

PARKS, RECREATION AND OPEN SPACE

Open space can take many forms ranging from a public recreation area to a golf course, cemetery, or even private natural area. It provides psychological, social, economic, and ecological benefits that relate directly to quality of life in a community. The Boroughs of East Lansdowne and Lansdowne are comprised of many dense residential neighborhoods. While this largely built-out suburban area is fortunate to have a variety of types of open space including athletic fields, playgrounds, natural areas, and stream valley parks, there is very little land available for future parks and open space uses. Therefore, it is extremely important that the Boroughs maximize the effective use of existing recreational land and facilities as well as other public and private open space in order to preserve and enhance the livability of the two boroughs.

GOAL: To provide and maintain parks and recreational facilities to meet the needs of residents, to keep open space where deemed necessary and appropriate for the conservation of natural resources and the preservation of land for future uses.

Measuring current municipal parkland acreage against numerical regional standards is one cursory way of determining whether recreational needs are being met. For a community of the size of East Lansdowne Borough (2,586 total population, density of 12,314 persons/square mile), DVRPC recommends 3.08 acres of park and recreational area per 1,000 citizens. This ration would require 37.9 acres. Currently, East Lansdowne does not have any land devoted to parkland or open space (see Table 6-1). For Lansdowne Borough (11,044 total population, density of 9,203 persons/square mile), DVRPC recommends 6.17 acres of park and recreational area per 1,000 citizens. This ratio would require 56.8 acres, with the existing total being approximately 23.1 acres (see Table 6-1).

These numerical standards, however, provide only a rough critique of the conditions in the Boroughs and do not reflect usable open space, school district or private ownership. In addition, consideration should be given to the specific needs of the community based upon demographic factors, including age. In areas such as this where there is limited land available for new parks, it is important to maximize use of all available land and facilities. Lansdowne and East Lansdowne are doing a reasonably good job of doing just that. While the Boroughs fall short of meeting the numerical standards for recreational open space, that have been able to creatively enter into agreements with the school districts for public use of playfields. In turn, the Boroughs are also providing play space for school and other recreational programs within the area. The following section will discuss existing public and private open space facilities and community programs as well as opportunities for enhancing existing recreation facilities and for providing new open space opportunities in the area.

**TABLE 6-1
 REGIONAL NUMERICAL STANDARDS FOR PARKS AND
 RECREATION AREAS**

	Lansdowne	East Lansdowne
Area (acres)	768	134
2000 Population	11,044	2,586
2000 Density (pop/sq. mi)	9,203	12,314
<i>Municipal Parkland (acres)</i>		
DVRPC Standards	56.8	37.9
Existing in 2003	23.1	0
Deficit/ Surplus (-/+)	-33.7	-37.9

Source: DCPD; DVRPC, 2004.

OPEN SPACE, PARK, AND RECREATION FACILITIES

Objective 6-1: To ensure adequate open space, park, and recreation facilities to serve the needs of residents through maintenance and management practices, and expansion of the park system where feasible.

The Borough of Lansdowne maintains a number of passive and active parks and tracts of open space. This densely built-out suburb is fortunate to have a variety of types of open space including athletic fields, playgrounds, natural areas, and stream valley parks, owned by the Boroughs and the County, as well as non-municipally owned open land such as William Penn School District fields and vacant lots. East Lansdowne does not currently have any Borough parks; however it does maintain a small traffic island. Map 6-1 and Table 6-2 show public parks and recreational areas within the study area. In addition, there are a number of other private open space and recreation facilities as well as potential open space in the form of small parcels of undeveloped land in the study area. All of these are discussed in this section of the chapter.

Existing Public Park and Recreation Facilities

Of the eleven borough park facilities, ten are in Lansdowne Borough and one is in East Lansdowne Borough. Of the eleven, four have actual recreational facilities, two are small traffic island spaces (including the park in East Lansdowne), two are small “pocket parks” (for walking and sitting, but no room for game-playing), one is part pocket park and part open lawn, one is streamside open space, and one is a fenced-off natural area.

Map 6-1 – Parks, Recreation, and Open Space

Lansdowne and East Lansdowne
Comprehensive Plan



Belmont Avenue Park



Interboro Park

East Lansdowne Borough

JFK Memorial Gateway

This is a traffic island memorial in East Lansdowne at the entrance to the Borough at the corner of Glenwood Avenue and Long Lane.

Lansdowne Borough

Belmont Avenue Park

This park is a large community playground park in the northwest part of Lansdowne. The road leading to the park is in poor condition, with potholes. Big shade trees, a tot lot, picnic tables, and a basketball court are highlights of this space. Parking for Belmont Avenue Park is on the street.

Hays Playground

This is a park located on Nyack Avenue just south of the railroad tracks in the southeast part of Lansdowne. The north end of the park is comprised of basketball courts. A standard playground slide structure is in the center, and open field faces Nyack Avenue. A chain-link fence surrounds the park. Connecting the two openings in the fence is a “desire path” running diagonally across the field.

Hoffman Park

Hoffman Park is the largest of Lansdowne’s active recreational parks, located at the southwest corner of the Borough between Scottdale Road and Darby Creek. Walking paths connect three sections of the park: the pavilion and playground section, the soccer and baseball fields, and the tennis, basketball courts, and a roller blading/skating surface. Each section of the park is well maintained, and recently underwent a major improvement project. The Borough does report, however, that Hoffman Park’s pavilion sees extensive vandalism from time to time. The Borough also owns the stream bank north of and connected to the main part of Hoffman Park, all the way up to Baltimore Avenue. Adjacent to the main part of the park are a few smaller parcels of open space land shown as municipally owned on the Board of Assessments database.

Interboro Park

Interboro Park has a basketball court, field for soccer and football, and a playground with several pieces of playground equipment. There are some signs of age or neglect at the playground, which is surrounded by a low chain-link fence. There is a small parking area on Walnut Avenue off of Bartram Avenue. There is also access from the Fairview Avenue side.

Lansdowne and East Lansdowne
Comprehensive Plan



Marlyn Park



Hoffman Park

**TABLE 6-2
OPEN SPACE AND OUTDOOR RECREATION FACILITIES (2004)**

	No.	Name	Location	Acres	Facilities
East Lansdowne	1	JFK Memorial Gateway	Glenwood and Long Lane		Gateway park in a street intersection, memorial
	2	Belmont Avenue Park	Belmont Aveue	3.9	Wooded area, basketball court, tot lot, picnic tables
Lansdowne	3	Borough Greene	Adjacent to Borough Hall, Baltimore Avenue		Pocket park with ornamental garden, trees, winding path, benches
	4	Hays Playground	Nyack Avenue and Sayers Avenue	1.2	Basketball court, tot lot, playground, picnic tables
	5	Hoffman Park	Scottdale Road	8	Basketball court, tennis courts, baseball diamond, soccer fields, fishing area, tot lot, restrooms, drinking water, picnic tables, parking lot
	6	Interboro Park	Between Bartram and Fairview at Walnut.	3	Basketball court, tot lot, picnic tables, small parking lot
	7	Marlyn Park	Stratford, Marlyn, and Willowbrook Avenues	3	Wooded area, picnic tables, stream
	8	Mini-park	N. Lansdowne Avenue, municipal parking lot		Pocket park with shade trees, benches, trash receptacle, brick pavers
	9	Reservoir Park	Bryn Mawr and Ardmore Avenues	2.1	Wooded area, stormwater detention basin, no public access
	10	Sycamore Park	Lacrosse and Wycombe Avenues	1	Historic specimen tree, ornamental garden, lawn, sitting area
	11	Twentieth Century Club	84 South Lansdowne Avenue		Lawn area and tot lots next to Borough parks and recreation offices and indoor facilities
	12	Walsh and DeForest Roads traffic island	Walsh and DeForest Roads	0.9	Passive recreation, thin open space between roads
Delaware County	13	Pennock Woods	Pennock Terrace at Darby Creek in Lansdowne	6.5	Streamside wooded area, bird sanctuary
	14	Shrigley Park	Scottdale Road at Darby Creek in Lansdowne	6.5	Open meadow, wetland in some parts, both sides of the road and at high slopes/ cliffs
School District	15	East Lansdowne Public School	Melrose Avenue in East Lansdowne		Playground, basketball courts
	16	Ardmore Avenue Elementary School	Essex and Windermere Avenues in Lansdowne		Soccer Fields, baseball/ softball
	17	Penn Wood High School	Essex and Green Avenues in Lansdowne	8.7	Football stadium with running track, tennis courts, fields for soccer and field hockey

Source: DCPD, 2004.

Marlyn Park

Marlyn Park is an attractive stretch of sloping streamside open space located at Willowbrook Avenue and Marlyn Avenue in Lansdowne. The park has one entrance/exit point at Willowbrook Avenue at the end of Stratford Avenue. It contains a picnic table, mowed lawn, and raised sewer manholes and pipe across the stream. It can be an ideal place for game playing, walking, or meditation.

Reservoir Park

This undeveloped wetland area, also known as Monkey Park, was once designated as a “drainage area,” and is now surrounded by a chain-link fence. The park is south across Greenwood Avenue from Ardmore Avenue Elementary School. Recent service projects have cleared out a lot of invasive and wild vegetation. Falls Run, the small stream running through the park, enters and leaves the park via underground pipes. A 2002 graduate student project involved development of a park design that would create a public passive recreation area with benches, paths, improved lighting, and landscaping. While community members had positive reactions to the design, the budget for the proposed project is high at \$150,000. Three other municipally owned parcels are located in this general area on the Falls Run headwaters, and could be classified as non-contiguous pieces of Reservoir Park.

Sycamore Park

The beautiful landscaping of Sycamore Park allowed it to win the Pennsylvania Horticultural Society Suburban Greening Award. This unique park on one-quarter of a block in Lansdowne has its entrance on the corner of LaCrosse and Wycombe Avenues. A concrete walkway leads into the park through a plaza entrance, and then forms a circular walk with benches, ornamental shrubbery and plants. From the sitting area, a curving stone path leads to a viewing area consisting of a short stone ledge wall and a semicircle of stone paving. Behind the ledge is the Lansdowne Sycamore, a very large historic specimen tree that has become the logo of the Borough. Two marker signs for the tree face LaCrosse Avenue on the other side of the tree. A white post-and-rail fence delineates the perimeter of the park. Behind the Lansdowne Sycamore is a lawn area that is just big enough for game playing such as tossing around a Frisbee or a football. The park is maintained by the Garden Guerillas volunteer group.

Borough Greene

Borough Greene is a pocket park located at the southeast corner of Lansdowne Avenue and Baltimore Avenue. This park is a well-maintained and landscaped plaza at the front entrance of Lansdowne’s Borough Hall.

Mini-Park

This pocket park located along a sidewalk within a parking lot contains a small sitting area and a memorial surrounded by shade trees. The benches face across Lansdowne Avenue towards the old historic movie theater.

Twentieth Century Club

The Twentieth Century Club is a Lansdowne Borough building that serves as a community and recreation center. It is located on Lansdowne Avenue, south of the commercial district, west across the street from Dudley Avenue. The outdoor recreation area at this municipally owned property consists of the lawn around the 1913 Tudor building, and a tot-lot playground.

Walsh & DeForest Roads Traffic Island

A traffic island with a curvilinear shape sits at the entrance to the historic residential area located at Walsh and DeForest Roads. The Borough owns this land. Since it is too small for any other use, it is left open and supports a number of large shade trees, ground cover, and lawn area.

County Parks

Pennock Woods

This piece of woodland abuts Darby Creek at the southwest corner of Lansdowne Borough at the end of Pennock Terrace. Pennock Woods, a passive “nature park.” includes the Lansdowne Bird Sanctuary. It was purchased by Delaware County from a private owner in 1978, preventing an impending residential development on the site.

Shrigley Park

Shrigley Park is an open space area in Lansdowne comprised of an open meadow surrounded by woodlands and rocky outcroppings. There is also an old, short stonewall with a fireplace. The parcel is located between the SEPTA rail line and Darby Creek along Scottdale Road (both sides of the creek), and is adjacent to a short strip of Lansdowne Borough-owned stream frontage, which extends approximately 250 feet to the east. There is no parking for this recreational amenity.

Other Open Space

Public School District Recreational Facilities

School District land requires special consideration since it is reserved for school use many hours during the school year. After school and in the summer months, these properties are made available to the general public when not in use by school athletic teams and clubs. Both Lansdowne and East Lansdowne are in the William Penn School

Lansdowne and East Lansdowne
Comprehensive Plan



Sycamore Park



Twentieth Century Club in Lansdowne

District. The three public schools in the two boroughs are the East Lansdowne Elementary School, Ardmore Avenue Elementary School, and Penn Woods High School.

East Lansdowne Elementary School has a baseball diamond, a playground, and a basketball court. On the grounds of Ardmore Avenue Elementary School are large fields for soccer and baseball. The Penn Woods High School grounds contain a football stadium, tennis courts, soccer and field hockey fields, and a baseball diamond. The Borough of Lansdowne reports that athletic clubs from the Borough's recreation program are allowed to use fields at Ardmore Avenue Elementary School and the High School.

The two private elementary schools in the Borough of Lansdowne are St. Philomena (Catholic K-8) and Lansdowne Friends School (private K-6). Neither of these have any playgrounds or other types of outdoor recreation facilities.

Swim Club

The Lansdowne Swim Club sits on about three acres in land adjacent to Falls Run at Burmont Road and Baltimore Avenue. The club operates during the summer months, and is available to residents of Lansdowne Borough, and is an important community recreational resource. Its maintenance is funded by annual membership fees.

Vacant Lots

As of 2003, there were 17 privately owned vacant areas in Lansdowne and East Lansdowne (15 in Lansdowne and 2 in East Lansdowne). Some of these "areas" are made up of 2 or more adjoining parcels of land.

RECOMMENDATIONS

Considering the limited land area available for new public parks, the agreements that both Boroughs have been able to enter into with the school district have helped to satisfy the needs of both. The Boroughs should however, continue to pursue acquisition of strategically located vacant lots as well as protect, if not acquire, stream corridors for flood protection and visual and/or passive recreation.

The Boroughs should...

- 6-1 East Lansdowne should install gateway signage at the JFK Memorial and continue to maintain the site as a venue for the memorial.
- 6-2 Lansdowne's Belmont Avenue Park, a valuable piece of open ground, should be kept and maintained as a community park in as good condition as it is presently.
- 6-3 Lansdowne Borough should modify the landscape design of Hays Playground or change placement of the fence opening in order to discourage desire paths across the field.

- 6-4 Lansdowne Borough should reduce the erosion problems along the Darby Creek in Hoffman Park by leaving an unmowed vegetated buffer along the Creek's edge. The Borough should continue to keep the park facilities maintained as well as they are presently, and develop an anti-vandalism strategy that could be a component of the *Multi-Municipal Comprehensive Recreation, Park and Open Space Plan* that is under development.
- 6-5 Lansdowne Borough should refurbish the playground equipment and playground area at Interboro Park, and continue to keep the field and basketball court well maintained.
- 6-6 Lansdowne Borough should put into practice natural methods (i.e., stream buffer) for streambank stabilization along Falls Run and its northwest tributary in Marlyn Park. The Borough should obtain an access easement to create another entrance/exit point at the end opposite from the existing one, to connect to Bryn Mawr Avenue or Marlyn Avenue. The Borough should also add additional benches or picnic tables, and a barbecue grill.
- 6-7 Lansdowne Borough should implement the site plan that was prepared for Reservoir Park, or a variation thereof, as soon as funding becomes available. Planning for this park should be noted in the *Multi-Municipal Comprehensive Recreation, Park and Open Space Plan*. Reservoir Park and its non-contiguous smaller neighboring parcels should remain in passive use until such final planning and funding is in place. In the meantime, the Borough should keep the park's vegetation maintained through service projects, and allow for a natural unmowed buffer around the stream.
- 6-8 Lansdowne Borough should maintain the well-groomed landscaping of Sycamore Park, and keep the fence opening into the park to prevent the creation of desire paths from shortcutting through the park.
- 6-9 Lansdowne Borough should make sure that the Borough Greene stays in its current beautifully kept condition
- 6-10 Lansdowne Borough should continue to maintain Mini Park for its passive recreational and aesthetic value to the central business district.
- 6-11 Lansdowne Borough should keep the lawn area next to the Twentieth Century Club open and undeveloped so that it can be used for outdoor activities.
- 6-12 Lansdowne Borough should keep the island of open land at Walsh and DeForest Roads in its current condition for its aesthetic, traffic calming, and stormwater infiltration benefits.

- 6-13 Lansdowne Borough should maintain a good relationship with the Swim Club, since the property is a valuable piece of land for making greenway connections between Darby Creek at Baltimore Avenue, and Marlyn Park along Falls Run. The Borough should obtain a trail easement through the Swim Club property.
- 6-14 Lansdowne Borough should work with the County to connect open land area along Darby Creek and Scottdale Road, joining Shrigley Park with Pennock Woods and Hoffman Park using easements, bike lanes, and walking trails. Both of Lansdowne's County owned parks are optimal places for making greenway connections. These County parks are both valuable pieces of passive open space parks and should remain as such.

Collectively the two boroughs should...

- 6-15 Coordinate with school district officials for community use of playing fields to supplement the user demand on active recreational areas of the study area.
- 6-16 Engage citizen support for volunteer support for open space and recreation activities through the development of meaningful projects that affect neighborhoods. Market these projects to improve community relations, build community support, and improve the image of the Boroughs' parks system.
- 6-17 Develop support facilities including signage and landscaping to increase pedestrian access and link existing park and recreational areas to adjacent Borough properties, sidewalks, off-street parking, and bicycle racks.

Funding Program: Transportation Enhancements Program

- 6-18 Continue and complete current efforts to produce a Multi-municipal Comprehensive Recreation, Park, and Open Space Plan that will determine the adequacy of the existing facilities with potential for public recreational use and investigate opportunities for riparian restoration. Properties with identified flooding problems should be considered for acquisition and inclusion in any greenway plans.

Funding Programs: Community Conservation Partnership Program

COMMUNITY RECREATION PROGRAMS

Objective 6-2: To create and provide a wide variety of opportunities for citizens of all ages and interests to engage in recreation experiences.

Recreation programming is the process by which a municipality creates opportunities for people to engage in recreational experiences. In contrast with park development and maintenance activities, which often require financial support from the municipality's

general fund budget, recreation programs often are often self-supporting (through activity fees). It is important for a municipality to coordinate activities among all of the community's recreation providers, to offer programs to meet the needs of all ages and interests, and to have grassroots involvement of citizens. Recreational planning as well as park master planning is best handled by a municipal or multi-municipal recreation board. If there is a large demand for recreation and parks services, a municipality may consider employing a recreation and parks professional. The following is a summary of the recreation programs that exist as of December 2003.

East Lansdowne has no recreation department or board. Lansdowne has a very large Recreation Department with a full-time Recreation Director. The Lansdowne Recreation Department reports to the Borough's Recreation and Parks Board, which consists of nine members, each of who shall be appointed by Borough Council to serve for a term of three years. The purpose of the Board is to maintain, operate and supervise the public parks, play-fields and all outdoor recreation areas and facilities owned or operated by the Borough of Lansdowne, subject to the approval of Borough Council.

The Recreation Department is located in the Twentieth Century Club building at 84 South Lansdowne Avenue. The Recreation Director has an office in the building and many of the recreation programs are hosted there, including marbles, piano, art, tot-lot, tai chi and yoga. Other programs like tennis and soccer are held at other locations.

On Friday mornings in the summer, the Recreation Department, through a grant from Lansdowne Allied Youth Council, runs a series of shows for 6 weeks, providing live entertainment including a story teller, puppet show, musical performers and much more. Day trips to places such as the Philadelphia Zoo are also available at certain times of the year.

The Recreation and Park Board sponsors Park Day in September, a family day at Hoffman Park. Children's games and contests, pony rides, and refreshments are just some of the activities included.

The Garden Guerillas is a volunteer group that maintains Lansdowne Borough sites including Sycamore Park, Lansdowne Train Station, and the Borough war monuments.

RECOMMENDATIONS

The Pennsylvania Department of Conservation and Natural Resources handbook entitled *Community Recreation and Parks, A Handbook for Pennsylvania Municipalities* (2003) offers a three-step approach to recreation programming that includes 1) Planning to Meet Community Needs, 2) Organizing to Offer Recreation Programs, and 3) Evaluating Success.

The Boroughs should...

- 6-19 Consider creating a joint Parks and Recreation Board and Department for the Boroughs of East Lansdowne and Lansdowne as an expansion of the Borough of

Lansdowne Parks and Recreation Department. The new department would use tax dollars from and serve the residents of both boroughs.

Funding Programs: Community Conservation Partnership Program

- 6-20 Organize a citizens association to help identify recreational needs and provide volunteer support for the various recreational programs.

Technical Assistance: DCNR Bureau of Recreation and Conservation
Delaware County Planning Department
Pennsylvania Recreation and Parks Society (PRPS)
National Recreation and Parks Association (NRPA)

OPEN SPACE AND RECREATION OPPORTUNITIES

Objective 6-3: To find and take advantage of greening opportunities in order to add new parks, open space, and linkages along natural corridors and streets.

Recreational open space should be evaluated in terms of *active* versus *passive* use. Passive open space serves a number of functions, including the protection of natural resources such as floodplains and woodlands, as well as offering aesthetic and psychological benefits to residents. Pocket parks and greenways represent some of the most identifiable open space opportunities.

Pocket Parks

The “greening” of an urban area is not limited to developing recreational fields and playgrounds, but also includes establishing small “pocket parks” and community gardens on vacant properties. Many municipalities with characteristics similar to Lansdowne and East Lansdowne have established protected open spaces and provided visual/scenic enhancements by restoring/reusing vacant and underutilized properties, utility corridors or rights of way, or stream corridors and floodplain areas for such passive “greening” efforts.

Because of the Boroughs’ highly developed nature, it is important to utilize not only the open spaces and parks, but also the downtown and residential neighborhoods, to create a sense of community. Providing a pedestrian friendly downtown with links (signage, walking accessibility) to parks, schools, the East Lansdowne Community Center complex, Lansdowne Borough Hall, the Twentieth Century Club, public library, and train stations would afford residents with many of the same benefits they would gain from passive and active recreational areas.

Greenway Linking Opportunities

A major component of the *Multi-municipal Comprehensive Recreation, Park, and Open Space Plan* that is currently under development for four boroughs in the William Penn School District (Lansdowne, East Lansdowne, Aldan, and Yeadon) in partnership with the school district, is greenway linkages. The plan will identify specific places to create stream linkages as well as urban street tree corridors called “street trails.” An ideal opportunity for a street trail connection is on Baltimore Avenue, to connect the two boroughs of East Lansdowne and Lansdowne. Along this major thoroughfare, pedestrian and bicycle amenities would be added along with the trees and plantings.

The vacant site at the southeast corner of Scottdale Road and Baltimore Pike presents a great opportunity to develop a “gateway park”. The easternmost section of the site currently contains a billboard welcome sign for vehicular travelers arriving into the Borough on Baltimore Avenue. Having natural wooded land cover on both sides of Baltimore Avenue for a short stretch creates a positive entrance into Lansdowne while it breaks up the commercial nature of Baltimore Avenue. The property to the south of the vacant site currently belongs to a flower shop which occupies a small part of the lot, with the rest being left undeveloped in its natural state.

The parkland would be a passive park included in a Darby Creek Greenway that could be planned in detail as part of the *Multi-municipal Comprehensive Park, Recreation and Open Space Plan*. An existing plan, the *Darby Creek Stream Valley Park Master Plan* (1987) has already proposed a trail through many municipalities in this portion of Darby Creek. An established trail and signage would be included in the new plan, as this could be the center information point for the greenway and a gateway for Lansdowne Borough. A trail easement has been recommended in this plan for the swim club property on Falls Run. To extend a trail down to Hoffman Park, there would need to be road crossings with signage and/or striping. To cross Baltimore Avenue on the east, and Scottdale/Burmout Road on the south would present the least conflict with heavy traffic, but would involve making an arrangement or a deal with the current owner of the vacant site. Also of note is the fact that a portion of the vacant site is in the 100-year floodplain, making it undevelopable. A street crossing across Baltimore Pike on the west side of the intersection would continue a trail up Darby Creek to the North.

Streetscape Improvements

Developing attractive entranceways (including landscaping and signage) to Borough neighborhoods would highlight the individual character of the communities. Mature trees reveal the community’s history of providing a sense of place and importance of natural areas. Within the parks, benches and open areas offer passive recreational opportunities for residents.

Stream Corridors

The Darby Creek and Falls Run stream corridors present several opportunities for public benefit. First, the portions of stream corridors under private ownership can, if properly managed through public education, serve to protect the Borough residents from flooding and provide for visual relief in this urbanized environment. Second, the segments of stream corridor that lie within public property or where an easement can be obtained on private property, can be utilized to create a connection between parks, natural areas, community buildings and business areas, elevating the quality of life for residents. Properties with identified flooding problems should be considered for acquisition and inclusion in greenway plans.

A prospective greenway along Darby Creek is meant to attract people by walking or via bicycle. Lansdowne Borough is applying for a transportation enhancement grant through PennDOT and the DVRPC to develop a pedestrian/bicycle connection to Hoffman Park from the downtown area. Luckily, there are only a few gaps along the Lansdowne side of Darby Creek, and along Falls Run, where the streambank is not a Borough park, County park, or quasi-public recreation land (Lansdowne Swim Club).

Another possibility for a greenway trail, as mentioned in the recommendation for the Lansdowne Swim Club, is to create a walking trail connecting Marlyn Park to the Burmont Road and Baltimore Pike intersection where Falls Run connects to Darby Creek. The examples of greenway connections given here are just a sample of what could be identified through the planning process of the in-progress *Multi-municipal Comprehensive Recreation, Park, and Open Space Plan*.

A River Conservation Plan prepared by Cahill and Associates for the Darby Creek Valley Association provides a great deal of information concerning the benefits associated with development of a greenway along Darby Creek. Once this plan is placed on the State Register, projects implementing the plan will be eligible for DCNR matching grants. As a recommendation of this plan, the Delaware County Planning Department is proposing to prepare a greenway plan for the stream corridor.

RECOMMENDATIONS

There are many opportunities to provide open space other than active playfields in a community. This open space can be small, linear, passive, solely visual, and need not be under public ownership to serve as a valuable amenity in a community. The following recommendations address activities that the Boroughs can undertake in the future to maximize open space opportunities.

The Boroughs should...

- 6-21 Develop and maintain an inventory of privately owned parcels that are predominantly open land. The Boroughs should form partnerships with businesses, organizations, and individuals who own land containing vital open

Lansdowne and East Lansdowne
Comprehensive Plan

space. Such partnerships could involve any or all of the following: facility use, grants, planning, programming, publications, purchasing agreements, trail easements, sponsorships, and training. A determination shall be made within the under-development *Multi-Municipal Comprehensive Recreation, Park and Open Space Plan* as to whether these lands represent opportunities for linkages with other significant green spaces. East Lansdowne should also use such an inventory to evaluate existing vacant and underutilized parcels for possible reuse/redevelopment as pocket parks, since the Borough lacks any neighborhood park facilities.

Funding Programs: Community Conservation Partnership Program

Technical Assistance: Darby Creek Valley Association
Delaware County Planning Department

- 6-22 Work cooperatively to prepare a streetscape improvements program that includes gateway signage, landscaping (particularly street trees), as well as other amenities such as lighting and benches.

Funding Program: Transportation Enhancements Program
Community Conservation Partnership

- 6-23 Develop support facilities including signage and landscaping to increase pedestrian access, linking existing park and recreational areas to adjacent Borough properties, sidewalks, off-street parking, and bicycle racks.

Funding Program: Transportation Enhancements Program

- 6-24 Implement the recommendations of the Darby Creek Rivers Conservation Plan and the County's upcoming Greenway Plan for Darby Creek.

- 6-25 Develop a trail system along stream corridors to link parks within the study area.

Technical Assistance: Darby Creek Valley Association
Delaware County Planning Department

Funding Programs: Community Conservation Partnership Program
Rivers Conservation Program

- 6-26 Lansdowne Borough should acquire or gain access to the three open parcels at the intersection of Baltimore Avenue and Scottdale Road so that a passive gateway park can be developed, and a proposed trail link can contribute to a Darby Creek greenway across from the Lansdowne Swim Club property to the banks of Darby Creek.

