

APPENDIX

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Squire Cheyney and Waln Run Park Master Plan

SC # 06013.10

4/1/2007

Opinion of Probable Costs

DRAFT PLAN

SQUIRE CHEYNEY PARK

Phase One

Item	Unit	Quantity	Unit Cost	Cost	Notes
Erosion and Sedimentation Control	LS	1	\$7,500	\$7,500	
Grading	CY	3,400	\$20	\$68,000	Assumed 1' depth at parking/trail
Streambank Stabilization	SY	1,870	\$15	\$28,050	
Resurfacing Stone Entry Drive	SY	1,275	\$9	\$11,475	
Porous Asphalt Parking Lot (20 spaces)	SY	1,065	\$40	\$42,600	
Concrete Curb	LF	720	\$20	\$14,400	
Drainage Inlet	LS	2	\$3,500	\$7,000	
Drainage Piping	LF	105	\$35	\$3,675	18" HDPE
End Wall	EA	1	\$2,000	\$2,000	
Asphalt Multi-Use Trail (8 feet wide)	SY	6,095	\$40	\$243,800	Porous asphalt
Meadow Mix (seed, prep, etc.)	SF	194,505	\$0.25	\$48,626	
Trees - Allee	EA	100	\$500	\$50,000	Along entry drive and Cheyney Rd.
Trees - General Planting	EA	90	\$350	\$31,500	
Buffer Planting	LF	2,815	\$35	\$98,525	1 shade tree, 5 shrubs/20 LF or 2 Evg/20 LF
Park Entry Signage	EA	1	\$3,500	\$3,500	
Trash Receptacles	EA	4	\$800	\$3,200	

Phase One Subtotal \$663,851

10% Contingency \$66,385

Estimated Construction Cost \$730,236

10% Engineering Fee \$73,024

Phase One Total \$803,260

Phase Two

Item	Unit	Quantity	Unit Cost	Cost	Notes
Picnic Pavilion and Concrete Pad	EA	1	\$53,000	\$53,000	
Water Line Extension to Pavilion	LF	475	\$20	\$9,500	
Hose Bib and Water Fountain	LS	1	\$4,500	\$4,500	
Electric Service to Pavilion	LS	1	\$2,500	\$2,500	
Recycled Plastic Adirondack Chairs	EA	14	\$400	\$5,600	
Decking at Seating Areas	EA	7	\$6,000	\$42,000	
Kiosk	EA	1	\$7,500	\$7,500	
Interpretive Signage	EA	6	\$2,500	\$15,000	
Springhouse-Wetland Garden	LS	1	\$50,000	\$50,000	

Phase Two Subtotal \$189,600

10% Contingency \$18,960

Estimated Construction Cost \$208,560

10% Engineering Fee \$20,856

Phase Two Total \$229,416

PARK IMPROVEMENTS TOTAL \$1,032,676

SQUIRE CHEYNEY FARMSTEAD*

Item	Unit	Quantity	Unit Cost**	Cost	Notes
Stabilization of Barn	SF	6,200	\$120	\$744,000	range \$80-\$120/SF
Stabilization of Farmhouse	SF	1,600	\$160	\$256,000	range \$120-\$160/SF
Rehabilitation of Barn (partial only)	SF	1,200	\$300	\$360,000	range \$200-\$300/SF
Rehabilitation of Farmhouse	SF	1,600	\$250	\$400,000	range \$200-\$250/SF

*Frens and Frens Restoration Architects

**Unit Cost reflects the high end of the price range

Subtotal \$1,760,000

10% Contingency \$176,000

Estimated Construction Cost \$1,936,000

10% Architectural/Engineering Fee \$193,600

FARMSTEAD IMPROVEMENTS TOTAL \$2,129,600

Squire Cheyney and Waln Run Park Master Plan

SC # 06013.10

4/1/2007

Opinion of Probable Costs

DRAFT PLAN

WALN RUN PARK

Phase One

Item	Unit	Quantity	Unit Cost	Cost	Notes
Erosion and Sedimentation Control	LS	1	\$5,000	\$5,000	
Clearing and Grubbing	AC	2.2	\$5,000	\$11,000	
Grading	CY	3,245	\$20	\$64,900	Assumed 1' depth at parking/trail
Porous Asphalt Drive, Drop off and Parking (9 spaces)	SY	1,560	\$40	\$62,400	
Concrete Curb	LF	700	\$20	\$14,000	
Drainage Inlet	LS	2	\$3,500	\$7,000	
Drainage Piping	LF	268	\$30	\$8,040	
End Wall	EA	1	\$2,000	\$2,000	
Buffer Planting	LF	700	\$35	\$24,500	1 shade tree, 5 shrubs/20 LF or 2 Evg/20 LF
Park Entry Signage	LS	1	\$3,500	\$3,500	
Entry Gate	EA	1	\$5,000	\$5,000	
Trash Receptacles	EA	3	\$800	\$2,400	
Post and Rail Fence	LF	2,480	\$9	\$22,320	

Phase One Subtotal \$232,060

10% Contingency \$23,206

Estimated Construction Cost \$255,266

10% Engineering Fee \$25,527

Phase One Total \$280,793

Phase Two

Item	Unit	Quantity	Unit Cost	Cost	Notes
Asphalt Multi-Use Trail (8 feet wide)	SY	2,160	\$20	\$43,200	
Woodchip Trail-Township Park Property (6 feet wide)	SY	255	\$3	\$765	
Benches	EA	6	\$1,450	\$8,700	
Woodchip Trail-Hill Property (6 feet wide)	SY	400	\$3	\$1,200	
Compacted Earth Trail (6 feet wide)	LF	285	\$3	\$855	
Concrete Sidewalk	SF	1,750	\$12	\$21,000	
Prefabricated Pedestrian Bridge	LS	1	\$25,000	\$25,000	

Phase Two Subtotal \$100,720

10% Contingency \$10,072

Estimated Construction Cost \$110,792

10% Engineering Fee \$11,079

Phase Two Total \$121,871

Phase Three

Item	Unit	Quantity	Unit Cost	Cost	Notes
Meadow Mix (seed, prep, etc)	SF	126,000	\$0.25	\$31,500	
Lawn Mix (seed, prep, etc)	SF	63,735	\$0.35	\$22,307	
Reforestation Planting	SF	48,885	\$0.75	\$36,664	4 shrubs / 1 tree per 100sf
Entry Garden Planting	LS	1	\$7,500	\$7,500	
Trees-General Planting	EA	54	\$300	\$16,200	

Phase Three Subtotal \$114,171

10% Contingency \$11,417

Estimated Construction Cost \$125,588

10% Engineering Fee \$12,559

Phase Three Total \$138,147

Phase Four

<u>Item</u>	<u>Unit</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Cost</u>	<u>Notes</u>
Interpretive Signage	EA	5	\$2,500	\$12,500	
Gazebo	LS	1	\$25,000	\$25,000	

Phase Four Subtotal \$37,500

10% Contingency \$3,750

Estimated Construction Cost \$41,250

10% Engineering Fee \$4,125

Phase Four Total \$45,375

PARK IMPROVEMENTS TOTAL

\$586,186



10/12/06

Thornbury Township – Squire Cheyney and Waln Run Park Master Plan

SJC# 06013.10

Steering Committee Meeting #1 - MINUTES

Date/Time: 09/22/2006, 5:30PM

Location: Thornbury Township Municipal Building

In Attendance: Lawrence Barrett -Thornbury Township, Delaware County
Anne Connolly -Planning Commission
Brooks Durham -Park and Recreation Commission
Lauren Durham -Park and Recreation Commission
Debra Ferraro - Park and Recreation Commission
Dale Frens -Frens and Frens Architecture
Don MacPherson – Historic Commission
Allen McCann -Thornbury Township, Delaware County
Ron Miller - Park and Recreation Commission Chair
Mahlon Rossiter - Thornbury Township Manager
Kai Seelaus - Park and Recreation Commission
David Stauffer - Simone Collins Landscape Architecture (SC)
Samirah Steinmeyer - SC
Ed Travis - Board of Supervisors
Christy Zippi - Park and Recreation Commission

1. Ron M. began the meeting by allowing for introductions of the project steering committee and consultant team.
2. Dave S. provided a brief project overview of the Squire Cheyney park parcel. This was followed by Dale F.'s presentation of the preliminary analysis of the existing structures located on the Squire Cheyney site.
3. Dale F. strongly suggested preserving the Cheyney Farmstead core as one component of an overall park plan. The farm house and barn must be examined in order to determine whether preservation is justified based on their historic significance and whether they can support planned facilities and satisfy Township needs. E.L. Crow, Inc. will provide a market analysis of potential uses of these structures.
4. A detailed slide show of the farm house and barn will be scheduled for a future meeting.
3. Dale F. gave a detailed description of each structure including: size, layout, architectural history, significant architectural details, and interior/exterior conditions. He also outlined the structural repairs required for stabilization of the house and barn, as well as recommendations for restoration and reuse.
4. Recommendations for the stabilization of the farm house shell include:
 - Replacing the existing slate roof with a wood shingle roof (lower cost, lighter load on the structure, consistent with the original character of the house)
 - Repointing

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- Cleaning the entire building
 - Replacement/repair of doors and windows
5. Adaptive reuse of the farm house may be limited for public use for the following reasons:
 - Small size of rooms
 - ADA access issues
 - Likely need for an elevator or public use limited to ground floor
 6. A similar stabilization project was completed by Frens and Frens in Charlestown Township. The cost for stabilization of the structure was \$120 per square foot. A restoration project similar in scope to Squire Cheyney was completed in West Bradford Township, with a cost of \$310 per square foot. These prices may be applicable to the Squire Cheyney farm house.
 7. Dale F. suggested the following as the most compatible uses of the farm house:
 - Residential dwelling (single family or two unit)
 - Bed and Breakfast
 - Caretaker quarters

Dale F. also recommended stabilizing the farm house and minimizing its uses while awaiting additional funding and a comprehensive plan for its reuse.

8. Recommendations for the stabilization of the barn include:
 - A steel cage within the structure to tie the walls together
 - Replacing the existing roof (perhaps an inexpensive corrugated roof to serve immediate purposes, with the intention to replace with a more permanent roof in the future)
9. Suggestions for reuse of the barn included:
 - Leaving the ground floor as unoccupied open space—available for community events
 - Creating a building within a building—masonry partitions for community uses such as restrooms, storage or office space.
 - Basketball as a possible activity for the upper floor
10. It was noted that the existing barn roof contains asbestos which would be easier and less costly to remove if done before the Township takes ownership.
11. Dale F. estimated that the cost of fortifying the barn shell and installing a steel cage would be approximately \$40 per square foot.
12. Dale F. suggested thematic historic nomination for the farmstead to the National Register as a part of a larger group of farmsteads or Battle of Brandywine sites. Independently, this farmstead may not be viable competition for existing historic sites.
13. Dale F. believes the farm house is a good candidate for a Pennsylvania Historic Museum Commission Keystone Grant of up to \$90,000.
14. Ron M. asked whether there were benefits to turning the project over to a non-profit organization for the purpose of obtaining grants and funding for the project.
15. Dale F. will deliver the full report with the Cheyney Farmstead architectural survey results to SC and Thornbury Township sometime next week.
16. Steering Committee members offered suggestions and concerns regarding use of the Squire Cheyney parcel including:
 - Walking trails that connect to larger community trail systems—possibly linking through Cheyney University
 - Potential for an arboretum and/or plant walk featuring plant names
 - Interpretation of the site's history

- The perception of historic structures and landscape may be altered by the construction of adjacent new residences—may affect views and character of the site
- Preservation of the site's character—open field, serene, natural feel
- Maintaining a sense of the site's identity as a farmstead—new structures should be incorporated into the farmstead core in keeping with traditional layout
- “Less is more”—Preference for passive recreation over active recreation (due to cost of maintenance and proximity of existing active recreational opportunities)
- Potential use of corner lot (at the intersection of Cheyney and Street Roads) for active recreation
- A pavilion, benches and restrooms
- Inclusion of play areas for children
- Collaboration with Eagle Scouts for development of site amenities—example given of bird houses constructed by Eagle Scouts
- Pond—to enhance aesthetic quality of the site and potentially as wildlife habitat
- Continued agricultural uses
- Screening of new homes in order to maintain site character
- Preference for no park lighting
- Stream bank restoration
- Limited parking

17. Steering Committee members offered suggestions and concerns regarding use of the Waln Run parcel including:

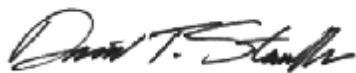
- Connections to Allen Tract over Waln Run—perhaps a bridge or stepping stones to cross stream
- Possible use as a dog park
- Educational potential
- No development/minimal development--allow site to remain largely as is
- Sell property—sale may be difficult due to narrow access easement onto property
- The site lends itself to having a natural character
- Security issues—relative isolation of site from view
- Fence required along property lines to delineate park property and to avoid conflict with neighbors
- The park will need a focal point—a feature such as a gazebo or garden
- Picnic spaces

18. Dave S. suggested the possibility of purchasing the adjacent property to the east of Waln Run Park. It was indicated that the parcel is on the market and that the Township may have concerns associated with owning the pond located on this parcel.

19. The purpose of the next meeting is to get feedback from the public prior to beginning the design process. SC will use a method called the “card technique” to assist in obtaining feedback from those attending the meeting. The “card technique” involves using note cards to record ideas and comments from those in attendance.

Next Meeting: Public Meeting #1 will be held October 25, 2006 7:00 PM at the Thornbury Municipal Township Building.

Respectfully Submitted,
SIMONE COLLINS, INC.
LANDSCAPE ARCHITECTURE



David T. Stauffer, RLA
Project Manager

CC: SC Design Team

**Thornbury Township - Squire Cheyney/Wain Run Master Plan
Steering Committee Meeting # 1
September 21, 2006, 7:00PM @ Thornbury Township Municipal Building**

NAME	ADDRESS	PHONE	EMAIL
CHRISTY ZIPI	30 COUNTY LINE CHEYNEY, PA 19319	610-721-2116	CZIPP1JR@VERIZON
Lauren Durham	1339 Cheyney, PA 19319	610-455-1453	Ldurham@verizon.net
Kai Seelau	510 Timberline Tr	610-399-3703	Kseelaus@complaw.net
Anne Connolly	1338 S Concord Rd. 19382	610-399-1259	Connolly39@comcast.net
Debra Terraco	530 Timberline Tr. W.C	610 399 0455	SEF530@AOL.COM
Mahlon Rossiter	1410 Thruway Lane, W.C. 19382	610 399 0486	Mahlonrossiter@AOL.COM
Ed Travis	202 GREENBRIDGE DRIVE, W.C. 19382	610 399 5032	ETravis@alumini.gwu.edu
DAVE FOCHS	FUCHS FOREST	610-430-7730	dfochs@freedom.com
Allen McGinn	170 Dilworthtown Rd. PO Box 19 Thornton PA	610 399-0205	almmac3@gmail.com
LAWRENCE BARRETT	47 Skyline Drive, Glass Mills PA 19342	610-459-3231	LAWRENCE_D_BARRETT@ATT.NET
DON MACPHERSON	1231 CHEYNEY RD, WC 19382	610 399 0173	donmacpherson@verizon.net
BOOKS DUCHAM	1339 College Hill De Cheyney PA 19319	610-455-1453	bducham@verizon.net
RONALD MILLER	1220 WESTTOWN-THORNTON RD, WESTTOWN	610-399-6995	ADDZ@AOL.COM



**Squire Cheyney and Waln Run Park Master Plan
SC# 06013.10**

9/21/06 Steering Committee Meeting #1

SQUIRE CHEYNEY

GOALS

- Master Site Development Plan
- Recreation and historic preservation
- Recommendations for adaptive reuse of historic structures

FACTS

- 45-Acre Park
- Township owned
- Adjacent land uses: residential, institutional (Cheyney University)
- Historic significance: former property of Squire Cheyney, former agricultural land
- Several historic structures existing on site: barn, farm house, spring house
- Easily accessible
- Visible from street
- Stream on site--some steam bank erosion

CONCEPTS

- Connections to Township Trail and Bike Route System
- Passive/active recreational uses
- Possible uses for historic structures: recreational, community, commercial
- Preservation/enhancement of natural, cultural and architectural integrity of site
- Increased opportunity for walking and biking



**Squire Cheyney and Wain Run Park Master Plan
SC# 06013.10**

9/21/06 Steering Committee Meeting #1

WALN RUN PARK

GOALS

- Master Site Development Plan

FACTS

- 12-Acre Park
- Township owned
- Adjacent land use: residential
- Largely inaccessible (visually and physically—dense vegetation)
- Wain Run stream on site
- Pond adjacent to site

CONCEPTS

- Connections to Township Trail and Bike Route System
- Purchase of additional adjacent land or conservation easement?
- Passive recreational uses
- Use of signage
- Landscape management



11/13/06

Thornbury Township – Squire Cheyney and Waln Run Park Master Plan

SJC# 06013.10

Public Meeting #1 - MINUTES

Date/Time: 10/25/2006, 7:00PM

Location: Thornbury Township Municipal Building

In Attendance: John Blazik
Anne Connolly -Planning Commission
Brooks Durham -Park and Recreation Commission
Chris Lang – Historic Preservation Commission
Ron Miller - Park and Recreation Commission Chair
Jim Olivera – Resident, Echo Hill Road
Joe Ostrowski – Resident, Echo Hill Road
Mahlon Rossiter - Thornbury Township Manager
David Stauffer - Simone Collins Landscape Architecture (SC)
Samirah Steinmeyer - SC
Christy Zippi - Park and Recreation Commission

1. Ron M. began the meeting by introducing the project. It was noted that the Waln Run parcel was purchased by Thornbury Township approximately eight years ago. A grant to develop a master plan for both parks was received last year from the Pennsylvania Department of Conservation and Environmental Protection (DCNR).
2. Dave S. gave a PowerPoint presentation introducing the project schedule as well as site information for both park parcels. Information reviewed included a summary of the Squire Cheney historic structure assessment completed by Frens and Frens Restoration Architects, a review of initial site analysis for each park, and a photographic inventory.
3. After the presentation, those in attendance were asked for their ideas, suggestions and concerns about both the Waln Run and Squire Cheyney Park sites.
4. Comments/Suggestions for the Waln Run Park master plan included:
 - Concerns over parking for Waln Run--visitors currently park on the road or grass. It was stated that Echo Hill Road begins to feel congested with half a dozen parked vehicles.
 - There is a need to control hunting, which is currently prohibited by the Township.
 - Provide clearly defined park boundaries—a post and rail fence is planned to delineate the parcel boundary along the entry from Echo Hill Road.
 - Provide clear access into the park.
 - Concern was noted over the park's isolation

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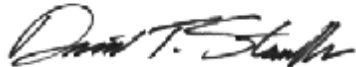
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- The land adjacent to the stream is wet, creating potential constraints for development.
 - A desire to see the parcel remain as it is - used mainly by local residents.
 - The preference to maintain the natural character of the site, not to provide active recreation facilities.
 - It was stated that there are potential cleanup issues associated with using the parcel as a dog park. Additionally, it was noted that a formalized dog park may encourage higher levels of use which would conflict with the natural character of the park.
 - Waln Run Park should be developed as a corridor for wildlife, vegetation and people.
 - It is not necessary to fill up the parcel just because it is vacant
 - Waln Run Park uses should not be redundant to those found in nearby parks
 - Adjacent property to the east (Hill Property) should be considered for purchase
 - Waln Run Park should be considered as part of a larger system of open space within the Township—connecting to nearby parks, trail systems, schools, etc.
 - The park should be designed to encourage visitors to walk or bike to the park as an alternative to driving.
5. The Hill Property to the east of Waln Run Park was discussed. It was noted that the owner wants to sell the 11 acre property, however the asking price is approximately five million dollars. It is presumed that he is asking for more than its market price—only a portion of the parcel is buildable, with the majority of the site comprised of wetlands. An estimated market value according to Jim O. is approximately \$100,000 per acre, unimproved.
 6. It was noted that the Township has funding available for the acquisition of additional park land. Dave S. noted that additional grant funding for park land acquisition is available through Chester County and DCNR.
 7. Comments/Suggestions for the Squire Cheyney Park master plan included:
 - The need to look at potential programmatic issues regarding access, parking, lighting, and the compatibility of land uses.
 - It was suggested that a list of pros and cons be developed for potential adaptive reuse of the farmstead structures.
 - Concerns over how the stream may be affected by new development.
 - The master plan shall consider the proximity of the farmstead to the new road and stormwater management facilities that will be constructed as part of the proposed residential development.
 - Desire to preserve the character of the site--allow design to be based on its identity as a farmstead (use vernacular landscape elements associated with farms such as hedgerows).
 - Explore the possibilities associated with allowing historic structures to be enjoyed from afar, as part of a landscape that is viewed.
 - Additions to the original barn structure could be stripped off to reduce maintenance and restoration expenses.
 8. Ron M. mentioned that East Goshen Township has historic property that they maintain; Thornbury Township may consider doing the same.
 9. Dave S. reviewed the next steps of the master planning process which include the preparation of conceptual design plans for each park site. It was noted that the concepts would be based upon feedback received from the public meeting and the first project steering committee meeting.

10. Ron M. suggested having the Historic Commission assist the Steering Committee with the planning process for both parks. The Historic Commission meets the first Monday of each month. Dave S. stated that initial design concepts and farmstead analysis can potentially be provided to the Historic Commission for discussion at the December 4th meeting so that initial feedback can be discussed at the next master plan committee meeting.

Next Meeting: Steering Committee Meeting #2 will be held December 6, 2006 at 7:30 PM at the Thornbury Municipal Township Building.

Respectfully Submitted,
SIMONE COLLINS, INC.
LANDSCAPE ARCHITECTURE



David T. Stauffer, RLA
Project Manager

CC: SC Design Team



12/14/06

Thornbury Township – Squire Cheyney and Waln Run Park Master Plan

SJC# 06013.10

Steering Committee Meeting #2 - MINUTES

Date/Time: 12/06/2006, 7:30PM

Location: Thornbury Township Municipal Building

In Attendance:

Anne Connolly -Planning Commission
Brooks Durham -Park and Recreation Commission
Lauren Durham – Park and Recreation Commission
Deb Ferraro – Park and Recreation Commission
Martin Kelly – Park and Recreation Commission
Chris Lang – Historic Preservation Commission
Don MacPherson – Historic Commission
Ron Miller - Park and Recreation Commission Chair
Mahlon Rossiter - Thornbury Township Manager
Kai Seelaus – Park and Recreation Commission
Peter Simone - Simone Collins Landscape Architecture (SC)
David Stauffer – SC
Samirah Steinmeyer – SC
Doris Tindall – Resident
Edwin Travis – Board of Supervisors
Christy Zippi - Park and Recreation Commission

1. David S. began the meeting by reviewing the project schedule and summarizing the meeting agenda. He reviewed feedback gathered during the public meeting regarding Waln Run Park. It was noted that a future meeting with Waln Run neighbors is included in the Master Plan scope of work.
2. Peter S. discussed opportunities and constraints related to existing conditions at Waln Run Park. The question was raised about whether a trail easement exists along the north side of the park boundary. It was mentioned that an easement does exist and was recorded in the Bainbridge Development Plan from 1990. Ron M. suggested that any proposed trail should be located within the Waln Run Property rather than on private property to the north.
3. David S. reviewed the concept options developed by SC for Waln Run Park.

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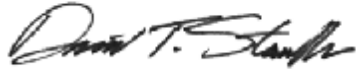
4. Option One suggests creating a meadow and multi use lawn area to help open the park up and improves visibility within the site. A series of trails are laid out through the site, providing a variety of potential experiences for the user.
5. Option Two assumes Township purchase of the adjacent Hill property for the purpose of expanding parkland. In this option, the Hill property building envelope contains a nature center and small parking lot. A hiking trail through the site connects to the Waln Run trail system. Pond restoration is suggested.
6. Option Three assumes the sale and private development of two acres of the Hill property with an open space/conservation easement on the remaining 9.5 acres. An agreement between the Hill Property owner, a buyer, the Township and a Land Conservancy could prove advantageous to all parties. An agreement between these parties could result in the sale of a largely unbuildable parcel of land, with tax credits to the buyer for allowing public use of lands within a conservation easement. This would provide public access to portions of the property which are unbuildable for the enjoyment of the community and the conservation of open space for wildlife use.
7. The suggestion was again made to consult a real estate agent to determine the market value and asking price for the Hill property. SC to inquire.
8. Comments and concerns regarding the concepts presented for Waln Run Park included:
 - A need for off-street parking for park users. Possible locations for parking include parallel parking along the 50' wide access off of Echo Hill Road, and parallel parking along Echo Hill Road. SC will further explore parking options along the 50' wide access.
 - Possible conflicts arising for the resident adjacent to the 50' wide access in the event that parking is provided within this access.
 - Issues with dust created by use of a gravel drive (if used) and parking within the 50' wide access.
 - Desire to minimize site disturbance and use of impervious surfaces.
 - Concern over liability and management issues associated with potential Township ownership and management of a pond was voiced. Examples of successfully managed Township owned ponds include those at Wilson Park and Willows Park. Each Township must decide how to regulate and manage ponds. The suggestion was made that the Township should consult with the Township insurance provider for how they view these issues.
 - The need to maintain a sufficient number of park users to provide adequate surveillance and sense of safety within the park without creating too much parking congestion and nuisance for adjacent neighbors.
 - A request for the length of a proposed trail loop to be an even half mile.
 - Concern over the use of woodchips and compacted soil for trail surfaces due to issues with erosion of materials and the need for added maintenance. The suggestion was made to use an asphalt surface for the main loop trail, as it would provide an appropriate surface for biking and jogging. The use of asphalt for the Waln Run loop trail would also provide a continuous surface consistent with that of the Allen Tract trail surface.
 - Peter S. suggested the use of porous asphalt for trails. This material would be advantageous in applying for an NPDES permit as it minimizes the amount of storm water runoff generated.
 - A need to clearly delineate property boundaries along the western and southern edges of the park. The use of a post and rail fence was suggested.
 - Possible need for a portable toilet for park users.
 - The expansion of meadow and lawn area within the park to create a more open feel.
 - The inclusion of a gazebo structure within the park master plan, which can then be omitted or relocated at a later date if necessary.
 - A sign at the entrance of the park.

9. The Squire Cheyney Conditions Assessment Report prepared by Frens & Frens will be emailed to the committee in pdf format.
10. David S. reviewed the existing conditions of the Squire Cheyney property, as well as comments received at the public meeting regarding its future uses.
11. David S. discussed the conceptual plan developed by SC for Squire Cheyney Park.
12. An adaptive reuse analysis prepared by SC was also reviewed. A draft decision matrix similar to the reuse analysis was prepared by the Historic Preservation Commission. Pros and cons related to various potential uses of farmstead structures were discussed.
13. Chris L. proposed using the spring house as a small museum.
14. Suggestions and comments regarding the proposed concept and uses for Squire Cheyney Park included:
 - A recommendation was made to stabilize the structures and sell a portion of the Cheyney property including the farmhouse and/or barn with conditions for building preservation. The sale could raise revenue needed for park improvements.
 - Concerns over the feasibility of Township, commercial or public use of the farmhouse and barn were voiced. The improvements required for public use are very costly and may jeopardize the historic integrity of the structures. Compatibility issues related to mixing public and private uses may affect the marketability of the house.
 - Township uses of the structures are few. The Township has no need for uses such as storage or maintenance; rehabilitation for public facilities may not be worth the cost.
 - The Township should be ready to manage the site as soon as ownership is turned over to them in order to protect the structures from further damage. This transfer of ownership may occur in as soon as six months.
 - Orleans Homebuilders, Inc. previously offered to sell the Cheyney farmstead property as part of their development. They may be better equipped than the Township to market the property, saving the Township time and cost involved in sale of the property. It is unclear as to whether the Orleans offer still stands.
 - It was suggested that uses for the house and barn should be considered together due to compatibility issues. Perhaps they can be sold as a package.
 - The option of a long term lease of the Cheyney Farmstead structures was suggested, with the burden of rehabilitation taken on by the tenant. The question of how the tenant would benefit from this arrangement was brought up.
 - Another alternative is to work with a Land Conservancy to purchase land (or to place the land in a conservation easement) so that the structures could be sold separately, with conditions for their preservation. This would reduce the purchase price of the house and would permit it to be used as a private residence. Preservation would become the responsibility of the owner.
 - There is a need to create restrictions on the sale of the historic Cheyney property in order to protect the structures. Including preservation restrictions in the deed would be the most effective way to protect the structures.
 - The consensus for use of the land on the corner of Highway 926 and Cheyney Road was for passive recreation. Some suggested the parcel as the location of a future Township building. The parcel could also continue in agricultural use.

15. It was suggested that Peter S. draft a memo to the Park and Recreation Board suggesting options for the preservation of the farmstead that might involve final negotiations with approvals for the Orleans Development. This memo may then be forwarded by the P&R Board to the Board of Supervisors.

Next Meeting: Steering Committee Meeting #3 will be held February 7, 2006 at 7:30 PM at the Thornbury Municipal Township Building.

Respectfully Submitted,
SIMONE COLLINS, INC.
LANDSCAPE ARCHITECTURE



David T. Stauffer, RLA
Project Manager

CC: SC Design Team

Thornbury Township - Squire Cheyney/Wain Run Master Plan
 Steering Committee Meeting # 2
 December 6, 2006, 7:30PM @ Thornbury Township Municipal Building

NAME	ADDRESS	PHONE	EMAIL
Anne Connolly	1338 S Concord Rd.	610-399-1299	
Rae Septoria	510 Timberline Tr	399-3703	
Caro J. Simel	760 S Westharrow Rd	355-3566	
DON MATHIASON	1231 CHEYNEY RD	610-399-0173	
ROD MILLER	1220 WESTWARD THORNWOOD RD	610-399-6985	
MANTON ROSSITER	1410 THURUSK LN WEST CHESTER PA	610 399 1425	
Edwin Jarvis	202 GARDENIA DR, WEST CHESTER, PA	610-399-5032	
CHRIS ZIPP	30 COUNTRY LANE CHAPEN, PA 19319	610-399-4314	
Lauren Durnam	339 College Hill Dr.	610-455-1453	
Breeds Durnam	" " "	"	
Maria Kelly	1338 College Hill Pa	610-455-1684	
Deb Ferraro	530 Timberline Trail W.C.	610 399 0455	

Squire Cheyney Park Master Plan
 Thornbury Twp., Chester County
 Preliminary Building Adaptive Reuse Analysis
 SC# 06013.1

FARMHOUSE: POTENTIAL USE	
	Private Residence / Caretaker
Square Footage	3200 SQ FT
Maximum Capacity	±2 residents
Required Parking Spaces	2
Ownership	Township/Rental
Approximate Cost (stabilization and rehab)	\$832,000-\$1,056,000 +
Revenue Potential	max. \$3200 month rent
ADA access	unnecessary for residential use
Opportunities	Entire building is used, most appropriate use, achieving ADA access not required, steady/consistent source of income
Constraints	May not be a substantial source of revenue, income from rent may take years to offset the cost of stabilization and rehab, public access to structures is prohibited
Compatibility with Adjacent Land Uses	May be incompatible with adjacent public/park uses. Compatible with nearby single family residential uses

Squire Cheyney Park Master Plan
 Thornbury Twp., Chester County
 Preliminary Building Adaptive Reuse Analysis
 SC# 06013.1

FARMHOUSE: POTENTIAL USE	
	Stabilization-Landscape Element / Storage
Square Footage	3200 SQ FT
Maximum Capacity	NA
Required Parking Spaces	0
Ownership	Township
Approximate Cost (stabilization and rehab)	\$192,000-\$256,000 (stabilization only)
Revenue Potential	None
ADA access	NA
Opportunities	Minimal maintenance/development expense, approachable to the public, grounds around structure can be developed for outdoor events-structure may help draw visitors/users, easily integrated into park setting
Constraints	Interior of building inaccessible to public, structure not used to its fullest potential
Compatibility with Adjacent Land Uses	Compatible with adjacent land uses

Squire Cheyney Park Master Plan
 Thornbury Twp., Chester County
 Preliminary Building Adaptive Reuse Analysis
 SC# 06013.1

BARN: POTENTIAL USE	
Community Use	Stabilization-Landscape Element / Storage
Square Footage	6200 SQ FT
Maximum Capacity	NA
Required Parking Spaces	maybe 2 for maintenance purposes
Ownership	Township
Approximate Cost (stabilization and rehab)	\$496,000-\$744,000 +
Revenue Potential	None
ADA access	NA
Opportunities	Minimal maintenance/development expense, approachable to the public, grounds around structure can be developed for outdoor events-structure may help draw visitors/users, easily integrated into park setting, limited storage use
Constraints	Interior of building inaccessible to public, structure not used to its fullest potential
Compatibility with Adjacent Land Uses	Compatible with adjacent land uses



2/12/07

Thornbury Township – Squire Cheyney and Waln Run Park Master Plan

SJC# 06013.10

Steering Committee Meeting #3 - MINUTES

Date/Time: 02/07/2007, 7:30PM

Location: Thornbury Township Municipal Building

In Attendance:

Anne Connolly - Planning Commission
Brooks Durham - Park and Recreation Commission
Lauren Durham - Park and Recreation Commission
Ron Miller - Park and Recreation Commission Chair
Mahlon Rossiter - Thornbury Township Manager
Peter Simone - Simone Collins Landscape Architecture (SC)
David Stauffer - SC
Samirah Steinmeyer - SC
Christy Zippi - Park and Recreation Commission

1. The meeting began with a brief presentation made by Robert Dan from Max Spann Real Estate and Auction Company. Robert discussed how the advertising, real estate and auctioning services provided by his company may pertain to the Squire Cheyney property, should the Township elect to pursue auctioning as an option for the sale of the farmstead.
2. David S. began the SC presentation by reviewing the project schedule and summarizing the meeting agenda. The scheduling of several required neighborhood meetings was discussed.
3. The committee suggested including residents of Bainbridge in the list of individuals to invite to a Waln Run Park neighborhood meeting. Residents living along College Hill Road were suggested as attendees for a Focus Group meeting. The first neighborhood meeting will be scheduled for the beginning of March. A list of possible dates will be made and a date will be selected. **SC will make a brochure for the first neighborhood meeting for the Township to distribute to residents door to door.**
4. Possible candidates for Key Person Interviews were discussed. Ron M. suggested that the committee generate a list of key people to be interviewed by SC.
5. Photos taken at Waln Run Park during a recent site visit were shared with the committee, along with SC observations about the site. Mahlon R. noted that the trail bed that will connect to the park's north entrance has been cleared as part of the current Sage Hill development.
6. The previous Waln Run Concept plan was reviewed and a summary of requested changes to the plan were noted. The revised conceptual plan was presented with two options for parking.

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7. Comments and concerns regarding the revised Waln Run concept included:
 - A desire to make the entry road as narrow as possible.
 - Planting a denser vegetative buffer along the park's eastern boundary, within the wetland area. The use of wetland tree species was suggested.
 - An issue with visitor parking along Echo Hill Road was voiced. The main concern was for the safety of children exiting vehicles on Echo Hill Road. It is likely that visitors will walk on the lawn along the road as a means of avoiding walking on the street, and residents may not approve. Peter S. suggested that due to the low level of traffic on Echo Hill Road, this is not a dangerous option.
 - A need to determine who would be in charge of the daily duty of unlocking and locking the entry gate to the park.

8. There were several concerns with the proposed entry drive and recessed parking lot in Option Two:
 - The main paved entry drive and parking lot would be accessible to vehicles only for special events, potentially remaining unused for a large portion of the year. It was noted that this did not appear to be an appropriate use of taxpayer's money.
 - Waln Run Park, envisioned as a passive use park, is not likely to be the location for large special events and will not require as much parking as was proposed. Goose Creek Park is considered the primary location for special events in Thornbury Township. Too much parking may encourage a higher use than is desired.
 - The location of parking at the end of the drive behind the adjacent residence may result in complaints from neighbors. The seclusion of the parking lot may encourage delinquent behavior.

9. The parking outlined in Option One was the committee's preferred alternative for several reasons.
 - It has a more attractive layout.
 - Parking is parallel to the entry drive rather than along Echo Hill Road or within the main park area.

10. Considerations for revisions to the Waln Run Park plan include:
 - Use of stabilized turf or porous pavement for parallel parking
 - Inclusion of benches, trash receptacles and plastic bags for collecting pet waste.
 - Extension of the post and rail fence along the eastern park boundary further north to provide a more effective deterrent to pond access on the Hill Property.
 - Using a mown grass path for non paved paths with a woodchip path used through the wetlands.

11. Dave S. summarized the E.L. Crow Marketing Analysis report for the Squire Cheyney property. The report explored possible revenue producing options for the farmhouse and barn. Several options were discussed, although none will guarantee sufficient revenue to offset restoration costs. SC will email a draft copy of the report to the Steering Committee.

12. Dave S. discussed the three ownership options proposed for the Cheyney Farmstead, as presented in a memo dated December 14, 2006 and a follow up memo dated December 19, 2006.

Option One results in Public/Private ownership of the farmstead with public access to the grounds but no public access to the private farmhouse and barn.

Option Two results in the farmhouse and barn being privately owned on a private lot. There would be no public access to the grounds or structures.

Option three suggests that both the farmstead buildings and surrounding land be available for public use. Thornbury Township would accept dedication of the land and

structures from Orleans under the condition that Orleans provides any necessary work to protect the existing structures from the elements, including shoring up any structural deficiencies. The farmhouse and barn would be preserved with the potential for public access/use determined in the future by the Township Board of Supervisors. With the existing structures in a secure, stabilized condition, the Township would have time to identify potential funding sources and raise funds for the future adaptive reuse of the historic structures.

13. Revised conceptual plans and design details were presented for Squire Cheyney Park.

14. Comments and concerns regarding the revised Squire Cheyney Park concepts included:

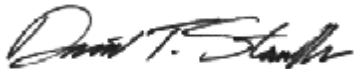
- The need for a vegetative buffer between the park and residents along College Hill Road.
- The relocation of the trail along the southern boundary further into the park and away from College Hill Road residences.
- Revising the proposed 10 acre private parcel boundary for the Squire Cheyney property so that it conforms to the shape of the existing creek and topography.
- It was noted that the wetlands along the creek (including the area where parking for Options 1 and 2 are proposed) experience occasional flooding. Subsequent design should take this flooding into consideration.
- Continued agricultural uses within the park would make this a unique site. Programming for agricultural areas could be flexible; when not being actively farmed, it can be maintained as a meadow. An agreement with homeowners in the adjacent new development would be required in order to establish intended agricultural uses within Squire Cheyney Park. This agreement may help mitigate any potential complaints from adjacent residents.
- An interpretive sign at the Cheyney Cemetery would be appropriate along the proposed park trail.
- A kiosk outlining park rules, gazebo or seating area for picnic uses, water fountain, and temporary restroom facilities should be included in the master plan.
- A line of evenly spaced trees—Sycamore, Maple, or Oak—along Cheyney Road and along the park entry drive would add to the park's character.

15. It was noted that a decision regarding stabilization, reuse or demolition of the barn should be reached relatively soon. The barn has the potential to become an attractive nuisance to new residents. In the case of demolition, the suggestion was made to consider reuse of building materials.

16. Peter S. suggested that the draft master plan document include as many options as possible for the reuse of the Squire Cheyney Farmstead. Stabilizing the buildings would buy time for the Township to decide how to proceed. Non-profit community groups could then be organized for the purpose of acquiring grant money for further development and rehabilitation of the Farmstead.

Next Meeting: Steering Committee Meeting #4 will be held March 7, 2007 at 7:30 PM at the Thornbury Municipal Township Building.

Respectfully Submitted,
SIMONE COLLINS, INC.
LANDSCAPE ARCHITECTURE



David T. Stauffer, RLA
Project Manager

CC: SC Design Team



3/15/07

Thornbury Township – Squire Cheyney and Waln Run Park Master Plan

SJC# 06013.10

Waln Run Neighborhood Meeting #1 - MINUTES

Date/Time: 03/06/2007, 7:30PM

Location: Thornbury Township Municipal Building

In Attendance:

Anne Connolly - Planning Commission
Brooks Durham - Park and Recreation Commission
Lauren Durham - Park and Recreation Commission
Nick Hanchak - Resident
Margaret Ann Kowalski - Resident
Thomas Kowalski - Resident
Mark Litwack - Resident
Don MacPherson - Historic Commission
Ron Miller - Park and Recreation Commission Chair
Percy Neall - Board of Supervisors
David Stauffer - Simone Collins (SC)
Samirah Steinmeyer - SC
Ed Travis - Board of Supervisors
Christy Zippi - Park and Recreation Commission

1. Ron M. began the meeting by introducing Steering Committee members and SC staff to residents, followed by an introduction to the Waln Run Park project.
2. Dave S. presented the site analysis, a summary of proposed park improvements and the latest conceptual plan for Waln Run Park to residents.
3. Residents were asked to comment on the proposed park improvements. Comments and concerns included:
 - The site is poorly accessible with limited parking. Visitors will be forced to park on Echo Hill Road if parking is not provided.
 - All agreed that the proposed porous asphalt path width is excessive for a park of this size.
 - The porous asphalt path is not likely to be used for exercise.
 - Concern over the amount of asphalt to be used for the access drive and path was expressed. It was suggested that alternative materials also be considered.
 - A recommendation was made to delay the construction of an asphalt drive until it is determined that it is needed—perhaps beginning with a gravel or stone road.
 - A fence along the park's western boundary was requested.

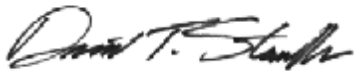
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- One resident expressed a desire not to see any improvements or development on this site and stated that neighbors had not been asked whether or not they wanted a park.
 - It was noted that park improvements will affect neighbors and a survey should be circulated to nearby residents so that they can offer input.
 - Perhaps a maintenance plan rather than a park design should be considered.
 - Concern for the welfare of the wildlife using the park was voiced. A bird sanctuary with a few platforms for viewing animals was suggested.
 - Preference for the use of shade trees rather than a gazebo or shade structure was expressed.
 - Less development within the park was suggested—a trail through a 'natural' setting.
 - A recommendation to omit the lawn area and replace it with more meadow was made—although removal of invasive vegetation would still be necessary.
4. A request was made for neighbors to receive print outs of the latest conceptual plans.

Next Public Meeting: Public Meeting #2 will be held April 3, 2007 at 7:00 PM at the Thornbury Municipal Township Building.

Respectfully Submitted,
SIMONE COLLINS, INC.
LANDSCAPE ARCHITECTURE



David T. Stauffer, RLA
Project Manager

CC: SC Design Team



3/15/07

Thornbury Township – Squire Cheyney and Waln Run Park Master Plan

SJC# 06013.10

Steering Committee Meeting #4 - MINUTES

Date/Time: 03/06/2007, 8:30PM

Location: Thornbury Township Municipal Building

In Attendance:

Anne Connolly - Planning Commission
Brooks Durham - Park and Recreation Commission
Lauren Durham - Park and Recreation Commission
Don MacPherson – Historic Commission
Ron Miller - Park and Recreation Commission Chair
Percy Neall - Board of Supervisors
David Stauffer – Simone Collins
Samirah Steinmeyer – SC
Ed Travis – Board of Supervisors
Christy Zippi - Park and Recreation Commission

1. David S. reviewed the project schedule. Samirah S. discussed the status of key person interviews, noting that only three responses have been received and follow up calls or emails will be required.
2. David S. presented recent revisions to the Waln Run Park and Squire Cheyney Park conceptual plans.
3. Comments regarding the revised Waln Run conceptual plan included:
 - The need to demarcate boundaries around the site in order to assist with mitigating negative activities and uses of the park, such as hunting.
 - Adding a fence along the western site boundary
 - Minimizing the park's trail width—with the exception of a portion by the park's entrance, where trash receptacles can be accessed and emptied.
 - Creating a more organic shape for the lawn area, as opposed to its current circular shape. Dave S. mentioned that the circular shape would likely not be discernable to park visitors from the ground level.
4. Comments regarding the revised Squire Cheyney conceptual plan included:
 - The alley along Cheyney Road should follow the alignment of the Road, not that of the trail.
5. Dave also shared SC design scenarios for the reuse of the Springhouse. One scenario suggests stabilizing and securing the structure, intermittently allowing public access for

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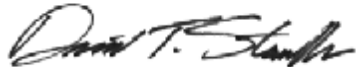
events such as tours or educational purposes. The other suggests the removal of the roof, creating an open ruin planted with wetland species that can be viewed by the public.

6. Comments regarding the reuse of the Springhouse included:

- Both ideas for the Springhouse were considered interesting.
- The idea of using the Springhouse for educational purposes was well received.
- The Springhouse should be preserved intact, with the opportunity for public viewing (either allowing physical access to the building or with windows through which the public may have visual access to its interior).
- Plantings could be located around the exterior of the building rather than on the interior.

Next Meeting: Public Meeting #2 will be held April 3, 2007 at 7:00 PM at the Thornbury Municipal Township Building.

Respectfully Submitted,
SIMONE COLLINS, INC.
LANDSCAPE ARCHITECTURE



David T. Stauffer, RLA
Project Manager

CC: SC Design Team



4/12/07

Thornbury Township – Squire Cheyney and Wain Run Park Master Plan

SC# 06013.10

Public Meeting #2 - MINUTES

Date/Time: 4/3/2007, 7:00PM

Location: Thornbury Township Municipal Building

In Attendance: Ed Crow – EL Crow Inc.
Peter Simone – Simone Collins (SC)
David Stauffer – SC
(See Attached Attendance List)

1. Peter S. began the meeting with introductions and a brief overview of the master planning process completed to date. It was noted that the plan is currently still in the draft stage and that public comment is invited. The Draft master plan report will be available at the Township for review during a one month public review period.
2. Mahlon R. stated that residents of College Hill Drive had been invited to the meeting and suggested that the Squire Cheyney Park plan be discussed first on the agenda prior to discussing the Wain Run Park master plan.
3. Dave S. provided a brief review of Squire Cheyney Park photos and the site analysis plan.
4. Ed C. presented the market analysis conducted to determine the potential for income producing uses of the existing Squire Cheyney farmhouse and barn. Several options were discussed including potential residential use for the farmhouse and art center use of the barn. It was noted that none of the studied uses will guarantee sufficient revenue to offset significant restoration costs.
5. The executive suite office reuse within the barn is not a desired use for the property and concern was noted over the amount of parking that would be required to accommodate this type of use.
6. The status of negotiations with Orleans regarding the Squire Cheyney farmstead were discussed. The Township's priority is to first stabilize the house and then the barn. Peter S. noted that the master plan provides the Township with many options for reuse and suggested that stabilization of the structures will allow the

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Board of Supervisors additional time to raise funds and determination ultimate use.

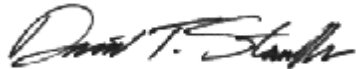
7. Dave S. presented the proposed improvements shown on the Draft Plan and reviewed the draft plan cost estimate. It was noted that construction of improvements will likely occur in phases over a number of years as funding becomes available.
8. It was suggested that the master plan include per acre maintenance costs so that the Township can adequately budget for park maintenance once improvements are constructed. Peter S. noted that the maintenance costs would be relatively low given the passive nature of the proposed facilities and the fact that large areas are proposed as meadow or for continued agricultural use. It was noted that one of the original project goals established by the project steering committee was that any proposed improvements require low levels of maintenance.
9. Comments regarding the Squire Cheyney Draft plan included:
 - The corner of Route 926 and Cheyney Road should not be developed.
 - The Township should not consider dedication of narrow, wooded open space area located between new homes and Route 926.
 - The master plan does not obligate the Township to do any improvements. The Township BOS will make the ultimate determination as to what improvements will be constructed.
 - The proposed trail system is thought to be the most heavily used feature of the park.
 - Continued agricultural use maintains the character and heritage of the farmstead.
10. The proposed buffer planting along the south park property line was discussed. Some residents noted that a dense screening is not desired. Peter S. noted that Thornbury Township should work with residents along College Hill Drive to determine the type of buffer planting that is ultimately proposed between the adjoining residential properties and the park.
11. It was noted that noise or visual intrusions along the southern park boundary are not anticipated. Dave S. stated that there is a significant grade change along the southern park boundary that adjoins the residential properties along College Hill Drive. The proposed park trail is shown approximately 10' lower than the elevation of the shared property line between the park and the residential properties.
12. A question was asked regarding the proposed surface of the existing farm drive. Dave S. noted that the master plan proposes resurfacing the stone drive with aggregate to maintain the existing character of the farm drive.
13. After a brief recess, the Waln Run Park Draft master plan was presented.
14. Dave S. noted that concerns identified during the Waln Run neighborhood meeting had been taken into consideration and that the plan had been revised to the proposed multi-purpose trail width reduced to eight feet.
15. Concern was noted that the trail width proposal of eight feet is still excessive given the fact the current trail within Goose Creek Park is only ± 4 in width. Peter S. stated that the Township could ultimately determine to construct the proposed trail to a width of less than eight feet.

16. Dave S. stated that comments were received that there was too much development proposed however $\pm 80\%$ of the park site would remain undisturbed as part of the park proposed improvements.
17. It was suggested that park boundary signage should be considered instead of split rail fencing along the south and west park boundaries. Another idea presented was to provide a simple post, with Township initials, installed at a certain interval along the park boundary. Both options are thought to be more cost effective solutions to providing split rail fence.
18. Peter S. reiterated that the Draft Plan will be available for review at the Township Municipal Building after the 4/17/07 presentation to the Board of Supervisors and that written feedback on the plan is appreciated. Additionally, it was noted that the plan will be posted on the Township website review.

Next Meeting: Presentation of Draft Plan to Township Board of Supervisors – April 17, 2007 at 7:00 PM at the Thornbury Township Municipal Building.

Steering Committee Meeting #5 – May 17, 2007, 7:30 PM at the Thornbury Township Municipal Building.

Respectfully Submitted,
SIMONE COLLINS, INC.
LANDSCAPE ARCHITECTURE



David T. Stauffer, RLA
Project Manager

CC: SC Design Team

Thornbury Township - Squire Cheyney/Waln Run Master Plan
Public Meeting #2
April 3, 2007, 7:00PM @ Thornbury Township Municipal Building

NAME	ADDRESS	PHONE	EMAIL
Brenda Hough	1406 E. Street Road	610-399-3212	bj.hough@comcast.net
Ann Arnold	1338 S Concord Rd.	610-399-1297	
Andrew Alexander	1327 College Hill Dr Cheyney	610-399-8933	Btlandrew1327@MSN.COM
Martin Kelly	1338 College Hill Dr Cheyney	610-455-1684	MartinKelly@Comcast.net
Lauren Duinan	1339 College Hill Drive	610-455-1453	lduinan@tattk.com
Ken + Amy Lynch	u	u	Bdutham2004@verizon.net
Christy Fieri	30 County Lane Cheyney PA	610-399-4314	CFIERI@VERIZON.NET
Don Holl / Zoe Spuch	1357 College Hill Dr Cheyney PA	610-395-	AmyK Lynch @ Verizon.NET
Ken + Amy Lynch	1231 Cheyney Rd		
Don McPherson	20 County Lane	(610) 399-3019	Robertboffley@verizon.net
Bob + Kris Patton	510 Timberline	610 399.3703	kseelau@bimplan.net
Kari Seelau			

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