

Waiver: ☐ yes ☒ no - Date: \_\_\_\_\_

Review Mtg. Date: \_\_\_\_\_

Region: 1 Reviewing Advisor: [REDACTED]

Web Application ID #: \_\_\_\_\_

## Acquisition Project Application Technical Review – Round 22

Applicant: The Conservation Fund County: Chester

Project Name: Stowbridge

Type of Acquisition: ☒ Purchase ☐ Easement

Project location/municipality(s): Elk/Franklin/New London Acreage: 982.6 \$16,215,000

Total Land Cost: \$ \_\_\_\_\_

Appraised Value: \$ 15,500,000

Donated Value: ☒ yes ☐ no - \$ 1,000,000 Appraised Cost Per Acre: \$ \_\_\_\_\_

Actual Purchase Price (if available): \$ \_\_\_\_\_

Total Related Costs: \$ 100,000

Grant Amount Requested: \$ 5,000,000 Grant Amount Proposed: \$ \_\_\_\_\_

Match Sources/Amounts: Chester - 5 mil - secure

Match Secure: ☐ yes ☒ no

Ineligible Costs: \_\_\_\_\_

Does the appraised value match the budget? ☒ yes ☐ no - Comments: \_\_\_\_\_

Appraisal Prepared for Grantee: ☒ yes ☐ no If "no" state who: \_\_\_\_\_

Certified General R.E. Appraisal: ☒ yes ☐ no - Date: 2/1/2016

DCNR is listed as an intended user: ☐ yes ☒ no - date letter received listing DCNR: \_\_\_\_\_

Buildings/Current Improvements: ☒ yes ☐ no - Comments: No buildings

Prime Farmland: ☒ yes ☐ no - Comments: \_\_\_\_\_

Who ends up w/ title to property/easement? ☐ Applicant ☒ Other - \_\_\_\_\_

Municipal Notification (for Non Profits): ☐ yes ☐ no

Property adjacent to: ☒ State Park ☐ State Forest ☐ Game Land ☐ CLI ☐ Trail

☐ Previously funded preserve or other large landscape White Clay Creek SP

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Unusual Conditions or Features: \_\_\_\_\_

PNDI Receipt: ☐ yes ☐ no

☐ Impacts/Avoidance or Conservation Measures - Comments: \_\_\_\_\_

☐ No Impacts

Sales Agreement: ☐ yes ☐ no

Format: ☐ draft ☐ final

Comments: \_\_\_\_\_

Conservation Easements Only: Public Access: ☐ yes ☐ no - Comments: \_\_\_\_\_

Highest Protection Area = \_\_\_\_\_ Acres

Acres for public access (if different from HPA): \_\_\_\_\_

If acres differ why: \_\_\_\_\_

Part I Comments: \_\_\_\_\_

1

Review Meeting Notes: \_\_\_\_\_

*Farming on property*

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**Applicant Name:** The Conservation Fund

**Project Title:** Strawbridge 2

**Grant Opportunity:** Land Acquisition - Open Space; Critical Habitat; Recreation

**Date Submitted:** 4/13/2016 2:29:18 PM

### Project Introduction

**Web ID** 1101502  
**Project Title** Strawbridge 2  
**Grant Opportunity** Land Acquisition  
**Project Type(s)** Open Space; Critical Habitat; Recreation  
**Major Watershed(s)**  
**Attended grant workshop?** No  
**Contacted regional advisor?** Yes  
**Advisor** [REDACTED]

### Applicant Info Details

**Project Applicant** The Conservation Fund  
**Federal ID** 52-1388917  
**Vendor ID** 166357-001  
**Address Line 1** 105 N FRONT ST STE 400  
**Address Line 2**  
**City** HARRISBURG  
**State** PA  
**Zip Code** 17101-1436  
**Organizational DUNS** 189707011  
**County** Chester  
**Municipality** Harrisburg City

### Applicant Type Details

**Applicant Type** Private Non-Profit  
**501(c)(3) Organization Name** The Conservation Fund  
**501(c)(3) Organization Approval Date** 07/01/1985  
**Charitable Organization Name** The Conservation Fund  
**Charitable Registration Number** 13574  
**Charitable Expiration Date** 11/15/2016

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### Project Coordinator Details

**Linked Project Coordinator** Blaine Phillips  
**Organization** The Conservation Fund  
**Title** Senior Vice President, Real Estate, Mid-Atlantic Director  
**Prefix** Mr.  
**First Name** Blaine  
**Middle Initial** T  
**Last Name** Phillips  
**Suffix** Jr.  
**Address Line 1** [REDACTED]  
**Address Line 2** [REDACTED]  
**City** [REDACTED]  
**State** [REDACTED]  
**Zip Code** [REDACTED]  
**Phone** [REDACTED]  
**Cell** [REDACTED]  
**Fax** [REDACTED]  
**Email** [REDACTED]

### Chief Elected Official Details

**Linked Chief Elected Official** Patrick F. Noonan  
**Organization** The Conservation Fund  
**Title** Chairman of the Board  
**Prefix** Mr.  
**First Name** Patrick  
**Middle Initial**  
**Last Name** Noonan  
**Suffix**  
**Address Line 1** [REDACTED]  
**Address Line 2** [REDACTED]  
**City** [REDACTED]  
**State** [REDACTED]  
**Zip Code** [REDACTED]  
**Phone** [REDACTED]  
**Cell** [REDACTED]  
**Fax** [REDACTED]  
**Email** [REDACTED]

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## Project Information

**Project Start Date** 01/01/2017

**Project End Date** 12/31/2020

**Fee Acquisition?** Yes

**Conservation Easement?** No

### Negotiations

#### Acquired or Severed Rights

The Conservation Fund proposes a Fee Simple Acquisition of the Strawbridge property. Full ownership of the property, including the underlying title, will be transferred to the Commonwealth of Pennsylvania. There will be no development rights retained on this property.

Elk Township holds a trail easement on the Springlawn Trail, and will submit a letter of endorsement. The trail easement can be managed in cooperation with the Commonwealth's use of the Property as public parkland.

**Existing** Yes

#### Improvements/Structures?

##### Existing Improvements/Structures Description

There are no permanent residential structures on the Property. Some scattered, historic remnants of stone foundations remain.

Existing improvements on the land include: fences, farm lanes, small bridges across streams, and a 2.25 mile public Springlawn Trail (an old gravel road), eased to and managed by Elk Township.

There will be no residential building or development rights retained through this acquisition.

**Known Environmental Hazards?** No

#### Environmental Hazard Description

**Waiver for Retroactivity?** No

#### Brief Project Description

The Conservation Fund (TCF) proposes a Fee Simple Acquisition of the approximately 982.6-acre the Strawbridge property located in Elk Township, Franklin Township, and New London Township, Chester County. The property is adjacent along its southern boundary, to the Commonwealth's publicly-accessible 739-acre White Clay Creek Preserve, Big Elk Creek Section, which extends 2.1 miles along the Pennsylvania/Maryland state border and is in turn adjacent to the 5,300-acre Fair Hill Natural Resource Management Area in Maryland. The Strawbridge property is also adjacent to the 222-acre Natural Lands Trust Peacedale Preserve to the northeast, as well as several privately-owned farms land eased to Chester County: 34.7 acres to the northeast, adjacent to the Peacedale Preserve in Franklin Township, 87.61 acres to the southwest in Elk Township, and 116.18 acres to the northwest, in New London Township.

If successful, this project would preserve and provide for public recreation on almost additional 1,000 acres of open space, continue to provide public access along the Springlawn Road Trail, and protect the stunning public views from the Big Elk Creek and Chesterville, Strickersville, and Walker Roads.

TCF anticipates that additional funds will be provided from Chester County and private donations to complete this acquisition project.

TCF will execute property acquisition and transfer documents and take actions as appropriate to purchase the Property from Mr. Strawbridge and transfer it to the Commonwealth. TCF expects to enter into an agreement with the landowner in 2016, and to complete the fee simple acquisition within three years of DCNR's approval of this grant application. TCF shall be authorized to sell, transfer, or assign its interest in the property to the Pennsylvania



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Department of Conservation and Natural Resources (DCNR) for long term ownership and management.

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## Project Location Details

### Strawbridge 2

Location Details Link: [Strawbridge 2](#)

**Latitude** 39.73581423

**Longitude** -75.85808884

**Acreage** 982.60

**Length in Miles** 6.00

**Parcel Number** 70-5-6 and others - see map

**Is the property  
leased?** Yes

**Property Owner** George Strawbridge, Jr., and George Strawbridge, Jr.  
Individually, et al

**Counties**

Chester

**Municipalities**

Chester - Elk Twp, Chester - Franklin Twp, Chester - New London Twp

**PA House Districts**

PA House - 13 - John A. Lawrence

**PA Senate Districts**

PA Senate - 19 - Andrew E. Dinniman

**U.S. Congressional Districts**

U.S. Congressional - 16 - Joseph R. Pitts

**Address  
Line 1** Springlawn  
Road

**Address  
Line 2**

**City** Lincoln  
University

**State** PA

**Zip Code** 19352

**Description** Strawbridge 2

#### Location Attachments

- [Location1-OtherPropertyAgreements\\_Public Trail Easement.pdf](#)
- [Location1-OtherPropertyAgreements\\_Right of First Offer Agreement.pdf](#)
- [Location1-PropertyLease\\_LEASE.docx](#)

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## Project Criteria Questions

### Your Project Questions 1-4

**1. Briefly describe your needs, issues, and urgencies and how they will be addressed through your project (relate directly to your proposed scope of work).**

The Conservation Fund proposes to permanently protect the Strawbridge property (also herein called the "Property") through a fee simple acquisition, with the expectation that it would be added to the Commonwealth's 2,073-acre White Clay Creek Preserve, which is in turn adjacent to the 5,300-acre Fair Hill Natural Resource Management Area in Maryland. The Property is 3.5 miles from the Delaware White Clay Creek State Park along the Pennsylvania/Delaware border and 2.5 miles from the City of Newark.

The addition of the Strawbridge property to the Pennsylvania Preserve would create a unique, contiguous area of public open space spanning two states, offering exceptional regional recreational opportunities for citizens of three states: Pennsylvania, Maryland, and nearby Delaware.

The preservation of the 982.6-acre Strawbridge property spanning three municipalities (Elk, Franklin, and New London Townships) in southern Chester County would:

- meet public needs for close-to-home outdoor recreation and enjoyment and appreciation of nature and greenspaces,

- provide an expanded area of state parkland spanning two states, two counties in two states, and three Pennsylvania townships.

Chester County expresses the need for protection of open space and the availability of recreation through multiple plans, including its Comprehensive Plan, *Landscapes2*, *Linking Landscapes*, and *Watersheds*. The acquisition of the Property is also consistent with the goals and objectives of Elk, Franklin, and New London Townships through their Comprehensive Plans (especially Franklin Township).

- create and leverage partnerships to expand outdoor recreation opportunities, and coordinate strategic investment in local priorities.

- provide an extended greenway connection along the Big Elk and the existing Springlawn Trail, and offer the opportunity to expand the existing public trail network on the White Clay Preserve. The need for land conservation and recreation opportunities in the Commonwealth of Pennsylvania is documented in *Pennsylvania's Statewide Comprehensive Outdoor Recreation Plan 2014-2019*. The plan's Executive Summary that "walking is still the most popular activity, which mirrors national outdoor recreation preferences" and "citizens still place high importance on





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protecting open space and wildlife habitat" (p. 4).

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-preserve extensive and diverse critical natural resources, including more than 7 miles of the Big Elk Creek and its tributaries, important forested riparian buffers along them, over 353 acres of mature and young woodlands, over 145 acres of floodplain, 668 acres of prime farmland soils and soils of statewide importance, and moderate and steep slopes.

-help implement the Big Elks Watershed Conservation Plan, which is included on DCNR's Pennsylvania Rivers Registry.

-help enhance the water quality of the Chesapeake Bay, into which the Elk Creek drains, and which is a national priority for water quality protection and improvement because of its importance as a natural, cultural and major economic resource.

-help preserve the cultural geography of the region. The property plays an important role in this regard, as it remains undeveloped and contains several historic foundations and ruins, remnants of earlier times. The Elk Creek Watershed was originally settled by the Lenni Lenape people and then by English Quakers and Scotch-Irish Presbyterians. Its rivers and streams serve as municipal boundaries and powered mills throughout the 18th and 19th centuries. Throughout much of the 19th century the vast majority of the property was in agricultural production. According to the Breous Farm Atlas (1883), the property was broken up into numerous small farms, before being brought back under one owner by the duPonts. The property is in close proximity to the Mason-Dixon Line, and there is an opportunity to create a trail connection to the Mason-Dixon Trail in the Commonwealth-owned White Clay Creek Preserve property.

-offer an opportunity to continue traditional rural land uses, including agriculture. Over 260 acres of land within a 1 mile radius have been preserved with agricultural conservation easements granted to the County of Chester or land trusts. Approximately 500 acres of the Property is currently actively farmed. The property is subject to an agricultural conservation plan and best management practices, including contour plowing, are being implemented. This again protects the waters of the Big Elk and the Chesapeake.

-offer a unique opportunity to preserve a large, important area of open space in rapidly-developing southeastern Chester County. As of 2010, the population in Chester County was 498,886, a 16% increase over the 2000 census data, as Chester County remains one of the fastest growing in the state. The threat of development is a concern for residents of Chester County. In 2013, a mail survey was conducted by West Chester University's Center for Social and Economic Policy Research on behalf of Chester County. The survey found that what residents most like about living in Chester County are the open spaces, scenery, and rural areas.

The Constitution of the Commonwealth of Pennsylvania states "Pennsylvania's public natural resources are the common property of all the people, including generations yet to come." (Pa. Const. Art. I, sec. 27)



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The Conservation Fund is in active negotiations with Mr. Strawbridge towards the purchase of the property. The timing for his willingness to sell the land for public recreational use may be limited, and therefore it is critical to expeditiously secure a commitment and structure funding to purchase the property.

**2. Identify all relevant local, county, and regional plans that your project advances through the implementation of your scope of work.**

**Plan # 1**

**Title:** Franklin Township Comprehensive Plan

**High Priority:** Yes

**Date:** 2/15/2006 12:00:00 AM

**Relevant Pages:** 2-3, 2-7, 2-8, 2-9, 2-10, 2-11, 5.2, 9-3

**Has Link/Upload:** Yes

**Description:**

The Franklin Township Comprehensive Plan includes the Strawbridge Tract as a worthy candidate to be permanently preserved. (p. 9-3)

The Plan identifies the Strawbridge property as falling within the "Rural Resource Area" and "Natural Resource Protection Area" Future Land Use Plan (Figure 5-2)

The project advance numerous Goals and Objectives of the Plan, including the following:

**Goal (p. 2-3):**

2.0 Preserve, protect, and promote the rural character and landscape of Frankin Township

**Goal (p. 2-7)**

6.0 Preserve farmland and conserve prime agricultural soils to preserve the character of the Township

**Objectives:**

6.7 Capitalize on Proximity to Fair Hill by keeping parcels in horse-oriented activities.

**Goal (p. 2-8)**

7.0 Protect and restore natural resources such as woodlands, woodland interiors, wetlands, hydric soils, waterways, wildlife habitats, meadows, steep slopes, and groundwater

**Objectives:**

7.3 Preserve natural resources to enhance water quality, air quality, and quality of life.

7.6 Discourage the disruption of interior woodlands, expand riparian buffer zones and encourage reforestation along waterways.

7.8 Promote long-term natural resource conservation to: reduce the impact on wildlife habitats; provide for wildlife

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corridors to help maintain biodiversity; and to prepare ordinances to maintain large areas of land/forest where wildlife habitats are protected.

**Goal (p. 2-9)**

8.0 Protect historic and cultural resources for the enjoyment and benefit of all Franklin Township residents, and future residents

**Objectives:**

8.6 Protect scenic vistas, scenic roads, stream corridors, and scenic landscapes from adverse visual impacts.

**Goal P. 2-10):**

9.0 Maintain and enhance parks and recreational facilities to promote and facilitate healthy lifestyles among residents of all ages.

**Objectives:**

9.6 Increase the usability of park areas for diversified activities and programs.

9.11 Encourage community use of the parks by sponsorship of educational programs or events.

**Goal (p.2-11)**

10.0 Maintain and expand the system of equestrian, walking, hiking and biking trails that provides access to streams and woodlands and that connect parks and recreational access.

**Objectives:**

10.1 Enhance the community by linkage trails-for walking, hiking, horseback riding, biking.

**Plan # 2**

**Title:** The Oxford Region Multimunicipal Comprehensive Plan (2012)

**High Priority:** Yes

**Date:** 7/25/2012 12:00:00 AM

**Relevant Pages:** 5A, 5G, 5-1, 10-1, 11-1, 12-1, 14-1, 15-1

**Has Link/Upload:** Yes

**Description:**

The Oxford Regional Municipal Comprehensive Plan includes the municipalities of East Nottingham Township, Elk Township, Lower Oxford Township, Oxford Borough, Upper Oxford Township, and West Nottingham Township.

This project will advance the following Goals of the Plan:

The Comprehensive Plan identifies the Strawbridge property as falling within the "Agricultural Lands" category of the Existing and Future Land Use Plan (Figures 5-A and 5-G). The Land Use Plan encourages the Townships to:

**Preserve and Promote Agriculture**

"Agriculture is the primary land use in the Region and the common thread that links the Region's past with its desired future. The preservation of agricultural resources, the agricultural industry, and the associated way-of-life is a priority for the Region."

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**Chapter 5: Land Use Goal**

Provide for orderly growth and development by identifying regional and local centers for growth; ensuring compatibility between present and future land uses; and establishing a balance between growth, transportation, and the protection of resources that define the Region's rural character. (p. 5-1)

**Chapter 10: Open Space Goal**

Permanently protect, provide appropriate access, and maintain or restore open space lands through conservation easement and regulation to provide economic, ecological, public health, and quality-of-life benefits. (p. 10-1)

**Chapter 11: Agricultural Resources Goal**

Promote environmentally and economically sustainable agriculture and the Region's agrarian character through the protection of the farming industry, conservation of agricultural soils, and the recognition of agriculture as a viable land use. (p. 11-1)

**Chapter 12: Natural Resources Goal**

Protect, restore, and maintain natural resource features and landscapes to sustain the Region's economy, maintain watersheds, ecosystems, and public health, and to continue its rural character and quality-of-life. (p. 12-1)

**Chapter 14: Scenic Resources Goal**

Identify, protect, and maintain the integrity of scenic resources that provide the rural character and cultural feel of the Region. (p. 14-1)

**Chapter 15:** Promote the establishment of, and the programming for, a safe, functioning, walkable, and well-maintained network of public parks, recreation corridors, and recreation and pedestrian facilities that maintain and improve the physical health, economy, and rural quality-of-life for residents of the Region. (p. 15-1)

**Plan # 3**

**Title:** Elk Creeks Watershed Conservation Plan

**High Priority:** Yes

**Date:** 3/15/2003 12:00:00 AM

**Relevant Pages:** 40-42, 43, 47, Maps: pp. 51, 52, 53, 54, 55, 56, 57

**Has Link/Upload:** Yes

**Description:**

The Elk Creek is listed on the DCNR Rivers Registry because it meets or exceeds minimum standards in the Rivers Conservation Planning Program. The Elk Creeks Watershed Conservation Plan discusses in depth numerous natural resource conservation and other objectives that would be advanced by this project, including:

**Strategy 1:** Protect and Preserve Natural and Cultural Resources and Farmland (pp. 40-42)

B. Establish Natural Areas Networks as priority networks for natural areas and corridors for protection to support the Elk Creek Watershed's diversity of native plants and wildlife (p. 42)

Initiative should involve direct conservation techniques such as acquisition of land or conservation easements (p. 42)

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Strategy 2: Conduct Education and Outreach (p. 43)

Strategy 4: Continue Research and analysis need to enhance water conservation (p. 47)

Strategy 5: Continue and Initiate Grassroots Stewardship Initiatives (p. 47)

The natural resources of the Property are shown as priorities for conservation on numerous maps of the Plan, including:

Targeted parcels (p. 51)

Water Quality Designations (p. 52)

Soils (p. 53)

National Wetlands Inventory & Hydric Soils (p. 54)

Biodiversity (p. 55)

1990 Land Use & Proposed Core reserves (p. 56)

Riparian Buffers (p. 57)

#### **Plan # 4**

**Title:** The Franklin Township Zoning Ordinance

**High Priority:** No

**Date:** 1/31/2014 12:00:00 AM

**Relevant Pages:** 27-401

**Has Link/Upload:** Yes

#### **Description:**

The Franklin Township Zoning Ordinance identifies the Strawbridge property as falling within the AR "Agricultural Residential" District, the lowest density zoning district in the township. This District was created to "encourage the use of prime agricultural soils for cultivation and to conserve critical environmental areas..." (Section 27-401).

#### **Plan # 5**

**Title:** Comprehensive Plan of New London Township

**High Priority:** No

**Date:** 6/30/2014 12:00:00 AM

**Relevant Pages:** 2-1, 2-3, 2-7

**Has Link/Upload:** Yes

#### **Description:**

This project advances New London's goals to maintain the rural character of the township, and advances the following Goals of the Comprehensive Plan:

#### **Environmental Resource Protection- Goal 1**

Conserve and protect the sensitive natural resources within New London Township by regulating, to the extent necessary, activities that could result in damage to or destruction of those resources. The soil, water, air, scenic, biotic and open space resources found throughout the community are finite, not replaceable and subject to loss or



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degradation if adequate stewardship is not exercised. (p. 2-1)

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**Open Space - Goal 2**

Regulate the location, magnitude and intensity of all types of development in order to minimize the loss of open space. Encourage the preservation of open space by limiting the encroachment of future development in or near environmentally sensitive areas. (p. 2-3)

**Land Use - Goal 3**

Strengthen the rural and agricultural characteristics which define the New London Township community by planning for, accommodating and managing the use of land in the future in a manner which is consistent with past and present land uses. (p. 2-3)

**Recreation Lands and Facilities - Goal 8**

Provide diverse recreational opportunities for all residents, including the disabled, within the constraints of available fiscal resources. (p. 2-7)

**Historic and Cultural Resources - Goal 9**

Acknowledge and emphasize the value and importance of the cultural heritage of the community and protect historic resources from encroachment of incompatible land uses. (p. 2-7)

**Plan # 6**

**Title:** Landscapes2: Bringing Growth and Preservation Together for Chester County

**High Priority:** No

**Date:** 11/19/2009 12:00:00 AM

**Relevant Pages:** 26, 32, 44, 54, 66, 80, 82, 86, 88

**Has Link/Upload:** Yes

**Description:**

The Strawbridge property falls within the "Rural Area" (a subcategory of the *Rural Resource Area*) in the *Livable Landscapes* Map of *Landscapes 2*, the Comprehensive Policy Plan Element of Chester County. The Map "provides a guide for accommodating expected future growth while maintaining the quality of life in the County" (p. 26).

"Rural Resource Areas" contain important agricultural, environmental, and scenic resources that contribute to the traditional rural character of Chester County" (p. 32).

The project advances the following *Landscapes2* policies:

LU 1.5 Encourage protection of the rural and agricultural landscapes as designated rural resource areas (p. 44).

LU 6.1 Encourage land use decisions and development design that protect the natural resources (p. 54).

LU 6.4 Protect and enhance ground water recharge, in-stream resources, first order perennial streams, sensitive resources (including high quality and exceptional value watersheds), and riparian buffers to preserve water quality and quantity (p. 54).

NR 1.2 Protect, enhance and restore wooded or vegetated steep slopes to protect soil stability and reduce flooding (p. 62).

NR 1.3 Protect hydric and environmentally sensitive soils from disturbance and development (p. 62).

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NR 3.2 Protect the recharge, quantity, and quality of ground water in order to sustain streams, wetlands, and water supplies (p. 66).

NR 3.3 Protect, enhance and restore stream channels, base flows, and water quality to sustain aquatic habitats and ensure a reliable water supply (p. 66).

NR 3.4 Protect, enhance and restore headwaters, first order streams, and their buffers, to maintain adequate water quality and quantity throughout the watershed (p. 66).

NR 3.6 Protect and enhance state-designated sensitive aquatic habitats (p. 66).

OSG 1.2 Promote play, organized sports, and active recreation in municipal and neighborhood parks, and promote passive recreation and resource preservation in county parks, and other large-scale facilities. (p. 80).

OSG 2.1 Encourage the protection of open space to preserve cultural, historic, water, and other natural resources, including cultivated farmland soils (p. 82).

OSG 4.3 Encourage open space preservation that links and expands existing areas of protected open space (p. 86).

OSG 5.1 Encourage efforts to protect open space through easement, in-fee acquisition, municipal ordinances, and other innovative techniques (p. 88).

**Plan # 7**

**Title:** Watersheds: An Integrated Water Resources Plan for Chester County, Pennsylvania and Its Watersheds

**High Priority:** No

**Date:** 9/17/2002 12:00:00 AM

**Relevant Pages:** 75, 77, 78, 84

**Has Link/Upload:** Yes

**Description:**

*Watersheds* is a functional element of *Landscapes 2*. This project advances numerous goals and objectives of *Watersheds*, including:

Goal 2: Enhance water-based recreational and cultural resources (p.75)

Goal 3: Preserve natural resources (p. 75)

Goal 4: Improve water quality (p. 75)

Goal 5: Reduce stormwater runoff and flooding (p. 75)

Objective 2-1: Provide and maintain access to streams at multiple locations in all watersheds.

Objective 3-1: Protect and enhance groundwater recharge and quality (p. 78).

Objective 3-2: Protect and enhance the natural instream resources of streams, including stable stream channel processes and geomorphology conditions, aquatic living resources, stream baseflows, and water quality (p. 78).

Objective 3-3: Protect and enhance first order perennial streams to recognize their vulnerability to low streamflows and water quality impairments (p. 78).

Objective 3-4: Protect and enhance streams supporting "sensitive resources" to recognize their vulnerability to low stream flows and water quality impairments (p. 78).





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"Sensitive resources" as used in *Watersheds* include:

Exceptional Value watersheds and High Quality streams as designated by Pennsylvania.

Instream sources of community water supplies and reservoirs.

State-designated water-based habitats-including State Verified Naturally Reproducing Trout Waters, Class A Wild Trout Waters, "cold water fishes" waters, and sites identified in PNDI.

**Objective 3-6:** Create and enhance a network of protected forested riparian buffers along ponds, lakes, wetlands, and baseflow-fed perennial and intermittent streams to protect water bodies from erosion and pollutants, to provide infiltration, to stabilize stream channel processes, and to provide shading, food and habitat for species (p. 78).

**Objective 3-8:** Prioritize riparian buffers, 100-year floodplains, first order streams and their drainage areas, and wellhead protection areas for land and/or woodland preservation efforts to protect ground water recharge and water quality of ground water and streams, and to provide for safe conveyance of flood flows and natural migration of stream channels (p. 78).

**Objective 5-6:** Protect 100-year floodplains from development to allow unimpeded passage of flood flows (p. 84).

#### **Plan # 8**

**Title:** Linking Landscapes: A Plan for the Protected Open Space Network in Chester County, PA

**High Priority:** Yes

**Date:** 2/26/2002 12:00:00 AM

**Relevant Pages:** 2.3, 5.12, 12.11, 14.13, 19.47

**Has Link/Upload:** Yes

#### **Description:**

The Strawbridge Property is identified in *Linking Landscapes*, the open space element of *Landscapes*, as falling within the Big Elk Creek Regional Recreation Corridor (p. 12.11). This corridor is described as extending from the Maryland State border, up Big Elk Creek, and from there up the West Branch of Big Elk Creek to the Oxford-Avondale Regional Trail Corridor. It links with three other corridors and forms a part of Potential Trail Loop "K". The primary purpose of this Corridor is to provide the communities in Southern Chester County with access to the Fair Hill Natural Resources Management Area located in Cecil County, Maryland, adjacent to Pennsylvania. This project would advance this specific vision.

The project also generally advances many of *Linking Landscapes*'s 292 vision items, including the following:

1.4 Natural Landscapes Objective – Restrict development in areas with significant natural resources, including stream corridors, woodlands, wetlands, groundwater recharge areas, steep slopes, and ridge tops (p. 2.3).

2.1 Natural Resources Objective – Achieve and sustain a high-quality natural resource system to protect public health and safety, and support and protect a diversity of ecosystems (p. 2.3).

2.2 Scenic Resources Objective – Conserve and enhance scenic resources that reflect the County's natural and cultural heritage (p. 2.3).

5.11 Properties that contain regionally significant water resources, such as floodplains, large wetland complexes, riparian buffers and buffers surrounding water bodies, should be protected as open space (p. 5.12).

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14.12 Existing scenic viewsheds and significant cultural resource sites seen from nearby roadways should be protected as open space to the greatest extent possible (p. 14.13).

19.23 5,000 acres of open space should be protected annually in Chester County (p. 19.47).

**Plan # 9**

**Title:** Connections: The Regional Plan for a Sustainable Future

**High Priority:** No

**Date:** 1/31/2014 12:00:00 AM

**Relevant Pages:** 40, 41, 42

**Has Link/Upload:** Yes

**Description:**

This plan, developed by the Delaware Valley Regional Planning Commission (DVRPC), is a blueprint for the future growth and development of the Greater Philadelphia region through 2035.

The plan identifies Greenspace Network areas "where parks, forests, meadows, stream corridors, and floodplains are joined together in an interconnected system" (p. 41).

Importantly, the Strawbridge property is designated in the 2035 Land Use Plan as part of two Greenspace Network areas: the Serpentine Barrens and the Big Elk Creek Corridors. (pp. 40, 42).

**Plan # 10**

**Title:** Return on Environment: The Economic Value of Protected Open Space in Southeastern Pennsylvania

**High Priority:** No

**Date:** 1/31/2011 12:00:00 AM

**Relevant Pages:** 3, 26, 44

**Has Link/Upload:** Yes

**Description:**

This study, commissioned by the GreenSpace Alliance and the DVRPC, quantifies the many ways in which open space saves public and private money and supports the economy. The study found that protected open space yields a financial benefit of approximately \$16.3 billion for southeastern Pennsylvania's homeowners. "Protected open space in the five-county region contributes an estimated \$132.5 million in annual cost savings and economic benefits through the provision of six ecosystem services: water supply, water quality, flood mitigation, wildlife habitat, air pollution removal, and the sequestration of carbon in yearly growth of trees on protected open space" (p. 3).

All six of these ecosystem services and resulting economic benefits will be provided by this project. Annual benefits identified in the study include the following cost savings: \$61.1 million from continuous recharge of the water supply and natural filtration to improve water quality; \$37 million from natural flood mitigation services; and \$17 million from air pollution removal and carbon sequestration services provided by trees (pg. 26).

Protected open space also provides \$577 million annually to southeastern PA residents who participate in recreational activities (p. 44). The project will yield economic health-related benefits to those who participate in recreation on the Property, and will yield economic benefits to the local communities from visitors who use area amenities.

**Plan # 11**

**Title:** Chesapeake Watershed Agreement 2014  
Revised by Rep. John Lawrence 3/25/25 in response  
to 11/25/24 DCNR Right To Know Request



**Applicant Name:** The Conservation Fund

**Project Title:** Strawbridge 2

**Grant Opportunity:** Land Acquisition - Open Space; Critical Habitat; Recreation

**High Priority:** No

**Date:** 6/16/2014 12:00:00 AM

**Relevant Pages:** 5,9,11,12

**Has Link/Upload:** Yes

**Description:**

This agreement was signed by the Chesapeake Executive Council (including then-PA Governor Tom Corbett) to restore and protect the Chesapeake Bay. Protection of the Strawbridge property is consistent with numerous goals from the Agreement, including:

**Vital Habitats Goal:** Restore, enhance and protect a network of land and water habitats to support fish and wildlife, and to afford other public benefits, including water quality, recreational uses and scenic value across the watershed. (p. 5)

**Healthy Watersheds Goal:** Sustain state-identified healthy waters and watersheds recognized for their high quality and/or high ecological value. (p. 9)

**Land Conservation Goal:** Conserve landscapes treasured by citizens in order to maintain water quality and habitat; sustain working forests, farms and maritime communities; and conserve lands of cultural, indigenous and community value. (p. 11)

**Public Access Goal:** Expand public access to the Bay and its tributaries through existing and new local, state and federal parks, refuges, reserves, trails and partner sites. (p. 12)

**3. The Department is a strong proponent of green/sustainable parks, trails, recreation facilities, and conservation areas.**

The fee simple acquisition of the Strawbridge property, if successful, will be achieved by The Conservation Fund. Ultimately, the property will be transferred to the Pennsylvania Department of Conservation and Natural Resources to own and manage for public passive recreation, greenspace enjoyment and protection, natural resource conservation, and connecting people to nature, in a sustainable manner. The Property is rural and natural, and incorporates and protects water, specifically, the Big Elk and its tributaries.

The acquisition of the Property would enable it to become part of, and to be managed in accordance with, the adjoining White Clay Creek Preserve's management protocol, which involves low-impact public recreation. This will afford protection and sustainability of the property's natural resources including woodlands, riparian buffers, steep slopes, water resources, terrestrial and aquatic habitats for plants and animals, etc. New trails could be designed to be low-impact to protect these important natural resources and to avoid conflicts with the most sensitive species habitats and topography.

The management of the Property in this sustainable manner would enable people in the area, many of whom live in newer, sprawling developments with perfect lawns, to be more closely connected to nature. Environmental stewardship messaging could be made part of the management plan.

Currently, a portion of the Property is farmed for crops, and best management practices, including contour farming, are being implemented. This also helps to ensure the sustainability of the property's natural resources, including soils, and helps to protect the waters of the Big Elk and the Chesapeake Bay.

Rec'd by Rep. John Lawrence 3/25/25 in response





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**4. The Department is a strong proponent of public access for property acquired with grant funding and/or maintained with equipment acquired with grant funding. Briefly describe the anticipated level of public access for each property/easement to be acquired and/or maintained and what benefits will be realized by the proposed level of access.**

The project will create an expanded area of public parkland spanning 2 states, 2 counties, and 3 townships in a critical watershed that drains to the Chesapeake Bay. This project would help continue to create a major regional public recreation area.

The former Old Springlawn Road, which runs through the property, has been converted to a public trail held and managed by Elk Township. Extensive views of the Property are afforded from this 2 1/4 mile trail, along Big Elk Creek, which allows for walking, viewing, hiking, bicycling, bird watching, and horseback riding.

This Property, if the project is successful, is anticipated to become part of the White Clay Creek Preserve's Big Elk Creek Section. Passive public recreation, including hiking, running, bird-watching, etc. presumably will be part of the state's ultimate management plan for this Property. Current recreational activities in the White Clay Preserve Big Elk Creek Section also include state park hunting. It is anticipated that the activities permitted in the existing Big Elk Section would be permitted in the enlarged Preserve afforded by this project.

Benefits will result to a wide public of all ages and backgrounds, from access to these activities in a beautiful, expansive rural and natural setting, in a rapidly developing area. This access to recreation will provide significant health benefits--both physical and mental; nature education opportunities; and can provide economic benefits to the region.

#### Goals & Priorities Question 5

**5. Explain how your project will implement the recommendations in Natural Connections, the new 2014-2019 PA Outdoor Recreation Plan ([paoutdoorrecplan.com](http://paoutdoorrecplan.com)). To receive points, you must give a detailed explanation as to how your project will implement the plan for each recommendation relevant to your project.**

##### Health & Wellness Priority Areas

**1. Reconnect people to the outdoors through recreation opportunities and experiences.**

The project will create a uniquely large, expanded area for recreational opportunities and outdoor enjoyment in rapidly-growing southeastern Chester County and nearby Delaware and Maryland. It will allow connections to other adjacent preserved lands and opportunities for nature programs for children and adults such as those already operated in Fair Hill Natural Resource Area and the Delaware White Clay Creek State Park. Because the property will become part of the White Clay Creek Preserve, which is adjacent to Fair Hill, this acquisition affords the opportunity to present programs to celebrate Get Outdoors PA annually, and to support programs and activities sponsored by the State of Maryland. As the Strawbridge property is located in three municipalities, preservation will afford the townships the ability to actively encourage their residents to participate in outdoor activities and further goals and objectives in the local comprehensive plans. The property is also located with the boundaries of both the Oxford Area School District and the Avon Grove School District, and preservation will enable the districts to incorporate local outdoor activities into their curricula.

**2. Continue to strengthen connections between outdoor recreation and health in communities for people of all ages and abilities.**



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By protecting and allowing public access to the Strawbridge property, people of all ages and abilities will be able to appreciate the wide diversity of natural resources and opportunities that this property affords. A property such as this encourages all to enjoy the views, socialize, and exercise. In March of 2016, it was announced that Chester County has once again been ranked overall as the healthiest county in Pennsylvania according to a study released by the University of Wisconsin and the Robert Wood Johnson Foundation. The study placed Chester County at the top of the Health Outcomes Category, relating to length and quality of life, and number two in Health Factors which include health behaviors, clinical care, social and economic factors and physical environment.

As *Pennsylvania's Statewide Comprehensive Outdoor Recreation Plan 2014-2019* states, "Spending time in parks, natural areas and open space is associated with favorable physiological and mental health outcomes".

Several senior living communities are nearby and could take advantage of this property by providing trips to enable their residents to enjoy nature and the health benefits that just getting outdoors and enjoying nature and views provide.

Schools in the area, including the Oxford, Avon Grove, Cecil County, MD, and Newark, DE could conduct field trips to provide nature education for all ages of school children.

The Strawbridge property would offer volunteer opportunities for people of all age groups and abilities including: leading nature walks to identify plants and wildlife, providing education in bicycle and equestrian safety, forming walking and hiking groups, and promoting generation-spanning family activities.

**3. Examine the built environment and encourage local communities to promote healthful transportation alternatives.**

**4. Enhance and promote healthful outdoor recreation through strategic partnerships with the health care community.**

The project offers opportunity to afford partnerships with the healthcare community, as it is within 9 miles of the Jennersville Hospital and Jennersville YMCA.

#### **Local Parks & Recreation Priority Areas**

**1. Connect citizens to close-to-home recreational opportunities and green space.**

This project, because of its size and scope, will provide close-to-home recreational opportunities and an expanded area of protected green space for citizens of three townships (Elk, Franklin, and New London) and three states (Pennsylvania, Delaware, and Maryland). The natural resources and recreation opportunities will appeal to residents of all age groups and abilities. The preservation of the Strawbridge property will advance the goals and priorities set forth in local comprehensive plans such as the Oxford Region Multimunicipal Comprehensive Plan, the Comprehensive Plan of New London Township, and the Franklin Township Comprehensive Plan (which specifically mentions the Strawbridge Tract as a worthy candidate to be preserved (p. 9-3). The local job opportunities attract a diverse population, which will enable the Commonwealth to conduct surveys to explore the recreation needs of a variety of cultural groups.

**2. Position local park facilities and recreation programs as essential services.**

**3. Create and leverage partnerships that expand outdoor recreation opportunities.**

This project can create and leverage partnerships with local communities and adjacent states (MD and DE) to expand recreational opportunities.

**4. Coordinate strategic investment in local priorities and respond to emerging trends.**

**5. Provide expanded parks and recreation technical assistance to communities.**

This project would expand the existing White Clay Creek Preserve Big Elk Section by almost 1,000 acres. It could provide recreational technical assistance to the local communities it spans.

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### **Tourism & Economic Development Priority Areas**

- 1. Organize and market outdoor recreation and heritage tourism assets and amenities more effectively.**  
Spanning multiple jurisdictions as it does, the project helps create a great opportunity for cooperatively marketing the area's extensive recreational and heritage resources.
- 2. Develop and implement a plan for communicating the economic and community benefits of outdoor recreation, heritage tourism, and land conservation.**
- 3. Increase access to business development resources and incentives for small tourism and outdoor recreation businesses and entrepreneurs.**
- 4. Use new and existing research to document the economic benefits of outdoor recreation, heritage tourism, and land conservation.**

### **Resource Management & Stewardship Priority Areas**

- 1. Conserve and protect Pennsylvania's natural places.**

*Pennsylvania's Statewide Comprehensive Outdoor Recreation Plan 2014-2019* states that "for the hundreds of thousands of acres Pennsylvania has preserved, it is estimated that nearly 300 acres are lost to development every day" (page 69). If the Strawbridge property project is successful, almost 1,000 acres supporting a wide diversity of natural resources will be protected. The natural resources on this property include more than 7 miles of Big Elk Creek and 1st through 4th order tributaries, floodplain, mature and young woodlands, wooded riparian corridors, grasslands, moderate (15-25%) and steep (25% and greater) slopes, Prime Farmland Soils and Soils of Statewide Importance.

A variety of indirect public benefits will be realized by the acquisition of this property including: protection of land falling within the boundaries of a Core Habitat identified in the Chester County Natural Heritage Inventory (CNHI) as the Big Elk Creek Area. The description of this Natural Heritage Area of Regional Significance Rank notes that a diversity of habitats supports eleven plant species of concern and three sensitive species of concern; protection of the viewshed surrounding Big Elk Creek; protection of the public scenic views; protection of Prime Farmland Soils and Soils of Statewide Importance; protection of young and mature woodlands, protection of the 7 miles of Big Elk Creek and its tributaries that flow on the property; and protection of the moderate and steep slopes on the property.

This project will create the opportunity for state agencies, especially DCNR, to forge partnerships with volunteer watershed organizations, including the White Clay and the Big Elk and local municipalities to update and implement the Elk Creek Conservation Plan.

- 2. Maintain existing park, trail and recreation areas, and prioritize other infrastructure needs.**

This project would expand and help maintain the existing White Clay Preserve Big Elk Section and the Springlawn Trail along the Big Elk Creek. The Trail will be included within the new section of the Preserve.

The addition of this Property to the extensive adjacent area already preserved could facilitate prioritization of public recreation infrastructure needs for the White Clay Preserve, Big Elk Section.

This project would provide the opportunity to coordinate with local, state and heritage organizations to develop management and improvement plans that incorporate strategies for managing historic and cultural resources (of which the Elk Creek area contains many). See Elk Creeks Watershed Conservation Plan, pp. 31-35.

- 3. Cultivate support to protect wildlife and fish habitat through wildlife viewing, fishing, and hunting.**

By providing additional opportunities to appreciate nature, provide for nature-related educational programs, and to fish and hunt, close to population centers, this project could help cultivate regional and state support to protect wildlife and fish habitat.

- 4. Develop and implement shale-gas best practices for recreation and pursue new recreation opportunities.**

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Funding & Financial Stability Priority Areas  
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1. Ensure the continued stability and permanence of existing state and federal conservation and recreation funding sources.
2. Foster use of new revenue sources in support of recreation and conservation.
3. Prioritize the use of federal LWCF funds that come to Pennsylvania over the next five years.

Outreach, Implementation, & Stewardship  
Questions 6-8

**6. The Department is a strong proponent of public involvement in all funded projects. Describe in detail how the public has been and/or will be engaged in the planning, design, implementation, long-term maintenance, and/or stewardship of your project (i.e. - public meetings, press releases, volunteer days, etc.).**

The fee simple acquisition of the Strawbridge property would be achieved by The Conservation Fund. Ultimately, the property will be transferred to the Pennsylvania Department of Conservation and Natural Resources to own and manage for public recreation and enjoyment, becoming part of the Commonwealth-owned White Clay Creek Preserve Big Elk Creek section. PA DCNR could engage the public in planning for the uses and activities on the property.

**7. Identify all Partners (financial, technical assistance, or general support) involved in your project.**

**Partner # 1**

**Partner Organization:** Chester County

**Type of Partners:**

- Financial
- General Support

**Has Upload:** Yes

**Description:**

The threat of development is a concern for residents of Chester County. In 2013, a mail survey was conducted on behalf of Chester County, and it was determined that open space, scenery, and rural areas were most prized by residents. The County Commissioners have approved \$5 million over 3 years for the acquisition of the Strawbridge land in the 2016 capital budget.

**Partner # 2**

**Partner Organization:** New London Township

**Type of Partners:**

- General Support

**Has Upload:** Yes

**Description:**

A portion of the Strawbridge property is in New London Township, and the elected officials and residents of this township support this project. This Property is adjacent to 116.2-acres of preserved farmland eased through the Chester County Agricultural Land Preservation Board.

**Partner # 3**

**Partner Organization:** Franklin Township

**Type of Partners:**

- General Support

**Has Upload:** Yes

**Description:**

A portion of the Strawbridge property is in Franklin Township, and the elected officials and residents of this

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township support this project. This property is adjacent other public lands in Franklin including the White Clay Creek Preserve's Big Elk Creek Section (also formerly owned by Strawbridge) and the 222-acre Natural Lands Trust Peacedale Preserve, and 34.7- acres of preserved farmland eased through the Chester County Agricultural Land Preservation Board.

**Partner # 4**

**Partner Organization:** Elk Township

**Type of Partners:**

- General Support

**Has Upload:** Yes

**Description:**

A portion of the Strawbridge property is in Elk Township, and the elected officials and residents of this township support this project. This Property contains the township's 2.15- mile Springlawn Trail and is adjacent to White Clay Creek Preserve's Big Elk Creek Section and to 87.6-acres of preserved farmland eased through the Chester County Agricultural Land Preservation Board.

**Partner # 5**

**Partner Organization:** Mt. Cuba Center

**Type of Partners:**

- General Support

**Has Upload:** Yes

**Description:**

Mt. Cuba Center is a non-profit horticultural institute in Greenville, Delaware for education, research, and display of plants native to the Appalachian Piedmont Region. Mt. Cuba Center is active in supporting land preservation in Chester County, PA and New Castle County, DE.

**Partner # 6**

**Partner Organization:** Elk Creeks Watershed Association

**Type of Partners:**

- General Support

**Has Upload:** Yes

**Description:**

The Elk Creeks Watershed Association is a non-profit, volunteer organization committed to maintaining and improving the quality of the natural environment in the drainage areas of the Big and Little Elk Creeks.

**Partner # 7**

**Partner Organization:** Friends of White Clay Creek

**Type of Partners:**

- General Support

**Has Upload:** No

**Description:**

The Friends of White Clay Creek Preserve (PA) is dedicated to supporting and promoting the natural and cultural resources of the White Clay Creek Valley

8. The Department requires that the site be properly maintained, kept in reasonable repair, and open and accessible to the public throughout its useful life. For equipment purchases, the Department requires that the equipment be properly maintained and kept in reasonable repair throughout its useful life. Please describe your strategy to operate, maintain, and/or provide stewardship to your project.



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DEPARTMENT OF CONSERVATION  
AND NATURAL RESOURCES

COMMONWEALTH OF PENNSYLVANIA  
Application Submission for Grant Funds

DC Grants Customer Service Center  
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The fee simple acquisition of the Strawbridge property would be achieved by The Conservation Fund. Ultimately, the property will be transferred to the Pennsylvania Department of Conservation and Natural Resources to own and manage as part of White Clay Creek Preserve's Big Elk Creek Section using Best Management Practices.

**8a. Has Written Plan**

Yes

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## Project Budget Details

### Cash Costs

#### Contracted/Professional Services

Contracted Professional Service Tasks	Estimated Cost
Title Insurance	\$35,000.00
Survey	\$32,000.00
Appraisal	\$25,000.00
Consultant	\$4,000.00
Phase 1 Study	\$4,000.00
	\$100,000.00

#### Land/Easement Purchase Cash Costs

Description of Costs	Number of Acres	Total Cash Cost
Acquisition Funds	982.60	\$15,000,000.00
		\$15,000,000.00

**Cash Costs Total: \$15,100,000.00**

### Non-Cash Costs

#### Donated Land Value

Description of Property	Total Value
Landowner Donation	\$1,000,000.00
	\$1,000,000.00

**Non-Cash Costs Total: \$1,000,000.00**

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**Project Match Information**

Name of Match Source	Cash Amount	Pending (P) or Secured (S)	Non-Cash Value	Pending (P) or Secured (S)
County of Chester	\$5,000,000.00	P		N/A
Landowner Donation		N/A	\$1,000,000.00	P
Private Donations	\$5,100,000.00	P		N/A
	<b>\$10,100,000.00</b>		<b>\$1,000,000.00</b>	<b>Total: \$11,100,000.00</b>

	Amount		Amount
Cash Amount Secured	\$0.00	Cash Amount Pending	\$10,100,000.00
Non-Cash Amount Secured	\$0.00	Non-Cash Amount Pending	\$1,000,000.00
Total Secured	\$0.00	Total Pending	\$11,100,000.00
		<b>Total Cash and Non-Cash</b>	<b>\$11,100,000.00</b>
		<b>Match Percentage</b>	<b>68.94%</b>
		<b>(of Total Project Cost)</b>	

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### Project Budget Summary

Budget Category	Cash Costs	Non-Cash Values	Total
Contracted/Professional Services	\$100,000.00	-	\$100,000.00
Land/Easement Purchase Cash Costs	\$15,000,000.00	-	\$15,000,000.00
Donated Land Value	-	\$1,000,000.00	\$1,000,000.00
	<b>\$15,100,000.00 (94%)</b>	<b>\$1,000,000.00 (6%)</b>	<b>\$16,100,000.00 (100%) Total Project Cost</b>

**DCNR Grant Request: \$5,000,000.00**

### Overall Budget & Match Summary

Project Totals	Amount
Total Project Cost (Detailed Budget)	\$16,100,000.00
Total Project Match	\$11,100,000.00
DCNR Grant Request	\$5,000,000.00
Total Project Funding	\$16,100,000.00

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### **Agricultural Land Preservation Policy**

**Is the project site in active agricultural use (not including the growing of timber)?**

Yes

**Has the project site been devoted to active agricultural use during the last three years?**

Yes

**Is the site considered "prime agricultural land" as defined in E.O. 2003-27?**

Yes

**Will the project cause an irreversible conversion of "prime agricultural land"?**

No

**Is this the only feasible site available for the project?**

Yes

#### **Narrative explanation**

The Strawbridge property is the only feasible site because it is uniquely situated adjacent to the Commonwealth's White Clay Creek Preserve, Big Elk Creek Section, which in turn is adjacent to the Fair Hill Natural Resource Management Area in Maryland, a national equestrian center. Preserving this property would result in over 8,000 contiguous acres of public open space, including natural areas and farmed portions. It is also adjacent to 238.5 acres of preserved farmland in 3 townships in PA.

### **Pennsylvania Natural Diversity Inventory (PNDI) Receipt**

**Pennsylvania Natural Diversity Inventory (PNDI) Receipt Uploaded?**

Yes

### **Project Resolution**

**Appointed Title**

Senior Vice President, Mid-Atlantic Director

**Resolution Uploaded?**

Yes

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## Project Attachments

### Uploaded Project Files

- AppraisalReports Appraisal Letter.pdf
- CountyMunicipalNotificationLetters Memos requesting support.pdf
- LettersOfCashNonCashCommitment ChesCo Letter of Support (Strawbridge).pdf
- Location1-OtherPropertyAgreements Public Trail Easement.pdf
- Location1-OtherPropertyAgreements Right of First Offer Agreement.pdf
- Location1-PropertyLease LEASE.docx
- MaintenancePlan Conservation Plan page.docx
- Photos of Strawbridge Property.pdf
- PNDIRceipt project receipt strawbridge 601223 1.pdf
- ProjectPartner 1 ChesCo Letter of Support (Strawbridge).pdf
- ProjectPartner 2 New London Letter (Strawbridge).pdf
- ProjectPartner 3 Franklin Letter (Strawbridge).pdf
- ProjectPartner 4 Elk Letter (Strawbridge).pdf
- ProjectPartner 5 Mt Cuba Letter of Support (Strawbridge).pdf
- ProjectPartner 6 Elk Creeks WA letter of Support.pdf
- ProjectPlan 5 Comprehensive Plan of New London Township.pdf
- ProjectSiteLocationMap strawbridge context map 1.pdf
- Resolution Resolution to be Signed.pdf
- Strawbridge context map 2.pdf
- strawbridge context map 3.pdf
- strawbridge wshed streams.pdf
- SurveyOrTaxMap strawbridge tax map.pdf

## Authorized Representative

<b>Title</b>	Senior Vice President, Real Estate, Mid-Atlantic Director
<b>Prefix</b>	Mr.
<b>First Name</b>	Blaine
<b>Middle Initial</b>	T
<b>Last Name</b>	Phillips
<b>Suffix</b>	Jr.
<b>Address Line 1</b>	[REDACTED]
<b>Address Line 2</b>	[REDACTED]
<b>City</b>	[REDACTED]
<b>State</b>	[REDACTED]
<b>Zip Code</b>	[REDACTED]
<b>Phone</b>	[REDACTED]
<b>Cell</b>	[REDACTED]
<b>Fax</b>	[REDACTED]
<b>Email</b>	[REDACTED]

Rec'd by Rep. John Lawrence 3/25/25 in response  
to 11/25/24 DCNR Right To Know Request





September 21, 2016

Mr. Blaine Phillips, Jr.  
Senior Vice President  
The Conservation Fund  
[REDACTED]  
[REDACTED]

Dear Blaine,

I am pleased to inform you that the Board of Managers of Mt. Cuba Center, Inc. has unanimously approved a grant to The Conservation Fund in the amount of \$6,500,000.00 to be payable over a three year period beginning in 2017. These funds are to be used to fund the purchase of the George Strawbridge II property and are contingent upon The Conservation Fund's ability to secure the balance of the purchase price from other grantors.

The Board is happy to be able to provide this support for such a worthy cause and passes along its best wishes for continued success in your conservation efforts.

Sincerely,

Ann C. Rose  
President

Rec'd by Rep. John Lawrence 3/25/25 in response  
to 11/25/24 DCNR Right To Know Request

OS Coordinator for Chester county provided the following to me and said they have been approved at the value stated for these projects. Note level of funding for Strawbridge. This money will be available over several years but match is secured all \$5M.

Department of Open Space Preservation: 2016 Conservancy and Municipal Grant Recommendations		
Vendor	Description	Contract
Schuylkill Twp	Round 28 Municipal Acquisition - Freedoms Foundation Conservation Easement	\$ 800,000.00
East Goshen Twp	Round 28 Municipal Trail Development - Paoli Pike Trail	\$ 150,000.00
Penn Twp	Round 28 Municipal Acquisition - Penn Township Sports Park	\$ 400,000.00
Kennett Twp	Round 28 Municipal Acquisition - Barkingfield Farm Community Park	\$ 200,000.00
New Garden Twp	Round 28 Municipal Acquisition - St. Anthony in the Hills Conservation Easement	\$ 200,000.00
Brandywine Conservancy	Round 28 PPP Grant: BC - Kauffman Property Conservation Easement	\$ 51,423.00
NLT	Round 28 PPP Grant: NLT Pyle Property Acquisition	\$ 160,000.00
NLT	Round 28 PPP Grant: NLT Struble Trail North Acquisitions	\$ 95,155.00
NLT	Round 28 PPP Grant: NLT - Taylor Property Conservation Easement	\$50,000.00
NLT	Round 28 PPP Grant: NLT - Kulp Property Conservation Easement	\$ 100,000.00
NLT	Round 28 PPP Grant: NLT - Bodine Road Conservation Easement	\$ 300,000.00
NLT	Round 28 PPP Grant: NLT Giangiulio/Geraghty Conservation Easement	\$ 150,000.00
Civil War Trust	Round 28 PPP Grant: Civil War Trust Caccio Property Acquisition	\$ 390,000.00
NLT	Round 28 PPP Grant: NLT Osborne Hill Conservation Easement	\$ 350,000.00
Conservation Fund	Round 28 PPP Grant: The Conservation Fund Strawbridge North Acquisition	\$ 5,000,000.00
The Land Conservancy of Southern Chester County	Round 28 PPP Grant: TLC Gateway Acquisition	\$ 300,000.00

Rec'd by Rep. John Lawrence 3/25/25 in response  
to 11/25/24 DCNR Right To Know Request

## Fact Sheet - George Strawbridge, Jr. Property

County: Chester  
State: Commonwealth of Pennsylvania  
Purchase Price: \$16,000,000.00  
Fair Market Value: \$ TBD  
Partners/Funding: Pennsylvania Department of Conservation and Natural Resources (DCNR): *\$5 Million Capital Budget and/or Grant Funds*  
County of Chester: \$5.5 million over 5 years  
Private Foundations: \$5 million  
Landowner Donation: TBD



Located in southern Chester County, PA, the George Strawbridge, Jr. property encompasses 982.60 acres and spans three townships (Elk, Franklin, and New London). The property is adjacent to the Commonwealth of Pennsylvania's publicly accessible White Clay Creek Preserve, Big Elk Creek Section. The Commonwealth property runs for 2.1 miles along the Pennsylvania/Maryland state border and is in turn adjacent to the 5,300-acre Fair Hill Natural Resource Management Area located across the Maryland State Line. The Strawbridge property is also adjacent to the 222-acre Natural Lands Trust Peacedale Preserve, as well as three privately owned farmland easement properties. The former Old Springlawn Road, which runs through the Strawbridge property, has been converted to a public trail managed by Elk Township. Preserving the Strawbridge property would result in approximately 8,470 contiguous acres of public open space in Pennsylvania.

The Strawbridge property supports a wide diversity of natural resources including: meadows, cropland, moderate and steep slopes, more than 7 miles of Big Elk Creek and 1<sup>st</sup> through 4<sup>th</sup> order tributaries, 145 ± acres of floodplain, 353 ± acres of mature and young woodlands, and 668 ± acres of prime farmland soils and soils of statewide importance. The property falls within the boundaries of a Core Habitat identified in the Chester County Natural Heritage Inventory (CNHI) as the Big Elk Creek Area. The description of this Natural Heritage Area of Regional Significance Rank notes that a diversity of habitats supports 11 species of concern: Elliott's Beardgrass, Puttyroot, Fringe-tree, Maryland Golden-aster, Horrible Thistle, Vase-vine Leather-flower, Heller's Witchgrass, Panic-grass, Velvety Panic-grass, Downy Lobelia, Lion's-foot, and Long Stalked Crowfoot, and 3 sensitive species of concern. The property contains old stone foundations of homes, wells, and mills. There are several culverts and bridges across streams. Extensive views are afforded from the Springlawn Trail and public roads.

The property's unique size, diversity of resources, public support for preservation, and relationship to other public lands make it a high priority for permanent protection.

**Rec'd by Rep. John Lawrence 3/25/25 in response  
to 11/25/24 DCNR Right To Know Request**

## 1. PROJECT INFORMATION

Project Name: **Strawbridge**  
Date of Review: **4/7/2016 03:07:54 PM**  
Project Category: **Habitat Conservation and Restoration, Land acquisition**  
Project Area: **988.92 acres**  
County(s): **Chester**  
Township/Municipality(s): **ELK; FRANKLIN; NEW LONDON**  
ZIP Code: **19350; 19352**  
Quadrangle Name(s): **BAY VIEW; NEWARK WEST**  
Watersheds HUC 8: **Chester-Sassafras**  
Watersheds HUC 12: **Big Elk Creek**  
Decimal Degrees: **39.735762, -75.858703**  
Degrees Minutes Seconds: **39° 44' 8.7419" N, 75° 51' 31.3318" W**

## 2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	Conservation Measure	No Further Review Required, See Agency Comments
PA Fish and Boat Commission	Potential Impact	FURTHER REVIEW IS REQUIRED, See Agency Response
U.S. Fish and Wildlife Service	Potential Impact	FURTHER REVIEW IS REQUIRED, See Agency Response

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate there may be potential impacts to threatened and endangered and/or special concern species and resources within the project area. If the response above indicates "No Further Review Required" no additional communication with the respective agency is required. If the response is "Further Review Required" or "See Agency Response," refer to the appropriate agency comments below. Please see the DEP Information Section of this receipt if a PA Department of Environmental Protection Permit is required.

Note that regardless of PNDI search results, projects requiring a Chapter 105 DEP individual permit or GP 5, 6, 7, 8, 9 or 11 in certain counties (Adams, Berks, Bucks, Carbon, Chester, Cumberland, Delaware, Lancaster, Lebanon, Lehigh, Monroe, Montgomery, Northampton, Schuylkill and York) must comply with the bog turtle habitat screening requirements of the PASPGP.

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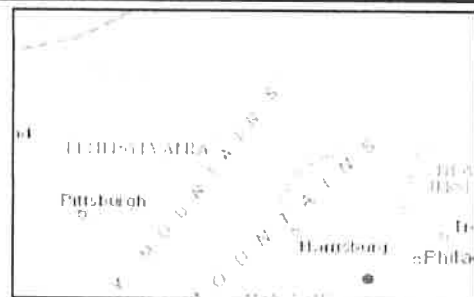


## Strawbridge



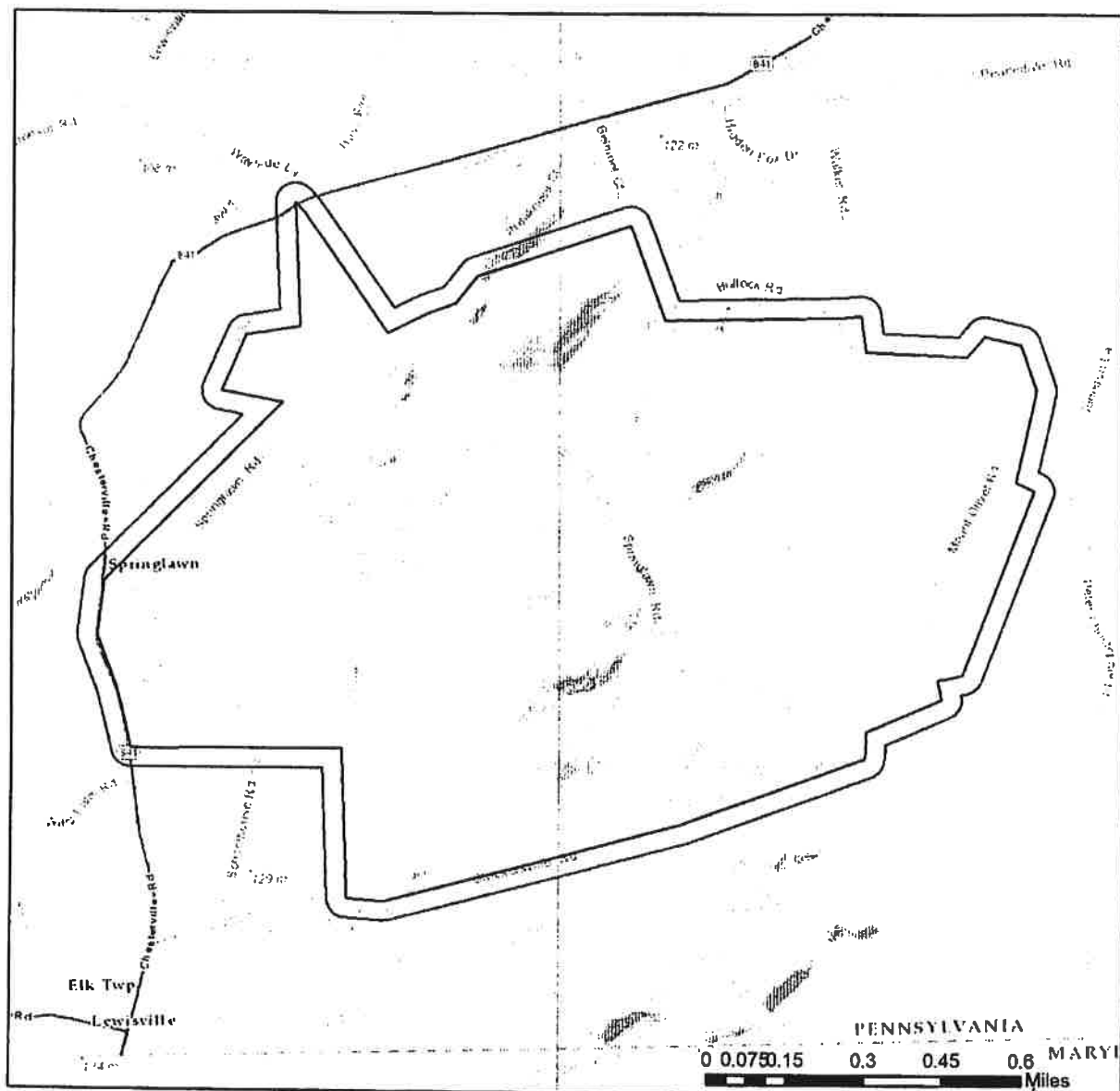
- ☐ Project Boundary
- ☐ Buffered Project Boundary

Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA,



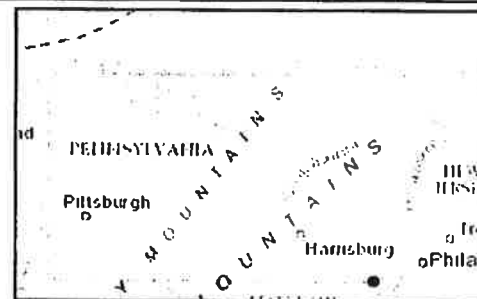
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## Strawbridge



- ☐ Project Boundary
- ☐ Buffered Project Boundary

Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P. Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



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### 3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

#### PA Game Commission

##### RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

#### PA Department of Conservation and Natural Resources

##### RESPONSE:

Conservation Measure: One or more terrestrial species of special concern is known on or near your site. Since your project type does not involve any immediate disturbance, we are suggesting that you contact the PA Bureau of Forestry for more information on the species and species-specific conservation recommendations. You may have the potential to augment or restore habitat for species of special concern and PA Bureau of Forestry would be happy to guide you. Any on-site construction, earth disturbance, or habitat management does have the potential to harm species of special concern and, therefore, we request coordination with PA Bureau of Forestry prior to any disturbance.

**DCNR Species:** (Note: The Pennsylvania Conservation Explorer tool is a primary screening tool, and a desktop review may reveal more or fewer species than what is listed below. After desktop review, if a botanical survey is required by DCNR, we recommend the DCNR Botanical Survey Protocols, available here: [http://www.gis.dcnr.state.pa.us/hgis-er/PNDI\\_DCNR.aspx](http://www.gis.dcnr.state.pa.us/hgis-er/PNDI_DCNR.aspx).)

Scientific Name	Common Name	Current Status	Proposed Status	Survey Window
Andropogon gyrans	Elliott's Beardgrass	Special Concern Species*	Special Concern Species*	flowers September - October
Chionanthus virginicus	Fringe-tree	Special Concern Species*	Threatened	Flowers May
Chrysopsis mariana	Maryland Golden-aster	Threatened	Endangered	fl july-oct
Cirsium horridulum	Horrible Thistle	Endangered	Endangered	may-July
Clematis viorna	Vase-vine Leather-flower	Endangered	Endangered	flowers May-July
Dichanthelium oligosanthes	Heller's Witchgrass	Special Concern Species*	Threatened	vernal terminal panicles May-early July, or late summer or early fall
Prenanthes serpentaria	Lion's-foot	Special Concern Species*	Threatened	Fl. Aug-early oct.
Sensitive Species**		Special Concern Species*	Threatened	
Sensitive Species**		Special Concern Species*	Special Concern Species*	

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## PA Fish and Boat Commission

### RESPONSE:

Further review of this project is necessary to resolve the potential impact(s). Please send project information to this agency for review (see WHAT TO SEND).

## U.S. Fish and Wildlife Service

### RESPONSE:

Further review of this project is necessary to resolve the potential impact(s). Please send project information to this agency for review (see WHAT TO SEND).

\* Special Concern Species or Resource - Plant or animal species classified as rare, tentatively undetermined or candidate as well as other taxa of conservation concern, significant natural communities, special concern populations (plants or animals) and unique geologic features.

\*\* Sensitive Species - Species identified by the jurisdictional agency as collectible, having economic value, or being susceptible to decline as a result of visitation.

## WHAT TO SEND TO JURISDICTIONAL AGENCIES

If project information was requested by one or more of the agencies above, upload\* or email\* the following information to the agency(s). Instructions for uploading project materials can be found [here](#). This option provides the applicant with the convenience of sending project materials to a single location accessible to all three state agencies. Alternatively, applicants may email or mail their project materials (see AGENCY CONTACT INFORMATION).

\*Note: U.S. Fish and Wildlife Service requires applicants to mail project materials to the USFWS PA field office (see AGENCY CONTACT INFORMATION). USFWS will not accept project materials submitted electronically (by upload or email).

### Check-list of Minimum Materials to be submitted:

\_\_\_ Project narrative with a description of the overall project, the work to be performed, current physical characteristics of the site and acreage to be impacted.

\_\_\_ A map with the project boundary and/or a basic site plan (particularly showing the relationship of the project to the physical features such as wetlands, streams, ponds, rock outcrops, etc.)

In addition to the materials listed above, USFWS REQUIRES the following

\_\_\_ SIGNED copy of a Final Project Environmental Review Receipt

The inclusion of the following information may expedite the review process.

\_\_\_ Color photos keyed to the basic site plan (i.e. showing on the site plan where and in what direction each photo was taken and the date of the photos)

\_\_\_ Information about the presence and location of wetlands in the project area, and how this was determined (e.g., by a qualified wetlands biologist), if wetlands are present in the project area, provide project plans showing the location of all project features, as well as wetlands and streams.

## 4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <https://conservationexplorer.dcnr.pa.gov/content/resources>.

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## 5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page ([www.naturalheritage.state.pa.us](http://www.naturalheritage.state.pa.us)). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

## 6. AGENCY CONTACT INFORMATION

### PA Department of Conservation and Natural Resources

Bureau of Forestry, Ecological Services Section  
400 Market Street, PO Box 8552  
Harrisburg, PA 17105-8552  
Email: [RA-HeritageReview@pa.gov](mailto:RA-HeritageReview@pa.gov)  
Fax: (717) 772-0271

### PA Fish and Boat Commission

Division of Environmental Services  
450 Robinson Lane, Bellefonte, PA 16823  
Email: [RA-FBPACENOTIFY@pa.gov](mailto:RA-FBPACENOTIFY@pa.gov)

### U.S. Fish and Wildlife Service

Pennsylvania Field Office  
Endangered Species Section  
110 Radnor Rd; Suite 101  
State College, PA 16801  
NO Faxes Please

### PA Game Commission

Bureau of Wildlife Habitat Management  
Division of Environmental Planning and Habitat Protection  
2001 Elmerton Avenue, Harrisburg, PA 17110-9797  
Email: [RA-PGC\\_PNDI@pa.gov](mailto:RA-PGC_PNDI@pa.gov)  
NO Faxes Please

## 7. PROJECT CONTACT INFORMATION

Name: \_\_\_\_\_  
Company/Business Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_  
Email: \_\_\_\_\_

## 8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.

\_\_\_\_\_  
applicant/project proponent signature

\_\_\_\_\_  
date

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Waiver: ☐ yes - date: \_\_\_\_\_ ☒ no

Mtg. Date: \_\_\_\_\_

Region: 1 Reviewing Advisor:                     

Web App. ID: 1102567

Contract #: \_\_\_\_\_

## Acquisition Project Application Technical Review – Round 23

Applicant: The Conservation Fund

County: Chester

Project Title: Strawbridge 2

Project location/municipality(s): EIK, Franklin New London Twp.

Type: ☒ Purchase ☐ Easement

Total Acreage: 982.6 HPA Acreage: \_\_\_\_\_

### Budget:

Land Value or Actual Purchase Price: \$ 15,215,000

Donated Value: ☒ yes ☐ no - \$ 1,000,000

Total Related Costs: \$ 85,000

Match Sources/Amounts: 12,300,000

Grant Amount Requested: \$ 4,000,000

\_\_\_\_\_ Funding commitment  
last round

Grant Amount Proposed: \$ \_\_\_\_\_

Ineligible Costs: Consultant ? \$1,515

Match Secure: ☒ yes ☐ no

### Appraisal Review:

Appraised Value: \$ 16,215,000

Appraised Cost Per Acre: \$ \_\_\_\_\_

Does the appraised value match the budget? ☒ yes ☐ no - Comments: \_\_\_\_\_

Date of Appraisal: 1/1/2016

Appraisal Prepared for Grantee: ☒ yes ☐ no

Certified General R.E. Appraisal: ☒ yes ☐ no

DCNR listed as intended user: ☐ yes ☒ no If no: letter received listing DCNR: ☐ yes ☐ no

Building/Improvement value separated: ☒ N/A ☐ yes ☐ no - Comments: \_\_\_\_\_

Did we get a  
letter last  
round

Prime Farmland: ☒ yes ☐ no - Comments: \_\_\_\_\_

Conservation Easements Only: Public Access: ☐ yes ☐ no - Comments: \_\_\_\_\_

Appraisal contains "before and after" easement values: ☐ yes ☐ no - Comments: \_\_\_\_\_

Acres for public access (if different from HPA): \_\_\_\_\_

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If acres differ why: \_\_\_\_\_

Sales Agreement: ☒ yes ☐

Format: ☐ d. ☒ final

Comments: \_\_\_\_\_

**Ownership/Location in Landscape:**

Who ends up w/ title to property/easement? ☐ Applicant ☒ Other - Bureau of State Parks

Property adjacent to: ☒ State Park ☐ State Forest ☐ Game Land ☐ CLI ☐ Trail

☒ Previously funded preserve or other large landscape - \_\_\_\_\_

White Clay Creek Preserve

NLT - Peacedale Preserve

Unusual Conditions or Features: \_\_\_\_\_

PNDI Receipt of Conservation Planning Report: ☒ yes ☐ no

☒ Impacts/Avoidance or Conservation Measures - Comments: PNDI - 661223

☐ No Impacts DCNR - conservation Measure

F3B - Potential Impact

us F3W - Potential Impact

Part I Comments: \_\_\_\_\_

Review Meeting Notes: \_\_\_\_\_

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**pennsylvania**  
DEPARTMENT OF CONSERVATION  
AND NATURAL RESOURCES

COMMONWEALTH OF PENNSYLVANIA  
Application Submission for Grant Funds

Grants Customer Service Center  
1-800-326-7734

**Applicant Name:** The Conservation Fund

**Project Title:** Strawbridge 2

**Grant Opportunity:** Land Acquisition - Open Space; Critical Habitat; Recreation

**Date Submitted:** 4/7/2017 3:53:55 PM

### Project Introduction

Web ID	1102567
Project Title	Strawbridge 2
Grant Opportunity	Land Acquisition
Project Type(s)	Open Space; Critical Habitat; Recreation
Major Watershed(s)	Chesapeake
Attended grant workshop?	Yes
Contacted regional advisor?	Yes
Advisor	[REDACTED]

### Applicant Info Details

Project Applicant	The Conservation Fund
Federal ID	52-1388917
Vendor ID	166357-001
Address Line 1	105 N FRONT ST STE 400
Address Line 2	
City	HARRISBURG
State	PA
Zip Code	17101-1436
Organizational DUNS	189707011
County	Chester
Municipality	Harrisburg City

### Applicant Type Details

Applicant Type	Private Non-Profit
501(c)(3) Organization Name	The Conservation Fund
501(c)(3) Organization Approval Date	07/01/1985
Charitable Organization Name	The Conservation Fund
Charitable Registration Number	13574
Charitable Expiration Date	11/15/2017

Rec'd by Rep. John Lawrence 3/25/25 in response  
to 11/25/24 DCNR Right To Know Request





**Applicant Name:** The Conservation Fund

**Project Title:** Strawbridge 2

**Grant Opportunity:** Land Acquisition - Open Space; Critical Habitat; Recreation

**Date Submitted:** 4/7/2017 3:53:55 PM

### Project Coordinator Details

**Linked Project Coordinator** Blaine Phillips  
**Organization** The Conservation Fund  
**Title** Mid-Atlantic Director  
**Prefix** Mr.  
**First Name** Blaine  
**Middle Initial** T  
**Last Name** Phillips  
**Suffix** Jr.  
**Address Line 1** [REDACTED]  
**Address Line 2** [REDACTED]  
**City** [REDACTED]  
**State** [REDACTED]  
**Zip Code** [REDACTED]  
**Phone** [REDACTED]  
**Cell** [REDACTED]  
**Fax** [REDACTED]  
**Email** [REDACTED]

### Chief Elected Official Details

**Linked Chief Elected Official** Patrick F. Noonan  
**Organization** The Conservation Fund  
**Title** Chairman of the Board  
**Prefix** Mr.  
**First Name** Patrick  
**Middle Initial** [REDACTED]  
**Last Name** Noonan  
**Suffix** [REDACTED]  
**Address Line 1** [REDACTED]  
**Address Line 2** [REDACTED]  
**City** [REDACTED]  
**State** [REDACTED]

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COMMONWEALTH OF PENNSYLVANIA  
Application Submission for Grant Funds

DCNR Grants Customer Service Center  
1-800-326-7734

**Applicant Name:** The Conservation Fund

**Project Title:** Strawbridge 2

**Grant Opportunity:** Land Acquisition - Open Space; Critical Habitat; Recreation

**Date Submitted:** 4/7/2017 3:53:55 PM

**Zip Code**

**Phone**

**Cell**

**Fax**

**Email**

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**pennsylvania**  
DEPARTMENT OF CONSERVATION  
AND NATURAL RESOURCES

COMMONWEALTH OF PENNSYLVANIA  
Application Submission for Grant Funds

DCNR Grants Customer Service Center  
1-800-326-7734

**Applicant Name:** The Conservation Fund

**Project Title:** Strawbridge 2

**Grant Opportunity:** Land Acquisition - Open Space; Critical Habitat; Recreation

**Date Submitted:** 4/7/2017 3:53:55 PM

## Project Information

**Project Start Date** 01/01/2018

**Project End Date** 12/31/2021

**Fee Acquisition?** Yes

**Conservation Easement?** No

### Negotiations

Since 2006, The Conservation Fund has been negotiating with George Strawbridge, Jr. to purchase the tract of land known as Springlawn Farm (Property). The strategy for protecting the property was to purchase it in two separate phases, the first of which was completed in 2009. That portion of the Property was then transferred to the Commonwealth of Pennsylvania, and has become the Big Elk Creek Section of the White Clay Creek Preserve.

The second phase of the transaction is now underway. The Conservation Fund (TCF) will again execute the property acquisition and transfer documents and take actions as appropriate to purchase the Property and transfer it to the Commonwealth. TCF entered into an Agreement of Sale with the landowner in March of 2017, and expects to complete the fee simple acquisition within three years of the Pennsylvania Department of Conservation and Natural Resources' (DCNR) approval of this grant application. Additional funds for the acquisition will be provided from Chester County and private donations. TCF is authorized to sell, transfer, or assign its interest in the Property to the DCNR for long term ownership and management.

### Acquired or Severed Rights

The Conservation Fund proposes a Fee Simple Acquisition of the Strawbridge property. Full ownership of the property, including the underlying title, will be transferred to the Commonwealth of Pennsylvania. There will be no development rights retained on this property.

Elk Township holds a trail easement on the Springlawn Trail and has submitted a letter of endorsement for the acquisition. The trail easement can be managed in cooperation with the Commonwealth's use of the Property.

**Existing** Yes

### Improvements/Structures?

### Existing Improvements/Structures Description

There are no permanent residential structures on the Property. Some scattered, historic remnants of stone foundations remain.

Existing improvements on the land include: fences, farm lanes, small bridges across streams, and a 2.25 mile public Springlawn Trail (an old gravel road), eased to and managed by Elk Township.

There will be no residential building or development rights retained through this acquisition.

**Known Environmental Hazards?** No

### Environmental Hazard Description

**Waiver for Retroactivity?** No

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COMMONWEALTH OF PENNSYLVANIA  
Application Submission for Grant Funds

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**Applicant Name:** The Conservation Fund

**Project Title:** Strawbridge 2

**Grant Opportunity:** Land Acquisition - Open Space; Critical Habitat; Recreation

**Date Submitted:** 4/7/2017 3:53:55 PM

**Brief Project Description**

The Conservation Fund (TCF) proposes a Fee Simple Acquisition of the approximately 982.6-acre Strawbridge property (Property) located in Elk Township, Franklin Township, and New London Township, Chester County. The Property is adjacent along its southern boundary, to the Commonwealth's publicly-accessible 739-acre White Clay Creek Preserve, Big Elk Creek Section, which extends 2.1 miles along the Pennsylvania/Maryland state border and is in turn adjacent to the 5,300-acre Fair Hill Natural Resource Management Area in Maryland. The Property is also adjacent to the 222-acre Natural Lands Trust Peacedale Preserve to the northeast, as well as several privately-owned farms eased through the Chester County Agricultural Land Preservation Board.

If successful, this project would preserve and provide for public recreation an almost additional 1,000 acres of open space, continue to provide public access along the Springlawn trail, and protect the stunning public views from the Big Elk Creek and Chesterville, Strickerville, and Walker Roads.

The Conservation Fund will execute property acquisition and transfer documents and take actions as appropriate to purchase the Strawbridge Property and transfer it to the Commonwealth.

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Project Location Details

**Strawbridge 2**

Location Details Link: [Strawbridge 2](#)

Latitude	39.73602104	Address Line 1	Springlawn Road
Longitude	-75.85817922	Address Line 2	
Acreage	982.60	City	Lincoln University
Length in Miles	6.00	State	PA
Parcel Number	70-5-6 and others-see map	Zip Code	19352
Is the property leased?	Yes	Description	Location 1

Property Owner

Counties

Chester

Municipalities

Chester - Elk Twp, Chester - Franklin Twp, Chester - New London Twp

PA House Districts

PA House - 13 - John A. Lawrence

PA Senate Districts

PA Senate - 19 - Andrew E. Dinniman

U.S. Congressional Districts

U.S. Congressional - 16 - Joseph R. Pitts

Location Attachments

- [Location1-OtherPropertyAgreements\\_Agreement of Sale-Strawbridge and TCF.pdf](#)
- [Location1-OtherPropertyAgreements\\_Easement-Public Trail.pdf](#)
- [Location1-PropertyLease\\_LEASE.docx](#)

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## Project Criteria Questions

### Your Project Questions 1-4

**1. Briefly describe your needs, issues, and urgencies and how they will be addressed through your project (relate directly to your proposed scope of work).**

The Conservation Fund (TCF) proposes to permanently protect the Strawbridge property (Property) through a fee simple acquisition, with the expectation that it would be added to the Commonwealth's 2,073-acre White Clay Creek Preserve, Big Elk Creek Section, which in turn is adjacent to the Fair Hill Natural Resource Management Area in Maryland, a national equestrian center. The Property is 3.5 miles from the Delaware White Clay Creek State Park along the Pennsylvania/Delaware border and 2.5 miles from the City of Newark.

The addition of the Strawbridge property to the Pennsylvania Preserve would create a unique, contiguous area of public open space spanning two states, offering exceptional regional recreational opportunities for citizens of three states: Pennsylvania, Maryland, and Delaware.

Chester County expresses the need for protection of open space and the availability of recreation through multiple plans, including its Comprehensive Plan Landscapes2, Linking Landscapes, and Watersheds. The acquisition of the Property is also consistent with the goals and objectives of Elk, Franklin, and New London Townships through regional and municipal Comprehensive Plans.

The preservation of the 982.6-acre Property spanning three municipalities (Elk, Franklin, and New London Townships) in southern Chester County would:

- Meet public needs for close-to-home outdoor recreation and enjoyment and appreciation of nature and greenspaces.
- Provide an expanded area of state parkland spanning two states, two counties in each state, and three Pennsylvania townships.

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- Create and leverage partnerships to expand outdoor recreation opportunities, and coordinate strategic investment in local priorities.
- Provide an extended greenway connection along the Big Elk Creek and the existing Springlawn Trail, and offer the opportunity to expand the existing public trail network on the White Clay Preserve. The need for land conservation and recreation opportunities in the Commonwealth of Pennsylvania is documented in *Pennsylvania's Statewide Comprehensive Outdoor Recreation Plan 2014-2019*. The plan's Executive Summary states that "walking is still the most popular activity, which mirrors national outdoor recreation preferences" and "citizens still place high importance on protecting open space and wildlife habitat" (p. 4).
- Help implement the *Elk Creeks Watershed Conservation Plan*, which is included on DCNR's Pennsylvania Rivers Registry.
- Help enhance the water quality of the Chesapeake Bay, into which the Elk Creeks drain, and which is a national priority for water quality protection and improvement because of its importance as a natural, cultural, and major economic resource.
- Help preserve the cultural geography of the region. The Property plays an important role in this regard, as it remains undeveloped and contains several historic foundations and ruins, remnants of earlier times. The Elk Creeks watershed was originally settled by the Lenni Lenape people and then by English Quakers and Scotch-Irish Presbyterians. Its rivers and streams serve as municipal boundaries and powered mills throughout the 18th and 19th centuries. Throughout much of the 19th century, the vast majority of the Property was in agricultural production. According to the Breous Farm Atlas (1883), the Property was broken up into numerous small farms before being brought back under one owner by the DuPont family. The Property is in close proximity to the Mason-Dixon Line, and there is an opportunity to create a trail connection to the Mason-Dixon Trail in the Commonwealth-owned White Clay Creek Preserve.
- Offer an opportunity to continue traditional rural land uses, including agriculture. Over 260 acres of land within a one mile radius have been preserved with agricultural conservation easements granted to the County of Chester or

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land conservation organizations. Approximately 500 acres of the Property is currently actively farmed. The Property is subject to Soil Conservation Plans and Best Management Practices (BMPs) such as contour plowing, are being implemented. These BMPs protect the waters of the Big Elk Creek and the Chesapeake Bay.

• Offer a unique opportunity to preserve a large, important area of open space in rapidly-developing southeastern Chester County. As of 2010, the population in Chester County was 498,886, a 16% increase over the 2000 census data, as Chester County remains one of the fastest growing counties in the Commonwealth. The threat of development is a concern for residents of Chester County. In 2013, a mail survey was conducted by West Chester University's Center for Social and Economic Policy Research on behalf of Chester County. The survey found that what residents most like about living in Chester County are the open spaces, scenery, and rural areas. The Constitution of the Commonwealth of Pennsylvania states "Pennsylvania's public natural resources are the common property of all the people, including generations yet to come." (Pa Const. Art 1, sec 27).

The Conservation Fund has entered into an Agreement of Sale with Mr. Strawbridge towards the purchase of his family's property. The timing for his willingness to complete the process to sell the land for public recreational use may be limited, and therefore it is critical to expeditiously secure a commitment and structure funding to purchase the Property.

**2. Identify all relevant local, county, and regional plans that your project advances through the implementation of your scope of work.**

**Plan # 1**

**Title:** The Oxford Region Multimunicipal Comprehensive Plan

**High Priority:** Yes

**Date:** 7/25/2012 12:00:00 AM

**Relevant Pages:** 5A, 5G, 5-1, 10-1, 11-1, 12-1, 14-1, 15-1

**Has Link/Upload:** Yes

**Description:**

The Oxford Regional Multimunicipal Comprehensive Plan includes the municipalities of East Nottingham, Elk, Lower Oxford, Upper Oxford, and West Nottingham Townships, and Oxford Borough.

This project will advance the following goals of the Plan:

The Comprehensive Plan identifies the Property as falling within the "Agricultural Lands" category of the Existing and Future Land Use Plan (Figures 5-A and 5-G). The Land Use Plan encourages the Township to:

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**Preserve and Promote Agriculture**

"Agriculture is the primary land use in the Region and the common thread that links the Region's past with its desired future. The preservation of agricultural resources, the agricultural industry, and the associated way-of-life is a priority for the Region."

The project furthers the following goals and objectives from the Comprehensive Plan:

**Chapter 5: Land Use Goal**

Provide for orderly growth and development by identifying regional and local centers for growth; ensuring compatibility between present and future land uses; and establishing a balance between growth, transportation, and the protection of resources that define the Region's rural character. (p. 5-1)

**Chapter 10: Open Space Goal**

Permanently protect, provide appropriate access, and maintain or restore open space lands through conservation easement and regulation to provide economic, ecological, public health, and quality-of-life benefits. (p. 10-1)

**Chapter 11: Agricultural Resources Goal**

Promote environmentally and economically sustainable agriculture and the Region's agrarian character through the protection of the farming industry, conservation of agricultural soils, and the recognition of agriculture as a viable land use. (p. 11-1)

**Chapter 12: Natural Resources Goal**

Protect, restore, and maintain natural resource features and landscapes to sustain the Region's economy, maintain watersheds, ecosystems, and public health, and to continue its rural character and quality-of-life. (p. 12-1)

**Chapter 14: Scenic Resources Goal**

Identify, protect, and maintain the integrity of scenic resources that provide the rural character and cultural feel of the Region. (p. 14-1)

**Chapter 15: Recreation Resources Goal**

Promote the establishment of, and the programming for, as safe, functioning, walkable, and well-maintained network of public parks, recreation corridors, and recreation and pedestrian facilities that maintain and improve the physical health, economy, and rural quality-of-life for residents of the Region (p. 15-1)

**Plan # 2**

**Title:** Comprehensive Plan of New London Township

**High Priority:** No

**Date:** 6/30/2014 12:00:00 AM

**Relevant Pages:** 2-1, 2-3, 27

**Has Link/Upload:** Yes

**Description:**

This project advances New London's goals to maintain the rural character of the township, and advances the following goals of the Comprehensive Plan:

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**Project Title:** Strawbridge 2

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#### Environmental Resource Protection-Goal 1

Conserve and protect the sensitive natural resources within New London Township by regulating to the extent necessary, activities that could result in damage to or destruction of those resources. The soil, water, scenic, biotic and open space resources found throughout the community are finite, not replaceable and subject to loss or degradation if adequate stewardship is not exercised. (p. 2-3)

#### Open Space-Goal 2

Regulate the location, magnitude and intensity of all types of development in order to minimize the loss of open space. Encourage the preservation of open space by limiting the encroachment of future development in or near environmentally sensitive areas. (p. 2-3)

#### Land Use-Goal 3

Strengthen the rural and agricultural characteristics which define the new London Township community by planning for, accommodating and managing the use of land in the future in a manner which is consistent with past and present land uses. (p. 2-3)

#### Recreation Lands and Facilities-Goal 8

Provide diverse recreational opportunities for all residents, including the disabled, within the constraints of available fiscal resources. (p. 2-7)

#### Historic and Cultural Resources-Goal 9

Acknowledge and emphasize the value and importance of the cultural heritage of the community and protect historic resources from encroachment of incompatible land uses. (p. 2-7)

#### Plan # 3

**Title:** Elk Creeks Watershed Conservation Plan

**High Priority:** Yes

**Date:** 3/15/2003 12:00:00 AM

**Relevant Pages:** 40-42, 43, 47, Maps pp. 51 - 57

**Has Link/Upload:** Yes

#### Description:

Elk Creeks is listed on the DCNR Rivers Registry (March 15, 2003) because it meets or exceeds minimum standards in the Rivers Conservation Planning Program. The *Elk Creeks Watershed Conservation Plan* discusses in depth numerous natural resource conservation and other objectives that would be advanced by this project, including:

Strategy 1: Protect and Preserve Natural and Cultural Resources and Farmland (pp. 40-42)

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B. Establish Natural Areas Networks as priority networks for natural areas and corridors for protection to support the Elk Creeks Watershed's diversity of native plants and wildlife (p. 42)

Initiative should involve direct conservation techniques such as acquisition of land or conservation easements (p. 42)

Strategy 2: Conduct Education and Outreach (p. 43)

Strategy 4: Continue Research and analysis needed to enhance water conservation (p. 47)

Strategy 5: Continue and Initiate Grassroots Stewardship Initiatives (p. 47)

The natural resources of the Strawbridge property are shown as priorities for conservation on numerous maps of the Plan including:

Targeted Parcels (p. 51)

Water Quality Designations (p. 52)

Soils (p. 53)

National Wetlands Inventory & Hydric Soils (P. 54)

Biodiversity (p. 55)

1990 Land Use and Proposed Core Reserves (p. 56)

Riparian Buffers (p. 57)

**Plan # 4**

**Title:** Chesapeake Watershed Agreement 2014

**High Priority:** No

**Date:** 6/16/2014 12:00:00 AM

**Relevant Pages:** 5, 9, 11, 12

**Has Link/Upload:** Yes

**Description:**

This agreement was signed by the Chesapeake Executive Council (including then-PA Governor Tom Corbett) to restore and protect the Chesapeake Bay. This project is consistent with numerous goals from the Agreement, including:

Vital Habitats Goal: Restore, enhance, and protect a network of land and water habitats to support fish and wildlife, and to afford other public benefits, including water quality, recreational uses and scenic value across the watershed. (p. 5)

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**Healthy Watersheds Goal:** Sustain state-identified healthy waters and watersheds recognized for their high quality and/or ecological value. (p. 9)

**Land Conservation Goal:** Conserve landscapes treasured by citizens in order to maintain water quality and habitat; sustain working forests, farms and maritime communities; and conserve lands of cultural indigenous and community value. (p. 11)

**Public Access Goal:** Expand public access to the Bay and its tributaries through existing and new local, state, and federal parks, refuges, reserves, trails and partner sites. (p. 12)

**Plan # 5**

**Title:** Landscapes2: Bringing Growth and Preservation Together for Chester County

**High Priority:** No

**Date:** 11/19/2009 12:00:00 AM

**Relevant Pages:** 26, 32, 44, 54, 66, 80, 82, 86, 88

**Has Link/Upload:** Yes

**Description:**

The Strawbridge property falls within the "Rural Area" (a subcategory of the Rural Resource Area) and in the Livable Landscapes Map of Landscapes 2 the Comprehensive Policy Plan Element of Chester County, Pennsylvania.. The Map "provides a guide for accommodating expected future growth while maintaining the quality of life in the County" (p. 26). The Plan states, "Rural Resource Areas contain important agricultural, environmental, and scenic resources that contribute to the traditional rural character of Chester County" (p. 32).

This project advances the following Landscapes2 policies:

LU 1.5 Encourage protection of the rural and agricultural landscapes as designated rural resource areas (p. 44).

LU 6.1 Encourage land use decisions and development design that protect the natural resources (p. 54).

LU 6.4 Protect and enhance ground water recharge, in-stream resources, first order perennial streams, sensitive resources (including high quality and exceptional value watersheds), and riparian buffers to preserve water quality and quantity (p. 54).

NR 1.2 Protect, enhance and restore wooded or vegetated steep slopes to protect soil stability and reduce flooding (p. 62).

NR 1.3 Protect hydric and environmentally sensitive soils from disturbance and development (p. 62).

NR 3.2 Protect the recharge, quantity, and quality of ground water in order to sustain streams, wetlands, and water supplies (p. 66).

NR 3.3 Protect, enhance and restore stream channels, base flows, and water quality to sustain aquatic habitats and ensure a reliable water supply (p. 66).

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NR 3.4 Protect, enhance and restore headwaters, first order streams, and their buffers, to maintain adequate water quality and quantity throughout the watershed (p. 66).

NR 3.6 Protect and enhance state-designated sensitive aquatic habitats (p. 66).

OSG 1.2 Promote play, organized sports, and active recreation in municipal and neighborhood parks, and promote passive recreation and resource preservation in county parks, and other large-scale facilities (p.80)

OSG 2.1 Encourage the protection of open space to preserve cultural, historic, water, and other natural resources, including cultivated farmland soils (p. 82).

OSG 4.3 Encourage open space preservation that links and expands existing areas of protected open space (p. 86).

OSG 5.1 Encourage efforts to protect open space through easement, in-fee acquisition, municipal ordinances, and other innovative techniques (p. 88).

**Plan # 6**

**Title:** Watersheds: An Integrated Water Resources Plan for Chester County, Pennsylvania and its Watersheds

**High Priority:** No

**Date:** 9/17/2002 12:00:00 AM

**Relevant Pages:** 75, 78, 84

**Has Link/Upload:** Yes

**Description:**

Watersheds is a functional element of the County's comprehensive policy plan. This project is consistent with the following objectives from Watersheds:

Goal 2: Enhance water-based recreational and cultural resources (p. 75).

Goal 3: Preserve natural resources (p. 75).

Goal 4: Improve water quality (p.75).

Goal 5: Reduce stormwater runoff and flooding (p.75).

Objective 3-1: Protect and enhance groundwater recharge and quality (p. 78).

Objective 3-3: Protect and enhance first order perennial streams to recognize their vulnerability to low streamflows and water quality impairments (p. 78).

Objective 3-4: Protect and enhance streams supporting "sensitive resources" to recognize their vulnerability to low stream flows and water quality impairments (p. 78).

"Sensitive resources" as used in Watersheds include:

Exceptional Value watersheds and High Quality streams as designated by Pennsylvania.

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Instream sources of community water supplies and reservoirs.

State-designated water-based habitats-including State Verified Naturally Reproducing Trout Waters, Class A Wild Trout Waters, "cold water fishes" waters, and sites identified in PNDI.

Objective 3-6: Create and enhance a network of protected forested riparian buffers along ponds, lakes, wetlands, and baseflow-fed perennial and intermittent streams to protect water bodies from erosion and pollutants, to provide infiltration, to stabilize stream channel processes, and to provide shading, food and habitat for species (p. 78).

Objective 3-8: Prioritize riparian buffers, 100-year floodplains, first order streams and their drainage areas, and wellhead protection areas for land and/or woodland preservation efforts to protect ground water recharge and water quality of ground water and streams, and to provide for safe conveyance of flood flows and natural migration of stream channels (p. 78).

Objective 4-1: Achieve state designated use water quality standards in all streams (p. 82).

Objective 4-4: Reduce or eliminate movement of sediment from lands into streams to conserve the soils resources and reduce instream siltation and pollutants (p. 82).

Objective 4-8: Protect groundwater from all contamination sources (p. 82).

Objective 5-6: Protect 100-year floodplains from development to allow unimpeded passage of flood flows (p. 84).

**Plan # 7**

**Title:** Linking Landscapes: A Plan for the Protected Open Space Network in Chester County, PA

**High Priority:** Yes

**Date:** 2/26/2002 12:00:00 AM

**Relevant Pages:** 2.3, 5.12, 12.11, 14.13, 19.47

**Has Link/Upload:** Yes

**Description:**

The Strawbridge property is also identified in Linking Landscapes as falling within the Big Elk Creek Regional Recreation Corridor (p 12.11). This corridor is described as extending from the Maryland State border, up Big Elk Creek, and from there up the West Branch of Big Elk Creek to the Oxford-Avondale Regional Trail Corridor. It links with three other corridors and forms a part of Potential Trail Loop "K". The primary purpose of this Corridor is to provide the communities on Southern Chester County with access to the Fair Hill Natural Resources Management Area located on Cecil County, Maryland, adjacent to Pennsylvania. This project would advance this specific vision.

This project advances many of the 292 vision items from Linking Landscapes, including the following:

1.4 Natural Landscapes Objective – Restrict development in areas with significant natural resources, including stream corridors, woodlands, wetlands, groundwater recharge areas, steep slopes, and ridge tops (p. 2.3).

2.1 Natural Resources Objective – Achieve and sustain a high-quality natural resource system to protect public health and safety, and support and protect a diversity of ecosystems (p. 2.3).

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2.2 Scenic Resources Objective – Conserve and enhance scenic resources that reflect the County's natural and cultural heritage (p. 2.3).

5.11 Properties that contain regionally significant water resources, such as floodplains, large wetland complexes, riparian buffers and buffers surrounding water bodies, should be protected as open space (p. 5.12).

14.12 Existing scenic viewsheds and significant cultural resource sites seen from nearby roadways should be protected as open space to the greatest extent possible (p. 14.13).

19.23 5,000 acres of open space should be protected annually in Chester County (p. 19.47).

**Plan # 8**

**Title:** Connections: The Regional Plan for a Sustainable Future

**High Priority:** No

**Date:** 7/23/2009 12:00:00 AM

**Relevant Pages:** 40, 41, 42

**Has Link/Upload:** Yes

**Description:**

This Plan, developed by the Delaware Valley Regional Planning Commission (DVRPC), is a blueprint for the future growth and development of the Greater Philadelphia region through 2035.

The Plan identifies Greenspace Network areas "where parks, forests, meadows, stream corridors, and floodplains are joined together in an interconnected system" (p. 41).

Importantly, the Strawbridge property is designated as part of two areas designated "Greenspace Network" - specifically the Serpentine Barrens and the Big Elk Creek Corridors. (pp. 40,42)

**Plan # 9**

**Title:** The Economic Value of Protected Open Space in Southeastern Pennsylvania

**High Priority:** No

**Date:** 1/31/2011 12:00:00 AM

**Relevant Pages:** 3, 26, 44

**Has Link/Upload:** Yes

**Description:**

This study commissioned by the GreenSpace Alliance and the Delaware Valley Regional Planning Commission, quantifies the many ways in which open space saves money and supports the economy. According to the study, protected open space yields a financial benefit of approximately \$16.3 billion for southeastern Pennsylvania's homeowners. "Protected open space in the five-county region contributes an estimated \$132.5 million in annual cost savings and economic benefits through the provision of six ecosystem services: water supply, water quality, flood mitigation, wildlife habitat, air pollution removal, and the sequestration of carbon in yearly growth of trees on

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protected open space" (p. 3).

All six of these ecosystem services and resulting economic benefits will be provided by this project. Annual benefits include the following cost savings: \$61.1 million from continuous recharge of the water supply and natural filtration to improve water quality; \$37 million from natural flood mitigation services; and \$17 million from air pollution removal and carbon sequestration services provided by trees (pg. 26).

Protected open space also provides \$577 million annually to residents who participate in recreational activities (p. 44). This project will yield economic health-related benefits to those who participate in recreation on the Property, and will yield economic benefits to the local communities from visitors who use area amenities.

**Plan # 10**

**Title:** Franklin Township Comprehensive Plan

**High Priority:** Yes

**Date:** 2/15/2006 12:00:00 AM

**Relevant Pages:** 2-3, 2-7, 2-8, 2-9, 2-10, 2-11, 5-2, 9-3

**Has Link/Upload:** Yes

**Description:**

The Franklin Township Comprehensive Plan includes the Strawbridge property as a worthy candidate to be permanently preserved. (p.9-3)

The Plan identifies the Strawbridge property as falling within the "Rural Resource Area" and "Natural Resource Protection Area" on the Future Land Use Plan. (Figure 5-2)

The project advances numerous Goals and Objectives of the Plan, including the following:

Goal (p. 2-3):

2.0 Preserve, protect, and promote the rural character and landscape of Franklin Township

2.3 Designate areas to remain undeveloped.

2.6 Designate large acre zoning districts to promote agricultural and equestrian-related land uses.

2.8 Encourage land to be used for equestrian activities

Goal (p. 2-7)

6.0 Preserve farmland and conserve prime agricultural soils to preserve the character of the Township

6.7 Capitalize on Proximity to Fair Hill by keeping parcels in horse-oriented activities.

Goal (p. 2-8)

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7.0 Protect and restore natural resources such as woodlands, woodland interiors, wetlands, hydric soils, waterways, wildlife habitats, meadows, steep slopes, and groundwater

7.3 Preserve natural resources to enhance water quality, air quality, and quality of life.

7.6 Discourage the disruption of interior woodlands, expand riparian buffer zones and encourage reforestation along waterways.

7.8 Promote long-term natural resource conservation to: reduce the impact on wildlife habitats; provide for wildlife corridors to help maintain biodiversity; and to prepare ordinances to maintain large areas of land/forest where wildlife habitats are protected.

Goal (p. 2-9)

8.0 Protect historic and cultural resources for the enjoyment and benefit of all Franklin Township residents, and future residents.

8.6 Protect scenic vistas, scenic roads, stream corridors, and scenic landscapes from adverse visual impacts

Goal (p. 2-10)

9.0 Maintain and enhance parks and recreational facilities to promote and facilitate healthy lifestyles among residents of all ages.

9.11 Encourage community use of the parks by sponsorship of educational programs or events.

Goal (p. 2-11)

10.0 Maintain and expand the system of equestrian, walking, hiking and biking trails that provides access to streams and woodlands and that connect parks and recreational access.

10.1 Enhance the community by linkage trails-for walking, hiking, horseback riding, biking.

**3. The Department is a strong proponent of green/sustainable parks, trails, recreation facilities, and conservation areas.**

The fee simple acquisition of the Strawbridge property (Property), if successful, will be achieved by The Conservation Fund. Ultimately, the property will be transferred to the Pennsylvania Department of Conservation and Natural Resources (DCNR) to own and manage for public passive recreation, greenspace enjoyment and protection, natural resource conservation, and connecting people to nature, in a sustainable manner. The Property is rural and natural, and incorporates and protects water – specifically, the Big Elk Creek and its tributaries.

The acquisition of the Property would enable it to become part of, and to be managed in accordance with, the

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adjoining White Clay Creek Preserve's management protocol, which involves low-impact public recreation. This will afford protection and sustainability of the property's natural resources including woodlands, riparian buffers, steep slopes, water resources, terrestrial and aquatic habitats for plants and animals, etc. New trails could be designed to be low-impact to protect these important natural resources and to avoid conflicts with the most sensitive species habitats and topography. Elk Township holds an easement on, and manages, the Springlawn Trail (2.25 miles of an old gravel road). The trail easement can easily be managed in cooperation with the Commonwealth's use of the Property.

The management of the Property in this sustainable manner would enable people in the area, many of whom live in newer, sprawling developments with perfect lawns, to be more closely connected to nature. Environmental stewardship messaging could be made part of the management plan.

Currently, a portion of the Property is farmed for crops, and best management practices, including contour farming, are being implemented. This also helps to ensure the sustainability of the property's natural resources, including soils, and helps to protect the waters of the Big Elk Creek and the Chesapeake Bay.

**4. The Department is a strong proponent of public access for property acquired with grant funding and/or maintained with equipment acquired with grant funding. Briefly describe the anticipated level of public access for each property/easement to be acquired and/or maintained and what benefits will be realized by the proposed level of access.**

The acquisition of the Strawbridge property (Property) will create an expanded area of public parkland spanning two states, two counties, and three townships in a critical watershed that drains to the Chesapeake Bay. This project will help continue to create a major regional public recreation area.

The former Old Springlawn Road, which runs through the Property, has been converted to a public trail held and managed by Elk Township. Extensive views of the Property are afforded from this 2.25 mile trail along Big Elk Creek, which allows for walking, viewing, hiking, bicycling, bird watching, and horseback riding.

This Property, if the project is successful, is anticipated to become part of the White Clay Creek Preserve Big Elk Creek Section. Passive public recreation, including hiking, running, bird-watching, etc. presumably will be part of the Commonwealth's ultimate management plan for the Property. Current recreational activities in the White Clay Creek Preserve Big Elk Creek Section also include state park hunting. It is anticipated that the activities permitted in the existing Big Elk Creek Section would also be permitted in the enlarged Preserve afforded by the acquisition and preservation of this Property.

Benefits will result to a wide public of all ages, backgrounds, and abilities, from access to activities in a beautiful,

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expansively rural and natural setting in a rapidly developing area. This access to recreation will provide significant health benefits-both physical and mental, nature education opportunities, and will provide economic benefits to the region.

### Goals & Priorities Question 5

**5. Explain how your project will implement the recommendations in Natural Connections, the new 2014-2019 PA Outdoor Recreation Plan ([paoutdoorrecplan.com](http://paoutdoorrecplan.com)). To receive points, you must give a detailed explanation as to how your project will implement the plan for each recommendation relevant to your project.**

#### Health & Wellness Priority Areas

**1. Reconnect people to the outdoors through recreation opportunities and experiences.**

The acquisition of the Strawbridge property (Property) will create a uniquely large, expanded area for recreational opportunities and outdoor enjoyment in rapidly-growing southeastern Chester County and nearby Maryland and Delaware. It will allow connections to other adjacent preserved lands and opportunities for nature programs for children and adults such as those already operated in Fair Hill Natural Resource Area in Maryland and the Delaware White Clay Creek State Park. Because the Property will become part of the Pennsylvania White Clay Creek Preserve, which is adjacent to Fair Hill, this acquisition affords the opportunity to present programs to celebrate Get Outdoors PA annually, and to support programs and activities sponsored by the State of Maryland. As the Property is located in three Pennsylvania municipalities, preservation will afford the townships the ability to actively encourage their residents to participate in outdoor activities and further goals and objectives in the local comprehensive plans. The Property is also located within the boundaries of both the Oxford Area School District and the Avon Grove School District, and preservation will enable the districts to incorporate local outdoor activities into their curricula.

**2. Continue to strengthen connections between outdoor recreation and health in communities for people of all ages and abilities.**

By protecting and allowing public access to the Strawbridge property (Property), people of all ages and abilities will be able to appreciate the wide diversity of natural resources and opportunities that this property affords. A property such as this encourages all to enjoy the views, socialize, and exercise. In March of 2016, it was announced that Chester County once again was ranked overall as the healthiest county in Pennsylvania according to a study released by the University of Wisconsin and the Robert Wood Johnson Foundation. The study placed Chester County at the top of the Health Outcomes Category, relating to length and quality of life, and number two in Health Factors which include health behaviors, clinical care, social and economic factors, and physical environment. As *Pennsylvania's Statewide Comprehensive Outdoor Recreation Plan 2014-2019* states, "Spending time in parks, natural areas and open space is associated with favorable physiological and mental health outcomes."

Several senior living communities are nearby and could take advantage of the Property by providing trips to enable their residents to enjoy nature and the health benefits that just getting outdoors and enjoying nature and views provide.

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Public and private schools in the area, including those in Oxford, Avon Grove, Cecil County (MD) and Newark (DE) could conduct field trips to provide nature education for all children enrolled.

The Property will offer volunteer opportunities for citizens of all age groups and abilities including: leading nature walks to identify plants and wildlife, providing education in bicycle and equestrian safety, forming walking and hiking groups, and promoting generation-spanning family activities.

**3. Examine the built environment and encourage local communities to promote healthful transportation alternatives.**

**4. Enhance and promote healthful outdoor recreation through strategic partnerships with the health care community.**

The acquisition of the Strawbridge property will offer the opportunity to afford partnerships with the healthcare community, as it is within a 10-mile radius of the Jennersville Regional Hospital and Jennersville YMCA.

**Local Parks & Recreation Priority Areas**

**1. Connect citizens to close-to-home recreational opportunities and green space.**

The acquisition of the Strawbridge property (Property), because of its size and scope, will provide close-to-home recreational opportunities and an expanded area of protected green space for citizens of three Pennsylvania municipalities (Elk, Franklin, and New London Townships) and three states (Pennsylvania, Delaware, and Maryland). The natural resources and recreation opportunities will appeal to residents of all age groups and abilities. The preservation of the Property will advance the goals and priorities set forth in local comprehensive plans such as the *Oxford Region Multimunicipal Comprehensive Plan*, the *Comprehensive Plan of New London Township*, and the *Franklin Township Comprehensive Plan* (which specifically mentions the Strawbridge Tract as a worthy candidate to be preserved (p. 9-3)). The local job opportunities attract a diverse population, which will enable the Commonwealth to conduct surveys to explore the recreation needs of a variety of cultural groups.

**2. Position local park facilities and recreation programs as essential services.**

**3. Create and leverage partnerships that expand outdoor recreation opportunities.**

The acquisition of the Strawbridge property can create and leverage partnerships with local communities and adjacent states (Delaware and Maryland) to expand recreational opportunities.

**4. Coordinate strategic investment in local priorities and respond to emerging trends.**

**5. Provide expanded parks and recreation technical assistance to communities.**

The acquisition of the Strawbridge property will expand the existing White Clay Creek Preserve Big Elk Creek Section by almost 1,000 acres. It could provide recreational technical assistance to the local communities it spans.

**Tourism & Economic Development Priority Areas**

**1. Organize and market outdoor recreation and heritage tourism assets and amenities more effectively.**

Spanning multiple jurisdictions as it does, the acquisition of the Strawbridge property will help create a great opportunity for cooperatively marketing the area's extensive recreational and heritage resources.

**2. Develop and implement a plan for communicating the economic and community benefits of outdoor recreation, heritage tourism, and land conservation.**

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**3. Increase access to business development resources and incentives for small tourism and outdoor recreation businesses and entrepreneurs.**

**4. Use new and existing research to document the economic benefits of outdoor recreation, heritage tourism, and land conservation.**

#### **Resource Management & Stewardship Priority Areas**

##### **1. Conserve and protect Pennsylvania's natural places.**

*Pennsylvania's Statewide Comprehensive Outdoor Recreation Plan 2014-2019* states that "for the hundreds of thousands of acres Pennsylvania has preserved, it is estimated that nearly 300 acres are lost to development every day" (p. 69). With the acquisition of the Strawbridge property (Property), almost 1,000 acres supporting a wide diversity of natural resources will be protected. The natural resources on the Property include more than 7 miles of Big Elk Creek and 1st through 4th order tributaries, floodplain, mature and young woodlands, wooded riparian corridors, grassland, moderate (15-25%) and steep (25% and greater) slopes, Prime Farmland Soils and Soils of Statewide Importance.

A variety of indirect public benefits will be realized by the acquisition of this property including: protection of land falling within the boundaries of a Core Habitat identified in the Chester County Natural Heritage Inventory (CNHI) as the Big Elk Creek Area. The description of this Natural Heritage Area of Regional Significance Rank notes that a diversity of habitats supports eleven plant species of concern and three sensitive species of concern; protection of the viewshed surrounding Big Elk Creek; protection of the public scenic views; protection of Prime Farmland Soils and Soils of Statewide Importance; protection of young and mature woodlands; protection of the 7 miles of Big Elk Creek and its tributaries that flow on the Property; and protection of the moderate and steep slopes on the Property.

The acquisition of the Property will create the opportunity for state agencies, especially DCNR, to forge partnerships with volunteer watershed organizations, including the Elk Creeks Watershed Association and the Friends of the White Clay Creek, and local municipalities to update and implement the *Elk Creeks Watershed Conservation Plan*.

##### **2. Maintain existing park, trail and recreation areas, and prioritize other infrastructure needs.**

The acquisition of the Strawbridge property (Property) would expand and help maintain the existing White Clay Creek Preserve Big Elk Creek Section and the Springlawn Trail along the Big Elk Creek. The existing trail will be included within the new section of the Preserve.

The addition of the Property to the extensive adjacent area already preserved could facilitate prioritization of public recreation infrastructure needs for the White Clay Creek Preserve Big Elk Creek Section.

The acquisition would provide the opportunity to coordinate with local, state and heritage organizations to develop management and improvement plans that incorporate strategies for managing the many Elk Creeks area historic and cultural resources. Please see *Elk Creeks Watershed Conservation Plan*, pp. 31-35.

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**3. Cultivate support to protect wildlife and fish habitat through wildlife viewing, fishing, and hunting.**

By providing additional opportunities to appreciate nature, provide for nature-related educational programs, and to fish and hunt close to population centers, the acquisition of the Strawbridge property could help cultivate regional and state support to protect wildlife and fish habitat.

**4. Develop and implement shale-gas best practices for recreation and pursue new recreation opportunities.**

**Funding & Financial Stability Priority Areas**

**1. Ensure the continued stability and permanence of existing state and federal conservation and recreation funding sources.**

**2. Foster use of new revenue sources in support of recreation and conservation.**

**3. Prioritize the use of federal LWCF funds that come to Pennsylvania over the next five years.**

**Outreach, Implementation, & Stewardship  
Questions 6-8**

**6. The Department is a strong proponent of public involvement in all funded projects. Describe in detail how the public has been and/or will be engaged in the planning, design, implementation, long-term maintenance, and/or stewardship of your project (i.e. - public meetings, press releases, volunteer days, etc.).**

The fee simple acquisition of the Strawbridge property (Property) will be achieved by the Conservation Fund. Ultimately, the Property will be transferred to the Pennsylvania department of Conservation and Natural Resources (DCNR) to own and manage for public recreation and enjoyment, becoming part of the Commonwealth-owned White Clay Creek Preserve Big Elk Creek Section. PA DCNR could engage the public in planning for the uses and activities on the Property.

**7. Identify all Partners (financial, technical assistance, or general support) involved in your project.**

**Partner # 1**

**Partner Organization:** PA-DCNR

**Type of Partners:**

- Financial
- General Support

**Has Upload:** Yes

**Description:**

PA-DCNR's financial and general support is important because "Pennsylvanians feel strongly about protecting their natural resources and support conservation-related funding priorities, such as acquiring and protecting open space, protecting wildlife and fish habitat and restoring damaged rivers and streams." (*Pennsylvania's Statewide Comprehensive Outdoor Recreation Plan 2014-2019* p. 29).

With the beginning date of January 20, 2017, DCNR and The Conservation Fund entered into a grant contract for \$1,000,000.00 for the acquisition of the Strawbridge property.

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**Partner # 2**

**Partner Organization:** Chester County

**Type of Partners:**

- Financial
- General Support

**Has Upload:** Yes

**Description:**

The County of Chester's financial and general support is important because the Strawbridge property is in the county, and the elected officials and residents support the acquisition. The threat of development is truly a concern for residents of Chester County. In 2013, a mail survey was conducted on behalf of the Chester County Commissioners, and it was determined that open space, scenery, and rural areas were most prized by residents. In April of 2016, the Commissioners and The Conservation Fund entered into a grant contract for \$5,000,000.00 to be paid in installments for three consecutive years. The contract will terminate in April of 2019.

**Partner # 3**

**Partner Organization:** Elk Township, Chester County

**Type of Partners:**

- General Support

**Has Upload:** Yes

**Description:**

Elk Township's general support is important because a portion of the Strawbridge property (Property) is in the township, and the elected officials and residents support the acquisition. The Property contains the 2.25-mile Springlawn Trail held and managed by the township, is adjacent to the White Clay Creek Preserve Big Elk Creek Section, and also to 87.6-acres of preserved farmland eased through the Chester County Agricultural Land Preservation Board.

**Partner # 4**

**Partner Organization:** Franklin Township, Chester County

**Type of Partners:**

- General Support

**Has Upload:** Yes

**Description:**

Franklin Township's general support is important because a portion of the Strawbridge property (Property) is in the township, and the elected officials and residents support the acquisition. The Property is specifically mentioned in the Franklin Township Comprehensive Plan as a worthy candidate to be preserved (p. 9-3). The Property is adjacent to other public lands in Franklin Township including the White Clay Creek Preserve Big Elk Creek Section, the 222-acre Natural Lands Trust Peacedale Preserve, and also to 34.7-acres of preserved farmland eased through the Chester County Agricultural Land Preservation Board.

**Partner # 5**

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**Partner Organization:** New London Township, Chester County

**Type of Partners:**

- General Support

**Has Upload:** Yes

**Description:**

New London Township's general support is important because a portion of the Strawbridge property (Property) is in the township, and the elected officials and residents support the acquisition. The Property is adjacent to 116.2-acres of preserved farmland eased through the Chester County Agricultural Land Preservation Board.

**Partner # 6**

**Partner Organization:** The Chesapeake Bay Foundation

**Type of Partners:**

- General Support

**Has Upload:** Yes

**Description:**

The Chesapeake Bay Foundation's general support is important because the Big Elk Creek, which flows through the Strawbridge property, is within the Chesapeake Bay Watershed. The Chesapeake Bay and its tributaries are truly a national treasure. Founded in 1967, the Chesapeake Bay Foundation is the largest independent conservation organization dedicated solely to saving the Bay.

**Partner # 7**

**Partner Organization:** Elk Creeks Watershed Association

**Type of Partners:**

- General Support

**Has Upload:** Yes

**Description:**

The Elk Creeks Watershed Association's general support is important because more than 7 miles of the Big Elk Creek and 1st through 4th order tributaries flow through the Strawbridge property. The Elk Creeks Watershed Association is a non-profit, volunteer organization committed to maintaining and improving the quality of the natural environment in the drainage areas of the Big and Little Elk Creeks.

**Partner # 8**

**Partner Organization:** Friends of White Clay Creek Preserve

**Type of Partners:**

- General Support

**Has Upload:** Yes

**Description:**

The Friends of White Clay Creek Preserve's general support is important because the Strawbridge property is adjacent to the White Clay Creek Preserve Big Elk Creek Section, and through this acquisition will become part of

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it. The Friends of White Clay Creek Preserve is dedicated to supporting and promoting the natural and cultural resources of the White Clay Creek Valley.

**Partner # 9**

**Partner Organization:** Brandywine Conservancy

**Type of Partners:**

- General Support

**Has Upload:** Yes

**Description:**

The Brandywine Conservancy's general support is important because it owns lands in fee simple, holds conservation easements, and has facilitated protection on more than 63,000 acres, most of which is in Chester County. The Strawbridge property has long been considered to be worthy of protection. Founded in 1967, the Brandywine Conservancy is a leading local and national advocate for responsible land use, open space preservation, and water protection.

**Partner # 10**

**Partner Organization:** Mt. Cuba Center

**Type of Partners:**

- General Support

**Has Upload:** Yes

**Description:**

The Mt. Cuba Center's general support is important because it has a commitment to protect the habitats that sustain native plants. The Strawbridge property supports eleven plant species of concern and three sensitive species of concern. The Mt. Cuba Center is a non-profit horticultural institute in Greenville, Delaware for education, research, and display of plants native to the Appalachian Piedmont Region. The Center is active in supporting land preservation in Chester County, PA and New Castle County, DE.

**8. The Department requires that the site be properly maintained, kept in reasonable repair, and open and accessible to the public throughout its useful life. For equipment purchases, the Department requires that the equipment be properly maintained and kept in reasonable repair throughout its useful life. Please describe your strategy to operate, maintain, and/or provide stewardship to your project.**

The fee simple acquisition of the Strawbridge property (Property) will be achieved by the Conservation Fund. Ultimately, the Property will be transferred to the Pennsylvania department of Conservation and Natural Resources (DCNR) to own and manage as part of the Commonwealth-owned White Clay Creek Preserve Big Elk Creek Section.

Currently, several areas of the Property are being farmed under the protection of three Progressive Soil Conservation Plans utilizing the standards of the USDA-Natural Resources Conservation Service for Best

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Management Practices.

8a. Has Written Plan

Yes

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## Project Budget Details

### Cash Costs

#### Contracted/Professional Services

Contracted Professional Service Tasks	Estimated Cost
Title Insurance	\$40,000.00
Survey	\$15,000.00
Appraisal	\$15,925.00
Consultant	\$7,575.00
Phase 1 Study	\$6,500.00
	\$85,000.00

#### Land/Easement Purchase Cash Costs

Description of Costs	Number of Acres	Total Cash Cost
Acquisition Funds	982.60	\$15,215,000.00
		\$15,215,000.00

**Cash Costs Total: \$15,300,000.00**

### Non-Cash Costs

#### Donated Land Value

Description of Property	Total Value
Landowner Donation	\$1,000,000.00
	\$1,000,000.00

**Non-Cash Costs Total: \$1,000,000.00**

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### Project Match Information

Name of Match Source	Cash Amount	Pending (P) or Secured (S)	Non-Cash Value	Pending (P) or Secured (S)
County of Chester	\$5,000,000.00	S		N/A
Landowner Donation		N/A	\$1,000,000.00	P
PA-DCNR	\$1,000,000.00	P		N/A
Private Donations	\$5,300,000.00	P		N/A
	<b>\$11,300,000.00</b>		<b>\$1,000,000.00</b>	<b>Total: \$12,300,000.00</b>

	Amount		Amount
Cash Amount Secured	\$5,000,000.00	Cash Amount Pending	\$6,300,000.00
Non-Cash Amount Secured	\$0.00	Non-Cash Amount Pending	\$1,000,000.00
Total Secured	\$5,000,000.00	Total Pending	\$7,300,000.00
		<b>Total Cash and Non-Cash</b>	<b>\$12,300,000.00</b>
		<b>Match Percentage</b>	<b>75.46%</b>
		<b>(of Total Project Cost)</b>	

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### Project Budget Summary

Budget Category	Cash Costs	Non-Cash Values	Total
Contracted/Professional Services	\$85,000.00	-	\$85,000.00
Land/Easement Purchase Cash Costs	\$15,215,000.00	-	\$15,215,000.00
Donated Land Value	-	\$1,000,000.00	\$1,000,000.00
\$15,300,000.00 (94%) \$1,000,000.00 (6%) \$16,300,000.00 (100%) Total Project Cost			

**DCNR Grant Request: \$4,000,000.00**

### Overall Budget & Match Summary

Project Totals	Amount
Total Project Cost (Detailed Budget)	\$16,300,000.00
Total Project Match	\$12,300,000.00
DCNR Grant Request	\$4,000,000.00
Total Project Funding	\$16,300,000.00

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### **Agricultural Land Preservation Policy**

**Is the project site in active agricultural use (not including the growing of timber)?**

Yes

**Has the project site been devoted to active agricultural use during the last three years?**

Yes

**Is the site considered "prime agricultural land" as defined in E.O. 2003-2?**

Yes

**Will the project cause an irreversible conversion of "prime agricultural land"?**

No

**Is this the only feasible site available for the project?**

Yes

#### **Narrative explanation**

The Strawbridge property is the only feasible site because it is uniquely situated adjacent to the Commonwealth's White Clay Creek Preserve Big Elk Creek Section, which in turn is adjacent to the Fair Hill Natural Resource Management Area in Maryland, a national equestrian center. Preserving the Property would result in over 8,000 contiguous acres of public open space, including natural areas and farmed portions. It is also adjacent to 238.5 acres of preserved farmland in 3 townships in PA.

### **Pennsylvania Natural Diversity Inventory (PNDI) Receipt**

**Pennsylvania Natural Diversity Inventory (PNDI) Receipt Uploaded?**

Yes

### **Project Resolution**

**Appointed Title**

Senior Vice President, Mid-Atlantic Director

**Resolution Uploaded?**

Yes

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## Project Attachments

### Uploaded Project Files

- [AppraisalReports\\_Appraisal-Strawbridge.pdf](#)
- [Conservation Plan \(2 of 3\).pdf](#)
- [Conservation Plan \(3 of 3\).pdf](#)
- [CountyMunicipalNotificationLetters\\_Notification Memos.pdf](#)
- [Grant Agreement Signature.pdf](#)
- [Location1-OtherPropertyAgreements\\_Agreement of Sale-Strawbridge and TCF.pdf](#)
- [Location1-OtherPropertyAgreements\\_Easement-Public Trail.pdf](#)
- [Location1-PropertyLease\\_LEASE.docx](#)
- [MaintenancePlan\\_Tract 4719 Conservation Plan \(Strawbridge\).pdf](#)
- [Photos of Property.pdf](#)
- [PNDIReceipt\\_PNDI project receipt strawbridge 601223\\_1.pdf](#)
- [ProjectPartner\\_1\\_Grant Award and Letter-PA DCNR.pdf](#)
- [ProjectPartner\\_10\\_Letter of Support-Mt. Cuba.pdf](#)
- [ProjectPartner\\_2\\_Grant Award and Letter of Support-Chester County PPP.pdf](#)
- [ProjectPartner\\_3\\_Letter of Support-Elk Township.pdf](#)
- [ProjectPartner\\_4\\_Letter of Support-Franklin Township.pdf](#)
- [ProjectPartner\\_5\\_Letter of Support-New London Township.pdf](#)
- [ProjectPartner\\_6\\_Letter of Support-Chesapeake Bay Foundation.pdf](#)
- [ProjectPartner\\_7\\_Letter of Support-Elk Creeks WA.pdf](#)
- [ProjectPartner\\_8\\_Letter of Support-Friends of WC Preserve.pdf](#)
- [ProjectPartner\\_9\\_Letter of Support-Brandywine Conservancy.pdf](#)
- [ProjectPlan\\_3\\_Comprehensive Plan of New London Township.pdf](#)
- [ProjectSiteLocationMap\\_strawbridge location map.pdf](#)
- [Property Deed \(1 of 2\).pdf](#)
- [Property Deed \(2 of 2\).pdf](#)
- [Resolution\\_Executed Resolution \(Strawbridge\).pdf](#)
- [SalesAgreement\\_Agreement of Sale-Strawbridge and TCF.pdf](#)
- [Strawbridge Preservation Priorities Map.pdf](#)
- [Strawbridge Project Map.pdf](#)
- [Strawbridge Protected Lands Map.pdf](#)
- [Strawbridge Watershed Map.pdf](#)
- [SurveyOrTaxMap\\_strawbridge tax map.pdf](#)

### Authorized Representative

<b>Title</b>	Senior Vice President, Real Estate, Mid-Atlantic Director
<b>Prefix</b>	Mr.
<b>First Name</b>	Blaine

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<b>Middle Initial</b>	T
<b>Last Name</b>	Phillips
<b>Suffix</b>	Jr.
<b>Address Line 1</b>	[REDACTED]
<b>Address Line 2</b>	[REDACTED]
<b>City</b>	[REDACTED]
<b>State</b>	[REDACTED]
<b>Zip Code</b>	[REDACTED]
<b>Phone</b>	[REDACTED]
<b>Cell</b>	[REDACTED]
<b>Fax</b>	[REDACTED]
<b>Email</b>	[REDACTED]

Rec'd by Rep. John Lawrence 3/25/25 in response  
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Waiver: ☐ yes - date: \_\_\_\_\_ ☒ no

Mtg. Date: \_\_\_\_\_

Region: 1 Reviewing Advisor: [REDACTED]

Web App. ID: \_\_\_\_\_

Contract #: \_\_\_\_\_

## Acquisition Project Application Technical Review – Round 24

Applicant: The Conservation Fund - Phase 3

County: Chester

Project Title: Strawbridge

Project location/municipality(s): EIK, Franklin & New London Twp

Type: ☒ Purchase ☐ Easement

Total Acreage: 982.6 HPA Acreage: \_\_\_\_\_

### Budget:

Land Value or Actual Purchase Price: \$ 16,215,000

Donated Value: ☐ yes ☒ no - \$ \_\_\_\_\_

Total Related Costs: \$ 88,780

Match Sources/Amounts: 13,303,780

Grant Amount Requested: \$ 3,000,000

Grant Amount Proposed: \$ \_\_\_\_\_

Ineligible Costs: None

*Private donations pending?*  
*why pending* 6,303,780 \$ Mt. Cuba 6,500,000  
letter 9/21/16 over  
3 yr period starting  
2017

Match Secure: ☒ yes ☐ no

### Appraisal Review:

Appraised Value: \$ 16,215,000

Appraised Cost Per Acre: \$ \_\_\_\_\_

Does the appraised value match the budget? ☒ yes ☐ no - Comments: \_\_\_\_\_

Date of Appraisal: 2/1/16 *Funded in  
Rd 22323*

Appraisal Prepared for Grantee: ☒ yes ☐ no

Certified General R.E. Appraisal: ☒ yes ☐ no

DCNR listed as intended user: ☐ yes ☒ no *Check  
last  
yrs  
grant  
for  
letter* **If no:** letter received listing DCNR: ☐ yes ☐ no

Building/Improvement value separated: ☒ N/A ☐ yes ☐ no - Comments: \_\_\_\_\_

Prime Farmland: ☒ yes ☐ no - Comments: \_\_\_\_\_

Conservation Easements Only: Public Access: ☐ yes ☐ no - Comments: \_\_\_\_\_

Appraisal contains "before and after" easement values: ☐ yes ☐ no - Comments: \_\_\_\_\_

Acres for public access (if different from HPA): \_\_\_\_\_

If acres differ why: \_\_\_\_\_

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Sales Agreement: ☒ yes ☐ no

Format: ☐ draft ☒ final

Comments: \_\_\_\_\_

**Ownership/Location in Landscape:**

Who ends up w/ title to property/easement? ☐ Applicant ☒ Other - BSP

Property adjacent to: ☒ State Park ☐ State Forest ☐ Game Land ☐ CLI ☐ Trail

☒ Previously funded preserve or other large landscape - \_\_\_\_\_ White Clay Creek Preserve

Unusual Conditions or Features: \_\_\_\_\_

PNDI Receipt: ☒ yes ☐ no

☒ Impacts/Avoidance or Conservation Measures - Comments: \_\_\_\_\_

☐ No Impacts

USFWS - potential impact  
F&B - potential impact  
DCNR - cons. measure

Part I Comments: \_\_\_\_\_

Review Meeting Notes: \_\_\_\_\_

*Why is match 10-1?*

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September 21, 2016

Mr. Blaine Phillips, Jr.  
Senior Vice President  
The Conservation Fund

[REDACTED]  
[REDACTED]

Dear Blaine,

I am pleased to inform you that the Board of Managers of Mt. Cuba Center, Inc. has unanimously approved a grant to The Conservation Fund in the amount of \$6,500,000.00 to be payable over a three year period beginning in 2017. These funds are to be used to fund the purchase of the George Strawbridge II property and are contingent upon The Conservation Fund's ability to secure the balance of the purchase price from other grantors.

The Board is happy to be able to provide this support for such a worthy cause and passes along its best wishes for continued success in your conservation efforts.

Sincerely,

Ann C. Rose  
President

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