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

- 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

<table>
<thead>
<tr>
<th>Why Now?</th>
<th>Characteristics of Master Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Process</td>
<td>Deliverables</td>
</tr>
<tr>
<td>A Master Plan is...</td>
<td>What makes a good plan?</td>
</tr>
</tbody>
</table>

**Why Now?**

**Process**

**A Master Plan is...**

**Characteristics of Master Plan**

**Deliverables**

**What makes a good plan?**
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

Map of Oakbourne Park trails.
Existing Parks Facilities

**Oakbourne Park**

<table>
<thead>
<tr>
<th>Facility</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buildings</td>
<td>5</td>
</tr>
<tr>
<td>Paths and trails miles</td>
<td>3.5</td>
</tr>
<tr>
<td>Playgrounds</td>
<td>1</td>
</tr>
<tr>
<td>Picnic shelters</td>
<td>1</td>
</tr>
<tr>
<td>Community gardens</td>
<td>1</td>
</tr>
<tr>
<td>Basketball courts</td>
<td>1</td>
</tr>
<tr>
<td>Baseball field (300')</td>
<td>1</td>
</tr>
<tr>
<td>Baseball field (200')</td>
<td>1</td>
</tr>
<tr>
<td>Batting cages</td>
<td>2</td>
</tr>
<tr>
<td>Multi-purpose field (360'x225')</td>
<td>1</td>
</tr>
<tr>
<td>Multi-purpose field (360'x145')</td>
<td>1</td>
</tr>
<tr>
<td>Tennis Courts</td>
<td>2</td>
</tr>
<tr>
<td>Portable toilets</td>
<td>4</td>
</tr>
<tr>
<td>Natural area acres</td>
<td>90.5</td>
</tr>
<tr>
<td>Mowed Lawn area acres</td>
<td>36</td>
</tr>
<tr>
<td>Parking spaces</td>
<td>195</td>
</tr>
<tr>
<td>ADA Parking spaces</td>
<td>2</td>
</tr>
</tbody>
</table>

**Parking Spaces**

- **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
Analyses

Development Limitation

- Preservation (90.4 Acres)
- Limited Development (34.6 Acres)
- Limited Development (30.1 Acres)
- All other areas not included under Preservation or Limited Development.

Legend:
- Preservation
- Limited Development
- Development Limitation
- Trail System
- Railroad
- Waterbody
- 2' Contours
- Historic Viewshed
- Tax Parcels
- Building footprint

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-athyn-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
8. Andalusia Historic House and Gardens
9. Bowman's Hill Wildflower Preserve
10. The Gardens at Mill Fleurs
11. Henry Schmieder Arboretum
12. Hortulus Farm
13. Tyler Formal Gardens
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
22. Ambler Arboretum
23. The Highlands Mansion & Gardens
24. PHS Meadowbrook Farm
25. Barto Arboretum and Nature Preserve of Medford Leas
26. Grounds For Sculpture
27. Camden Children’s Garden
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

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.

Activities & Interest

@welkinweir welkinweir.org
America’s Garden Capital
What's Important To You?

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.
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