



WILLISTOWN TOWNSHIP

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KIRKWOOD PRESERVE III ACQUISITION

MEMORANDUM of UNDERSTANDING

Between

**Willistown Township &
Willistown Conservation Trust**

This is an excellent project that the Willistown Township Board of Supervisors, Open Space Review Board, and Parks and Recreation Board support. To that end Willistown Township (the “Township”) and the Willistown Conservation Trust (the “Trust”) hereby agree:

1. The Township will make a contribution from the Township’s Open Space Fund in the amount of \$450,000 for the purchase of the 12.24-acre property located at 2706 White Horse Road, Berwyn, PA, 19312, also known as UPI 54-7-16.1 (the “Property”).
 - a. The purchase price of the Property is \$1,200,000. The Township had an appraisal conducted by O’Donnell Appraisal Associates, which came in at \$1,200,000.
 - b. If there is a shortfall in the Department of Conservation and Natural Resources grant, the Township contribution can go up to \$500,000.
2. The Township and WCT have agreed to a dog policy, which is attached hereto, to be implemented on the Property. Any changes of substance to this policy will be mutually agreed upon by both parties.
3. In the interests of public access, the Township will provide a one-time contribution of \$50,000 to the Trust toward the cost of:
 - a. the design, permitting, and installation of stepping stones across Crum Creek East Branch, and
 - b. the cost of constructing additional parking spaces in the existing parking lot on Grubbs Mill Road, for a total of 15 spaces.

The Trust estimates:

- c. The parking lot expansion will be completed by June 1, 2022, weather permitting. The Trust will keep the Township abreast of any potential delays in this target date.
- d. The Trust estimates the stream crossing will be completed by mid-September 2022. The Trust will keep the Township abreast of any potential delays in this target date.
- e. The Trust will use the funds for new improvements as identified herein only and not to replace or repair existing conditions.

- f. The Trust will provide the Township with an itemization of improvement expenditures once the projects are completed.
- 4. The Township and Trust have agreed that an additional seven (7) parking spaces (for a total of twenty-two (22) spaces) will be permissible to the Grubbs Mill parking lot in the future. Language acceptable to both parties regarding the additional parking spaces will be documented in the Declaration of Conditions, Covenants, and Restrictions (DOCCR).
- 5. The Property will accommodate equestrian and pedestrian use.
- 6. The Trust and the Township will coordinate a “grand opening” celebration at Kirkwood Preserve to be held in the fall of 2022.
- 7. A Declaration of Covenants, Conditions, and Restrictions, agreed upon by the Trust and the Township, will run with the land.

Acceptance Signature: Kate Etherington, Willistown Conservation Trust

Date

Acceptance Signature: Bill Shoemaker, Willistown Township

Date

KIRKWOOD PRESERVE DOG POLICY

Help Your Dog Be a Good Guest at Kirkwood Preserve

We're glad you've chosen our preserve as your place to get outdoors with your dog! The protection of Kirkwood Preserve in perpetuity was made possible by our funding sources: The Willistown Township Open Space Fund, the Department of Conservation and Natural Resources, Chester County, and local donors to conserve critical natural resources and open space, and to assure public access. All visitors, including dogs, can enjoy their experience at Kirkwood Preserve by respecting each other and the guidelines we've put in place to keep our visitors, wildlife, critical habitat, and dogs safe. With your cooperation, we can keep this special place accessible to our canine friends.

Guidelines for bringing your dog(s) to Kirkwood Preserve:

- Anyone who completes a registration form for their dog(s) may visit the preserve with their dog(s). Registration is required. Each dog must have a permit, and there is a limit of 3 dogs per household.
- No more than 3 dogs may be walked by one person at one time.
- To register your dog you will need:
 - Current PA dog license number
 - Current DHLPP (Distemper) and Rabies vaccinations
- Registration fees are \$20/dog for the season. Fees are not prorated, and registration must be renewed each season.
 - More visitors, especially our four-legged friends, means more wear and tear on the Preserve. Your registration fees help support trail and other maintenance costs at Kirkwood Preserve so people and wildlife can enjoy it for years to come.
 - Registrants will receive a leash as their permit upon registration.
 - Willistown residents must register their dogs annually but will not need to pay the annual registration fee. Donations are welcomed. Residents will be asked to cover the cost of the leash upon initial registration and any replacement costs. Proof of residency in the form of a utility bill may be required.
- You must use your leash at all times at the preserve.

When can I walk my dog at Kirkwood Preserve?

- Dogs are allowed at Kirkwood Preserve from August 1 through April 1. These dates avoid disturbing ground nesting birds.

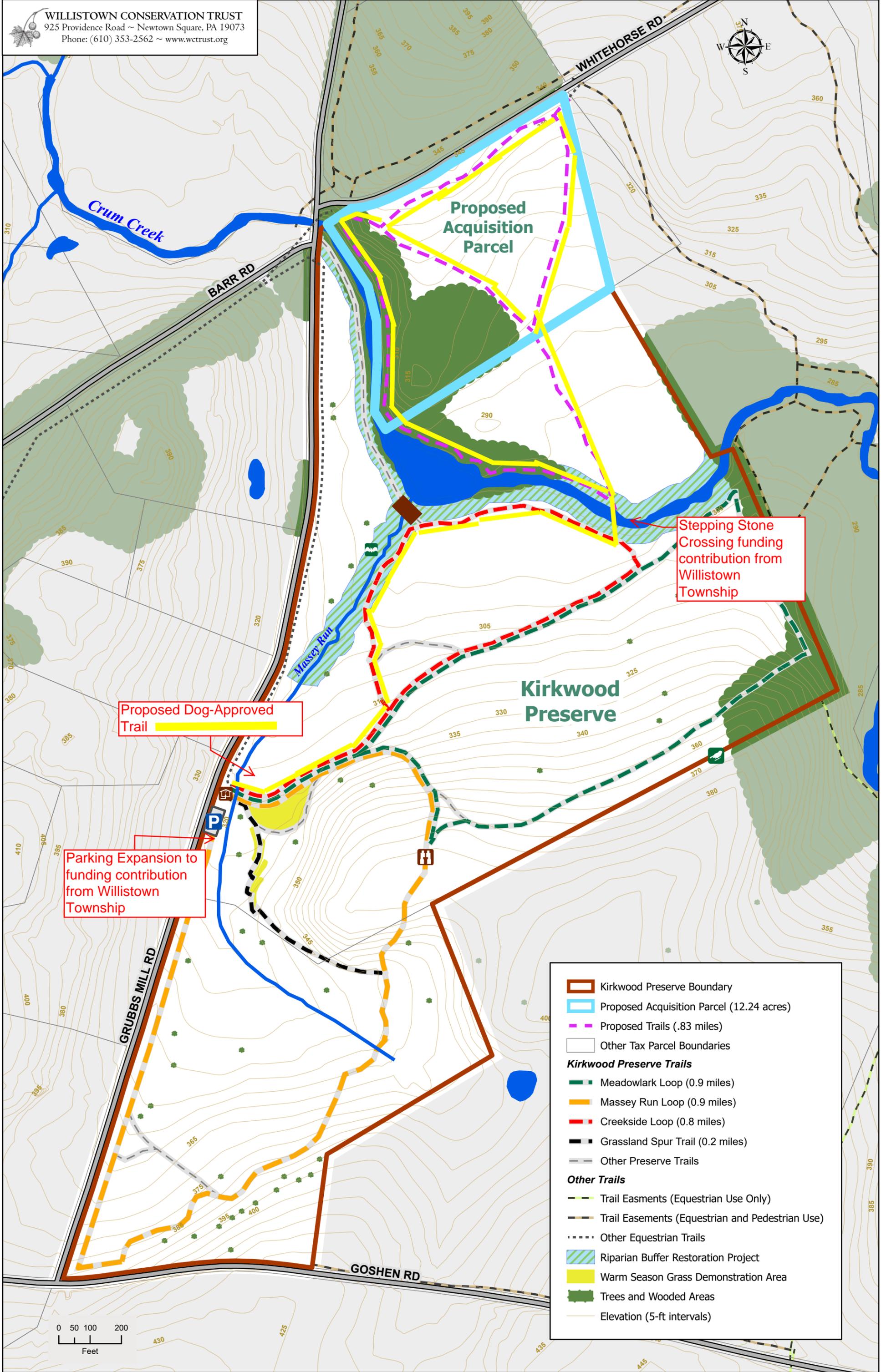
Where can I walk my dog at Kirkwood Preserve?

- Please refer to the preserve map (attached) to follow the dog friendly loop. Dogs are not permitted on other trails at the preserve at this time.

Please review the following guidelines put in place to help everyone enjoy their visit to Kirkwood.

- Leave No Trace – Please clean up all dog waste and other trash and take it with you when you leave. Trash cans are not available.
- Keep your dog on a leash and on the trail at all times.
- Yield to equestrians.
- Respect other preserve visitors, and do not allow your dog to approach other people and dogs without their permission.
- To help maintain creek health, please don't allow your dog to swim or wade in Crum Creek.
- Remember, this is a nature preserve. Please respect the plants and animals that call Kirkwood home.
- Speak up if you see others disregarding the guidelines or contact the Trust at 610-353-2562 or land@wctrust.org. Together we can protect the privilege of walking dogs at Kirkwood.

Any incident involving bodily injury, aggression, etc. to persons or dogs should be immediately reported to the Willistown Township Police by calling 911. To file a non-emergency report, please contact Chester County Dispatch, 610-647-1440, and request a call back from an on-duty officer. The report may be filed at the time of or after the occurrence. The Police report is required for any necessary additional follow-up. The Trust may possibly suspend preserve privileges, either temporarily or permanently, depending on the severity of the incident.



Stepping Stone Crossing funding contribution from Willistown Township

Proposed Dog-Approved Trail

Parking Expansion to funding contribution from Willistown Township

- Kirkwood Preserve Boundary
- Proposed Acquisition Parcel (12.24 acres)
- Proposed Trails (.83 miles)
- Other Tax Parcel Boundaries
- Kirkwood Preserve Trails**
- Meadowlark Loop (0.9 miles)
- Massey Run Loop (0.9 miles)
- Creekside Loop (0.8 miles)
- Grassland Spur Trail (0.2 miles)
- Other Preserve Trails
- Other Trails**
- Trail Easements (Equestrian Use Only)
- Trail Easements (Equestrian and Pedestrian Use)
- Other Equestrian Trails
- Riparian Buffer Restoration Project
- Warm Season Grass Demonstration Area
- Trees and Wooded Areas
- Elevation (5-ft intervals)

