnic & Restrooms	
1 pavilion, tables, misc. site furnishings	\$158,500
Comfort Station w/public w/s	\$126,000
Concrete pad & walkway	\$20,500
Bike Repair Station	\$2,000
River Walk Path, north of Pidgeon Creek	\$89,950
	\$396,950
25% A&E / Contingency	\$99,238
	\$496,188
Phase III - Tow Path Trail, Riverwalk Path*	
Tow Path Trail	\$93,500
Pigeon Creek Aqueduct bridge	\$230,000
River Walk Path, south of Pidgeon Creek	\$89,950
	\$395,000
25% A&E / Contingency	\$98,750
	\$493,750
Phase IV - Parker Ford Tavern	
Structural survey/analysis	\$6,000
Exterior work to improve appearance	\$200,000
	\$206,000
25% A&E / Contingency	\$51,500
	\$257,500
Total, Phases I, II, III, IV	\$1,697,438
Later Phases	\$1,457,438
Grand Total	\$3,154,875
<i>*Requires land or easement acquisition of former canal right-of-way from PA American Water Company.</i>	

BACKGROUND

Task Force and Public Participation

The project included four (4) meetings with the project Task Force and two (2) Public Meetings – one at East Coventry and one at East Vincent – to review the project scope and draft of the Concept Plan and solicit public comments. Each Public Meeting was attended by approximately 40 residents. Nine on-site interviews of Parkerford residents were also held on July 3rd and August 24th. Notes from the Public Meetings and the On-site Interviews are included in the appendix to this report.

The Task Force meetings were held every other month from May through November 2019 at the Schuylkill River Greenway Association offices in Pottstown. Task Force members are listed below.

Schuylkill River Greenway National Heritage Area

Elaine Paul Schaefer, Executive Director
Tim Fenchel, Deputy Director
Julia Hurle, Trail Program Coordinator
Bob Folwell, Trails Project Manager

Pottstown Metropolitan Regional Planning Commission

Michael E. Lane, Regional Recreation Coordinator

Chester County

Dave Stauffer, Park Facilities Capital Projects Coordinator
Rachel Griffith, Planning Commission Trails and Open Space Planner

East Coventry

Karen Nocella, Board of Supervisors
Gail Brown, Historic Commission

East Vincent

Brian Wilde, Park and Recreation Board
Peter Dabback, Historic Commission

North Coventry

Jay Erb, Recreation Commission Chair and Chester County Park Ranger

Limerick Township

Greta Washington, Community Planner

Interviews and Public Meetings Comments

Below are comments from the Interviews and the two (2) Public Meetings. Most frequently mentioned was Old Schuylkill Road speeding and traffic, and poor maintenance of existing historic properties – the Parker House and Parker Ford Tavern. It was felt that the development of the park would help to address these issues.

Interviews

- Bring back events. Use to have historic programs and reenactments of Washington's crossing.
- Restore and maintain the Village's historic resources. Public buildings – i.e. Tavern and Parker House – not maintained now.
- Old Schuylkill Road traffic and speeding is an issue. The trail could be a positive if it can slow traffic via some kind of traffic controls.
- Privacy a concern among property owners adjacent to trails.
- Maintenance. Who will clean up trash and maintain the trails/park facilities?

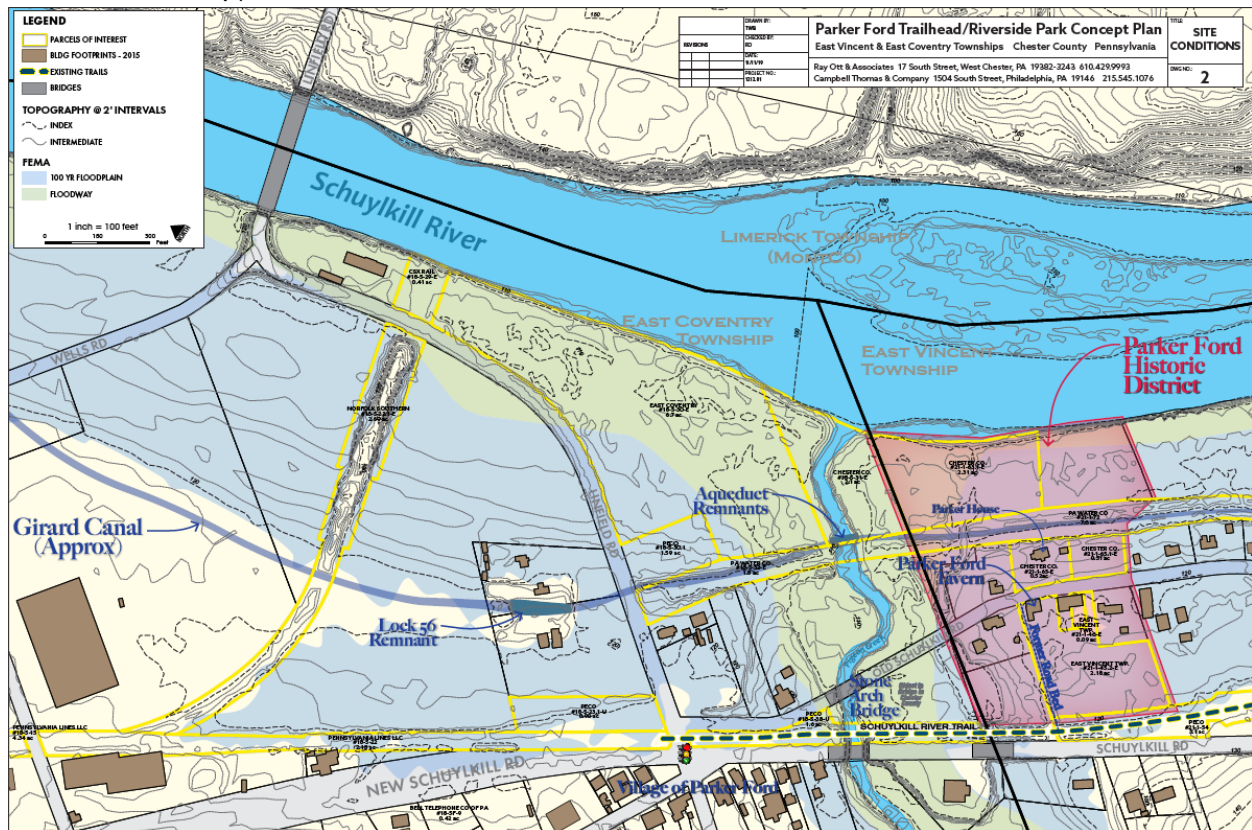
Public Meetings Comments (*responses in italics*)

- Flooding problems. Need better upkeep to clear drainage culverts and debris in Pigeon Creek. *It was pointed out that the establishment of a park would address the maintenance of the stormwater drainage infrastructure.*
- Abandoned road right-of-way adjacent to tavern (Laurel Hill Rd.) is still used by public. *This issue will be investigated during a field visit with the adjacent property owner. This is to be resolved with county's installation of a fence and gate along the SRT.*
- Parkerford Tavern "needs to be brought back to life" – neighbors would like to see the tavern for special events. *It was mentioned that the concept plan will address the improvement and reuse of the tavern and the Parker House.*
- Will be good to kayak here from Towpath Park.
- Kevin Moriarty of Top Water Trips outfitters volunteered to help implement park plan.
- Need to control traffic and speeding on Old Schuylkill Road to better accommodate pedestrians. *The plan will emphasize this issue and call for "traffic calming" measures along Old Schuylkill Road.*
- What is the status of the county-owned Parker House (aka Ann Tudor House)? *The group was told that the original plan to use the house as a ranger station along the SRT, the county has abandoned this plan. This planning project is tasked with addressing the use of this house and the Parker Ford Tavern.*
- Need pedestrian phase on Linfield/Schuylkill Road traffic light. *This will be included in the plan.*
- Who will be maintaining this park? *This has not been resolved but it is assumed it will be a combined effort of the county and the townships.*
- Property owner expressed fear that park and trails will decrease property values. *It was pointed out that studies have shown access to trails actually enhances property values.*
- A smaller, initial trail loop using the Tow Path to the former right-of-way adjacent to the Parker Ford Tavern to the SRT and back to the Tow Path via the Link Trail along Linfield Road would be a good initial phase. *This will be investigated in the planning project.*
- It was emphatically stated that the village name is "Parker Ford," 2 words, as used by the Post Office. *"Parker Ford" will be used in the plan, noting that the area has also been referred to as "Parker's Ford" and "Parkerford."*

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Site Features and Analysis

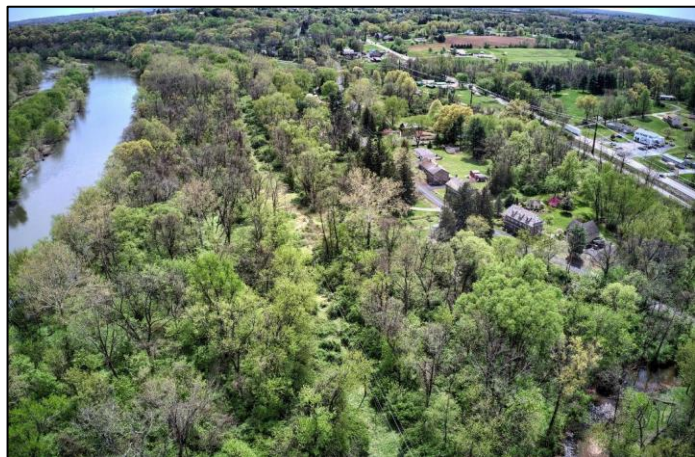
The Site Conditions map below delineates the Floodway and the 100-year Floodplain, all the tax parcels included in the study area, building footprints, the alignment of the former Girard Canal and the area included in the Parker Ford National Register Historic District. Other features identified include the remnants of the Girard Canal Aqueduct over Pigeon Creek, remnants of Lock 56 along the Girard Canal (on private property and not in the proposed park grounds), the Parker House (which is owned by Chester County) and the Parker Ford Tavern (owned by East Vincent Township).



Site Conditions

The most significant limitation associated with the recreational development of this site concerns flooding. Not only is this entire area within the 100-year Floodplain, but more than half of the site is within the Floodway, which is subject to flowing water under flood conditions. New structures in this area would be extremely difficult to build from both a feasibility and permitting perspective.

As is apparent from the aerial photo at the right, the site is almost entirely wooded.



Aerial view looking south. Old Schuylkill Rd & Parker Ford Tavern are on the right. The clearing is for power lines, the Girard Canal alignment is just left of this.

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Historic Resources

This site is extremely rich in historic resources. Old Parker Ford village was listed on the National Register in 1982. The village includes the Parker Ford Tavern, in operation from 1766 to 1852. To quote from a Master Plan Report prepared by Frens and Frens restoration architects in 2005 – “Parkerford Tavern is a remarkable tavern in a remarkable state of preservation.”

Other remarkable resources include the remnants of the former Girard Canal section of the Schuylkill Navigation Company system of locks and canals that extended from Port Carbon (just north of Pottsville) to Philadelphia. Much of the canal-way can be discerned in the more cleared areas of the site and the foundation of the Pigeon Creek Aqueduct remains intact. An amazing collection of drawings and maps of this canal system is available on-line at the Reading Area Community College website.

Off-site but nearby are other visible features of the canal, including the Lock 56 lockhouse on the north side of Linfield Road and the intact aqueduct over Paddy Run, just south of the site.

The following pages include images of the historic resources in or near the park site.



Parker Ford Tavern (photo taken May 2019)



Undated photo of the Aqueduct at Pigeon Creek. Looking north.

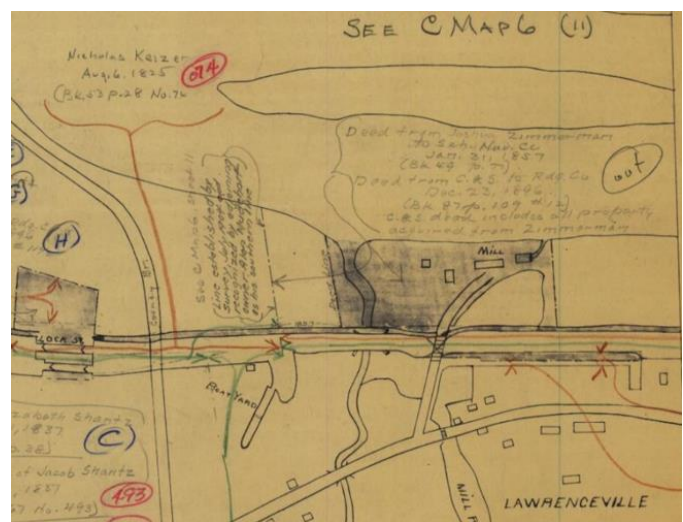
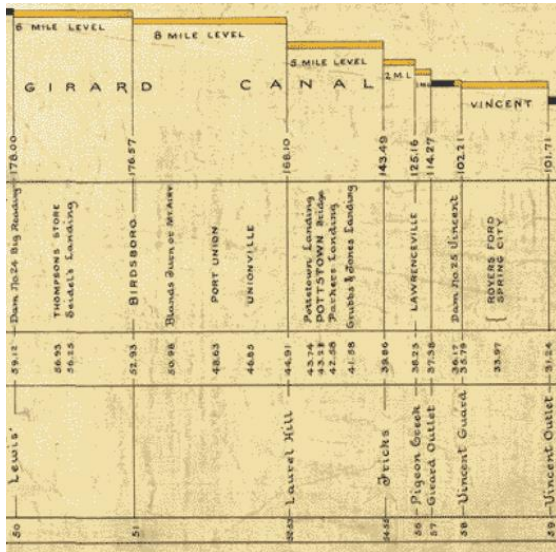
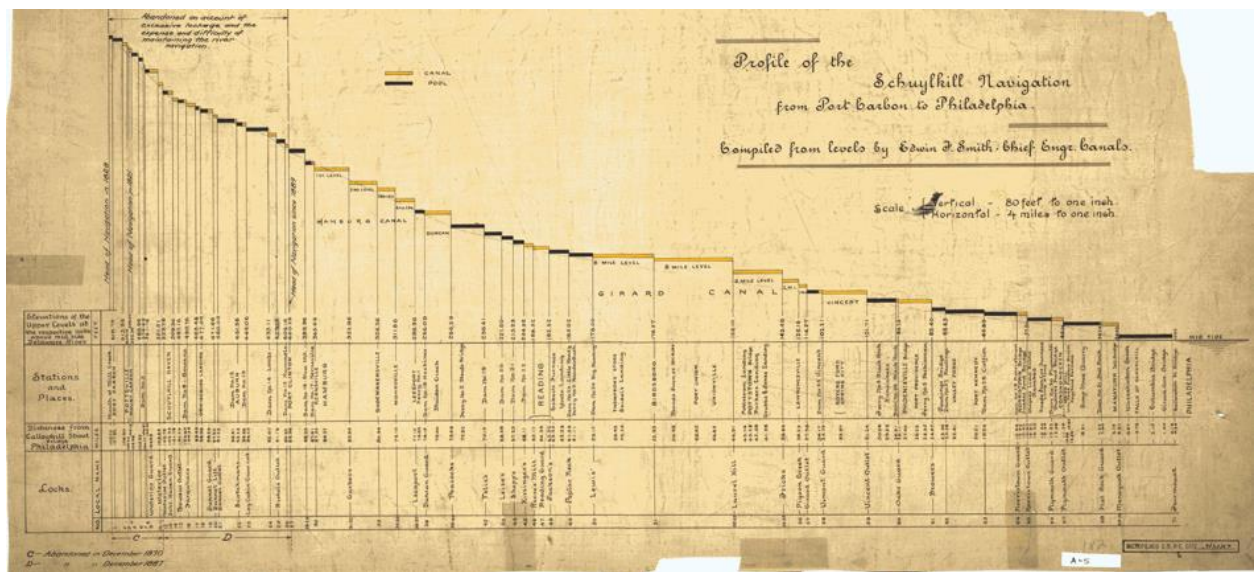


The canal grade and Pigeon Creek Aqueduct remnants (photo taken May 2019)

Park Site Photos and Images



Old Schuylkill Road Bridge over Pigeon Creek. Oldest bridge in Chester County.



Images from the Reading Area Community College collection. Top is a profile of the canal & lock system from Port Carbon to Philadelphia. Yellow areas are canals and dark areas are where boats entered the Schuylkill River, known as "pools." Above left is a detail of the Girard Canal profile – Parker Ford was then known as Lawrenceville. Above right is an amateur sketch of the canal area at Pigeon Creek – Lock 56 is at the left. The Parker Ford Tavern is the 2nd building from the right along "Old" Schuylkill Road.



Undated photo of canal boat heading south over the Pigeon Creek aqueduct.



Lock 56 and lockkeepers house. Not dated.



Lock 56 site and lockkeepers house today. 2019

Concept Plan: Parker Ford Historic Riverside Park

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Concept Plan: Parker Ford Historic Riverside Park

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APPENDIX

1. Resident Interviews

Resident Interviews Conducted July 3, 2019

Mark Kandy

- Son and caretaker (along with his wife) of Eileen Kandy who is the legal property owner
- Mark is in favor of the project in hopes it would lead to improvements (of buildings) in the neighborhood
- Eileen is a ~19-year resident
- Need to contact Mark to arrange a meeting with Eileen and his wife

Michelle Morris

- New resident
- House is next to the tavern – trail would run along her family’s property line (between their house and the tavern)
- Believes house was the residence of the tavern owner (Edward Parker?)
- In favor of the project but:
 - Wants to be able to close the trail on days when she is holding an event in the backyard (their children will have weddings in the backyard, birthday parties, etc.)
 - Might want some vegetative screening along the trail, but does not want a fence. Wants to allow wildlife to migrate through yard without being obstructed by a fence or similar unpassable buffer/screening.
- Wants to purchase the tavern and restore it. Wants to hold events like weddings at the tavern. Is interested in being able to “combine” her property and the tavern property so that events can utilize both backyards.
- Concerned about traffic/speeding on Old Schuylkill Rd – this is a concern in general and also as it pertains to the potential trail and increased activity it would bring

Nick Colyvas

- 30-year resident
- Lives in ½ of building that was the stables
- Wants to purchase other half of the building and restore it
- Not in favor of the project because:
 - Towpath Park is only a short distance away (2-3 miles). SRT will go through Towpath Park (?). Do not need to spend money on another park here in Parkerford when people can just go to Towpath Park.
 - The area floods. The park, trail, and Parker House (Ann Tudor House) will flood. As a young boy he used to go to Ann Tudor’s house to move her furniture to the second floor to avoid floods.
- Who owns ROW between the tavern and Michelle Morris’s house? The previous home owner claimed he owned half of the ROW.
-

Distribute Flyers & Resident Interviews Conducted August 24, 2019

Distributed flyers along entirety of Old Schuylkill Rd and two properties on Linfield Rd (at the corner of Linfield and Old Schuylkill). The third property on Linfield has no mailbox and “No Trespassing” signs, so no flyer delivery was made.

Sue Graham and Kim (daughter)

- Used to have historic programs and reenactments of Washington’s crossing.
- Restore and maintain the Village’s historic resources and bring back historic programs/events
- Traffic and speeding is an issue. The trail could be a positive if it can slow traffic via some kind of traffic controls

Ashley Hazen and Husband (name?)...live next to Tudor house

- Concerned with privacy (trail would go along their property, which borders Tudor property)
- Keep the foliage that exists along their property and Tudor property
- Maintenance - who will maintain the trail and the Tudor property?
- Traffic and speeding is an issue.

Michelle and Dave Morris (2nd interview)...live next to Tavern and the SRT

- Concerned with privacy (trail would go along their property, which borders the Tavern)
- People (SRT hikers/bikers) were laying in Morris's hammocks in their back yard the other day
- Maintenance – who will maintain the trail? Dave Morris current mow the road ROW and cleans up trash, etc.
- Traffic and speeding

Christina Colyvas...lives in ½ of stables building

- Tudor house, tavern, and other half of stables building need maintenance
- Traffic and speeding

Eileen Kandy

- Why is the township, etc. doing this?

Ray Tittle ...owns the goats

- How much money will this cost him?
- Traffic. Trucks over weight limit are crossing the Pigeon Creek bridge
- Historic buildings need maintenance. Who will maintain?

Note: Almost everyone commented on existing traffic and speeding, which could be an issue for a trail crossing. Almost all commented on the poor condition of the historic properties and the need for better maintenance and restoration.

Parkerford Trailhead and Park – Robert Palmer (resident) Comments via email - Sept 17, 2019

- Increase in pedestrian traffic - more people to potentially nose around on private property
- Increase in vehicular traffic - Old Schuylkill Rd is already a speeding hazard, adding more volume
Improper storm water management - was told when the SRT was put in the retention basin next to my property would help with the water. It is worse now than the 22 prior years as the basin remains dry.
- Traffic hazard leaving Old Schuylkill Rd to Linfield - some improvement in traffic management redesign recently, but would raise the hazard with additional traffic trying to get to the boat launch, pavilion areas
- Land disturbance in an already marked Floodway - this does not make sense at all. Why build under the threat of flooding?

Concept Plan: Parker Ford Historic Riverside Park

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APPENDIX

2. Public Meetings

- a) East Vincent Township Building. Meeting notice and minutes.
- b) East Coventry Township Building. Meeting notice and minutes.

PARKERFORD TRAIL HEAD & RIVERSIDE PARK CONCEPT PLANNING PROJECT

PUBLIC MEETING INVITATION

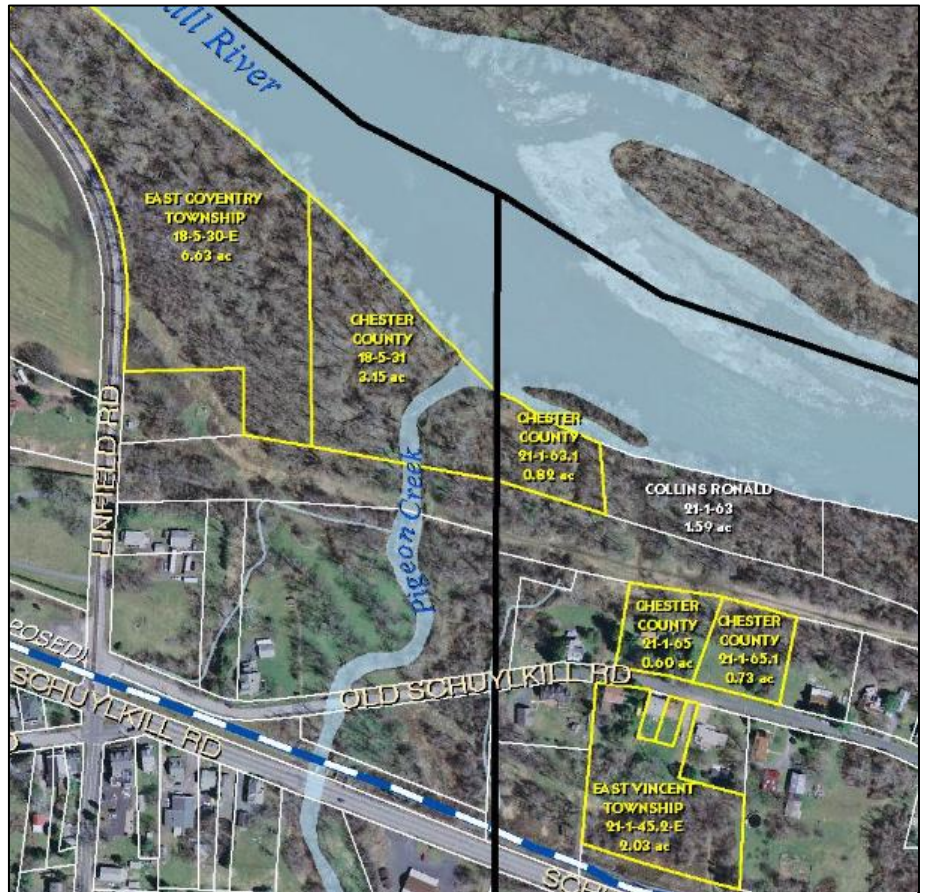
WHEN: Monday, September 9, 2019 @ 7 PM

WHERE: East Vincent Township Building, 262 Ridge Road (Rt 23), Spring City 19475

The proposed park area includes nearly 14 acres among 6 parcels owned by Chester County, East Coventry and East Vincent Townships.

Project Goals

- Development of an environmentally/financially sustainable riverside park within the context of the historic Parkerford Village and remnants of the Girard Canal section of the Schuylkill Navigation Company system.
- Provide public access to the Schuylkill River for non-motorized boating and an accessible fishing pier.
- Promote the appreciation of site's historic resources: including the Parkerford Tavern and the Girard Canal – the longest section of the Schuylkill Navigation Company system that ran from Pottsville to Philadelphia.
- Provide a direct link to the Schuylkill River Trail.



Study area parcels owned by East Coventry & East Vincent Townships and Chester

Agenda

This Public Meeting will include:

- A presentation of the Schuylkill River Navigation Company history and overview of the Girard Canal remnants on the site, including the canal, towpath and aqueduct that enabled the canal to cross over Pigeon Creek.
- An overview of the proposed park plan, which includes a launch for non-motorized boats, a handicapped accessible fishing pier, picnic areas, trails with links to the Schuylkill River Trail (SRT) and parking for the park and a SRT Trail Head.

The project is an initiative of the Schuylkill River Greenways National Heritage Area. The Task Force includes representatives from the Schuylkill River Greenways, Chester County, East Vincent Township, East Coventry Township, North Coventry Township, Limerick Township and the Pottstown Metropolitan Regional Planning Commission. The project design consultants include Ray Ott, of Ray Ott & Associates Town and Land Planners in West Chester and Robert Thomas of Campbell Thomas & Company Architects in Philadelphia.

We look forward to your attendance and participation in helping us develop a plan for this historic riverside park.

Please direct questions to Ray Ott via email (rayott@rayott.com) or feel free to call his office at 610.429.9993.

Parker Ford Park Public Meeting – East Vincent Township Building

September 9, 2019

Meeting Minutes

- 1) Ray Ott presented a slide show – project scope, review of the site and ownership
- 2) This is a concept plan to get funding for detailed design
- 3) Review of USGS topo maps. 1906 and modern
- 4) Review of canal history
- 5) Review of interviews
- 6) Review of sketch plan
- 7) Concern for storm water problems since trail was completed
Robert Palmer shared his concerns.
Little upkeep to swales; over-flow culverts have not been maintained
- 8) Accessway to west of tavern has been maintained by residents for emergency exit – this is used by public but is not a public road.
- 9) Concern about trespassing – use split rail fencing? The plan will address this issue.
- 10) Ray Ott asked about uses for the Parkerford Tavern “needs to be brought back to life” – neighbors would like to see the tavern for special events.
- 11) A citizen is interested in kayaking from Towpath Pike to this park
- 12) Kevin Moriarty, Outfitters – wants to see kayak access
Topwater Trips – volunteered to help
- 13) Concern about maintenance of existing facilities and land.

PARKERFORD TRAIL HEAD & RIVERSIDE PARK CONCEPT PLANNING PROJECT

PUBLIC MEETING INVITATION

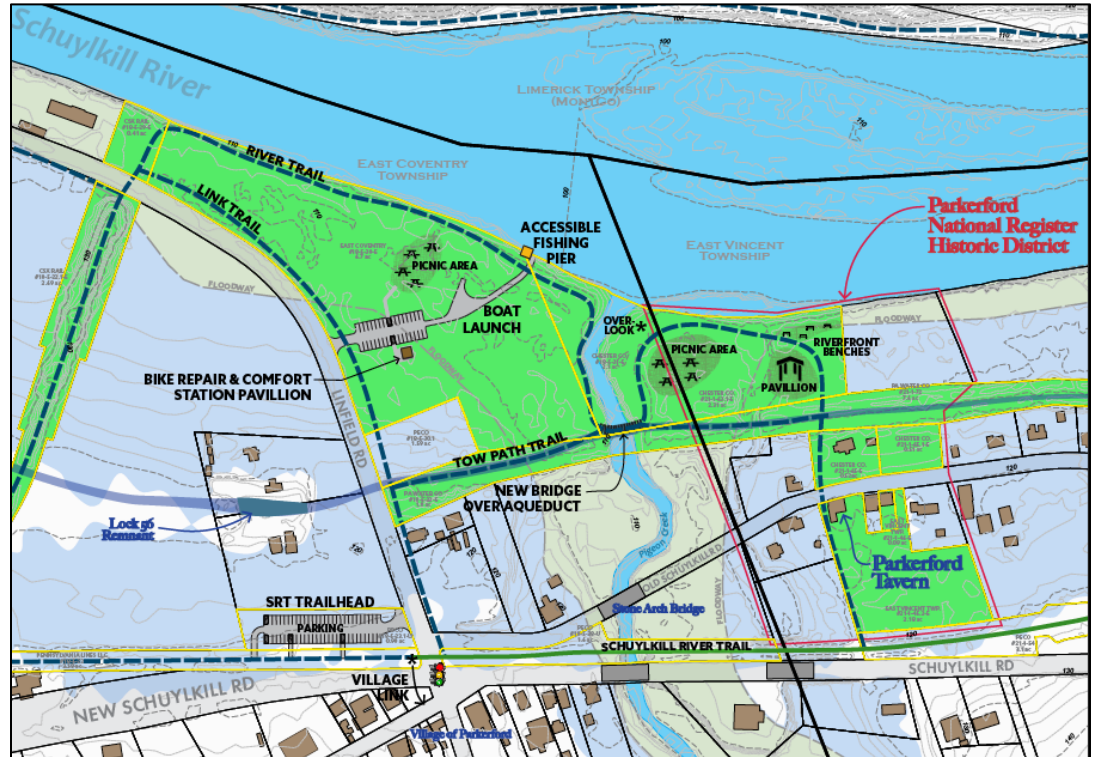
WHEN: Wednesday, October 16, 2019 @ 6 PM

WHERE: East Coventry Township Building, 855 Ellis Woods Rd, Pottstown, PA 19465

The proposed park area includes nearly 14 acres among 6 parcels owned by Chester County, East Coventry and East Vincent Townships.

Project Goals

- Development of an environmentally/ financially sustainable riverside park within the context of the historic Parkerford Village and remnants of the Girard Canal section of the Schuylkill Navigation Company system.
- Provide public access to the Schuylkill River for non-motorized boating and an accessible fishing pier.
- Promote the appreciation of site's historic resources: including the Parkerford Tavern and the Girard Canal – the longest section of the Schuylkill Navigation Company system that ran from Pottsville to Philadelphia.
- Provide a direct link to the Schuylkill River Trail.



Draft Concept Plan for Parkerford Trail Head & Riverside Park

Agenda

This Public Meeting will include:

- A presentation of the Schuylkill River Navigation Company history and overview of the Girard Canal remnants on the site, including the canal, towpath and aqueduct that enabled the canal to cross over Pigeon Creek.
- An overview of the proposed park plan, which includes a launch for non-motorized boats, a handicapped accessible fishing pier, picnic areas, trails with links to the Schuylkill River Trail (SRT) and parking for the park and a SRT Trail Head.

The project is an initiative of the Schuylkill River Greenways National Heritage Area. The Task Force includes representatives from the Schuylkill River Greenways, Chester County, East Vincent Township, East Coventry Township, North Coventry Township, Limerick Township and the Pottstown Metropolitan Regional Planning Commission. The project design consultants include Ray Ott, of Ray Ott & Associates Town and Land Planners in West Chester and Robert Thomas of Campbell Thomas & Company Architects in Philadelphia.

We look forward to your attendance and participation in helping us develop a plan for this historic riverside park.

Please direct questions to Ray Ott via email (rayott@rayott.com) or feel free to call his office at 610.429.9993.

Parker Ford Park Public Meeting – East Coventry Township Building

October 16, 2019

Meeting Minutes

- 1) 25 residents signed in. It was about equally divided about how residents heard about this meeting – the emailed invitation, a newspaper article and social media. One read about it on the SRG website.
- 2) Ray Ott presented a slide show – project scope, review of the site and ownership
 - a. This is a concept plan to get funding for detailed design
 - b. Review of historic USGS topo maps.
 - c. Review of canal history
 - d. Review of interviews
 - e. Review of draft Concept Plan. Plan graphic is to be used as a tool by SRG to raise funds for this project.
- 3) Need to do something about traffic and speeding on Old Schuylkill Road to better accommodate pedestrians. Need traffic calming.
- 4) What is the status of the county-owned Parker House (aka Ann Tudor House)? The county's original plan for a park ranger station is no longer being considered. This project will recommend uses for the house.
- 5) Need pedestrian phase on Linfield/Schuylkill Road traffic light.
- 6) Who will be maintaining this park? This needs to be negotiated among the county and the respective townships.
- 7) "A realtor told me my home value will decline if this park and trail network is built." It was pointed out that studies have shown access to trails enhances property values. Ray Ott, who is also the consulting planner for Phoenixville, pointed out that developers of property along the SRT area using the trail as a sales tool.
- 8) A smaller, initial trail loop using the Tow Path to the former right-of-way adjacent to the Parker Ford Tavern to the SRT and back to the Tow Path via the Link Trail along Linfield Road. This would require the aqueduct bridge.
- 9) Need to resolve use of abandoned road right-of-way (Laurel Hill Road) next to Parker Ford Tavern that links Old Schuylkill Road with the SRT. Half of this former 33'-wide ROW is on East Vincent Township owned Parker Ford Tavern lot. Meeting with the adjacent property owner concluded that a fence and gate along the SRT would allow controlled use of this route.
- 10) It was emphatically stated that the village name is Parker Ford, 2 words. "Parker Ford" will be used in the plan, noting that the village is also referred to as "Parker's Ford" and "Parkerford."
- 11) Power Point will be emailed to those at the meeting who provided email addresses.

APPENDIX

3. Full scale maps
 - a) Site Context
 - b) Site Conditions
 - c) Site Development Concept Plan
 - d) Schuylkill River Trail – Fence and gate at Morris Property

LEGEND

PARCELS OF INTEREST

BRIDGES



DRAWN BY:
TWB
CHECKED BY:
RO
DATE:
11/11/19
PROJECT NO.:
1212.01

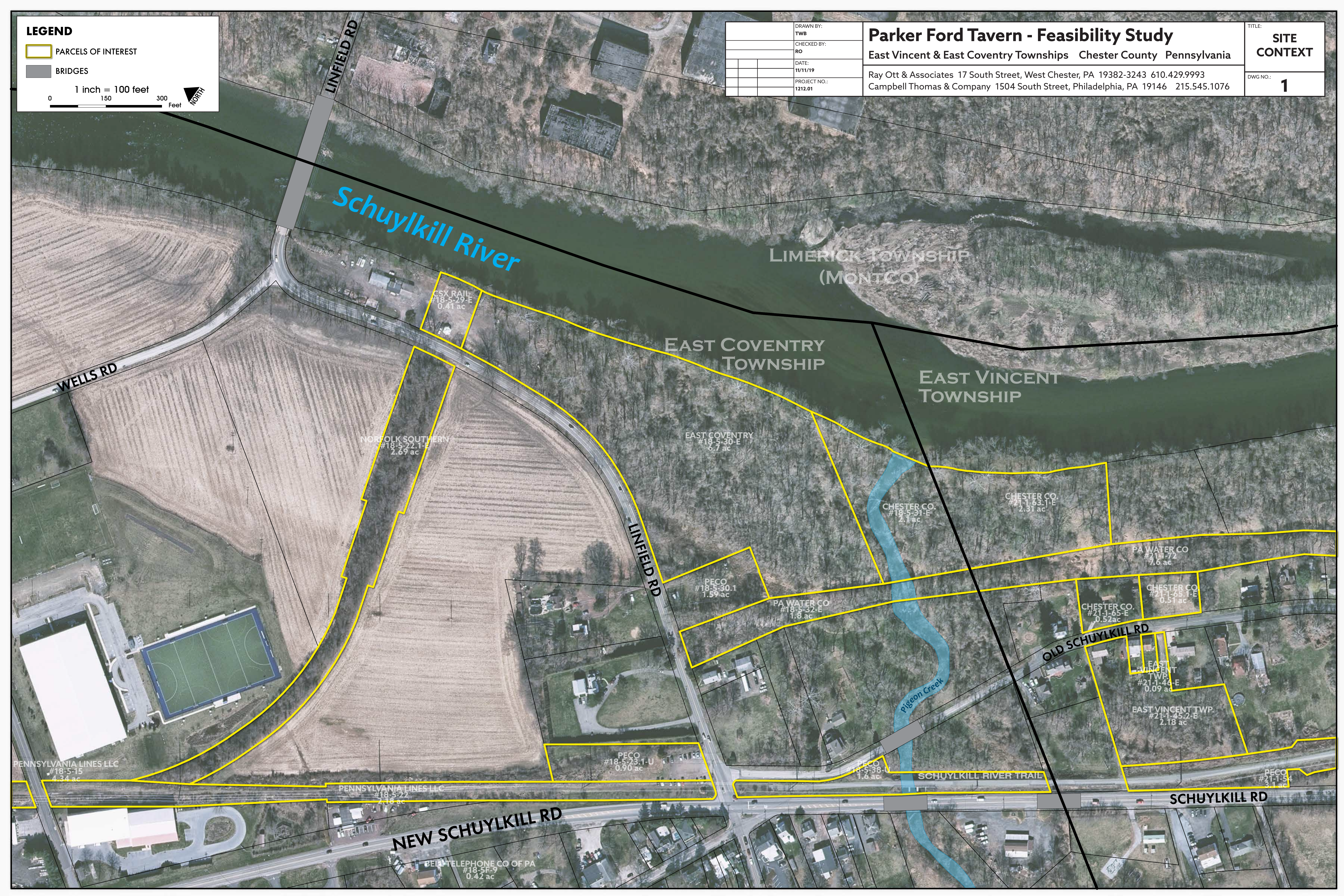
Parker Ford Tavern - Feasibility Study

East Vincent & East Coventry Townships Chester County Pennsylvania

Ray Ott & Associates 17 South Street, West Chester, PA 19382-3243 610.429.9993
Campbell Thomas & Company 1504 South Street, Philadelphia, PA 19146 215.545.1076

TITLE:
**SITE
CONTEXT**

DWG NO.:
1



Schuylkill River

LIMERICK TOWNSHIP
(MONTCO)

EAST COVENTRY
TOWNSHIP

EAST VINCENT
TOWNSHIP

CSX RAIL
#18-5-29-E
0.41 ac

NORFOLK SOUTHERN
#18-5-22.1-E
2.69 ac

EAST COVENTRY
#18-5-30-E
6.7 ac

CHESTER CO.
#18-5-31-E
2.1 ac

CHESTER CO.
#21-1-63.1-E
2.31 ac

PA WATER CO
#21-1-72
7.6 ac

PECO
#18-5-30.1
1.59 ac

PA WATER CO
#18-5-32-E
1.8 ac

CHESTER CO.
#21-1-65.1-E
0.51 ac

CHESTER CO.
#21-1-65-E
0.52 ac

EAST VINCENT
TWP.
#21-1-46-E
0.09 ac

EAST VINCENT TWP.
#21-1-45.2-E
2.18 ac

PENNSYLVANIA LINES LLC
#18-5-15
4.34 ac

PECO
#18-5-23.1-U
0.90 ac

PECO
#18-5-38-U
1.6 ac

PECO
#21-1-54
3.1 ac

PENNSYLVANIA LINES LLC
#18-5-22
2.18 ac

BEIR TELEPHONE CO OF PA
#18-5F-9
0.42 ac

WELLS RD

LINFIELD RD

LINFIELD RD

NEW SCHUYLKILL RD

OLD SCHUYLKILL RD

SCHUYLKILL RIVER TRAIL

SCHUYLKILL RD

Pigeon Creek

LEGEND

- PARCELS OF INTEREST
- BLDG FOOTPRINTS - 2015
- EXISTING TRAILS
- BRIDGES

TOPOGRAPHY @ 2' INTERVALS

- INDEX
- INTERMEDIATE

FEMA

- 100 YR FLOODPLAIN
- FLOODWAY

1 inch = 100 feet

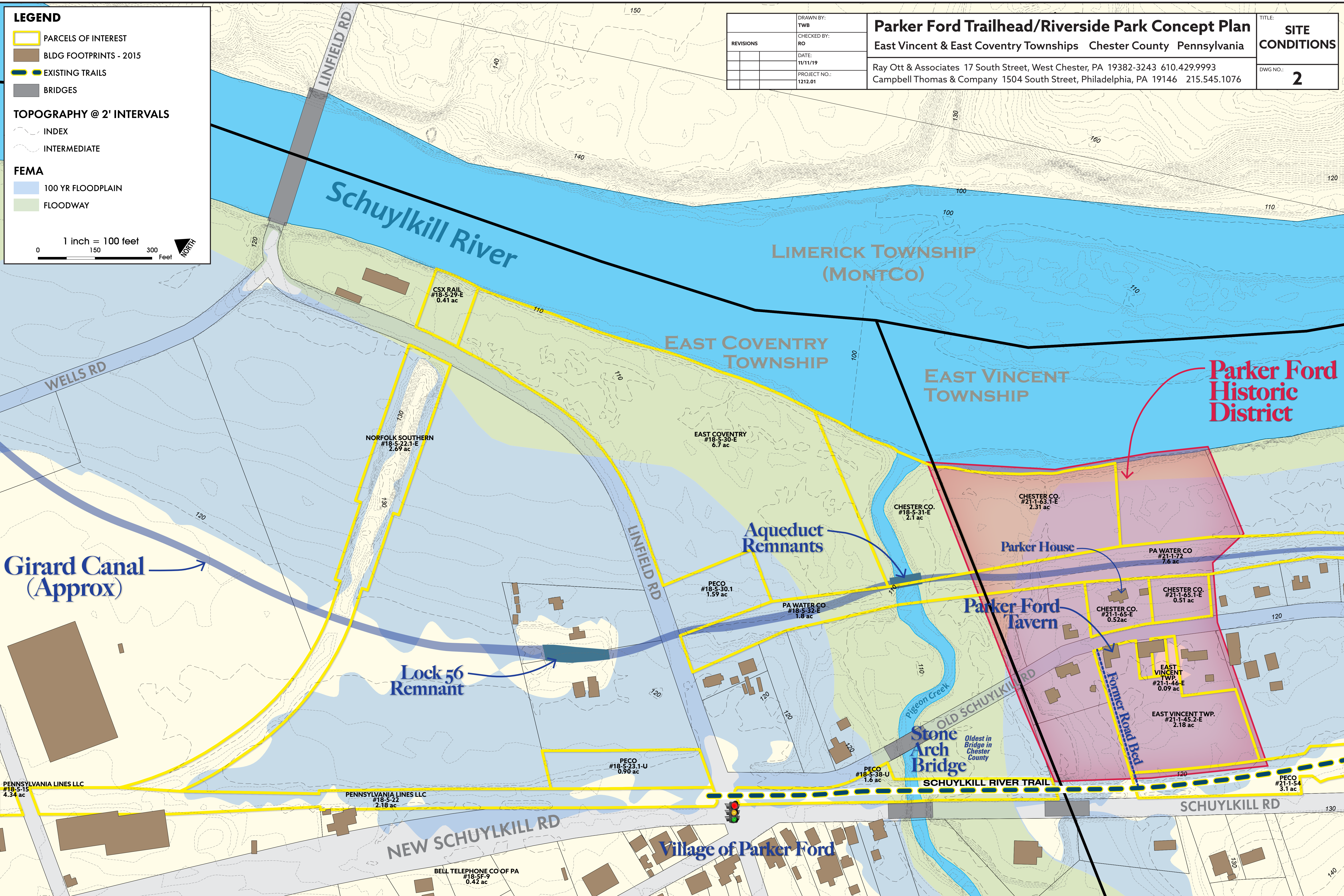
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NORTH

REVISIONS	DRAWN BY:	TWB
	CHECKED BY:	RO
	DATE:	11/11/19
	PROJECT NO.:	1212.01

Parker Ford Trailhead/Riverside Park Concept Plan
 East Vincent & East Coventry Townships Chester County Pennsylvania
 Ray Ott & Associates 17 South Street, West Chester, PA 19382-3243 610.429.9993
 Campbell Thomas & Company 1504 South Street, Philadelphia, PA 19146 215.545.1076

TITLE:	SITE CONDITIONS
DWG NO.:	2



LEGEND

- PARCELS OF INTEREST
- BLDG FOOTPRINTS - 2015
- EX OVERHEAD POWER LINES
- EXISTING TRAILS
- PROPOSED REGIONAL TRAILS
- PROPOSED ASPHALT TRAILS
- PROPOSED GRAVEL PATHS
- BRIDGES

TOPOGRAPHY @ 2' INTERVALS

- INDEX
- INTERMEDIATE

FEMA

- 100 YR FLOODPLAIN
- FLOODWAY

1 inch = 100 feet

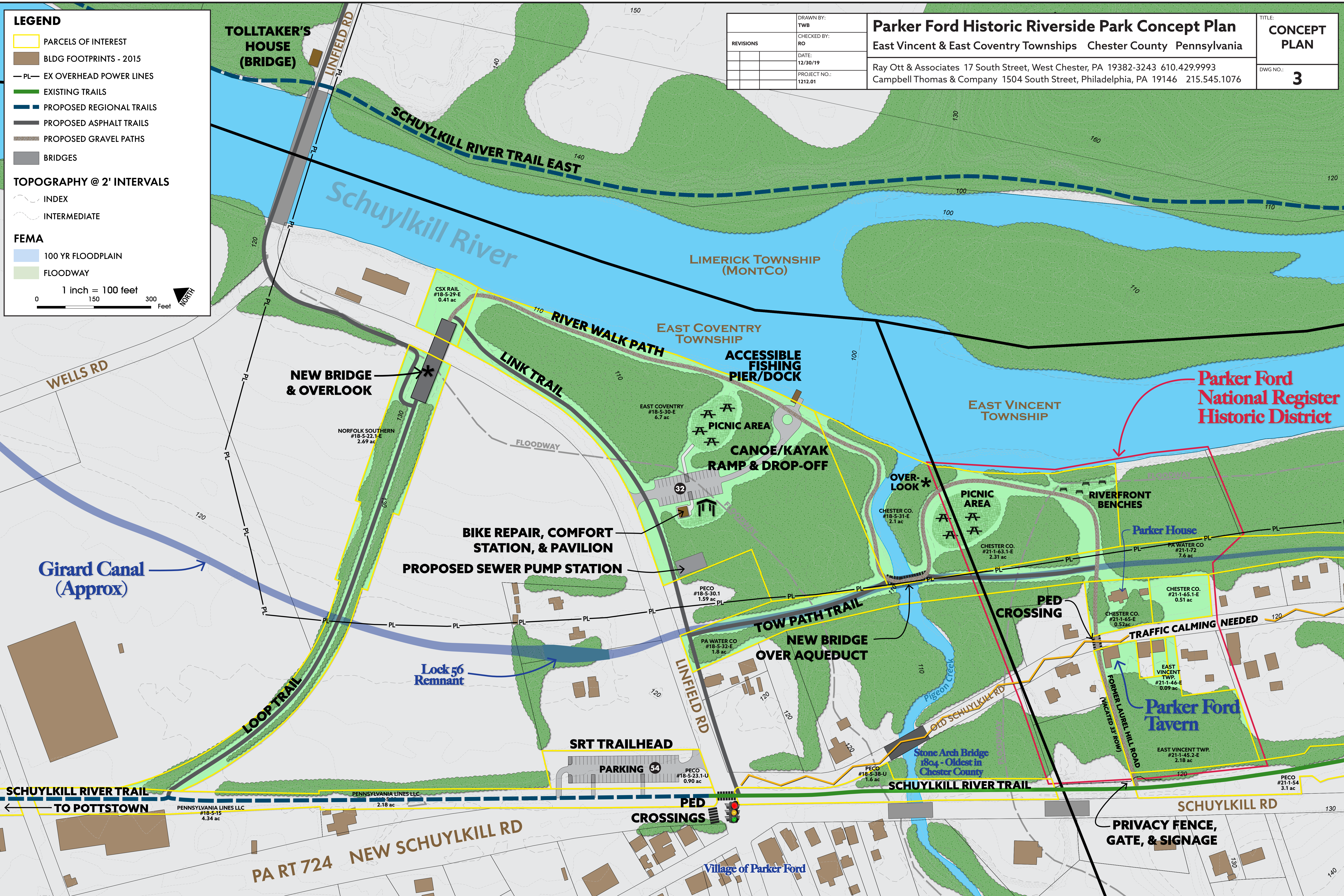
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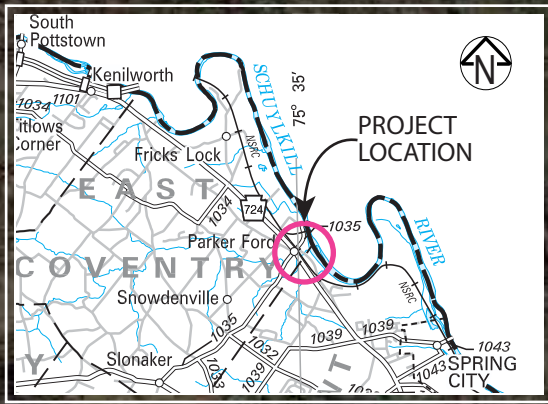
NORTH

REVISIONS	DRAWN BY:	TWB
	CHECKED BY:	RO
	DATE:	12/30/19
	PROJECT NO.:	1212.01

Parker Ford Historic Riverside Park Concept Plan
 East Vincent & East Coventry Townships Chester County Pennsylvania
 Ray Ott & Associates 17 South Street, West Chester, PA 19382-3243 610.429.9993
 Campbell Thomas & Company 1504 South Street, Philadelphia, PA 19146 215.545.1076

TITLE: **CONCEPT PLAN**
 DWG NO.: **3**





**FENCE EXTENSION AND GATE CONCEPT PLAN
MORRIS PROPERTY**

Prepared by Schuylkill River Greenway Association
East Vincent Township, Chester Count, PA
October 15, 2019