



# OAKBOURNE PARK MASTER PLAN

COMMUNITY MEETING NO.1

SEPTEMBER 15, 2020, 7:00 PM



## Board of Supervisors

Richard (Dick) Pomerantz, Chair

Carol R. De Wolf, Vice Chair

Scott E. Yaw, Esq., Police Commissioner

## Project Coordinator:

Mila Robinson

# Public Meeting Agenda



- I. Welcome**
- II. Introduction of Design Team**
- III. Park Planning + Design Process**
- IV. Outreach + Engagement Process**
- V. Existing Conditions + Site Context**
- VI. Question + Answers**
- VII. Next Steps**



# Team At a Glance



## Key Contacts & Classification



**Andrew Mears, PLA**  
Project Manager/  
Park Planner



**Ann Toole, CPRP, CPP**  
Operations & Management/  
Public Engagement



**Neil Beach, PE**  
Transportation/  
Trail Planner



**Matt Gallisdorfer, PLA**  
Landscape Architect



**1,650+**  
Employee  
Owners

**49 YEARS**  
in Business

**#52** (ENR)  
Top 500 Design Firms

**#3** (ENR)  
Top Design Firms  
in the Mid-Atlantic



# Webinar Logistics and Etiquette

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- During the webinar all participants will be in listen-only mode. During the Q & A you will be able to **raise your hand** and the host will grant permission to verbally ask a question.
- To make a comment or ask a question, use the **Question & Answer button**. We will manage the questions during the presentation, some will be answered as we go, others at the end during the Q & A. All questions will be answered.
- This meeting is being recorded and will be available on the Township's website.
- Live polling



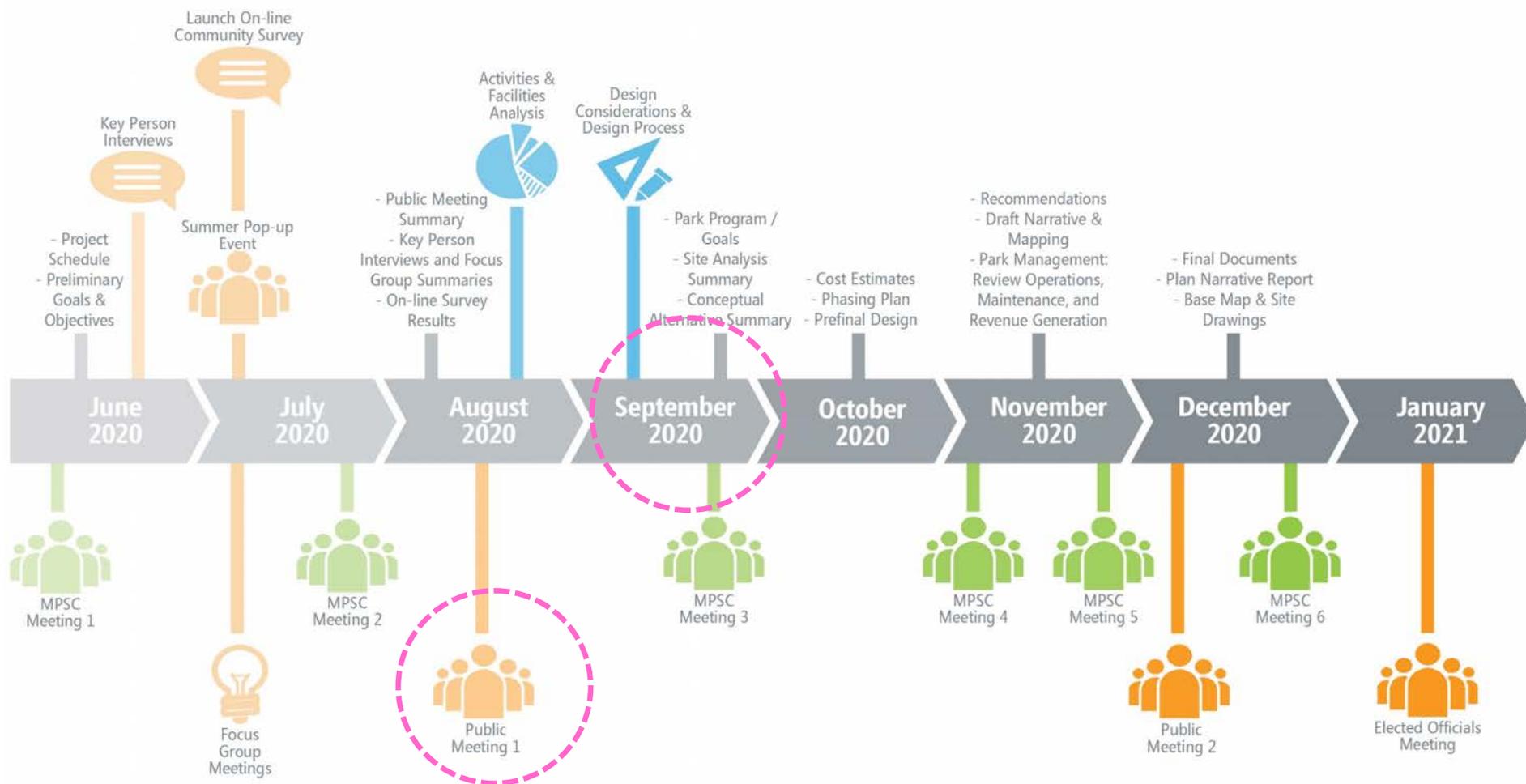


# Master Plan





# Project Schedule + Engagement Overview



The schedule includes up to six (6) coordination meetings with the MPSC Planning Team. Specific dates will be identified at the project initiation meeting.



# Outreach and Engagement

## Common Themes

1. Connect people to the past by reclaiming forgotten landscapes
2. Develop a park for everyone that is truly unique
3. Do not overdevelop the park
4. Develop a natural playground
5. Provide “real” restrooms
6. Connectivity
7. Parking needs
8. Infrastructure improvements
9. Retain the natural and historic character of the space
10. The Cope Tract is not seen as part of the park

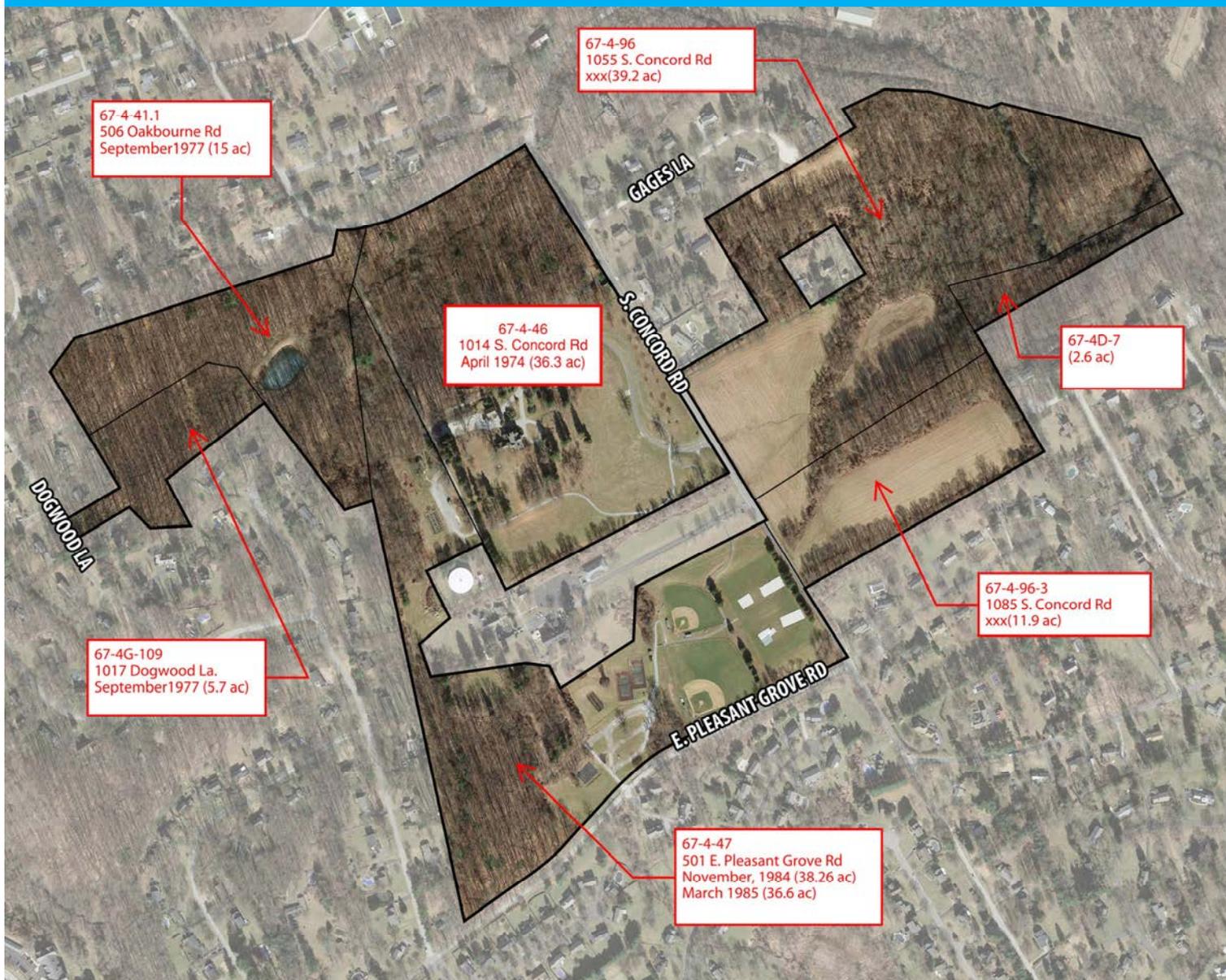
## Park Weakness

- Myriad of easements, covenants and restrictions that are conveyed with the individual parcels.
- The site is bisected by the Guadenzia House
- The grounds do not support the elegance of the mansion
- There is not enough parking to support functions and events at the mansion.

## Strengths and Opportunities

- Mansion is an amazing asset.
- Existing barn foundation and historic interpretation role
- Tranquil, Natural, and Serene.
- Must consider and map dedicated easements from the surrounding neighborhoods to the park.
- Integration of the Cope Tract into the overall vision for the park.
- Community Garden.
- Arboretum
- Everything is in one park here. Lots of open space and preserves in the area.

# Park Area



**144.7 Acres**

Total Area

**53.7 Acres**

East Side of South  
Concord Road

**91 Acres**

West Side of  
Concord Road

**10.8 Acres**

Gaudenzia House

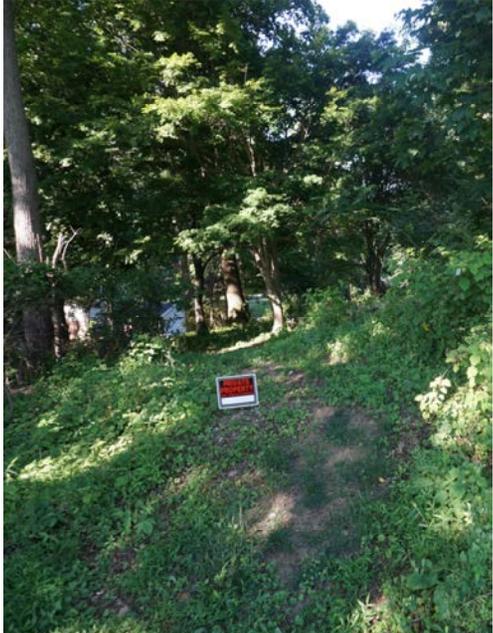
# Analyses



## Oakbourne Park Existing Site Inventory



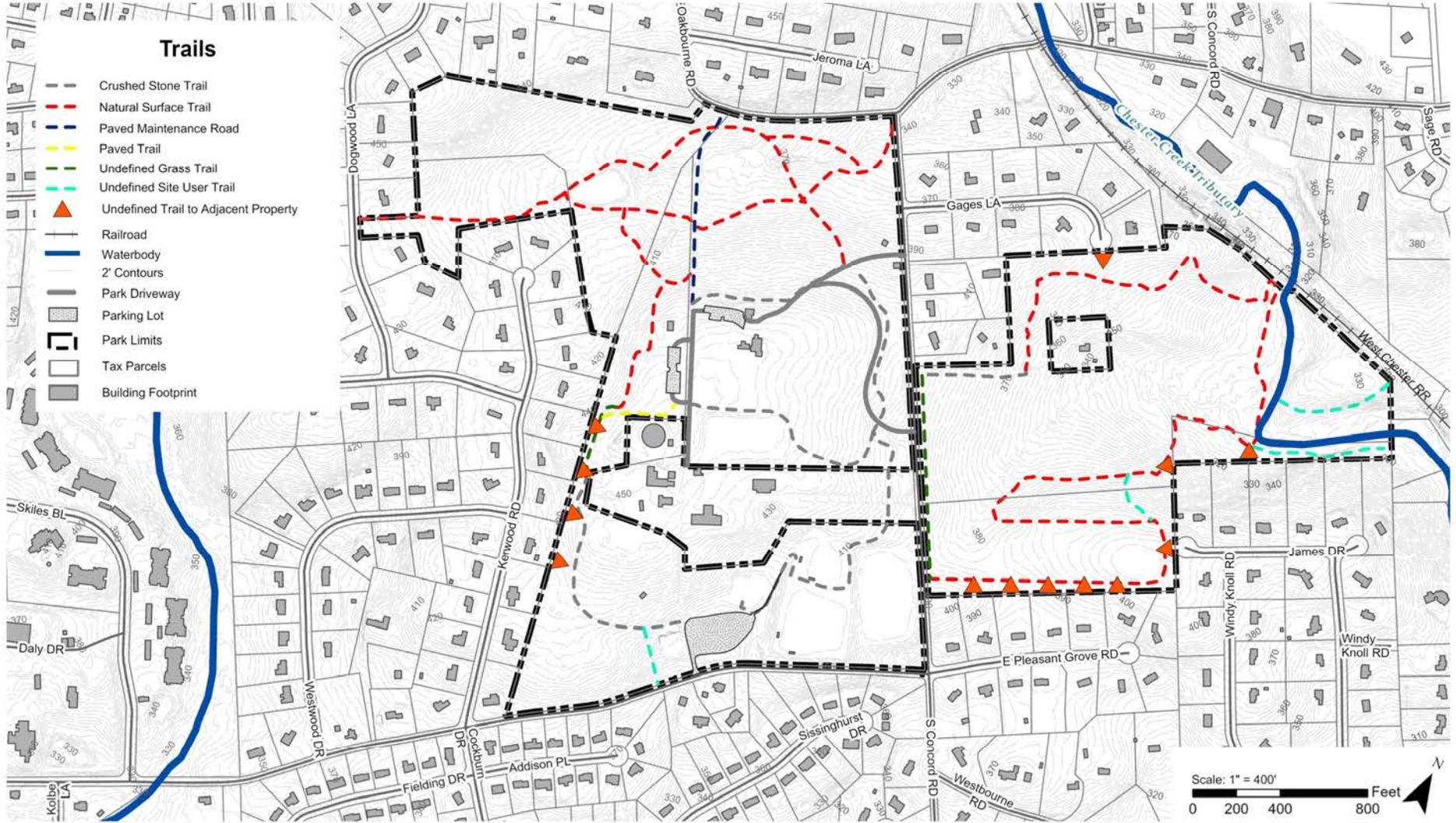
# Neighborhood Access Points



# Analyses



## Oakbourne Park Trails



# Existing Parks Facilities



Oakbourne Park  
Existing Site Inventory

Oakbourne Park	
Buildings	5
Paths and trails miles	3.5
Playgrounds	1
Picnic shelters	1
Community gardens	1
Basketball courts	1
Baseball field (300')	1
Baseball field (200')	1
Batting cages	2
Multi-purpose field (360'x225')	1
Multi-purpose field (360'x145')	1
Tennis Courts	2
Portable toilets	4
Natural area acres	90.5
Mowed Lawn area acres	36
Parking spaces	195
ADA Parking spaces	2

- A** 33 Spaces (2 ADA)
- B** 37 Spaces (0 ADA)
- C** 125 Spaces (0 ADA)
- D** 2 Spaces (0 ADA)



# ADA



## **ADA Issues in the Park**

- No ADA accessible route to the following elements:
  - Playground
  - Picnic shelter area
  - Community garden
  - Athletic fields (all)
  - Basketball court
  - Batting cages
  - Tennis courts
  - Picnic table in pond area
  - Fire pit / outdoor classroom
- Not enough ADA parking spaces provided.
  - Per ADA standards with 197 parking spaces, 6 should be ADA accessible including 1 van accessible space (only 2 provided).
- Nonconventional ADA parking spaces provided in paved parking lot adjacent to mansion.
- No ADA parking spaces provided for athletic area.
- Trail surfacing from athletic parking area to athletic fields is not ADA compliant.

## **ADA for Trails**

- ADA accessible routes are NOT required for hiking trails as long as they do not lead to any site elements (e.g. picnic tables, shelters, fishing, etc.).

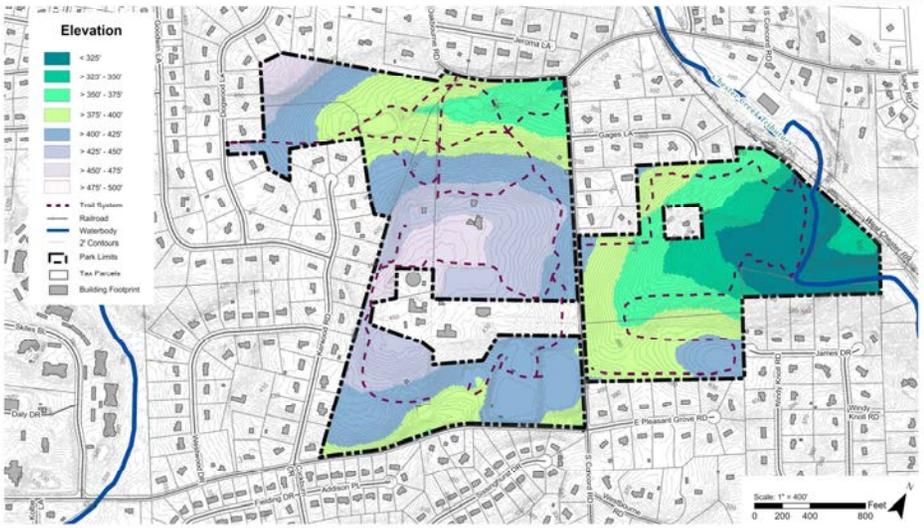
# Basketball Court



# Analyses



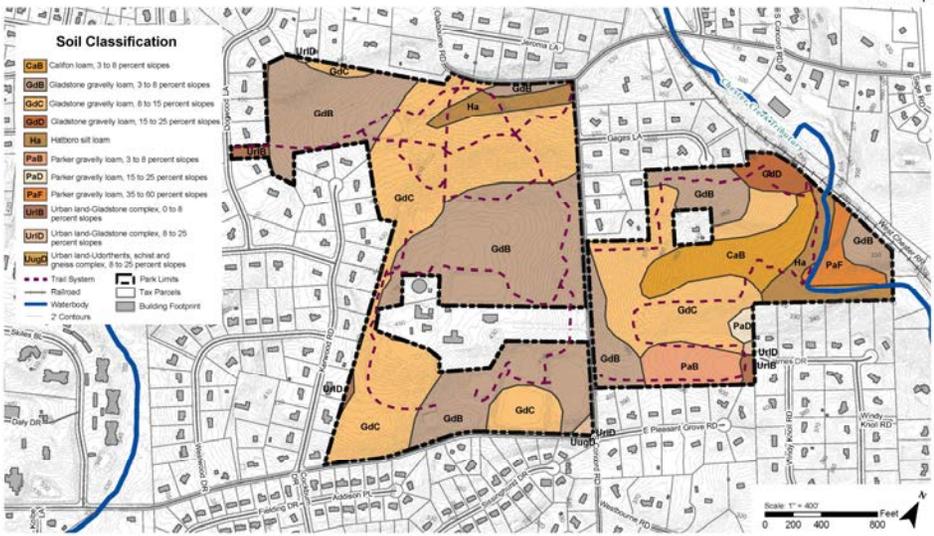
Oakbourne Park Landform/Elevation



Oakbourne Park Slope Map



Oakbourne Park Soils Map



Oakbourne Park Hydrologic Groups



# Analyses



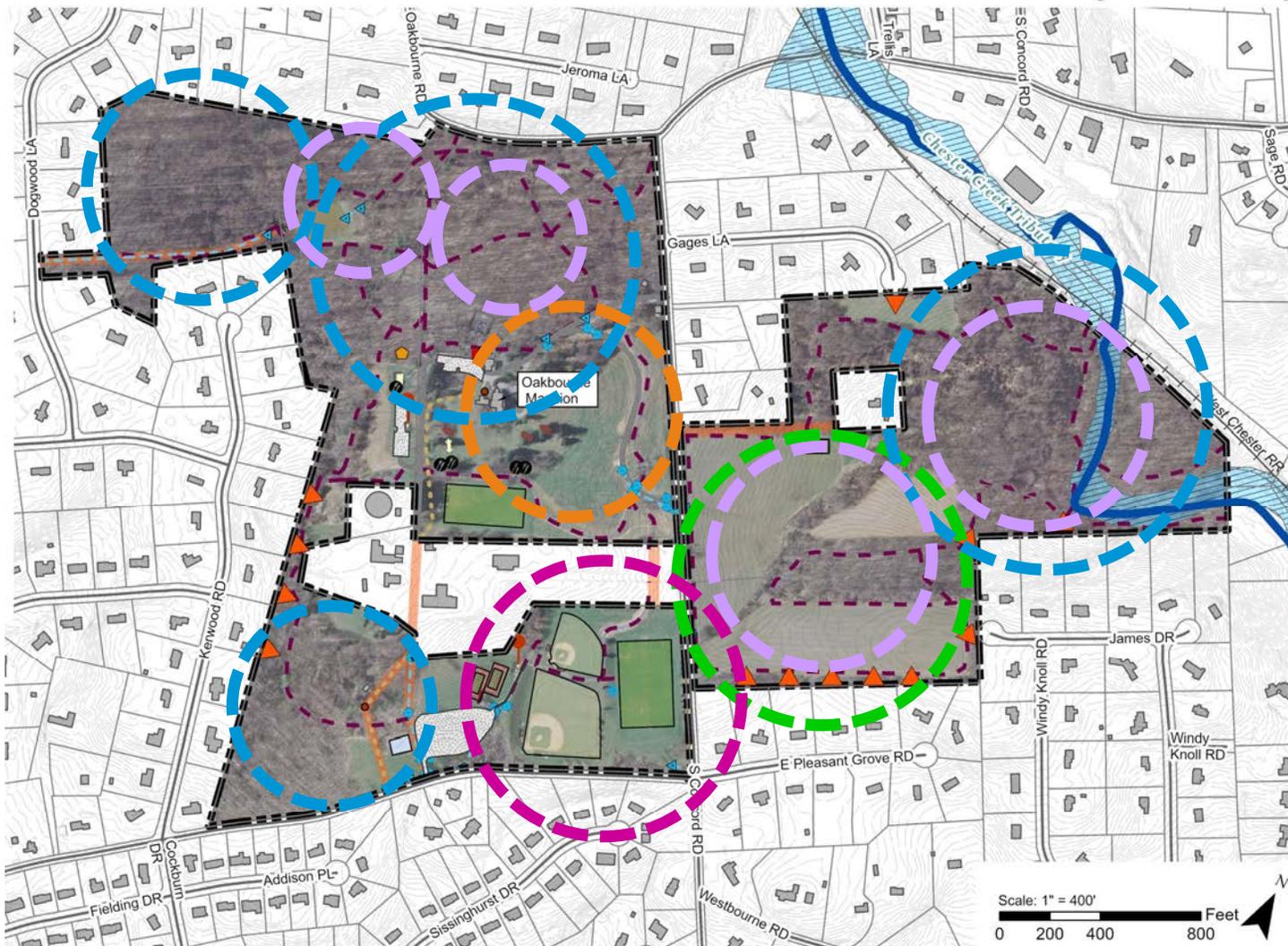
## Oakbourne Park Natural Capacity to Support Development





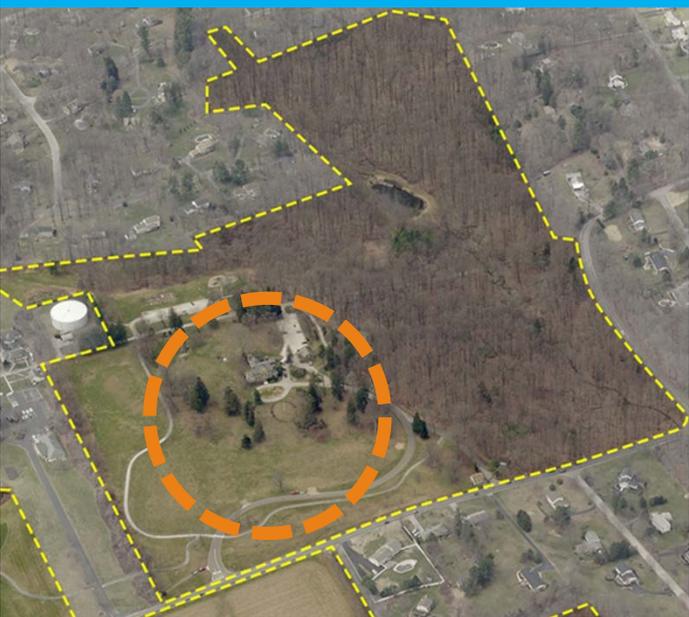
# Analyses – 5 Landscape Types

Oakbourne Park  
Existing Site Inventory



- CIVIC
- NATURAL
- ACTIVE
- AGRICULTURE
- SERENE

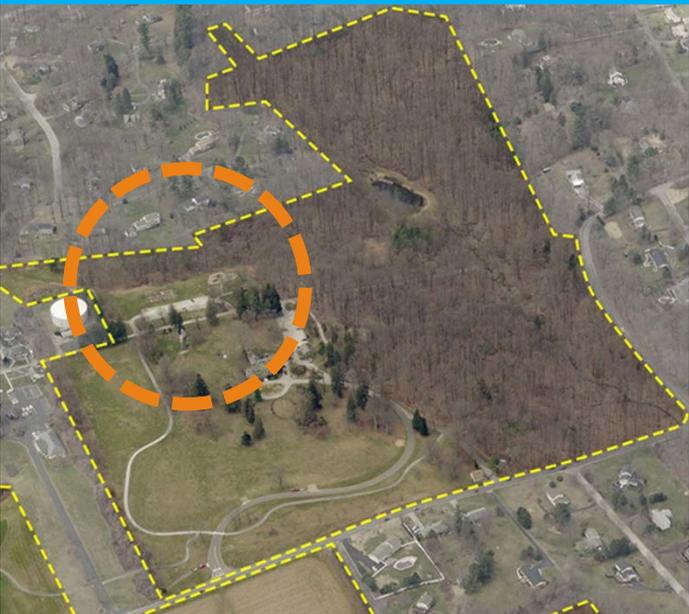
# Civic Landscape



# Civic Landscape



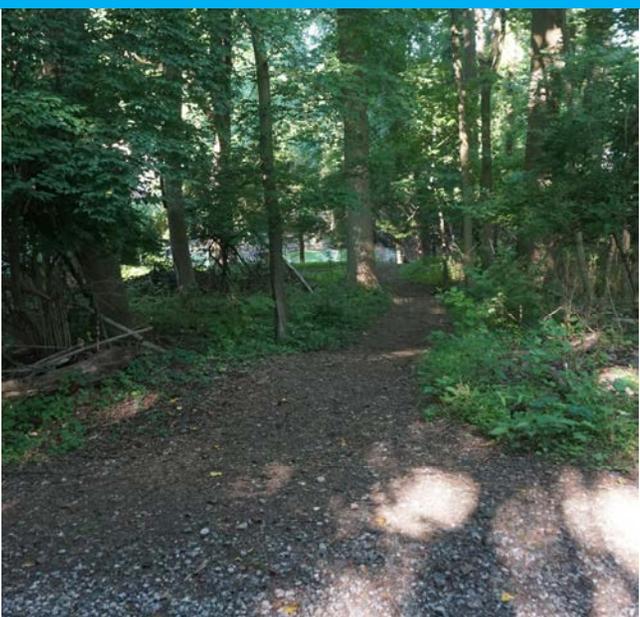
# Civic Landscape



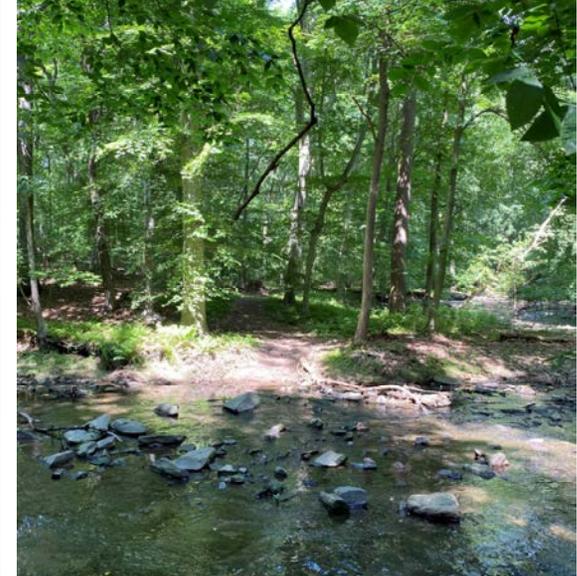
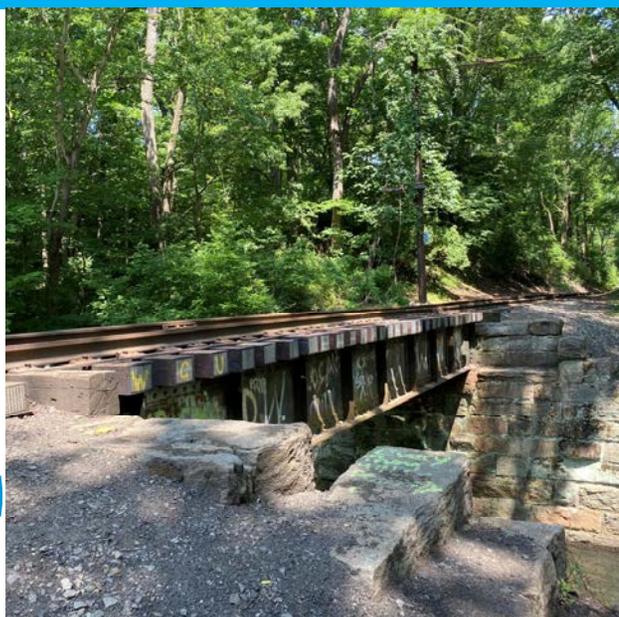
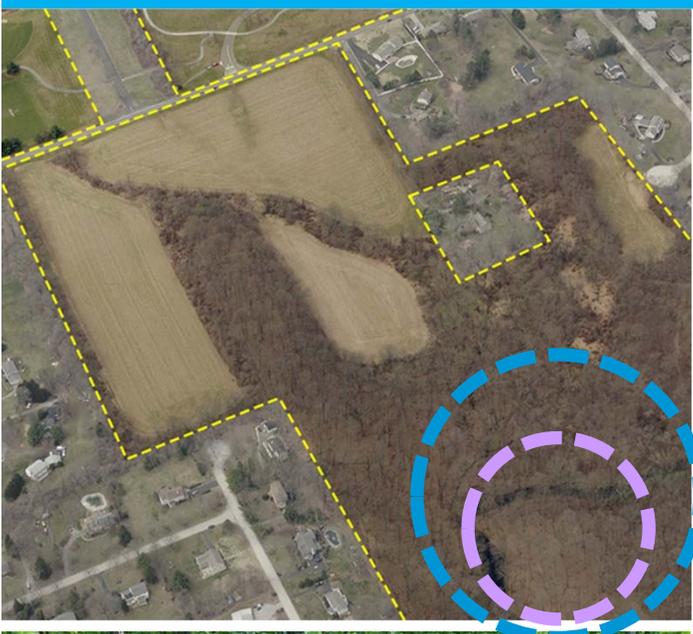
# Natural Landscape



# Natural Landscape



# Natural Landscape



# Active Landscape



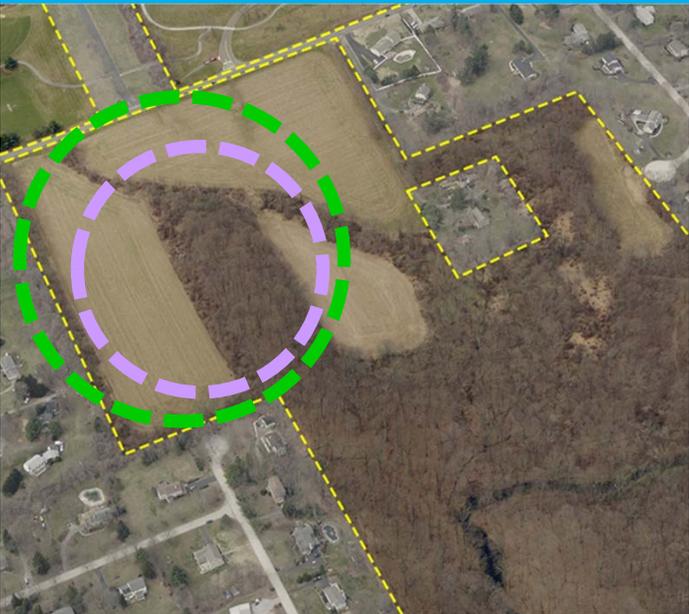
# Active Landscape



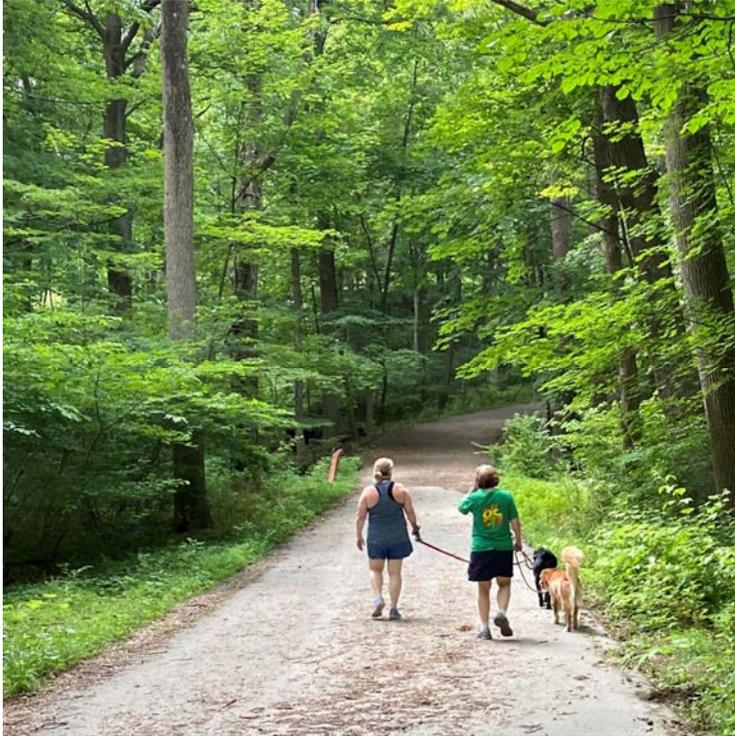
# Agricultural Landscape +



# Agricultural Landscape



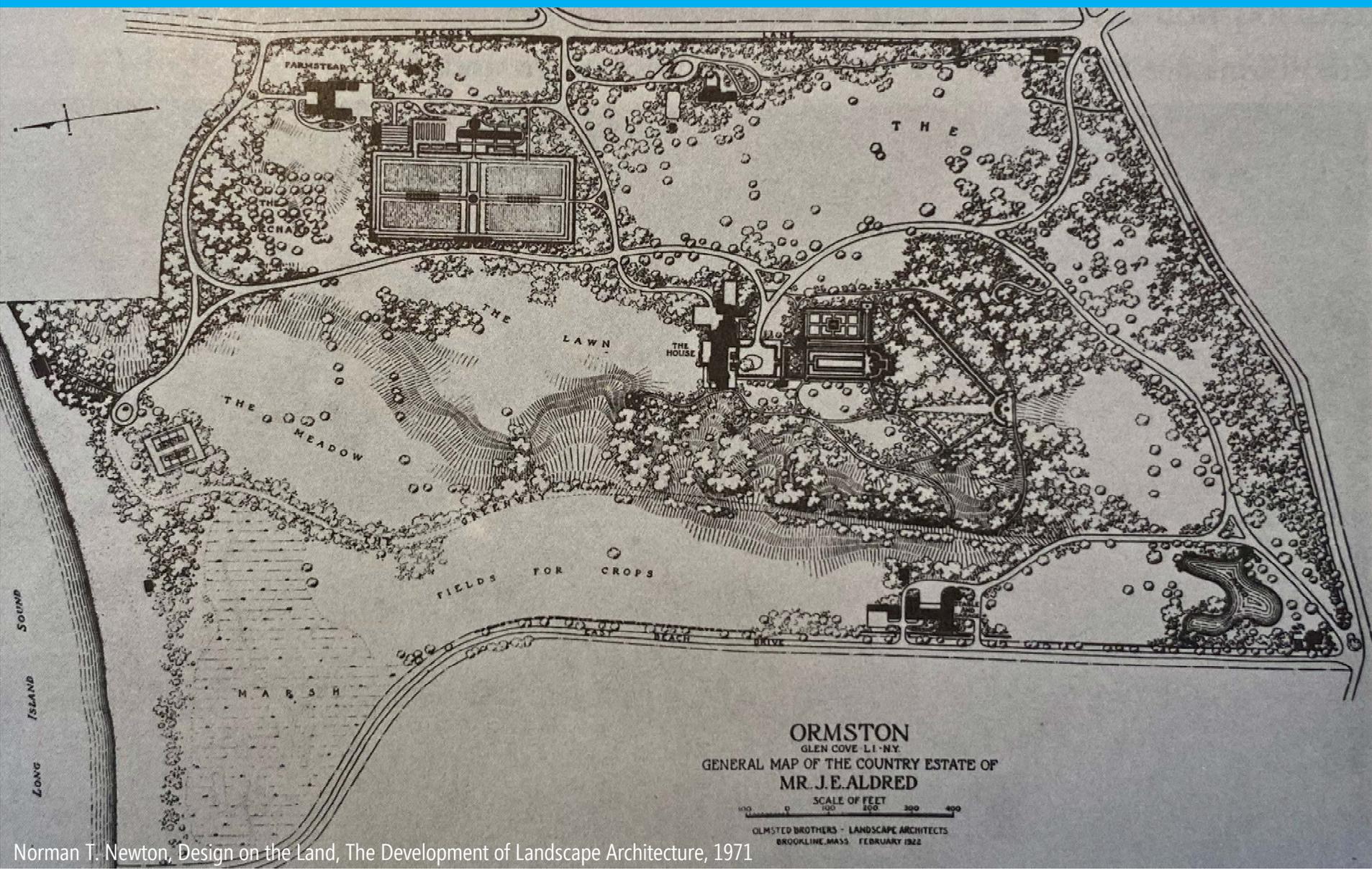
# Runners Park



# Cultural Landscape



# Country Place Era



Norman T. Newton, Design on the Land, The Development of Landscape Architecture, 1971

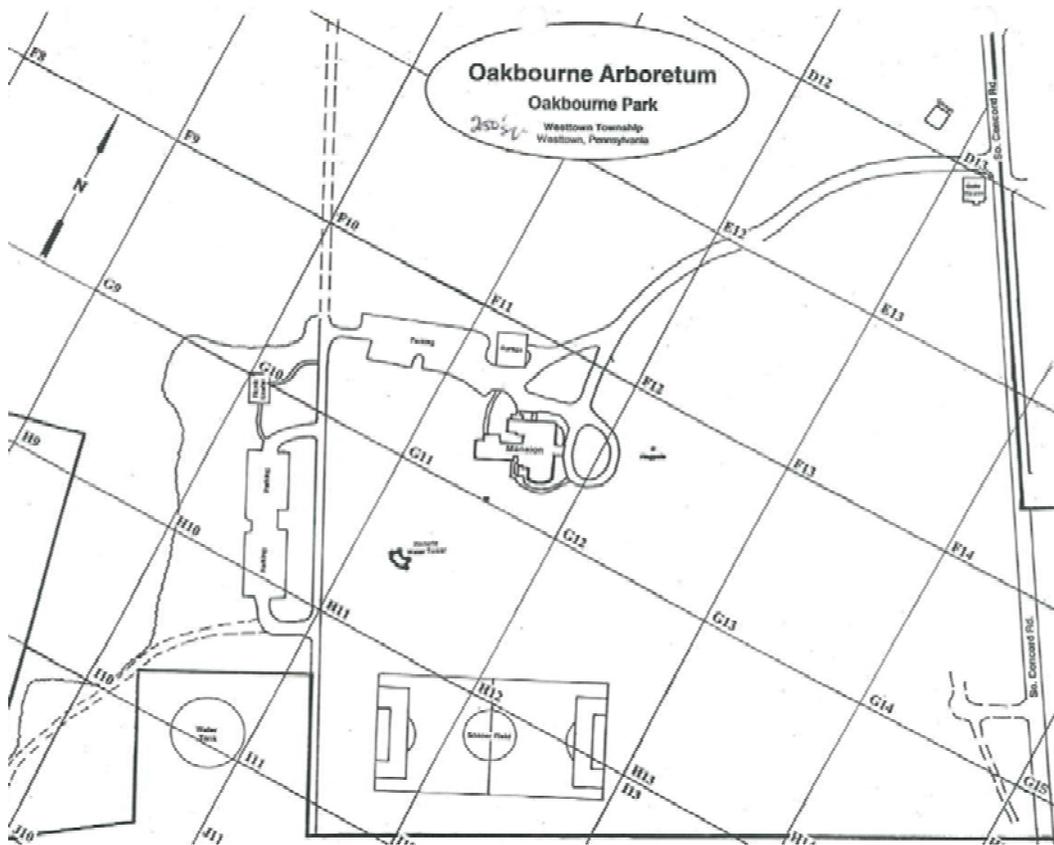
# Country Place Era



The Main Line Country Houses 1870-1930, William Morrison

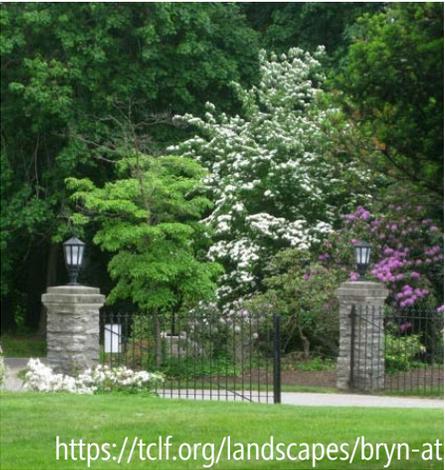
*View from Rosemont Station, ca. 1905*

# Arboretum



The Arboretum is part of the story!

# Country Place Era



<https://tclf.org/landscapes/bryn-attyn-historic-district>

# America's Garden Capital



## The Gardens

### Brandywine Valley

- 1 Brandywine River Museum of Art
- 2 Hagley Museum and Library
- 3 Longwood Gardens
- 4 Mt. Cuba Center
- 5 Nemours Estate
- 6 Welkinweir
- 7 Winterthur Museum, Garden & Library

### Bucks County

- 8 Andalusia Historic House and Gardens
- 9 Bowman's Hill Wildflower Preserve
- 10 The Gardens at Mill Fleurs
- 11 Henry Schmierer Arboretum
- 12 Hortulus Farm
- 13 Tyler Formal Gardens

### Main Line & Del. County

- 14 Barnes Arboretum at Saint Joseph's University
- 15 Chanticleer
- 16 Haverford College Arboretum
- 17 Henry Botanic Garden
- 18 Jenkins Arboretum & Gardens
- 19 Scott Arboretum

20 Stoneleigh:  
*a natural garden*

21 Tyler Arboretum

### Montgomery County

- 22 Ambler Arboretum
- 23 The Highlands Mansion & Gardens
- 24 PHS Meadowbrook Farm

### New Jersey

25 Barton Arboretum and Nature Preserve of Medford Leas

26 Grounds For Sculpture

27 Camden Children's Garden

### Philadelphia County

28 The Arboretum at Laurel Hill & West Laurel Hill Cemeteries

29 Awbury Arboretum

30 Bartram's Garden

31 James G. Kaskey Memorial Park

32 Morris Arboretum of the University of Pennsylvania

33 Philadelphia Zoo

34 Shofuso

35 The Woodlands

36 Wyck Historic House, Garden, Farm



Brandywine Valley

No: 6

## Welkinweir

1368 Prizer Road • Pottstown, PA 19465

Welkinweir is a 219-acre oasis of natural beauty in the pastoral heart of northern Chester County. The former estate features a 55-acre arboretum, historic estate house, and ecologically diverse woodland, wetland, and meadow habitats.

Est. **1935**

### Must-see Feature:

The Pennsylvania state champion Chinese hackberry.

### Admission:

Free, no tickets required.

### Passport Fulfillment:

Write down the secret code word found on the kiosks in the visitor parking lot.

### Garden Types



**219**  
acres

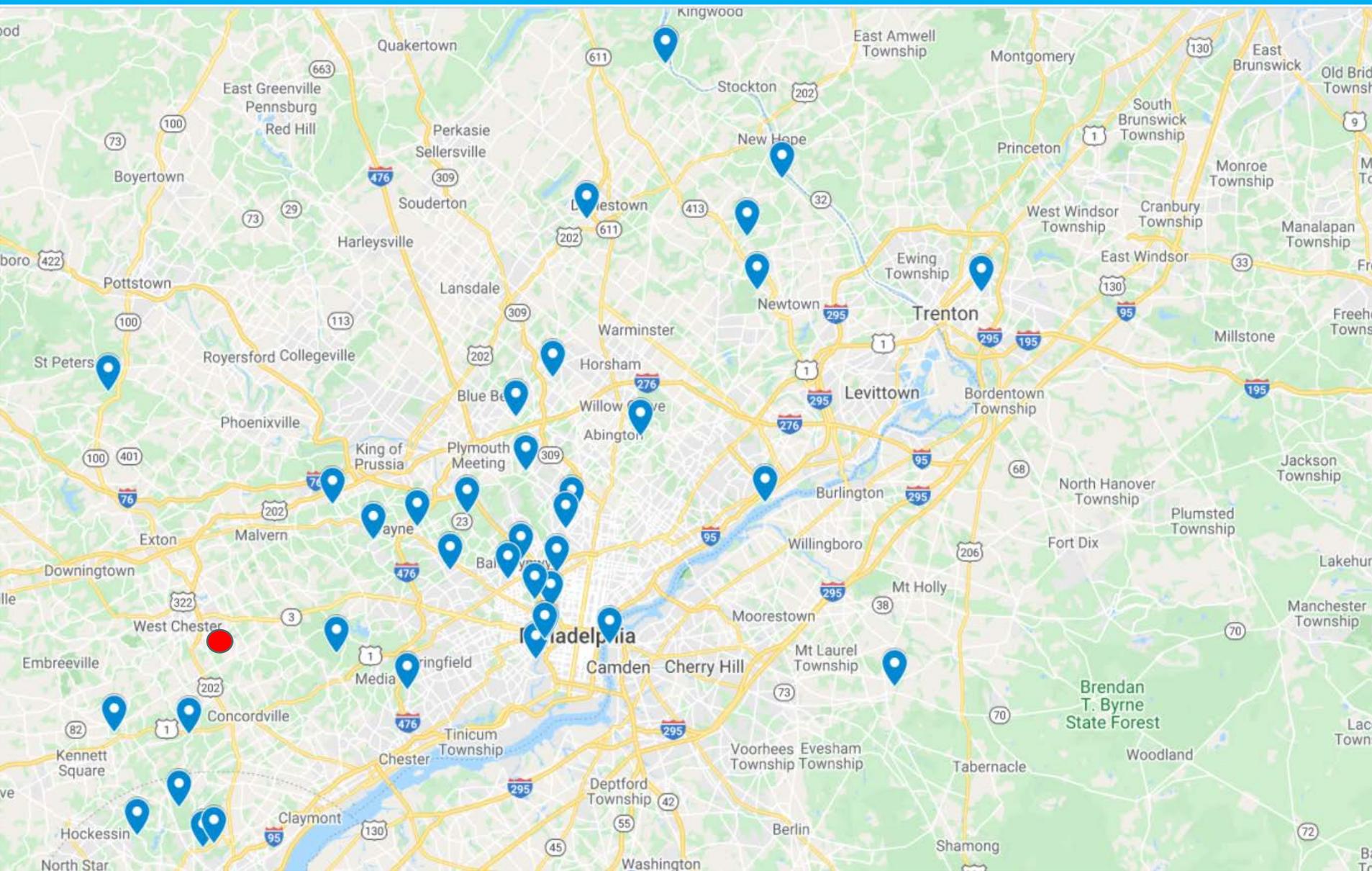
### Activities & Interest



@welkinweir

[welkinweir.org](http://welkinweir.org)

# America's Garden Capital



# Public On-Line Survey



Building Better Together

Progress 

## 2 What's Important To You?

What to do Next Task

3 4 5

THE SETON EXPERIENCE

CONNECTIVITY

Order your top 5 items above this line

- Natural Elements
- Play-kids/young families
- Activities for Couples
- Biking/Trails/Pathways
- Activities for Seniors
- Gathering Spaces
- Fitness/Sports
- Inclusive Play

From the priorities provided, rank your top 5 on how you would use Seton Park Spaces. Drag and drop in order of preference.



*Please drag 5 of the items above the line in your preferred order.*

OPEN SPACE THEMES

SPECIFIC FEATURES

OUR GRATITUDE

Suggest another

?



# Questions + Comments





# Next Steps



**Please email any additional questions or thoughts to:**

amears@jmt.com

Andy Mears, PLA

- I. Share the public on-line survey
- II. Summarize the survey results
- III. Develop conceptual park designs
- IV. Conduct a second public meeting to review the park design recommendations and operations and maintenance plan
- V. Finalize the park design recommendations