

# SMEDLEY TRACT MASTER SITE PLAN Draft Master Plan Presentation



## Public Meeting #3

03.16.2010

Middletown Township, Pennsylvania



Smedley Tract Master Site Plan - Middletown Township, Pennsylvania

## MEETING AGENDA



- Project Schedule
- Site Analysis
- Site Concepts
- Draft Master Site Plan
- Building Renovation Strategies



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## PROJECT TEAM

Simone Collins Landscape Architecture Inc.

- Sarah Leeper, RLA
- Peter Simone, RLA, FASLA

Horstman Associates, Inc.

- Site Resources/Utilities/Engineering
- Kirk Horstman, PE

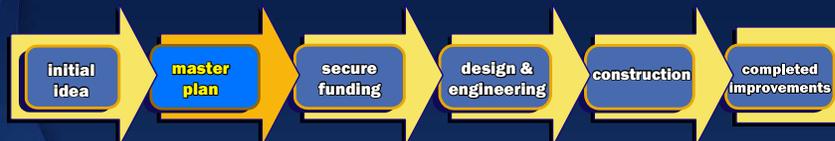
Frens and Frens, L.L.C.

- Restoration Architecture/Historic Building Conservation
- Dale Frens, AIA



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## PROJECT SCHEDULE



Committee Meeting #1- Programming / Project Kickoff	September 16
Committee Meeting #2 - Analysis / Site Walk	October 03
Public Meeting #1 - Programming	October 29
Committee Meeting #3 - Initial Site Concepts	December 01
Public Meeting #2 - Review Site Concepts	December 15
Committee Meeting #4 - Review work in progress	January 19
Committee Meeting #5 - Draft plan review	February 02
<b>→ Public Meeting #3 - Present Draft Plan</b>	<b>March 16</b>
<b>Committee Meeting #6 - Review Plan Comments</b>	<b>TBD (May 4)</b>
<b>Public Meeting #4 - Present Final Plan to Council</b>	<b>June 2010</b>



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## Existing Conditions



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# EASEMENT ANALYSIS

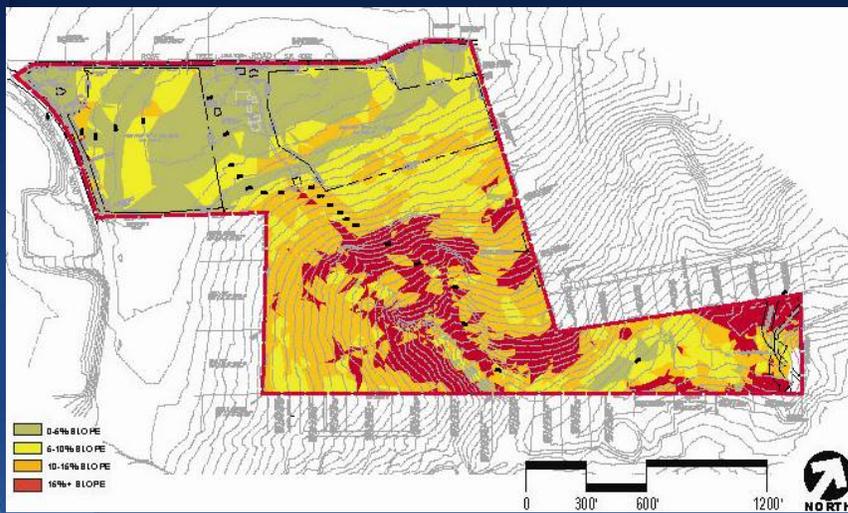


- No new buildings outside of existing building footprints.
- Single family dwellings must stay single family.
- Development in Field "A" & "B" area limited to recreation and parking no structures such as fencing allowed.
- Barns may be used for specified adaptive reuses.
- Balance of site to be preserved as natural areas trail development permitted.



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# SITE ANALYSIS



To minimize grading impacts parking and athletic fields have been located in 0-5% slope areas.



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# PUBLIC FEEDBACK

## GOALS

- Master Site Development Plan
- Adaptive Reuse of Buildings
- Plan For Neighborhood Park
- Protect Environmentally Sensitive Areas

## FACTS

- 76 Acre Park
- Existing Barns
- Four Existing Tenant Houses
- Wildlife Habitat
- Open Views

## PARTNERS

- DCNR
- Delaware County
- DEP
- Local & Regional Businesses
- PennDot
- Media Moms
- School District
- Wawa
- Williamson Free School



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# PUBLIC FEEDBACK - Concepts

## CONCEPTS

- Interpret Site History
- Active Recreation
- Passive Recreation
- Innovative Stormwater BMP's
- Parking
- Library
- Historical Society
- Softball
- After School Older Kids
- East Goshen Adjacent Facility
- Tennis
- Basketball
- 'Interesting' Playground Equipment
- Student Union
- Williamson Free School
- Walking Trails ( No Competition w/ Bikes)
- Parking at other entry points
- Township Building
- Township Center
- Residential Leases Carried Over
- View to Philadelphia & Surround
- Silo part of look out area
- Community Center - Meeting
- Gardens- Teaching – Demonstrating
- Public Playground
- Thornbury Park- Ideal – Small Kids 8-10
- Trail – Children Learn to Bike and Walk
- Storage
- Events @ Park = Funding
- Local Athletic Groups
- Community Can Schedule use of H.S. Fields
- Habitat for Humanity Help Rehab
- High School Involvement
- Glenwood Elementary School- Farm Ed Program
- High School- Farm Ed Program (Follow Up from Elementary School program)
- Restrooms
- Soccer
- Multi-purpose Active Recreation
- Sewer Utilities
- Gazebo
- Dedication Bench, Tree, Other?
- Park Maintenance (Community Support)
- Exercise Program Along Trail
- Public/Private Conflicts-ex. 'Longview' Residence
- Education Facility
- Community Garden
- Senior Center
- Dog Park (off leash fenced)
- Rose Tree Park has Community Garden – Individual 20x24' Gardening Plots
- Rehab of Barn
- "Friends of ...." Group help rehab barn
- Brandywine College?



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# Draft Master Site Plan



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# Draft Master Site Plan - Field "A"



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## Draft Master Site Plan – Field “B”



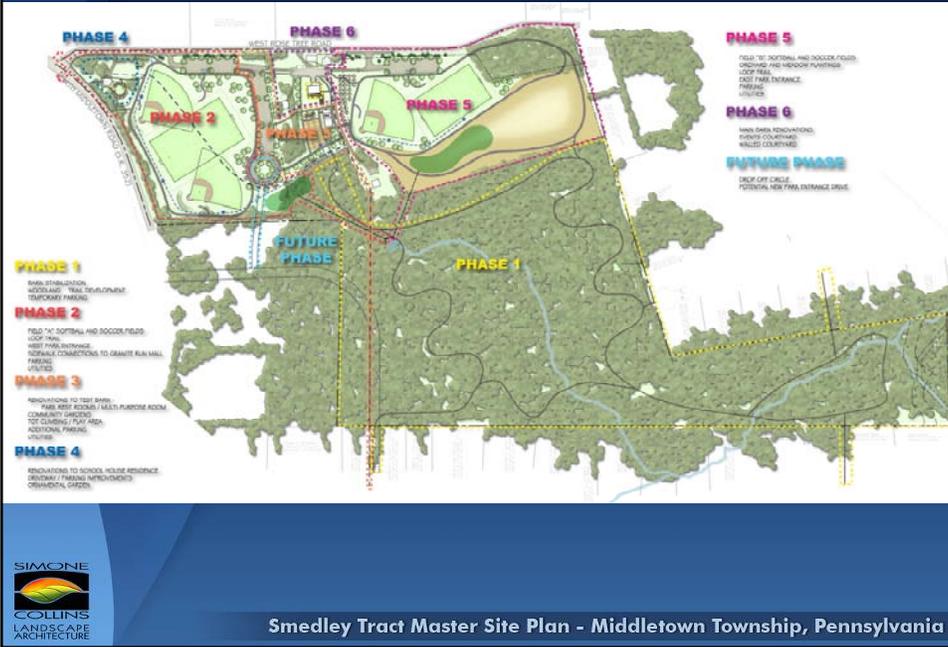
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## Draft Master Site Plan – Farm Core



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# Draft Master Site Plan – Phasing Plan

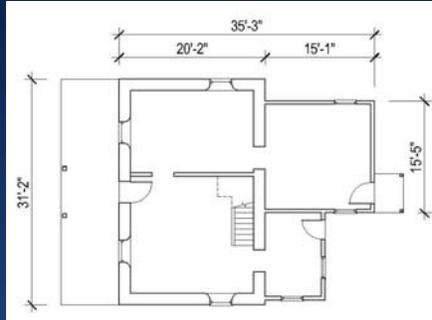


# Building Assessment



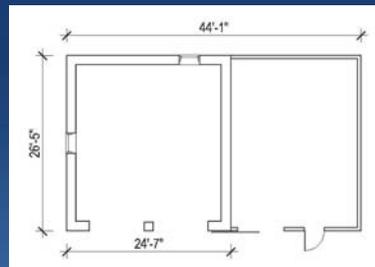
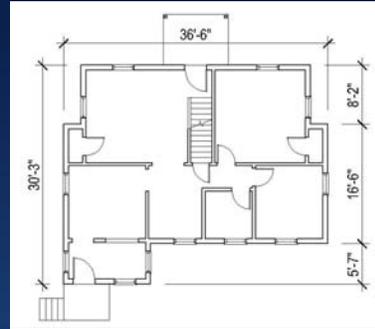
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## Oaklawn Residence - 79 N. Middletown Road



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## Hilltop Residence and Wagon Shed - 746 Rose Tree Road



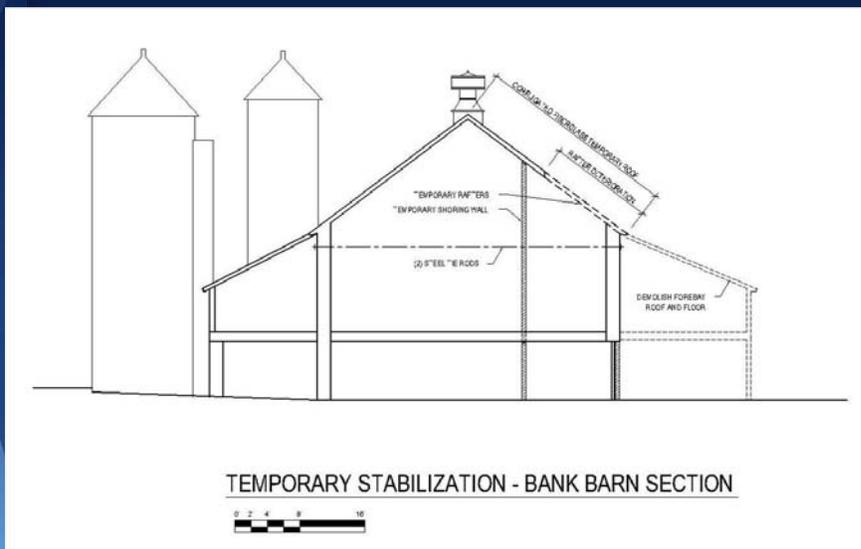
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# Bank Barn



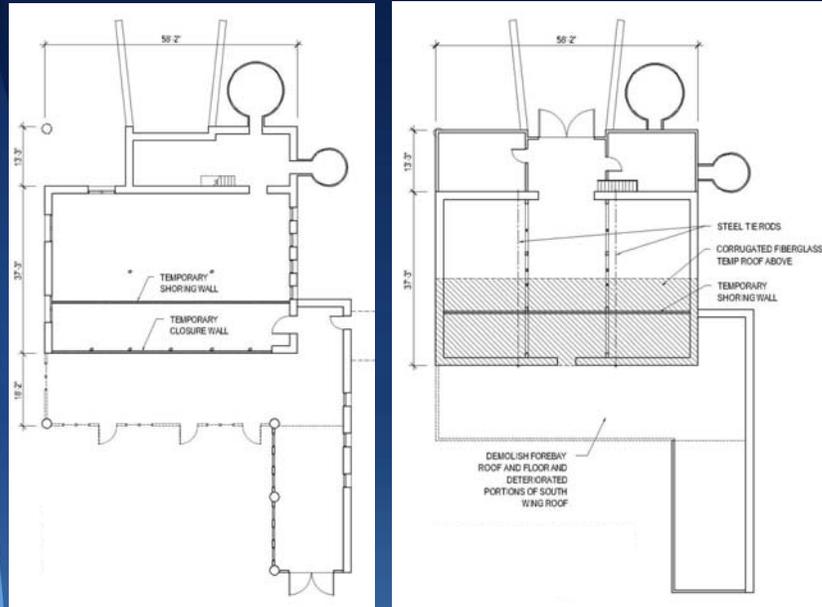
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# Bank Barn - Temporary Stabilization Plan



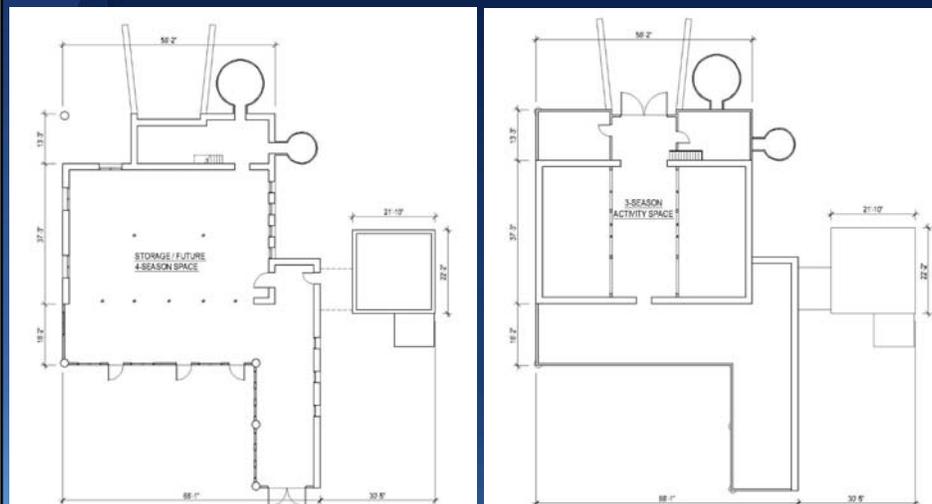
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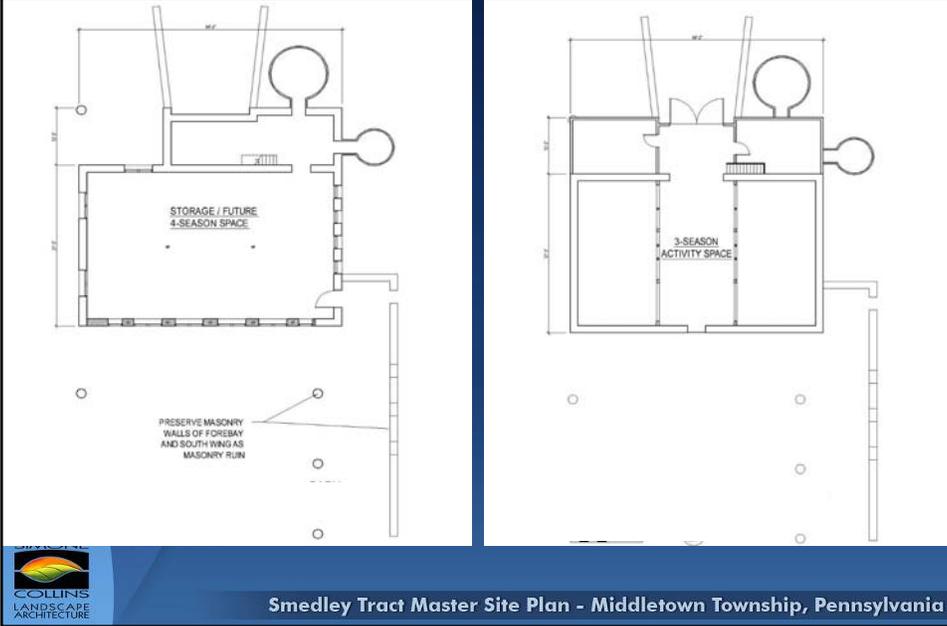
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## Bank Barn – Option 1: Full Barn Preservation



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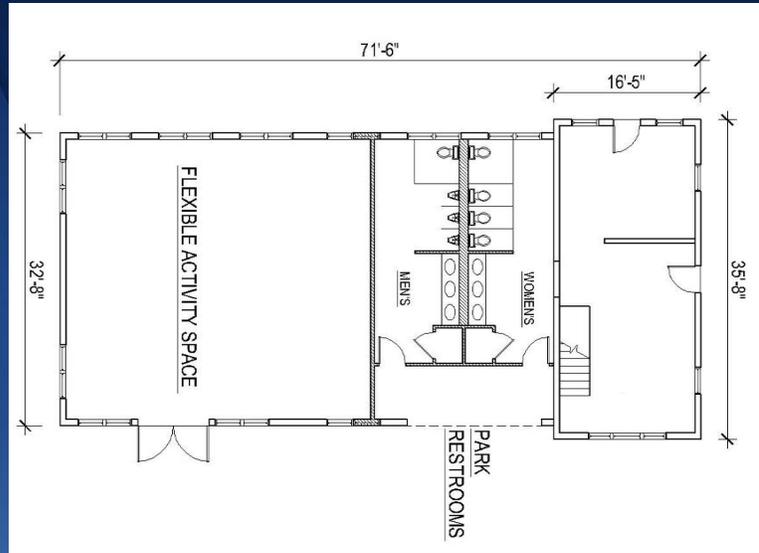
## Bank Barn – Option 2: Original Barn Preservation



## Longview Residence – 742 Rose Tree Road & Test Barn (Dairy Barn)

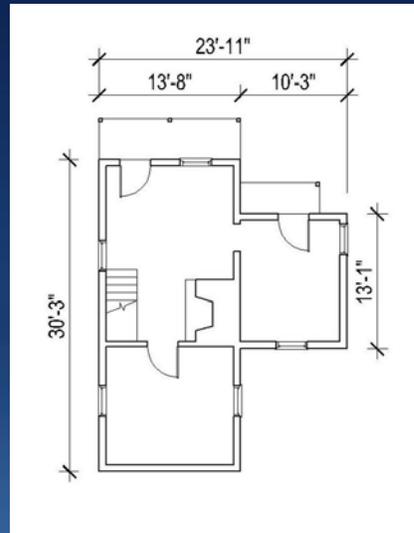


## Longview Residence – 742 Rose Tree Road & Test Barn (Dairy Barn)



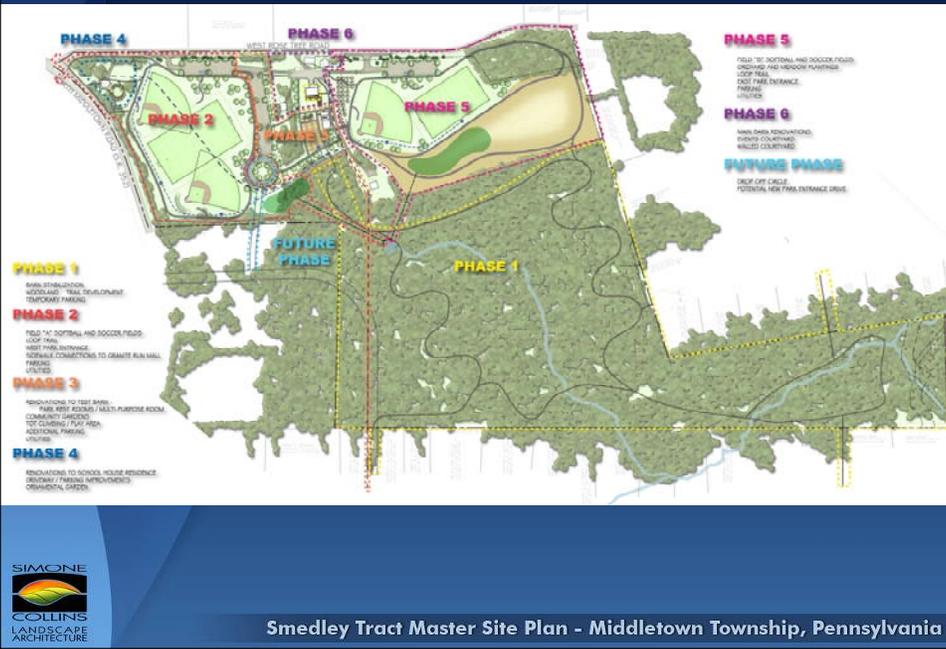
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## Springhouse Residence – 740 Rose Tree Road



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# Draft Master Site Plan – Phasing Plan



## Park Cost Estimate (site and bldgs.)

PARK COST BY PHASE	
PHASE 1	\$ 132,279
PHASE 2	\$ 737,664
PHASE 3	\$ 942,454
PHASE 4	\$ 679,189
PHASE 5	\$ 837,729
PHASE 6	\$ 2,048,782
<b>TOTAL PHASE COST</b>	<b>\$ 5,378,097*</b>

\*Cost include 15% contingency and 15% for design and engineering.



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## Site Improvements Cost Estimate

	Construction Cost	15% Contingency	15% Design & Engineering	TOTAL
PHASE 1	\$ 50,253	\$ 7,538	\$ 7,538	\$ 65,329
PHASE 2	\$ 567,434	\$ 85,115	\$ 85,115	\$ 737,664
PHASE 3	\$ 176,832	\$ 26,525	\$ 26,525	\$ 229,882
PHASE 4	\$ 45,453	\$ 6,818	\$ 6,818	\$ 59,089
PHASE 5	\$ 644,407	\$ 96,661	\$ 96,661	\$ 837,729
PHASE 6	\$ 171,486	\$ 25,723	\$ 25,723	\$ 222,932
<b>TOTAL PHASE COST</b>	<b>\$ 1,655,866</b>	<b>\$ 248,380</b>	<b>\$ 248,380</b>	<b>\$ 2,152,625</b>



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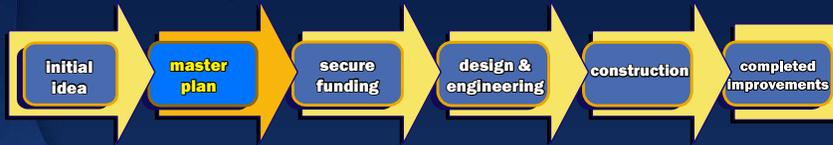
## Building Improvements Cost Estimate

	Construction Cost	15% Contingency	15% Design & Engineering	TOTAL
PHASE 1	\$ 51,500	\$ 7,725	\$ 7,725	\$ 66,950
PHASE 2	\$ -	\$ -	\$ -	\$ -
PHASE 3	\$ 548,132	\$ 82,220	\$ 82,220	\$ 712,572
PHASE 4	\$ 477,000	\$ 71,550	\$ 71,550	\$ 620,100
PHASE 5	\$ -	\$ -	\$ -	\$ -
PHASE 6	\$ 1,404,500	\$ 210,675	\$ 210,675	\$ 1,825,850
<b>TOTAL PHASE COST</b>	<b>\$ 2,481,132</b>	<b>\$ 372,170</b>	<b>\$ 372,170</b>	<b>\$ 3,225,472</b>



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## Next Steps



### Develop Partnerships & Secure Funding

- Department of Conservation and Resources (DCNR)
- Department of Community and Economic Development (DCED)
- Schools / Colleges
- Friends-of-the-Park
- Sports Organizations



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## NEXT MEETING

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Public Meeting #3 - Present Draft Plan	March 16
<b>Public Review Period</b>	<b>30 Days</b>
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→ <b>Public Meeting #4 - Present Final Plan to Council</b>	<b>June 2010</b>



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# Questions & Comments



Contact Information:  
 Middletown Township  
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 Fax: 610-889-7521  
 Peter Simone, RLA, FASLA  
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## Draft Master Site Plan



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# Draft Master Site Plan



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# EASEMENT ANALYSIS



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The four houses on the Property and the immediate area surrounding each of the four houses, including the garage for Premises 746 Rose Tree Road, will continue to be used as single family dwellings. The Main Access Road shall continue to serve three of the four houses, the garage, the two barns and as an entrance and exit to the Communications Tower Access Road. The Main Access Road and Communications Tower Access Road, with extensions thereto, may also be used to serve Field Area "A" and Field Area "B" hereinafter identified. The four houses, garage and two barns on the Property will not be expanded; provided, however, Middletown shall have the right to demolish any one or more all of the four houses, the garage and either or both the barns and re-build any one or more of the houses, the garage or the barns within the existing foot prints of the houses, and install new Utility Lines.

# EASEMENT ANALYSIS



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The two barns on the Property and the immediate areas surrounding the barns are restricted to the following uses and no others:

- Storage of field maintenance equipment and supplies.
- Storage of sports equipment.
- Bathrooms.
- Park Offices.
- Meeting area for classes, special programs and events etc.
- Arts and Crafts workshop and gallery area.
- Kitchen/food service area to support building and outdoor activities related to the Property.
- Nature display area or historical interpretive.
- Sales area for educational or community items associated with the property use.
- Community Center but not including indoor athletic facilities.
- Shower/Locker facilities for staff but not for athletic teams.
- Library.
- Utility Lines.

# EASEMENT ANALYSIS



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Field Area "A" and Field Area "B" are hereby restricted to and for the following purposes and no other;

Active recreation playing fields not containing any stands, lights or structures of any kind, other than temporary goals and team benches which will be removed and stored daily, Parking Area or Areas and driveway access thereto with appropriate safety lights and bathroom facilities related to the recreation playing fields within the houses or barns and Utility Lines. The Parking Area or Areas will be landscaped with a minimum of six (6) foot high evergreen trees, at time of planting, to act as a visual screen from the Smedley/ Penncrest Farm House and / or Crest Cottage located on the North side of Rose Tree Road. The parking areas shall not exceed 3 acres.

# EASEMENT ANALYSIS



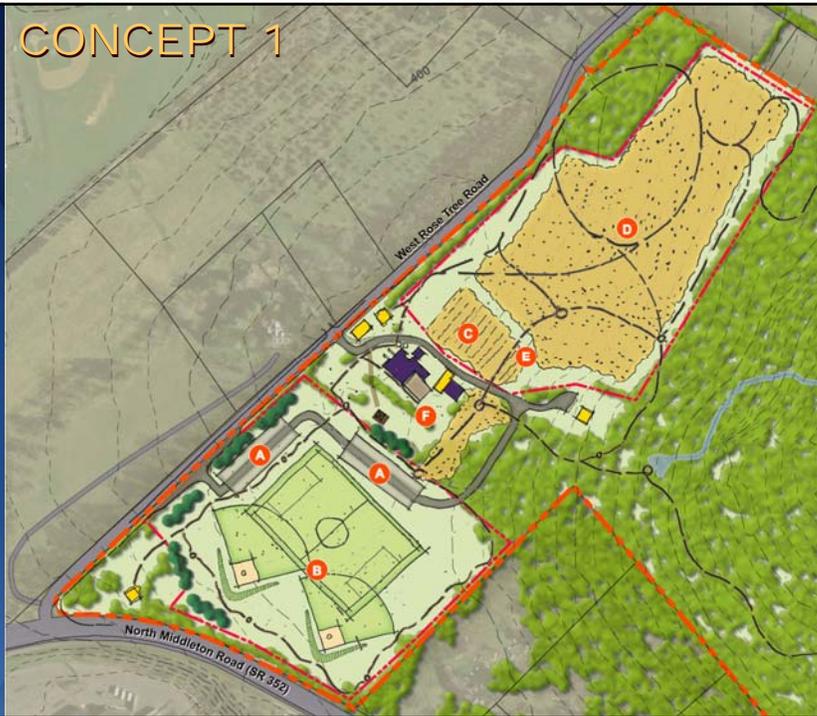
Excepting Field Area "A", Field Area "B", the four houses, garage, two barns, the Main Access Road, the Communication Tower and Appurtenances, and extension of the Main Access Road and Communications Tower Access Road to Field Area "A" and Field Area "B" and the immediate areas surrounding the houses, garage and barns and existing and future Utility Lines, the remaining area of the Property is hereby restricted to, and for the following uses and no other:

- A. Open Space, preservation and maintenance of the land, water, trees and vegetation.
- B. Passive recreation and educational purposes, limited to walking, hiking, jogging, cross-country skiing, and nature study.

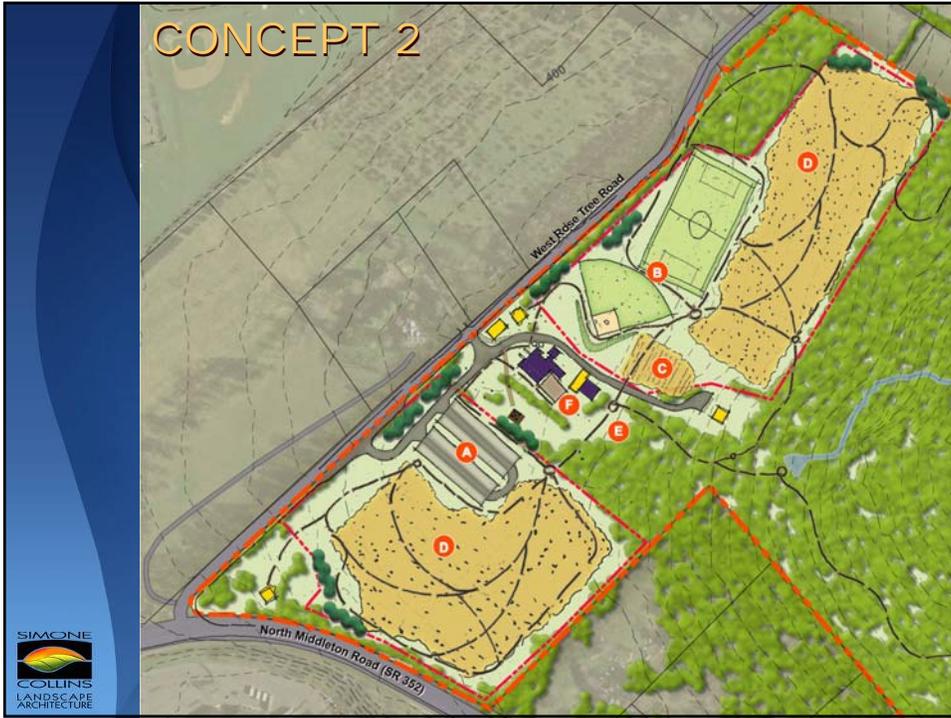


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# CONCEPT 1



## CONCEPT 2



## CONCEPT 3

