

Site Plans

Based on feedback received from key person interviews as well as meetings with the Steering Committee, neighbors and the general public, several conceptual plans for each park were developed. Each plan was presented at Steering Committee or Public Meetings with comments and suggestions provided to the consultant by team members of the committee and others in attendance. Plan revisions were made to incorporate suggestions, as appropriate, while still meeting overall Township and community park goals.

This chapter contains descriptions and evaluations of conceptual plans and the draft plan prepared for each park.

Squire Cheyney Concept Plans

A preliminary concept plan was developed for Squire Cheyney Park and presented at the second Steering Committee Meeting on December 6, 2006.

Concept Plan #1

This concept plan proposes a trail through the Township parcel and the southern portion of the Orleans parcel. The trail alignment follows the stream as well as the western, southern and northern Township property lines. It leads visitors to the Cheyney Cemetery and to the Springhouse. Trails proposed in this concept plan connect to trails proposed



Concept Plan #1.

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by new residential development, creating a continuous system that connects the park to adjacent neighborhoods. This plan also proposes continued agricultural use, a managed meadow that extends into the Orleans parcel, and identifies areas with potential for historic interpretation. A little league field with parking for 30 vehicles is proposed at the corner lot north of the project site.

Also proposed is the development of the conservation parcel and Farmstead core for public use. The plan enlargement below shows the Farmstead structures restored for community use: the farmhouse is used as a rental property or visitor center/show house, and the barn is used as an arts center. A trail leads visitors through the farmstead and connects to the overall park trail system. Vehicular access extends onto the Farmstead parcel from new development to the north and off of Cheyney Road along the entry drive. Two parking lots accommodating a total of 30 vehicles are proposed. Several public spaces are also proposed including a plaza, garden and seating area, and a multi-use space.

The overall concept plan was well received. Feedback and suggestions centered on the use of the land on the southeast corner of Street Road and Cheyney Road and the development of the Farmstead core.

All in attendance agreed that the southeast corner lot should be reserved for passive recreation, not for use as a sports field. Some suggested the parcel as the location of a future Township building. Most agreed that the parcel could also continue in agricultural use.

The presentation of the Farmstead plan enlargement resulted in discussion about a range of possible ownership and reuse options for the Farmstead and its structures. All of the options discussed are outlined in detail in the Meeting Minutes for Steering Committee Meeting #2, found in the Appendix of this report.



Concept Plan #1 Enlargement.

Farmstead Reuse Options

Three ownership options were proposed for the Squire Cheyney Farmstead, as presented in a memorandum dated December 14, 2006 and a follow up memo dated December 19, 2006. Both memos can be found in the appendix of this report.

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

Option Two proposes that the farmhouse and barn are 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 with the provision 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.

With ownership and use options generally articulated, the consultant developed two conceptual plans reflecting how these options would potentially influence the layout of the overall park in relation to the farmstead.



Options One or Two: Private Use.

Private Farmstead Use Concept

This concept describes how both Options One and Two would influence the layout of the park. In this scenario the Orleans parcel is sold to a private owner. A ten acre parcel line is shown enveloping a majority of the parcel. This parcel is private and not open to park visitors. The southern portion of the Orleans parcel, containing part of the trail and the Springhouse, is deeded to the Township for park use.

A parking lot with twenty spaces is proposed along the entry drive for park visitor use. Public access onto the Farmstead parcel would be restricted.

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Public Farmstead Use Concept

The plan enlargement showing proposed farmstead development, referred to in the Preliminary Concept Plan, effectively described an ideal scenario for Public Farmstead Use. This plan enlargement was therefore reused as 'Option Three'.

The overall layout of the entire park did not change substantively for this revision. The main difference is that the little league field and parking for the field are no longer shown. Instead a trail loop is proposed in the northeast corner parcel with the potential for agricultural uses within the open field.

The feedback received after these concepts were presented included the following suggestions: the need for additional vegetative buffer plantings along College Hill residences to the south of the site, to pull the trail away from College Hill residences, to reconfigure the proposed 10 acre parcel property line so that it conforms to the stream and topography, to provide a picnic pavilion for visitors, and to include an evenly spaced row of trees along the entry drive and Cheyney Road.

Squire Cheyney Draft Plan

Suggestions made to the consultants regarding the overall park plan, as well as Concepts One and Two were incorporated into a Draft Plan.

The Draft plan proposes an allee of trees such as Sycamore, Maple, and Oak along the entry drive and following the Cheyney Road



Option Three: Public Farmstead Use.



Revised Overall Park Layout—shown with the Private Farmstead Use Concept.

alignment. The alignment of the ten acre private parcel is shown conforming to the location of the stream and existing topography. A pavilion is proposed to the north of the parking lot and adjacent to the stream. The plan also shows proposed areas for seating to be located throughout the site.

An 11x17 foldout of the Squire Cheyney Park Draft plan is located at the end of this chapter.

Waln Run Concept Plans

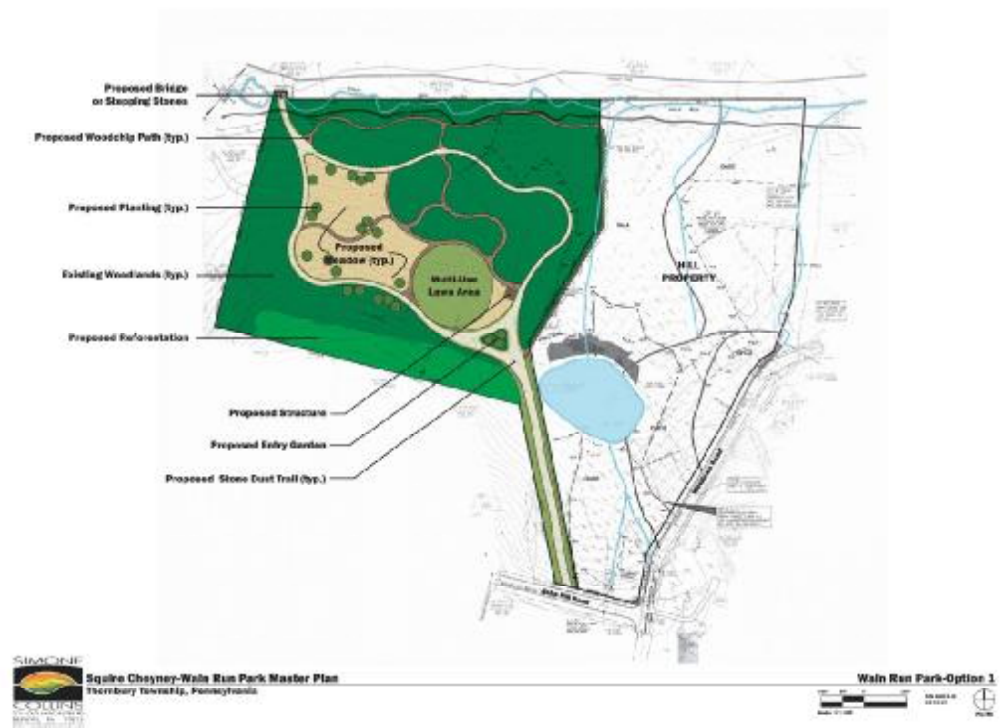
Three concept plan options were developed for Squire Cheyney Park and presented at the second Steering Committee Meeting on December 6, 2006.

Option One

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.

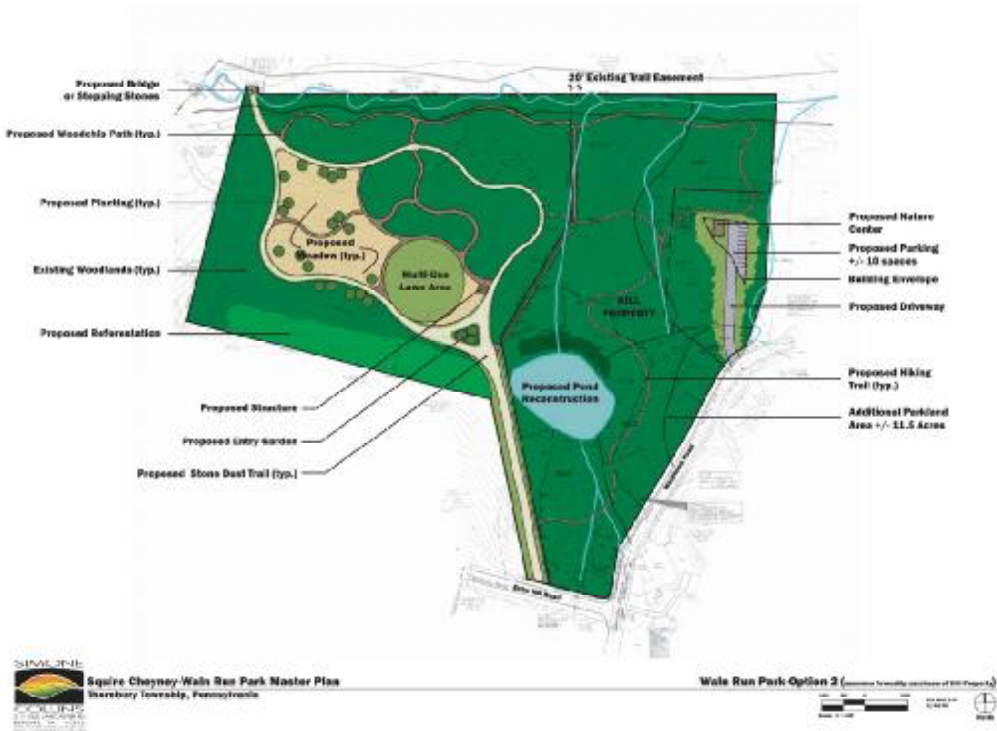
Option Two

This option 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.

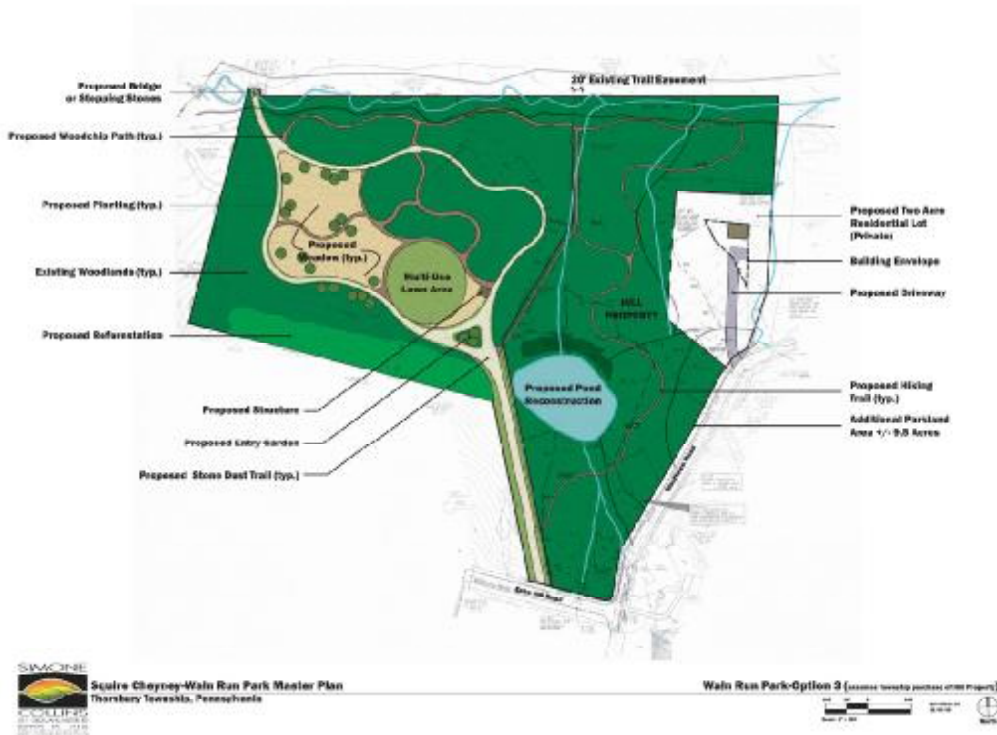


Waln Run Park Option One.

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Wain Run Park Option Two.



Wain Run Park Option Three.

Option Three

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.

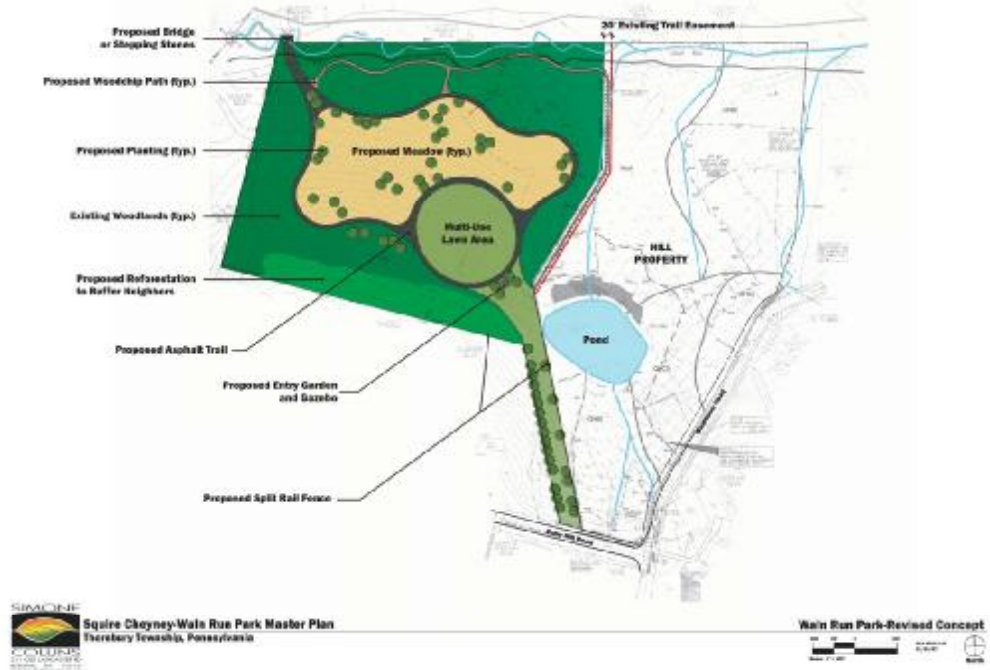
Suggested changes requested at the meeting included:

- Expansion of meadow and lawn areas
- Exploration of parking options
- The addition of a buffer along Echo Hill Drive
- A half mile asphalt loop trail
- Clearly delineated property boundaries along southern and western edges

Revisions based on the above requested changes were applied to Option One rather than the other two options. The acquisition of the Hill property is an uncertain variable for the current plans for improvements to Wain Run Park. Exploration of Options Two or Three may become pertinent in the future regarding the park's relationship to the Hill Property.

Wain Run Revised Conceptual Plan

Revisions to Option One were made resulting in the expansion of the meadow to approximately three acres, and the expansion of the lawn to approximately one acre.



Wain Run Revised Conceptual Plan.

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The asphalt loop trail is laid out so that it equals approximately one third of a mile in length. Property boundaries along the southern and western edges are delineated using post and rail fencing. A vegetative buffer is proposed along the western portion of the entry drive. Two parking and entry drive options were also explored.

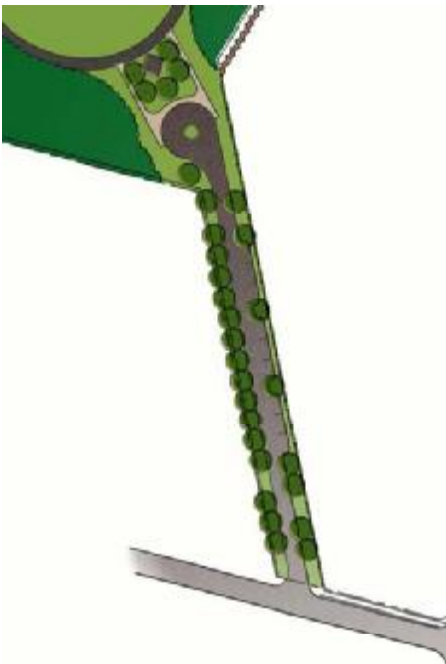
Some suggestions for the overall park layout included a request to have wetland trees planted along the eastern park boundary for additional screening, to extend the post and rail fence further north to discourage trespassing into the pond area, to use a mown grass/compacted soil surface for non-paved paths and a woodchip surface for paths through wetlands.

Parking Option One

This option proposes a porous asphalt entry drive with nine parallel parking spaces. The entry drive terminates with a turnaround featuring a rain garden where stormwater runoff from the drive is collected. At the end of the drive and turnaround is a proposed gazebo and entry garden.

Parking Option Two

This option proposes a porous asphalt drive with a three foot stabilized turf shoulder on either side. A stabilized turf overflow parking area with twelve spaces is offered at the end of the drive. This entry drive would be inaccessible for daily visitor use, blocked off with removable bollards or a gate. The main parking area for visitors is located along Echo Hill Drive where a total of eight parallel parking spots are available. This option also includes a gazebo and entry garden at the end of the drive.



Parking Option One.



Parking Option Two.

Parking Option One was the preferred parking option for two reasons: it has a more attractive layout and parking is parallel to the entry drive rather than along Echo Hill Road or within the main park area.

Suggestions in response to a Pre-Draft Plan were offered by the Steering Committee and neighbors residing near Waln Run Park. A desire for the park to have a more natural character was voiced, including a decrease in the width of proposed trails, and the use of trees for shade rather than a gazebo. Also requested was the addition of more meadow area in place of lawn, maintaining sufficient habitat so that the park could become a bird sanctuary. The need to demarcate boundaries around the site in order to assist with mitigating negative activities and uses of the park, such as hunting was also suggested. The request for additional post and rail fence along the western site boundary was made.

Waln Run Draft Plan

Suggestions regarding the revised Waln Run Park Concept, Pre-Draft Plan and parking options were incorporated into a Draft Plan.

The Draft Plan proposes the planting of wetland tree species along the eastern park boundary, the post and rail fence extended further north of the pond, mown grass/compacted soil path for non-paved paths, and a woodchip path through the wetlands. All paths are eight feet wide and a post and rail fence has been added along the entire western park boundary.

An 11x17 foldout of the Draft plan is located at the end of this chapter.

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Park Maintenance

Maintenance Philosophy

Squire Cheyney and Waln Run Parks will offer opportunities for passive recreation to accommodate a wide variety of users. Maintenance goals must strive to minimize any real or perceived risks of injury to users in addition to providing park facilities that are highly regarded and attractive. Maintenance for both parks is currently performed by a private contractor.

Funding for park maintenance is a concern in communities throughout the country. “Best maintenance or management practices” should be considered to provide strategies and actions that can make maintenance operations more efficient while reducing maintenance and operating costs.

The Township must continually strive to achieve high quality maintenance with as few funds as possible. Residents, scout groups, school students and other volunteer groups can greatly support maintenance efforts by undertaking “clean-up” events, sponsoring planting events, and encouraging residents to keep the park clean and litter free.

Maintenance Schedule

It is recommended that the Township develop a maintenance management plan which sets quality and performance standards for maintaining Squire Cheyney and Waln Run Parks. The following is a monthly outline of basic maintenance tasks that should be completed at both parks. The frequency, per month, of these maintenance tasks will vary between Squire Cheyney Park and Waln Run Park.

January

Pick up and remove trash
Tree pruning
Snow removal from parking areas and any formal walkways

February

Pick up and remove trash
Supplement wood chip trails
Signage inspection and repairs
Snow removal from parking areas and any formal walkways

March

Pick up and remove trash
Inspect park trees for winter damage/perform work
Snow removal from parking areas and formal walkways
Inspect open lawn areas for winter damage and perform necessary repair work
Aeration of all open lawn areas/top-dress as necessary and over seed with perennial rye
First mowing of open lawn areas
Fertilize and lime lawn areas (possibly April)
Apply dormant oil sprays to trees if warranted
Prune trees if needed

April

Pick up and remove trash
Mow open lawn areas
Sweep pavilion

May

Pick up and remove trash
Mow open lawn areas
Aerate open lawn areas
Sweep pavilion
Plant flowers and other landscape items (if needed)

June

Pick up and remove trash
Mow open lawn areas
Sweep pavilion

July

Pick up and remove trash
Mow open lawn areas
Sweep pavilion

August

Pick up and remove trash
Mow open lawn areas
Sweep pavilion
Supplement wood chip trails

September

Pick up and remove trash
Mow open lawn areas
Aerate open lawn areas
Sweep pavilion
Fertilize open lawn areas
Mark invasive species for winter removal

October

Pick up and remove trash
Mow open lawn areas
Aerate and top-dress open lawn areas
Repair damage/compacted areas-seed with fescue
Sweep pavilion
Fall leaf pick up

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November

Pick up and remove trash
Mow open lawn areas
Fertilize open lawn areas
Sweep pavilion
Fall leaf pick up
Turn off all water

December

Pick up and remove trash
Snow removal from parking areas and any formal walkways