

Shaffer Preserve – Quick Facts

- 20 acres of land in Bethel Township surrounded by Bethel Road, Goodley Road, Sarum Farm Lane, and Naamans Creek (Shaffer house and buildings not included)
- Area purchased after negotiations with Dr. Shaffer in December 2021
- Bethel Township used grants to pay the approximately \$577,000 purchase price
- Area falls under a conservation easement with North American Land Trust (NALT)
- Natural features include many mature trees, wetlands, Naamans Creek, farm pond (manmade), and sloping areas

Shaffer Preserve - Concepts

- Bethel Township acquired the property with the intention of allowing the community as a whole to access and utilize the resource.
- Established in 1999, the conservation easement only allows for passive recreation within the easement
 - Interpretive trails for nature education
 - Covered picnic pavilions
 - Wayfinding and educational signage
 - Minor grading for passive use areas

In 2022, Bethel Township hired Simone Collins Landscape Architecture to design plans for Shaffer Preserve following these criteria and incorporating public input, research, and experience.

Shaffer Preserve – Public Meetings

- Four Shaffer-specific public meetings were held in addition to discussions during regular Board of Supervisors meeting
 - April 27, 2023 (Simone Collins)
 - August 24th, 2023 (Simone Collins)
 - September 12, 2023 (Simone Collins)
 - January 2025 (Chester Valley Engineers)
- The Open Space Steering Committee included Parks and Recreation Board Members and Planning Commission Board Members

Shaffer Preserve – Open Space Survey

314 residents participated

- 59% of respondents wanted improved pedestrian and bicycling access to Township Parks
- 80% of respondents wanted walking/jogging trails at the new Shaffer Preserve
- 84% of respondents said they wanted a walking path
- 71% of respondents said that parks, trails, and open spaces are very important to the quality of life in the Township

Shaffer Preserve – Plan Features

- ▶ Entrance to the preserve on Bethel Road
- ▶ One paved parking lot (16 spaces)
- ▶ Portable restroom
- ▶ Boardwalk that will allow pedestrian access to the preserve from Goodley Road
 - ▶ This access point serves an additional 134 properties, with more potential users if residents connect via the Bethel Springs Nature Trail.
- ▶ ADA-compliant trail
 - ▶ Original Design: 1.35 miles, New Design: 0.42 miles (68% reduction)
- ▶ Meadows, forested areas, and lawn areas

Shaffer Costs to Date

Funding Received	
PECO Green Region Grant	\$ 10,000.00
County Greenways Grant Revenue	\$ 243,510.00
County Greenways Grant Revenue	\$ 342,667.00
DCNR CCP Grant	\$ 26,115.55
Green Ways Grant	\$ 33,103.02
ARP Funding	\$ 31,649.63
Total Grants/ARP	\$ 687,045.20

Expenses	
Property Purchase	\$ 577,137.19
General Expenses	\$ 175,988.16
Total Expenses	\$ 753,125.35

*All legal, engineering, real estate, and maintenance purchases made since 2018

Shaffer Expenditures	
Total Grants/ARP	\$ 687,045.20
Total Expenses	\$ 753,125.35
Total Spent by the Township	\$ 66,080.15

Shaffer Preserve – Pending Grants

- \$10,000 PECO Green Region (\$10K match)
- \$782,460 2024 PA Local Share
 - \$250K match; not necessarily required, but budget exceeds grant requirement, use rec fee
 - Award of grant has been delayed so Township will resubmit for 2025 Round.

Shaffer Preserve Budget

Estimate Project Total Cost: \$1,370,000

Shaffer Preserve Path Towards Financing	
DCNR Grant (2024)	\$354,000.00
Recreation Fee in Lieu	\$252,000.00
Previous Allocation (ARP Funds)	\$72,000.00
Proposed 2026 General Fund Allocation	\$130,000.00
Additional Grants, County Programs, Private Donations	\$562,000.00