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December 2018

LITTLE FLOWER OPEN SPACE

MASTER SITE DEVELOPMENT PLAN



Little Flower Open Space Master Site Development Plan

December 2018

Prepared For:

County of Delaware
Court House and Government Center
201 West Front Street
Media, PA 19063



RESOLUTION NO. 2018-11

**A RESOLUTION CLOSING OUT COMMUNITY CONSERVATION PARTNERSHIPS
GRANT PROJECT (BRC-TAG-21-138)**

WHEREAS, the County of Delaware, with assistance from BCM/ATC Group Services, LLC, has prepared the Little Flower Open Space Master Site Development Plan; and

WHEREAS, the purpose of the Plan is to create an overarching vision for the development of the Little Flower Open Space as a County park that provides recreational opportunities for the community, protects the natural resources of the site, and connects people to nature and the community via safe places to walk and bicycle; and

WHEREAS, the Plan was financed in part by a Community Conservation Partnerships Program grant under the administration of the Pennsylvania Department of Conservation and Natural Resources, Bureau of Recreation and Conservation, under contract number **BRC-TAG-21-138**

NOW, THEREFORE, BE IT HEREBY RESOLVED by Delaware County Council that:

- a. The project was completed in accordance with the Grant Agreement.
- b. All project expenditures have been made and were in accordance with the Grant Agreement.
- c. The Plan and related materials are acceptable to the County.
- d. The Plan and related materials will be used to guide future recreation and conservation decisions.

ADOPTED THIS 5 DAY OF DECEMBER, 2018, by Delaware County Council.



John P. McBlain, Chairman

Attest: 

Anne M. Coogan, County Clerk

Acknowledgements

Delaware County Council

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This project was funded in part by a grant from the Keystone Recreation, Park, and Conservation Fund, Community Conservation Partnership Program, administered by the Bureau of Recreation and Conservation, Pennsylvania Department of Conservation and Natural Resources.
DCNR Project Number: BRC-TAG-21-138



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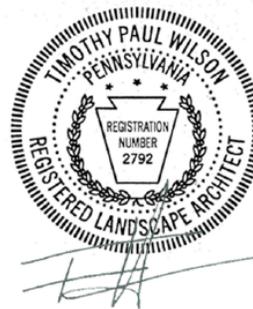
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Executive Summary

Executive Summary

PROJECT PURPOSE AND PROCESS

PARK MISSION

The mission of the Little Flower Open Space is to serve as a park that will provide recreational opportunities for the community, protect the natural resources of the site, connect people to nature, and connect the community to safe places to walk and bicycle. As the largest County-owned open space in the densely populated eastern portion of Delaware County, the park will provide opportunities for passive recreation, environmental education, and serve as a trailhead for the Darby Creek Stream Valley Park Trail, a segment of the Darby Creek Greenway, which is part of the Circuit, the regional trail network.

PROJECT GOALS

As a component of the Delaware County Park System, the Little Flower Open Space must:

- Reflect the wants and needs of the community
- Serve as a complimentary asset to the Delaware County Park system
- Be economically and environmentally sustainable

MASTER PLAN GOALS

In support of these goals, the purposes of the park master plan for the Little Flower Open Space are to:

- Reflect County and community consensus on park facilities and uses
- Establish a course of action for development of the property as a County park
- Guide development and management of the park
- Position the County for funding for implementation

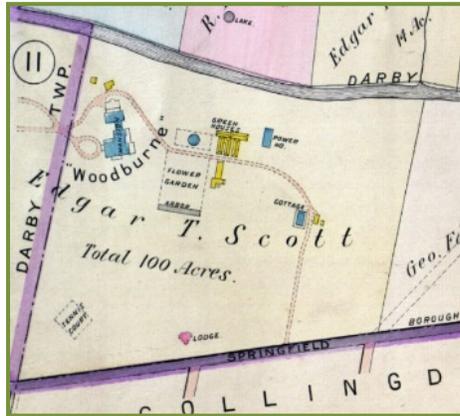
PUBLIC ENGAGEMENT

To achieve the project goals and purposes, a vigorous and informative public engagement process was conducted over the span of the project. The process was comprised of: five Study Committee meetings, held at various locations; two municipal focus group meetings, held at the William Reinl Recreation building in Aldan; 11 key person interviews; and three public meetings, two at Darby Borough Recreation Center, and a final meeting to adopt the plan at the County Government Center in Media, PA. See Appendix A for documentation, notes, and minutes from the project public engagement process.

HISTORY

HISTORY OF THE PROPERTY

Located on the Darby Creek, the site of the Little Flower Open Space was once a Revolutionary War encampment during British occupation (1777-1778). Before the Civil War, it was owned by George McHenry, president of the Philadelphia Board of Trade. After the Civil War, it was then owned by Thomas Scott, President Lincoln's assistant Secretary of War and president of the Pennsylvania Railroad. In 1906, Thomas's son, Edgar T. Scott, Sr., and his wife Mary commissioned architect Horace Trumbauer to design and build a new home for their growing family. The mansion would come to be affectionately known as "Woodburne." See 1909 map showing the Scott property in Figure ES-1, below.



Edgar T. Scott, Sr. died in France in 1918. His son, Edgar Jr., an investment banker, married Hope Montgomery (daughter of Col. Robert Montgomery, Ardrossan Estate) and merged the two families' financial interests. Mary Scott, a descendent, and one of her daughters lived at Woodburne until it was sold to the Sisters of the Divine Redeemer in 1936. The Sisters established an orphanage for girls in the Woodburne Mansion. It was later used as a retirement home for the nuns until the building's abandonment in 2005. Around that time, the Little Flower Manor Nursing Home was built on adjacent land; it is still operating today.

Figure ES-1: Historic Map of Scott Property

LITTLE FLOWER OPEN SPACE ACQUISITION

After a lengthy and complicated negotiation with the Sisters of the Divine Redeemer, Delaware County was able to purchase the Little Flower Open Space parcel, including all of its buildings, in June 2016. Technical assistance was provided by Natural Lands (formerly Natural Lands Trust). Funding to purchase the property was provided from a \$1.2 million grant from the Pennsylvania Department of Conservation and Natural Resources (DCNR), a \$224,000 grant from the PA Department of Community and Economic Development (DCED), and \$300,000 from the County's allocation from Act 13 Marcellus Shale Impact Fees. The total purchase price was \$1.7 million for the land and buildings.

In order to plan for use of the site as a park, the County applied to DCNR for additional funding to prepare a master site development plan for the property. In 2016, the County received a \$52,000 grant for preparation of the plan. An equal amount of match for the grant was provided by the County in the form of in-kind service, for a total project cost of \$104,000.

RELATIONSHIP TO THE DELAWARE COUNTY PARKS SYSTEM

The Delaware County Park System is made up of 11 major parks, which are identified in Figure ES-2.



Figure ES-2: Delaware County Park System Map

Executive Summary

Darby Creek corridor, connecting northward to Haverford / Upper Darby Townships and southward to Darby Borough Transportation Center. The Darby Creek Greenway, of which the Stream Valley Park Trail is a part, will extend from Radnor Township to the Cobbs Creek Connector and ultimately to the John Heinz National Wildlife Refuge at Tinicum.

HISTORIC AND CULTURAL RESOURCES

HISTORIC AND ARCHEOLOGICAL RESOURCES

As discussed previously, the Little Flower Open Space site has a very rich history. Aside from the fact that several structures were designed by Trumbauer, a prominent “Gilded Age” architect, its importance draws from the fact that it represents a window into the social and architectural history of a century ago. The site is also important for its archeological resources, which may be substantial due to the limited earth disturbance on the site.

HISTORIC STRUCTURES REUSE STUDY

The most significant of the structures on the site are those designed by prominent architect, Horace Trumbauer. They include the Woodburne Mansion and the Power House (aka “the Barn”). Due to their potential for preservation and reuse, a project task included a historic structures reuse study.

Woodburne Mansion

This is a large masonry and timber construction mansion from the second decade of the work of the firm of Horace Trumbauer, Architect. Completed in 1907, it is approximately 49,000 sq. ft., including the basement.

The building is functionally three stories, having living areas/occupied space in both the attic level of the more than 20-room residential wing, and the basement area of the more than 30-room service and servant’s wing to the rear of the building. The exterior of the building appears sound, and the County has made attempts to keep the building secure.

Despite these efforts over the past few years, vandals have gained entry. There is evidence that people have used the structure for shelter, and there is some graffiti in the interior. It appears that water is regularly infiltrating the building (Figure ES-5). Inspection of the attic level revealed that the copper roofing on the dormers and copper flashings have been removed and daylight is visible through areas of the roof. Upper level floors show areas of significant rot that are starting to collapse and fail.

Based on input from the consulting architect and through the public participation process, a number of reuses were proposed for the building; it is large enough to house several different uses at the same time. However, there was never any agreement as to specific reuses. As compiled in Chapter 2, costs for various reuse scenarios (as well as demolition), would be very expensive. Reuse/restoration will require a public-private partnership. Costs for complete restoration range from \$13,723,000-\$17,088,000, and demolition costs range from \$1,058,000-\$1,587,000. Alternative park concepts with and without the Mansion are presented in Chapter 3 of the plan.



Figure ES-5: Pillared Entrance of the Mansion

Power House (“The Barn”)

“The Barn” (Figure ES-6), which was also designed by Horace Trumbauer, actually served as the Power House for the Woodburne Mansion. The 2,200 sq. ft. building, dating from 1907, apparently housed two large generators in its Engine Room, and had a separate Storage Battery Room in the rear. There has been little to no maintenance of this structure for many years. It is not secure, and it is subject to some vandalism. Significant repair work is required, including repairs to the masonry, roof structure, roofing, roof flashings, soffits and trims, and the doors and windows.



Figure ES-6: “The Barn” Power House

The size and arrangement of windows and doors of the structure suggest at least some value to pursuing adaptive reuse of the structure considering its contribution to the history and historic architecture on the site. The concept plan for the Little Flower Open Space is proposing that “the Barn” become an education center that will also serve as a trailhead for the Darby Creek Trail.

RECOMMENDED SITE DEVELOPMENT PLAN CONCEPT

CONCEPT 2

Comments and recommendations regarding usage of the site, and particularly Woodburne Mansion, differed greatly. Many of the discussions focused on safety, cost of maintenance, and impact of park development on the local communities. However, a consistent comment with regard to recreation facilities on the site was that the park should focus on passive vs. active recreation facilities. Therefore, the final master site development plan, based on Concept 2, is largely focused on passive facilities, which are consistent with local user demand and the values set forth in the established park mission statement. The final site development plan is shown in Figure ES-7 on the following page.

The park’s proposed facilities, which capitalize on existing elements of the landscape, include a scenic overlook to allow for viewing of the Darby Creek stream valley, allée of trees connecting various areas of the site to the Mansion, picnic groves, multi-purpose unmarked open space, tot lot, an internal trail system, and connection to the Darby Creek Trail. An educational center is proposed for “The Barn,” which will also act as a trailhead. Community health and healthy eating are important concerns in Delaware County, so like Rose Tree Park in western Delaware County, a community garden was added in support of local goals for healthy eating. All proposed uses for the Woodburne Mansion fit neatly into such a scenario.

Pending the outcome of a detailed condition study, identification of appropriate uses for the Mansion and partners for its redevelopment, or if the condition deteriorates such that it is in such poor condition that partial or full redevelopment is unjustified, demolition may be a necessary option for some or all of the Mansion. In that event, the plan identifies several alternatives for reuse of the Mansion’s footprint as a destination playground with interpretive signage discussing the history of the site.

Development of the park is proposed in phases, with Phase I focusing on park access and facilities that could be used immediately by the community, including a new meandering sidewalk, access drive, parking, signage, picnic areas, and community garden. Subsequent phases of development will address a trail loop and development of the education center and outdoor market space.

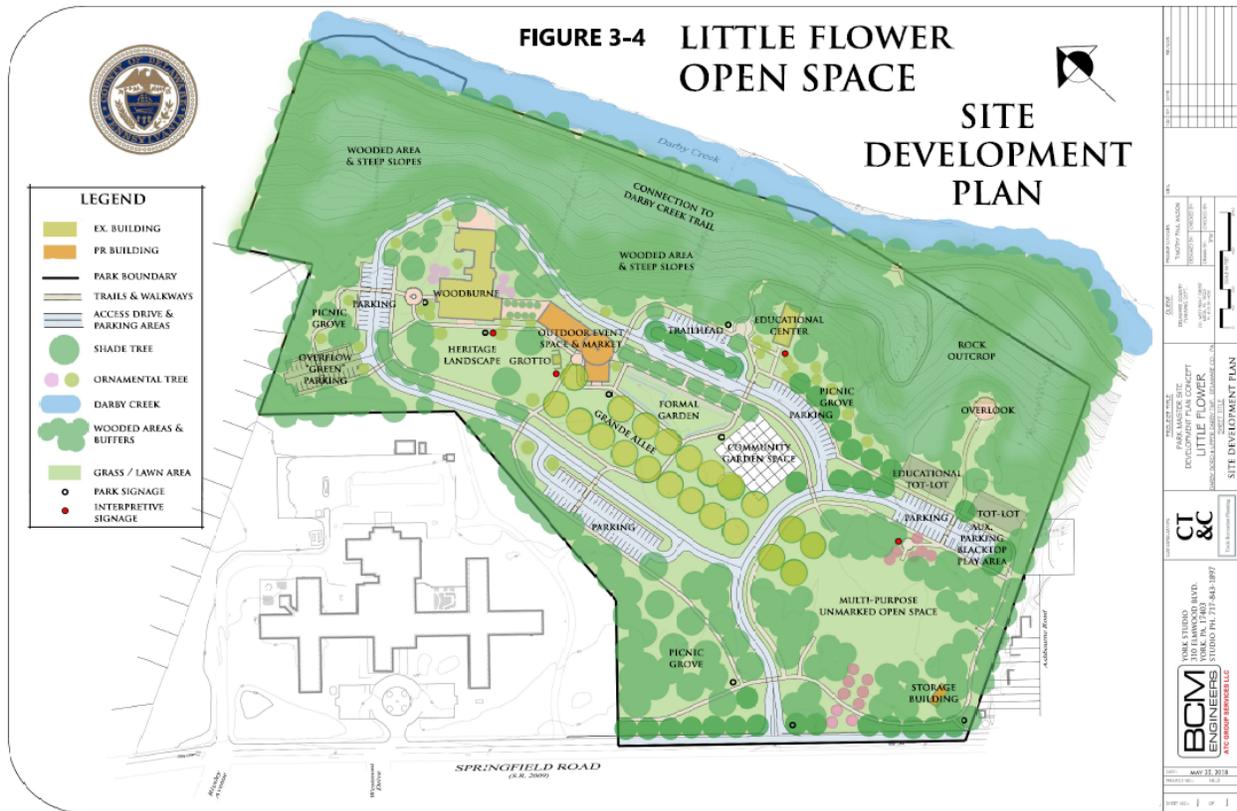


Figure ES-7: Little Flower Open Space Site Development Plan

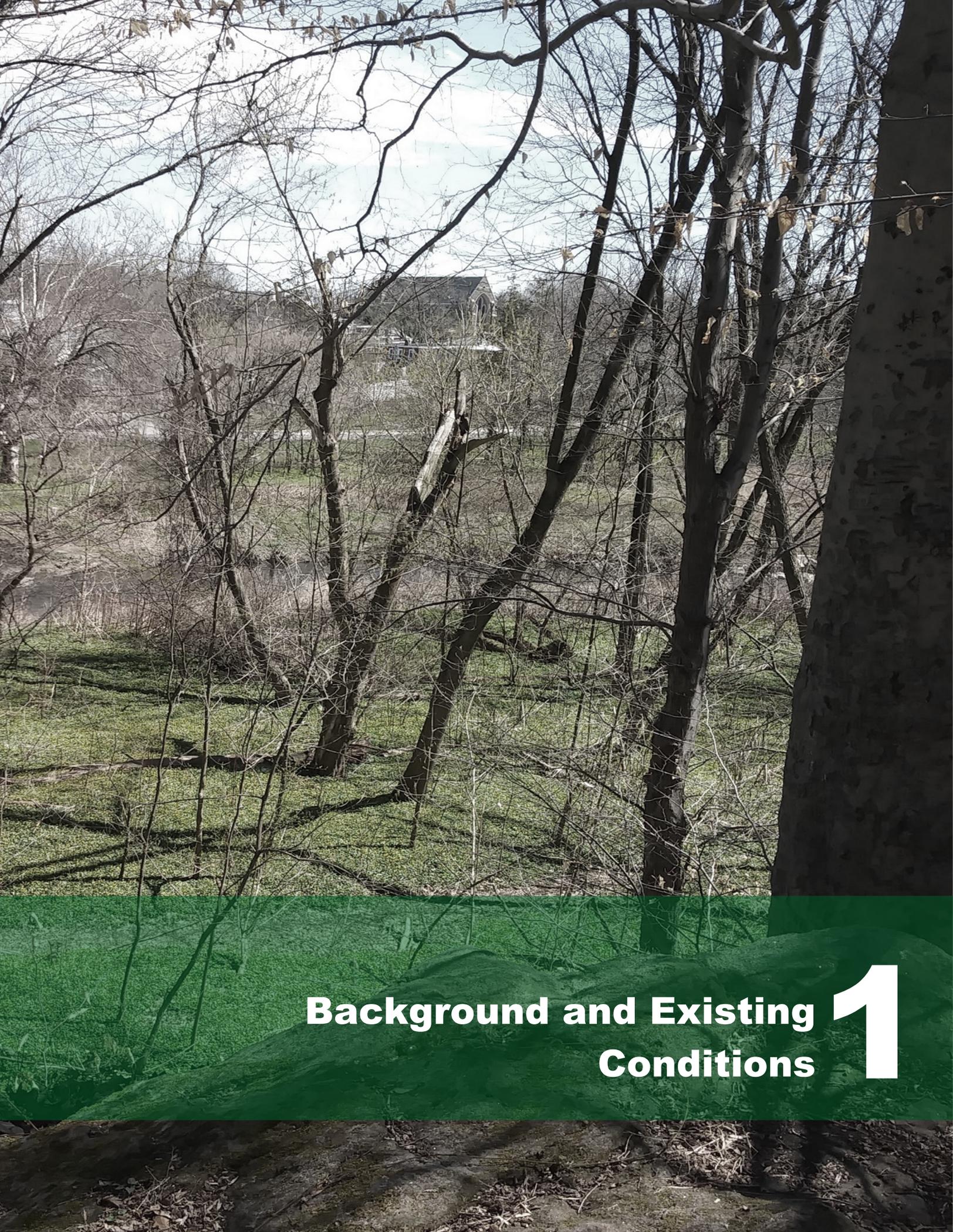
Plans for redevelopment of the Woodburne Mansion and/or a destination playground on the Woodburne footprint are left open for a later date to allow time to generate partnerships and/or raise funding for either use on the Woodburne footprint. Phasing and implementation priority are discussed in Chapter 3.

PROJECT FUNDING AND OPERATIONS, MANAGEMENT, AND FINANCING FUNDING

The plan discusses a number of federal, state, and local sources of funding for park and trail improvements, most notably PA Department of Conservation and Natural Resources Community Conservation Partnerships Program and the federal/County Community Development Block Grant (CDBG) Program. The plan also recommends funding strategies for Woodburne. They include taking advantage of the historic significance to raise money, consideration of partnering, and working with private investors and contributors.

OPERATIONS, MANAGEMENT, AND FINANCING

Studies show that, despite the cost of park development, ongoing management and maintenance account for the greatest costs associated with a park. Chapter 4 of the plan addresses County capacity to maintain the park. The chapter sets forth maintenance goals and provides a sample budget for various tasks associated with maintenance of the park at full buildout. Opportunities for public engagement in programming, as well as support for park development and maintenance (though “friends” groups) is also addressed.



**Background and Existing
Conditions**

1

Chapter 1: Background and Existing Conditions

PROJECT PURPOSE AND PROCESS

PARK MISSION

The mission of the Little Flower Open Space is to provide recreational opportunities for the community, protect the natural resources of the site, connect people to nature, and connect the community to safe places to walk and bicycle. As the largest County-owned open space in the densely populated eastern portion of Delaware County, the park will provide opportunities for passive recreation and environmental education. It will also serve as a trailhead for the Darby Creek Stream Valley Park Trail, a segment of the Darby Creek Greenway, which is part of the Circuit, the regional trail network.

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HISTORY

HISTORY OF THE PROPERTY

Located on Darby Creek, the site of the Little Flower Open Space site was once a Revolutionary War encampment during British occupation (1777-1778). Before the Civil War, it was owned by George McHenry, president of the Philadelphia Board of Trade. After the Civil War, it was then owned by Thomas Scott, President Lincoln’s assistant Secretary of War and president of the Pennsylvania Railroad. In 1906, Thomas’s son, Edgar T. Scott, Sr., and his wife Mary commissioned architect Horace Trumbauer to design and build a new home for their growing family. The mansion would come to be affectionately known as “Woodburne.” See 1909 site map (Figure 1-1).



Edgar T. Scott, Sr. died in France in 1918. His son, Edgar Jr., an investment banker, married Hope Montgomery (daughter of Col. Robert Montgomery, Ardrossan Estate) and merged the two families’ financial interests. Mary Scott, a descendent, and one of her daughters lived at Woodburne until it was sold to the Sisters of the Divine Redeemer in 1936. The Sisters established an orphanage for girls in the Woodburne Mansion. It was later used as a retirement home for the nuns until the building’s abandonment in 2005. Around that time, the Little Flower Manor Nursing Home was built on adjacent land; it is still operating today.

Figure 1-1: Historic Map of Scott Property

LITTLE FLOWER OPEN SPACE ACQUISITION

- During 2009-10 the former owners, the Sisters of the Divine Redeemer, expressed interested in selling the property.
- In 2010, a development company proposed a shopping center on the site. See proposed concept in Figure 1-2.
- Public opposition to the shopping center development prompted well-attended public meetings arranged by state representative Nicholas Micozzie.
- Members of Delaware County Council also became interested in preserving the land, and they arranged meetings with the Sisters of the Divine Redeemer.
- On behalf of the County, Natural Lands Trust pursued and was awarded a \$1.2 million grant from the Pennsylvania Department of Conservation and Natural Resources (DCNR). This funding was combined with a \$224,000 grant from the PA Department of Community and Economic

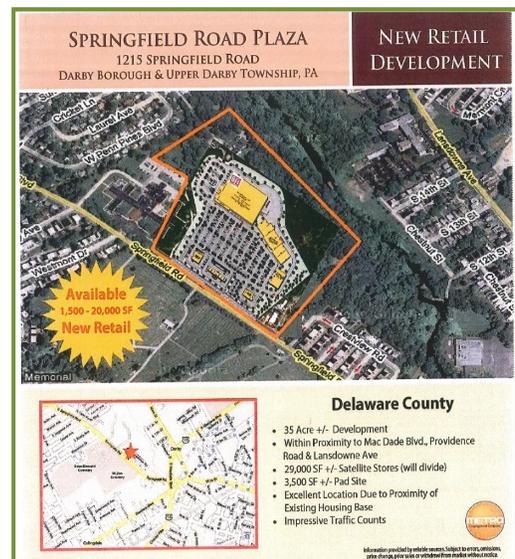


Figure 1-2: Proposed Development at Little Flower

Development (DCED). The funding was supplemented by a grant and \$300,000 from the County’s allocation from Act 13 Marcellus Shale Impact Fees to purchase the property. The total purchase price was a \$1.7 million. Final sale to Delaware County was completed in June 2016 (Figure 1-3).

As it is rare to find 33+ acres of open space in densely populated eastern Delaware County, the purpose of the purchase was to develop a County park. This open space is envisioned as being a key component of the Delaware County Park System. It is expected that the park will become a resource that the County and the surrounding community can be proud of and use regularly.



Figure 1-3: Delaware County Council Announcement Ceremony

RELATIONSHIP TO THE DELAWARE COUNTY PARKS SYSTEM

The Delaware County Park System is made up of 11 major parks, which are identified in Figure 1-4.

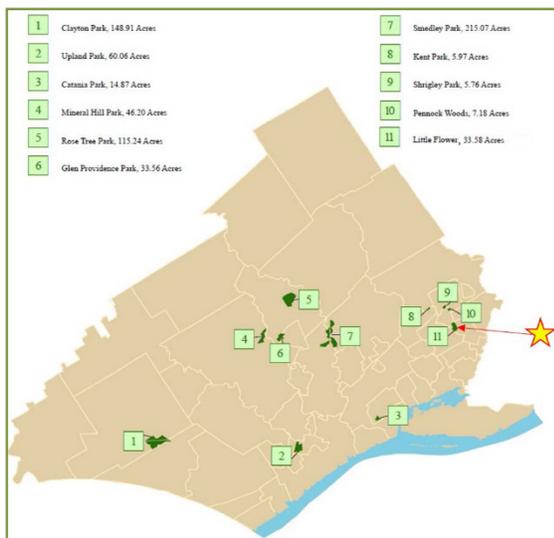


Figure 1-4: Delaware County Park System Map

At 33.58 acres, the Little Flower Open Space will easily become the County’s largest park in the eastern part of the County. It has been referred to by County Council as the “Rose Tree Park of the east.”

Its location along Darby Creek will enable it to serve as a key link in the Darby Creek Stream Valley Park Trail, a segment of the Darby Creek Greenway. This site will function as a destination to access and recreate along the greenway.

STUDY AREA DEMOGRAPHICS AND SERVICE AREA

STUDY AREA DEMOGRAPHICS

The following statistics describe the residents within the immediate service area of the Little Flower Open Space:

- 10,687 residents live within the 2.5 to 3-mile service area.
- The average household income of \$33,000 is almost half that of the Delaware County average of \$64,000.
- The average age is 29.
- The average household size is 3.6 people.

Chapter 1: Background and Existing Conditions

- 48% of the residents are renters.
- 79% of the residents are African American.
- Many heads of households are female.

CURRENT PROJECTED SERVICE AREA

The current projected service area of the Little Flower Open Space supports the municipalities of Aldan, Clifton Heights, Collingdale, Colwyn, Darby, East Lansdowne, Folcroft, Glenolden, Lansdowne, Morton, Norwood, Rutledge, Sharon Hill, and Yeadon Boroughs; and Darby, Ridley, Springfield, and Upper Darby Townships. The City of Philadelphia lies just east of the park.

The projected service area (Figure 1-5) also contains many other open space resources (and their users) that will benefit from the park.

These resources include: Glendale Road Park, Naylors Run / Drexel Park, Rolling Green Park, Springfield Memorial Park, Jane Lownes Park, Walsh Park, Indian Rock Park, Ellson Glen Park, Marlyn Park, Shrigley Park (also a County Park), Crowell Park, Collingdale Park, the Darby Creek Greenway and Stream Valley Park Trail, and the East Coast Greenway.

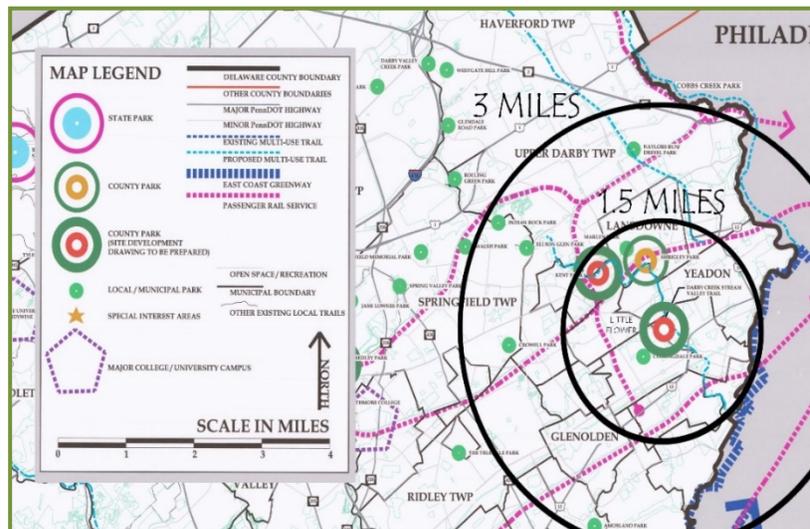


Figure 1-5: Little Flower Open Space’s Projected Service Area

Additional recreational resources to the east of the Little Flower Open Space include Cobbs Creek Park and the Cobbs Creek Trail in the City of Philadelphia.

EXISTING CONDITIONS

SURROUNDING LAND USE

The Little Flower Open Space is located in Upper Darby Township and Darby Borough. It is surrounded by a highly developed residential and commercial area along Springfield Road. The site connects directly to the Darby Creek Greenway, Bartram Park, and Penn Pines Park. Opposite the park across Springfield Road is Eden Cemetery. It is also in close proximity to Mercy Fitzgerald Hospital and Holy Cross Cemetery. See aerial view of the site in in Figure 1-6.

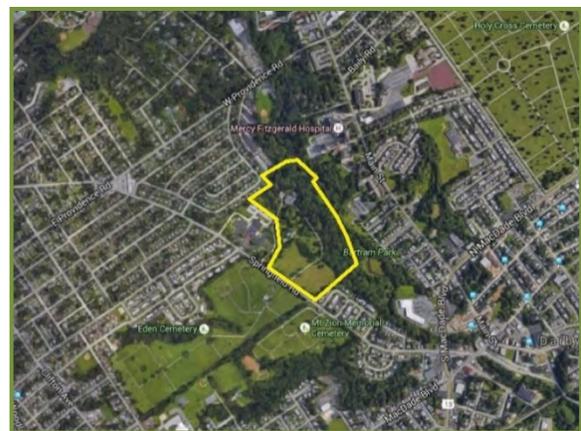


Figure 1-6: Little Flower Open Space Aerial View

SITE CONDITIONS

The site is largely undeveloped with the exception of existing and historic structures associated with the Scott Estate and structures associated with the era of ownership by the Sisters of the Divine Redeemer. These structures include the Woodburne Mansion (Figure 1-7), the associated Power House (aka The Barn), two garages, a Convent (circa 1960s), and a Grotto (which was used for religious purposes). The remainder of the site is wooded adjacent to Darby Creek and largely meadow with trees along the Springfield Road frontage. See the Figure 1-8, Existing Conditions Drawing, on the next page.



Figure 1-7: Woodburne Mansion

NATURAL RESOURCES

Vegetation

Nearly half of the Little Flower Open Space's 33.58 acres contains mixed deciduous wooded areas and stand-alone specimen deciduous and evergreen trees (Figure 1-9). Most of the remaining acreage is maintained as open lawn, buildings, and driveways. The wooded acreage is mainly located on the north and east edges of the site along Darby Creek. The predominant species of specimen trees on the site consist of oak, black walnut, hickory, beech, ash, and tulip poplar (Figures 1-10 and 1-11).



Figure 1-10: Trees on Little Flower Property



Figure 1-11: Little Flower Tree Diversity

Some of the evergreens that exist throughout the wooded areas and as stand-alone ornamentation are various holly, spruce, and pine.

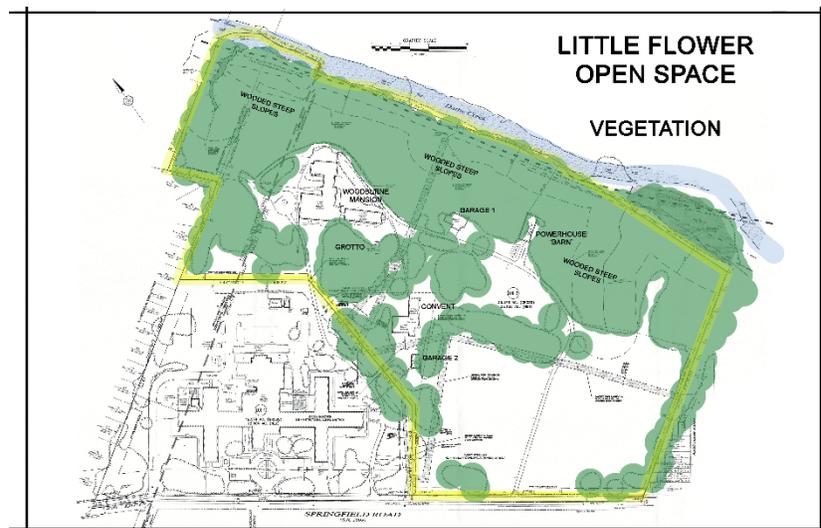


Figure 1-9: Little Flower Open Space Vegetation Map

Wildlife and Pennsylvania Natural Diversity Inventory

Wildlife

The main wildlife habitat resources on the Little Flower Open Space are located on the wooded hillside and within the riparian buffer along Darby Creek (Figure 1-12). These wooded areas also contain fauna,

Chapter 1: Background and Existing Conditions

such as deer, that access the site along their migration route along the Darby Creek. Also, various birds were spotted nesting and using the tree canopy for layover in flight. Some of the birds spotted were robins, blue jays, a red-tailed hawk, sparrows, and a great blue heron.

The abundant snags (dead or dying tree or woody debris) in the wooded areas provide critical habitat for many small animals, insects, and birds. It is recommended that the snags be evaluated by an arborist to determine if any pose a threat from falling onto trails. Snags that are deemed safe should be allowed to remain to support this critical habitat. Other species that were evident in the area include chipmunks, squirrels, and rabbits. Groundhogs and their burrows were also seen along the woodline.



Figure 1-12: Wooded Area

Preliminary Environmental Review

Pennsylvania Natural Diversity Inventory (PNDI) records for the Little Flower Open Space indicate that there are potential impacts to threatened and endangered species and/or special concern species and resources within the park boundary. As such, further coordination with the PA Fish and Boat Commission will be necessary at the time of construction. (See Appendix B for details of the review and limits).

The agencies typically needing coordination the PNDI are: PA Game Commission, PA Department of Conservation and Natural Resources, PA Fish and Boat Commission, and the U.S. Fish and Wildlife Service.

Soils and Topography

Soils

According to the United States Department of Agriculture (USDA) Soil Survey, the following soils are present within the Little Flower Open Space site. They are detailed in Appendix C:

BvF – Brecknock very stony loam, 25 to 50 percent slopes

ByA – Butlertown silt loam, 0 to 3 percent slopes

Ch – Chewacla silt loam, 0 to 3 percent slopes

GeE – Glenelg channery silt loam, 25 to 35 percent slopes

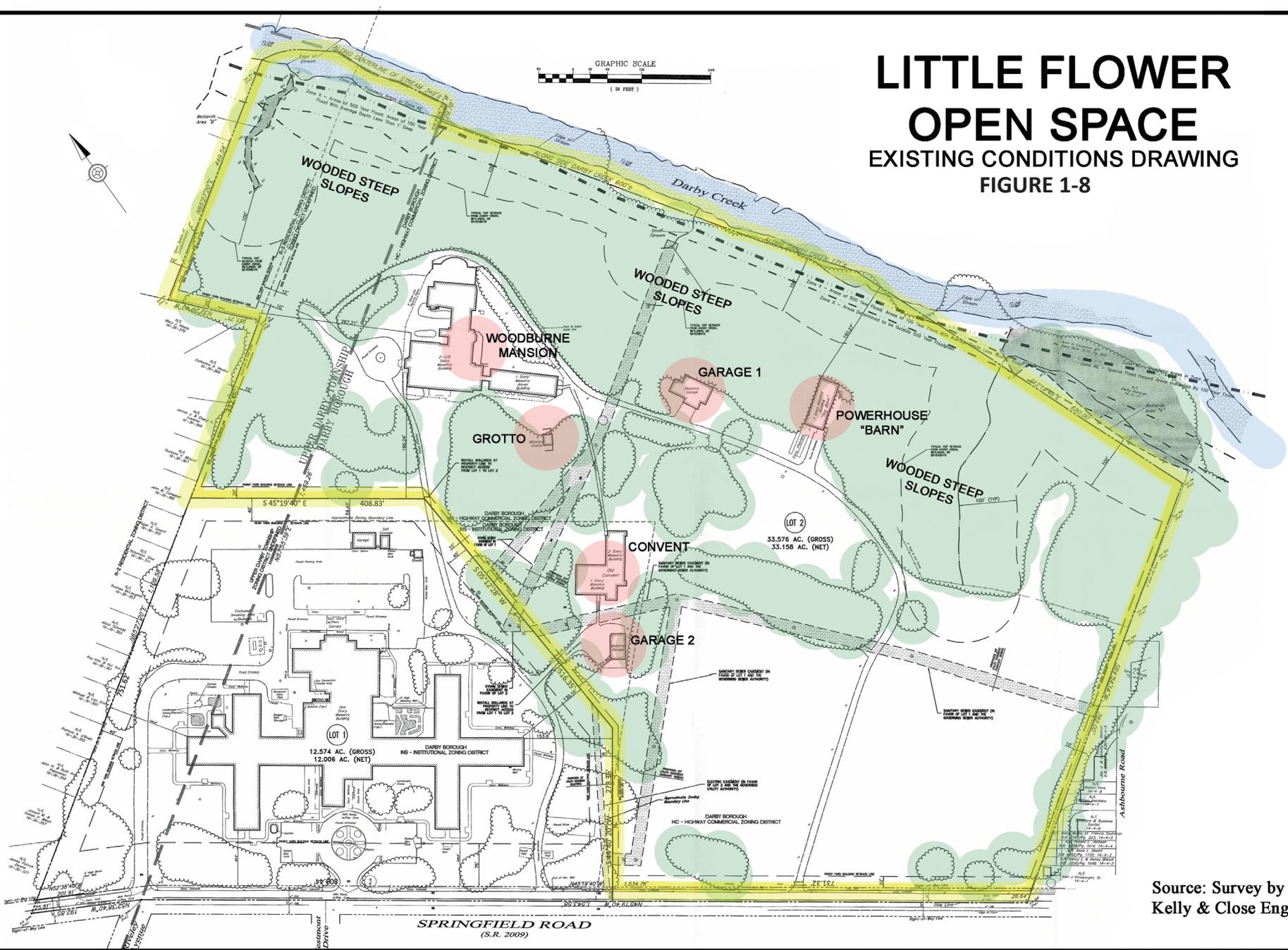
Mc – Made land, silt and clay materials

Me – Made land, schist and gneiss materials

MhE– Manor loam and channery loam, 25 to 35 percent slopes

Hydric soils (in bold above) are those soils that are sufficiently wet in the upper part to develop anaerobic conditions during the growing season. Hydric Soils are generally associated with wetland conditions but do not necessarily mean there are wetlands present within an area of hydric soil. Based on field investigation of the terrain and drainage patterns of the Little Flower Open Space, the site is not conducive to the presence of wetlands. There is also an absence of the necessary plant material to suggest wetlands are present.

LITTLE FLOWER OPEN SPACE EXISTING CONDITIONS DRAWING FIGURE 1-8



Source: Survey by
Kelly & Close Engineers

Chapter 1: Background and Existing Conditions

Darby Creek

As one of the larger watersheds in Delaware County, the Darby-Cobbs Creeks watershed has a total area of approximately 77.2 square miles. Darby Creek originates as tributaries in Chester and Montgomery Counties. The stream enters Delaware County in Radnor and Newtown Townships. Cobbs Creek, a major tributary, joins Darby Creek about 1.80 miles southeast of the Little Flower Open Space. Below its confluence with Cobbs Creek, Darby Creek then flows south through the John Heinz National Wildlife Refuge at Tinicum before entering the Delaware River.

The Chapter 93 Protected Use Designations for Darby Creek in the area of the Little Flower Open Space are:

TSF – Trout Stocked Fishery

MF – Migratory Fishes

According to PADEP’s Chapter 93 Guidelines, a designated use of TSF is defined as “Maintenance of stocked trout from February 15 to July 31 and maintenance and propagation of fish species and additional flora and fauna which are indigenous to a warm water habitat.”

There are no exceptions to Specific Criteria and the waters of Darby Creek in this area are not designated “HQ” High Quality or “EV” Exceptional Value waters.

PARK ACCESS

PEDESTRIAN

Currently, pedestrians can access the Little Flower Open Space site via sidewalks along Springfield Road (Figure 1-16) and small “goat path” trails along Darby Creek that connect to Penn Pines and Bartram Parks (Figure 1-17).



Figure 1-16: Sidewalk along Springfield Road



Figure 1-17: “Goat Path” Trail

TRAILS AND GREENWAYS

The East Coast Greenway (Figure 1-18), conceived in 1991, is the nation’s most ambitious long-distance urban trail. By connecting existing and planned shared-use trails, a continuous traffic-free route is being formed, serving self-powered users of all abilities and ages. At 2,900 miles long, the Greenway links Calais, Maine, at the Canadian border, with Key West, Florida.

The Darby Creek Greenway, as proposed in the County’s Open Space, Parks, Recreation, and Greenway Plan, will extend from Radnor Township, through Haverford Township, and into Upper Darby Township. From the Swedish Cabin in Upper Darby, the greenway trail will become the Darby Creek Stream Valley Park Trail as it moves downstream. The trail will join with the East Coast Greenway in Philadelphia at the Cobbs Creek Connector Trail and in the John Heinz National Refuge at Tinicum.



Figure 1-18: East Coast Greenway Trail Marker

The Darby Creek Stream Valley Park Trail is a planned trail, as described in the *Darby Creek Stream Valley Park Master Plan* (Figure 1-19). It has some existing sections along the Darby Creek corridor between Haverford / Upper Darby Townships and the Darby Borough Transportation Center. The Little Flower Open Space is proposed to serve as a trailhead.

Additionally, a portion of the East Coast Greenway that runs along the Cobbs Creek corridor on the Delaware County and City of Philadelphia line is a relatively short distance from the Darby Creek Stream Valley Park Trail.

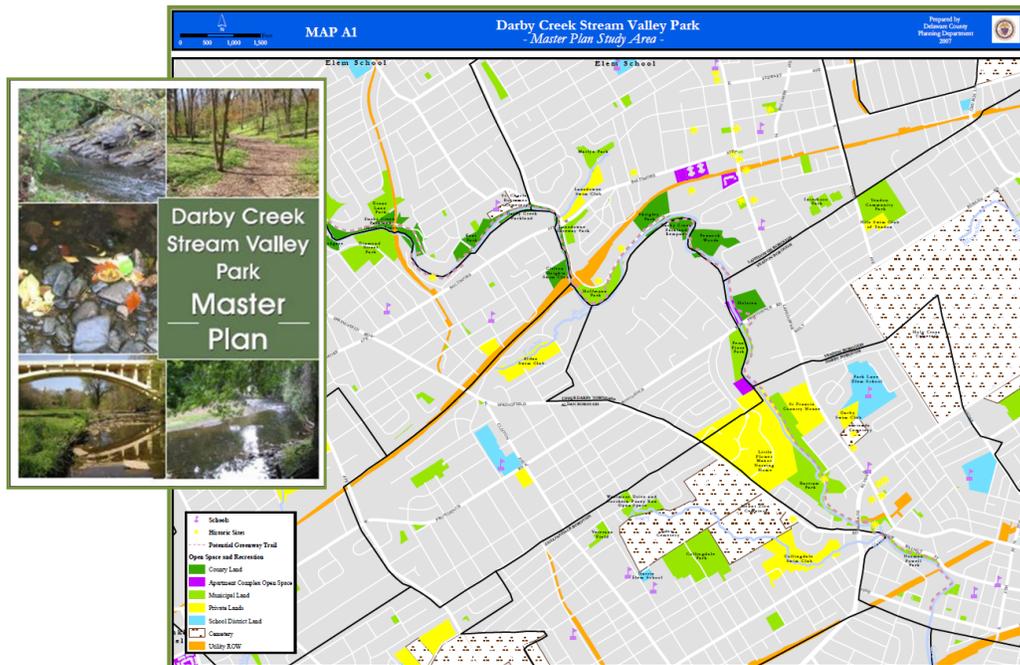


Figure 1-19: Darby Creek Stream Valley Park Master Plan

Chapter 1: Background and Existing Conditions

PUBLIC TRANSIT

The Little Flower Open Space and surrounding areas can be served with a single ride. The site is reasonably close to the Darby Transportation Center, which is served by the following SEPTA bus and trolley routes (Figure 1-20):

- 11: Service from Darby to West Philadelphia, University City, and City Hall in Center City via Woodland Avenue
- 13: Service from Darby to West Philadelphia, University City, and City Hall in Center City via Chester Avenue
- 113: Tri-state Mall and Darby Transportation Center to 69th Street Transportation Center
- 114: Granite Run Mall and I-95 Industrial Park to Darby Transportation Center
- 115: Delaware County Community College to Airport via Darby

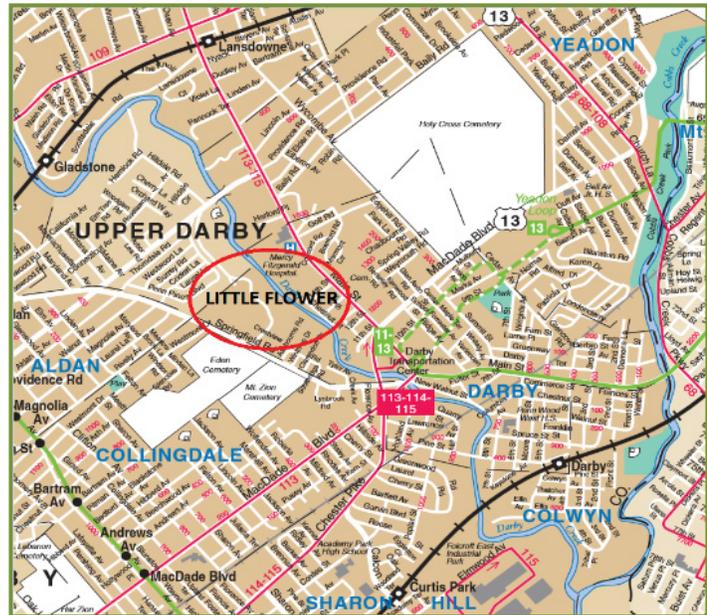


Figure 1-20: SEPTA Access to Little Flower Open Space

Together these routes provide direct access between Little Flower Open Space and portions of both Delaware County and the City of Philadelphia.

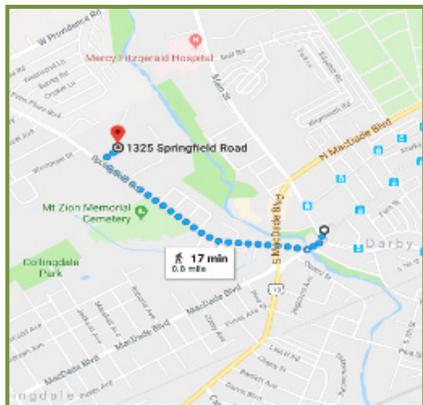


Figure 1-21: Walking Route to Little Flower

As Figure 1-21 shows, the entrance to Little Flower is 0.8 miles, or a 17-minute walk, to the Darby Transportation Center.

VEHICULAR

Currently, there is no authorized vehicular access to the Little Flower Open Space site. When developed, this access will come from Springfield Road exclusively.



**Historic and Cultural
Resources 2**

Chapter 2: History and Cultural Resources

HISTORICAL, ARCHEOLOGICAL, AND CULTURAL RESOURCES

HISTORY

The Little Flower Open Space has a rich history. The site was an encampment during British occupation (1777-1778). Before the Civil War, it was owned by George McHenry, President of the Philadelphia Board of Trade. Prior to the construction of the Woodburne Mansion, there was another “substantial” house on the property in the general location of the Mansion that dated back to some time prior to the Civil War. Historic 19th century maps show a large “L” shaped footprint generally in the location of the existing Scott/Trumbauer Mansion (Figure 2-1).

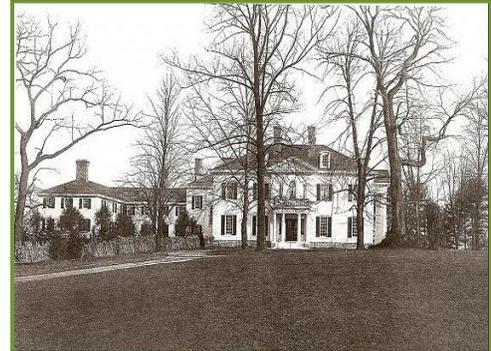


Figure 2-1: Historic Woodburne Mansion



Figure 2-2: Woodburne Mansion Today

After the Civil war, the property was owned by Thomas Scott, President Lincoln’s assistant Secretary of War and President of the Pennsylvania Railroad. In 1906, Thomas’s son, Edgar T. Scott, Jr., commissioned architect Horace Trumbauer to design and build a mansion on the site. That mansion would come to be affectionately known as “Woodburne.” It served as a family home until the 1930s when it was purchased by the Sisters of the Divine Redeemer. It was later used as a nursing home, and then closed in 2005 (Figure 2-2).

HISTORIC SIGNIFICANCE

Importance as a Historical Resource

Architect

The Woodburne Mansion was designed by renowned architect Horace Trumbauer, one of the region’s most significant architects in the late 19th and early 20th centuries. His firm’s later work is typified by

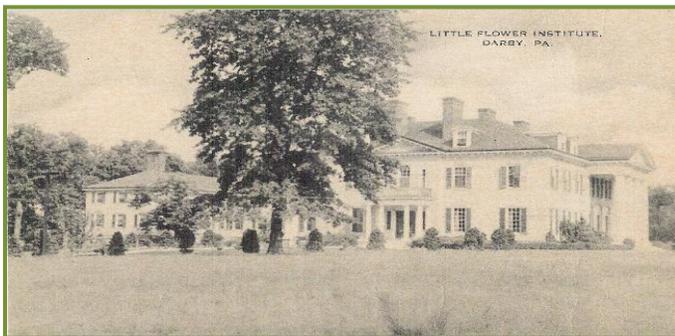


Figure 2-3: Woodburne Mansion as the Little Flower Institute

larger public and commercial commissions such as the Philadelphia Art Museum and the Philadelphia Stock Exchange, but he is still best remembered for the work that built his reputation as one of the prominent architects of the “Gilded Age.” Completed circa 1906-07, Woodburne (Figure 2-3) is a prime example of Trumbauer’s early work. Refer to Figure 2-4, which highlights Woodburne and its Power House.

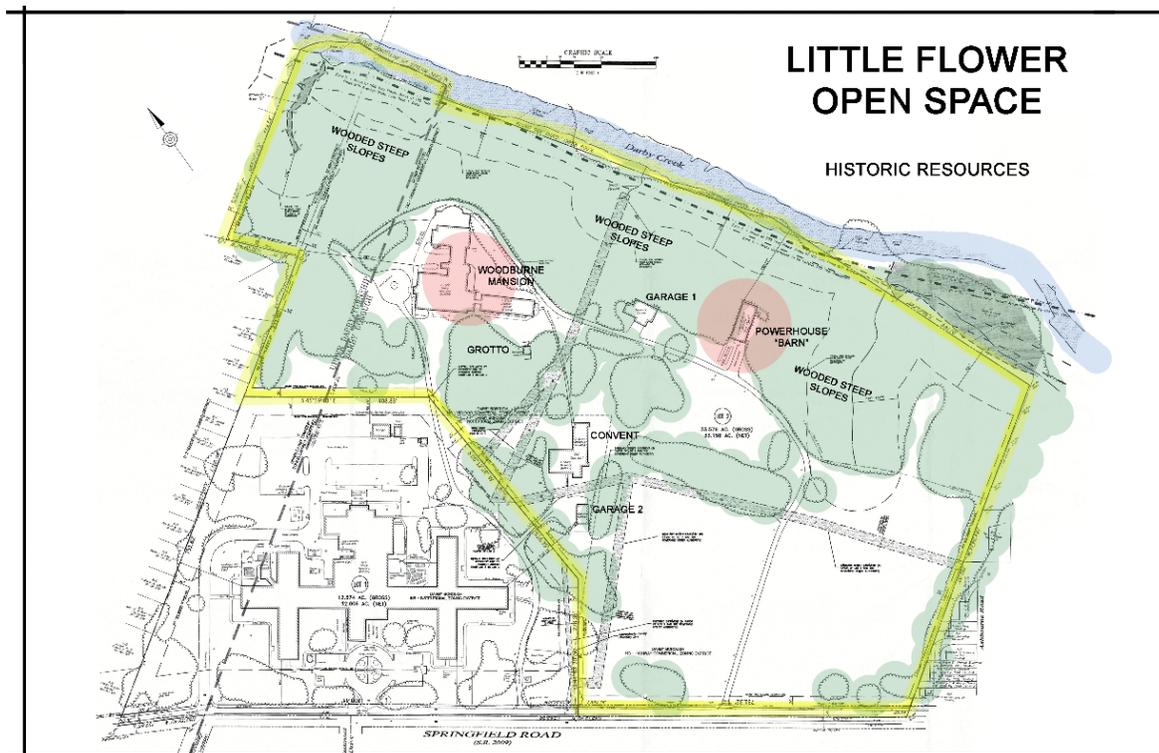


Figure 2-4: Little Flower Open Space Historic Resources

Gilded Age Architecture

Trumbauer's prominent residential structures included those designed for the Wideners, the Elkinses, and their circle. Trumbauer-designed mansions are found in Philadelphia, New York, and Newport, RI. He also designed office buildings, hospitals, and the main library at Harvard University. Elsewhere in Delaware County, Trumbauer's early work included the iconic Ardrossan Estate (Figure 2-5) built for Col. R. Montgomery (Montgomery, Clothier & Tyler, later Montgomery-Scott, later Janney, Montgomery, Scott) in Radnor, PA.



Figure 2-5: Ardrossan Estate in Radnor, PA

Importance of the Site

Window into the Past

The Mansion and remaining grounds of the original estate offer a window into the social and architectural history of a century ago, when this part of the County consisted of a large network of huge retreats for the wealthy.

National Register Eligible

As a property that has been determined to be "National Register eligible," it could be nominated and placed on the National Register of Historic Places. As such, the funding for its repair and reuse could make use of Historic Preservation Tax Credits at both the federal and state level.

Darby Creek Character

The Mansion and remaining grounds contribute to the historic Darby Creek stream valley's character, which will be recognized through the creation of the Darby Creek Greenway.

Julian Abele

Julian Abele (Figure 2-6), a prominent African-American architect, was working in the offices of Horace Trumbauer around the time that the Woodburne Mansion was built. It is unclear if Abele had any involvement in Woodburne, but, it is a little-known fact that Julian Abele died in 1950 and is buried in Eden Cemetery across Springfield Road from the Little Flower Open Space (Figure 2-7).

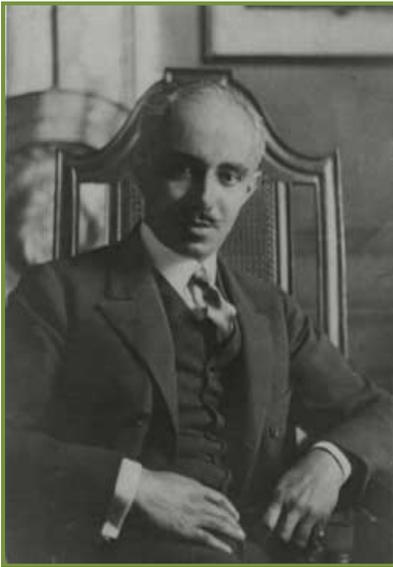


Figure 2-6: Portrait of Julian Abele



Figure 2-7: Grave of Julian Abele

ARCHEOLOGICAL RESOURCES

Underground Resources

The Delaware County Archeological Inventory and Management Plan (AIMP) was prepared for the County by Cultural Heritage Research Services in 1991. The plan classifies areas of the County relative to high, medium, or low potential for historic and archeological resources. It notes that the Little Flower Open Space and area surrounding the Woodburne Mansion have mostly moderate potential for underground archeological resources. One small portion of the property has a low potential for these same types of resources.

Since the land on the site remained mostly open space before Woodburne was built, it fits into the Zone G – Open Land. This zone suggests a higher level of potential artifacts today, as there were fewer chances that previous development may have disturbed underground resources. Thus, even if above ground resources were demolished, the likelihood of below ground resources remaining is substantial if little or no subsequent development occurred.

Above Ground Resources

The Woodburne Mansion, an above ground historic resource, is given a high level of historic significance. The County AIMP rates a resource according to Sensitivity Level. Archeology Sensitivity refers to ranking potential underground resources based on their potential ability to generate new and important information about their history. Due to the archeological sensitivity of the area around the Woodburne Mansion, the site was given a score of “4,” or of high sensitivity.

The AIMP also ranks “Destruction Pressure.” This is a risk assessment of the pressures that may destroy a given artifact. It is based on a mix of factors such as likelihood of urban development, road building, as well as wind and water erosion. The County AIMP gives Woodburne a “3,” or moderate level of Destruction Pressure. Woodburne is National Historic Register eligible and recognized by the Pennsylvania Historical and Museum Commission (PHMC) (Figure 2-8). The study labels the type of aboveground resource as “Elite Residence.”



Figure 2-8: Woodburne Marked as National Historic Register Eligible

HISTORIC STRUCTURE REUSE STUDY

PURPOSE

As noted, several of the existing structures on the site have historical significance since they are prominent features on the landscape that have potential for both recreational and compatible economic uses, particularly Woodburne. Since use/reuse of the Woodburne Mansion, as well as other buildings, greatly informs the site’s potential for various park uses, the County added an additional Historic Structure Reuse task to the project Scope of Work. The following is an historic structure reuse study that was prepared to assess the historic value of the structures, their current condition, reuse potential, and relative cost for restoration.

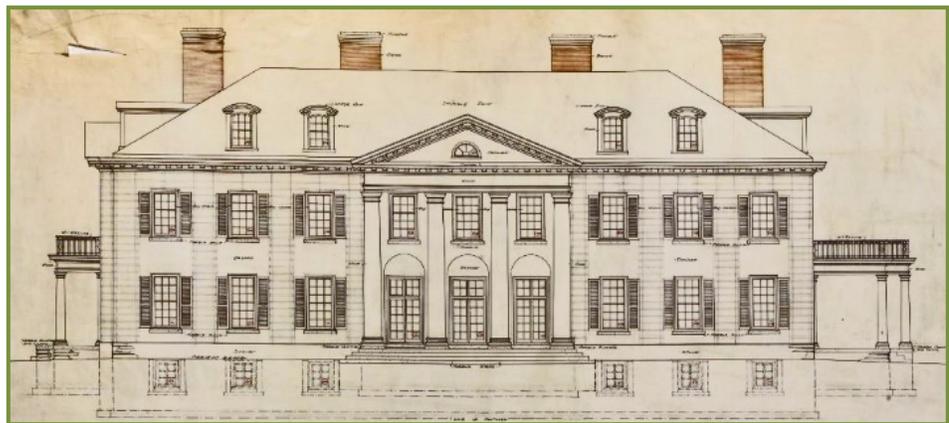


Figure 2-9: Historic Drawing of Woodburne Mansion

ASSESSMENTS AND FINDINGS

Woodburne Mansion

Architect: Horace Trumbauer

Date of Construction: Construction completed 1907

Approximate Square Footage: 49,000 S.F. (including basement)

This is a large masonry and timber construction mansion from the second decade of the work of the firm of Horace Trumbauer, Architect. Trumbauer had already developed a substantial reputation with significantly larger commissions including work for the Widener and Elkins families before receiving this commission from Edgar Scott. He went on to become one of the most successful architects of the later part of the Gilded Age.



Figure 2-10: Pillared Entrance of the Mansion

The building is functionally three stories, having living areas/occupied space in both the attic level of the more than 20-room residential wing, and the basement area of the more than 30-room service and servant's wing to the rear of the building. The primary residential wing contains nearly 20,000 square feet of family living and formal entertaining space. Most notable are the richly detailed interiors throughout the residential wing. Refer to Figure 2-11 to see the Grand Staircase.



Figure 2-11: Woodburne's Grand Staircase (c. 2010)

For the most part, the main residential area of the Mansion and even the service wing, remain as built in 1906-07 for the Scott family. Some minor alterations were made during the years of use by the Sisters of the Divine Redeemer, but they minimally impacted the original character of the building. The most significant addition during that time is the 3,800-square foot kitchen wing added at the southerly corner of the building. It is separated from the main structure by an existing porch. While this kitchen wing could be restored as usable space, it detracts from the appearance and character of the original structure, particularly the porch that forms the attachment, which was originally an open porch. The 49,000 square-foot total area (gross square footage) does not include the kitchen addition. From a

purely preservation standpoint, since it was not designed by Horace Trumbauer as part of the Mansion, it is not particularly significant; therefore, it seems most appropriate to demolish it.

The exterior of the building appears sound, and the County has made attempts to keep the building secure. Despite these efforts over the past few years, vandals have accessed the building. As a result, there is evidence that people have used the structure for shelter. There is also some graffiti in the interior.

Photographs of the interior, taken in 2010, revealed interiors that had been maintained in near original condition. However,



Figure 2-12: Deteriorated Grand Staircase (2017)

inspections in the fall of 2016 and the spring of 2017 revealed conditions have rapidly deteriorated and continue to deteriorate. (See Figure 2-12).



Figure 2-13: Water Damaged Grand Hall

It appears that water is regularly infiltrating the building (Figure 2-13). Inspection of the attic level revealed that the copper roofing on the dormers and copper flashings have been removed and daylight is visible through areas of the roof. Upper level floors show areas of significant rot that are starting to collapse and fail. Wet carpet and other collapsed materials have essentially formed a “sponge” on the floor that is keeping the structure wet for long periods between storms. Paint is scaling to the point where the original wood trims are exposed. Additional molds, mildews, and wood rot are likely in concealed spaces (Figure 2-14). Homeless have been living in the building and vandalism and graffiti are evident.

During the early months of the study, the consultant team noted that immediate steps needed to be taken to stop, or at least slow, the deterioration. While the building can be saved and restored, at this point it cannot be accomplished without addressing moisture conditions in concealed spaces. This will require removal of much of the interior trim and plaster (and cataloging for reinstallation). As the building continues to deteriorate, the cost for restoration will continue to rise. Again, it should be noted that some of the most significant architectural features of the building are the finely designed and richly detailed interiors. Refer to architectural drawings (Figures 2-15, 2-16, 2-17, and 2-18) on following pages. (See Appendix D for all of Trumbauer’s architectural plans for Woodburne).



Figure 2-14: Rotted Fireplace

In addition to the Woodburne Mansion building, there are five other remaining structures on the property noted as follows on the existing site plan.

Other Buildings

Power House (“The Barn”)

Date of Construction: Circa 1907

Approximate Square Footage: 2,200 S.F. (plus a small cellar)

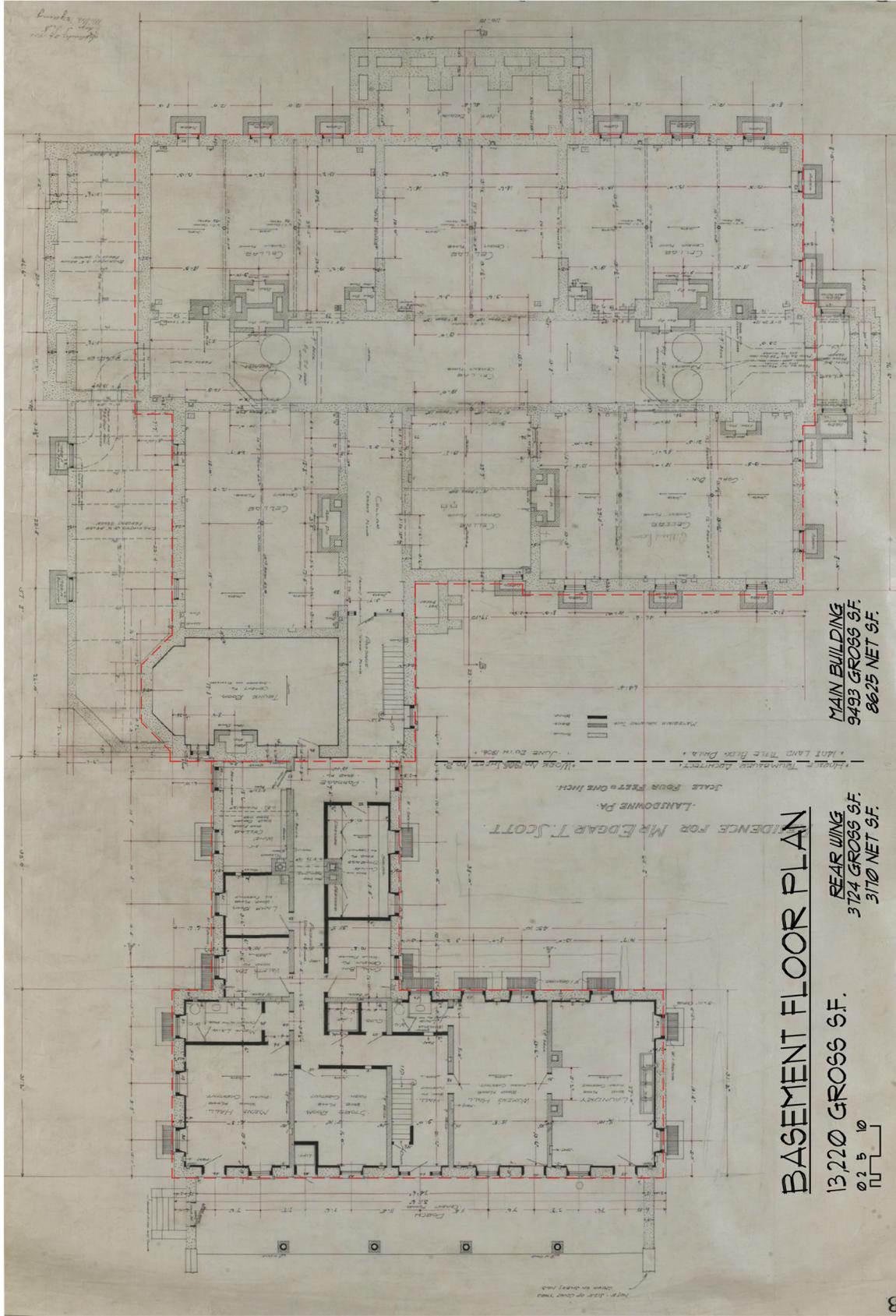


Figure 2-19: “The Barn” Powerhouse

Contrary to the sign over the front door (Figure 2-19), the Barn, which was also designed by Horace Trumbauer, actually served as the Power House for the Woodburne Mansion. See foundation in Figure 2-20.



Figure 2-20: Foundation of “The Barn”



BASEMENT FLOOR PLAN

13220 GROSS S.F.
 0 2.5 5
 FT

REAR WING
 3724 GROSS S.F.
 3170 NET S.F.

MAIN BUILDING
 9493 GROSS S.F.
 8625 NET S.F.

Figure 2-15: Architectural Drawing 1
 Source: Horace Trumbauer, Architect

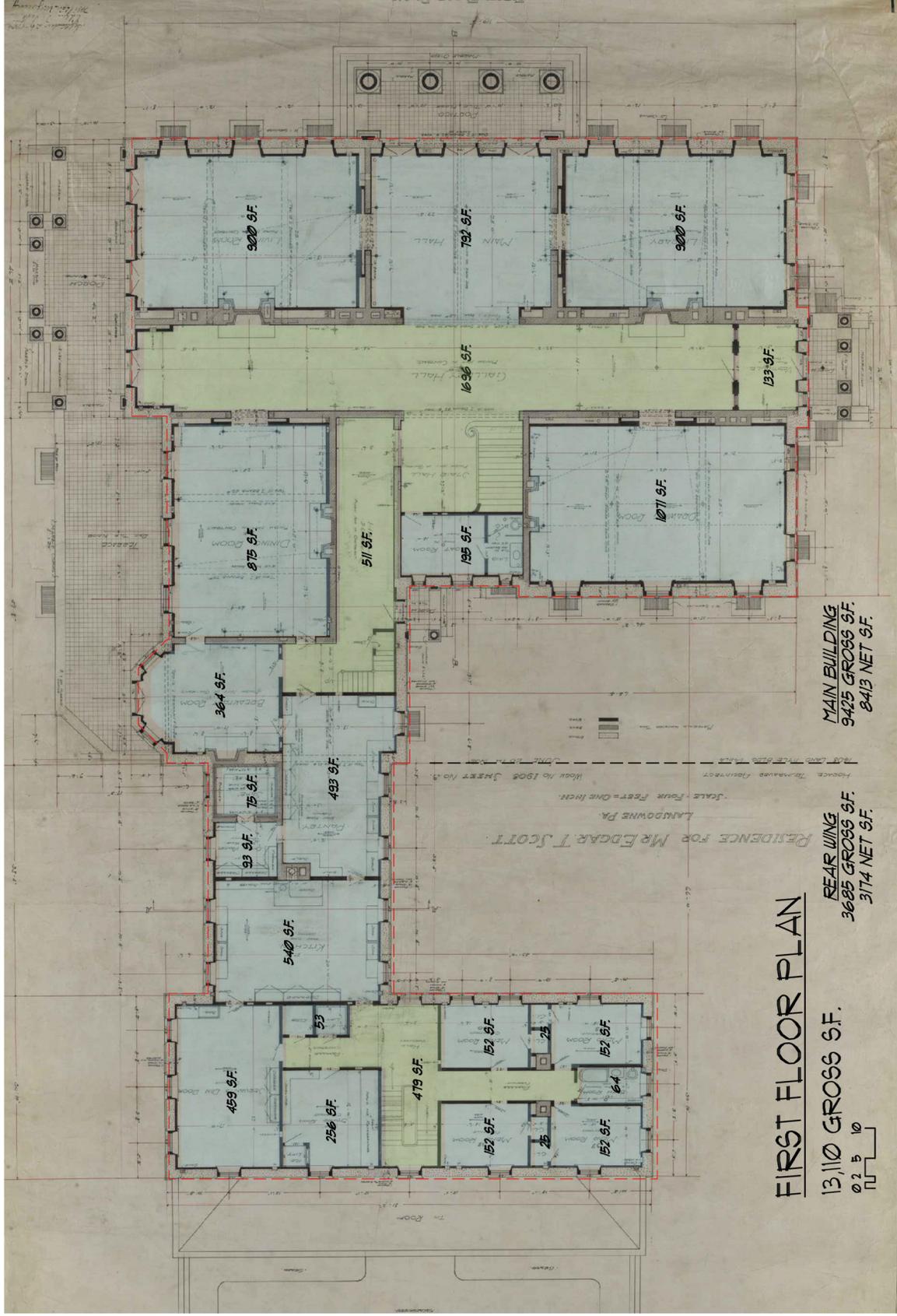


Figure 2-16: Architectural Drawing 2
 Source: Horace Trumbauer, Architect

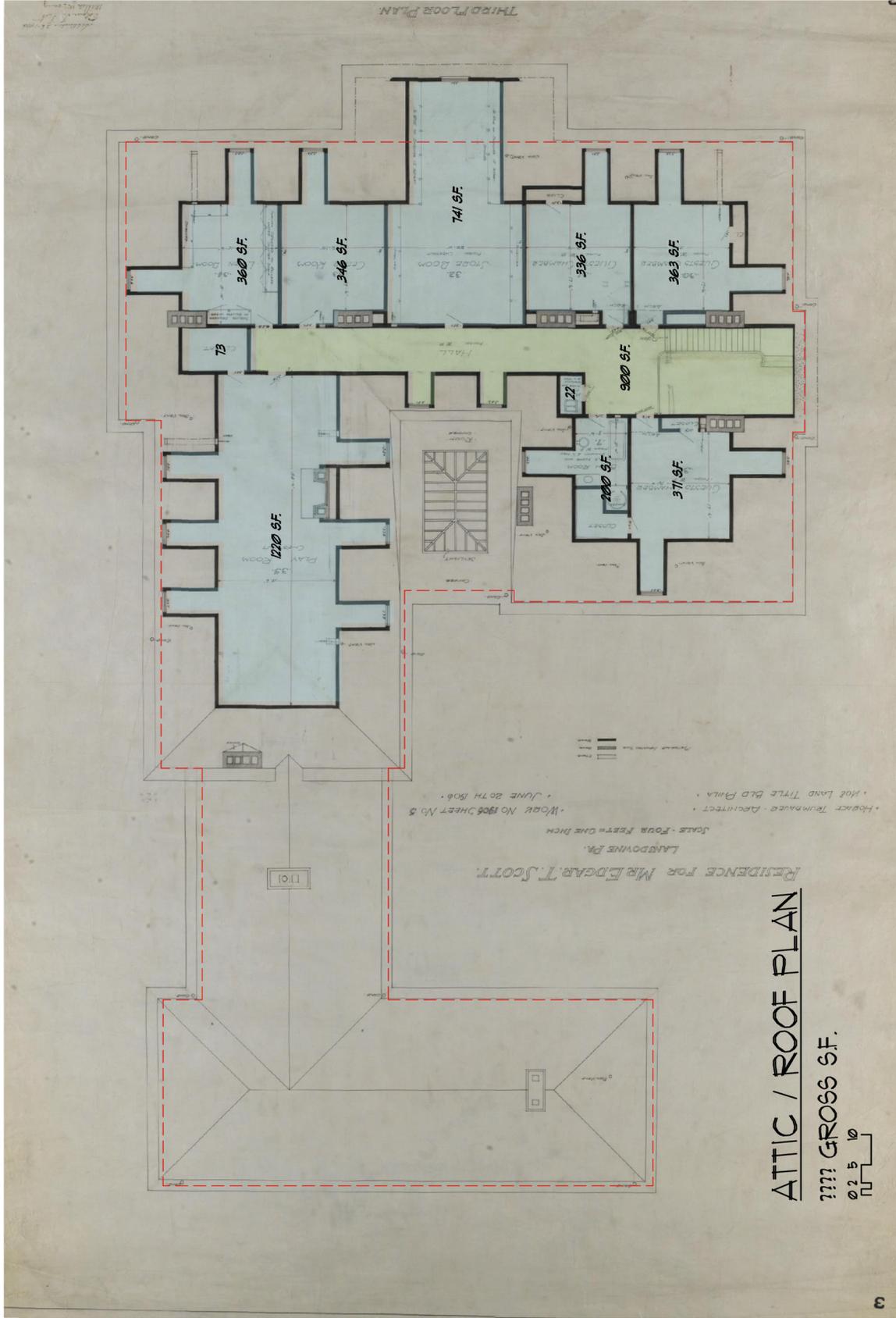


Figure 2-18: Architectural Drawing 4
 Source: Horace Trumbauer, Architect

The building, which dates from 1907, apparently housed two large generators in its Engine Room, and had a separate Storage Battery Room in the rear. Around the time it was built, most electrical power was generated using coal-fired steam turbines; however, this power house has no provision for coal storage or delivery. It is possible the Scott's power house contained oil or natural gas-fired generators in the substantial masonry and timber structure. Considering General Electric introduced the first natural gas-fired turbines in 1901, the Power House could have housed a state-of-the-art system in 1907.

There are remnant concrete foundations nearby on the southwest side of the structure that may have supported "cold frames" or small greenhouses at one point. There has been little to no maintenance of this structure for many years. It is not secure, and it is subject to some vandalism. Significant repair work is required, including repairs to the masonry, roof structure, roofing, roof flashings, soffits and trims, and the doors and windows (Figure 2-21). The entry vestibule on the southwest side



Figure 2-21: Back View of "The Barn"



Figure 2-22: Side View Showing Roof Cupola

appears to be a later alteration that detracts from the original appearance of the building. The original "pebble-dashed" finish appears to be painted or coated, which again detracts from the original design. A look at what remains of the soffit/fascia detailing and the large, somewhat ornate, roof cupola reveal the high level of architectural detail once evident (Figure 2-22). If restoration is pursued, time should be dedicated to investigation of its original detail, finish and appearance. The size and arrangement of windows and doors of the structure suggest at least some value to pursuing adaptive reuse of the structure considering its contribution to the history and historic architecture on the site.

Garage 1

Date of Construction: Early 20th Century

Approximate Square Footage: 2,600 S.F.

Garage 1 is a carriage house structure that may or may not predate the Woodburne Mansion, as it does not appear to reflect the same level of design as the other structures on the site that are known to be designed by Horace Trumbauer's firm in the 1900s (Figure 2-23). The building is a small, rectangular, masonry and timber structure with a stucco finish. It appears to have the original carriage doors.

As noted previously, prior to the construction of the Woodburne Mansion designed by Trumbauer, there was another "substantial" house on the property in the general location of the Mansion that dated back to some time prior to the Civil War. It is believed that this garage may have been built for Thomas Scott or even the previous owner prior to the 1900s.



Figure 2-23: Garage 1

The building has seen little use in recent years, and it has been minimally maintained. Significant repair work is required, including repairs to the masonry, roof structure, roofing, roof flashings, soffits and trims, and the doors and related glazing. There appear to be some inappropriate repairs that may have obscured its original appearance. While there is some historical significance to this structure, use as more than a utility or storage building seems questionable. If restoration is pursued, time should be dedicated to investigation of its original detail and appearance.

Convent

Date of Construction: 1960s

Approximate Square Footage: 9,500 S.F.

The Convent building is one of the newer structures on the site. Built circa the 1960s, its masonry construction uses relatively contemporary methods and materials, combining unit masonry with concrete floor and roof systems (Figure 2-24). The interior contains gypsum board partition systems and at least some, if not all, utilize metal stud wall framing systems.



Figure 2-24: Convent Building

Structurally, the building appears to be sound. Most of the window openings are covered with plywood, which is showing signs of deterioration. The flat roof construction shows evidence of significant ponding, suggesting the roof's drainage system has not been maintained and has failed. This has likely resulted in an accelerated deterioration of the roofing system.

A brief tour of the interior confirms that there has been significant failure of the roofing throughout much of the building. Even at the first-floor level, the evidence of water damage and related moisture issues (mold and mildew) is extensive. In its current condition, the building should not be entered without at least a minimum level of respiratory protection, and to those sensitive to mold and mildew, the building's condition could be a health risk.

While structurally sound, architecturally, there is no significance to the building and its location on the site, blocking views of the mansion (Figure 2-25). Reuse of the building would require a complete removal of all interior construction and finishes and extensive cleaning and/or treatment of all the remaining interior structural surfaces to address the water and moisture related issues. Therefore, demolition would appear to be a reasonable approach



Figure 2-25: Side Wall of Convent Covered in Vines

This does not mean the building cannot be saved and reused; it simply means it becomes an issue of cost vs. value. When added together, the cost of new windows and doors, new electrical power, lighting and distribution systems, new mechanical systems and distribution, and interior partitioning and finishes for a new use, the cost quickly rivals that of demolition and new construction.

A new structure, if needed, would have the combined benefits of being designed for the intended use and the opportunity for better siting in relation to the Woodburne Mansion.

Garage 2

Date of Construction: Late 20th Century

Approximate Square Footage: 1,200 S.F.

Garage 2 is a relatively contemporary unit masonry and manufactured wood truss utility structure with a concrete floor (Figure 2-26). It was likely built around the time of the Convent building or after as a vehicle garage or for storage. It is sound and dry, but other than storage use, there is no significance or real value to the structure. Like the Convent, its location obstructs views of the Woodburne Mansion. Other than for use as temporary secure storage during the construction work on the park, no long-term use has been identified for the building, and demolition should be considered given its location.



Figure 2-26: Garage 2

Grotto

Date of Construction: Early to Mid-20th Century

The Grotto (Figure 2-27) is a small, outdoor shrine related to the period when the Woodburne Mansion was operated by the Sisters of the Divine Redeemer (1933 to 2005). The stone and timber structure, which dates from the earlier years of nuns' tenure, seems relatively sound, but is in need of minor maintenance-type



Figure 2-28: Side View of the Stone Grotto

repairs. These include stone cleaning, repointing, and roof repairs to protect and preserve it as a point of historical note and interest on the site. The Grotto contains an altar with a

platform for a statue that has been removed. It is likely there may have been a crucifix at the altar, but this may also have been a shrine to Saint Teresa, the Patroness of the congregation. The Woodburne Mansion was known as Villa St. Teresa during the years of caring for children and the elderly (Figure 2-28).



Figure 2-27: Grotto

IMMEDIATE AND SHORT-TERM ACTIONS FOR WOODBURNE MANSION

With the exception of the Grotto, all of the buildings on the site have safety and health risk issues. An effort should be made to keep the buildings secure and inaccessible to the public. As noted above, action is needed to prevent further deterioration of the Mansion. The points listed below, for the most part, are as noted in a meeting with the County in the fall of 2016, after the purchase was made. Conditions continue to deteriorate, and for that reason, the recommendations have not substantially changed.

- Time is important. The building should not be allowed to winter in its current state. The conditions are such that if left to their own processes, the deterioration will accelerate dramatically.
- Water infiltration needs to be stopped immediately. Temporary roofing needs to be considered. Openings should be closed, but allow for ventilation.
- The building needs to be allowed to dry. This requires clean-up of the “sponge” of collapsed materials on the floors. It needs to be removed from all floors and stairs along with the carpet. (These materials may contain asbestos.)
- The window openings should be closed with plywood panels with louvered vents to facilitate drying.
- The building needs to be secured at all ground level openings and at the fire escape(s). It is evident that an upper level door at one of the fire escapes is a regular route of entry into the building. (We believe this issue has been addressed, but a video was made some time in 2017, by someone who apparently gained unauthorized entry to the building.)
- The longer the building is left in its current condition, the more it will cost in the future to restore it. Generally, the building seems structurally sound, but there are areas appear they may be developing some signs of failure. (During the inspection in 2017 an area of the attic floor was noted that appears to be failing.)
- With the level of water damage and mold evident, it is not likely that any of the interior plaster could be saved. Nor should it be, considering the likelihood of extensive mold in concealed wall.

The roof condition and drainage are the primary issues. During the inspection of 2017, it was noted that all of the copper dormer roofing and roof flashings (likely including those for the concealed gutter system) had been removed for scrap value. The shingle roofing on the hip roofs and roofing on the flat areas is near or past its useful life. The biggest single water issue appears to be the dormers where the copper roofing has been removed and daylight is evident. As such, the primary recommendation associated with the actions noted above is to undertake efforts to immediately stop the deterioration being caused by water infiltration, mold, and heavy debris on the floors. This means that temporary roof protection of some sort is needed immediately if the intent is to save and restore the building. The first phase or goal of a restoration should be a permanent and appropriate roof replacement as soon as possible.

LONGER-TERM OPTIONS FOR WOODBURNE MANSION

In meetings and discussion with the County, it was agreed that there are three basic options for the Woodburne Mansion. (See Table 2-1 for expanded building option scenarios):

- Option 1 - Buy six months’ time to make a final decision relative to use of all or a portion of the building.
- Option 2 - Find and work with for-profit and nonprofit partners and/or pursue grants for repair, reuse, or restoration of all or a portion of Woodburne.

- Option 3 - Demolish all or a portion of the building.

Direct costs associated with pursuing each of these options are identified below.

- Temporary roofing: Buy six months to make a final decision. Temporary roofing protection is needed immediately and will range in cost from \$27,000 (\$2/sq.ft.) for a covering that could be applied over the existing roof and roof structure to \$135,000 (\$10/sq.ft.) for the type of tent structure that will be required if the roof structure has failed in enough areas such that working on the roof becomes unsafe and impossible.
- Temporary roofing and initial clean-out: The cleanout will likely add \$49,000 (\$1/sq.ft.) to \$245,000 (\$5/sq.ft.), depending on the nature of the materials being removed and whether remediation efforts will be required for such materials as asbestos and lead paint. The removal of saturated materials and assuring adequate ventilation will aid with the drying out of the building, and should prolong its life for another 12-24 months.
- Demolition of the building: As noted in the consultant's report in October, this would likely range in cost from \$1,058,000 (\$20/sq.ft.) to \$1,587,000 (\$30/sq.ft.).

CONCLUSIONS

The County conducted an extensive public input process involving Study Committee, municipal, and community meetings to discuss scenarios for the park and the historic buildings on the site, particularly for the Woodburne Mansion. An Environmental Education Center is proposed for reuse of the Power House. However, even though many participants agreed the Mansion could serve as a multi-purpose complex, there was no consensus on one or more uses most appropriate for the building. As such, the plan evaluates the five potential reuse scenarios (each of which involves a number of potential uses) for the Woodburne Mansion. Refer to Table 2-1, Building Option Scenarios – Woodburne Mansion. How to pay for the Mansion's restoration is a major question, with partial grant funding a plausible option. The only conclusion drawn was that the County would need one or more partners willing to contribute to its restoration for one or more, as yet undetermined, uses.

Given the significance of the Woodburne Mansion and the desire to incorporate it into the overall development of the park, primary concepts developed in Chapter 3 assume that the Mansion will remain a fixture in the park. However, alternative scenarios for park development were included in Chapter 3 in the event that financial partners and use/s cannot be identified, or if the building should become so structurally unsound that it becomes a hazard and needs to be demolished.

TABLE 2-1

BUILDING OPTION SCENARIOS - WOODBURNE MANSION

OPTION	CAPITAL COSTS						SOURCES	OPERATING COSTS	SOURCES	USES	PROS	CONS	
	AREA	U.C.	TOTALS										
1	Total Historic Restoration						1 through 16		1 through 6				
	Main Building	24800	400	-	500	9,920,000	-	12,400,000	200100	Events / Program Spaces	Historic Tax Credits; Highly fundable; Revenue from event space, apts and offices; Special programs for basement area	Cost of Restoration; Need for an event vendor	
	Rear wing	11100	250	-	300	2,775,000	-	3,330,000	89600	Apts / Offices			
	Basement areas	13200	75	-	100	990,000	-	1,320,000	79,200	Build/Const. progs			
	Demo kitchen wing	3800	10	-		38,000	-	38,000	N/A	N/A			
	COST RANGE					\$13,723,000	-	\$17,088,000					
2a	Phased Hist.Restoration - Main Building Only / Stabilization						1 through 16		1 through 6				
	Hist. Restoration Main	24800	400	-	500	9,920,000	-	12,400,000	200100	Events / Program Spaces	Historic Tax Credits; Highly fundable; Phase in some costs; Immediate revenue from event/meeting space; Special programs for basement area	Cost of Restoration; Need for an event vendor	
	Stabilize - Rear	11100	30	-	50	333,000	-	555,000	17920	Initially not used			
	Basement areas	9500	75	-	100	712,500	-	950,000	57000	Build/Const. progs			
	Demo kitchen wing	3800	10	-		38,000	-	38,000	N/A	N/A			
	COST RANGE					\$11,003,500	-	\$13,943,000					
2b	Phased Hist.Restoration - Rear Wing Only / Stabilization						1 through 16		1 through 6				
	Hist. Restoration Rear	11100	250	-	300	2,775,000	-	3,330,000	200100	Apts/Offices	Historic Tax Credits; Highly fundable; Phase in costs; Immediate revenue from Apt/Offices; Special programs for basement area	Cost of Restoration; Need for management entity	
	Stabilize - Main	24800	50	-	75	1,240,000	-	1,860,000	39700	Initially not used			
	Basement areas	3700	50	-	75	185,000	-	277,500	29900	Build/Const. progs			
	Demo kitchen wing	3800	10	-		38,000	-	38,000	N/A	N/A			
	COST RANGE					\$4,238,000	-	\$5,505,500					
3	Exterior Hist Restoration / Interior Retrofit						1 through 16		1 through 6				
	Ext. Hist Rest. ONLY					4,105,500	-	5,115,000		N/A	Some cost reduction	Eliminates Tax Credit and National Register eligibility and fundability	
	Interior - Retrofit	35900	175	-	250	6,282,500	-	8,975,000	251300	Rental Offices/Park offices / Program Spaces			
	Basement areas	13200	50	-	100	660,000	-	1,320,000	79200	Build/Const. progs			
	Demo kitchen wing	3800	10	-		38,000	-	38,000	N/A	N/A			
	COST RANGE					\$11,086,000	-	\$15,448,000					
4a	Demolition with New Construction (Larger Building)						1, 6-16		1 through 6				
	Demolish Building	52900	20	-	30	1,058,000	-	1,587,000	N/A	N/A	reduced cost; more flexibility in building use	Loss of value of the history and heritage of the building	
	New Community Bldg.	20000	200	-	300	4,000,000	-	6,000,000	161400	Develop new program			
	COST RANGE					\$5,058,000	-	\$7,587,000					
4b	Demolition with New Construction (Smaller Building)						1, 6-15		1 through 6				
	Demolish Building	52900	20	-	30	1,058,000	-	1,587,000	N/A	N/A	reduced cost; more flexibility in bldg. use	Loss of value of the history and heritage of the building	
	New Community Bldg.	10000	200	-	300	2,000,000	-	3,000,000	80700	Develop new program			
	COST RANGE					\$3,058,000	-	\$4,587,000					
5	Complete Demolition						1, 14		N/A				
	Demolish Building	52900	20	-	30	1,058,000	-	1,587,000	N/A	N/A	reduced cost	Loss of value of the history and heritage of the building; Loss of potential investment/revenue	
	No replacement												
	COST RANGE					\$1,058,000	-	\$1,587,000					
POTENTIAL SOURCES OF FUNDING FOR CAPITAL COSTS						POTENTIAL SOURCES OF FUNDING FOR OPERATING COSTS							
1	Community Development Block Grant						1	Rents from tenants					
2	Federal Historic Preservation Tax Credits						2	Fees for event space					
3	PA Historic Preservation Tax Credits						3	Program fees					
4	Keystone PA Preservation Grants						4	Foundation Grants					
5	Limited Partnership Proceeds						5	"Friends of Woodburne" Events and Fundraising					
6	State/Fed Grants (e.g. DCED, DCNR, CZM)						6	County Funds					
7	"Industrial Development" Funding, Low Interest												
8	Long-term Tenant Investment							OPERATING EXPENSES include:					
9	Private Socially Motivated Investment / Contributions						1	Utilities					
10	Traditional Bank Financing						2	Administrative					
11	"Friends of Woodburne" Events						3	Security					
12	Low Income Housing Tax Credits						4	Cleaning					
13	Artists/Makers Special Financing						5	Parking areas (apportioned)					
14	County Funds						6	Roads and Grounds (apportioned)					
15	Foundation Grants						7	Repairs and Maintenance					
16	Programmatic Grants												



**Master Plan and Proposed
Improvements**

3

Chapter 3: Master Plan and Proposed Improvements

MISSION STATEMENT

THE MISSION OF THE LITTLE FLOWER OPEN SPACE IS TO PROVIDE RECREATIONAL OPPORTUNITIES WITHIN EASTERN DELAWARE COUNTY, PROTECT THE NATURAL RESOURCES OF THE SITE, AND CONNECT PEOPLE TO NATURE AND THE COMMUNITY VIA SAFE PLACES TO WALK AND BICYCLE

LITTLE FLOWER OPEN SPACE GOALS

In support of the Delaware County Open Space, Recreation, and Greenway Plan, the Little Flower Open Space must:

- Serve as a County level park
- Fit into the County Park System
- Meet the needs of the County while also satisfying the unique needs of the immediate park service area
- Incorporate the significant historic and cultural resources on the site
- Promote environmental stewardship

CONCEPT PLAN INTENT

The intent of the Little Flower Manor Open Space concept plan is to provide guidance for development of a park that:

- Provides a variety of recreational experience types that are generally passive in nature
- Places emphasis on internal pedestrian movement
- Offers visual connections throughout the site
- Incorporates and ties together historical / cultural features of the landscape
- Provides a variety of facilities to serve diverse users
- Offers a continually interesting park experience
- Provides connections to the surrounding community

- Supports connection to the Darby Creek Stream Valley Park Trail
- Provides ample parking without compromising visual connections or site resources
- Supports environmentally sustainable park management and maintenance
- Delivers meaningful user experiences that are consistently interesting and pleasing to the senses

Three different park concept alternatives were initially vetted with the public, municipal officials, the Study Committee, and County Council. Each contained a different combination and/or focus consistent with the guidance noted above.

DRAFT CONCEPTS

CONCEPT 1 – ACTIVE RECREATION ORIENTED

Components

- Playing Field Complex
- Mansion Historic Landscape and Great Lawn
- Trailhead / Darby Creek Trail Connection
- Parking Areas to Serve Proposed Facilities
- Picnic Grove
- Plaza Area with Concessions
- Darby Creek Overlook
- Tot Lot

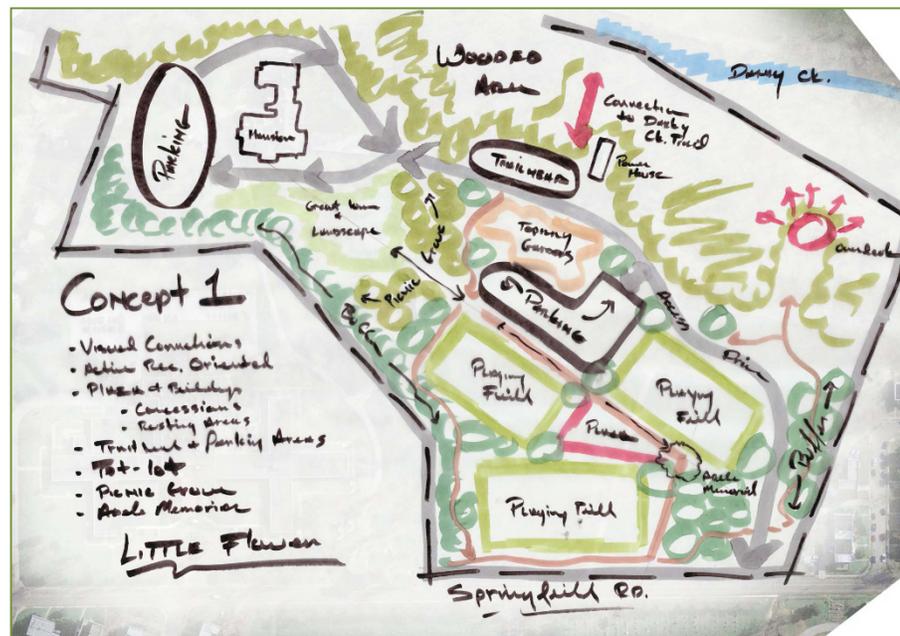


Figure 3-1: Little Flower Open Space Concept 1

Concept 1 focuses on dividing the site into distinct usage areas: 1) the building landscape, and 2) the playing field complex (Figure 3-1). The divided site is buffered by a treed picnic grove in an effort to protect the building landscape from light and sound pollution from the more active playing complex. The playing field complex would be lighted and centralized around a hardscaped plaza (with concessions) and parking. The fields would support and be able to be lined for different sports (soccer, football, lacrosse, rugby).

The Woodburne Mansion would be supported by a great lawn, landscaping, and a parking facility. The site will be accessed by vehicles from Springfield Road and will support the Darby Creek Trail with connections and a trailhead facility. The park would also incorporate a tot lot playing area and a Darby Creek overlook.

CONCEPT 3 – MIXED PASSIVE / RECREATION ORIENTED

Components

- 9-hole Disc Golf Course
- Darby Creek Overlook
- Mansion Historic Landscape and Great Lawn with Plaza
- Smaller dispersed Parking Areas
- Trailhead / Darby Creek Trail Connection

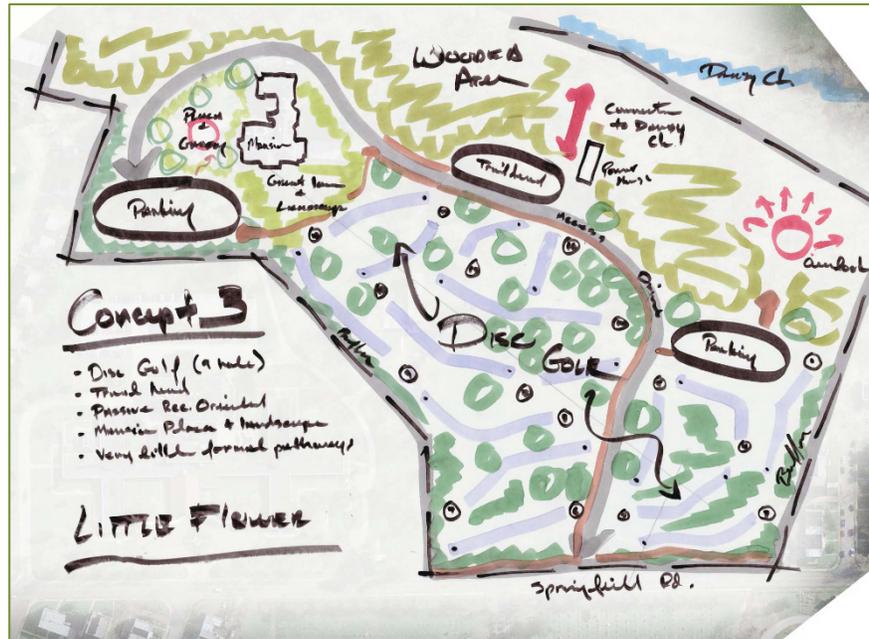


Figure 3-3: Little Flower Open Space Concept 3

Concept 3 looked at developing a 9-hole disc golf course on the open “buildable” portion of the site, while maintaining the great lawn and heritage landscape of Woodburne (see Figure 3-3). This idea, although investigated, did not prove to be a useful or efficient use of the site. Disc golf would be a great complement to the County Park System, but the site does not appear appropriate for this activity.

This concept did not gain any traction as a viable use during the public involvement process.

RECOMMENDED SITE DEVELOPMENT PLAN CONCEPT

CONCEPT 2

As previously noted and documented in Appendix A, the County undertook a robust public participation process that included Study Committee, municipal, and public meetings, as well as key person interviews and discussions with County Council. Comments and recommendations regarding usage of the site, particularly Woodburne Mansion, differed greatly. However, a consistent comment made with regard to recreation facilities on the site was that the park should focus on passive vs. active recreation facilities. Therefore, the final master site development plan, based on Concept 2, is largely focused on passive facilities, which are consistent with local user demand and the values set forth in the established park mission statement.

The park’s proposed facilities, which capitalize on existing elements of the landscape, include a scenic overlook to allow for viewing of the Darby Creek stream valley, allée of trees connecting various areas of the site to the Mansion, picnic groves, multi-purpose unmarked open space, tot lot, an internal trail system, and connection to the Darby Creek Trail. An educational center is proposed for “The Barn,” which will also act as a trailhead. Community health and healthy eating are important concerns in Delaware County, so like Rose Tree Park in western Delaware County, a community garden was added in support of local goals for healthy eating. All proposed uses for the Woodburne Mansion fit neatly into

such a scenario. Phasing and implementation priority are discussed in the Project Phasing section of this chapter.

FINAL MASTER SITE DEVELOPMENT PLAN

The site development plan shown on the following page (Figure 3-4) is an illustrative rendering of Little Flower Open Space that reflects the recommended improvements at full-park build out. The plan incorporates all phases of development, including long-range concepts.

Recommendations:

- Officially name this County Park as something with historic or geographic significance, such as “Woodburne County Park.” Develop park signage using the County’s standardized system which is identifiable, recognizable, and consistent with other County Parks. Include interpretive signage, kiosks, locational signage, directional/wayfinding signage, safety signage, park rules signage, and the like.
- Install of a new community garden plot area.
- Demolish the following site structures: Convent, Garage 1, Garage 2, and the later addition to the east wing of Woodburne (Figure 3-5).
- Chapter 2 of this report details different scenarios for future use of the Woodburne Mansion. From all of the public involvement and feedback on different potential uses, it was concluded as of June 2018, that there is no single clear need or demand for use of Woodburne as it sits. However, a number of potential uses were identified. Given the size of the structure, it may be possible to house several of these smaller uses.
- Due to its historical / cultural significance, the Mansion is being kept on the plan as a placeholder (but without a designated use). Chapter 2 described methods to “mothball” the building for the time being in the hope that a partner (to the County) or a private entity can provide a use that is functional within the park and to the community. Until then, it is up to the



Figure 3-5: Proposed Demolition of East Wing Addition



Figure 3-6: Proposed Overlook

County to approve and move forward with building preservation. Although Woodburne is included in the Site Development Plan, alternatives have been identified in the event that it is eventually demolished and is no longer a part of the site. (Refer to the section below discussing alternatives without the Woodburne Mansion.)

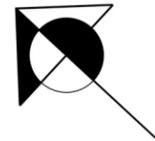
- Develop the multi-purpose unmarked open space, storage building, and grand allée. Enhance the Woodburne Mansion heritage landscape (landscaping, hardscaping, and connections).
- Install the overlook in the southeastern portion of the site. Selectively cut some of the vegetation to open up views of the creek valley (Figure 3-6).
- Develop the access drive from Springfield Road, parking areas, and pedestrian crossings. There are five designated parking areas (including the trailhead), and install an overflow “green parking” area near Woodburne.
- Re-purpose the Power House (“The Barn”) near the trailhead as an educational center. This facility can be used for environmental education, the facilitation of classes, or even hosting small events and meetings. This structure should have nearby (or incorporated) restroom facilities.
- Design and build the outdoor event space / market and associated adjacent formal garden. The plan proposes a covered, pavilion type, structure that can house weekend farmers markets, be rented out for private parties or events, or could potentially be used as part of the future use of Woodburne (Figure 3-7). This structure should have nearby (or incorporated) restroom facilities.
- The formal garden is a historical reference to the site because Woodburne had these types of garden areas. One was actually at this very location. A historical marker could describe this.
- Develop the trailhead (with parking) and connections to Bartram Park, Penn Pines Park, and (eventually) the Darby Creek Trail. A connection to Darby Creek following the existing contours and grades to most efficiently navigate the slope down has been identified through field views.
- When developing the park, and specifically the parking facilities, this plan recommends use of green stormwater management facilities practices, such as rain gardens, vegetated swales, and other infiltrating solutions. This will help to reduce the need for larger, less environmentally friendly, stormwater management facilities on the site. All proposed development must comply with federal, state, and local stormwater management requirements. The County should also coordinate with the Eastern Delaware County Stormwater Collaborative regarding educational signage for stormwater facilities and to ensure consistency with municipal separate storm sewer system (MS4) projects in the area’s joint pollutant reduction plan. Potential associated grants and other funding to implement such facilities should be investigated.



Figure 3-7: Open Air Market Place



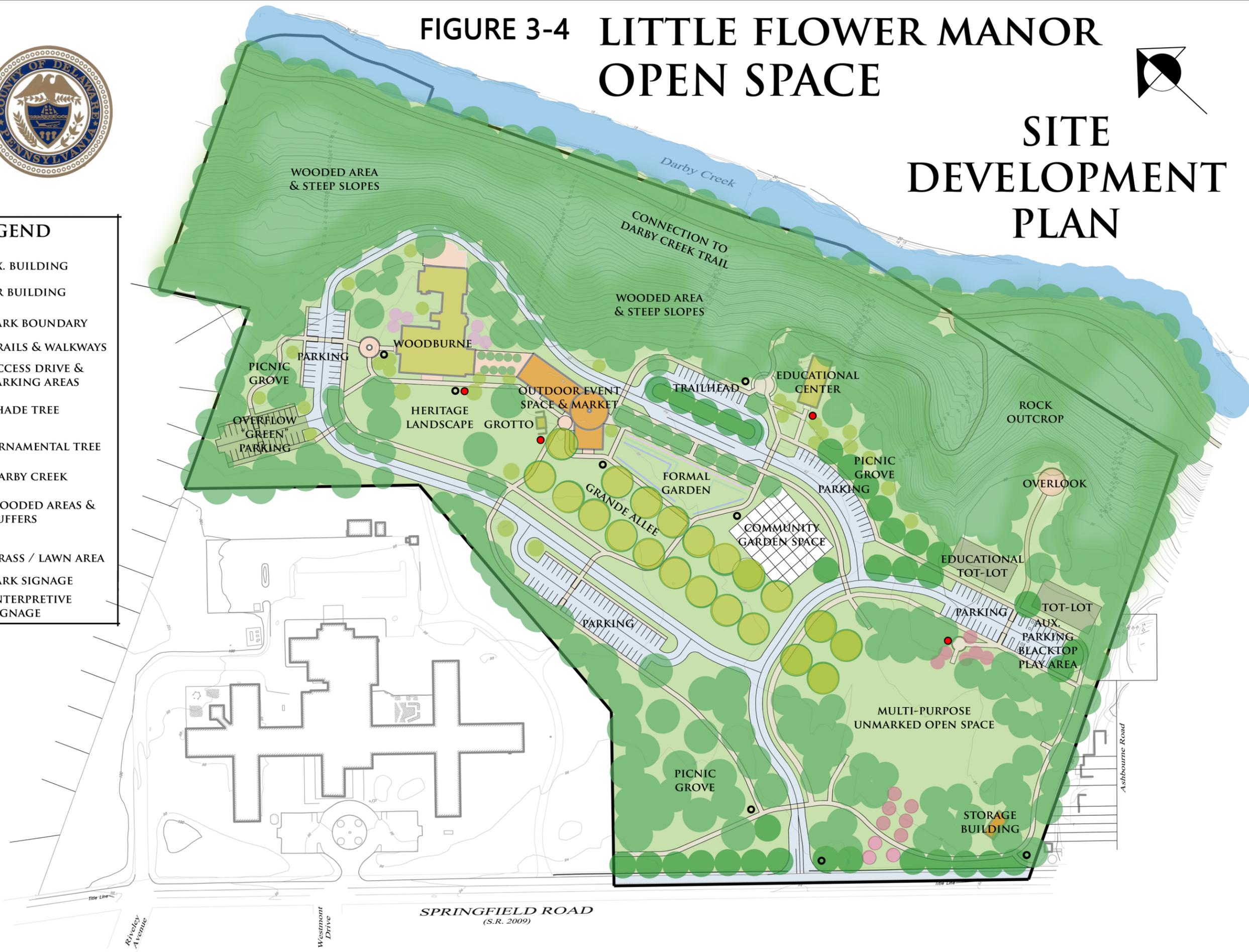
FIGURE 3-4 LITTLE FLOWER MANOR OPEN SPACE



SITE DEVELOPMENT PLAN

LEGEND

- EX. BUILDING
- PR BUILDING
- PARK BOUNDARY
- TRAILS & WALKWAYS
- ACCESS DRIVE & PARKING AREAS
- SHADE TREE
- ORNAMENTAL TREE
- DARBY CREEK
- WOODED AREAS & BUFFERS
- GRASS / LAWN AREA
- PARK SIGNAGE
- INTERPRETIVE SIGNAGE



NO.	DATE	REVISION		11.7.2018
PROJECT MANAGER: TIMOTHY PAUL WILSON		DESIGNED BY: TFW	CHECKED BY: TFW	SCALE: 1" = 40'
CLIENT: DELAWARE COUNTY PLANNING DEPT. 201 WEST FRONT STREET MIDDLETOWN, PA 17057 PH: 717-843-1897		DRAWN BY: TFW		SCALE: 1" = 80'
PROJECT TITLE: PARK MASTER SITE DEVELOPMENT PLAN CONCEPT		PROJECT TITLE: LITTLE FLOWER MANOR		SHEET TITLE: SITE DEVELOPMENT PLAN
SUB-CONSULTANTS: CT & C Toole Recreation Planning				
YORK STUDIO 310 ELMWOOD BLVD. YORK, PA. 17403 STUDIO PH. 717-843-1897				
DATE: MAY 25, 2018				
PROJECT NO.: 16.3				
SHEET NO.: OF				

- Develop the educational (or natural play area) and standard tot-lot areas. A portion of the parking near the facilities could be barricaded off using removable bollards to allow for a blacktop play area and auxiliary parking.

- Develop the picnic grove areas with seating, tables, and signage.

- Sketches of alternative scenarios without the Woodburne Mansion show a destination playground (Figure 3-8). If the Woodburne Mansion is to remain, one of these destination playgrounds could be implemented in the location of the educational and standard tot-lot areas.



Figure 3-8: Destination Playground

- Develop the picnic grove areas with seating, tables, and signage.
- Further pursue partnerships and collaborations with local citizens groups in an effort to utilize the Woodburne Mansion.

- Develop the park's pedestrian circulation network, including multi-use paths, sidewalk improvements, and crosswalk improvements (including ADA accessibility design). This includes the removal of the retaining wall along Springfield Road and implementation of a new meandering walkway along Springfield Road (Figure 3-9).



Figure 3-9: Conceptual Multi-use Path

- An on-site compost and recycling area is recommended for the park.

- Advocate for park "friends" groups, and foster partnerships with local business and recreation organizations that could be park stewards and potentially work with Delaware County on park upkeep, maintenance, and security.

Alternatives without the Woodburne Mansion

Pending the outcome of a detailed condition study, identification of appropriate uses for the Mansion, and partners for its redevelopment, or if the condition deteriorates such that it is in such poor condition that partial or full redevelopment is unjustified, demolition may be a necessary option for some or all of the Mansion.

If demolition is ultimately the fate of the Woodburne Mansion, alternatives have been considered to address the building footprint in order to fill the void left behind. The following alternatives have been generated as options to consider.

Woodburne Site Option 1

(Figure 3-10)

- Destination Playground, perhaps with reuse of remnant walls of the Mansion
- Additional Parking
- Multi-Purpose Building that could incorporate gathering space, indoor play space, restrooms, and perhaps a small kitchen
- Open Space (Lawn)
- Courtyard between the destination playground and multi-purpose building
- Interpretive Signage discussing the history of the Woodburne Mansion and surrounding landscape



Figure 3-10: Woodburne Alternative Site Option 1

Woodburne Site Option 2

(Figure 3-11)

Option 2 uses the same design elements as Option 1; they are just oriented differently. This orientation affects the outdoor event space and market in that, if the multi-purpose building has restrooms, there will be less of a need for the outdoor event space and market to have restrooms. Also, this configuration provides more open lawn space for events and general passive recreating.

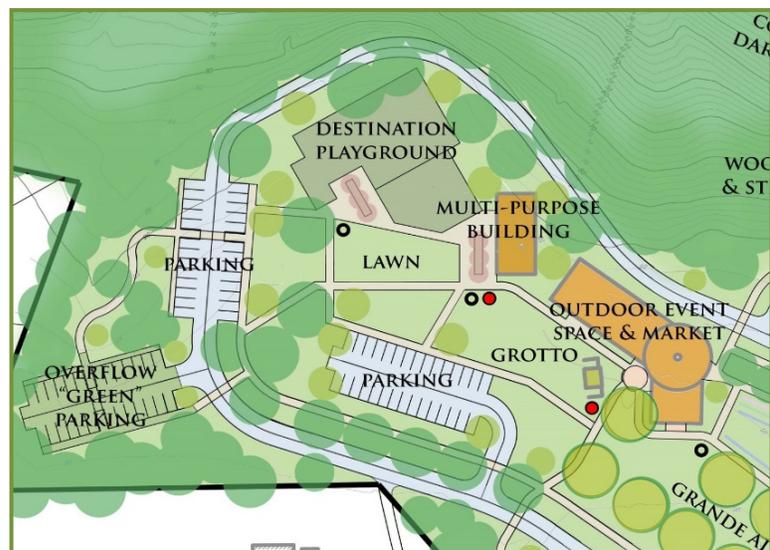


Figure 3-11: Woodburne Alternative Site Option 2

- Destination Playground
- Additional Parking
- Multi-Purpose Building that could incorporate gathering space, indoor play space and restrooms
- Open Space (Lawn)
- 2 Courtyards adjacent to the destination playground and between the destination playground and multi-purpose building
- Interpretive Signage discussing the history of the Woodburne Mansion and surrounding landscape

Woodburne Site Option 3

(Figure 3-12)

Option 3 does not include any park facilities in place of the Mansion. It essentially creates another multi-purpose open space (or extension of the outdoor event space and market). This option could be a permanent solution or an intermediate option between building demolition and future development of the site. It would contain:

- Additional Parking
- Multi-purpose Open Space (Lawn)
- Interpretive Signage discussing the history of the Woodburne Mansion and surrounding landscape



Figure 3-12: Woodburne Alternative Site Option 3

PARK PROGRAMMING

Some general park programming elements relating to the Little Flower Open Space Development Plan are as follows:

- Woodburne Mansion – to be Determined
- Outdoor event space and market – market space / private and public events
- Hosting events associated with the Darby Creek Stream Valley Park Trail
- Using the natural resources associated with Darby Creek and the historical /cultural assets of the site as learning tools / education
- Educational center – classes, event space, learning
- Tot lots and/or destination playground
- Picnic areas - private and public events
- Community garden
- Organized / unorganized passive / active recreational use of the multi-purpose open space

TRAIL AND GREENWAY CONNECTIONS

The Little Flower Open Space has the luxury of being directly connected to a major proposed trail corridor in the Darby Creek Stream Valley Park Trail. The trail does not currently exist through or adjacent to the site. However, the trail is slated to eventually follow Darby Creek and down to the Cobbs Creek Trail, which it will ultimately connect into the East Coast Greenway.

Once implemented, the connection from the Little Flower Open Space may require a pedestrian bridge or two over Darby Creek. If and when a bridge is constructed, emergency access to the lower portion of the park along Darby Creek should be addressed, as there is little to no way to access the creek by vehicle or emergency vehicle from the top plateau of the site. The grades are simply too steep. Connecting the park to this future section of the Darby Creek Steam Valley Park Trail (Figure 3-13) will provide another way for people to access the park from the north and south. It will also generate additional park usage by directly connecting major population bases in and around the City of Philadelphia and the thousands of users of the East Coast Greenway.



Figure 3-13: Darby Creek Trail

PROJECT PHASING

GENERAL

Many factors play a role in the development and timeframe of park implementation: available funds and funding sources, County needs, park use demands, and the like. It is recognized that priorities change over time. That being said, a recommended phasing plan for the Little Flower Open Space has been developed below.

The following are recommended phasing and estimated cost projections for each phase of development for the Little Flower Open Space. Park development has been broken down into three different phases:

- Phase I – Short Term (0-5 years) – Figure 3-14 and Tables 3-1 and 3-2
- Phase II – Medium Term (5-15 Years) – Figure 3-15 and Table 3-3
- Phase III – Long Term (15-30 Years) – Figure 3-16

The following phasing recommendations and estimated costs (in 2018 dollars) reflect the current park condition, outlook of capital expenditure and funding, and proposed development. Recommendations are fluid and always susceptible to change for any number of reasons: cost increases in materials, priorities change, use and demographic changes, and unexpected funding sources (or lack thereof). Phasing recommendations are always a best guess of how the park will most likely develop over the next 30 or 40 years, and the phases will most likely overlap somewhat. All estimated costs assume furnish and install prices.

Little Flower Open Space Master Site Development Plan
 Chapter 3: Master Plan and Proposed Improvements

Table 3-1

COST ESTIMATE				
PHASE I-A - LITTLE FLOWER OPEN SPACE				
MATERIAL DESCRIPTION	COST BASIS	QUANTITY	UNIT PRICE	TOTAL COST
ACCESS DRIVE AND PARKING AREAS				
EXCAVATION	CY	1710	\$32.00	\$54,720.00
CLEARING AND GRUBBING / TREE REMOVAL	LS	1	\$8,000.00	\$8,000.00
WALL AND EXISTING SIDEWALK REMOVAL AND DISPOSAL	LS	1	\$16,500.00	\$16,500.00
SUBBASE 6" DEPTH (NO. 2A MODIFIED)	SY	3260	\$13.00	\$42,380.00
SUPERPAVE ASPHALT WEARING COURSE, 1.5" DEPTH	SY	3260	\$20.00	\$65,200.00
SUPERPAVE ASPHALT BINDER COURSE, 3" DEPTH	SY	3260	\$33.00	\$107,580.00
SUPERPAVE ASPHALT BASE COURSE, 6" DEPTH	SY	3260	\$40.00	\$130,400.00
BITUMINOUS TACK COAT	SY	3260	\$6.50	\$21,190.00
CONSTRUCTION SURVEYING AND LAYOUT	LS	1	\$5,000.00	\$5,000.00
MAINTENANCE & PROTECTION OF TRAFFIC DURING CONSTRUCTION	LS	1	\$7,500.00	\$7,500.00
POLYMER COMPOSITE DETECTABLE WARNING SURFACE	SF	128	\$40.00	\$5,120.00
TOPSOIL	CY	680	\$24.25	\$16,490.00
PAVEMENT MARKINGS	LS	1	\$5,500.00	\$5,500.00
REMOVABLE BOLLARDS	EACH	6	\$525.00	\$3,150.00
WHEEL STOPS	EACH	60	\$180.00	\$10,800.00
EROSION AND SEDIMENT POLLUTION CONTROL MEASURES	LS	1	\$15,000.00	\$15,000.00
STONE PARK ENTRANCE SIGN AND POST-MOUNTED WAYFINDING AND OTHER SIGNAG	LS	1	\$18,000.00	\$18,000.00
DRAINAGE AND PLANT MATERIAL	LS	1	\$25,000.00	\$25,000.00
DESIGN AND ENGINEERING (NPDES, HOP, CONSTRUCTION DOCUMENTS, ETC.) FOR ALL ELEMENTS OF PHASE I-A	LS	1	\$30,000.00	\$30,000.00
SUBTOTAL				\$587,530.00
SPRINGFIELD PAVED SIDEPATH				
EXCAVATION	CY	350	\$32.00	\$11,200.00
SUBBASE 6" DEPTH (NO. 2A MODIFIED)	SY	760	\$13.00	\$9,880.00
SUPERPAVE ASPHALT WEARING COURSE, 1.5" DEPTH	SY	760	\$20.00	\$15,200.00
SUPERPAVE ASPHALT BINDER COURSE, 3" DEPTH	SY	760	\$33.00	\$25,080.00
BITUMINOUS TACK COAT	SY	760	\$6.50	\$4,940.00
CONSTRUCTION SURVEYING AND LAYOUT	LS	1	\$2,750.00	\$2,750.00
TOPSOIL	CY	35	\$50.00	\$1,750.00
EROSION AND SEDIMENT POLLUTIONS CONTROL MEASURES	LS	1	\$4,600.00	\$4,600.00
DRAINAGE AND PLANT MATERIAL	LS	1	\$12,500.00	\$12,500.00
MISCELLANEOUS EXPENSES	LS	1	\$4,500.00	\$4,500.00
SUBTOTAL				\$92,400.00
CRUSHED STONE TRAILS				
EXCAVATION	CY	1070	\$32.00	\$34,240.00
SUBBASE 6" DEPTH (NO. 2A MODIFIED)	SY	3500	\$13.00	\$45,500.00
CRUSHED STONE AGGREGATE TRAIL SURFACE, 4" DEPTH	SY	3500	\$18.00	\$63,000.00
CONSTRUCTION SURVEYING AND LAYOUT	LS	1	\$5,800.00	\$5,800.00
TOPSOIL	CY	120	\$50.00	\$6,000.00
EROSION AND SEDIMENT POLLUTION CONTROL MEASURES	LS	1	\$8,200.00	\$8,200.00
DRAINAGE AND PLANT MATERIAL	LS	1	\$10,000.00	\$10,000.00
MISCELLANEOUS EXPENSES	LS	1	\$6,500.00	\$6,500.00
SUBTOTAL				\$179,240.00

Little Flower Open Space Master Site Development Plan
Chapter 3: Master Plan and Proposed Improvements

MISCELLANEOUS PHASE I-A ITEMS				
EXCAVATION	LS	1	\$5,000.00	\$5,000.00
COMMUNITY GARDEN EXPENSE	LS	1	\$5,500.00	\$5,500.00
PICNIC GROVE - TABLES, BENCHES, RECEPTACLES, ETC.	LS	1	\$7,000.00	\$7,000.00
CONSTRUCTION SURVEYING AND LAYOUT	LS	1	\$2,500.00	\$2,500.00
EROSION AND SEDIMENT POLLUTION CONTROL MEASURES	LS	1	\$5,000.00	\$5,000.00
DRAINAGE AND PLANT MATERIAL	LS	1	\$5,000.00	\$5,000.00
MISCELLANEOUS EXPENSES	LS	1	\$3,500.00	\$3,500.00
SUBTOTAL				\$33,500.00
PHASE I-A GRAND TOTAL				\$892,670.00

Table 3-2

COST ESTIMATE PHASE I-B - LITTLE FLOWER OPEN SPACE				
MATERIAL DESCRIPTION	COST BASIS	QUANTITY	UNIT PRICE	TOTAL COST
TOT LOT AND ASSOCIATED PARKING AREAS AND PATHS				
EXCAVATION	CY	600	\$32.00	\$19,200.00
CONSTRUCTION SURVEYING AND LAYOUT	LS	1	\$5,000.00	\$5,000.00
DESIGN AND ENGINEERING (NPDES, CONSTRUCTION DOCUMENTS, ETC.) FOR ALL ELEMENTS	LS	1	\$20,000.00	\$20,000.00
EROSION AND SEDIMENT POLLUTION CONTROL MEASURES	LS	1	\$12,000.00	\$12,000.00
SUPERPAVE ASPHALT WEARING COURSE, 1.5" DEPTH	SY	1840	\$20.00	\$36,800.00
SUPERPAVE ASPHALT BINDER COURSE, 3" DEPTH	SY	1840	\$33.00	\$60,720.00
SUPERPAVE ASPHALT BASE COURSE, 6" DEPTH	SY	1840	\$40.00	\$73,600.00
BITUMINOUS TACK COAT	SY	1840	\$6.50	\$11,960.00
EDUCATIONAL AND STANDARD TOT-LOT (FUTURE)	LS	2	\$25,000.00	\$50,000.00
MAINTENANCE & PROTECTION OF TRAFFIC DURING CONSTRUCTION	LS	1	\$4,000.00	\$4,000.00
POLYMER COMPOSITE DETECTABLE WARNING SURFACE	SF	40	\$40.00	\$1,600.00
TOPSOIL	CY	460	\$24.25	\$11,155.00
PAVEMENT MARKINGS	LS	1	\$4,000.00	\$4,000.00
REMOVABLE BOLLARDS	EACH	6	\$525.00	\$3,150.00
WHEEL STOPS	EACH	40	\$180.00	\$7,200.00
EROSION AND SEDIMENT POLLUTION CONTROL MEASURES	LS	1	\$15,000.00	\$15,000.00
MISCELLANEOUS SIGNAGE	LS	1	\$18,000.00	\$18,000.00
DRAINAGE AND PLANT MATERIAL	LS	1	\$15,000.00	\$15,000.00
MISCELLANEOUS EXPENSES	LS	1	\$6,000.00	\$6,000.00
SUBBASE 6" DEPTH (NO. 2A MODIFIED)	SY	500	\$15.00	\$7,500.00
CRUSHED STONE AGGREGATE TRAIL SURFACE, 4" DEPTH	SY	500	\$18.00	\$9,000.00
PHASE I-B GRAND TOTAL				\$390,885.00

Table 3-3

COST ESTIMATE				
PHASE II - LITTLE FLOWER OPEN SPACE				
MATERIAL DESCRIPTION	COST BASIS	QUANTITY	UNIT PRICE	TOTAL COST
ACCESS DRIVE AND PARKING AREAS				
EXCAVATION	CY	3200	\$32.00	\$102,400.00
CLEARING AND GRUBBING / TREE REMOVAL	LS	1	\$16,500.00	\$16,500.00
SUBBASE 6" DEPTH (NO. 2A MODIFIED)	SY	6840	\$13.00	\$88,920.00
SUPERPAVE ASPHALT WEARING COURSE, 1.5" DEPTH	SY	6840	\$20.00	\$136,800.00
SUPERPAVE ASPHALT BINDER COURSE, 3" DEPTH	SY	6840	\$33.00	\$225,720.00
SUPERPAVE ASPHALT BASE COURSE, 6" DEPTH	SY	6840	\$40.00	\$273,600.00
BITUMINOUS TACK COAT	SY	6840	\$6.50	\$44,460.00
CONSTRUCTION SURVEYING AND LAYOUT	LS	1	\$5,000.00	\$5,000.00
MAINTENANCE & PROTECTION OF TRAFFIC DURING CONSTRUCTION	LS	1	\$3,000.00	\$3,000.00
POLYMER COMPOSITE DETECTABLE WARNING SURFACE	SF	260	\$40.00	\$10,400.00
TOPSOIL	CY	1200	\$24.25	\$29,100.00
PAVEMENT MARKINGS	LS	1	\$8,900.00	\$8,900.00
WHEEL STOPS	EACH	114	\$180.00	\$20,520.00
EROSION AND SEDIMENT POLLUTION CONTROL MEASURES	LS	1	\$35,000.00	\$35,000.00
POST-MOUNTED WAYFINDING AND OTHER SIGNAGE	LS	1	\$10,000.00	\$10,000.00
DRAINAGE AND PLANT MATERIAL	LS	1	\$52,000.00	\$52,000.00
DESIGN AND ENGINEERING (NPDES, HOP, CONSTRUCTION DOCUMENTS, ETC.) FOR ALL ELEMENTS OF PHASE I A.	LS	1	\$100,000.00	\$100,000.00
SUBTOTAL				\$1,162,320.00
CRUSHED STONE TRAILS				
EXCAVATION	CY	2380	\$32.00	\$76,160.00
SUBBASE 6" DEPTH (NO. 2A MODIFIED)	SY	8200	\$13.00	\$106,600.00
CRUSHED STONE AGGREGATE TRAIL SURFACE, 4" DEPTH	SY	8200	\$18.00	\$147,600.00
CONSTRUCTION SURVEYING AND LAYOUT	LS	1	\$8,700.00	\$8,700.00
TOPSOIL	CY	310	\$50.00	\$15,500.00
EROSION AND SEDIMENT POLLUTION CONTROL MEASURES	LS	1	\$14,500.00	\$14,500.00
DRAINAGE AND PLANT MATERIAL	LS	1	\$15,500.00	\$15,500.00
MISCELLANEOUS EXPENSES	LS	1	\$12,000.00	\$12,000.00
SUBTOTAL				\$396,560.00
MISCELLANEOUS PHASE II ITEMS				
EXCAVATION	LS	1	\$5,000.00	\$5,000.00
EDUCATIONAL CENTER	LS	1	\$850,000.00	\$850,000.00
OUTDOOR EVENT SPACE AND MARKET AND FORMAL GARDENS	LS	1	\$350,000.00	\$350,000.00
TABLES, BENCHES, RECEPTACLES, ETC.	LS	1	\$8,500.00	\$8,500.00
CONSTRUCTION SURVEYING AND LAYOUT	LS	1	\$5,500.00	\$5,500.00
EROSION AND SEDIMENT POLLUTION CONTROL MEASURES	LS	1	\$9,500.00	\$9,500.00
DRAINAGE AND PLANT MATERIAL	LS	1	\$12,000.00	\$12,000.00
MISCELLANEOUS EXPENSES	LS	1	\$25,000.00	\$25,000.00
SUBTOTAL				\$1,265,500.00
PHASE II GRAND TOTAL				\$2,824,380.00

Refer to Chapter 2, Table 2-1, Building Option Scenarios for full costs and scenarios relating to the Woodburne Mansion.

The following are future estimated costs associated with development of the site if Woodburne Mansion were demolished and the County moved forward with one of the three alternatives discussed in this chapter. This scenario and alternatives require additional study, design, and estimation based on size of the program elements and materials:

Alternative Site Option 1 & 2 – \$425,000.00

Given that these options have the same design elements, just in a different configuration, these alternatives will be about the same cost.

Alternative Site Option 3 – \$68,000.00

FUNDING SOURCES FOR PARK AND TRAIL DEVELOPMENT

Park, open space, trail, and greenway project initiatives are important for our communities, quality of life and future. In many cases, obtaining the monetary provisions to design and implement these projects proves to be a challenge. There are a variety of federal, state and local agencies that provide reimbursement and grant programs in support of these types of projects. Although not an exhaustive list, the following are some programs that allocate funds to further develop the Little Flower Open Space:

FEDERAL FUNDING SOURCES

Land and Water Conservation Fund (LWCF)

Since the LWCF Program's inception in 1965, almost 30,000 grants to states and localities have been approved for acquisition, development and planning of outdoor recreational opportunities in the United States. Grants have supported purchase and protection of 2,300,000 acres of recreational lands and development of nearly 27,000 basic recreational facilities in every state and territory of the nation. In Pennsylvania, the program is administered by the Department of Conservation and Natural Resources (DCNR). At the state level, these funds are administered through the C2P2 Program described later under state funding sources.



In order to qualify for funding, a project must meet two criteria. First the project must be primarily for recreational purposes, not transportation. Second, the organization or group leading the project must guarantee that the project will be maintained in perpetuity for public recreational use. Any deviation from recreational use must be approved by the National Park Service, and property of at least equal recreational value must be provided to replace the loss.

The National Park Service maintains the LWCF website: <https://www.nps.gov/subjects/lwcf/index.htm>

Pennsylvania's State Liaison Officer may be contacted at:

Bureau of Recreation and Conservation
PA Department of Conservation and Natural Resources
P.O. Box 8767
Harrisburg, PA 17105
Tel: 717-783-2659

Community Development Block Grant Program (CDBG)

The federal Department of Housing and Urban Development (HUD) provides an annual Entitlement Program block grant to Delaware County. In turn, the County annually accepts applications from eligible municipalities and/or organizations for projects that are consistent with federal guidelines. Generally, CDBG funding may be used for neighborhood revitalization, economic development, improvement of public facilities and public service activities, especially in low and moderate-income areas (refer to website, below). CDBG requires no match of funds or services from the grantee. HUD provides entitlement to each of these grantees annually and the grantee develops its own programs and sets funding priorities.

Recreation planning and development in low and moderate-income urban areas is an acceptable use of these funds. In various locations around the country, these funds have been used to develop rail trails through urbanized locations. Such trails can greatly enhance the quality of life in these areas and potentially bring new economic vitality to neglected areas.

For more information, contact:

Delaware County Office of Housing and Community Development
600 North Jackson Street, Room 101
Media, PA 19063
(610) 891-5425
<http://www.co.delaware.pa.us/hcd/cdbg.html>

Transportation Alternatives Set-aside Program (TAP)

This program reimburses up to 80% of a project's costs, with PennDOT putting up all funds initially, and the municipality covering the remaining match. The TE program provides for the implementation of a variety of nontraditional projects, with examples ranging from the restoration of historic transportation facilities, to bike and pedestrian facilities, to landscaping and scenic beautification, and to the mitigation of water pollution from highway runoff. Average funding amount is \$500,000. More information and guidelines along with the most current application can be found on the PennDOT website.

This program also administers the Safe Routes to School Program of the Federal Highway Administration (FHWA). This program reimburses municipalities for costs related to streetscapes, trails and sidewalk projects within downtown areas and along school routes. Eligible program activities include: sidewalks, crosswalks, bike lanes, trails, traffic diversion improvements, curb extensions, traffic circles and raised median islands. Because this is a reimbursement program, rather than a grant program, the municipality must support project costs until reimbursements are made after submission of invoices. Individual project costs may total up to \$ 1 million. 20% matching funds are required and may be split over the

total project costs, or the municipality may opt to pay for pre-construction activities, which generally equal 20% of project costs.

Program guidance and more information can be found at:

<https://www.penndot.gov/TravelInPA/Safety/SchoolResourcesAndPrograms/SafeRoutesToSchool/Pages/default.aspx>

STATE FUNDING SOURCES

Department of Conservation and Natural Resources (DCNR) Community Conservation Partnerships Program (C2P2)

DCNR provides cabinet-level status for conservation and recreational programs dealing with local recreation, heritage parks, rivers conservation, greenways, trails, and open spaces. A key priority of this agency is to bring its programs into towns and cities across Pennsylvania and to provide leadership linking agency resources with local conservation efforts.

DCNR's Bureau of Recreation and Conservation's (BRC) Community Conservation Partnerships Program (C2P2) can provide communities, land conservancies, and nonprofit organizations with the technical assistance or grant funding to undertake recreation and conservation projects. The C2P2 Program is a tool for DCNR to partner with communities, nonprofit groups, and the private sector to conserve Pennsylvania's valuable natural and cultural heritage and support community recreational and park initiatives. DCNR partnerships involve greenways, open spaces, community parks, rail trails, river corridors, natural areas, indoor and outdoor recreation, heritage areas, and environmental education. Agency programs are linked with other state agency efforts to conserve historic resources, protect water quality, enhance tourism, and foster community development.

BRC provides a single point of contact for communities and nonprofit conservation agencies seeking state assistance through its C2P2 Program in support of local recreational and conservation initiatives. This assistance can take the form of grants, technical assistance, information exchange and training. All of DCNR's funding sources are combined into one annual application cycle in the spring, and applications are now submitted online. Some C2P2 applications are selected for federal Land and Water Conservation Funds, which require some supplemental information to enable submission of the application to the National Park Service. Generally, all components require a match, usually 50% of cash contribution. Over the past five years, DCNR has been able to fund on average 40% or less of the applications received.

The C2P2 Program funds its various types of grants from several different funding sources:

- The Keystone Recreation, Park and Conservation Fund (Key 93)
- The Environmental Stewardship Fund (Growing Greener 1)
- Growing Greener Bond Fund (Growing Greener 2)
- Act 68 Snowmobile and ATV Trails Fund
- The Federal Land and Water Conservation Fund (LWCF)

DCNR determines which source is used to fund a project based on a number of factors including matching requirements, amount of request and the type of applicant.

The first step in the C2P2 application process is to contact the applicable Bureau Regional Office. An on-site meeting may be held to discuss the project. Eligible project types applicable to the Little Flower Open Space and the Darby Creek Greenway include the following:

Community Projects

Community Projects are awarded to municipalities and nonprofit organizations for recreation, park and conservation projects, including rehabilitation and development of parks and recreational facilities (development projects); acquisition of land for active or passive park and conservation purposes (acquisition projects); and technical assistance for feasibility studies, trails studies, conservation plans, site development planning, and comprehensive recreation, greenway and open space planning (planning projects). The majority of funding sources used for community projects require a 50% match except for some technical assistance grants and development projects eligible as small community projects whose total project cost is \$60,000 or less.

Land Trust Projects

Land Trust Projects are awarded funding to acquire open space and natural areas. Eligible applicants for land trust projects included pre-qualified nonprofit land trusts and conservancies. The majority of funding sources used for funding land trust projects require 50% cash match and or land donation value. Priority is given to protecting the Commonwealth's critical habitat areas.

Pennsylvania Recreational Trails Projects

Pennsylvania Recreational Trails projects develop and maintain recreational trails and trail related facilities for motorized and non-motorized recreational trail use. Eligible applicants include federal and state agencies, local governments and private organizations. Match requirements for the Pennsylvania Recreational Trails Program is 80% grant money, up to a maximum of \$100,000, and 20% project match money. However, acquisition projects will require a 50/50 match. "Soft match" (credit for donations of funds, materials, services, or new right-of-way) is permitted from any project sponsor, whether a private organization or public agency. Eligible project categories include: maintenance and restoration of existing recreational trails, development and rehabilitation of trailside and trailhead facilities and trail linkages, purchase and lease of recreational trail construction and maintenance equipment, construction of new recreational trails (with restrictions on new trails on federal land), and acquisition of easements or property for recreational trails or recreational trail corridors.

Rails to Trails Projects

Rails to Trails projects entail the planning, acquisition or development of rail trail corridors. Eligible applicants include municipalities and nonprofit organizations established to preserve and protect available abandoned railroad corridors for use as trails. Funding used for rails to trails projects requires a 50% cash or in-kind match.

River Conservation Projects

River Conservation projects include developing river conservation plans, as well as implementation projects involving acquiring land and developing facilities such as trails, pavilions, and fishing access areas along river corridors. Eligible applicants include municipalities, counties, municipal and inter-municipal authorities, and river support groups. River support groups must be nonprofits, which are designated to act on behalf of interested municipalities. Implementation grants are available to carry out projects or activities defined in an approved river conservation plan. Grants require 50% match.

Department of Community and Economic Development (DCED)

Act 13 Funds

The Marcellus Legacy Fund was created by Act 13 of 2012 to provide for the distribution of unconventional gas well impact fees to counties, municipalities and commonwealth agencies. Pursuant to Section 2315 (a) (6) (i) of the Act, a portion of the fee revenue will be transferred to the Commonwealth Financing Authority for statewide initiatives that will include abandoned mine drainage abatement, abandoned well plugging, sewage treatment, greenways, trails and recreation, baseline water quality data, watershed restoration, and flood control.

Funds are allocated to the Commonwealth Financing Authority for planning, acquisition, development, rehabilitation and repair of greenways, recreational trails, open space, parks and beautification projects using the Greenways, Trails and Recreation Program (GTRP).

Projects which involve development, rehabilitation and improvements to public parks, recreation areas, greenways, trails and river conservation are eligible.

Single Application for Assistance

Pennsylvania's Department of Community and Economic Development (DCED) administers the Single Application for Assistance Program, a one-step online form that allow municipalities to apply simultaneously for one or more of Pennsylvania's community and economic development financial assistance programs. More information is available at www.inventpa.com.

FUNDING STRATEGIES FOR WOODBURNE

Several strategies are open to the County. While the current condition of Woodburne presents a considerable economic challenge, it is no worse than that faced in many other significant historic preservation efforts to save, preserve, and reuse notable buildings and sites in the public domain. Here are some ideas and approaches:

TAKE ADVANTAGE OF WOODBURNE'S HISTORIC SIGNIFICANCE

The building and site should be placed on the National Register of Historic Places. This places no restrictions on local use, but opens up sources of private, grant and foundation funding available only to buildings that have achieved such recognition. Of course, accepting such funds will often require that work on the building meets standards such as the Secretary of the Interior's Standards for Historic Buildings, but this should not be difficult to do. Also, as one of the surviving examples of Trumbauer's work, exploit the interest of the architectural and historical communities in building support for the preservation, interpretation, and funding for Woodburne.

CONSIDER PARTNERING

At 42,000 square feet, the Mansion is a huge structure, capable of simultaneously accommodating multiple uses. As the service and servants' quarters were originally located in the rear wing of the building, rather than on a top floor above the owner's quarters, the different parts of the building lend themselves to different types of uses without interference. As an example, this could result in park uses in the main or front part of the Mansion, and lodging or office uses in the rear. Many projects in other large, deteriorated landmark buildings owned by non-profits have taken advantage of a limited partnership wherein the non-profit or municipality maintains a 1% ownership as the only general partner (and thus the continuing control over the property), while a for-profit investor becomes a 99%

limited partner to take advantage of the Historic Preservation Tax Credit for the type of substantial renovation that will be required.

CONSIDER PRIVATE INVESTORS AND CONTRIBUTORS

Locate and approach what we often term the “alumni” of the property – the descendants of the Scott family and others whose ancestors were associated with the property such as those who built and worked on Woodburne. We have often been surprised at the amount of residual interest that remains in a property such as Woodburne, and which would respond to the leadership now undertaken by the County.



**Operations, Management, and
Financing Plan**

4

Chapter 4: Operations, Management, and Financing Plan

OPERATIONS AND MANAGEMENT

INTRODUCTION

When developed as a park, the Little Flower Open Space will enhance quality of life, conserve natural resources, connect the residents to the regional trail system, and provide much needed recreational opportunities for citizens of all ages and interests in this part of the County. In order to ensure that it achieves these goals, this master plan not only establishes a course of action to complete development of the park, it also provides a strategy for future operations, management, and support.

About 75 percent of the cost of a park over its lifetime goes to operations and maintenance. By addressing operations and maintenance while creating the park master plan, the County will be able to make informed decisions about developing the park, allocating resources, budgeting, staffing, and partnerships. This Operations, Management and Financing Plan's recommendations will be implemented over time as the park development is phased in. Since not all park improvements can be made at once, park maintenance and financing additions will also be incremental over time.

In establishing this Operations, Management, and Financing Plan, the consulting team conducted interviews with key stakeholders in the community, Master Plan Study Committee members, and County elected and appointed officials; researched benchmarks and best practices; and reviewed County information on management and budget. The Consulting Team had a work session on park maintenance and financing with the Delaware County Parks and Recreation Department Director and the Parks Superintendent.

COUNTY ORGANIZATION AND STAFFING

As a Second Class A County, Delaware County operates with an elected body, a five-member County Council. Council is responsible for all legislative and administrative functions of the County government. Although Council has overall responsibility for all action of County departments, the Executive Director, a County Council appointee, is directly responsible for the operations of certain departments as outlined in the Home Rule Charter or Administrative Code, or as assigned by the Executive Director and the County Clerk. Legal guidance and representation is provided by the Solicitor.

The Delaware County Parks and Recreation Department is led by a parks and recreation professional and has a staff of 21. Ten positions are dedicated to park maintenance, including three vacancies which have gone unfilled primarily due to the hourly pay rate of \$7.95. The mission of the Delaware County Parks and Recreation Department is to provide and promote quality recreation programs, facilities, and services to the residents of Delaware County. The Director manages the daily operation of seven County parks with 621 acres of County-owned parkland. He focuses on constantly upgrading and improving existing recreational programs along with facilitating new ideas for the enjoyment of future generations. The Director is a Certified Playground Safety Inspector, which is required for playground equipment inspections.

The Delaware County Park Police patrol all County parks. Because the Little Flower Open Space is located at the far eastern end of the County, further demands will be placed on the Park Police, which is already reporting being understaffed. Since most of the site is located in Darby Borough, local police already patrol the area and respond to calls here. Additionally, a portion of the park is located in Upper Darby Township, and its police force would also be able to provide support in response to an emergency.

DELAWARE COUNTY PERSPECTIVE

As Pennsylvania's fifth most populous county and the third smallest in size, Delaware County has limited financial resources and staffing given the size of the park and recreation system. The addition of the Little Flower Open Space to create a park was an important step to enhance the quality of life and serve people in eastern Delaware County. There is a strong sense in the community that the park will not or should not cost anything to the local communities.

While the maintenance of the site has already been undertaken by the County Parks and Recreation Department, as the site undergoes planning and design, it is important to consider the long-term implications and need for regular park maintenance. A formal park maintenance plan and program is the single most important thing that the Delaware County can do to ensure that the park is safe, clean, and ready to use, as well as to protect itself from exposure to liability. While many governments with austere budgets frequently target volunteers as a maintenance solution, an important point to keep in mind is that volunteers are not "free." They require recruiting, training, management, supervisions, support, and recognition. Certainly, volunteerism could be an important aspect of park maintenance and programming, but that volunteerism needs to be managed and the park must be maintained as a safe and attractive community destination.

RECREATION OPPORTUNITIES, MANAGEMENT, AND MAINTENANCE

OVERVIEW

The development of the Little Flower Open Space will occur over many years. The County will phase in improvements as funding becomes available. As the park comes to life, recreation opportunities will expand and maintenance responsibilities will increase, but on a limited basis due to the nature based design of the park. The projections for recreation, maintenance, and costs are based upon the park development as a whole as depicted in the Park Master Plan in the final master plan report.

RECREATION OPPORTUNITIES

The park will offer many opportunities for fun, health, fitness, and building strong family and community bonds through socialization. Its main purpose is to provide facilities for the residents to use as they wish for recreation, enjoying nature, fitness, and fun in the great outdoors.

Walking, Relaxing, and Enjoying Nature

The residents of Delaware County indicated that their most preferred recreation opportunities in the park are walking and enjoying nature. The park will offer an internal trail system with a combination of paved and natural surfaces, including park loops, a connection to the Darby Creek Trail, and viewing areas for people to take in the beautiful scenery. About one-third of the park will remain undeveloped due to its important natural features. Park visitors will be able to "get away from it all" by enjoying nature and serenity close to home.

Family Play and Building a Sense of Community

Trends show that Americans have a strong desire to spend more time with the people they love, a trend born out in Delaware County in which residents described their desire to have a park close to home in the eastern portion of the County. The results of the public participation process indicated that there was a desire for a passive, nature-based, facility with appropriate recreation facilities that support family play and a sense of community – not a sports complex. Therefore, the site design accommodates a variety of recreation pursuits in general recreation areas, picnic groves, and a space that could function as a venue for gatherings and special events.

Getting and Staying Fit

According to the U.S. Surgeon General, the lack of physical activity is a major factor in the obesity epidemic in America. The park will provide an added value as the known benefits of physical activity and repeated exercise in nature, are in particular, connected to better physical and emotional well-being. From park bench pushups to open air runs, fitness experts say the workout possibilities of parks are worth the consideration of even the most die-hard gym users.

Year-Round Outdoor and Indoor Possibilities

The park will function as a four-season facility with opportunities for winter use in addition to the usual nice weather activities. If indoor space is available through the revitalization of selected park buildings, recreation opportunities could be made available year-round. The Redwood Playhouse in Upland County Park illustrates how important and well used indoor recreation space is.

Special Events

Opportunities for events such as community fairs, performances and musical events, movie nights, fitness races or events, and so on could be important activities to help build community through County parks and recreation in this part of Delaware County.

Programming

The Delaware County Parks and Recreation Department's focus is on the provision of recreation facilities and parks with limited programming such as the summer concert series at Rose Tree County Park and the activities in the Redwood Playhouse in Upland County Park. However, the Department could make the Little Flower Open Space available for community based organizations to plan, direct, and implement recreation programs and services here. In this way, the Delaware County Parks and Recreation Department would be the facilitator of recreation programs by providing facilities, but not as a direct provider of such programs. This arrangement would help to expand recreation programming in a way that the Department could afford with its limited staff and budget.

PARK MANAGEMENT AND MAINTENANCE

The Delaware County Parks and Recreation Director is responsible for managing and maintaining all County Parks. Maintenance management is the process by which the Delaware County Parks and Recreation Department plans, directs, controls, and evaluates the care of its parks. The Little Flower Open Space will reflect an inviting, clean, and attractive appearance; an effective level of service; and the reality of fiscal and human resource limitations of Delaware County. The County completed a *Parks, Recreation, and Greenway Plan* (2015), which included master plans for six parks. A formal maintenance management system for County parks was addressed in the document, as well as in each of the six park plans.

Routine scheduled maintenance provides the foundation for effective park maintenance, security, safety, and risk management. A park that is well-designed and maintained attracts visitors. The more use a park gets, the less vandalism occurs, and the safer it is. When park visitors see that a park is well cared for, the risk of vandalism and other undesirable anti-social behaviors tends to diminish. Parks that are not well tended receive fewer visitors and more vandalism.

With a maintenance plan in place, there is a clearly defined direction for the maintenance goals and operations. Making a repair on an emergency unscheduled basis costs seven times as much as it does to perform the task on a routine basis.

Maintenance Challenges and Opportunities

Maintenance of the Little Flower Open Space will require a variety of skill sets, including traditional recreation facility maintenance such as playgrounds, sitting areas and support facilities, natural resource management, custodial care, and customer service. The conservation of the natural resources and scenic beauty of this park are crucial to community goals. Other tasks for this park include: citizen outreach and response, budgeting, procurement, personnel management, potential contract management, policy development, limited programming, and promotion. Contracting out maintenance tasks for the park could be considered as an alternative to hiring staff. The advantage to contracting out is cost savings on equipment, employee benefits, and labor costs due to the limited site maintenance needs. The disadvantage to contracting out is largely the limitation on being able to call upon staff for emergency or non-scheduled tasks.

Two major challenges are facing parks and recreation maintenance. These include the present wage rates and policies that require free access to County parks and recreation facilities and services. The current wage rate is not attracting workers. Since the Department cannot raise revenues from non-tax sources, and the County chooses not to charge citizens for park use, the parks maintenance budget is based solely upon County funding.

Maintenance Goals

The goal of park maintenance in Delaware County is to provide inviting, safe, and functional facilities for the conservation of natural resources, as well as the healthful and enjoyable recreational and environmental educational use by the people who live, work, and visit here through implementation of an efficient and effective management program.

The following guidelines can formalize Delaware County's approach to park maintenance operations. The guidelines would apply to municipal employees, contractors, and volunteers who assume responsibility for park maintenance tasks.

- All maintenance will be accomplished in a manner displaying respect and concern for the environment as well as public and private property. Maintenance practices that are rooted in a strong conservation ethic are to be instituted.
- Maintenance tasks will be accomplished in a way that does not endanger the health or safety of the employees nor the public.

- All maintenance tasks will be performed as quickly and economically as possible without any loss in efficiency.
- All equipment and materials will be operated and maintained in such a way as to ensure safe, effective use and long life.
- Work will be scheduled in such a manner as to make the most use of the resources of community organizations who are involved or who may become involved.
- Preventive maintenance will be used in a continuing effort to avoid major problems and correct minor ones.
- All maintenance work will be performed with a sense of pride.
- All capital improvement projects will incorporate maintenance planning, including the addition or replacement of park maintenance equipment.

Sustainable Park Design and Maintenance

Protection of the environment and natural resources, including the Darby Creek and those in the park, is a primary goal of the park's design and future maintenance. Too often, park design and maintenance focus on active recreation to the detriment of the park's natural features and scenic beauty. The focus of this plan is on establishing and managing the park in a way that facilitates responsible public use in harmony with the natural features. While the public may come to expect a more manicured appearance because it is a community-type park in the heart of eastern Delaware County, it is important to educate residents on why it is important for parks to set the bar in practices that promote the healthy natural elements of public lands such as water, wildlife, and vegetation. Adopting maintenance practices that conserve natural resources require planning, training, expertise, and public education. Therefore, these are important and should be considered by the department as areas to address among their responsibilities.

Need for Partnerships

Partnerships are crucial to sustain the operation of successful parks since government cannot do everything on its own. Potential partnerships should be evaluated for the benefits, support required, and likelihood of sustainability for the life cycle of the project or program. Partnerships for the operation and management of Little Flower Open Space could include Darby Borough Police, area school districts, the Community YMCA of Eastern Delaware County, the Boys and Girls Club, and community based organizations. The formation of a Park Friends group would be important for this park just as successful Friends Groups operate in Glen Providence and Smedley County Parks, and Chester Creek Trail. The Friends of Woodbourne is a fledgling organization dedicated to the conservation of the Woodbourne Mansion.

Maintenance Standards

Maintenance standards set forth the level of care that parks and recreation facilities receive.

Importance of Assigning Maintenance Standards

Assigning maintenance standards will enable the Delaware County Parks and Recreation Department to maintain Little Flower Open Space with respect to recreation and park needs as well as County staff and financial resources. Targeting the appropriate level of care will enable the Parks and Recreation Department to direct resources to balance public use and facility care with natural resource conservation. The maintenance standards provide a common frame of reference for the community including elected and appointed officials, any County employees that would be hired in the future, administration, contractors, partners, sponsors, park visitors, and the citizens. This common agreement will facilitate discussions and communications about Little Flower Open Space. It will enable elected and appointed officials to establish and implement policies on use, future fees and charges, policy changes, volunteer requirements, staffing levels, consideration of contractual service, and other issues that may emerge. It will also enable the department to communicate with the public about the capacity of the Parks and Recreation Department and the Park Police to undertake actions in response to citizen demands on the County park(s), park maintenance tasks, natural resource protection actions, and requests for additional facilities and/or services.

National Recreation & Park Association Standards: An Approach

The National Recreation and Park Association advocates a system of maintenance modes for parks. Modes refer to the “way of maintenance” ranging from most intensive to least intensive. The modes range as follows:

- Mode I - State of the Art Maintenance
- Mode II - High Level Maintenance
- Mode III - Moderate Level Maintenance due to moderate levels of development
- Mode IV - Moderately Low-Level Maintenance
- Mode V - High Visitation Natural Areas
- Mode VI - Minimum Level Maintenance

To safeguard Delaware County’s investment in Little Flower Open Space, protect the natural beauty and resources of the site, facilitate safe and enjoyable use by park visitors, provide efficient and effective public service, and ensure park security, the following standards are proposed:

Inspections - Mode I - Park inspection of Little Flower Open Space core visitation areas should be done daily during peak season. Mode V should be done every other week in the natural areas. About one-third of the park would receive minimal maintenance as a lower visitation natural area. All formal playgrounds must follow Consumer Product Safety Commission guidelines. Recommendations for playground inspections are daily or weekly during peak season.

Turf Care (including general park areas) - Mode III - Turf care would include the park hub, Grande Allée and Heritage Landscape area. Mowing and trimming are now conducted about every nine to 12 days. The intent would be, however, that any landscape design minimizes mowing and turf management. Meadow areas would be maintained at Mode IV.

Disease and Insect Control - Modes would vary by facilities. Natural Areas - Mode III - Disease and insect control is done only to ensure public safety or when a serious problem discourages public use. It is crucial for Delaware County to develop a natural resources management plan for the park that addresses not only protection of environmental resources such as trees and wetlands, but also set in

place policies for dealing with deer and insect infestations, which can decimate a park. The Emerald Ash Borer and Lantern Flies are major problems affecting trees in Pennsylvania. Generally, parks and recreation departments have taken the approach of removing the affected trees and replacing them through a forestry management program to ensure that the park will have a tree canopy long-term.

Floral Planting - Mode V - Floral planting should *only* be introduced where there is a community group to maintain them in accordance with a written agreement. This includes the proposed formal garden area.

Tree and Shrub Care - Mode IV - Requires no pruning and care only to remove safety hazards.

Litter Control – Litter pick-up and trash removal could be the largest expense in this park. Educational efforts and strict litter control practices could help to lower trash costs over time. How the litter is managed from the get-go is crucially important.

Surfaces and Paths - Mode III - So that surfaces are cleaned and repaired when appearance has notably been affected.

Repairs –Mode III - When safety, appearance, or function is in question, repairs are made.

Community Gardens –Mode III – The community garden will require site preparation early in the season with care to be taken over immediately by the community gardeners. It is recommended that the Parks and Recreation Department establish a partnership with the gardeners so that they assume prime responsibility for the site’s maintenance after preparation, including end-of-season clean up and winterizing.

Wooded Area and Steep Slopes - Mode V - This area would be a low use area. A stewardship plan including tree management should be established for this area.

Educational Center - Mode I - Any building used by the public on a regular basis should be maintained at the Mode 1 level. For an educational center to work in this park, the department would need to establish a partnership(s), adopt a fees and charges policy to recover costs, or contract out the building to another provider.

Event and Market Space - Mode I - As special use areas, they would require event set up and take down which require a high level of service because of public visibility. Frequency will be a function of when the events happen. If possible, partnerships would enable the department to require the partners to undertake event preparation work.

Projecting the Cost Basis for Maintenance

The maintenance budget must reflect the desired condition of park facilities in accordance with the financial resources available through County funds or alternative support. The maintenance budget to a large extent determines the quality of the park in terms of its safety, beauty, usability, and desirability as a place in which to spend one’s time. Estimating what a park will cost to maintain helps in decision-making, staffing, the setting of fees, policy formulation, the allocation of resources, and securing non-traditional methods of support such as sponsorships and partnerships.

Funding Challenges

The major challenges for the park include funding for both capital improvements and operations. The County has already invested in land acquisition for this park. Obtaining funding to acquire parkland is actually the easiest task. Obtaining grants to build facilities is harder. Securing the funds to maintain the park over its lifetime is the most difficult task. Trends statewide show reluctance in county government to hire staff that requires salary and benefits.

Typically, revenues in parks and recreation are derived from special use facilities such as campgrounds, pools, skating rinks, and sports facilities, as well as from programs and activities. This park design does not have revenue generating facilities except for the potential for programs. Advocating for park community and “friends” groups could prove to be invaluable. These partnerships with citizens, local businesses, and recreation organizations that could act as park stewards and potentially work with Delaware County on park programming, maintenance, and security. The establishment of a park friends group with status as a private, non-profit under the Internal Revenue Service’s code of 501(c)(3) would enable donors to receive a tax deductions.

Funding Challenges of the Immediate Service Area

Because of the relatively small size of the park and its location in Darby Borough and Upper Darby Township, the park is likely to function more as a municipal close-to-home park where people go frequently, often daily, but for shorter periods of time rather than a traditional county park where people go as a destination less frequently but for many hours. The community in which the park is located is young with a median age of 29, with nearly two out of five residents being under the age of 18. Four out of five are African American and about half rent their residence rather than own it. About 53 percent of households are financially disadvantaged at just 150 percent of the poverty level. Single females head up thirty-eight percent (38%) of households. Planning for families with children who are living at or close to poverty with limited presence of men is important in this park. The Academic Pediatric Association called on pediatricians to take on [poverty as a serious underlying threat to children’s health](#). The widening disparities between rich and poor, and evidence has been increasing about the importance of early childhood, and the ways that deprivation and stress in the early years of life can reduce the chances of educational and life success. Parks and recreation can be a tool in addressing this major social issue.

Delaware County Park and Recreation Budget

The current budget for the Delaware County Parks and Recreation Department is shown in Table 4-1.

Table 4-1

Delaware County Parks and Recreation Department Budget 2019 Proposed	
Total Personnel	\$934,051
Personnel Salaries	\$786,551
Non Full-time	\$102,500
Overtime	\$45,000
Operating Expenses	\$852,650
Department Total	\$1,786,701

Cost Basis for Maintenance

Wages comprise most of the cost of park maintenance. Using the average hourly rate for maintenance, salaries in Delaware County plus about 40 percent in benefits is estimated at \$40. The \$40 rate is based upon the expectation that current wage rates will increase over time in order to attract qualified workers to fill the current vacant positions as well as other positions that will require filling due to staff turnover. Currently, landscape companies in the area are offering staying wage rates of \$12 - \$15 per hour and these are the companies that the Parks and Recreation Department is competing with for staffing. \$20 per hour will be used for unskilled labor tasks such as trash removal and litter pickup. The plan assumes an equipment rate of \$40 per hour for heavy equipment and \$20 an hour for small equipment. Table 4-2 presents the estimated hour and equipment costs for the maintenance of Little Flower Open Space upon development of the full master plan. It will be phased in over time as stages of the park are constructed.

Table 4-2

Little Flower Open Space Estimated Maintenance Task Budget: Labor and Equipment						
Maintenance Task	Units	Units/Hour	Total Hours/Task	Frequency X Hours	Hourly Rate	Total Cost
General Park Inspection						
Labor	Park	1 hour	1 hour	50 X 1 = 50	\$40	2,000
Total Park Inspection						2,000
Grass Cutting and Trimming						
Grass Cutting & Trimming	16 acres	8 hours		30 X 8 = 240	\$40	9,600
Equipment	1 truck	8 hrs.	8 hours	30 X 8 = 240	\$40	9,600
	1 Trimmer	8 hrs.	8 hrs.	30 X 8 = 240	\$20	4,800
Total						24,000
Litter Control						
Pick-up labor	Focus Points	2 hrs.	2	52 X 14 = 728	\$20	14,560
Equipment	1 truck	1 hrs.	1	52 X 7 = 364	\$40	14,560
Total Litter Control						29,120
Trails						
Annual prep - Labor	2 miles	1 mile/36 hours	2 x 36= 72	1 x 72 = 72	\$40	2,880
Equipment	2 miles	1 mile/36 hours	2 x 36= 72	1 x 72 = 72	\$40	2,880
Routine Labor	2 miles	1 mile/4 hours	2 X 4 = 8	2 x 8= 16	\$40	640
Playgrounds						
Annual prep - Labor	16 hours	1/16 hours	1 X 16= 16	1 x 16 = 16	\$40/\$20	480
Equipment	16 hours	1/16 hours	1 X 16= 16	1 x 16 = 16	\$40	640
Routine Labor	2 hours	2 hours	2 X 1 = 2	2 x 12= 24	\$40	480
Routine Equipment	2 hours	2 hours	2 X 1 = 2	2 x 12= 24	\$40	480
Total Trails						2080
Surfaces						

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Sweeping - five parking areas	2 hours	5/2 hours	5 X 1= 1	4 x 5 = 20	\$40	800
Equipment	2 hours	5/2 hours	5 X 1= 1	4 x 5 = 20	\$40	800
Total sweeping						1,600
Ice Removal - five parking areas and 1 mile of road	8 hours	8 hours road and parking	8 X 1= 8	4 x 8 = 32	\$40	1,280
Equipment	8 hours	8 hours road and parking	8 X 1= 8	4 x 8 = 32	\$40	1,280
Total						5,760
Site Furnishings						
Picnic Tables - preparation	10	1 table/4 hours	10 X 4 = 40	1 x 40 = 40	\$40	1600
Picnic Tables - routine	10	1 table/1 hr.	10 X 1 = 10	10 X 6 = 60	\$40	2400
Benches - preparation	4	1 bench/3 hrs.	2 X 3 = 6	1 x 6 = 6	\$40	240
Benches - routine	4	1 bench/1 hrs.	4 X 1 = 4	6 x 4 = 24	\$40	960
Bicycle Racks - preparation	2	1 rack/5 hrs.	2 X 5 = 10	1 X 10 = 10	\$40	400
Bicycle Racks - routine	2	1 rack/.5 hrs.	2 X .5 = 1	4 X 1 = 4	\$40	160
Park Signage	System	4 hrs.	1 X 4 = 4	4 X 4 = 16	\$40	640
Community Garden	Preparation	24 hours	1 X 24 = 24	1 X 24 = 24	\$20	480
	Routine Support	2	1 X 2 = 2	4 X 2 = 8	\$20	160
Event Support	Four Events	8	1 X 8 = 8	4 X 8 = 32	\$40	1,280
Building Management	Requires plan during building design phase					TBD
Total						6560
Total Labor						41,040
Total Equipment						\$35,040
TOTAL Labor and Equipment						\$76,080

Budget Projection

Table 4-3 presents the projected operating budget of \$86,336 for the maintenance of Little Flower Open Space when it is formalized as a park. This budget includes contingencies for unplanned labor and litter pick up/removal. This budget comes out to about \$2,919 per acre cost overall. This is within the typical range of about \$2,000 to 3,000 per acre in comparable parks and municipalities. The budget for maintenance would be phased in over time as park improvements are made. Delaware County can begin to phase in a park operating budget of several thousand dollars per year as the park is improved

to avoid a large one-year increase. Workload and budget analysis would offer further refinement in the budget for this park, which would bring it in line with costs in similar park systems.

Table 4-3

Little Flower Open Space: Projected Operating Budget Phase 1A	
Labor and Equipment	\$76,080
Contingency – 80 hours	3,200
Materials and Supplies including Porta-pottie Rental	7,056
Trees and Natural Resource Management	10,000
Utilities	TBD
TOTAL	\$86,336
CIP Reserve Budget – 2% of development costs <i>annually</i> in fund dedicated to cyclic repairs and park improvements with phasing.	To be determined

REVENUES

Based upon current county policies, the Department offers programs, services, and facilities free of charge. Until these policies change, no revenues are anticipated to be generated in Little Flower Open Space.

ACHIEVING COUNTY GOALS THROUGH PARKS AND RECREATION

SUCCESSFUL PARKS

Research into successful park and recreation systems elsewhere conducted by the Trust for Public Land and the National Recreation & Park Association offers guidance for how Delaware County can organize its operations as Little Flower Open Space is improved over the next ten years or so. The factors common in successful award-winning parks and recreation systems throughout the United States include the following:

- Parks must rank high on the political agenda to get funded.¹
- The public is involved in the planning, design and operation of the park.
- The park design conveys a strong vision and purpose for the park.
- The park is programmed with many and varied activities for visitors of all ages.
- The park and all of its facilities are safe and clean. Clean, attractive appearance is crucial to a park’s success and positive perception by the public and the business community.
- A mix of public and private funding sources support park improvements and operation.
- Community parks are an organizing element for initiatives such as economic development, neighborhood improvement, increasing livability of the municipality, tourism and so on.

¹ Harnik, Peter. (2000) **Inside City Parks**. Washington, D.C.: Trust for Public Land. p xi.

- Advisory boards, county officials, and staff must play a leadership role in insuring that parks are part of overall community and economic planning.²

These factors can serve as the model for Delaware County, principally via Little Flower Open Space. The key recommendations detailed below were derived from the involvement of the Master Plan Study Committee, input from County management, key person interviews, and the experience of planning team.

SUCCESSFUL LITTLE FLOWER OPEN SPACE

Establish Core Values and a Mission

Elected and appointed officials need to have a clear vision for the parks in order to get behind them and support them. In defining the vision and mission for Little Flower Open Space, the community public participation process identified important values as the foundation for planning and operating the park. These included:

Core Values

- Outstanding public service
- Fiscal responsibility
- Sustainability, conservation and stewardship
- Partnerships through collaboration with citizens and community based organizations
- Contributions to the outstanding quality of life of Delaware County through parks and recreation

Public Involvement in Park Planning, Design, Programming, and Operation

Public support is vital to park success. The County Council, working in collaboration with the Parks and Recreation Department, and key stakeholders will be a major force in advancing the development of the Little Flower Open Space as a County park. The County should:

- Continue to involve the public in park planning as the master plan is phased in over time.
- Consider establishing a Little Flower Open Space Friends group to support the park and its future development, programming, and operation and establishing it as a private nonprofit 501(c)(3) organization to facilitate tax deductible donations.

Implementing the Park Master Plan

Follow the plan's recommendations regarding phasing in the park improvements. Continue the momentum begun in the master planning process by developing a work plan for year one.

- Apply for grants in the first year to spur momentum: the Pennsylvania Department of Conservation and Natural Resources Community Conservation Partnerships and the Pennsylvania Department of Community and Economic Development. These grants can be used to match each other.

² Garvin, Alexander and Berens, Gayle. (1997) Urban Parks and Open Space. (New York: Urban Land Institute) pp 36-40.

- Look for other community champions to take on planning elements such as the playground, environmental education, or other park features that lend themselves to collaboration.

Implementing the Maintenance and Management Program

Allocate the resources necessary to perform the maintenance management functions. A sample annual maintenance calendar is shown in Table 4-2. This information will also help in planning the phasing of the master plan. Information that should be quantified includes:

- Workload
- Labor requirements and contracted services
- Material and supply requirements
- Equipment

Since the operation of park and recreation facility maintenance is conducted as part of other maintenance in a way that works well for the County now based upon the level of parks and recreation development, it is not currently quantified. The following section outlines an approach for formalizing the park maintenance management system.

Workload Cost Tracking

The first step in standardizing work in the development of a planned maintenance management system is to quantify the workload and costs of associated materials, supplies, and equipment, sometimes known as workload/cost tracking. This can include:

- Park tasks such as mowing, litter pick-up, restroom maintenance, vandalism repair
- Natural resource management
- Maintenance of pathways
- Permitting community gatherings and events that can be configured as cost centers

Work with Community-based Organizations and Related Service Providers

The single most important way to make a park a lively place and increase park use is through programs. At the same time, the more use a park gets, the more positive the place is, and the less vandalism and other anti-social behavior occurs.

- Designate a departmental staff person to reach out to community organizations to create a program plan for the park.
- Strive to create at least one program or event per month in the park. This will spur other programs.
- Facilitate programs to be offered by others and continue to operate with the County being a facilitator of programming rather than a direct provider.



References

References

Garvin, Alexander and Berens, Gayle. (1997) Urban Parks and Open Space. New York: Urban Land Institute. pp 36-40.

Harnik, Peter. (2000) Inside City Park. Washington, D.C.: Trust for Public Land. p xi.



Appendices

APPENDIX A: PUBLIC ENGAGEMENT PROCESS

Public Engagement Process Summary

OVERVIEW

The following is a brief summary of the public engagement process of the Little Flower Open Space Master Site Development Plan. Public input was solicited throughout the planning process. The public participation elements included meetings with the Little Flower Open Space Study Committee, key person interviews, two municipal focus group meetings, and three public meetings. Details concerning these elements are provided below.

LITTLE FLOWER OPEN SPACE STUDY COMMITTEE

The Little Flower Open Space Study Committee was comprised of 9 individuals (besides County Planning Department staff and consultants) representing various County, local, and regional organizations. Members included representatives from the County Parks Department, County Park Board, County Conservation District, Delaware County Heritage Commission, Darby Borough, Upper Darby Township, and Destination Delco (county visitors bureau).

Study Committee Meeting #1 – December 6, 2016

Springfield Township Building

After introductions, County staff and consultants presented a background of the Little Flower Open Space property and the master planning purpose and process. The role of the Study Committee was outlined by the consultants. A work session took place framed by discussion questions concerning ideas on opportunities for the site, concerns with the project, and the most important thing to accomplish with this project. Committee members were given an assignment to give the project team ideas for interview subjects to speak with about the project.

Study Committee Meeting #2 – March 20, 2017

Rose Tree Hunt Club at Rose Tree County Park

There was a recap and review of the first public meeting and the feedback received. Additional key person interview suggestions were discussed. Consultants reported on some interviews with neighbors of the property. The committee viewed the site subdivision plan and historic architectural drawings for the Woodburne Mansion and heard the consultant team's analysis. Staff and consultants reported on the status of emergency stabilization efforts for Woodburne Mansion and its current condition. Concerns regarding the building's security were voiced. The Consultant Team led a discussion on ideas for general park concepts and asked that committee members send him any additional ideas they might come up with within a few weeks following the meeting.

Study Committee #3 – June 6, 2017

Environmental Center at Smedley County Park

The Consultant Team provided an update on the condition of Woodburne Mansion and the Barn/powerhouse was given as well as an update on emergency stabilization efforts for Woodburne. The Committee discussed potential uses for Woodburne Mansion. Feedback from the first Municipal Focus Group Meeting was discussed. There were some comments about the upcoming meeting

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schedule for the project. There was also a presentation and discussion on alternative site concepts drawn by the Consultant Team.

Study Committee #4 – October 18, 2017

Rose Tree Hunt Club at Rose Tree County Park

County staff spoke about the status of emergency stabilization of Woodburne Mansion. There was a recap of a meeting between the Consultant Team, County staff, and County Council in which feedback was received from Council members. There was a discussion on a draft site concept plan. The plan drawing was refined from feedback from previous alternatives created after previous committee, municipal focus group, and public meetings, and from County Council feedback. The Consultant Team led a discussion on alternative options for the Woodburne Mansion and associated cost estimates they had prepared. The committee viewed an outline of the final master plan report.

Study Committee #5 – February 22, 2018

Rose Tree Hunt Club at Rose Tree County Park

The Consultant Team provided a recap of a recent meeting between the Consultant Team, County staff, and County Council. The Consultant Team led a discussion on the final site concept plan. There was a discussion on the Woodburne site alternative concepts (shown visually in a handout). The Consultant Team talked about phasing of the park, the first phase of which the County was currently preparing a grant application for funding assistance. Study Committee members were reminded about the next Municipal Focus Group Meeting (later that evening) and second public meeting (the following week).

KEY PERSON INTERVIEWS

The Consultant Team conducted approximately 11 interviews with stakeholders, municipal and County staff and officials, and other individuals with first-hand knowledge of, or interest in, County parks and recreation facilities and/or the Little Flower Open Space. Their input was considered an important component of the public participation process. The following list of interviewees was created with input from County staff and the Study Committee:

1. Marc Manfre – Delaware County Parks Department
2. David Bennett – Darby Creek Valley Association
3. Tom Roy Smith – Darby Creek Valley Association
4. Sheila Jones – Eden Cemetery
5. Dot Gorman – Resident that borders the Park
6. John Haigis – Darby Borough Historical Commission
7. Robert Smythe – Darby Borough Police Chief
8. Jim Hartling – Urban Partners (Economic Development)
9. Jaclyn Rhoads – Darby Creek Watershed Association
10. Norm Bennett – Delaware County Parks
11. Nicolas Micozzie – Former State Representative

MUNICIPAL FOCUS GROUP MEETINGS

Two meetings of a focus group of representatives from the government of nine municipalities in the immediate area of the Little Flower Open Space were held. Attendees were invited through contact to

municipal managers and staff. The purpose of the meetings was to solicit the ideas and concerns of municipal officials for this new County Park. The consultant team led the discussions.

Municipal Focus Group Meeting #1 – May 31, 2017

William Reinl Recreation Building, Aldan Borough

The purpose of the meeting with area municipal officials was to gather municipal input and to collaborate on ideas for the park and associated building facilities. A presentation by the Consultant Team provided background on the project and Little Flower Open Space property, as well as information on the Delaware County Park system and its active and passive recreation facilities. During the municipal discussion that followed, individuals wrote answers to four key questions. Each municipality came up with one big idea for each question and presented this idea back to the larger group. Question topics included recreation needs of the community that a County Park might help meet, ideas for facilities in the park, possible uses for the Woodburne Mansion, and recommendations for connections that would help citizens access the new park. An open discussion followed. Attendees included representatives from seven municipalities including Upper Darby Township, Aldan Borough, Yeadon Borough, Collingdale Borough, Sharon Hill, Borough, Darby Borough, and Lansdowne Borough. 28 attendees signed in.

Municipal Focus Group Meeting #2 – February 22, 2018

William Reinl Recreation Building, Aldan Borough

The Consultant Team gave a presentation on the project and the final site concept plan, including alternatives for the Woodburne Mansion site. An extended open question and answer session between attendees and the Consultant Team and project staff followed. Despite lighter attendance than the previous focus group meeting, there was a great deal of beneficial feedback generated from the discussion. 10 attendees signed in.

PUBLIC MEETINGS

The County and Consultant Team conducted three public meetings. The first two, which were very well attended generated much discussion and provided important input into the planning process. The third meeting was held for the purpose of adopting the plan by resolution and presenting to the public.

Public Meeting #1 – February 21, 2017

Darby Borough Community Center

This was a workshop-style meeting meant to solicit input on recreational uses desired by the public for the Little Flower Open Space. After a background and information presentation, existing conditions drawings for the park were available for participants to view and idea cards were collected and displayed from five breakout discussion groups. Each table picked their three most important answers for each question, which were gathered by the Consultant Team, displayed and compiled into categories on the wall. Each table reported to all attendees on their responses and the Consultant Team facilitated an open discussion to close the meeting. Many comments were recorded and personal connections made that were helpful in the development of the draft site plan. 40 attendees signed in.

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Public Meeting #2 – February 26, 2018

Darby Borough Community Center

County staff gave a presentation that provided background of the project including the Little Flower Open Space property acquisition, the overall County Park system, and site connections to the planned trail along the Darby Creek stream valley. The Consultant Team followed with a presentation on existing conditions, the project goals, the public involvement process, what was learned, and they arrived at concepts for the park site. The final site concept plan was presented in detail, including alternatives for the Woodburne Mansion site. There was a question and answer session wherein questions and comments were taken in turns, alternating between tables, so that everyone would get a chance to speak. The comments were very positive, for the most part, with many showing a concern for funding for the recommended facilities and their maintenance, securing the Woodburne Mansion, park safety and security, access, and the specific design of desired facilities. 38 attendees signed in.

Public Meeting #3 – December 5, 2018 (Delaware County Government Center)

The final master plan was presented for adoption at a regular public meeting of Delaware County Council on December 5, 2018.



Study Committee Meeting # 1

Little Flower Manor Master Site Development Plan

December 6, 2016 at 3:00 PM

Springfield Township Building

50 Powell Road, Springfield, PA 19064

Meeting Agenda

Introductions

Roles and Responsibilities (8 min.)

Project Slideshow Presentation

Delaware County & Consultant Team (20 min.)

Study Committee Work Session (40 min.)

What are the opportunities?

What are your concerns with the project?

What is the single most important thing to accomplish with this project?

Next Steps, Project & Meeting Schedule (5 min.)

Committee Assignment:

Whom do we need to speak with about the project?

Delaware County

Little Flower Manor Park Master Plan

Role of the Study Committee

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1. Participate in the Study Committee meetings.
2. Be actively involved in the discussions during each meeting to help the project team identify community needs and interests as well as opportunities and potential issues. That means speaking out even when your viewpoint differs from others – including when you may be the only one with a different perspective! We all will respectfully and fully listen to each other and be mindful of the importance of all of our time. We might not all agree on everything but our goal is to create solutions that we can all live with so that we can move forward together.
3. Provide information about key person interviews especially with respect to identifying individuals and organizations that need to be interviewed.
4. Call our attention to important community initiatives projects or programs.
5. Review and comment on draft materials.
6. Provide feedback in a timely manner about the project as it moves ahead. The project team would like to anticipate issues and resolve them as efficiently and effectively as possible. What you have to say is important!
7. If possible, attend public meetings to observe and learn about public sentiment. It is important for you to support the plan with elected officials.
8. Promote the project and opportunities for stakeholder engagement to family, friends, neighbors, colleagues, stakeholders and the community at large and direct them to information about the project as well as encourage them to participate in public meetings.
9. Recognize that we are working on behalf of the community overall. While special interests and community based organizations are important in service delivery, the needs of the community overall rise above any one interest.
10. Help us look for some early wins so that we can begin to build momentum for plan implementation.



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- I. Meeting Minutes
- II. Attendance
- III. Handout - Committee Meeting Worksheet
- IV. Handout - Role of Study Committee
- V. Handout - Nicholas Micozzie Announces the Purchase of the 35 Acre Open Space Property on South Springfield Road in Darby Borough
- VI. Photographs of Work Session Easels

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Minutes

I. Introductions and Background

Karen Holm (**KH**), Manager of the Environmental section of Delaware County Planning Department (DCPD) welcomed everyone to the meeting and initiated introductions around the room. Tim Wilson (**TPW**) of TPW Design Studios mentioned that there are questions listed on the agenda handout that he would like everyone to keep in mind. **KH** then provided background on the Little Flower Manor (LFM) site. **KH** said that **TPW** previously worked for DCPD on their work in the *Delaware County Open Space Plan*, and asked **TPW** to provide a summary of what he did for the project. Steve Beckley (**SB**) of DCPD provided further background on the *Delaware County Open Space Plan*. Marc Manfre (**MM**), Director of Delaware County Parks and Recreation, noted that **TPW** and his associates did a great job on the Open Space Plan. Robert Thomas (**RT**) of Campbell Thomas and Co. talked about the importance of interconnectedness of parks and their communities. **TPW** mentioned that the LFM site provides a large amount of open space for a densely developed area. **KH** discussed the process of public participation, and the role of the Study Committee for this plan. She then introduced **TPW** to talk about the project.

II. TPW Design Studios Presentation

TPW started discussing the project goals for the site: 1) Provide a park plan that is pragmatic and meets the needs of the Delaware County Park system and its users. 2) Accessibly and directly connect the park to the community and open space via trails, trail connectors and greenways. 3) Report on and gain consensus on the possible use of the site buildings and provide immediate and long term preservation recommendations. 4) Detail park recommendations and a Site Development Drawing to reflect the decided designated uses of the park (Active and/or Passive Recreation). 5) Provide a plan and evaluation for the buildings and their short, intermediate, and long term uses. 6) Develop a Maintenance, Operations and Revenue Plan for Financial Sustainability for the park. He then described the *Darby Creek Stream Valley Master Plan* and how the LFM site fits into the plan. He also mentioned that it fits into *The Circuit*, the regional trail network.

TPW next showed photographs of past and present conditions of the Woodbourne mansion on the property. **RT** discussed the building's architect, Horace Trumbauer, and told the committee that Trumbauer was one of the key architects in his period. **MM** asked when the building was closed. **KH** responded 2005. **TPW** moved on to show more pictures of the site, and mentioned that there was previously a topiary garden on the property. He showed the current sidewalk on Springfield Road, and then provided a sketch of a proposed sidewalk that provided a better buffer from the road.

III. Work Session

Ann Toole (**AT**) of Toole Recreation Planning, started the work session portion of the meeting by asking the group what they thought the opportunities for the site were. Marty Milligan (**MaM**), member of the Delaware County Parks and Recreation Board, as well as Destination Delco, Delaware County visitor's bureau, mentioned that there are a lot of opportunities for usage. **MM** said that the first step was getting control of maintenance of the Woodbourne building. Jeff Rudolph (**JR**),

Delaware County Parks Board and Springfield Commissioner, mentioned that there was an opportunity for preservation, but we need to stabilize the mansion for further use. Rich Paul (**RP**), Chairman of the Delaware County Heritage Commission, said that we need to mothball the building. **RT** said there were a few things that need to be done. First, we need to keep the water out. We also need to prevent people from entering, but still have adequate ventilation. We also need to remove trash and debris. Next, we need to heat the building to prevent it from freezing. **MM** asked if we need to do this immediately. **RT** replied yes. **TPW** said that we should go to County Council to discuss immediate problems. **KH** said that Linda Hill, Director of Delaware County Planning Department, is willing to go to County Council to ask for funds to start mothballing the building. Harry Murray (**HM**), Architect at Campbell Thomas and Co, mentioned that the building is very damp. **MM** asked if there was a concern that the roof would collapse. **HM** said no, but it is definitely collecting water. Beverlee Barnes (**BB**), Manager of the Historic Preservation section of the Delaware County Planning Department, asked if there were funds available for emergency restoration. **RT** said yes, there are grants available, and we can help apply for them.

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Some ideas for opportunities included Bed and Breakfast, sports complex, trails, picnic areas, and food service.

MM brought up the topic of generating income. He also noted that the County has a responsibility to troubleshoot and stop issues within the Woodbourne mansion. **AT** said we need to look at some long term options for the park. **MM** said he was worried that it would stay the course and the created master plan would sit. **TPW** said that if the County showed immediate concern, then it would lead to long-term preservation. **BB** asked if Linda Hill needed a specific list of issues to present to County Council. **KH** said yes, and if we provided specific issues and costs we would be in a better position to ask for emergency funding. **RT** said that they would get back to us with a

checklist for stabilization, along with other potential funding sources. **MaM** said that he didn't imagine that creating ballfields (which might show a presence on the property) would be expensive. **MM** said we need to get together with residents to see what they would like to see on the property.

The topic of conversation moved to long-term goals. **SB** asked if there were other similar projects to reference. **RT** responded Ashbridge, in Lower Merion Township. **TPW** asked if it was mostly passive recreation. **RT** replied yes, with the exception of some tennis courts. **TPW** said we have to consider the area because it's a strange juxtaposition of open space vs. dense development. **AT** mentioned that many urban parks are looking at public private partnerships to help generate income. This includes food service, as well as leasing out space. She said that many parks do both. **MM** said that a gymnasium or a senior center would be a great opportunity for the community.

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TPW moved on to the next steps. He, **RT**, and **AT** will be creating a detailed inventory analysis of the property. It will be discussed at the next Study Committee meeting in March. The first public meeting to discuss preliminary concepts will be held in February. He said that they would like to get into the building and acquire the historical plans. **AT** asks everyone to try to identify key people that the committee should meet with. **TPW** asked to have the committee email him names by Friday 12/16.

Attachment 2

**Little Flower Manor Park Master Site Plan
Study Committee Meeting #1**
Springfield Township Building
December 6, 2016
3:00 PM

Attendance

Name	Organization
Robert Thomas	Campbell Thomas & Co.
Harry Murray	Campbell Thomas & Co.
Douglas Maisey	Campbell Thomas & Co.
Darlene Hill	Darby Borough Council
Richard Paul	Delaware County Heritage Commission
Marc Manfre	Delaware County Parks and Recreation
Karen Holm	Delaware County Planning Department
Beverlee Barnes	Delaware County Planning Department
Steve Beckley	Delaware County Planning Department
Amanda Lafty	Delaware County Planning Department
Marty Milligan	Destination Delco / Delaware County Park Board
Jeff Rudolph	Delaware County Park Board
Ann Toole	Toole Recreation Planning
Tim Wilson	TPW Design Studios
John McMullan	Upper Darby Township Parks and Recreation

Attachment 3



**Delaware County
Little Flower Manor Master Plan
Committee Meeting
Work Sheet
December 6, 2016**

1. What do you think are the opportunities of Little Flower Manor as a county park?

2. What do you think are the issues and concerns related to the planning, development and operation of Little Flower Manor site as a county park?

3. What is the single most important thing that you think we should focus on achieving through the Little Flower Manor Park Master Plan?

Attachment 4**Delaware County
Little Flower Manor Park Master Plan
Role of the Study Committee**

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7. If possible, attend public meetings to observe and learn about public sentiment. It is important for you to support the plan with elected officials.
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9. Recognize that we are working on behalf of the community overall. While special interests and community based organizations are important in service delivery, the needs of the community overall rise above any one interest.

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Attachment 5

Nicholas Micozzie Announces the Purchase of the 35 Acre Open Space Property on South Springfield Road in Darby Borough

The Devine Redeemer nuns placed this 35 Acre property up for sale.



Background – In 2009 Governor Rendell approved a \$9 million Dollar Darby Borough Redevelopment Assistance Capital Program (RCAP) (4.5 Million for development and a \$4.5 Million State Match) grant application.

Two (2) Town Meetings – In meeting with residents at the Aldan Elementary School, I promised the residents that I was dedicated to defeat the proposal and keep the property as open space.

Newly elected Governor Corbett agreed not to fund the application. Mayor Tom Micozzie, Delaware Councilman Mario Civera and I then visited the sisters in Pittsburgh to emphasize a commitment to purchase the property at a fair acceptable purchase price. The Mother House in Rome and Delaware County executed an Agreement of Sale.

A DCNR and CFA Funding - My office working with Peter Williamson, Vice President of Conservation Services with Natural Land Title (NLT), submitted grant applications to the Pa. Department of Conservation and Natural Resources (DCNR) and to the Commonwealth Finance Authority in Harrisburg. DCNR approved One half (1/2) of the appraised value at \$2,350,000 (\$1,175,000.00) CFA also approved our \$225,000.00.

Delaware County Council approved my request for Delaware County's Marcellus Shale funding allocation for the remaining of \$300,000.00. The Council also approved to pay the Due Diligence costs - an assessment of related-environmental conditions, and review of the title, zoning requirements, contracts, leases, and surveys, etc. as well as copies of deeds, zoning documents, land and improvement surveys; current title insurance, and all construction plans, etc.

Darby Borough, Upper Darby Township and Delaware County respectively, approved the subdivision plans. Permits were issued.

Settlement took place in June, 2016. Delaware County now owns 35 acres of Open Space. A dedication and announcement was made at the site in late June.

Attachment 6

Concerns

- Vagrants
- Deterioration
- Boro: Security
- Convent: All windows broken
- Fear: Fire

Long term
Plan sits w/o action

- Do: How much \$ for specific steps

① Opportunities

- Useage!
- Maintenance
 - o Trouble shooting
 - o MATH balling
- Preservation
 - o 2006 Funding?
- Do Now
 - + Keep water out
 - 2 Secure it
 - Remove trash
 - 3 Get ~~root~~ root fixed to keep out water
- Issue: Liability of crews w/ mold
- Get someone on site
- Open Space

DCPC go to Council for \$ to prevent deterioration -> Need estimate

Emergency of stabilization

Stabilization

- Funding
- Checklist
- Costs
- #1 Immediate Action Plan

③ Opps

- Blds: Multiple Uses
- Revenue Stream?
- In develop area: a place to get away from it + all
- County Desire: Passive - ~~more~~ ^{not planning what to do}
- Darby Boro - No parks
- Multi-purpose sports complex -
bed & breakfast, trails, food near airport
- Immediate — Long Term

② Opps

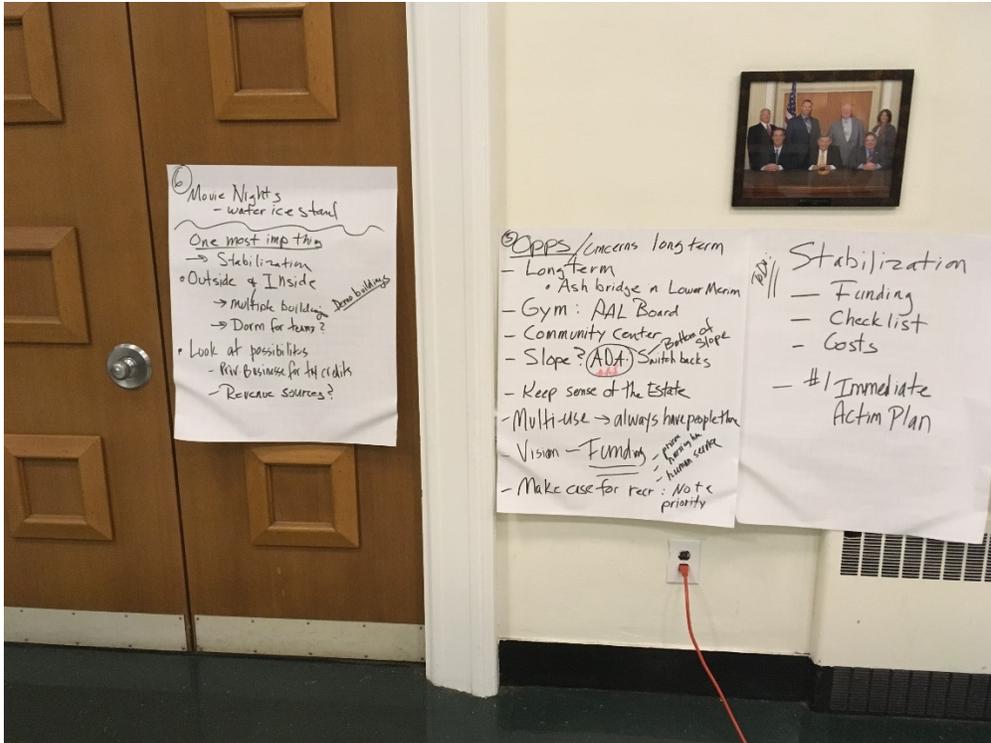
- Ballfields - Maybe w/out city
- X Country
- Destination
- Trail head
- Gardens - No formal gardens + cut
- Beautiful trails can be designed
- Mansion as Center piece for Recr, Events - Plan -> what does this look like?
- Plan must do this
- Park as Destination
- Active + Passive Recr

① Opportunities

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Emergency of stabilization



Movie Nights
- water ice stand

One most imp thing
→ Stabilization
o Outside & Inside
→ Multiple buildings *Draw buildings*
→ Dorm for teens?
o Look at possibilities
- Riv. Business for 4H credits
- Revenue sources?

Opps/Concerns long term
- Long term
o Ash bridge in Lower Merion
- Gym: AAL Board
- Community Center *bottom of slope*
- Slope? *ADA* Switch backs
- Keep sense of the Estate
- Multi-use → always have people there
- Vision - Funding *from the human center*
- Make case for recr: Not a priority

Stabilization
- Funding
- Checklist
- Costs
- #1 Immediate Action Plan





January 23, 2017

Mrs. Karen Holm
Delaware County Planning Department
201 West Front Street
Media, Pennsylvania 19063

Re: Little Flower Manor Master Site Development Plan
Study Committee Meeting #1 – Meeting Minutes

Dear Mrs. Holm,

The first project Study Committee Meeting with the Delaware County Planning Department and the Study Committee was held on Tuesday December 6, 2016 for the Little Flower Manor Master Site Development Plan project at the Springfield Township building. The following is a record of the discussions that occurred during the meeting. The following people were in attendance:

Robert Thomas	Campbell Thomas & Co.
Harry Murray	Campbell Thomas & Co.
Douglas Maisey	Campbell Thomas & Co.
Darlene Hill	Darby Borough Council
Richard Paul	Delaware County Heritage Commission
Marc Manfre	Delaware County Parks and Recreation
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1. What do you think are the opportunities of Little Flower Manor as a county park?

- Preservation of open space
- Usage as a park (a mix of active and passive) – trails and trailhead, picnic areas, community gardens, recreational fields, destination playground, park programming, i.e., movies in the park (amphitheater).
- County desire: passive? (Might be influenced by budget and not knowing what to do.)
- The park as a “destination”
- Active Recreation
 - Multi-use athletic fields, cross-country course
 - Recreational facilities that bring in competition from outside the county
 - A multi-purpose sports complex with trails, food, near airport (This is something the county lacks and needs in order to be more competitive in youth sports.)
 - Gymnasium or senior center

- Passive Recreation
 - Gardens (although no formal gardens were part of the site historically)
 - Beautiful trails can be designed
- Darby Creek access and connections to the future Darby Creek Trail.
- Opportunities for Woodburne Mansion
 - Woodburne Mansion should be a focal point /destination of the park
 - The sense of the historic estate should be preserved.
 - Community Center
 - Space for private events
 - Mansion as centerpiece for recreational events – The plan should figure out how this works and what this looks like.
 - It was recommended that Lower Merion’s historic facilities be looked at for ideas.
- Buildings in the park could have multiple uses
- Revenue stream? Potential public/private partnerships for income and investment.
- Location in developed area – a place to get away from it all.
- Darby Borough perspective – The Borough has no [few] parks of its own to provide recreation to residents.

2. What do you think are the issues and concerns related to the planning, development, and operation of Little Flower Manor site as a county park?

- Preservation and stabilization of the Woodburne Mansion
 - Troubleshooting, Mothballing, Preservation
 - Do It Now:
 1. Get roof fixed (or tarped) to keep out water
 2. Secure it (from intruders)
 3. Remove trash and debris that are absorbing water and causing damage
 4. Allow ventilation (to dry the building out)
 - Get someone on site (to keep watch and have presence)
 - Liability issues:
 - Liability of crews with mold
 - Threat of fire being set by vagrants
- Gaining County Council support and funding
 - Linda Hill will go to Council with a list of recommendations for immediate use.
 - CPBG money should be investigated for immediate preservation action.

3. What is the single most important thing that you think we should focus on achieving through the Little Flower Manor Park Master Plan?

- Short Term
 - Preservation of Woodburne Mansion (beginning with steps to stop further deterioration).

- Long Term
 - Determine reusability of “old convent” building. Either demolish if unusable or if it doesn’t fit with plan for the park or fix-up for a use such as dorm rooms for sports complex.
 - Find ways for the park to generate income.

This meeting was a great introduction to the project, the consultants and the committee as well as extremely informational. We had a nice time meeting everyone and getting to know all the members of the committee. We look forward to the next meeting.

Sincerely,

TPW DESIGN STUDIOS

A handwritten signature in black ink, appearing to be 'TPW' with a large flourish underneath.

Timothy Paul Wilson RLA, LEED AP
Owner / Landscape Architect



Public Meeting #1

Little Flower Manor Master Site Development Plan
Tuesday, February 21, 2017 at 7:00 PM
Darby Recreation Center
1022 Ridge Avenue, Darby, PA. 19023

Meeting Agenda

Welcome (5 min.)

Introductions & Housekeeping (10 min.)

*Project Slideshow Presentation
Delaware County & Consultant Team (20 min.)*

Group Work Session (45 min.)

Reporting Results of Group Work Session (15 min.)

Next Steps and Next Meeting (5 min.)



March 2, 2017

Mrs. Karen Holm
Delaware County Planning Department
201 West Front Street
Media, Pennsylvania 19063

Re: Little Flower Manor Master Site Development Plan
Public Meeting #1 – Meeting Minutes

Dear Mrs. Holm,

The first project Public Meeting was held on Tuesday February 21, 2017 for the Little Flower Manor Master Site Development Plan project at the Darby Recreation Center. The following is a record of the discussions that occurred during the meeting and workshop. Beside the attached public Sign In sheet, the following study committee members, Delaware County representatives, and consultant team members were in attendance:

Robert Thomas	Campbell Thomas & Co.
Harry Murray	Campbell Thomas & Co.
Douglas Maisey	Campbell Thomas & Co.
Darlene Hill	Darby Borough Council
Marc Manfre	Delaware County Parks and Recreation
Karen Holm	Delaware County Planning Department
Beverlee Barnes	Delaware County Planning Department
Steve Beckley	Delaware County Planning Department
Amanda Lafty	Delaware County Planning Department
Ann Toole	Toole Recreation Planning
Tim Wilson	TPW Design Studios

INTRODUCTIONS & HOUSEKEEPING:

Introductions and welcoming comments

- Karen Holm welcomed the attendees to the first public meeting for the Little Flower Manor Master Site Development Plan and went over housekeeping items for the Darby Recreation Center.
- Karen Holm then took time to introduce County staff, Study Committee Members (attending and non-attending), and Project Design Team members.

PROJECT SLIDESHOW PRESENTATION:

1. Karen Holm went through the prepared presentation, in which she discussed the public meeting agenda, site location and history, property acquisition, Delaware County park system, Proposed Trail connections to the Darby Creek stream valley, property importance, Planning Funding, DCNR Scope Items, and Public Participation Process.
2. Mark Manfre of Delaware County joined the public meeting after another commitment and took a moment to thank everyone for coming and emphasized his excitement to introduce a new park to be used by Eastern Delaware County residents.
3. Tim Wilson continued the presentation, outlining the design team, key goals for this initial public meeting, overall project goals, and several existing conditions and resources that can be found on the property.

GROUP WORK SESSION:

1. Ann Toole again thanked everyone for coming and went over the workshop format and the materials that have been distributed to each table. A series of questions were asked and attendees were provided time to respond and write down short 1-2 word answers to each question on paper sheets that were provided. Each table picked their three most important answers for each question, which were gathered by the design team and compiled into categories on the wall.
2. ***Questions asked included:***
 - *How would you like to use the park? What would you like to do or enjoy there?*
 - *How do you think the mansion could be used? Tell us how you would like to use it in particular?*
 - *What are you concerned about with this project and future county park?*
 - *What do you think is the single most important thing this master planning project and process needs to accomplish in the park with the Trumbauer mansion?*
3. Pictures of the responses to these questions that were posted on the wall are attached. *(to be added)*

REPORTING RESULTS OF GROUP WORK SESSION:

1. Once questions were compiled, Ann Toole reported back to the group the answers that had been selected by attendees. She then asked the group one last question:
 - *Tell us something we don't know. Is there anything you think we need to know and that we haven't heard about tonight. It can be anything – A story, something that happened or happens there, some ideas you might have.... anything at all that would help us create the kind of park that you will enjoy and be an asset to our community.*

2. During the reporting process, several community members asked questions and expressed their opinions. These comments included the following:
 - “Use the Fairmount Park Water Works as a Model. They represent the history while developing a successful park system” (Community Member)

 - “During previous discussions, the Darby police were under that impression that this will be passive park space, which the Police do not see an issue with, but how did this study go from passive to active park elements that would require additional work” – (Darby Police Representative)
 - o Marc Manfre explained that the ideas that came up during today's meetings are just ideas. The goal of this study is to identify what the community wants. A lot of what is mentioned today is unfeasible and not ideal, but they are ideas that will spur comprehensive thinking.

 - “The County isn't going to maintain the park and it will become a burden on Darby Residents” – (Community Member)
 - o Mark Manfre explained that since the park has been purchased by the County, maintenance has taken place. The park has been mowed regularly by county staff and the mansion has been boarded up and secured at the expense of the County.
 - o Another local resident pointed out that the County takes fantastic care of their park system, as can be seen at Rose Tree Park and others. She expressed her confidence that the County will take care for this park also.

 - “Economic benefits should be for the residents” – (Community Member)

 - “Don't just do something for doing it. Make sure the County is responsible for what they do”. (Community Member)
 - o Ann Toole agrees that it is important to plan for what is put in place. Our team will be considering management and operations for the improvements that are recommended.

- “Trails can create safety. There are many studies that show that creating active trails and walking paths actually creates self-policing that even removes the crime and negative activities that currently take place” (Community Member)
- “Full-Time Park Police” (Community Member)
- “Represent the History of Darby and the Woodburn Mansion.” (Community Member).
 - o A history of the mansion and the Scott family was presented.

Complete results from the work session are attached to these minutes.

NEXT STEPS AND NEXT MEETING:

1. Karen Holm and Tim Wilson thanked everyone for their attendance and input in the first public meeting and encouraged community members to attend future meetings.

We recognize the meeting ended quite abruptly and we did not properly convey our next steps. I think we should reach out to the attendees with an email including the letter that Ann Toole so eloquently prepared. This draft letter is attached to these minutes.

Sincerely,

TPW DESIGN STUDIOS

A handwritten signature in black ink, appearing to be 'TPW' followed by a horizontal line and a vertical slash.

Timothy Paul Wilson RLA, LEED AP
Owner / Landscape Architect

Sign In Sheet Information

Table	First Name	Last Name	Organization/Interest	Phone	Email
1	Mr.	Griffin			dvgriffin6@yahoo.com
1	Mrs.	Griffin			dvgriffin6@yahoo.com
1	Peter	Puglionesi	DCVA	610-449-3430	peter.puglionesi@appliedehs.com
1	John	Haigis	Darby Resident/DCVA	267-784-0037	nabunch@hotmail.com
2	Nafisa	Bunch	Keller Williams Real Estate: private use for events	610-622-5875	nabunch@kw.com
2	Mary Ellen	Scott	UD Hist Soc, DCVA, Friends Swedish Cabin	610-892-9484	MagargeeE@co.delaware.pa.us
2	Ed	Magargee	DC Conservation District	610-626-1344	dsterz1@comcast.net
2	David	Bennett	DCVA: Continuous Darby Creek Trail	610-583-0788	janhaigis@yahoo.com
2	Jan	Haigis	DCVA: Historian, Darby Boirough Hist Comm. Darby Library Board	610-543-2274	ajackson61@verizon.net
2	Ann	Jackson	DCVA	610-328-2738	rmastrilol@aol.com
2	Rocco	Mastrilol	DCVA	610-721-4188	
3	Helen	Thomas	Mayor, Darby Borough	610-721-4188	
3	Philip J	Thomas	Husband of Mayor	610-733-9535	
3	Patrick	McKenna	Darby Borough Council	610-906-5849	icamama@aol.com
3	Letitia	Ockney	Darby resident	610-986-2240	
3	Martha	Davis	Darby resident	610-809-4856	Johnghd@yahoo.com
3	John	Haigis	Darby resident	610-503-0788	janhaigis@yahoo.com
3	Jan	Haigis	Darby resident	215-391-6201	BurrellDR25@gmail.com
3	Darren	Burrell	Darby resident	610-583-3778	as.tutor@yahoo.com
3	Anthony J	Santoro	Collingdale resident. WPSD employee	610-532-5028	bucolo@comcast.net
3	Jeffrey	Bucolo	Collingdale Borough Council	267-969-1035	lyn149lyn@aol.com
3	Lyn	Hedrick	Neighbor	610-637-1091	paulabrown185@aol.com
4	Paula	Brown	Darby resident	610-237-6684	pal212@aol.com
4	Chris	Katuli	Darby resident		stewart14179@yahoo.com
4	Lisa	Stewart	Darby resident		msa65@aol.com
4	Maryann	Applegate	Darby resident	610-237-6404	lissasmall@rcn.com
4	Lisa	Small	Collingdale Historical Society	610-764-1371	collingdalehistory@gmail.com
4	Elizabeth	MacGuire	Collingdale Historical Society		ken@burnscontractingservices.com
4	Ken	Burns	Collingdale Borough Council	215-687-1093	
4	Chief R.	Smythe	Darby P. D.	610-586-1100	
4	Mark	Possent	Darby Borough Manager	610-586-1102	markpossent@comcast.net
4	Jennifer	Parks	Darby Council Vice-President	484-318-9287	Hope0538@gmail.com
5	M.	McCalla		610-532-6122	
5	Rosalie	Bruce	Darby resident		
5	Jackie	Guy	Darby resident		
5	Cheryl	Thomas	Darby resident		
5	Verona	Coleman	Darby resident		
5	Dot	Nelson	Darby resident		
5	Thelma	Gorman	Darby resident		
5		Mobley	Darby resident		

Note: Although we encouraged the women at this table to provide us with contact information they, declined.
The county should try to reach them via the Borough for the next meeting

Question 2. How do you think the mansion could be used?

Table 1.	Table 2.	Table 3.	Table 4.	Table 5.
<ul style="list-style-type: none"> Summer Camp 	<ul style="list-style-type: none"> Special Event Venue 	<ul style="list-style-type: none"> Events 	<ul style="list-style-type: none"> Wedding receptions and business conferences 	<ul style="list-style-type: none"> Historical Site
<ul style="list-style-type: none"> Special Events: Movie night, July 4th Weddings 	<ul style="list-style-type: none"> Restaurant for revenue generation 	<ul style="list-style-type: none"> Museum 	<ul style="list-style-type: none"> Educational environmental center with guided tours 	<ul style="list-style-type: none"> Senior Citizens Center
<ul style="list-style-type: none"> Historical Museum Learning center 	<ul style="list-style-type: none"> Caretaker apartment 	<ul style="list-style-type: none"> Environmental Center 	<ul style="list-style-type: none"> Indoor zoo 	<ul style="list-style-type: none"> Casino for seniors only
Training crafts	Non-profit meeting space	Proms		Knock it down
	Training center to learn historic house conservation skills	Dances		
	Community Center	Museum		
	Special events to generate money for maintenance	Local history museum and learning center 2		
	Weddings ad social events to generate revenue	Preservation history		
	Live jazz on Fridays	Gardens around Woodburne		
	Make money for maintenance	Environmental Center		
	Sunday brunch	Wedding events 2		
	Chef School with bed and breakfast			
	Coffee house			
	Needs security			
	Live in caretaker			
	Museum			

Question 3. What concerns do you have?

Table 1.	Table 2.	Table 3.	Table 4.	Table 5.
<ul style="list-style-type: none"> • Maintenance 	<ul style="list-style-type: none"> • Ballfield lights and too much paving for parking 	<ul style="list-style-type: none"> • Upkeep 5 	<ul style="list-style-type: none"> • Safety and security of our people – closing time 	<ul style="list-style-type: none"> • Property values
<ul style="list-style-type: none"> • Funding # 	<ul style="list-style-type: none"> • Maintenance 	<ul style="list-style-type: none"> • Vandalism 3 	<ul style="list-style-type: none"> • Funding for maintenance 	<ul style="list-style-type: none"> • Who pays taxes?
<ul style="list-style-type: none"> • Disproportionate burden to Darby Borough 	<ul style="list-style-type: none"> • Security – local police cannot patrol it regularly 	<ul style="list-style-type: none"> • Cost 	<ul style="list-style-type: none"> • Who will police it? 	<ul style="list-style-type: none"> • Who pays for police and upkeep 3
	Rodents	Trash		\$1.7 million purchase price
	Safety and Security	Security		
	Safety	Property tax increase?		
	Trash 2			
	Parking/accessibility			
	Maintenance			

Toole Recreation Planning

6081 Honey Hollow Road
Doylestown, PA 18902
Phone: 267-261-7989 Fax: 215-794-0282
E-Mail: anntoole@comcast.net

To: Tim Wilson
cc: Bob Thomas, Harry Murray, Doug Maisey
From: Ann Toole, CPRP
Date: 3-2-17
Re: Little Flower Manor Public Meeting

Memo

Below is draft report on the public meeting findings to go to the meeting participants. Please feel free to edit as you like. Am doing this draft in the interest of getting it back to the participants. If the county can do a mail merge with our Excel spread sheet to personalize the letters all the better.

Dear Delaware County Resident,

Thank you for participating in the public meeting for Delaware County's newest county park to be located at Little Flower Manor. We have only taken ownership of this site in November of 2016 and have been hard at work in trying to stabilize and protect the buildings and grounds. This park is an important opportunity for citizens countywide, especially those in eastern Delaware County. Parks help to improve the quality of life, increase property values, attract and retain businesses, connect people with nature, create a sense of community, and help our residents to engage in active healthy living.

More than 50 citizens attended the meeting. We are using the sign-in sheets to notify participants of the results and future meetings as well. If there is anyone you know who didn't sign in, please share our findings with them and let them know when other opportunities to be involved planning process are.

We received 178 written ideas about the interests, concerns and ideas of the participants as well as open questions to underscore and clarify our findings. Below is a summary of our findings that we will consider in developing a master site plan for Little Flower Manor.

1. The main ways that the participants want to use the park is for:
 - Trails for safe walking and bicycling to connect with the Darby Creek Trail and to the regional bicycle trail system beyond known as the Circuit,
 - Special events such as social gatherings, movies, performances and community activities, for both public enjoyment as well as to generate revenue to offset maintenance costs and
 - Other desired uses of the site as a park were broad ranging reflective of a county park with places to enjoy nature, facilities for sports, environmental education, picnicking, and dog friendly facilities.
2. Uses of the Little Flower Mansion presented by the participants included:
 - Special events, especially for revenue generation
 - Environmental education and Museum
 - Other uses included housing park caretakers, summer camps, community center, hotel/youth hostel, senior center, food service, meeting space and training center.
3. The main concerns of the participants included:
 - Maintenance,
 - Funding, and
 - Safety.

These concerns also included the potential impact on Darby Borough as the location of the future park. A few residents preferred to see nothing done to the property at all.

4. The single most important thing to participants resulted in the following priorities:
 - Help to revitalize Darby Borough and the region
 - Community hub for recreation and community camaraderie
 - Preservation of the Mansion
 - Trail connections

Next Steps

Our planning team will consider the information provided by the participants in this meeting as well as other outreach through interviews, focus groups, and future public meetings in tandem with other research, recreation trends, and community needs.

We will continue to keep you informed of upcoming meetings and posting of draft plan materials on our website. Again, please reach out to others to let them know about the planning of Delaware County's newest park at Little Flower Manor.

Please mark your calendar for Day, Month, Date, Time, at Location for our next public meeting. We will be presenting our park assessment and concepts for establishing the new county park.

Thank you for participating and providing us with your best ideas. We look forward to seeing you at the next public meeting.

Sincerely,

Who Signs???????

Delaware County _____



Study Committee Meeting #2

Little Flower Manor Master Site Development Plan

March 20, 2017 at 3:00 PM

Hunt Club Building, Rose Tree County Park

Meeting Agenda

Updates Since Our Last Meeting (5 min.)

Status of Emergency Stabilization – Woodburne Mansion (5 min.)

Additional Key Person Interview Suggestions (10 min.)

Darby Creek Trail and Greenway – Coordination and Contacts (5 min.)

Recap of the 1st Public Meeting and Feedback (30 min.)

Trumbauer Drawings (15 min.)

Thoughts, Ideas, Loose Concepts (25 min.)

Next Steps, Project & Meeting Schedule Updated (10 min.)



April 18, 2017

Mrs. Karen Holm
Delaware County Planning Department
201 West Front Street
Media, Pennsylvania 19063

Re: Little Flower Manor Master Site Development Plan
Study Committee Meeting #2 – Meeting Minutes

Dear Mrs. Holm,

The second project Study Committee Meeting with the Delaware County Planning Department and the Study Committee was held on Monday March 20, 2017 for the Little Flower Manor Master Site Development Plan project at the Hunt Club Building at Rose Tree County Park. The following is a record of the discussions that occurred during the meeting. The following people were in attendance:

Robert Thomas	Campbell Thomas & Co.
Harry Murray	Campbell Thomas & Co.
Nicolas Micozzie	Former State Representative
Linda Hill	Delaware County Planning Department
Richard Paul	Delaware County Heritage Commission
Marc Manfre	Delaware County Parks and Recreation
Karen Holm	Delaware County Planning Department
Beverlee Barnes	Delaware County Planning Department
Steve Beckley	Delaware County Planning Department
Ed Magargee	Delaware County Conservation District
Marty Milligan	Destination Delco / Delaware County Park Board
Jeff Rudolph	Delaware County Park Board
Ann Toole	Toole Recreation Planning
Tim Wilson	TPW Design Studios
J. P. Kelly	Delaware County Park Board

I. Updates Since Our Last Meeting

Tim Wilson (TW) placed architectural drawings of Woodburne and the site subdivision plan on tables at the front of the room for viewing by the participants. Study Committee #1 was held on December 6, 2016. A public meeting was subsequently held on February 21, 2017, at which

there was very spirited discussion. Attendees responded to five (5) questions, asking participants to state their concerns and recommendations for improvements to the property. TW met with one neighbor who has concerns that the park would not raise home values. TW has been on-site, but still needs to see other non-Woodburne buildings.

II. Status of Emergency Stabilization

TW said that he has been in the Woodburne Mansion twice. He has proposed recommendations for “emergency stabilization,” including the tarping of the roof, which is leaking.

Harry Murray (HM) said there was copper roofing on the dormers, but the copper was stolen. There is daylight coming through the attic. The building is wet inside and stays wet all the time. The wood structure is wet. Ceiling tiles have fallen onto the floors, and have turned to mush on the carpet, like a wet sponge on the floor. As such, protection is needed for the roof. All material on the floor needs to be taken out. The whole interior needs to dry.

Harry Murray presented Campbell Thomas’s finding on the 31,000 SF building:

- a. Copper flashing has been stolen.
- b. Roof is leaking.
- c. Ceiling fell onto the carpet and it is all getting wetter as the days go by.
- d. Step 1: Protection needs to be put on the roof immediately. Securing the site via emergency stabilization is the top immediate priority.
- e. Step 2: Remove the wet materials.
- f. Step 3: Let the building dry.

Linda Hill (LH) said that we are at the end of a 30-day comment period required by the CDBG Program for proposed emergency stabilization funding.

Nick Micozzie (NM) voiced some concerns about the present security of Woodburne, as vandals have compromised the ability to secure the building.

Marc Manfre (MM) said that a steel Bilco door has been installed for security and all the windows have been boarded up at Woodburne and the convent building. These are just short term “band-aids and shoelaces.” There is also a fence around the building, and he has removed overgrowth and trimmed brush and trees. County Council is not going to want to spend too much money band-aiding the building.

Regarding the condition of the Woodburne building, Bob Thomas (BT) said that his company (CT&C) has worked with “ruins” like this before and, despite its current condition, he knows what can be done in terms of getting the best out of it by rehabbing the structure. It is not a lost cause.

The Study Committee then discussed the public meeting. Many of the people attending the public meeting had a negative spin, with residents wanting the park to reflect what they want. However, there was also positive feedback. TP noted that one of the purposes of the Study Committee is to brainstorm ideas for the park, noting that the County has not committed any dollar figures yet.

NM said he held two community meetings in 2010. The members of the public who attended wanted a park, as opposed to the commercial development. He said that he would like the County to hold a public meeting in the Penn Pines neighborhood of Upper Darby or the Aldan area. MM said that he has made a similar suggestion for future meetings.

TW said that the comment period during the public meeting could have gotten out of hand were it not for use of Ann Toole's (AT) method for gathering information. The project team kept everyone moving through the agenda and the work sessions, so it went well. MM noted that the County is used to land acquisitions and working with municipalities on security (for example, Aston and Middletown for the Chester Creek Trail, and Upper Darby with Kent Park).

NM said that there is a lot of history in the area associated with development vs. open space on the property. He mentioned the Stevens Tract and the Thompson Tract as two other area properties where development proposals were stopped, and open space was saved after the public gave their support.

Karen Holm (KH) said that area residents may not understand what it means to have a county park in their community.

III. Additional Key Person Interview Suggestions

TW asked if anyone could suggest individuals for the consultant team to interview regarding the park. The following are already on his list: Alvin Holm, John and Jan Haigis, and Peter Williamson of Natural Lands Trust. The committee suggested Kelli Cave of Yeadon Borough and Jaclyn Rhoads, President of the Darby Creek Valley Association. TW indicated that he would also like to interview several Study Committee members, such as Marty Milligan. NM said that he can provide some names of people to interview.

LH suggested speaking to Arthur Weisfeld of Senior Community Services and Denise Stewart, Director of Delaware County Office of Services for the Aging (COSA).

The consultant team also wants to interview active recreation interests, such as youth organizations, since all types of recreation activities are currently being considered for the site. MM and NM said that there are a number of athletics clubs in the area, including Aldan Boys Club and Girls Club, Briarcliffe Athletic Association, and others. Upper Darby has youth organizations.

On the issue of security, AT recalled from the public meeting that Darby locals said police don't go to there at all (or at least that is the perception). When the site is in use, that would be different. MM recommended that the consultant talk to Sam Ziviello, Chief of the County Park Police, about security. LH recommended the consultants also to talk to the police chiefs at Darby (Robert Smythe) and Upper Darby (Michael Chitwood).

NM suggested that active recreation could be controversial. Any place that there are ballfields there will be traffic and nuisance complaints, noting he was very active in recreation in this area. AT said that there will always be "not in my backyard" complaints no matter what is suggested for the site. She suggested the possibility of the arts, special events, or festivals; and perhaps, an art group occupying Woodburne. BT said that, given size of the Woodburne building, he would be surprised if it could not be multi-use.

An environmental education center was an idea that came up multiple times at the public meeting. MM said he was amused that there would be resistance for anything youth-oriented. There is already a recreation center in Darby, but parking is very limited.

One of the Study Committee members asked if there were any use restrictions on the site. NM said that Peter Williamson would know, as he assisted with acquisition of the property. He also suggested interviewing Drew Gilchrist of DCNR. BT said that the same issue came up on another project CT&C is working on. LH said the issue would be the use of building(s). LH did not believe that DCNR would restrict money-generating activities in the building. BT will check with Peter Williamson and Drew Gilchrist.

IV. Darby Creek Trail and Greenway – Coordination and Contacts **[This agenda item was skipped.]**

V. Recap of Public Meeting Feedback

TW said that feedback at the public meeting was overwhelmingly supportive of trails and walking. Attendees provided suggestions for uses at the park.

AT said that Table 5 included some older women who started out angry and would not even sign-in; however, by the end of the meeting they were very engaged, mostly concerned about security.

Table 2 included some historic, environmental, and trail user types who think we have something special on our hands. They emphasized the need to generate revenue to support the site. They said that special events will offset costs and impact a community in a positive way. There were several universal themes at all tables, including that the park needs to be safe and secure and that it not be a burden on Darby Borough.

NM said that the County should look at restriction of liquor use at events. BT recalled that most of the comments were for unique/special things – like hosting receptions or chef schools. NM thought that special events are a good thing; Springfield [Township] Country Club is a good example of a public facility that is privately managed. BT suggested the idea of a public/private lease where a private organization fixes up the building for themselves and the County to use. NM said that Stinger’s restaurant in the Penn Pines section of Upper Darby Township is an example.

AT said that Table 3 included Darby Borough Council people and Paula Brown (former mayor, currently working for County Community Service). MM noted that some things said were politically motivated.

AT said that Table 4 included the Darby Borough manager and some Collingdale people. For Question 3 (What is your biggest concern?), maintenance and security was the most common response. TW said that since the project team wants the public to feel safe getting there and being there – it is a major goal in the design.

For Question 4 (What is the most important thing this master planning project and process needs to accomplish in the park and with the Woodburne Mansion?), the answers were all over the place. There was only one negative answer at Table 5. They did see the benefits by the end.

LH recalled that there was a lot of mistrust at the public meeting. She said the Haverford Reserve is another nearby example that could be used for a new park.

NM offered a little history of the Little Flower Manor site prior to County acquisition. Gov. Rendell gave Darby \$9 million (Redevelopment Assistance Capital Program). The zoning was changed to accommodate the big box development proposal. NM got a grant to pursue preservation and municipalities were up in arms, as they were looking for tax generation on-site. MM said that when good ideas were voiced, it spurred controversy. BT said that the comment cards also contained a lot of good ideas.

VI. Trumbauer Drawings

BT will look at floor plans. HM said that the building is about 34,000 square feet. The basement is completely at ground level on the rear (creek) side of the property. TW and BT said that the drawings are a good record of what was proposed, but may not reflect changes made during construction or with renovations over the years.

VII. Thoughts, Ideas, and Loose Concepts

TW said that he is putting together loose layouts for the park. Ideas are to be shared at the next Study Committee meeting.

MM said that he envisions the park containing an artificial turf athletic field-type facility with multipurpose fields, possibly lighted, with a concessioner running part of the Woodburne building. JR wondered about the need for tee-ball fields, but Marc did not think they were appropriate for the site. MM said he thinks it could be a “super site” with adequate parking, but that is “never going to happen.” SB said that he envisions the park as an attraction for users of the Darby Creek Trail, as this site will serve as a trailhead. HM said there could be a program to encourage use of public transit to visit the park. Another member indicated that many community colleges have multiple campuses. It might be an appropriate location for something of that nature.

Moving Forward - Marc Manfre stated that County has a great design team in place to address county needs for the park and building, multiple use functions for the site and building, issues regarding the type of facilities to be included and how we are going to operate, maintain and police it. Linda Hill observed that there has been a lot of distrust regarding the acquisition of this site. We need to keep talking with people to overcome this sense of distrust. An example is how great the Haverford Preserve turned out.

Grant Funding – What are the restrictions with the grant funding received or being considered and the site acquisition? The purpose of the acquisition was to preserve open space and the historic building. Delaware County parks & Recreation Department does not charge any fees.

Ideas – Potential satellite campus for a college? There is much to explore and the consulting team will be putting concepts on paper for discussion purposes. Sports tourism. Haverford Reserve as a model. Ballfields – opportunity to fulfill and major need. Show 20-minute walk service radius of the site and look at the demographics there.

Zoning – Check on the status of the zoning of the property and explore any changes needed.

VIII. Next Steps, Project and Meeting Schedule Updated

KH said that the project schedule has been modified. The first municipal meeting will be in April. The project team will then meet privately with County Council. This change will allow TW to move ahead with drawings, knowing ideas are okay and heard with everyone. The project team will present the draft plans to municipal officials again in the fall. Another public meeting will be held around the same time.

KH wondered whether the zoning for the site needs to be changed and, if so, whether that is going to be a battle. There was a discussion about the zoning districts underlying the property. AT suggested that we could have that as an agenda item at our meeting with municipal officials.

MM asked TW when his next site visit would be. TW said it would be within the next 3 weeks (by April 7).



Feedback is wanted from the Study Committee: TW is looking for any general ideas for park concepts by Friday, April 7.

We look forward to the next meeting.

Sincerely,
TPW DESIGN STUDIOS

A handwritten signature in black ink, appearing to be 'TPW' with a large, stylized flourish.

Timothy Paul Wilson RLA, LEED AP
Owner / Landscape Architect



Municipal Officials Meeting

Little Flower Manor Master Site Development Plan
May 31, 2017 at 7:00 PM – 8:20 PM
Borough of Aldan – William Reint Recreation Building

Meeting Agenda

Welcome and Introductions (5 min.)

Meeting Purpose and Format (5 min.)

Consultant Presentation on
Little Flower Manor (10-12 min.)

Municipal Caucus (40 min.)

1) What recreation needs from your community can the future county park help to meet?

2) What types of facilities on the grounds do you think would benefit your community?

3) What uses could the building have that might address needs for social, recreational and community services from your municipality?

4) Are there recommendations or connections that we should explore to help your citizens get to this park by walking, cycling or public transit?

Open Discussion Q&A (15 min.)

Next Steps, Project & Meeting Schedule Updated (5 min.)



**Little Flower Manor
Master Site Development Plan**

Project:

Date: **May 31, 2017**

Meeting: **Municipal Officials Mtg. #1**

- Reinl Recreation Bldg. - Aldan Borough

SIGN-IN SHEET

TPW Design Studios - Landscape Architecture + Planning
310 Elmwood Boulevard - York, Penna. 17403
Studio Ph.: 717-843-1897 - E-mail: twilson@tpwdesignstudios.com

	Name	Organization / Interest	Telephone	E-Mail
1	Magda Byrne	Lansdowne Borough	484-469-3078	magda.lansdowne@gmail.com
2	Susan Williams	LANSDOWNE BOROUGH	484-574-0086	WILLIAMS@borough.lansdowne.pa.us
3	Erica Suberger	LANSDOWNE BOROUGH	610-284-1493	lmsdowneparks@gmail.com
4	NICK MICORZIE	STATE REP (REIRED)	610-299-0577	nemico@aol.com
5	ROHAN HEPKINS	YEADON MAYOR	484-318-1231	chepkirseyeaddonborough.com
6	Learin Johnson	Yeaddon, PA Councilwoman	610-592-8253	ahome4uc/leae@gmail.com
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SIGN-IN SHEET

**Little Flower Manor
Master Site Development Plan**

Project:

Date: **May 31, 2017**

Meeting: **Municipal Officials Mtg. #1 - Reintl Recreation Bldg. - Aldan Borough**

TPW Design Studios - Landscape Architecture + Planning
310 Elmwood Boulevard - York, Penna. 17403
Studio Ph.: 717-843-1897 - E-mail: twilson@tpwdesignstudios.com

	Name	Organization / Interest	Telephone	E-Mail
1	Susan Sillian Theogood	Darby Borough		jtheogood@gmail.com
2	Councilwoman Catherine Hiltz	Darby Boro	210 656 5767	
3	Dr. Craig Stutman	Eden Cemetery	215 901 8548	Craig.Stutman@delval.edu
4	Jane E. John Hargis	Darby Borough	610-583-0788	janhargis@yahoo.com janhargis@yahoo.com
5	Steve Travers	Sharon Hill Borough	610 551-1034	manager@sharonhillboro.com
6	JOE CIAMARELLI	COLLINGSDALE	484-486-0110	JOECIAMARELLI@VERIZON.NET
7	Sue Borer	Darby Library	610-586-7316	DaDirector@DelcoLibraries.org
8	HAROLD BANDERS	DARBY LIBRARY	610-804-5047	BANDERS@UPENN.EDU
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Project: **Little Flower Manor
Master Site Development Plan**

Date: **May 31, 2017** Meeting: **Municipal Officials Mtg. #1 - Reintl Recreation Bldg. - Aldan Borough**

SIGN-IN SHEET

TPW Design Studios - Landscape Architecture + Planning
310 Elmwood Boulevard - York, Penna. 17403
Studio Ph.: 717-843-1897 - E-mail: twilson@tpwdesignstudios.com

	Name	Organization / Interest	Telephone	E-Mail
1	MARC MANFRE	COUNTY OF DELAWARE	(610) 891-4057	manfre@co.delaware.pa.us
2	Lisa Paraglia	Councilwoman	(410) 389-1923	lisa.paraglia@verizon.net
3	John McMillan	Upper Darby Twp	610-789-3656	JMcMillan@upperdarby.org
4	Jeff Gentile	Upper Darby Twp	(610) 734-2613	jgentile@upperdarby.org
5	Jack Bierling	Upper Darby Twp	610-259-4445	J.A.Bierling@gmail.com
6	Tom Maczorek	Upper Darby Twp	610-734-7027	MrMaczorek@upperdarby.org
7	Ken Burns	Collyersdale Cinnethum	215 687 1093	Ken@burnsconteningservices.net
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Project: **Little Flower Manor
Master Site Development Plan**

Date: **May 31, 2017**

Meeting: **Municipal Officials Mtg. #1 - Reini Recreation Bldg. - Aldan Borough**

SIGN-IN SHEET

TPW Design Studios - Landscape Architecture + Planning
310 Elmwood Boulevard - York, Penna. 17403
Studio Ph.: 717-843-1897 - E-mail: twilson@tpwdesignstudios.com

	Name	Organization / Interest	Telephone	E-Mail
1	JANICE DAVIS	Darby Council	610 721-4203	DarbyREC@recreation@HotMail.com
2	Robert F. Surthe	Darby P.O. Chief	610 960-6641	Chief.Surthe@Yahoo.com
3	Mayor Helen Thomas	Darby Boro	610-721-4188	_____
4	MARGARET FULLMER	UD. TWP Environmental Advisory Committee	610-284-7781 267-250-7160	mmfullmer1@gmail.com
5	John White	ALDAN BOROUGH	610-606-3554	aldanborough@comcast.net
6	JOE BLACKBURN	ALDAN BOROUGH / Mayor	610-606-3554	ALDANBOROUGH@Comcast.NET
7	Harry Short	Aldan Borough	610-721-7464	Aldanborough@Comcast.net
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June 8, 2017

Mrs. Karen Holm
Delaware County Planning Department
201 West Front Street
Media, Pennsylvania 19063

Re: Little Flower Manor Master Site Development Plan
Municipal Officials Meeting #1 – Meeting Minutes

Dear Mrs. Holm,

The first project Municipal Officials Meeting for the Little Flower Manor Master Site Development Plan project was held on Wednesday May 31, 2017, at the William Reinl Recreation Building in the Borough of Aldan. The following is a record of the discussions that occurred during the meeting. Besides those listed on the sign in sheet, the following Study Committee members, Delaware County representatives, and consultant team members were in attendance:

Robert Thomas	Campbell Thomas & Co.
Douglas Maisey	Campbell Thomas & Co.
Marc Manfre	Delaware County Parks and Recreation
Karen Holm	Delaware County Planning Department
Linda Hill	Delaware County Planning Department
Beverlee Barnes	Delaware County Planning Department
Steve Beckley	Delaware County Planning Department
John McMullan	Upper Darby Township Parks and Recreation
Ann Toole	Toole Recreation Planning
Tim Wilson	TPW Design Studios

INTRODUCTIONS / MEETING PURPOSE AND FORMAT:

- Introductions and welcoming comments
- Linda Hill from Delaware County Planning Department welcomed the attendees to the first municipal meeting for the Little Flower Manor Master Site Development Plan,
- A period was given for introductions of county staff, the project design team, and municipal officials/meeting attendees who were in attendance.

- Municipalities represented included:
 - o Upper Darby Township
 - o Aldan Borough
 - o Yeadon Borough
 - o Collingdale Borough
 - o Sharon Hill Borough
 - o Darby Borough
 - o Lansdowne Borough

- Tim Wilson asked attendees to complete the sign-in sheet and went over the purpose of the meeting and meeting format.

- Tim Wilson explained that this will be the first of two municipal meetings, utilizing this meeting to gather municipal input and collaborate on ideas and components for the park and associated building facilities.

PROJECT SLIDESHOW PRESENTATION:

- Tim Wilson went through the presentation, in which he discussed both the major and minor parks of the Delaware County park system and their associated active and passive recreation facilities. Additionally, the major county trails were identified as the Chester Creek Trail and Darby Creek Trail.

- Parks and facilities discussed included:
 - Clayton County Park – home to a 9-hole golf course
 - Glen Providence County Park – Hiking trails, picnic areas, concert stage
 - Smedley County Park – PSU extension, environmental education building, athletic fields
 - Kent County Park – Fenced dog park and pavilion / vegetated stream buffer
 - Upland County Park – Senior center, athletic fields
 - Rose Tree County Park – Amphitheater, running and hiking trails, historic buildings
 - Mineral Hill County Park – Planned trail network

- Tim continued, discussing the scope and location of the Little Flower property, history of the Scott residence and previous development proposals, property acquisition by Delaware County, project tasks and schedule, and key goals for the project.

- A series of pictures were presented showing the park property, adjacent Darby Creek, and buildings on the site. Photographs of the Trumbauer building (Woodburne) were compared from 2011 to 2017, showing the recent theft, vandalism, and subsequent damage that have occurred to the building in recent years.

- Lastly, Tim Wilson went over the next steps in the planning process, outlining the future meetings and opportunities for additional feedback from the municipalities.
- After the presentation, Jan Haigis noted that wildlife was not mentioned in the presentation, but should be a major consideration, as the park and creek are home to many animals. Tim Wilson noted that wildlife habitat will be considered throughout the planning process.

MUNICIPAL CAUCUS:

- Tim Wilson and Ann Toole explained the Municipal Caucus. Four key questions were presented and answered in sequence. Individuals wrote answers to each question on previously distributed color-coded sheets based on their municipal interest. Then, each municipality came up with one big idea for each question and presented this idea back to the larger group.
- Questions asked included:
 - 1) What recreation needs from your community can the future County Park help to meet?
 - 2) What types of facilities on the grounds do you think would benefit your community?
 - 3) What uses could the building have that might address needs for social, recreational and community services from your municipality?
 - 4) Are there recommendations or connections that we should explore to help your citizens get to this park by walking, cycling or public transit?
- Ann Toole recorded and displayed the “big idea” for each municipality at the end of each question. Responses were as follows:

Question 1 response:

- **Upper Darby Township** – All-purpose turf fields
- **Aldan Borough** – Trails for bikes, walking, hiking
- **Yeadon Borough** – Hiking / biking trails
- **Collingdale Borough** – History / preservation / historic events
- **Sharon Hill Borough** – Bringing communities together / events
- **Darby Borough** – Farmers market
- **Lansdowne Borough** – Hiking / Biking Trails

Question 2 response:

- **Upper Darby Township** –Pavilion / bathroom
- **Aldan Borough** – Picnic pavilion w/ bathroom
- **Yeadon Borough** – Recreation center
- **Collingdale Borough** – Walking path / track
- **Sharon Hill Borough** – Events center / pavilion / concert venue
- **Darby Borough** – Swimming pool / police station
- **Lansdowne Borough** – Restoration of mansion / museum

Question 3 response:

- **Upper Darby Township** –Multi-purpose recreation center / county offices
- **Aldan Borough** – Concert venue / college satellite campus
- **Yeadon Borough** – Eastern Delaware County welcome center / police PAL program
- **Collingdale Borough** – Meeting area / social space
- **Sharon Hill Borough** –Environmental teaching space
- **Darby Borough** – County agency offices
- **Lansdowne Borough** – Arts and environmental center

Question 4 response:

- **Upper Darby Township** – Connecting trail from Penn Pines Park
- **Aldan Borough** – Traffic patterns and parking issues
- **Yeadon Borough** – Re-route buses (68,108,113) / bike lanes on Springfield Rd.
- **Collingdale Borough** – Safe crosswalks across Springfield Rd.
- **Sharon Hill Borough** – Shuttle bus from Darby Transportation Center
- **Darby Borough** – Shuttle bus in and around the park
- **Lansdowne Borough** – Non-motorized means to get to the park (connecting trails, “Jitney service” between county parks)

OPEN DISCUSSION Q & A:

- Once questions were compiled, Tim Wilson thanked everyone for their participation and opened the room to a period of discussion. The following are key items were discussed:
- A Yeadon representative asked who will be responsible for police presence, upkeep, and maintenance.
 - o Mark Manfre explained that Delaware County is already maintaining the property and will do so, as it does with other county parks. The police presence is another issue and will need to be discussed.

- Tim Wilson stated that he was stopped by Darby Borough Police during a site visit and that there is already a police presence there. Future police needs will need to be planned for, as was the case for other County parks.
- John Haigis expressed some ideas for the Trumbauer building:
 - A possible teaching facility for maintenance and upkeep of historic structures.
 - A hotel/motel management program.
 - He emphasized the opportunity to involve youth through education.
 - Try to make sure renovations are “lightly invasive” and aim to preserve what is there.
- A Collingdale representative asked if a plan for the park is already in place that we are responding to.
 - Tim Wilson explained that there is no plan already in place and the county is currently undergoing the planning process to help guide the future of the park.
- Jan Haigis noted the importance of the Darby Creek watershed and the impact additional development could have on the natural habitat. She believes that the park would be a natural trailhead / environmental or nature center that could help preserve the Darby Creek and educate youth.
 - Mark Manfre added that Penn State has an Agriculture Extension office in another County owned and operated facility. A similar opportunity could be available at Little Flower.
- Tom Micozzie, Mayor of Upper Darby Township explained the need to have a municipal resolution from the adjacent municipalities to ensure they are all invested as this park moves into fruition. He stated that some planning processes can take many years before they are implemented, but he has seen good examples of projects that can move along quickly with municipal tie-in. He explained that the dog park at Kent County Park is a good example of this.
 - Robert Smyth, Chief, added that the Darby Borough Police Department in Darby has many programs that are multi-municipal and that a multi-jurisdictional presence is essential.
 - Tim Wilson agreed that having a municipal resolution could greatly help the planning and implementation process moving forward.

- Mark Manfre stated that municipal support is always good, but it should be noted that all projects still have a process that must take place. “The County does not have a blank check ready to sign,” and the planning process will help to define the financial needs for implementation and long-term maintenance.
- A Collingdale representative asked about responsibility for the park once it is developed.
 - o Mark Manfre explained that the County will continue maintaining the park, and other needs such as police will need to be addressed. There may be a possibility for municipalities to take care of day to day policing, with additional support for larger events. Rose Tree Park has a similar arrangement for county / municipal police needs during events.
 - o Robert Thomas noted that the planning process will give us a better understanding of the facilities proposed and the financial need for long term management/maintenance of the facilities.
- Linda Hill stated that through this process, it is expected that not every proposal will be agreed upon, but this process will help us to best determine what is most important for the park and the Delaware County community.
- Police Chief Robert Smythe stated that Darby Borough already patrols the park and will expect to be involved in the future. It is his main concern that the park police needs will overwhelm the department and the other borough needs. He needs to ensure that Darby police are not left with a burden of park crime and policing.
 - o Ann Toole provided some examples of past projects that have seen reduced crime through park investment. By rehabilitating the building and creating a community presence in the park, it is expected that criminal activity will decrease, as has been the case elsewhere.
- John Haigis expressed his hope that conservation of the open space and creek edge are a primary element of the park. He is mostly interested in seeing a trail connection between Penn Pines Park and Tyler Avenue and explained that there is already a footpath on the west side of the creek. He wonders if the terrain up to the Little Flower property is feasible.
 - o Tim Wilson explained that the design team has looked at the terrain and feels that there is an opportunity to bring the trail up to the future park using what looks to be an existing cut/fill within the hillside.
- Jan Haigis asked if there has been a determination of the parks future name.

- Tim Wilson said that no name has been determined and this will be a Council decision.

NEXT STEPS AND NEXT MEETING:

- Tim Wilson thanked everyone for their attendance and input in the first municipal meeting and encouraged community members to attend the future meetings.
- Next steps and future meeting schedules were explained prior to the end of the meeting.

This was a great informational gathering session and we very much look forward to our next meeting with this group.

Sincerely,

TPW DESIGN STUDIOS

Timothy Paul Wilson RLA, LEED AP
Owner / Landscape Architect



Study Committee Meeting #3

Little Flower Manor Master Site Development Plan

June 6, 2017 at 3:00 PM

Environmental Center at Smedley County Park

Meeting Agenda

Updates Since Our Last Meeting (5 min.)

Status of Emergency Stabilization – Woodburne Mansion (5 min.)

Recap of the 1st Municipal Officials Meeting and Feedback (10 min.)

Woodburne Mansion Use Discussion (20 min.)

Site Concepts Discussion (15 min.)

Other Thoughts, Ideas, & Concepts (15 min.)

Next Steps, Project & Meeting Schedule Updated (10 min.)



July 3, 2017

Mrs. Karen Holm
Delaware County Planning Department
201 West Front Street
Media, Pennsylvania 19063

Re: Little Flower Manor Master Site Development Plan
Study Committee Meeting #3 – Meeting Minutes

Dear Mrs. Holm,

The third project Study Committee Meeting with the Delaware County Planning Department and the Study Committee was held on June 6, 2017 for the Little Flower Manor Master Site Development Plan project at the Environmental Center at Smedley County Park. The following is a record of the discussions that occurred during the meeting. The following people were in attendance:

Robert Thomas	Campbell Thomas & Co.
Harry Murray	Campbell Thomas & Co.
Nicolas Micozzie	Former State Representative
Darlene Hill	Darby Borough Councilwoman
Richard Paul	Delaware County Heritage Commission
Marc Manfre	Delaware County Parks and Recreation
Karen Holm	Delaware County Planning Department
Beverlee Barnes	Delaware County Planning Department
Steve Beckley	Delaware County Planning Department
John McMullan	Upper Darby Township
Douglas Maisey	Campbell Thomas & Co.
Jeff Rudolph	Delaware County Park Board
Tim Wilson	TPW Design Studios
J. P. Kelly	Delaware County Park Board

I. Updates Since Our Last Meeting

Tim Wilson (TW) went over the municipal meeting that took place on May 31, 2017, and addressed the questions that were posed during that meeting. Many ideas and thoughts arose from each municipality in answering the four questions that were posed, but it was evident that consistent ideas across the municipalities included trails, connections, and preservation.

Campbell Thomas & Co. is also in the process of looking at the historic structures in the park and the potential re-use opportunities.

II. Status of Emergency Stabilization

Delaware County has acquired CBDG funding in the amount of \$100,000. The County is in the process of putting together an RFP for emergency stabilization.

The County will consider the timeline for this work, recognizing the urgency of the stabilization work that is needed.

- Harry Murray (HM) reiterated that the longer that this process takes, the more damage that will occur and the more expensive the stabilization will become.

Marc Manfre (MM) believes that the emergency stabilization should occur immediately. New vagrants have been seen in the “Barn,” which will also need to be boarded up. MM also noted that the other buildings are not in good condition and should be removed immediately if they are not planned for re-use. MM has a liability concern for Mark with the potential for vagrants getting injured or setting fires.

It was noted that the Barn is the original power house for the Mansion and may not be able to be removed due its historical significance. It could, however, be in such disrepair that it may be able to be removed without losing the historical value of and designation of the mansion.

MM offered to call the County Executive Director about the urgency of this stabilization. Harry Murray asked if the grant that has been received for the stabilization requires going through a bidding process. He noted that CT&C has already recommended two very capable contractors for the work. This would enable the stabilization work to get started sooner.

- MM noted that the County has a preferred vendor list of General Contractors.
- HM offered to look at this General Contractor list and give his thoughts if it helps to move the process along.

TW believes that meeting with Council regarding emergency stabilization may be appropriate to schedule in the coming weeks.

Beverlee Barnes (BB) offered to write a letter from the Heritage Commission if it could help support moving along stabilization of Woodburne.

III. Woodburne Mansion Use Discussion / Other Thoughts, Ideas, & Concepts

TW discussed several Woodburne Mansion use options that have been identified in either public meetings, municipal meetings, or through previous discussion:

TW asked if an office space for County Police could be an option for the mansion?

Marc Manfre noted that Delaware County only has two major facilities on the eastern side of the County. Maybe there is a use for a possible office, but it could not be staffed full-time by the County. MM added that there are County Court House and Park Police available, but the Court House is their primary concern.

TW added that there may be an opportunity for a local Darby Borough police substation within the building. MM would rather see a Delaware County Park Police substation in the park than a local police station. Darby already has a local station located close by already.

MM added that, although policing was mentioned at the municipal meeting, policing is not the real issue. Municipalities will ultimately see less need for policing within the park if developed Little Flower for another use vs. leaving it as it currently is. By improving the park and re-establishing a presence at the building, there will be fewer police concerns than there currently are.

TW offered the idea of an event center or wedding venue that can have a weekday re-use as office meeting space.

Karen Holm (KH) noted that there has already been some interest in using the park for events. Darby Borough Library has requested to use the park for a Solar Eclipse event this summer.

It was noted that an events facility would require “ownership.” The possibility of using a private event entity to manage and operate the facility could be a good option.

Marc Manfre asked if our focus for use should be on the mansion or the park at this time, being that the mansion still needs to be stabilized and renovated. Bob Thomas stated that the mansion is an integral part of the park and should be part of the discussion.

Bob Thomas (BT) noted that the servant’s quarters in the rear wing of the mansion offer different potential use, as it has a different makeup and is separated from the larger front portion of the building. After speaking with economic development specialist Jim Hartling, there may be an opportunity for a college satellite campus.

The overall building use should be tied to bringing in revenue. One option that has also been discussed is the use of a portion of the building by a catering company that could also serve to operate a wedding event space. BT noted other facilities that have been altered to incorporate event spaces for weddings, lectures, or dinners. Valley Green Inn was expanded to accommodate a wedding venue space, while still enabling the Inn's restaurant to function. The Willows and Ironmakers Mansion were also offered as examples.

BT also noted the potential of partnering with non-profits that may have a need or be interested in using the building.

BT noted that it is important to consider the funding eligibility of the different building re-use options. How will a conference or education center, wedding and event facility, or college classes work from a funding point of view and what options are eligible for grants?

MM thinks that a wedding and event venue is a good idea for the historic Woodburne Mansion, but wonders if there is room within the park for the necessary parking and facilities that come along with private events like this.

TW noted that some of the park designs he is looking at allow for ample parking at the mansion and park facilities that include a great lawn which could be used for outdoor events. Keeping the grand landscape of the building is evident in all of the concepts TW has looked at so far. He will continue to look at ideas to see how events and park facilities can work together.

MM asked about phasing for the project as the Woodburne Mansion will likely take a longer to complete than the park. BT noted that the design team will look at project phasing for both the park and the building. Bob expects that the Building uses will develop over in phases and provided an example of the Wooden Boat Works facility in Philadelphia. This facility which has developed over time to accommodate several small start-ups and artists, but recently rehabbed additional areas in the building to accommodate the new Wooden Boat Works Facility.

HM noted that a case could be made for reconfiguring the rear wing of the mansion as it does not carry the same historical significance as the front portion. There may also be an option to develop apartments or an artist's workshop community.

KH likes the idea of a venue that has a mid-week re-use such as a conference center. Steve Beckley (SB) believes that there are currently no conference centers in eastern Delaware County.

Being that this is a 42,000 sq. ft. building, there are will likely be numerous uses within the space.

J.P. Kelly (JK) noted that the park as a recreation facility may be the easiest to initially get started, then when the park is in place, work to get a private vendor in place for the Woodburne Mansion. Phasing the park this way could even entice private entities to pay for renovation of the mansion. The Springfield County Club was given as an example of a private entity that funded such renovations.

Doug Maisey (DM) asked if there are any hospitality schools in the area. Maybe there is an opportunity to work with a school to have a student-run hospitality facility with classrooms and a teaching restaurant/event facility. DM offered an example of the Essex resort and spa in Vermont which has restaurant and event facilities and classrooms and is partially run as a culinary school.

TW asked if the committee knows of any organizations in the area that are looking for a conference center/ wedding facility to operate.

JK noted that visitors bureau (Destination Delco) should be interviewed to see if they have any ideas or possible needs within the County that the Woodburne Mansion may be able to accommodate.

A community environmental center was also noted as a possible use.

HM stated that the rear wing has a layout that can have numerous uses. This could accommodate the police substation office that was discussed, as well as apartments.

MM noted that as this is an election year, we may be able to bring the park and mansion opportunities to the forefront and raise support for the preservation and re-use of the property.

IV. Next Steps, Project & Meeting Schedule Updates:

TW took a look at the project schedule and noted that we need to set up a date and location for the second public meeting in early September.

- Aldan Elementary was selected, with the final meeting being at the County Government Center in Media.
- If Aldan Elementary is ideal, we should look at the school district calendar to determine an available date.

A small group Council Meeting should also take place in the coming month to discuss initial concepts and ideas.

- TW could present Council with a few ideas and pros and cons associated with each idea, allowing them to express their preferences.

TW will e-mail MM potential dates for this meeting and develop the list of options that should be presented.

V. Final Comments / Concept Plans Presented

TW quickly went over three concept drawings that he has begun for the park facility. These drawings are to help flush out ideas and expected to change as new concepts are discussed.

Within these concepts, TW looked at both passive and active recreation facilities, multi-use and multi-sport fields, a potential overlook of the valley and creek, a trail connection to the proposed Darby Creek Trail, a homage to Julian Abel's gravestone across the street, a topiary garden, playing fields and picnic groves.

KH noted that there has been interest in locating an MS4 facility (Municipal Separate Storm Sewer System) and that the park design should take into account stormwater management within the design. This could be tied in to educational signage and beautification within the park.

- The application to put in plans for an MS4 facility need to be submitted by August 3rd.
- Bob Thomas added that CTC has also worked to retrofit historic buildings through green design, which may be an option for the Woodburne Mansion.

Sincerely,

TPW DESIGN STUDIOS

A handwritten signature in black ink, appearing to be 'TPW' followed by a horizontal line and some scribbles.

Timothy Paul Wilson RLA, LEED AP
Owner / Landscape Architect



Study Committee Meeting #4

Little Flower Manor Master Site Development Plan

October 18, 2017 at 3:00 PM

Hunt Club Building at Rose Tree County Park

Requested Meeting Agenda

Updates Since Our Last Meeting (5 min.)

Status of Emergency Stabilization – Woodburne Mansion (5 min.)

Recap of the 1st Council Meeting and Feedback (5 min.)

Site Concept Plan Discussion (15 min.)

Woodburne Building Options (25 min.)

Final Report Outline (5 min.)

Other Thoughts and Ideas (10 min.)

Next Steps, Project & Meeting Schedule Updated (5 min.)



November 6, 2017

Mrs. Karen Holm
Delaware County Planning Department
201 West Front Street
Media, Pennsylvania 19063

Re: Little Flower Manor Master Site Development Plan
Study Committee Meeting #4 – Meeting Minutes

Dear Mrs. Holm,

The forth project Study Committee Meeting with the Delaware County Planning Department and the Study Committee was held on October 18, 2017 for the Little Flower Manor Master Site Development Plan project at the Hunt Club Building in Rose Tree County Park. The following is a record of the discussions that occurred during the meeting. The following people were in attendance:

Robert Thomas	Campbell Thomas & Co.
Richard Paul	Delaware County Heritage Commission
Marc Manfre	Delaware County Parks and Recreation
Karen Holm	Delaware County Planning Department
Beverlee Barnes	Delaware County Planning Department
Steve Beckley	Delaware County Planning Department
Linda Hill	Delaware County Planning Department
Ryan Judge	Delaware County Planning Department
Douglas Maisey	Campbell Thomas & Co.
Ed Magargee	Delaware County Conservation District
Marty Milligan	Destination Delco / Delaware County Park Board
Tim Wilson	TPW Design Studios
Ann Toole	Toole Recreation Planning
J. P. Kelly	Delaware County Park Board

I. Updates Since Our Last Meeting

There was an initial County Council Meeting on August 15th, 2017, in which action items have been listed on the handout provided.

The design team has been working to narrow down potential park options into a concept plan using the feedback from Council, public meetings, and stakeholder interviews.

Campbell Thomas & Co. has been working to prepare building option scenarios, uses, and costs to be discussed.

Information that has been gathered and feedback from this meeting will be used to narrow down park and building options and to prepare for the next County Council meeting.

II. Status of Emergency Stabilization

L. Hill discussed the Stabilization RFQ that was released by Delaware County earlier this year.

- The County provided a building walk through and had many inquiries.
- Ultimately 7 proposals were provided and the County is currently interviewing a short list of potential consultants.
- The council will soon present their final recommendation to Council.

L. Hill mentioned several different options and considerations discussed with consultants. Options included the length of time the building will need to be secure, potential need for removal of landscaping, running electricity to operate equipment, and the readiness to perform the work.

L. Hill noted that one of the key items that determined the short list of consultants, was their ability to commence work immediately.

Prices presented and the extent of stabilization work required was greater than anticipated.

III. Recap of the 1st Council Meeting and Feedback

T. Wilson went over the notes and action items reported at the Delaware County Council meeting on August 15th. Key items included:

- There was a clear consensus that there would be no casino incorporated as part of this study.
- Generally, the Council was interested in Passive Recreation vs. Active Recreation. This was echoed in the much of the input received from Public Meetings and Stakeholder Interviews.

IV. Site Concept Plan Discussions

T. Wilson went through the Slide Show Package that had been distributed. He noted the key project goals and guiding principles and encouraged the committee to keep these in mind throughout the study.

- A. Toole expressed the importance of the six guiding principles, as they will ensure the park will be in the best public interest for Delaware County.

A. Toole described the demographics of the residents within a 10-15 min walk of the future park, and encouraged County officials to think of park facilities that will best provide services to these County residents. The population demographics described included:

- 10,687 residents live within the 2.5-mile service area.
- An average household income of \$33,000 is almost half of the Delaware County Average of \$64,000.
- The average age is 29.
- The average household size is 3.6 ppl.
- 48% of residents are renters.
- 79% of residents are African American.
- Many heads of households are female.

A. Toole noted that the use of the park and the Woodburne Building need to be representative of this demographic to best provide for the residents.

T. Wilson went over the Site Concept Plan Drawing and the 11 key items that have been included in its design. These items included:

- Outdoor Event Space / Market
- Multi-Purpose Unmarked Open Space
- Trailhead Area (w/ connection to Darby Creek Trail)
- Educational Tot-Lot
- Picnic Grove
- Community Garden Space
- Formal Garden (w/ relocated altar)
- Grande Allée
- Overlook
- Educational Center
- Interconnected Trail / Park Circulation System

It was noted that Rose Tree Park has 108 community garden plots and Little Flower may need to increase the number of plots provided.

The Educational Center is proposed in the existing “Barn” building, which is located near the Darby Creek trailhead.

T. Wilson noted that Delaware County planners have already provided some comments on the plan, but asked the Committee if there were any additional questions, comments, or ideas that should be considered for the Site Concept Plan.

Ed Magargee asked if the zoning for the park has been investigated to see that all the proposed uses are allowable?

- K. Holm and T. Wilson explained that the zoning was investigated for both municipalities, and the park facility uses are all within the provisions allowed by zoning.

T. Wilson noted that some of the other existing buildings on the property are recommended for removal. This includes the convent building and existing garages.

S. Beckley asked what the proposed storage building would be used for in the South-East corner of the plan and if there would be a bathroom facility on site.

- T. Wilson expects the storage building to be used for sports equipment used in the adjacent multi-purpose field, but could also store maintenance equipment.
- The bathrooms would likely be included near the trailhead or at the Education Center building to serve both the park and trail users.

Ed Magargee asked what the red colored circles represented.

- T. Wilson explained that they represent areas where more ornamental trees that could be planted.

K. Holm also noted that stormwater management elements that Tim plans to incorporate should be shown on the concepts site plan.

K. Holm recommends considering a 2nd picnic area closer to the trailhead and events space.

S. Beckley asked about outdoor festival options?

- T. Wilson noted that the central area at the outdoor events space and market could be used for festivals, but other parts of the park could also work well.

S. Beckley asked about the function of the Allée.

- R. Thomas noted that the central portion of the park containing the Grand Allée is car free, with all parking on the outer edge. The Grand Allée presents a visual connection to

the Woodburne Mansion and creates an invitation to the various park amenities along the corridor, as well as a connection between the eastern and western end of the park.

- T. Wilson noted that even if the Woodburne Mansion was removed, it could be replaced by something to tie into the Grand Allée design.

M. Manfre pointed out that the County recently received its first park permit request from the Library who used the park space for “stargazing” during the recent solar eclipse.

L. Hill believes that based on the demographic information presented, there may be a need for more family friendly activities for kids of all ages. Maybe there should be a larger Tot-Lot, or multi-use playground area for older kids to enjoy.

B. Barnes wonders if there is a need for a paved area for park use and court games.

- Utilizing some of the over-flow parking lot was presented as an option for a playground area.
- T. Wilson has worked with designs that include a portion of the parking that can be roped off for park use as a play-space.

A. Toole believes there is an opportunity for unique and interesting seating options within the park. Seating that includes Adirondack chairs or hammocks has become a favorite element in many park spaces.

Ed Magargee thinks that the Tot-Lot should be closer to the Educational Center or that there should be a second Tot-Lot in that area.

Marty Milligan noted that a local park hosts a “Riverfront Ramble” that utilized the parking area for events on a temporary basis by using “roll-in” basketball hoops. This may be an option to provide court space on a temporary basis in Little Flower Park.

M. Manfre brought up the fact that the County Council and the response from our public meetings has emphasized the interest in passive recreation over active recreation. He noted that court spaces within the park can often invite problems. This was the key point made by Darby Police at our initial public meeting.

- Neighbors in the area have a history of requesting that basketball courts be taken down to deter unwanted activity.
- It was also noted that many indoor court spaces are successful in the area and present a great option for basketball and court sports.

L. Hill stated that the Darby Recreation Center has a large gymnasium that is constantly in use, but she wonders why the demographics of young families didn't present an interest in active park recreation during the public meeting.

- There is a chance that the local community represented in the demographic information A. Toole presented doesn't know about the park and the opportunities it could offer. Maybe active recreation will become more popular once the park is in place and residents see its benefits, but this is not the feedback we received at the public meetings.
- K. Holm believes that signage in the park showing the community what the future design will include could be a good way to spread the word to those in the neighborhood that are not aware.

A. Toole noted that a Loop Trail incorporated in the design is a great benefit. Studies show that a loop trail can increase the park's use as much as 80%.

S. Beckley asked if there is a reason the trail ends in stubs at the multi-purpose open space and if there is a benefit to connecting these.

- T. Wilson explained that he already plans to create a path connection on the east side of the park entrance driveway but the stubs into the open-space are intentional and create gateways to invite park users to the multi-use fields.

S. Beckley asked about the trail surface, which is still undetermined at this time.

T. Wilson asked that the committee reach out with any further questions, ideas, or concerns on the concept plan.

V. Woodburne Building Options

R. Thomas went over the Woodburne Building Options spreadsheet that was distributed to the committee. This provides a series of potential options for the Woodburne Mansion, as well as the costs, building uses, and pros and cons associated with each of the options presented.

Option Scenarios included:

- 1. – Total Historic Restoration of the Mansion
- 2.A. – Phased Historic Restoration (restoration of the main building, stabilization of the rear)
- 2.B. – Phase Historic Restoration (restoration of the rear, stabilization of the main building)
- 3. – Exterior Historic Restoration of the entire Mansion / Interior Retrofit
- 4A. – Demolition of the Mansion with construction of a larger 20,000 sq. ft. building

- 4B. – Demolition of the Mansion with construction of a smaller 10,000 sq. ft. building
- 5. – Demolition of the Mansion without replacement.

R. Thomas noted that the costs are conservative and should be adequate for the work presented. Additionally, the consulting team has developed a separate and more complete list of potential uses, which was developed from public input, community needs, and economic viability.

Options 2A and 2B offer options to utilize portions of the existing building, while stabilizing and preserving certain areas for future use. Options 4A and 4B offer an option to develop a new space that could accommodate park uses that are not feasible within the historic building.

M. Manfre noted that there was interest in a senior center and recreation space during the public meetings. T. Wilson asked if this is an option for the existing building?

- R. Thomas noted that the rear portion of the building is less historically significant and could see an interior retrofit to accommodate office, residential, or even recreational spaces. The main portion of the building could be restored and used for event or programming space.

L. Hill believes the total historic restoration is costly and a high-end use would be necessary to create an income producing location that could offset the cost. She wonders if there is a high-end use that could work, but noted that this seems difficult.

- R. Thomas provided some other examples of historically preserved buildings that have successfully been re-used, such as the Valley Green Inn in Philadelphia. Wedding and event space is one example that could see an income producing re-use.
- It was noted by Marty Milligan that there is a lot of competition for event and wedding space in the immediate area and it would be a tough sell.

B. Barnes asked if there is potential income that could come from office space rented to non-profits.

- M. Manfre stated that Delaware County does not typically charge non-profits for use of their facilities for meetings and events.

R. Thomas explained the tax benefits associated with preserving the interior of the main building, as well as the potential funding options available to each of the building option scenarios. The spreadsheet details which funding options are potentially available for each option.

R. Thomas stated that once building scenarios are refined, the design team will look further into the details associated with preferred options.

M. Manfre believes that preserving the building will be a very tough sell to County Council. Unless we can find an option that makes financial sense and benefits the county and community, the demolition of Woodburne is the most plausible scenario.

- L. Hill would like to think that demolition is not the end result, but recognizes the need to make a good case for any of the other options.
- M. Manfre believes that to get Council to buy in to other options, the cost to the County will need to be close to \$0.
- S. Beckley wonders if funding the renovation through a private use is enough to save the building. Also, would a private use of the building be a benefit to the community or the park?
- T. Wilson has concerns that if demolition occurred without replacement, it might be a detriment to the park, as there would be nothing to anchor the space or the park design.
- There may be an option for an outdoor pavilion space that could help to tie in the Allée if the building was lost.

A Toole added that public use for the building was detailed in the scope of work for this project.

- R. Thomas believes that public use of an event space on a temporary basis could be considered.

L. Hill believes that there may be a future financially viable option for the building and mothballing/stabilizing the structure for now may be a feasible option.

- M. Manfre stated that we would need to build a better case for any of these options to have Council consider them.

VI. Final Report Outline

In the interest of time, T. Wilson went over the Final Report Outline, noting that this has been discussed with Delaware County Planners. Any additional input should be sent to him.

- It was noted that much of the content for the outline has already been completed.

VII. Next Steps, Project & Meeting Schedule Updated

The next Delaware County Council Meeting will be on November 14th, 2017.



The Council meeting will be followed by a public meeting in the beginning of January. This feedback will help refine the concept plan in preparation for the next Steering Committee meeting.

Determining the best option and use for Woodburne is the main question yet to be answered, but generally the project is ahead of schedule.

CT&C and the design team will develop more details for building scenarios 1 and 2b for review

Sincerely,

TPW DESIGN STUDIOS

A handwritten signature in black ink, consisting of several horizontal and diagonal strokes that form the letters 'TPW'.

Timothy Paul Wilson RLA, LEED AP
Owner / Landscape Architect



Study Committee Meeting #5

Little Flower Manor Master Site Development Plan

February 22, 2018 at 3:00 PM

Hunt Club Building at Rose Tree County Park

Requested Meeting Agenda

Updates Since Our Last Meeting (5 min.)

Recap of the 2st Council Meeting and Feedback (8 min.)

Final Site Concept Plan and
Woodburne Site Option Concepts (30 min.)

Phase I Plan (10 min.)

Other Thoughts and Ideas (10 min.)

Next Steps, Project & Meeting Schedule Updated (5 min.)



April 3, 2018

Mrs. Karen Holm
Delaware County Planning Department
201 West Front Street
Media, Pennsylvania 19063

Re: Little Flower Manor Master Site Development Plan
Study Committee Meeting #5 – Meeting Minutes

Dear Mrs. Holm,

The fifth project Study Committee Meeting between the Delaware County Planning Department and the Study Committee was held on February 22, 2018, for the Little Flower Manor Master Site Development Plan project at the Hunt Club Building in Rose Tree County Park. The following people were in attendance:

Tim Wilson	BCM Engineers
Robert Thomas	Campbell Thomas & Co.
Richard Paul	Delaware County Heritage Commission
Marc Manfre	Delaware County Parks and Recreation
Karen Holm	Delaware County Planning Department
Beverlee Barnes	Delaware County Planning Department
Steve Beckley	Delaware County Planning Department
Kate Clifford	Delaware County Planning Department
Linda Hill	Delaware County Planning Department
Ryan Judge	Delaware County Planning Department
Amanda Lafty	Delaware County Planning Department
Ed Magargee	Delaware County Conservation District
Marty Milligan	Destination Delco / Delaware County Park Board
John McMullan	Upper Darby Twp. / Delaware County Park Board
Nicolas Micozzie	Upper Darby Twp. / Former State Representative
Ann Toole	Toole Recreation Planning

The following is a record of the discussions that occurred during the meeting:

I. Updates Since our Last Meeting

Tim Wilson (TW) identified the handouts and updated the Study Committee on activities since the last meeting. He noted the two meetings taking place today, this Study Committee meeting and a Municipal Officials Meeting #5 at 7:00 p.m. at Aldan Borough. He also invited everyone to attend the second Public Meeting on Monday night February 26, 2018 (see also Next Steps).

II. Recap of the 2nd Council Meeting and Feedback

TW said that since the last Study Committee meeting on October 18, 2017, the project team met with County Council on December 12, 2017. At this meeting, the Design Team discussed the concept plan for the park drawn up by TW and the Woodburne Mansion building option scenarios, uses, and costs as calculated by Campbell Thomas & Co. The general concept plan, which the Steering Committee and Council has seen, is the option the County is pursuing.

III. Final Site Concept Plan and Woodburne Site Option Concepts

Linda Hill (LH) stated that County Council is not moving forward stabilization of the building. From our outreach and feedback, we have found that a clear use has not been identified for the building. We have reached a point of stagnation in our search for a clear use that could generate revenue and justify the cost of restoration.

LH and Karen Holm (KH) said that this is not to say a partner could not come forward with a use and funds for Woodburne. The first option for the master plan is to keep the building, if possible. However, in the absence of a partner for the building, the County has developed a “Plan B” alternative for the area of the building. Plans for the remainder of the park will remain the same.

Nicolas Micozzie (NM) asked if there is a report on how extensive the damages are to the building and whether the option to stabilize without restoration was workable. Robert Thomas (RT) said that the cost of that alone is estimated at about \$1.2 million. The building could be mothballed for 6 months for approximately \$200-300K. The service wing of the building is in the best condition for reuse.

LH said that it is difficult to find an investment partner if you don't have a use to justify the capital expense. Otherwise, the return would be limited due to the nature of the building. TW added that we looked at six different scenarios including partial restoration with partial demolition, or partial “mothballing.” We explored many potential uses. RT pointed out that the large size of the building is an issue that makes it expensive.

TW explained the elements of the concept plan including a network of walking paths, overlook, picnic areas, outdoor event space, education center in the “Barn”/powerhouse building, etc. The concept plan includes six parking areas.

Plan B - Destination Playground

TW discussed the “Plan B” design for the Woodburne Mansion part of the site, which is for a destination playground. This is a “fallback plan” for the building site in the event it is removed. TW pointed out two options in the handout of the PowerPoint presentation for the upcoming municipal and public meetings. Option 1 shows the destination playground on the east and a multi-purpose building to the west with a courtyard in between. Option 2 reverses orientation of these same elements. Option 3 shows the area as a lawn space, which could also be a temporary option until a playground is designed and implemented. Colored dots on the plan show possible

places for interpretive and wayfinding signage. Ann Toole (AT) explained the difference between a typical playground that is made of equipment ordered from a catalog and a destination playground, which is designed specifically for a site. Destination playgrounds can interpret the history of a site and/or be nature-based. Ironically a custom-designed playground like this can often cost less. A destination playground at Little Flower could be creative, unique, and reflective of Delaware County.

Ed Magargee (EM) asked if there is anything inside the building that could be reused outside in a playground if the building is demolished. RT didn't seem to think so since most of the wood is rotted. EM thought perhaps there is some stone.

V. Phase I Plan

The project team is coming up with a phasing plan for park development. The Study Committee discussed Phase I elements that include an entrance driveway, entrance sign, picnic grove, tot lot, community garden space, and a loop walking path. The thought is just to get people into the park and using it. TP noted that we're going to look at the cost and try to pare it down to a reasonable level that can be matched with PA Department of Conservation and Natural Resources (DCNR) funding. KH said that Jean Lynch from DCNR advised her that maximum grant awards are typically between \$250,000 and \$300,000. TP noted that we may have to take out some parking surface from our initial Phase I drawing to the reduce cost. There are other grant programs we could pursue to fund other items that are not included in the DCNR application.

NM noted that Act 13 funding is available from the Commonwealth Finance Agency (CFA) Program. This is the program that helped fund the Little Flower acquisition. KH said that other Phase I projects of this type could be a tot-lot or a design-build project for the Educational Center.

VI. Other Thoughts and Ideas

RT thought maybe a playground could take design inspiration from Woodburne. RT said that a good example is at the Morris Arboretum. We have the detailed drawings of Woodburne that could be used in interpretation.

NM wondered if there was anyone to pursue building preservation.

Marty Milligan (MMi) said that the Williamson College of the Trades, though they don't have the money, might have some expertise to lend to building restoration.

Marc Manfre (MMA) noted that there are now two new County Council members that will have to be brought up to speed and that they may have their own opinions. The three Council members who remain from last year had reached a consensus on the general concept plan. MM asked if we are giving the public more opportunity to voice their own ideas for the park at the upcoming meetings. LH said that the recommendations portion of the plan is pretty well wrapped up. TW said that a lot of the concept plan to be presented is based on feedback from the public.

NM inquired about the cost of demolition. RT responded that it would roughly cost \$1.5M due to the large size of the building.

LH said that it makes a lot of sense for the County to put something in the new park for younger children – to give back to the community. We had talked about many options including mini-golf, etc.

MMA said that he is continually sending contractors down to the site to take care of issues in and around Woodburne. He noted that there is an issue at the rear of the building where the slope is eroding. KH indicated that there may be potential for a stormwater project to help deal with the problem. TW said that there may not need to be an access drive around the rear of the building. The driveway may not necessarily need to be a loop.

When asked if he had more thoughts on the future park, MM said that it is a park that he would love to manage, but given the planned build-out, he would need increased staffing to operate. AT said that the master plan report will contain a management plan that the County could use to help justify this staffing. She added that this park is going to be a jewel for the County.

Kate Clifford (KC) wondered whether there should be a loading and unloading lane closer to the outdoor event space and market in the concept plan. TW said that a wider driveway is hard to fit there because of the slope. Unloading could take place on either side of the event space.

Ryan Judge (RJ) asked about the standard used for the number of parking spots, which seemed like a lot to him. TW said that there was no overall standard used, except for the ADA spaces. AT said that there really is no standard for this type of park.

LH advised that we should expect to hear concerns about security at the upcoming meetings. AT offered a case study where there was a sculpture park proposed and installed. Citizens expected vandalism. Instead, 911 calls went way down. The cost of a 911 call can be monetized. They can add up and become expensive to a community. If the Little Flower site was developed commercially, there would be much more crime. LH wondered if we should talk about lighting and cameras.

John McMullan (JM) said that Naylor's Run park in Upper Darby gets less than fifty 911 calls a year. MMA said that Upland Park, one of the County's largest parks which is in an urban setting doesn't generate any 911 calls. AT pointed out that projects she has worked on, including Chester City and Coatesville, police officers on the project committees always say that "recreation is crime prevention."

AT told of another case study, this one from Minneapolis. Streets Department workers there would knock on doors to ask what kinds of programs people want in their parks. This gets people involved, invested, and caring about the parks. The same thing is being tested in Coatesville. MM said that this is reminiscent of ideas from the 1970's and 80's. JM asked if there are many vandalism calls at Little Flower, to which MMA replied there really aren't many. LH said that the new park would be subject to the Delaware County Park Rules and Regulations, meaning it would generally be closed at dusk.

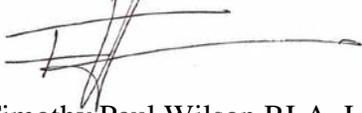
MMA was curious to know the viewpoint of Darby Borough Council members, since they were absent from this meeting. KH and Steve Beckley (SB) remembered that Darlene Hill was excited about the concept plan at the last study committee meeting. She was unable to attend this meeting, but anticipated being at the public meeting on Monday evening.

VII. Next Steps, Project & Meeting Schedule Updated

Although there were originally four Study Committee meetings on the project schedule, this is the fifth and there could be a sixth. There will be a second Municipal Officials meeting later this evening. It will take place in Aldan at the William Reinl Recreation Building. Our second public meeting will take place on Monday, February 26, 2018, at 7:00 p.m., at the Darby Borough Community Center.

The feedback from these meetings will help refine the concept plan and the final site development drawings, and the draft master plan report text. The project team will likely meet with County Council again once or twice.

Sincerely,
BCM Engineers



Timothy Paul Wilson RLA, LEED AP
Project Manager / Senior Landscape Architect



Municipal Officials Meeting #2

Little Flower Manor Master Site Development Plan
February 22, 2018 at 7:00 PM – 8:00 PM
Borough of Aldan – William Reinf Recreation Building

Requested Meeting Agenda

Welcome and Introductions (5 min.)

Meeting Purpose and Format (5 min.)

Consultant Presentation on
Little Flower Manor (20-25 min.)

Open Discussion Q&A (20 min.)

Next Steps, Project & Meeting Schedule Updated (5 min.)



SIGN-IN SHEET

**Little Flower Manor
Master Site Development Plan**

Project:

Date: **Feb. 22, 2018** Meeting: **Municipal Officials Mtg. #2 - Reinl Recreation Bldg. - Aldan Borough**

TPW Design Studios - Landscape Architecture + Planning
310 Elmwood Boulevard - York, Penna. 17403
Studio Ph.: 717-843-1897 - E-mail: twilson@tpwdesignstudios.com

	Name	Organization / Interest	Telephone	E-Mail
1	Benjamin Haver	Lansdowne Borough Chair, Parks, Recreation, Engineering Committee	610 357 3731	benjamin.haver@gmail.com
2	Magda Byrne	Lansdowne Borough Chair, Community Relations	484-362- 3351	magda.lansdowne@gmail.com
3	John White	ALDAN Borough	610-606- 3554	aldanborough@comcast.net
4	Kate Clifford	DCPD	610-891-5223	cliffordk@co.delaware.pa.us
5	Beverlee Barnes	DCPD	610-891-5209	barnesb@co.delaware.pa.us
6	Steven Beckley	DCPD	610-891-5214	beckleysako.delaware.pa.us
7	Amanda Lafty	DCPD	610-891-4910	lafty@co.delaware.pa.us laftya@co.delaware.pa.us
8	Tom Judge Jr	UPPER DARBYS TWP	610.734. 7622	TJudge@UpperDarby.ORG.
9	Wick Micozze	RETIRED STATE REP	610 299-0577	Wmicozze@aol.com
10	Carroll Mauer	ALAN	610 453-5267	CarrollMauer@comcast.net



SIGN-IN SHEET

Little Flower Manor
Master Site Development Plan

Project: **Feb. 22, 2018** Meeting: **Municipal Officials Mtg. #2 - Reinl Recreation Bldg. - Aldan Borough**

Date: **Feb. 22, 2018** Meeting: **Municipal Officials Mtg. #2 - Reinl Recreation Bldg. - Aldan Borough**

TPW Design Studios - Landscape Architecture + Planning
310 Elmwood Boulevard - York, Penna. 17403
Studio Ph.: 717-843-1897 - E-mail: twilson@tpwdesignstudios.com

	Name	Organization / Interest	Telephone	E-Mail
1	Joseph Dilussi	Upper Darby Parks	610-789-4807	JDS@CONTRACTOR.GMAIL.COM
2	Jeff Gentile	Upper Darby L+I	(610) 734-7613	jgentile@upperdarby.org
3	John McMullan	Upper Darby Parks	610.789.3656	JohnMcMullan@upperdarby.org
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**Little Flower Manor
Master Site Development Plan**

Project:

Date: **Feb. 22, 2018** Meeting:

Municipal Officials Mtg. #2 - Reinl Recreation Bldg. - Aldan Borough

SIGN-IN SHEET

TPW Design Studios - Landscape Architecture + Planning
310 Elmwood Boulevard - York, Penna. 17403
Studio Ph.: 717-843-1897 - E-mail: twilson@tpwdesignstudios.com

	Name	Organization / Interest	Telephone	E-Mail
1	Marco Cimino	Marton Borough	610 999 7780	Cimino@prc.org
2				
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SIGN-IN SHEET

Little Flower Manor Master Site Development Plan

Project: **February 22, 2018 Meeting: Study Committee Meeting #5**

TPW Design Studios - Landscape Architecture + Planning
310 Elmwood Boulevard - York, Penna. 17403
Studio Ph.: 717-843-1897 - E-mail: twilson@tpwdesignstudios.com

	Name	Organization / Interest	Telephone	E-Mail
1	Tim Wilson	BGM Engineers	717-843-1897	twilson@tpwdesignstudios.com
2	Steve Beckley	Delaware Co. Planning Dept.	610-891-5214	beckley@co.delaware.pa.us
3	ROBERT P. THOMAS	CAMPBELL THOMAS & CO	215-985-4354	rthomas@campbellthomas.com
4	Karen Holm	DCPD	610-891-5213	holm@co.delaware.pa.us
5	Amanda Lafty	DCPD	610-891-5209	laffya@co.delaware.pa.us
6	Beverlee Barnes	DCPD	610-891-5209	barnes@co.delaware.pa.us
7	Kate Clifford	DCPD	610-891-5223	clifford@co.delaware.pa.us
8	Ed Magargee	Delaware Co Conservation District	610-892-9484	MagargeeE@co.delaware.pa.us
9	Martin McMillan	Restoration's Order	610-511-3679	martin@restoration.com
10	John McMillan	Upper Darby Twp	610-789-3656	jmcmullan@upperdarby.org



SIGN-IN SHEET

Little Flower Manor
Project: Master Site Development Plan

Date: February 22, 2018 Meeting: Study Committee Meeting #5

TPW Design Studios - Landscape Architecture + Planning
310 Elmwood Boulevard - York, Penna. 17403
Studio Ph.: 717-843-1897 - E-mail: twilson@tpwdesignstudios.com

	Name	Organization / Interest	Telephone	E-Mail
1	Ryan Judge	DCPD	610-891-5130	JUDGE@co.delaware.pa.us
2	Marc Mays	PARKS	(610) 891-4057	montfrem@co.delaware.pa.us
3	Cindy Hill	DCPD / OHCD	610 891 5200	Hill@co.delaware.pa.us
4	Rich Paul	Heritage Comm.	610-353 4967	G.Richard.Paul@verizon.net
5	NICK MICOZIK	FORMER STATE REP	610 295-0577	nmicoz@earthlink.net
6	Ann M. Toole	Toole Preservation Planning	867 261-7989	anntoole@comcast.net
7				
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April 3, 2018

Mrs. Karen Holm
Delaware County Planning Department
201 West Front Street
Media, Pennsylvania 19063

Re: Little Flower Manor Master Site Development Plan
Municipal Officials Meeting #2 – Meeting Minutes

Dear Mrs. Holm,

The second project Municipal Officials Meeting for the Little Flower Manor Master Site Development Plan project was held on Thursday, February 22, 2018, at the William Reinl Recreation Building in the Borough of Aldan.

The following Delaware County staff representatives, and consultant team members were in attendance:

Tim Wilson	BCM Engineers
Robert Thomas	Campbell Thomas & Co.
Marc Manfre	Delaware County Parks and Recreation
Karen Holm	Delaware County Planning Department
Beverlee Barnes	Delaware County Planning Department
Steve Beckley	Delaware County Planning Department
Kate Clifford	Delaware County Planning Department
Linda Hill	Delaware County Planning Department
Amanda Lafty	Delaware County Planning Department
Ann Toole	Toole Recreation Planning

The following representatives from municipalities were in attendance:

Carmen Maniaci	Aldan Borough Mayor
John White	Aldan Borough Manager
Magda Byrne	Lansdowne Borough Council
Benjamin Hover	Lansdowne Borough Council
Mario Cimino	Morton Borough Council President
Jeff Gentile	Upper Darby Twp. Director of Licenses & Insp.
Tom Judge, Jr.	Upper Darby Township Administrator
Nicolas Micozzie	Upper Darby Twp. / Former State Representative
John McMullan	Upper Darby Twp. Director of Leisure Services
Joseph DiLossi	Upper Darby Township Parks

The following is a record of the discussions that occurred during the meeting:

INTRODUCTIONS / MEETING PURPOSE AND FORMAT:

- Introductions and welcoming comments
- A period was given for introductions of county staff, the project design team, and municipal officials/meeting attendees who were in attendance.
- Municipalities represented included:
 - o Aldan Borough
 - o Lansdowne Borough
 - o Morton Borough
 - o Upper Darby Township
- Tim Wilson (TW) asked attendees to complete the sign-in sheet and went over the purpose of the meeting and meeting format.
- TW stated that the Project Team has met with County Council to vet ideas for the new park. They have come to somewhat of an agreement on what will be in the park. This meeting will include a presentation followed by a question and answer discussion. The plan is close to being finalized, but there is some “massaging” that can take place.

PRESENTATION ON LITTLE FLOWER MANOR:

- Tim Wilson went through the presentation, during which he discussed how the Team has reached this point in creating the plan.
- Key project goals, site location, photos (including the view over the Darby Creek Valley from the proposed “overlook.”)
- Slides titled “How We Learned” and “What We Learned” listed the steps taken during the public participation process and the information and comments that have been considered.
- The various park concepts sketched by TW were shown.
- One of them included a community garden modeled after the successful one in Rose Tree Park.
- A few alternate options for a “Plan B” for the Woodburne Mansion area of the site, in the event the building is removed, were shown. These included two orientations of a destination playground with a small recreation building and a courtyard in between. The third option is for another open lawn area at that location.

OPEN DISCUSSION Q&A:

- JD – Has motion been made to find options for the building interior?
- MB – Are there grants available for funding support?
- LH – You need to know the use.
- MC – Coming up with ideas for the use of the mansion should be part of the planning process.
- KH – Bob Thomas, the architect on our team, did the building analysis. He said that we would need to bring in someone with interest in restoration for a specific use.
- LH – When the County bought the land it had been the subject of a big box retail proposal. There are grants available, but not in the amount that is estimated for renovation or restoration. The County would need an outside investment.
- NM offered the suggestion of the RCAP program which may pay for half of construction costs.
- KH – The building is still shown on the main concept plan. The Plan B options are needed to complete the master plan.
- MM – Can we keep a “shell” of Woodburne and still have a playground?
- TW – the two are not mutually exclusive.
- AT and MC – Woodburne Mansion is deteriorating by the day.
- MC – Why has the building not been stabilized?
- LH – It should be noted what we have done to date. County Council allocated A & E funds. We came up with ways to protect the structure [in the short term]. We sent out an RFP regarding stabilization. Unfortunately, most contractors would not send their crews onto the building roof due to how unstable it has become. The funds were eventually redistributed elsewhere due to high cost in stabilizing the building for a short period of time without a known future use.
- MC said that he heard it all before. He would call for a 2-year feasibility study which would go through all due diligence on preservation.
- JD – Neither Delaware County nor Upper Darby Township have a good history of preserving historic buildings.
- TW said that part of the problem is resources available at the County to research preservation entities which would have the needed capabilities.

- MB – Making it known that the County is willing to partner with a private entity should not be difficult to do.

- TJ had a question about the land adjacent to the southeast side of the site boundary and along Darby Creek. SB answered that this land is part of Darby Borough’s Bartram Park. TJ also asked about the status of the multi-use trail along Darby Creek. KH and SB described recent trail development upstream on segments between the Swedish Cabin and Hoffman Park. Trail Development is making its way downstream.

- LH – Asked the attendees whether they thought a destination playground is a good idea. The response was a “yes” from a number of attendees.

- MB brought up the question on the level of security that will be needed in the park.

- JM, both Director of Upper Darby Township parks and is a member of County Park Board, said that the County Park Police should be providing security and 911 calls to local police. There should be lighting there.

- MC would like to see a destination playground whether or not the mansion stays.

- TW showed a graphic on the screen of a sketch rendering of the sidepath proposed along Springfield Road.

- MC had a suggestion to add a more strenuous trail down the wooded slope trail as an option for those able-bodied individuals wanting a challenge.

- There was some discussion on National Register of Historic Places eligibility and what that might do for restoration efforts, construction restrictions, or funding assistance.

- JG wondered whether placement on the National Register would make restoration/renovation more expensive.

- BB said that federal money using CDBG has to meet historical standards. There are extra criteria you won’t see for private funds.

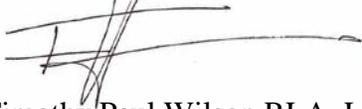
- MC said that he thought that the numbers he heard about that the County’s consultants estimated for building restoration seem too high to him. He thought there are less expensive methods for stabilization, and has some experience with creative ways to keep costs down.

- LH said that the County put out an RFP and had seven A & E firms come in and give a wide range of options and methods for stabilization. One of them even proposed shrink-wrapping the roof.

NEXT STEPS AND NEXT MEETING:

- Karen Holm said that the next steps will include picking which destination playground option we like best for Plan B. After Monday's public meeting we will compile feedback, write the text for the report, and meet again with County Council.
- We hope to submit a draft plan to County Council by summer and begin obtaining funds for the first phase of park development.
- Tim Wilson thanked everyone for their attendance and input in the second municipal meeting.
- The project team encouraged everyone to attend the Public meeting on Monday, February 26 at 7:00 p.m. at the Darby Borough Community Center.

Sincerely,
BCM Engineers



Timothy Paul Wilson RLA, LEED AP
Project Manager / Senior Landscape Architect



Public Meeting #2

Little Flower Manor Master Site Development Plan

Tuesday, February 26, 2018 at 7:00 PM

Darby Recreation Center

1022 Ridge Avenue, Darby, PA. 19023

Meeting Agenda

Welcome and Introductions (5 min.)

Meeting Purpose and Format (5 min.)

*Delaware County Project Background
And Process (10-15 min.)*

*Consultant Presentation
On Little Flower Manor (20-25 min.)*

Short Q&A Session (10-15 min.)

Next Steps, Project & Meeting Schedule (5 min.)



**Little Flower Manor
Master Site Development Plan**

Project:

Date: **Feb. 26, 2018** Meeting: **Public Meeting #2 - Darby Recreation Center**

SIGN-IN SHEET

TPW Design Studios - Landscape Architecture + Planning
310 Elmwood Boulevard - York, Penna. 17403
Studio Ph.: 717-843-1897 - E-mail: twilson@tpwdesignstudios.com

	Name	Organization / Interest	Telephone	E-Mail
1	DAVID BENNETT	DCVA, CIRCUIT COALITION	610-6261344	DSTERZL@COMCAST.NET
2	Sue Miller	DCVA	484-222-2502	Soedava@gmail.com
3	Jamie Lopez	NAAAP	N/A	N/A
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**Little Flower Manor
Master Site Development Plan**

Project:

Date: **Feb. 26, 2018**

Meeting: **Public Meeting #2 - Darby Recreation Center**

SIGN-IN SHEET

2

TPW Design Studios - Landscape Architecture + Planning
310 Elmwood Boulevard - York, Penna. 17403
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	Name	Organization / Interest	Telephone	E-Mail
1	Bill Mellix	Yeaton Historical Comm.	610-623-4723	wmellix@comcast.net
2	Chris Katubi	Darby Residents/Historical	610-237-6684	PAL212@AOL.COM
3	Paul Steinhilber	Preservation Alliance	215 546-1146	paul@preservationalliance.com
4	Paula Brown	PARBYS RESIDENT DELAWARE COUNTY COMMUNITY SERVICE	610-637-1091	brownp@wilmington.pa.us Paulabrown185@aol.com
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Project: **Little Flower Manor
Master Site Development Plan**

Date: **Feb. 26, 2018** Meeting: **Public Meeting #2 - Darby Recreation Center**

SIGN-IN SHEET

3

TPW Design Studios - Landscape Architecture + Planning
310 Elmwood Boulevard - York, Penna. 17403
Studio Ph.: 717-843-1897 - E-mail: twilson@tpwdesignstudios.com

	Name	Organization / Interest	Telephone	E-Mail
1	Steve Lockard		610-352-3797	stlockard@gmail.com
2	Valerie Newpher		610-352-3797	Valnewpher@gmail.com
3	Linda Hill	County Planning		hill@Co.delaware.pa.us
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**Little Flower Manor
Master Site Development Plan**

Project:

Date: **Feb. 26, 2018**

Meeting: **Public Meeting #2 - Darby Recreation Center**

SIGN-IN SHEET

4

TPW Design Studios - Landscape Architecture + Planning
310 Elmwood Boulevard - York, Penna. 17403
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	Name	Organization / Interest	Telephone	E-Mail
1	Anthony Santoro	Darby Library / Resident	---	as.tutor@yahoo.com
2	barbara keller	Upper Darby Twp & resident		barbarak.keller@yahoo.com
3	Thomas Morozzi	Upper Darby Twp		mmorozzi@upperdarby.twp.pa.us
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**Little Flower Manor
Master Site Development Plan**

Project:

Date: **Feb. 26, 2018**

Meeting: **Public Meeting #2 - Darby Recreation Center**

SIGN-IN SHEET



TPW Design Studios - Landscape Architecture + Planning
310 Elmwood Boulevard - York, Penna. 17403
Studio Ph.: 717-843-1897 - E-mail: twilson@tpwdesignstudios.com

	Name	Organization / Interest	Telephone	E-Mail
1	<i>John Smith</i>	<i>resident</i>	<i>267-577-0627</i>	<i>h15w4na414@gmail</i>
2	<i>John Smith</i>	<i>Council Member</i>		<i>BluePrint1960@hotmail</i>
3	<i>Barbara Montabana</i>	<i>Council Person</i>	<i>610-656-3867</i>	
4	<i>Barbara Montabana</i>	<i>resident</i>	<i>610-745-5079</i>	
5	<i>Barbara Montabana</i>	<i>resident</i>		<i>bmontabana@hotmail.com</i>
6	<i>Renee Medley</i>	<i>Resident / DFP#2</i>	<i>267 289 1017</i>	<i>engjadacorona@gmail.com</i>
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SIGN-IN SHEET

Little Flower Manor
Master Site Development Plan

6

Project: **Feb. 26, 2018** Meeting: **Public Meeting #2 - Darby Recreation Center**

TPW Design Studios - Landscape Architecture + Planning
310 Elmwood Boulevard - York, Penna. 17403
Studio Ph.: 717-843-1897 - E-mail: twilson@tpwdesignstudios.com

	Name	Organization / Interest	Telephone	E-Mail
1	Sheila Jones	Eden Cemetery		sheilajones@aol.com
2	John Haigis	Darby Historical Comm Darby Planning Comm	610 809 4852	Johnghd@yahooh.com
3	ELIZABETH MACGOURA	COLLINGSDALE HISTORICAL SOCIETY		collingdalehistory@gmail.com
4	LINDA BURKE	Collingsdale Historical Society / SPIRIT NEWS.		lndecol2@aol.com
5	Jan Haigis	Darby Historical Commission Trustee, Darby Library	610-5F3-0788	janhaigis@yahoo.com
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**Little Flower Manor
Master Site Development Plan**

Project:

Date: **Feb. 26, 2018**

Meeting: **Public Meeting #2 - Darby Recreation Center**

SIGN-IN SHEET

7

TPW Design Studios - Landscape Architecture + Planning
310 Elmwood Boulevard - York, Penna. 17403
Studio Ph.: 717-843-1897 - E-mail: twilson@tpwdesignstudios.com

	Name	Organization / Interest	Telephone	E-Mail
1	Janice Davis	Darby Borough	610 721-4228	
2	Patrice McKenna	Darby Borough Council	610-733-9535	
3	Darlene Hill	Darby Borough Council	610-809-1642	dhillka75@yahoo.com
4	Jennifer P. Parks	DARBY Borough Council	484-318-9287	Hope05358@gmail.com
5	Marnette Johnson	Mayor	610-721-4188	
6	Phylis Johnson	Citizens Darby Park	610-721-4188	
7	Chris Caruso	Darby Fire Co #1	610-583-5111	
8	Vincent Lanni	DARBY FIRE CO #1	610-583-5711	
9	Darrin Burrell	Darby Borough Resident	215-391-6201	Burrelldr25@gmail.com
10	Sill Theorgead	Tax Collector	215-806-8069	jtheorgead@gmail.com

Tom Sudge

Jack Bierling

Upper Darby Twp.

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Tsidge@upperdarby.org

Fras Faraglia

upper Darby twp

was. Faraglia 65 at 9 mail

Dara Johnson - Yeaton Pa

Liana Roadclub Yeaton, PA

Robert Smythe chief of police



April 3, 2018

Mrs. Karen Holm
Delaware County Planning Department
201 West Front Street
Media, Pennsylvania 19063

Re: Little Flower Manor Master Site Development Plan
Public Meeting #2 – Meeting Minutes

Dear Mrs. Holm,

The second Public Meeting for the Little Flower Manor Master Site Development Plan project was held on Tuesday February 26, 2018, at the Darby Borough Community Center. The following is a record of the discussions that occurred during the meeting and question and answer session. In addition to individuals listed on the attached public Sign-In Sheet, the following Study Committee members, Delaware County representatives, and Consultant Team members were in attendance:

Robert Thomas	Campbell Thomas & Co.
Darlene Hill	Darby Borough Council*
Jennifer Parks???	Darby Borough Council*
Karen Holm	Delaware County Planning Department*
Linda Hill	Delaware County Planning Department
Beverlee Barnes	Delaware County Planning Department*
Steve Beckley	Delaware County Planning Department
Amanda Lafty	Delaware County Planning Department
Kate Clifford	Delaware County Planning Department
Ryan Judge	Delaware County Planning Department
Ann Toole	Toole Recreation Planning
Tim Wilson	TPW Design Studios

*Study Committee members

WELCOME AND INTRODUCTIONS:

- Karen Holm welcomed the attendees to the first public meeting for the Little Flower Manor Master Site Development Plan and went over housekeeping items for the Darby Borough Community Center.
- Karen Holm then took time to introduce County staff and Consultant Team members.

MEETING PURPOSE AND FORMAT:

- Karen Holm began a prepared Powerpoint presentation, beginning with a section outlining the meeting's agenda, purpose, and format.

DELAWARE COUNTY PROJECT BACKGROUND AND PROCESS:

1. Karen Holm continued her presentation by discussing background of the County Property at Little Flower Manor, including site location and history, property acquisition, Delaware County Parks system, proposed trail connections to the Darby Creek Stream Valley Trail. She went on to discuss details of the park master plan elements and process including importance, planning funding, DCNR Scope items, and the public participation process.

CONSULTANT PRESENTATION ON LITTLE FLOWER MANOR:

1. Tim Wilson continued the presentation, outlining our study process concerning the current park site, its existing conditions, the project goals, the public involvement process, what we have learned through our study, and how we arrived at our concepts for the park site.

QUESTION AND ANSWER SESSION:

The Question and Answer Session included the following questions and comments were expressed by community members. Generally, attendees were called on one per table until everyone had a chance to speak.

- “The trailhead should be on high ground. There already is a trail coming from Penn Pines Park.” (David Bennett, Lansdowne resident, Table 1)
 - o Tim Wilson responded that the trail will be along Darby Creek with a switchback trail connecting it up the slope to the trailhead and the rest of the park.
- “This is a dense area, so there could be a lot of visitors. How was the parking calculated?” – (Community Member, Table 1)
 - o Tim Wilson responded that he put quite a lot of spaces on the concept drawing. There are 6 different lots with 20-25 spaces each. A good bit of use will be from pedestrians.
- “Darby Creek floods a lot.” Concerns that floods will impact the trails and park. – (Community Member/Yeadon resident, Table 2)
 - o Tim Wilson responded that the floodplain does not get to the top of the slope, it is limited to the valley. The Creekside trail will be inundated during floods, but not the top part of the park.
- “What will the width and surface of the trail [at the creek] be? What is the mileage of the trail system on the park plan?” (Community Member, man at Table 3)
 - o Tim Wilson responded that the trail will be a multi-use trail 8-10 feet wide, probably paved asphalt at the creek because of flooding. The mileage has not been calculated yet (to be determined).

- “What is the footprint of the building?” (Community Member, man at Table 4)
 - o Bob Thomas and Tim Wilson responded that the Woodburne Mansion footprint square footage is approximately 12,000 to 13,000 square feet.

- “Who will handle security?” (Community Member, woman at Table 5)
 - o Tim Wilson responded that security at the park will be the responsibility of the Delaware County Park Police. There is no on-site facility planned. Karen Holm added that at other County parks, the County has a partnership with area police to support the park. Right now, the site is largely unsecured, once it is open to the public and people are using it, the “riff-raff” moves on. The County is going to need someone there to keep it beautiful.

- “Has the County searched for people to invest in Woodburne?” There are a lot of people around who care about it and its history. There is a lot of leg work needed - it takes someone to do it. (John Haigis, Darby Borough Historical Commission, Table 6)
 - o Karen Holm responded that the County hasn’t gone door to door. No one has suggested any use that would be economically viable.

- “Would it be difficult to access the lower valley [where the creek trail is located]?” (Darby Borough Fire Chief)
 - o Tim Wilson responded that the design team is looking to address emergency access in the plan. Ann Toole added that she would like to discuss this concern with the fire chief.

- “I am concerned about children getting caught down at the creek in bad weather where no one can see them.” (Community Member, woman at Table 6)
 - o Ann Toole responded that she will address this concern in the plan report section she is writing on safety and security.

- “I work for Delaware County Community Service, which has been sending people to work at the Woodburne Mansion. We are committed to working with County Parks as long as you provide the material, we will provide the skilled labor.” (Paula Brown, Darby Borough resident, Table 2)

- “We want assurance that Darby will not have to pay more than any other town.” (David Bennett, Lansdowne resident, Table 1)
 - o Tim Wilson responded that the County is looking to get grants form DCNR for phases of park development.
 - o Karen Holm added that the County Parks Department funds its own operations and facilities. Community members around a lot of county parks form “friends groups” that do a lot of work in the parks. There will be opportunities to engage the community to take part in “lighter-lifting” park improvement activities.

- “Did you say the plan is for the trail to be on the east side of the creek? Could there be a bridge across the creek?” (Community Member, man at Table 3)
 - o Tim Wilson responded that the Darby Creek Stream Valley Park Master Plan, a previous plan for the multi-use trail along the creek, showed the trail on the opposite side, but also, possibly looping to the Little Flower side with one or more bridges.

- “In the case of the Kent Park [another County Park, Upper Darby Township] when the new dog park and multi-use trail went in all previous vandalism and attractive nuisances diminished. It does work [to lower crime with park development].” (Tom Micozzie, Mayor of Upper Darby Township, Table 4)

- “Do you plan to partner with the local school district in developing the park’s programming?” (Community Member, Table 5)
 - o Ann Toole responded that among other things, learning about the history of the site could be part of a social studies curriculum. We’ll include your idea in our operations plan.

- “What are the walls of the Woodburne Mansion made of - stone?” Can this building be saved? With enough money - yes. There are trail opportunities on both sides of the creek.” (John Haigis, Darby Borough Historical Commission, Table 6)
 - o Bob Thomas responded that the walls are made of stone. The servants wing (or kitchen) did not have all of the flashing removed by vandalism like in other sections. We drew up 5 different scenarios for the future of the building. Total restoration, phased historic restoration, only the main building, just the rear wing, stabilizing the front, exterior restoration, building replacement, or complete demolition. We have a list of 16 sources of possible funding (including tax credits). As part of this he also did an analysis of uses.
 - o Mr. Haigis asked if these options/scenarios report is available to view.
 - o Karen Holm responded that it is in draft.
 - o Bob Thomas said that it does really take some marketing.
 - o Tim Wilson added that It would pretty much be a full-time staff position at the County to do this.

- “What is the vision for the outdoor event and marketplace shown on the plan? Also, is a water fountain, restrooms, or lighting planned for the park? These items are very important.” (Patrick McKenna, Darby Borough Councilman, Table 7)
 - o Tim Wilson responded that this is a place where such events as a farmers’ market or a flea market could take place. There could be a pavilion there under which picnics could be held in conjunction with what is happening at the Woodburne Mansion area. There could also be educational classes or seminars held there.
 - o Ann Toole explained the concept of healthy living through parks [since the marketplace could be a place for educational programs involving food]. Parks and recreation is often the one tool we have for communicating healthy eating and living. In some cases, hospitals donate food trucks.
 - o Tim Wilson responded that there could be water fountains and restrooms, especially since they are good items to have at a trailhead. There will be lighting in the plan.

- “Are we allowed to go to the site now and walk?” (Community Member, woman at Table 5)
 - o Tim Wilson responded that the driveway is blocked at the moment. If the community would like to arrange to use the site they should coordinate with Delaware County Parks and the Darby Police.

- “The local municipalities will have to devote police and emergency resources to this park. Vandals are taking the [Woodburne] building apart piece by piece and carrying them miles away on foot. There is going to be a lot more people on the property. There’s a part of the world that does damage. We’ve got to have the resources to [keep the site secure and safe]. Darby Borough can’t do it on its own.” (Robert Smythe, Darby Borough Police Chief)
 - o Tim Wilson responded saying that phasing will help with providing security, since it won’t be a complete park, like on the plan, all at once. You might be pleasantly surprised at the effort that will go into the first phase. It will be a good test run.

- “One great use for the mansion might be as a satellite Delaware County Park Police office.” (David Bennett, Lansdowne resident, Table 1)
 - o Tim Wilson responded that that idea has been brought up.
 - o Karen Holm added that we can ask and take this idea to County Council. Especially when the Darby Creek trail is finished, the County will need a presence at the park. Upper Darby and Darby Police shouldn’t be the only law enforcement with a presence there.

- “I frequent many biking and walking trails in the region. Many of them don’t need police because of all the eyes and ears of trail users. I don’t foresee a problem of crime. This area has cried out for some kind of recreation like this.” (Paula Brown, Darby Borough, Community Member, Table 2)
 - o (Another community member replied that while some trails like the Schuylkill River Trail may not seem like there is a police presence, there are bicycle police officers that patrol the trail in at least one municipality.)

- “The County may not have the resources for Woodburne restoration or for to fully develop the park itself. There is money in Harrisburg for Woodburne restoration. The two representatives and two senators from this area should be utilized for attaining these resources from the state. There is RCAP money. That building is wonderful. You can get \$9 to \$10 million from RCAP. Meet with Sen. Williams and Rep. Donatucci.” (Nicholas Micozzie, former State Representative, Upper Darby resident, Table 4)

- “When there are events, the County Park Police will take over. We will need resources for quick response if something happens.” (Tom Micozzie, Mayor of Upper Darby Township, Table 4)

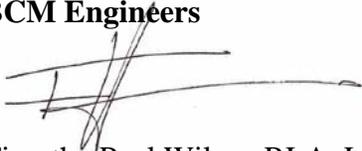
- “Will there be identifying markers for emergency management that will help responders locate those in need of help?” (Community Member, woman at Table 5)
 - o Karen Holm responded that we’re proposing wayfinding signage. There could also be mile marker signage.

- o Tim Wilson added that elements in the park will pretty distinguishable, so it would not be hard to describe one's location.
- "Music is popular in parks - could there be electrical access?" (Community Member, woman at Table 5)
 - o Tim Wilson and Karen Holm responded that the design team has not gotten to that level of detail yet. There could be an opportunity for it.
- "What can we do to get some cover on the roof?" (John Haigis, Darby Borough Historical Commission, Table 6)
 - o Linda Hill, Director of the Delaware County Planning Department, responded by saying that there are short term stabilization methods that the County has learned about since acquiring the property. She said that she can share them with Mr. Haigis.
- "We need to be proactive regarding security and safety. Even though you don't foresee it, don't go by that. Crimes of opportunity [will happen if people find out about the site]." (Jillian Theorgood, Darby Borough resident)
- "Who is going to maintain the park?" (Community Member, Table 6)
 - o Ann Toole responded by saying that she and the design team is working with the County Parks and Recreation Department on a plan for management and maintenance for inclusion in the master plan report. Maintenance will be a responsibility primarily of the County Parks and Recreation Department, but with assistance from the community.

NEXT STEPS, PROJECT AND MEETING SCHEDULE:

1. Karen Holm and Tim Wilson thanked everyone for their attendance and input in the first public meeting and encouraged community members to attend future meetings.

Sincerely,
BCM Engineers



Timothy Paul Wilson RLA, LEED AP
Project Manager / Senior Landscape Architect

APPENDIX B: PNDI RESULTS

1. PROJECT INFORMATION

Project Name: **Little Flower Manor Park Master Site Plan**
Date of Review: **4/10/2017 11:23:05 AM**
Project Category: **Recreation, Trails & Trailheads (parking, etc.)**
Project Area: **33.57 acres**
County(s): **Delaware**
Township/Municipality(s): **DARBY; UPPER DARBY; YEADON**
ZIP Code: **19018; 19023**
Quadrangle Name(s): **LANSDOWNE**
Watersheds HUC 8: **Lower Delaware**
Watersheds HUC 12: **Darby Creek**
Decimal Degrees: **39.923142, -75.270961**
Degrees Minutes Seconds: **39° 55' 23.3122" N, 75° 16' 15.4590" W**

2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	Potential Impact	FURTHER REVIEW IS REQUIRED, See Agency Response
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate there may be potential impacts to threatened and endangered and/or special concern species and resources within the project area. If the response above indicates "No Further Review Required" no additional communication with the respective agency is required. If the response is "Further Review Required" or "See Agency Response," refer to the appropriate agency comments below. Please see the DEP Information Section of this receipt if a PA Department of Environmental Protection Permit is required.

Note that regardless of PNDI search results, projects requiring a Chapter 105 DEP individual permit or GP 5, 6, 7, 8, 9 or 11 in certain counties (Adams, Berks, Bucks, Carbon, Chester, Cumberland, Delaware, Lancaster, Lebanon, Lehigh, Monroe, Montgomery, Northampton, Schuylkill and York) must comply with the bog turtle habitat screening requirements of the PASPGP.

Little Flower Manor Park Master Site Plan



-  Project Boundary
-  Buffered Project Boundary



Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user

Little Flower Manor Park Master Site Plan



- Project Boundary
- Buffered Project Boundary

Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



RESPONSE TO QUESTION(S) ASKED

Q1: Describe how wastewater (effluent) will be handled (select one). For the purpose of this question, wastewater/effluent does not include stormwater runoff. If the project involves solely the renewal or modification of an existing discharge permit (e.g., NPDES permit), select from options 3, 4, 5, or 6 below.

Your answer is: This project/activity (including construction, maintenance, and operation of the completed project) will not generate any wastewater/effluent; therefore, none will be discharged.

Q2: Accurately describe what is known about wetland presence in the project area or on the land parcel. "Project" includes all features of the project (including buildings, roads, utility lines, outfall and intake structures, wells, stormwater retention/detention basins, parking lots, driveways, lawns, etc.), as well as all associated impacts (e.g., temporary staging areas, work areas, temporary road crossings, areas subject to grading or clearing, etc.). Include all areas that will be permanently or temporarily affected -- either directly or indirectly -- by any type of disturbance (e.g., land clearing, grading, tree removal, flooding, etc.). Land parcel = the lot(s) on which some type of project(s) or activity(s) are proposed to occur.

Your answer is: The project area (or land parcel) has not been investigated by someone qualified to identify and delineate wetlands, or it is currently unknown if the project or project activities will affect wetlands.

Q3: Aquatic habitat (stream, river, lake, pond, etc.) is located on or adjacent to the subject property and project activities (including discharge) may occur within 300 feet of these habitats?

Your answer is: Yes

Q4: Select the statement below that accurately describes where the proposed project and project-associated activities will occur. "Project" includes all features of the project (including buildings, roads, utility lines, outfall and intake structures, wells, stormwater retention/detention basins, parking lots, driveways, lawns, etc.), as well as all associated impacts (e.g., temporary staging areas, work areas, temporary road crossings, areas subject to grading or clearing, etc.).

Your answer is: Some project activities will or might occur in a waterway (river, creek, stream, tributary) or waterbody (lake, pond), or on the banks of a waterway or waterbody.

3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission

RESPONSE:

Further review of this project is necessary to resolve the potential impact(s). Please send project information to this agency for review (see WHAT TO SEND).

PFBC Species: (Note: The Pennsylvania Conservation Explorer tool is a primary screening tool, and a desktop review may reveal more or fewer species than what is listed below.)

Scientific Name	Common Name	Current Status
Sensitive Species**		Endangered
Sensitive Species**		Threatened
Sensitive Species**		Endangered
Umbra pygmaea	Eastern Mudminnow	Special Concern Species*

U.S. Fish and Wildlife Service

RESPONSE:

No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq. is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

* Special Concern Species or Resource - Plant or animal species classified as rare, tentatively undetermined or candidate as well as other taxa of conservation concern, significant natural communities, special concern populations (plants or animals) and unique geologic features.

** Sensitive Species - Species identified by the jurisdictional agency as collectible, having economic value, or being susceptible to decline as a result of visitation.

WHAT TO SEND TO JURISDICTIONAL AGENCIES

If project information was requested by one or more of the agencies above, upload* or email* the following information to the agency(s). Instructions for uploading project materials can be found [here](#). This option provides the applicant with the convenience of sending project materials to a single location accessible to all three state agencies. Alternatively, applicants may email or mail their project materials (see AGENCY CONTACT INFORMATION).

***Note:** U.S. Fish and Wildlife Service requires applicants to mail project materials to the USFWS PA field office (see AGENCY CONTACT INFORMATION). USFWS will not accept project materials submitted electronically (by upload or email).

Check-list of Minimum Materials to be submitted:

___ Project narrative with a description of the overall project, the work to be performed, current physical characteristics of the site and acreage to be impacted.

___ A map with the project boundary and/or a basic site plan (particularly showing the relationship of the project to the physical features such as wetlands, streams, ponds, rock outcrops, etc.)

In addition to the materials listed above, USFWS REQUIRES the following

___ **SIGNED** copy of a Final Project Environmental Review Receipt

The inclusion of the following information may expedite the review process.

___ Color photos keyed to the basic site plan (i.e. showing on the site plan where and in what direction each photo was taken and the date of the photos)

___ Information about the presence and location of wetlands in the project area, and how this was determined (e.g., by a qualified wetlands biologist), if wetlands are present in the project area, provide project plans showing the location of all project features, as well as wetlands and streams.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <https://conservationexplorer.dcnr.pa.gov/content/resources>.



5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552
Harrisburg, PA 17105-8552
Email: RA-HeritageReview@pa.gov

U.S. Fish and Wildlife Service

Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
NO Faxes Please

PA Fish and Boat Commission

Division of Environmental Services
450 Robinson Lane, Bellefonte, PA 16823
Email: RA-FBPACENOTIFY@pa.gov

PA Game Commission

Bureau of Wildlife Habitat Management
Division of Environmental Planning and Habitat Protection
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: _____
Company/Business Name: _____
Address: _____
City, State, Zip: _____
Phone:(_____) _____ Fax:(_____) _____
Email: _____

8. CERTIFICATION

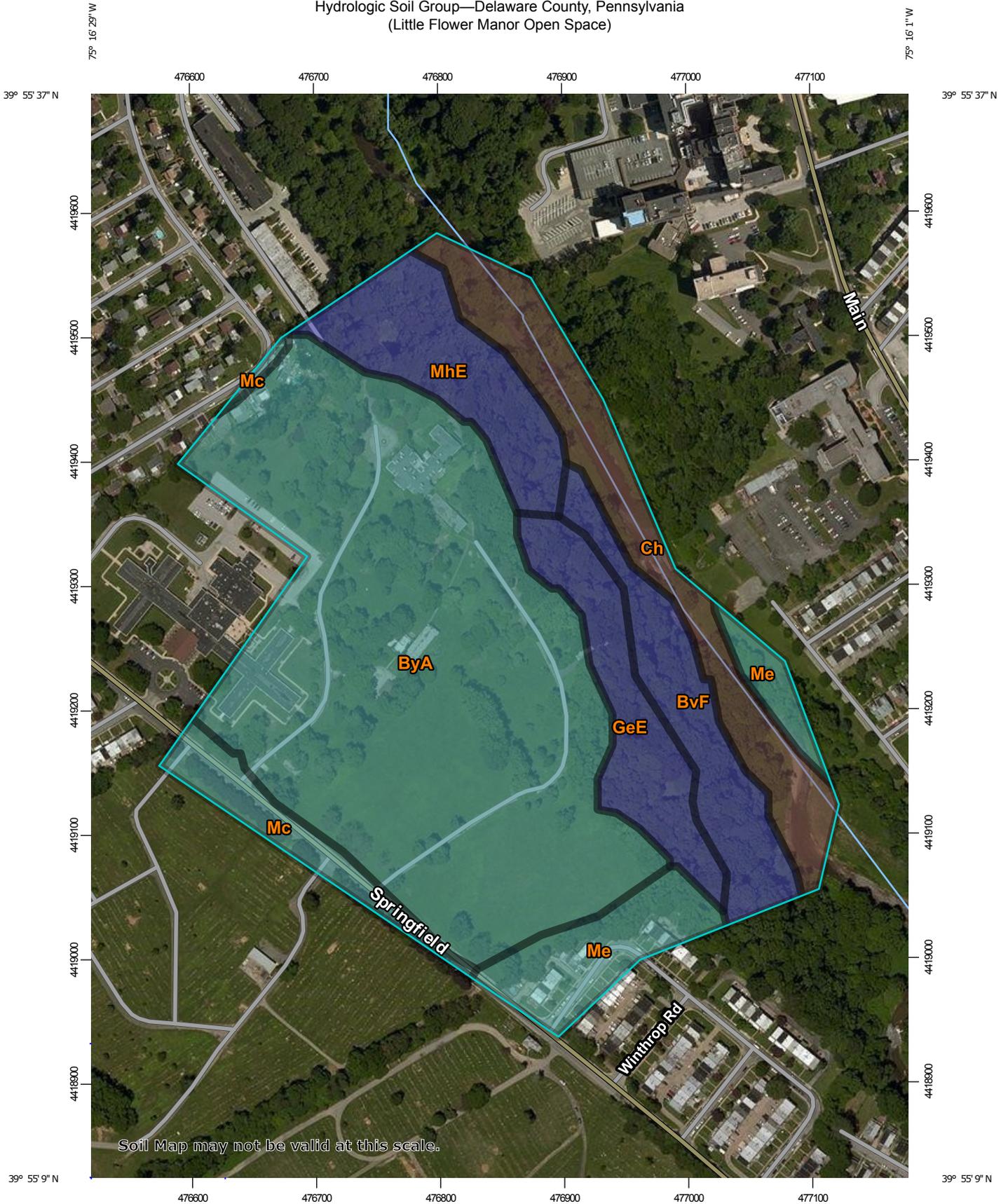
I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.

applicant/project proponent signature

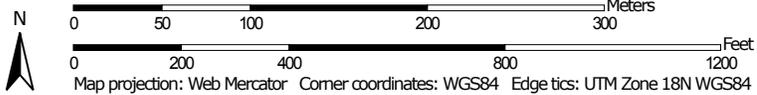
date

APPENDIX C: SOILS INFORMATION

Hydrologic Soil Group—Delaware County, Pennsylvania
(Little Flower Manor Open Space)



Map Scale: 1:4,250 if printed on A portrait (8.5" x 11") sheet.



MAP LEGEND

Area of Interest (AOI)	 C
 Area of Interest (AOI)	 C/D
Soils	 D
Soil Rating Polygons	 Not rated or not available
 A	Water Features
 A/D	 Streams and Canals
 B	Transportation
 B/D	 Rails
 C	 Interstate Highways
 C/D	 US Routes
 D	 Major Roads
 Not rated or not available	 Local Roads
Soil Rating Lines	Background
 A	 Aerial Photography
 A/D	
 B	
 B/D	
 C	
 C/D	
 D	
 Not rated or not available	
Soil Rating Points	
 A	
 A/D	
 B	
 B/D	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Delaware County, Pennsylvania
Survey Area Data: Version 14, Nov 27, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 15, 2014—Jun 24, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BvF	Brecknock very stony loam, 25 to 50 percent slopes	B	3.9	7.7%
ByA	Butlertown silt loam, 0 to 3 percent slopes	C	27.4	54.1%
Ch	Chewacla silt loam	B/D	5.8	11.5%
GeE	Glenelg channery silt loam, 25 to 35 percent slopes	B	3.7	7.3%
Mc	Made land, silt and clay materials	C	2.0	3.9%
Me	Made land, schist and gneiss materials	C	3.6	7.1%
MhE	Manor loam and channery loam, 25 to 35 percent slopes	B	4.2	8.3%
Totals for Area of Interest			50.7	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Physical Soil Properties

This table shows estimates of some physical characteristics and features that affect soil behavior. These estimates are given for the layers of each soil in the survey area. The estimates are based on field observations and on test data for these and similar soils.

Depth to the upper and lower boundaries of each layer is indicated.

Particle size is the effective diameter of a soil particle as measured by sedimentation, sieving, or micrometric methods. Particle sizes are expressed as classes with specific effective diameter class limits. The broad classes are sand, silt, and clay, ranging from the larger to the smaller.

Sand as a soil separate consists of mineral soil particles that are 0.05 millimeter to 2 millimeters in diameter. In this table, the estimated sand content of each soil layer is given as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter.

Silt as a soil separate consists of mineral soil particles that are 0.002 to 0.05 millimeter in diameter. In this table, the estimated silt content of each soil layer is given as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter.

Clay as a soil separate consists of mineral soil particles that are less than 0.002 millimeter in diameter. In this table, the estimated clay content of each soil layer is given as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter.

The content of sand, silt, and clay affects the physical behavior of a soil. Particle size is important for engineering and agronomic interpretations, for determination of soil hydrologic qualities, and for soil classification.

The amount and kind of clay affect the fertility and physical condition of the soil and the ability of the soil to adsorb cations and to retain moisture. They influence shrink-swell potential, saturated hydraulic conductivity (K_{sat}), plasticity, the ease of soil dispersion, and other soil properties. The amount and kind of clay in a soil also affect tillage and earthmoving operations.

Moist bulk density is the weight of soil (oven-dry) per unit volume. Volume is measured when the soil is at field moisture capacity, that is, the moisture content at 1/3- or 1/10-bar (33kPa or 10kPa) moisture tension. Weight is determined after the soil is dried at 105 degrees C. In the table, the estimated moist bulk density of each soil horizon is expressed in grams per cubic centimeter of soil material that is less than 2 millimeters in diameter. Bulk density data are used to compute linear extensibility, shrink-swell potential, available water capacity, total pore space, and other soil properties. The moist bulk density of a soil indicates the pore space available for water and roots. Depending on soil texture, a bulk density of more than 1.4 can restrict water storage and root penetration. Moist bulk density is influenced by texture, kind of clay, content of organic matter, and soil structure.

Saturated hydraulic conductivity (Ksat) refers to the ease with which pores in a saturated soil transmit water. The estimates in the table are expressed in terms of micrometers per second. They are based on soil characteristics observed in the field, particularly structure, porosity, and texture. Saturated hydraulic conductivity (Ksat) is considered in the design of soil drainage systems and septic tank absorption fields.

Available water capacity refers to the quantity of water that the soil is capable of storing for use by plants. The capacity for water storage is given in inches of water per inch of soil for each soil layer. The capacity varies, depending on soil properties that affect retention of water. The most important properties are the content of organic matter, soil texture, bulk density, and soil structure. Available water capacity is an important factor in the choice of plants or crops to be grown and in the design and management of irrigation systems. Available water capacity is not an estimate of the quantity of water actually available to plants at any given time.

Linear extensibility refers to the change in length of an unconfined clod as moisture content is decreased from a moist to a dry state. It is an expression of the volume change between the water content of the clod at 1/3- or 1/10-bar tension (33kPa or 10kPa tension) and oven dryness. The volume change is reported in the table as percent change for the whole soil. The amount and type of clay minerals in the soil influence volume change.

Linear extensibility is used to determine the shrink-swell potential of soils. The shrink-swell potential is low if the soil has a linear extensibility of less than 3 percent; moderate if 3 to 6 percent; high if 6 to 9 percent; and very high if more than 9 percent. If the linear extensibility is more than 3, shrinking and swelling can cause damage to buildings, roads, and other structures and to plant roots. Special design commonly is needed.

Organic matter is the plant and animal residue in the soil at various stages of decomposition. In this table, the estimated content of organic matter is expressed as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter. The content of organic matter in a soil can be maintained by returning crop residue to the soil.

Organic matter has a positive effect on available water capacity, water infiltration, soil organism activity, and tilth. It is a source of nitrogen and other nutrients for crops and soil organisms.

Erosion factors are shown in the table as the K factor (Kw and Kf) and the T factor. Erosion factor K indicates the susceptibility of a soil to sheet and rill erosion by water. Factor K is one of six factors used in the Universal Soil Loss Equation (USLE) and the Revised Universal Soil Loss Equation (RUSLE) to predict the average annual rate of soil loss by sheet and rill erosion in tons per acre per year. The estimates are based primarily on percentage of silt, sand, and organic matter and on soil structure and Ksat. Values of K range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

Erosion factor Kw indicates the erodibility of the whole soil. The estimates are modified by the presence of rock fragments.

Erosion factor Kf indicates the erodibility of the fine-earth fraction, or the material less than 2 millimeters in size.

Erosion factor T is an estimate of the maximum average annual rate of soil erosion by wind and/or water that can occur without affecting crop productivity over a sustained period. The rate is in tons per acre per year.

Wind erodibility groups are made up of soils that have similar properties affecting their susceptibility to wind erosion in cultivated areas. The soils assigned to group 1 are the most susceptible to wind erosion, and those assigned to group 8 are the least susceptible. The groups are described in the "National Soil Survey Handbook."

Wind erodibility index is a numerical value indicating the susceptibility of soil to wind erosion, or the tons per acre per year that can be expected to be lost to wind erosion. There is a close correlation between wind erosion and the texture of the surface layer, the size and durability of surface clods, rock fragments, organic matter, and a calcareous reaction. Soil moisture and frozen soil layers also influence wind erosion.

Reference:

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. (<http://soils.usda.gov>)

Report—Physical Soil Properties

Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Physical Soil Properties—Delaware County, Pennsylvania														
Map symbol and soil name	Depth	Sand	Silt	Clay	Moist bulk density	Saturated hydraulic conductivity	Available water capacity	Linear extensibility	Organic matter	Erosion factors			Wind erodibility group	Wind erodibility index
										Kw	Kf	T		
BvF— Brecknock very stony loam, 25 to 50 percent slopes	In	Pct	Pct	Pct	g/cc	micro m/sec	In/in	Pct	Pct					
Brecknock	0-10	-30-	-55-	10-15-20	1.20-1.25 -1.30	4.23-9.17-14.11	0.10-0.14-0.18	0.0-1.5-2.9	2.0-2.5-3.0	.17	.37	5	6	48
	10-16	-21-	-55-	17-25-32	1.30-1.40 -1.50	4.23-9.17-14.11	0.08-0.11-0.14	0.0-1.5-2.9	0.0-0.3-0.5	.20	.43			
	16-27	-18-	-50-	17-33-40	1.30-1.40 -1.50	4.23-9.17-14.11	0.08-0.11-0.14	0.0-1.5-2.9	0.0-0.3-0.5	.20	.37			
	27-60	-21-	-55-	17-25-32	1.30-1.40 -1.50	4.23-9.17-14.11	0.03-0.07-0.10	0.0-1.5-2.9	0.0-0.3-0.5	.10	.43			
	60-64	—	—	—	—	4.23-23.29-42.34	—	—	—	—				

Physical Soil Properties--Delaware County, Pennsylvania														
Map symbol and soil name	Depth	Sand	Silt	Clay	Moist bulk density	Saturated hydraulic conductivity	Available water capacity	Linear extensibility	Organic matter	Erosion factors			Wind erodibility group	Wind erodibility index
										Kw	Kf	T		
ByA--- Butlertown silt loam, 0 to 3 percent slopes	In	Pct	Pct	Pct	g/cc	micro m/sec	In/in	Pct	Pct					
Butlertown	0-8	-14-	-72-	11-14- 16	1.35-1.45 -1.55	4.23-9.17-14.11	0.18-0.20-0. 21	0.0- 1.5- 2.9	1.0- 2.5- 4.0	.49	4	5	56	
	8-34	-11-	-67-	18-22- 35	1.35-1.45 -1.55	4.23-9.17-14.11	0.16-0.19-0. 22	0.0- 1.5- 2.9	0.0- 0.3- 0.5	.49				
	34-50	-11-	-67-	18-22- 25	1.60-1.70 -1.80	0.42-0.92-1.41	0.10-0.12-0. 14	0.0- 1.5- 2.9	0.0- 0.3- 0.5	.55				
	50-60	-29-	-68-	2- 3- 18	1.50-1.60 -1.70	4.23-9.17-14.11	0.12-0.17-0. 21	0.0- 1.5- 2.9	0.0- 0.3- 0.5	.64				
Ch---Chewacla silt loam														
Chewacla	0-9	-27-	-54-	15-20- 25	1.20-1.30 -1.40	4.23-9.17-14.11	0.14-0.17-0. 20	0.0- 1.5- 2.9	2.0- 3.0- 4.0	.37	5	6	48	
	9-60	-19-	-54-	18-27- 35	1.20-1.35 -1.50	4.23-9.17-14.11	0.14-0.16-0. 18	0.0- 1.5- 2.9	0.0- 0.3- 0.5	.43				
	60-64	---	---	5- 9- 12	1.20-1.35 -1.50	14.11-77.63-14 1.14	0.04-0.06-0. 08	0.0- 1.5- 2.9	0.0- 0.3- 0.5					
GeE---Glenelg channery silt loam, 25 to 35 percent slopes														
Glenelg	0-8	-27-	-54-	15-20- 25	1.10-1.25 -1.40	4.23-9.17-14.11	0.14-0.16-0. 17	0.0- 1.5- 2.9	1.0- 2.0- 3.0	.20	5	7	38	
	8-26	-20-	-54-	20-26- 32	1.20-1.40 -1.60	4.23-9.17-14.11	0.14-0.17-0. 20	0.0- 1.5- 2.9	0.0- 0.3- 0.5	.20				
	26-60	-46-	-42-	5-13- 20	1.20-1.30 -1.40	4.23-9.17-14.11	0.10-0.15-0. 20	0.0- 1.5- 2.9	0.0- 0.3- 0.5	.20				

Physical Soil Properties--Delaware County, Pennsylvania														
Map symbol and soil name	Depth	Sand	Silt	Clay	Moist bulk density	Saturated hydraulic conductivity	Available water capacity	Linear extensibility	Organic matter	Erosion factors			Wind erodibility group	Wind erodibility index
										Kw	Kf	T		
	In	Pct	Pct	Pct	g/cc	micro m/sec	In/in	Pct	Pct					
Mc--Made land, silt and clay materials														
Udorthents, unstable fill	0-65	20-26- 50	25-52- 60	18-22- 35	1.60-1.75 -1.90	1.41-2.82-4.23	0.04-0.07-0.10	0.0- 1.5- 2.9	0.0-0.1-0.2	.10	.49	4	8	0
Me--Made land, schist and gneiss materials														
Udorthents, schist and gneiss	0-3	-27-	-54-	15-20- 25	1.00-1.23 -1.45	0.42-2.33-4.23	0.14-0.16-0.18	0.0- 1.5- 2.9	1.0- 1.5- 2.0	.43	.43	5	6	48
	3-40	-20-	-54-	25-26- 35	1.30-1.45 -1.60	0.42-0.92-1.41	0.14-0.17-0.20	3.0- 4.5- 5.9	1.0- 1.5- 2.0	.43	.43			
	40-60	-20-	-54-	25-26- 35	1.30-1.45 -1.60	0.42-0.92-1.41	0.14-0.17-0.20	3.0- 4.5- 5.9	1.0- 1.5- 2.0	.43	.43			
MhE--Manor loam and channery loam, 25 to 35 percent slopes														
Manor	0-4	-43-	-40-	10-18- 25	1.10-1.25 -1.40	4.23-9.17-14.11	0.17-0.19-0.21	0.0- 1.5- 2.9	1.0- 2.0- 3.0	.28	.28	5	5	56
	4-19	-43-	-40-	10-18- 25	1.20-1.35 -1.50	4.23-9.17-14.11	0.14-0.17-0.20	0.0- 1.5- 2.9	0.0- 0.3- 0.5	.43	.43			
	19-60	-64-	-24-	5-13- 20	1.25-1.38 -1.50	4.23-23.29-42.34	0.10-0.15-0.20	0.0- 1.5- 2.9	0.0- 0.3- 0.5	.49	.49			

Data Source Information

Soil Survey Area: Delaware County, Pennsylvania
Survey Area Data: Version 14, Nov 27, 2017



Engineering Properties

This table gives the engineering classifications and the range of engineering properties for the layers of each soil in the survey area.

Hydrologic soil group is a group of soils having similar runoff potential under similar storm and cover conditions. The criteria for determining Hydrologic soil group is found in the National Engineering Handbook, Chapter 7 issued May 2007(<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Listing HSGs by soil map unit component and not by soil series is a new concept for the engineers. Past engineering references contained lists of HSGs by soil series. Soil series are continually being defined and redefined, and the list of soil series names changes so frequently as to make the task of maintaining a single national list virtually impossible. Therefore, the criteria is now used to calculate the HSG using the component soil properties and no such national series lists will be maintained. All such references are obsolete and their use should be discontinued. Soil properties that influence runoff potential are those that influence the minimum rate of infiltration for a bare soil after prolonged wetting and when not frozen. These properties are depth to a seasonal high water table, saturated hydraulic conductivity after prolonged wetting, and depth to a layer with a very slow water transmission rate. Changes in soil properties caused by land management or climate changes also cause the hydrologic soil group to change. The influence of ground cover is treated independently. There are four hydrologic soil groups, A, B, C, and D, and three dual groups, A/D, B/D, and C/D. In the dual groups, the first letter is for drained areas and the second letter is for undrained areas.

The four hydrologic soil groups are described in the following paragraphs:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Depth to the upper and lower boundaries of each layer is indicated.

Texture is given in the standard terms used by the U.S. Department of Agriculture. These terms are defined according to percentages of sand, silt, and clay in the fraction of the soil that is less than 2 millimeters in diameter. "Loam," for example, is soil that is 7 to 27 percent clay, 28 to 50 percent silt, and less than 52 percent sand. If the content of particles coarser than sand is 15 percent or more, an appropriate modifier is added, for example, "gravelly."

Classification of the soils is determined according to the Unified soil classification system (ASTM, 2005) and the system adopted by the American Association of State Highway and Transportation Officials (AASHTO, 2004).

The Unified system classifies soils according to properties that affect their use as construction material. Soils are classified according to particle-size distribution of the fraction less than 3 inches in diameter and according to plasticity index, liquid limit, and organic matter content. Sandy and gravelly soils are identified as GW, GP, GM, GC, SW, SP, SM, and SC; silty and clayey soils as ML, CL, OL, MH, CH, and OH; and highly organic soils as PT. Soils exhibiting engineering properties of two groups can have a dual classification, for example, CL-ML.

The AASHTO system classifies soils according to those properties that affect roadway construction and maintenance. In this system, the fraction of a mineral soil that is less than 3 inches in diameter is classified in one of seven groups from A-1 through A-7 on the basis of particle-size distribution, liquid limit, and plasticity index. Soils in group A-1 are coarse grained and low in content of fines (silt and clay). At the other extreme, soils in group A-7 are fine grained. Highly organic soils are classified in group A-8 on the basis of visual inspection.

If laboratory data are available, the A-1, A-2, and A-7 groups are further classified as A-1-a, A-1-b, A-2-4, A-2-5, A-2-6, A-2-7, A-7-5, or A-7-6. As an additional refinement, the suitability of a soil as subgrade material can be indicated by a group index number. Group index numbers range from 0 for the best subgrade material to 20 or higher for the poorest.

Percentage of rock fragments larger than 10 inches in diameter and 3 to 10 inches in diameter are indicated as a percentage of the total soil on a dry-weight basis. The percentages are estimates determined mainly by converting volume percentage in the field to weight percentage. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Percentage (of soil particles) passing designated sieves is the percentage of the soil fraction less than 3 inches in diameter based on an oven-dry weight. The sieves, numbers 4, 10, 40, and 200 (USA Standard Series), have openings of 4.76, 2.00, 0.420, and 0.074 millimeters, respectively. Estimates are based on laboratory tests of soils sampled in the survey area and in nearby areas and on estimates made in the field. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Liquid limit and plasticity index (Atterberg limits) indicate the plasticity characteristics of a soil. The estimates are based on test data from the survey area or from nearby areas and on field examination. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

References:

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

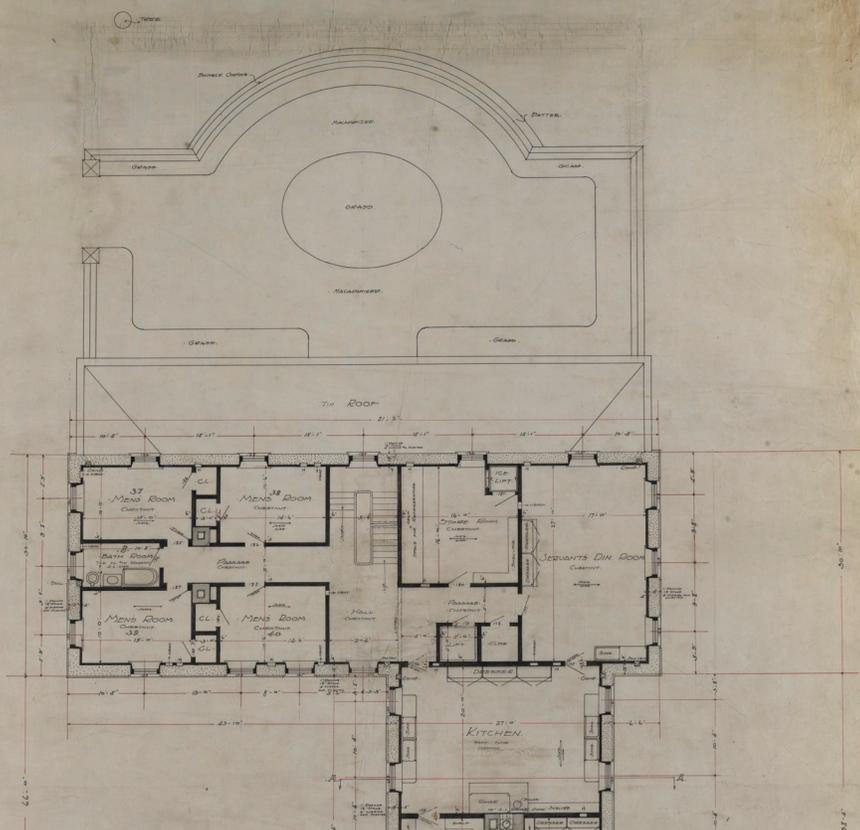
Engineering Properties—Delaware County, Pennsylvania														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASTHO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>											
ByA—Butlertown silt loam, 0 to 3 percent slopes														
Butlertown	85	C	0-8	Silt loam	CL-ML, ML	A-4	0-0-0	0-0-0	100-100-100	95-98-100	90-95-100	85-93-100	22-29-35	2-5-8
			8-34	Silt loam, silty clay loam, very fine sandy loam	CL, ML	A-4, A-6	0-0-0	0-0-0	100-100-100	95-98-100	90-95-100	85-93-100	33-37-40	9-13-16
			34-50	Silt loam, very fine sandy loam	CL, CL-ML	A-4, A-6	0-0-0	0-0-0	100-100-100	95-98-100	90-95-100	85-93-100	22-30-38	6-11-16
Ch—Chewacla silt loam			50-60	Silt loam, very fine sand, loam	CL-ML, CL, ML, SC, SM	A-2, A-4	0-0-0	0-0-0	90-95-100	85-93-100	75-88-100	30-60-90	15-23-30	NP-5-10
Chewacla	85	B/D	0-9	Silt loam	CL, CL-ML, ML	A-4, A-6	0-0-0	0-0-0	80-90-100	70-90-100	65-86-100	55-75-95	22-29-35	2-7-12
			9-60	Silt loam, loam, silty clay loam	CL, CL-ML, ML	A-4, A-6	0-0-0	0-0-0	80-90-100	75-88-100	65-83-100	55-70-85	22-29-35	2-7-12
			60-64	Stratified sand to silt	GM, ML, SM	A-1, A-2, A-4	0-0-0	0-0-0	25-63-100	20-60-100	20-53-85	15-40-65	15-25-35	NP-4-7

Engineering Properties—Delaware County, Pennsylvania															
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments				Percentage passing sieve number—			Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200			
MhE—Manor loam and channery loam, 25 to 35 percent slopes			In				L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H
Manor	98 B		0-4	Loam	ML	A-4, A-6	0-0-0	0-0-0	85-93-100	80-90-100	70-85-100	50-70-90	32-36-40	6-9-12	
			4-19	Loam, silt loam, channery loam	SM, GM, ML	A-2-4, A-2-6, A-4, A-6	0-0-0	0-5-10	65-83-100	50-75-100	40-70-100	30-60-90	26-33-40	4-8-12	
			19-60	Loam, very fine sandy loam, channery sandy loam	CL-ML, ML, SC-SM, SM	A-1, A-2, A-4, A-6	0-0-0	0-3-5	65-93-100	50-86-100	30-63-95	15-45-75	20-30-40	2-7-12	

Data Source Information

Soil Survey Area: Delaware County, Pennsylvania
 Survey Area Data: Version 14, Nov 27, 2017

APPENDIX D: WOODBURNE ARCHITECTURAL DRAWINGS

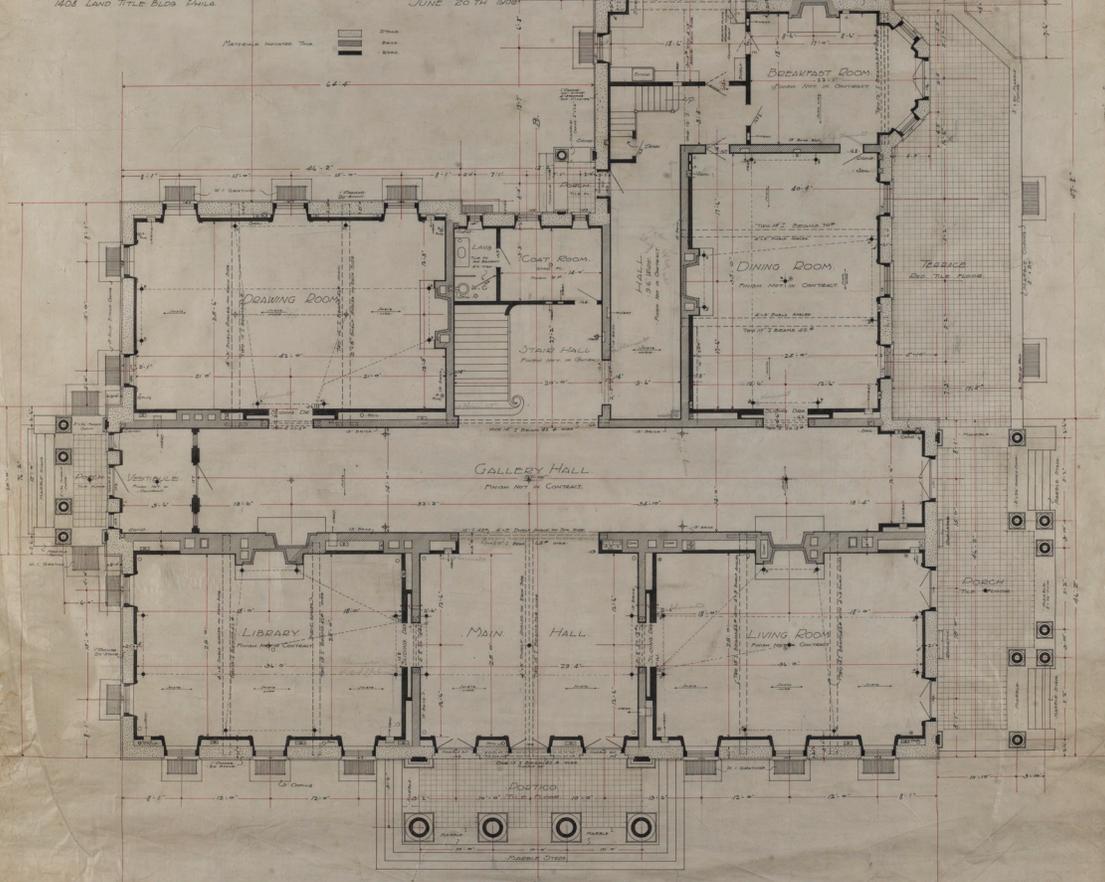
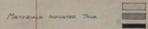


RESIDENCE FOR MR EDGAR T SCOTT.
 LANDOWNE PA.

SCALE FOUR FEET = ONE INCH.

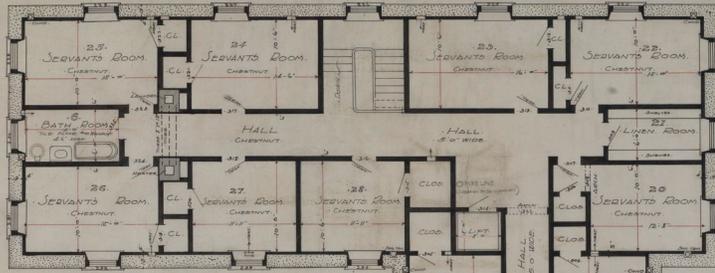
HORACE TEMBRADES ARCHITECT
 1408 LAND TITLE BLDG CHICAGO

WORK NO 1908 SHEET NO 3
 JUNE 20TH 1908



FIRST FLOOR PLAN

Approved: 26-1908
 E. T. Scott
 Mr. Edgar T. Scott



RESIDENCE FOR MR EDGAR T. SCOTT.

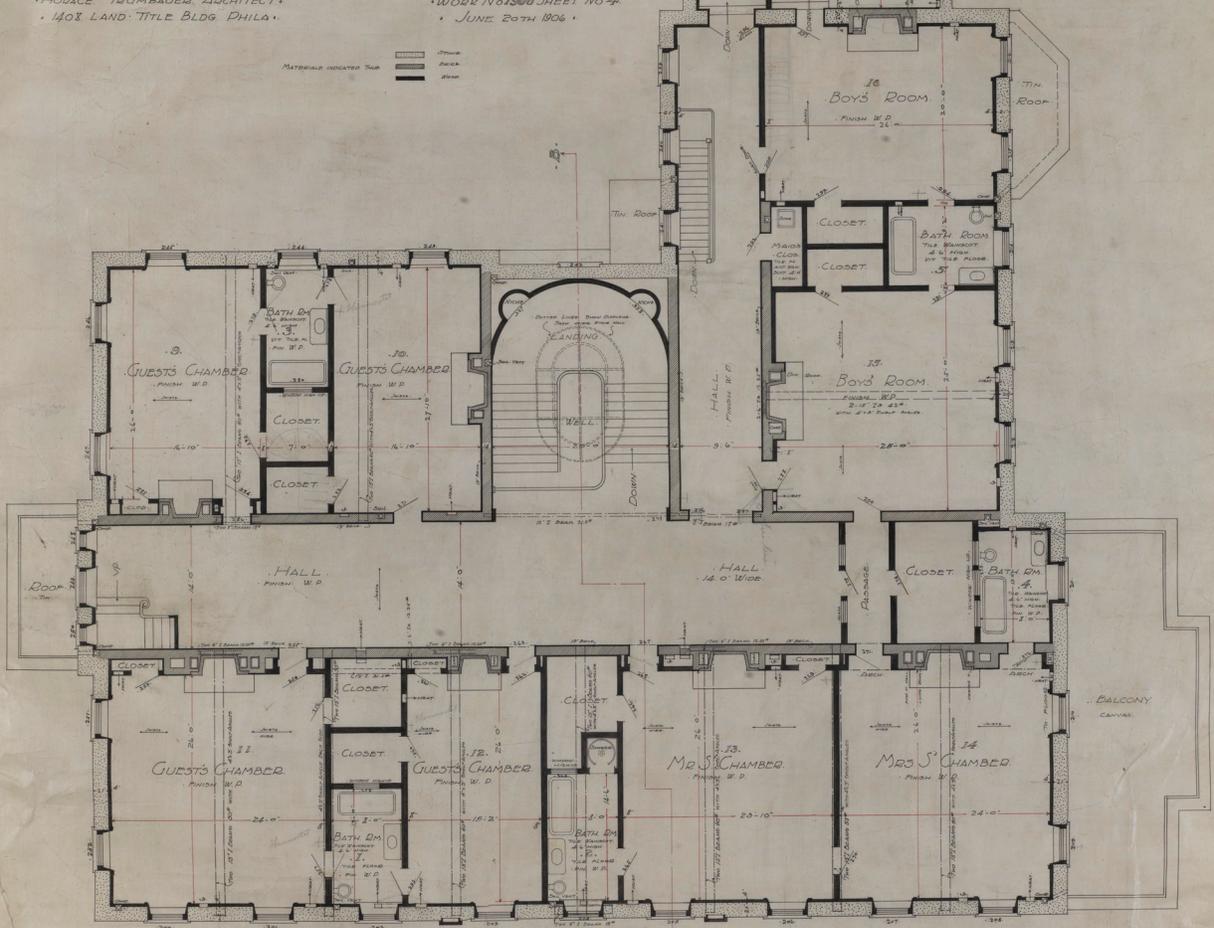
LANSDOWNE PA.

SCALE FOUR FEET = ONE INCH.

HORACE TRUMBauer, ARCHITECT.
1401 LAND TITLE BLDG PHILA.

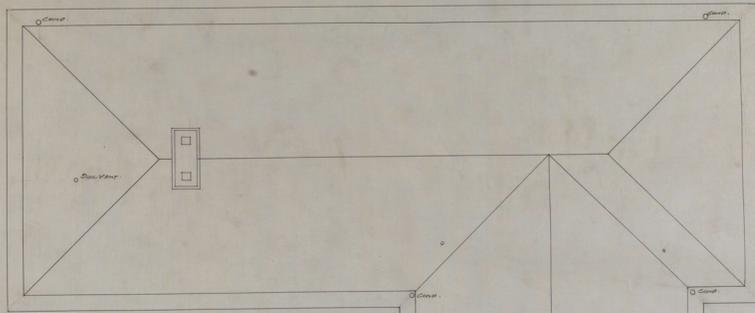
WORK NO 1906 SHEET NO 4.
JUNE 20TH 1906.

MATERIALS INDICATED THIS



SECOND FLOOR PLAN

September 25-1906
Wm. H. ...
Wm. H. ...



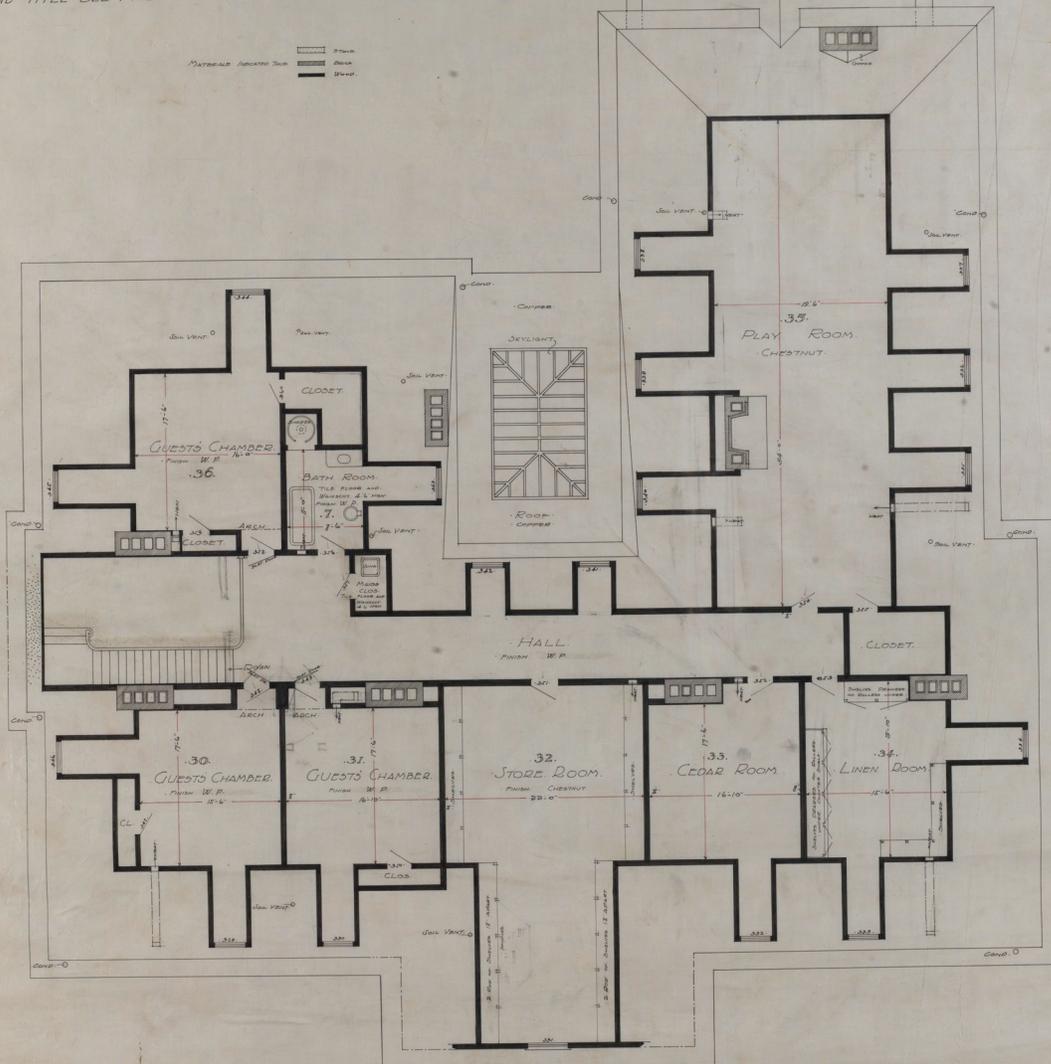
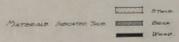
RESIDENCE FOR MR. EDGAR T. SCOTT.

LANGDOVNE PA.

SCALE - FOUR FEET = ONE INCH

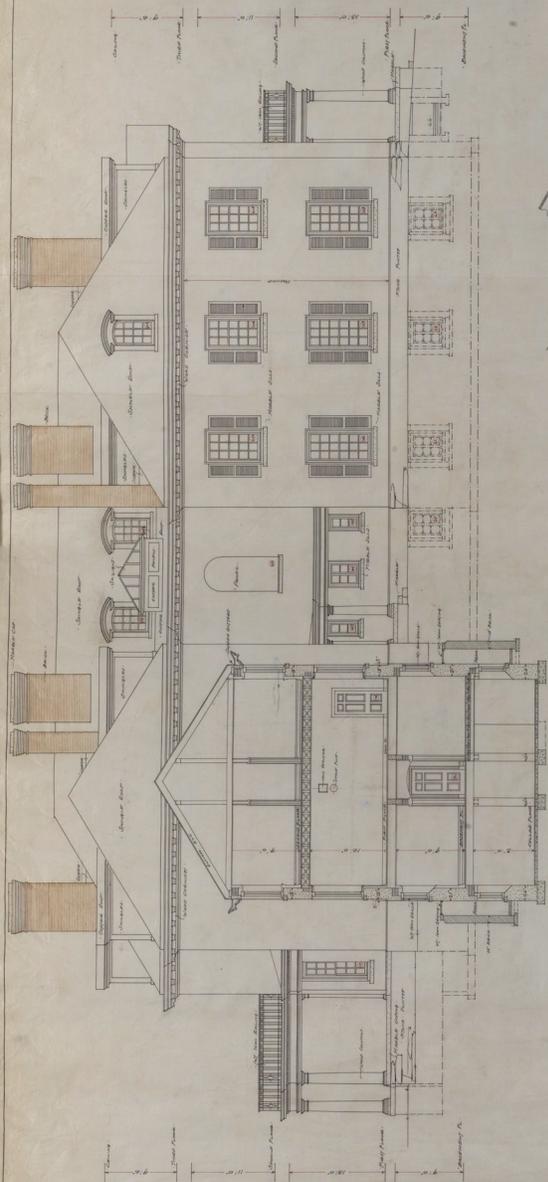
• HORACE TRUMBAUER • ARCHITECT •
• 108 LAND TITLE BLD PHILA •

• WORK No 1906 SHEET No 3 •
• JUNE 20TH 1906 •



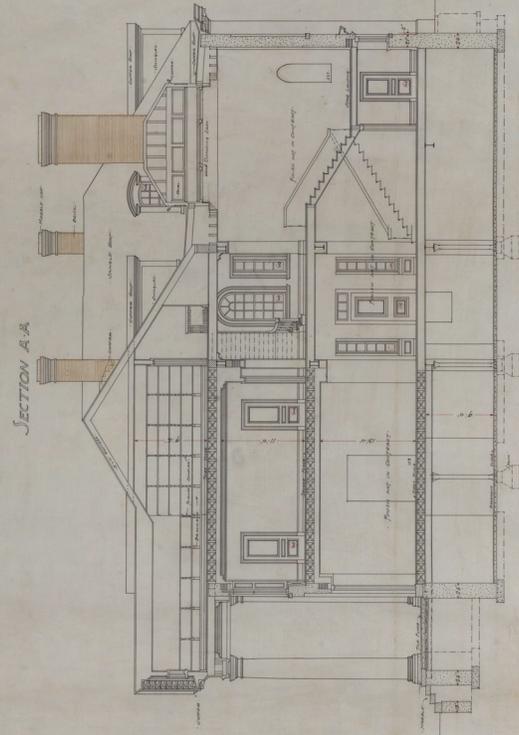
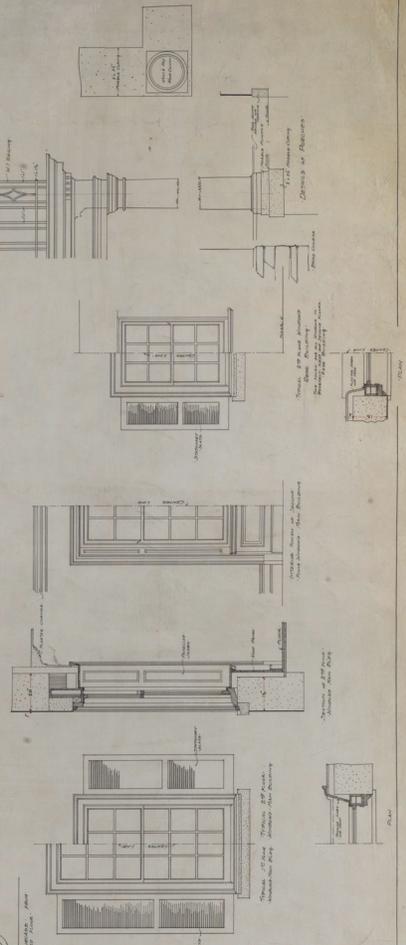
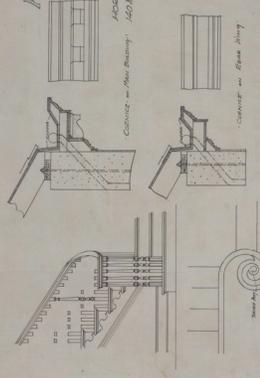
THIRD FLOOR PLAN.

Langdovne Pa. 1906
 Edgar T. Scott
 Miller & Co. engr.



RESIDENCE FOR MR. EDGAR T. SCOTT

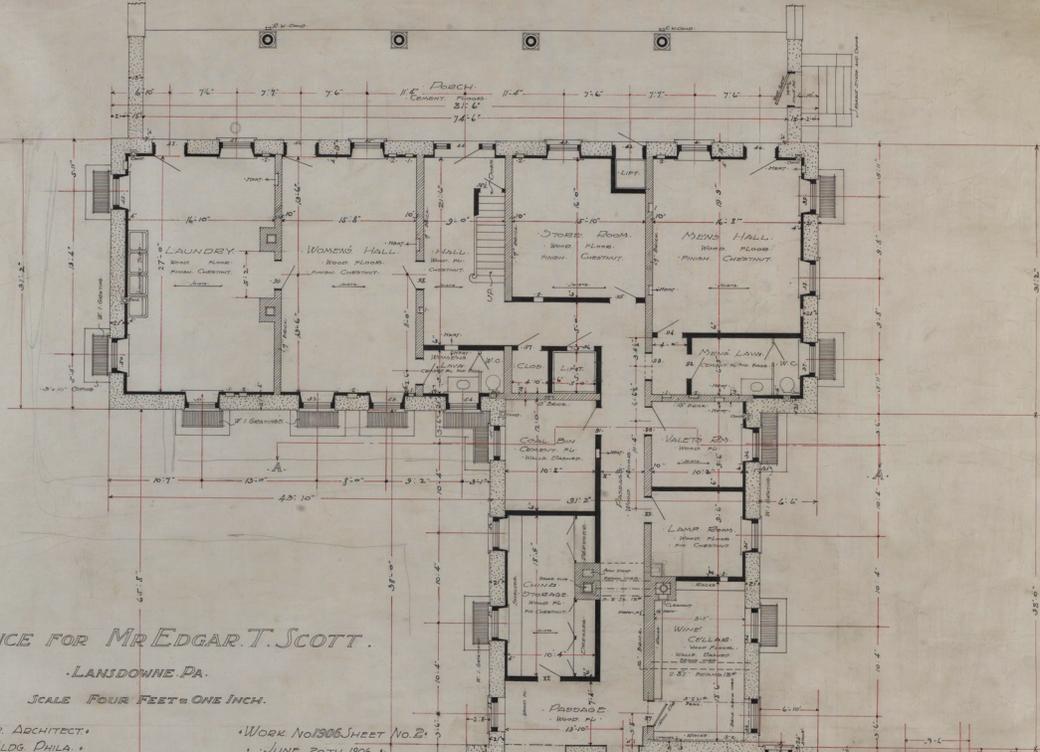
LANSDOWNE, PA.
 SCALE FOUR FEET SOME INCHES
 ARCHT. REMVALES ARCHTCT.
 DRAWING No 1006 No 9.
 JUNE 20TH 1906



SECTION B-B.

B

NOTE: STEP OF CURVE TREAD
SHOWN ON STAIRY PLAN.



RESIDENCE FOR MR EDGAR T. SCOTT.

LANSDOWNE PA.

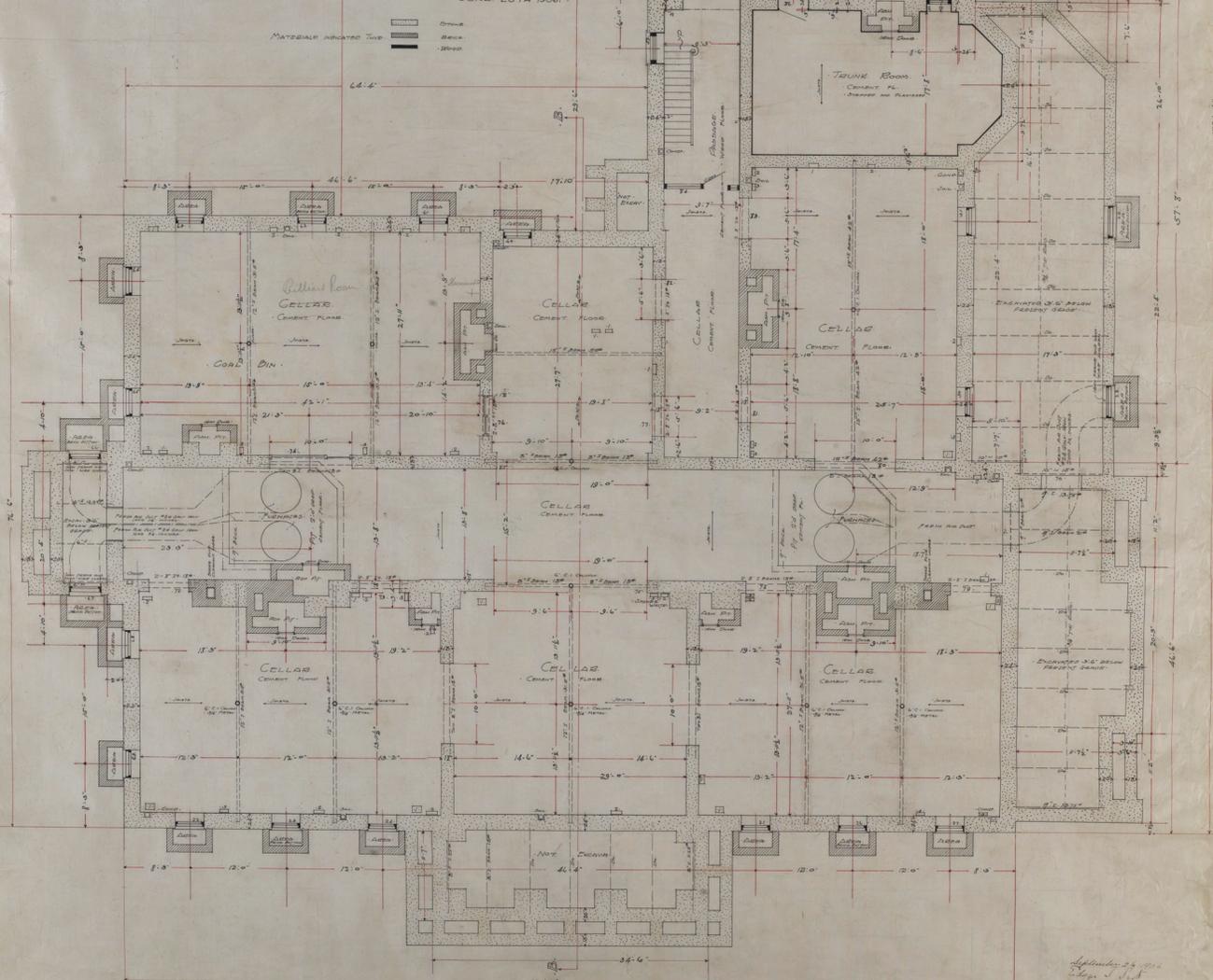
SCALE FOUR FEET TO ONE INCH.

HORACE TRUMBAUER, ARCHITECT,
1408 LAND TITLE BLDG. PHILA.

WORK NO. 1806 SHEET NO. 2
JUNE 20TH 1906.

MATERIALS INDICATED TYPE

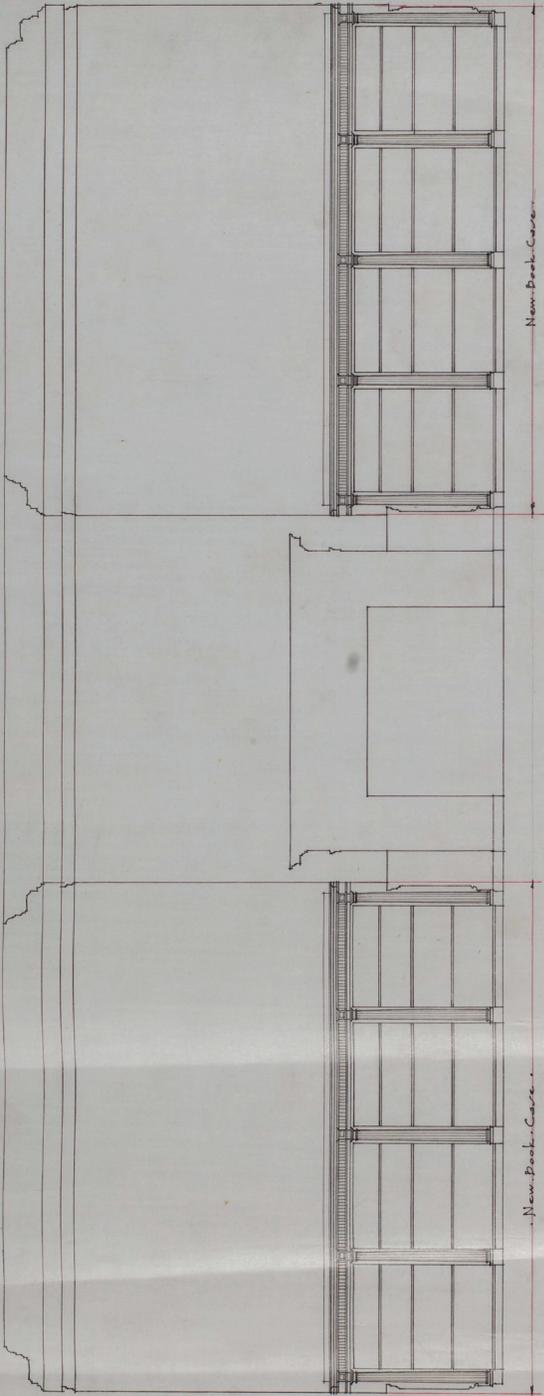
Stone
Brick
Block



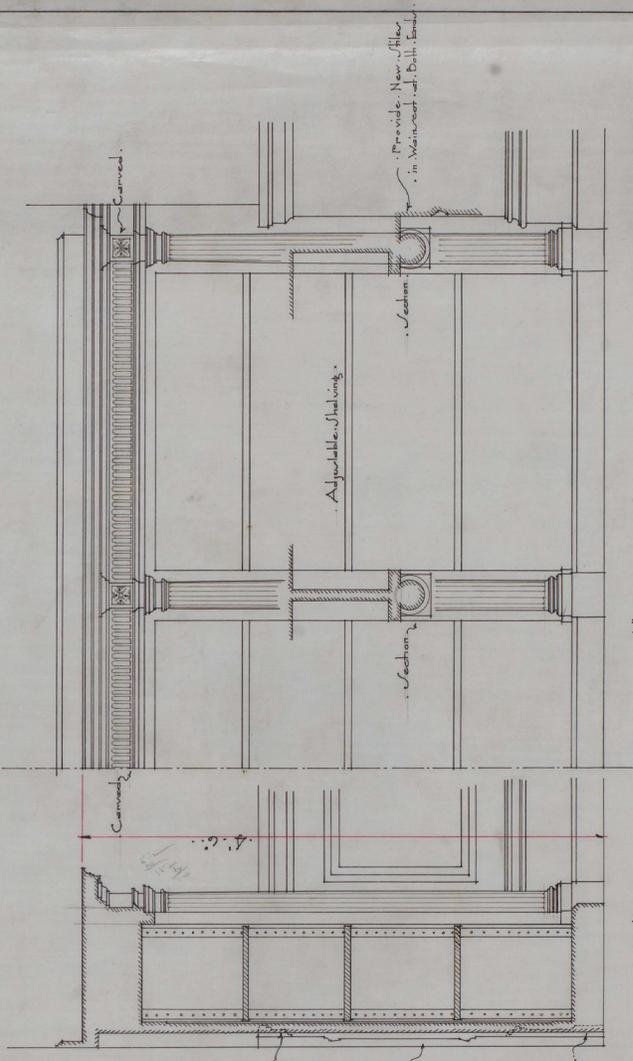
B

BASEMENT PLAN.

Approved by
Edg. T. Scott
M. W. Ferguson



Elevation.
Scale: 1/2 in. = 1 ft.



1 1/2" Scale. Details. Elevation.

New Book Cases—Living Room.
Residence of Edgar T. Scott Lansdowne, Pa.
Honesse, Trumbauer, Architect.
1408 Lomb, 11th. Bldg. Phila.
Scale: 1/8" = 1/2" in. = 1 ft.
Work No. 1906, Sheet No. 112.

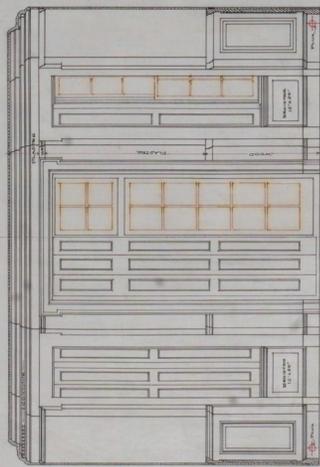
All Wood to be Cherry except book which will be Pine.

Work of Book Cases Will be given
Three Coats of Varnish. Enamel
Under Coat and three Coats of V. D.
Enamel. Rubbed Down After First and 2d
coat. Coat with Rubber Stone and oil
and after last coat with Dry Rubber
Stone as perfectly smooth. Dull
surface. Paper will be given. Two
Coats of Helio. Before painting

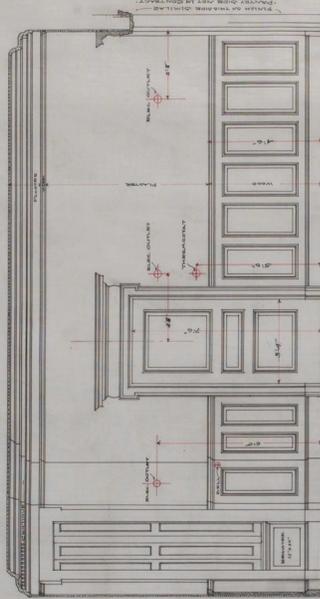
Remove Waincoat Cap

Preserv. Waincoat

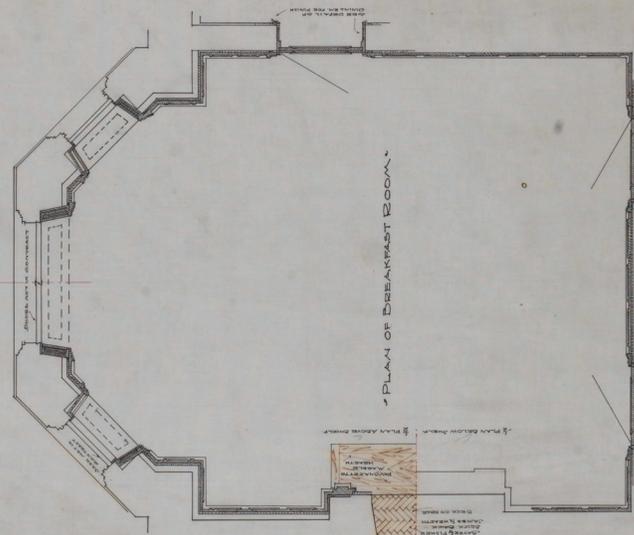
Remove Waincoat Base



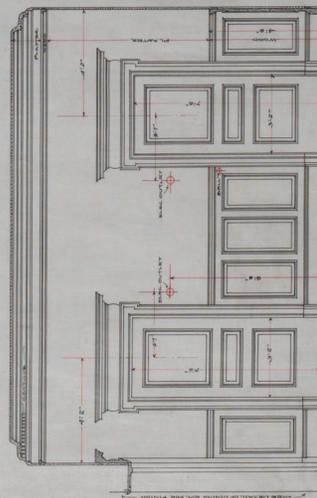
ELEVATION LOOKING EAST



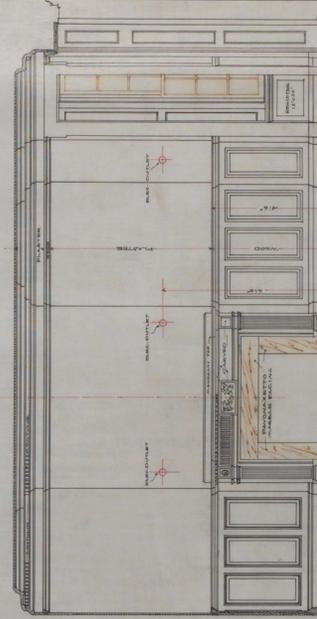
ELEVATION LOOKING SOUTH



PLAN OF BREAKFAST ROOM



ELEVATION LOOKING WEST



ELEVATION LOOKING NORTH

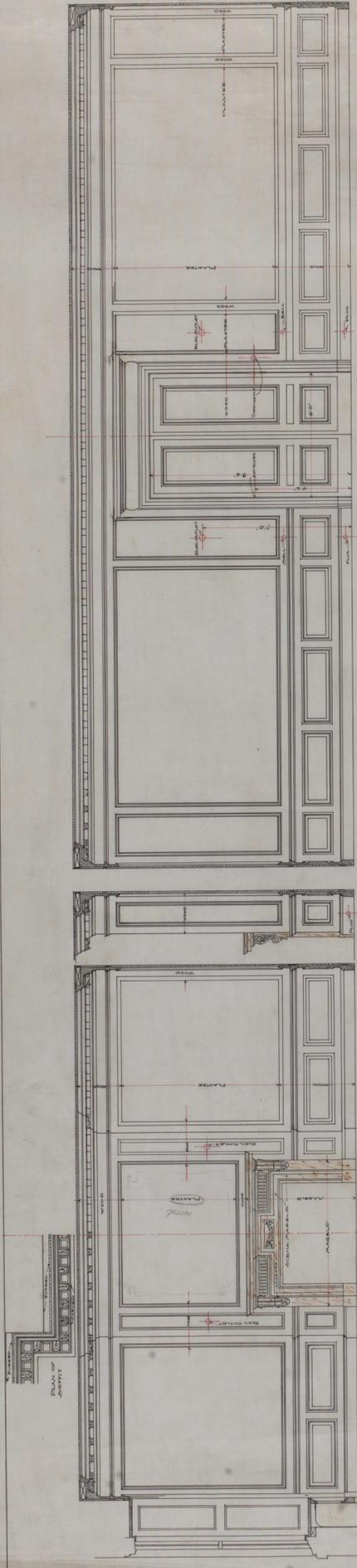
WHITE PINE DOORS
MAHOAGANY DOORS
CHERRY BUREAU

DETAILS OF INTERIOR FINISH
BREAKFAST ROOM
RESIDENCE FOR MR. EDGAR T. SCOTT
LANSDOWNE PA.

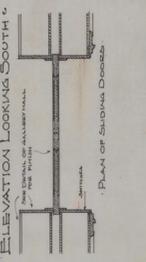
Identified and acknowledged as
forming part of contract
dated March 11, 1907
The State & Hollenbeck Co.

WORK NO. 1906
SHEET NO. 24
SCALE 1/4" = 1'-0"
FEB. 11TH 1907

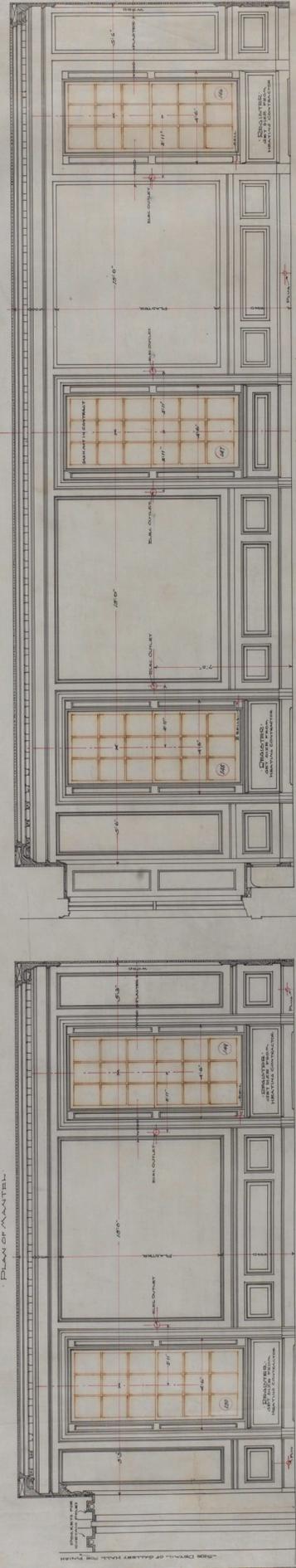
HENRY THOMPSON
ARCHITECT
PHILADELPHIA PA.



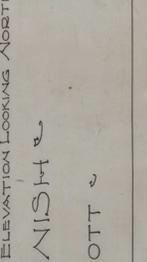
Identified and acknowledged as forming part of contract dated March 11, 1927
Edgar T. Scott
Architect



FRENCH WALNUT



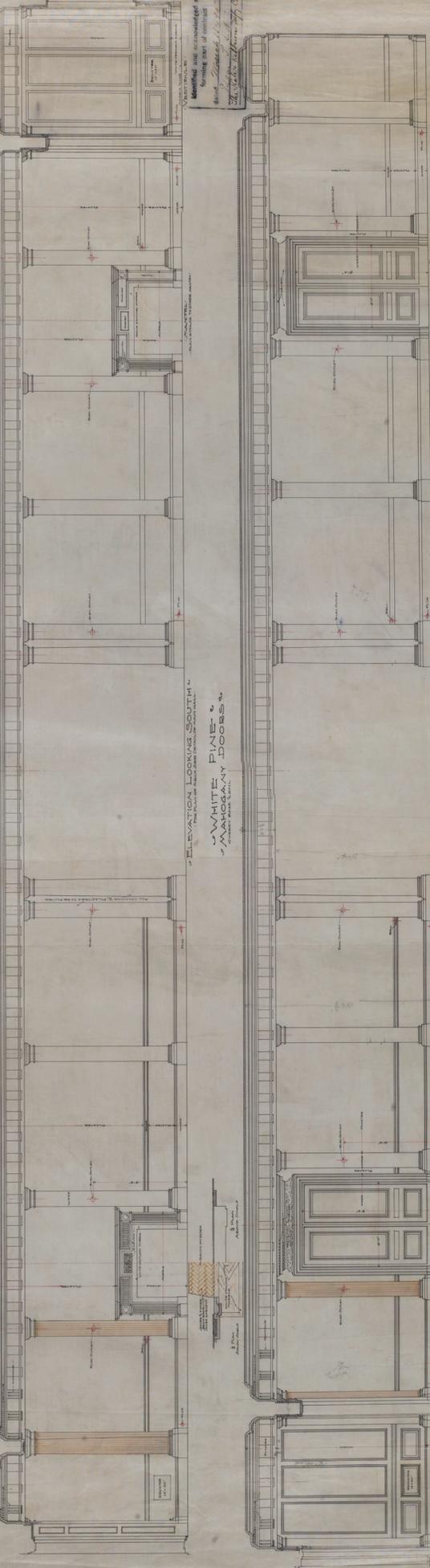
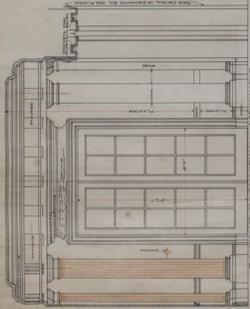
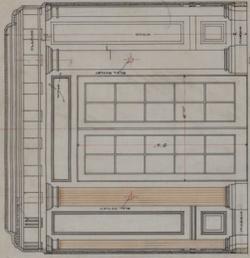
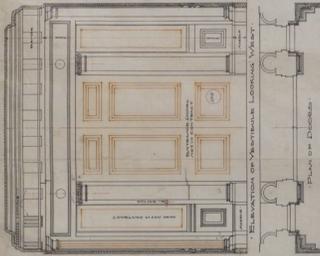
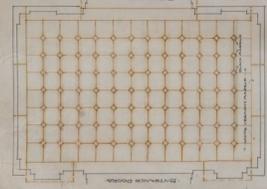
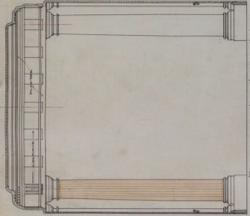
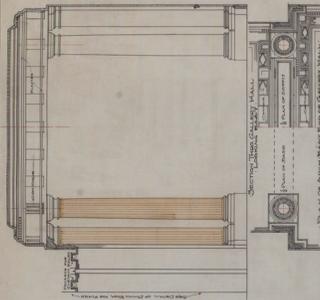
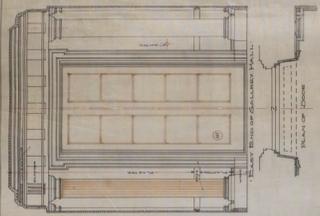
Identified and acknowledged as forming part of contract dated March 11, 1927
Edgar T. Scott
Architect



DETAILS OF INTERIOR FINISH
 DRAWING ROOM
 RESIDENCE FOR MR. EDGAR T. SCOTT
 LANSDOWNE PA.

WORK NO. 1926
 SHEET NO. 26
 SCALE 1/2" = 1'-0"
 JANUARY 1927

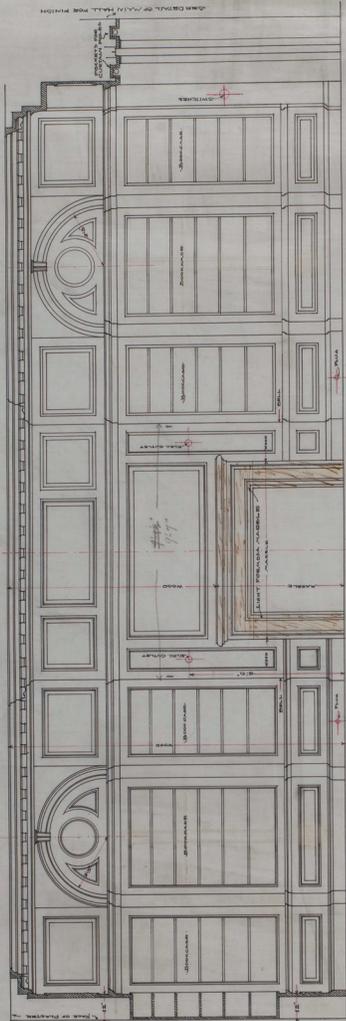
Edgar T. Scott
 Architect
 Philadelphia Pa.



ELEVATION LOOKING SOUTH
DETAILS OF INTERIOR FINISH
GALLERY HALL
RESIDENCE FOR MR. EDGAR T. SCOTT
LA SBOUVANE, PA.

Book No. 1000
Sheet No. 1000
Date FEB. 11, 1907

White Pine Co. Manufacturers
1000000000
Dated 10/10/1907
The White Pine Co.

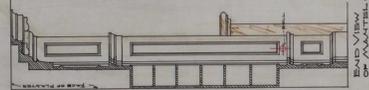


ELEVATION LOOKING NORTH

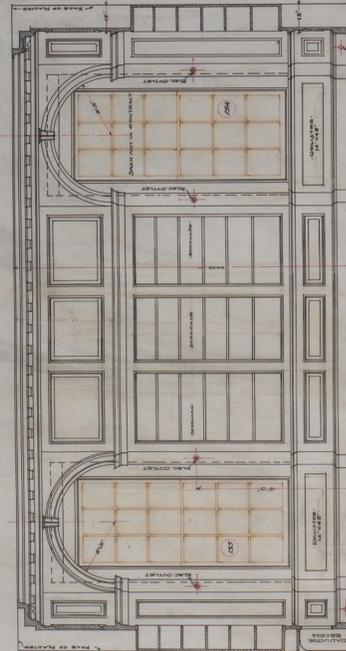
Identifies and acknowledged as forming part of contract dated March 11, 1907
John S. Hill
The Hill & Wilson Co.



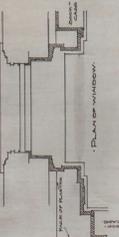
QUARTERED WHITE OAK



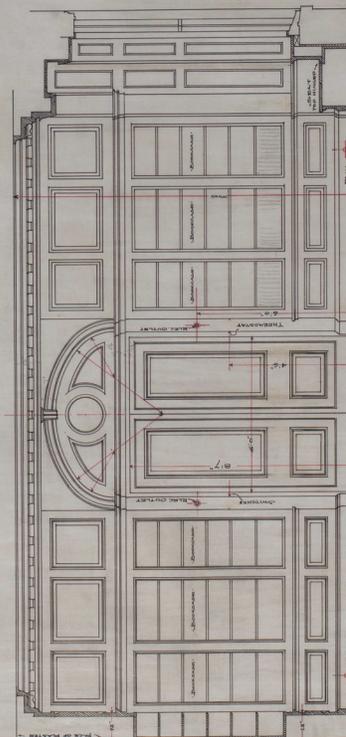
SIDE VIEW OF CAPITAL



ELEVATION LOOKING WEST



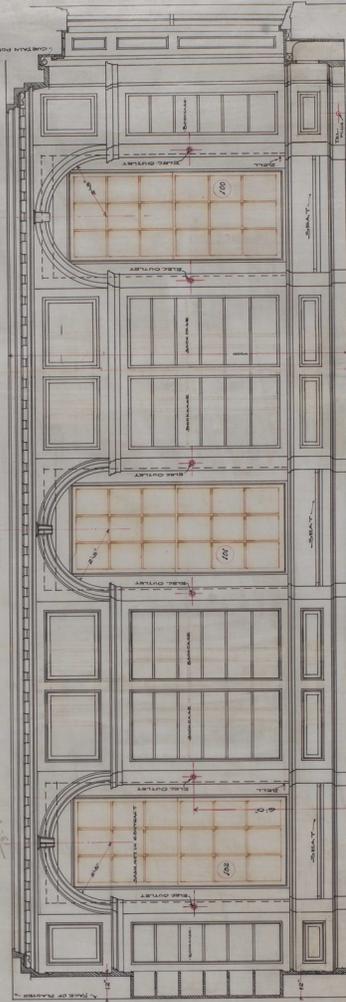
PLAN OF WINDOW



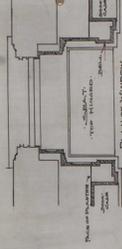
ELEVATION LOOKING EAST



HORACE TOWNHARRE
 ARCHITECT
 215 N. 5TH ST.
 PHILADELPHIA, PA.

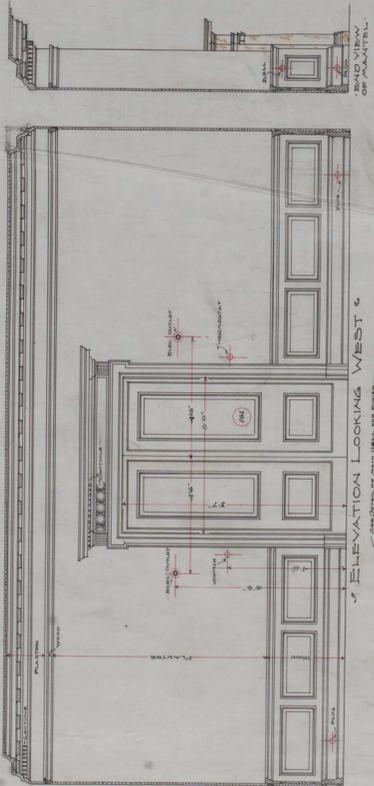


ELEVATION LOOKING SOUTH

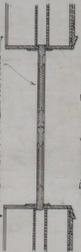


WORK NO. 1906
 SHEET NO. 75
 SCALING
 JAN. 25 RD. 1907
 PLAN OF WINDOW

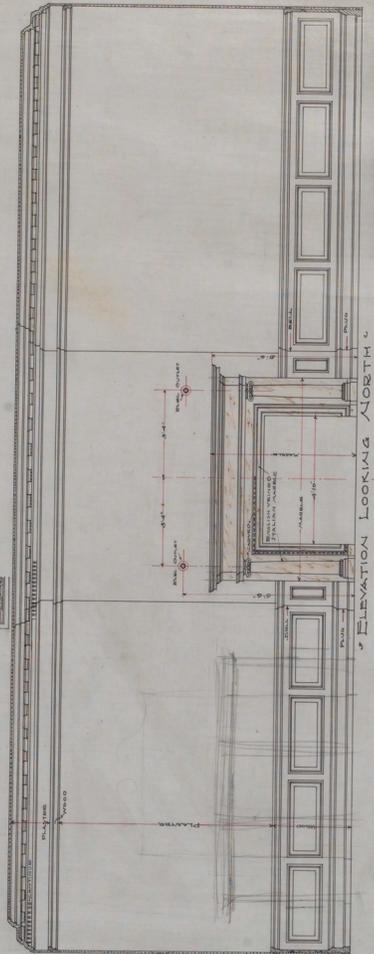
DETAILS OF INTERIOR FINISH
 LIBRARY
 RESIDENCE FOR MR. EDGAR T. SCOTT
 LANDOWNE PA.



ELEVATION LOOKING WEST



PLAN OF WINDOW



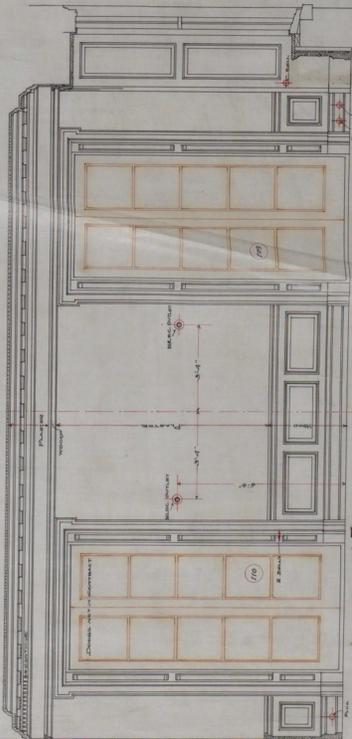
ELEVATION LOOKING NORTH



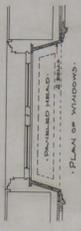
PLAN OF WINDOW

classified and acknowledged as
forming part of patent act
dated March 11, 1907
James T. Scott
The Trade & Calligraphy Dept. Co.

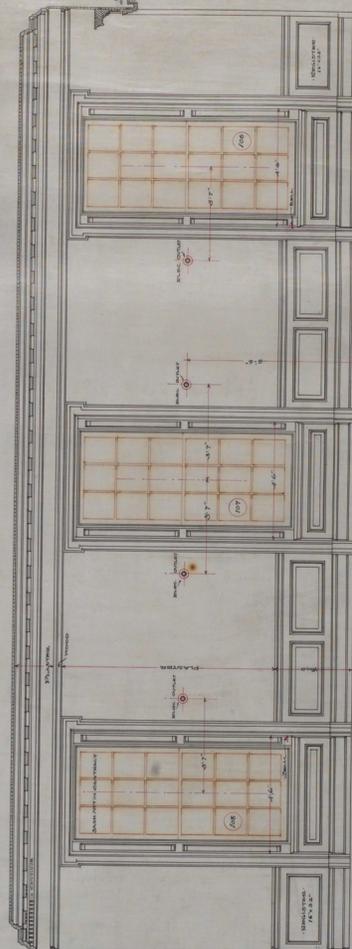
WHITE PINE
MAHOAGANY DOORS
CHERRY CASE & WAINSCOT



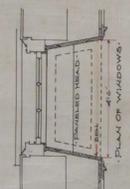
ELEVATION LOOKING EAST



PLAN OF WINDOW



ELEVATION LOOKING SOUTH

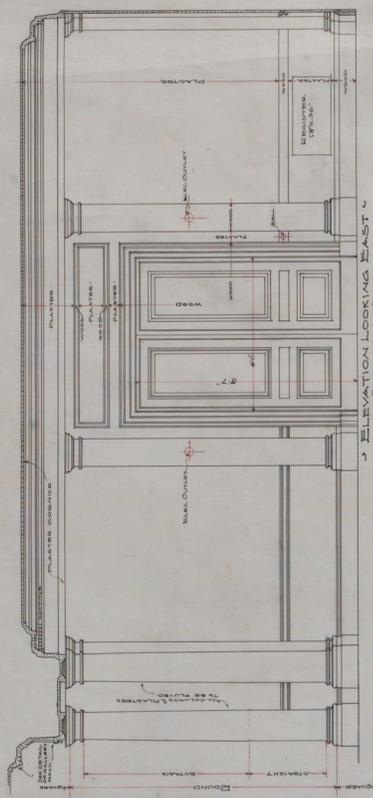


PLAN OF WINDOW

DETAILS OF INTERIOR FINISH
LIVING ROOM
RESIDENCE FOR MR. EDGAR T. SCOTT
LANSDOWNE PA.

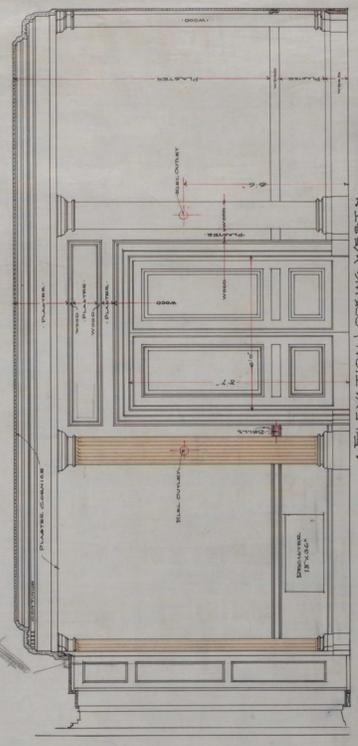
WORK NO. 1926
SHEET NO. 75
SCALE 3/8" = 1'-0"
JAN. 18TH, 1907

HOOPER BROS. ARCHT.
1402 LANTANA BLDG.
PHILADELPHIA PA.



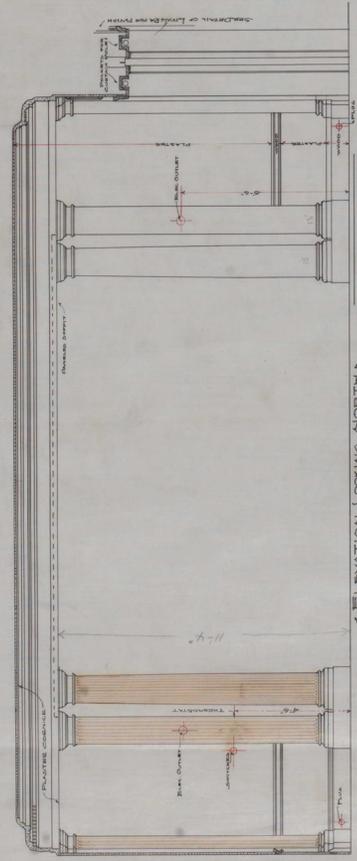
ELEVATION LOOKING EAST
DOORS TO HALLWAY

WHITE PINE DOORS
MAHOAGANY DOORS
CUSTOM MADE 3/4"



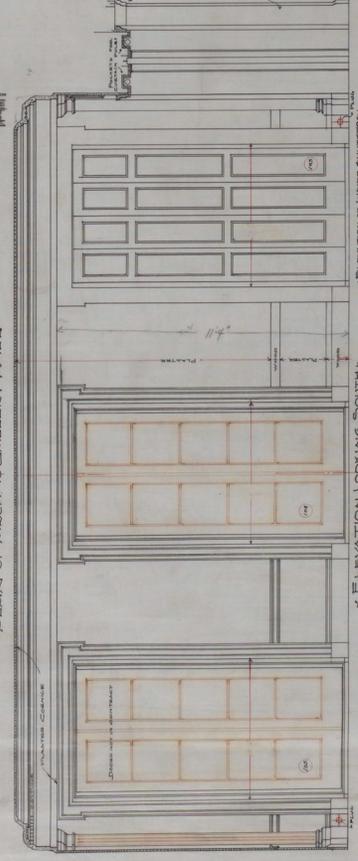
ELEVATION LOOKING WEST
DOORS TO HALLWAY

Identified and acknowledged as
forming part of contract
dated March 11, 1907
The Wells & Kellogg Co.
WORK NO. 1906.
SHEET NO. 177.
JAN. 23RD. 1907.



ELEVATION LOOKING NORTH
DOORS TO HALLWAY

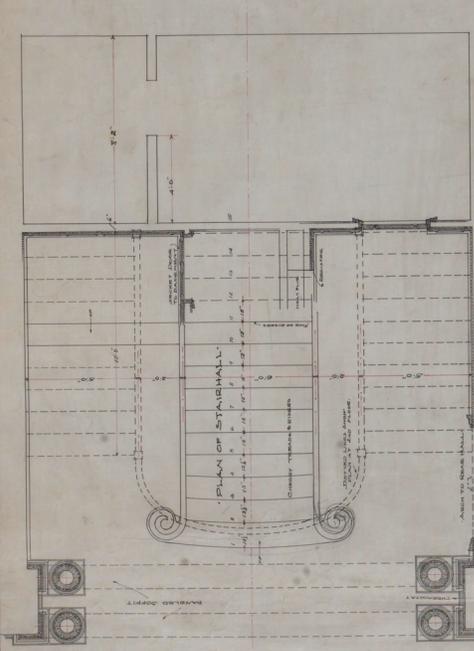
WHITE PINE DOORS
MAHOAGANY DOORS
CUSTOM MADE 3/4"



ELEVATION LOOKING SOUTH
DOORS TO HALLWAY

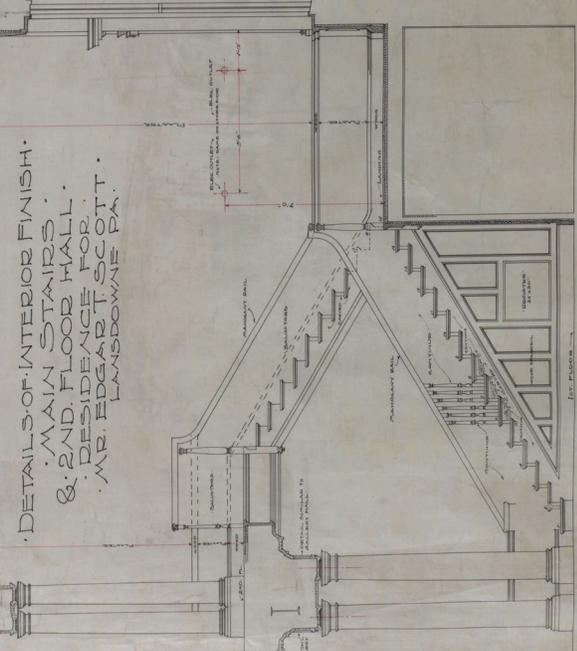
DETAILS OF INTERIOR FINISH
MAIN HALL
RESIDENCE FOR MR. EDGAR T. SCOTT
LANSDOWNE PA.

WELLS & KELLOGG
ARCHITECTS
PHILADELPHIA PA.

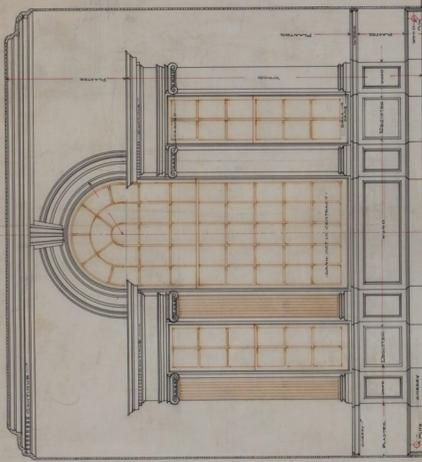


WHITE PINE
 MAHOGANY DOORS

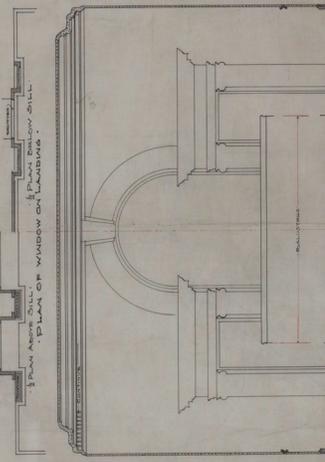
DETAILS OF INTERIOR FINISH
 MAIN STAIRS
 & 2ND FLOOR HALL
 RESIDENCE FOR
 MR. EDGAR T. SCOTT
 LANSDOWNE PA.



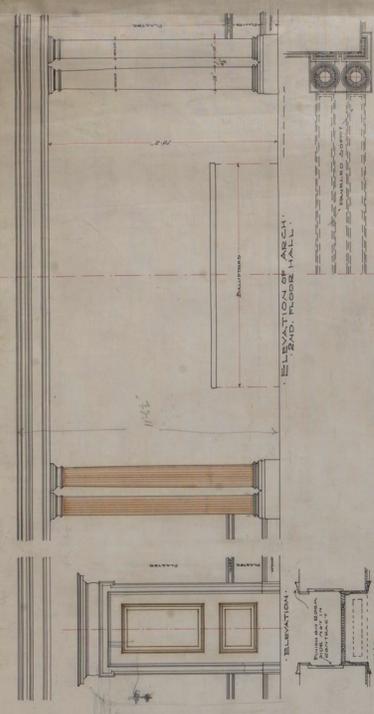
GENERAL SECTION
 FOR FINISH



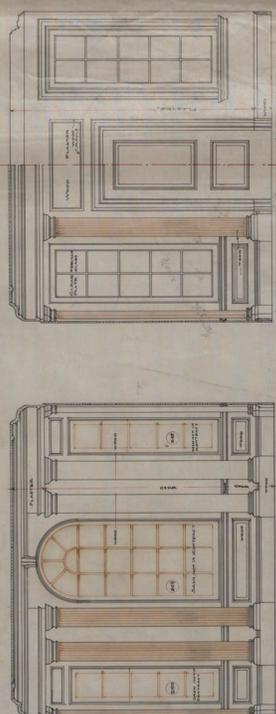
ELEVATION OF WINDOW ON LANDING
 PLAN WINDOW SILL
 PLAN OF WINDOW ON LANDING



ELEVATION
 PLAN OF WINDOW ON LANDING



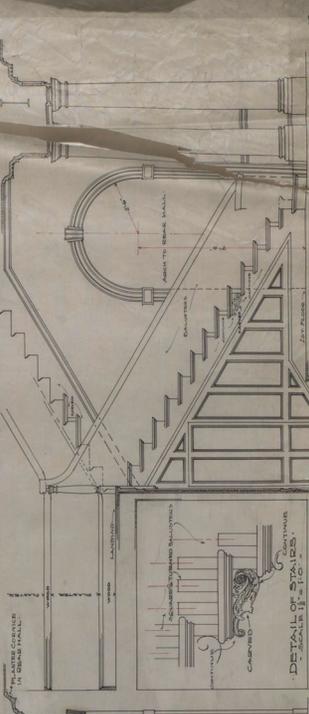
ELEVATION OF ARCH AND DOOR SILL
 PLAN OF ARCH



ELEVATION
 PLAN OF ARCH



PLAN OF DOOR
 ELEVATION

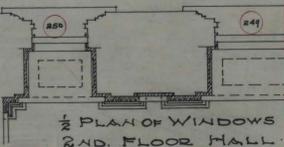
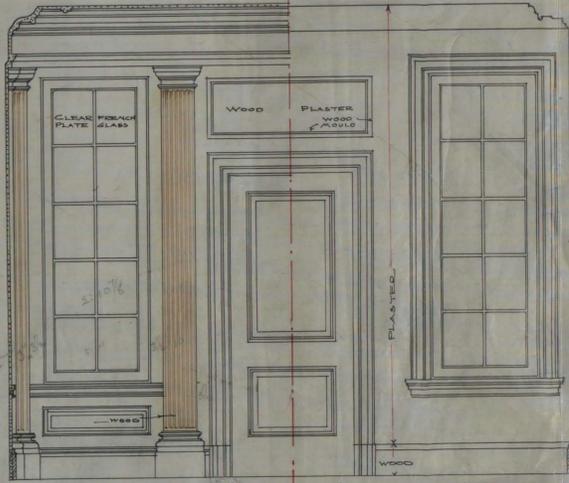
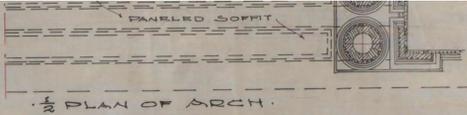


GENERAL SECTION
 DETAIL OF STAIRS

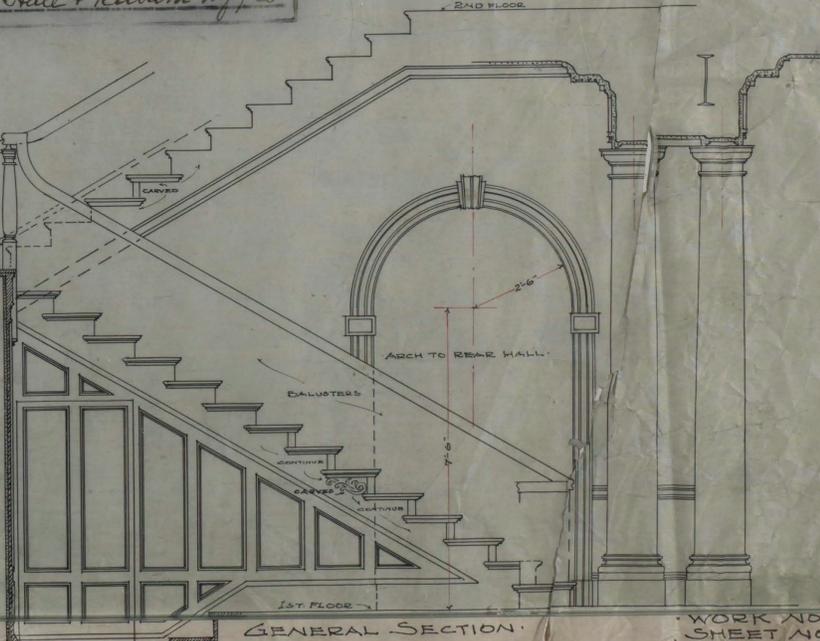
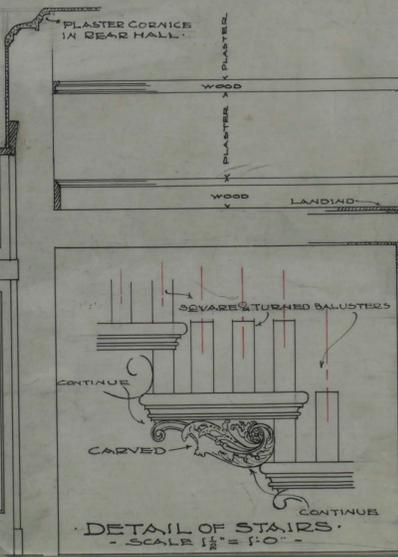
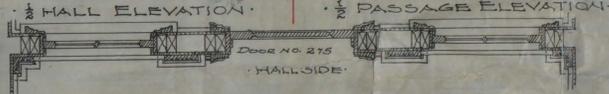
Identified and acknowledged as forming part of contract dated March 11, 1907 between Messrs. J. C. Smith & Co. Architects and The W. B. & W. B. Co. Builders

WORK NO 1906
 SHEET NO 85
 FEB. 14. 1907

TYPICAL PLAN
DOORS IN 2ND FL. HALL
Nos. 254-262-263-281-284
AND FINISH FOR OPENING NO. 276

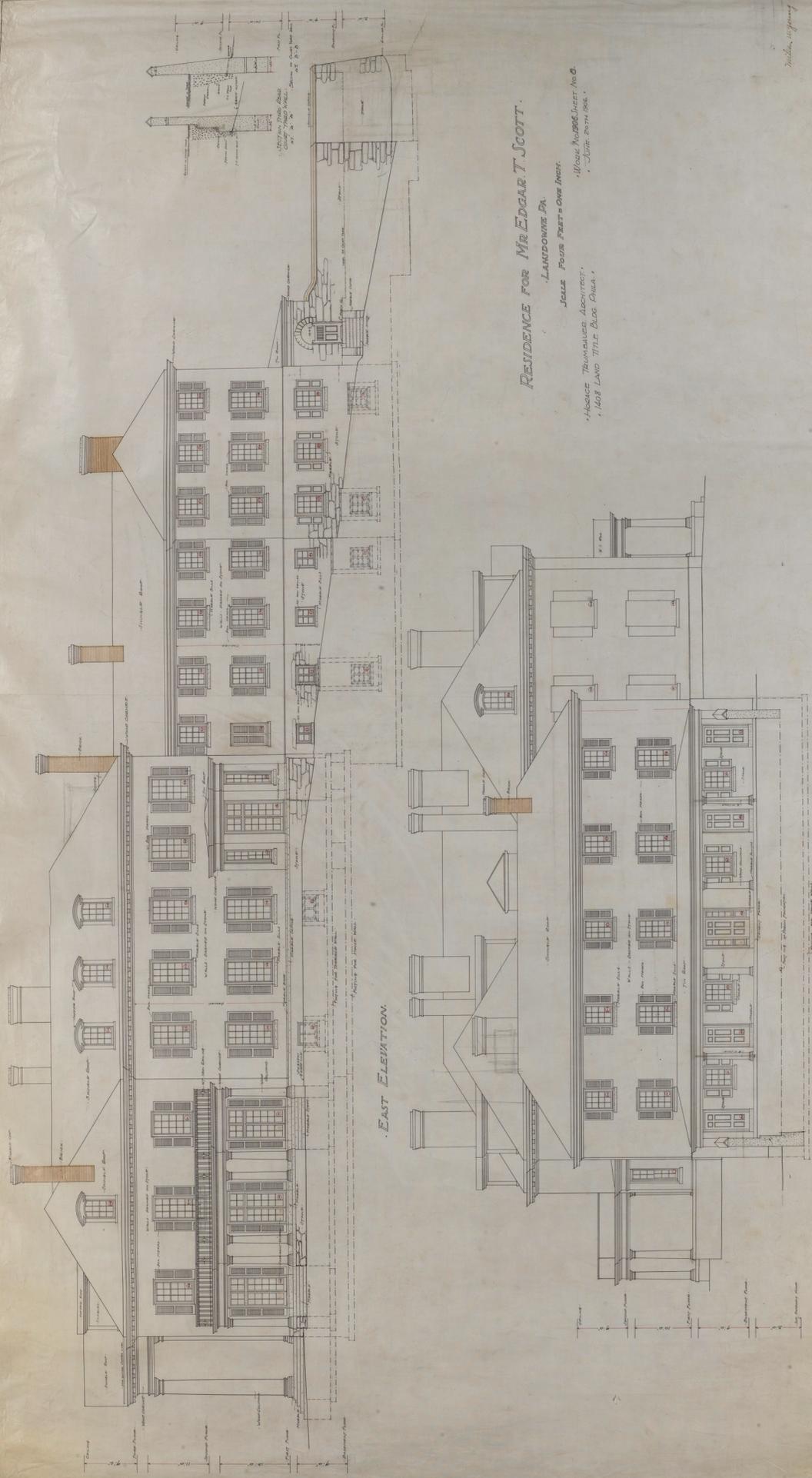


Identified and acknowledged as
forming part of contract
dated *March 11-1907*
Edgar J. Scott
The Hale & Kilburn Infy Co



WORK NO. 1906
SHEET NO. 85
SCALE: 1/2" = 1'-0"
FEB. 14TH, 1907

SECRET DOOR
TO BASEMENT
WHITE PINE



RESIDENCE FOR MR. EDGAR T. SCOTT.

LANDINGS DR.

Scale Four Feet = One Inch.

House Telephone No. 8.

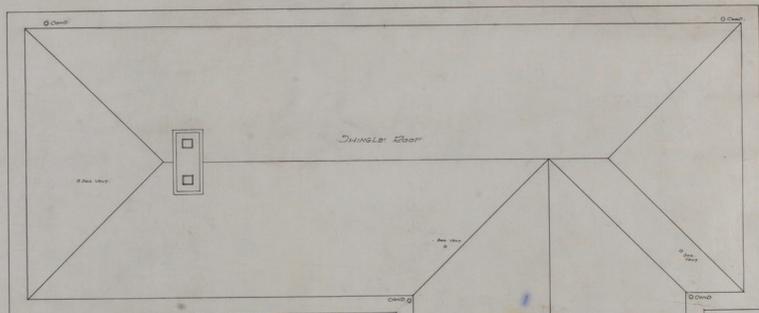
1, 1408 LAND TITLE BLDG. CHICAGO.

W. H. R. S. 1907

EAST ELEVATION.

NORTH ELEVATION.

R.



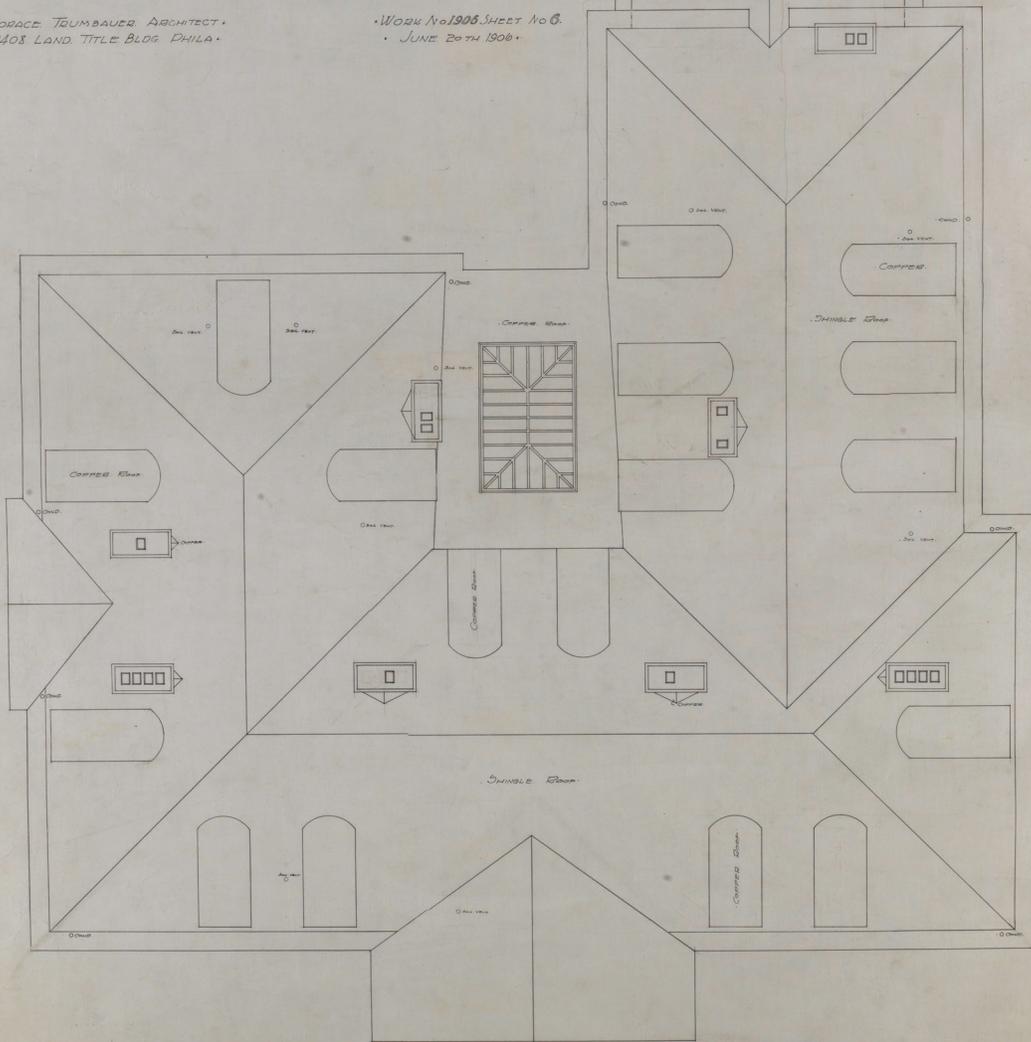
RESIDENCE FOR MR EDGAR T SCOTT.

LANSDOWNE PA.

SCALE FOUR FEET = ONE INCH.

HORACE TRUMBAUER ARCHITECT.
1408 LAND TITLE BLDG. PHILA.

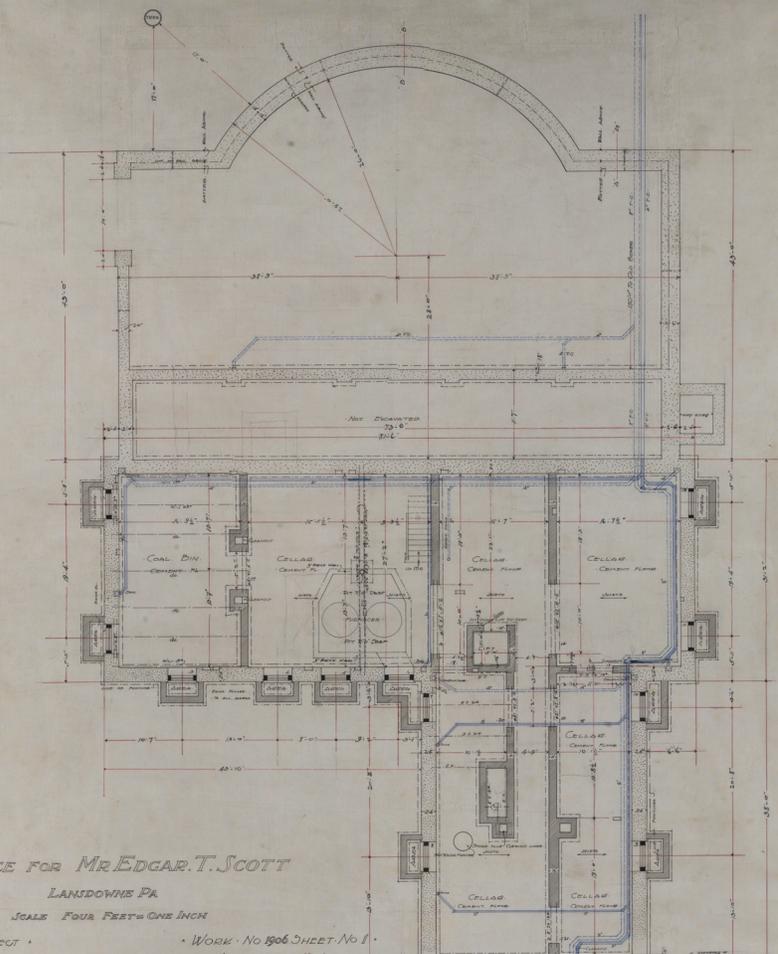
WORK No 1908 SHEET No 6.
JUNE 20TH 1908.



ROOF PLAN.

Sept 18 1908
Wm W. Garrison

R.



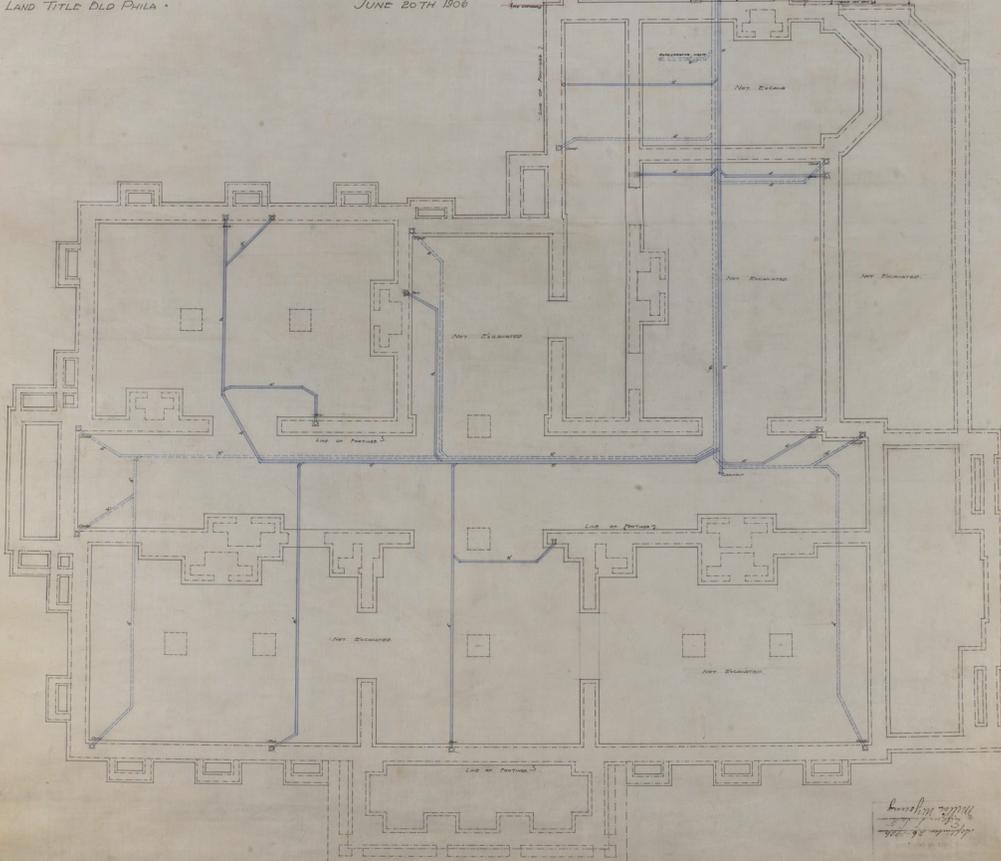
RESIDENCE FOR MR. EDGAR T. SCOTT

LANSDOWNE PA

SCALE FOUR FEET = ONE INCH

HORACE TRUMBULL ARCHITECT
 408 LAND TITLE BLD PHILA

WORK NO 1506 SHEET NO 1
 JUNE 20TH 1906



SUB-BASEMENT PLAN

S.B.

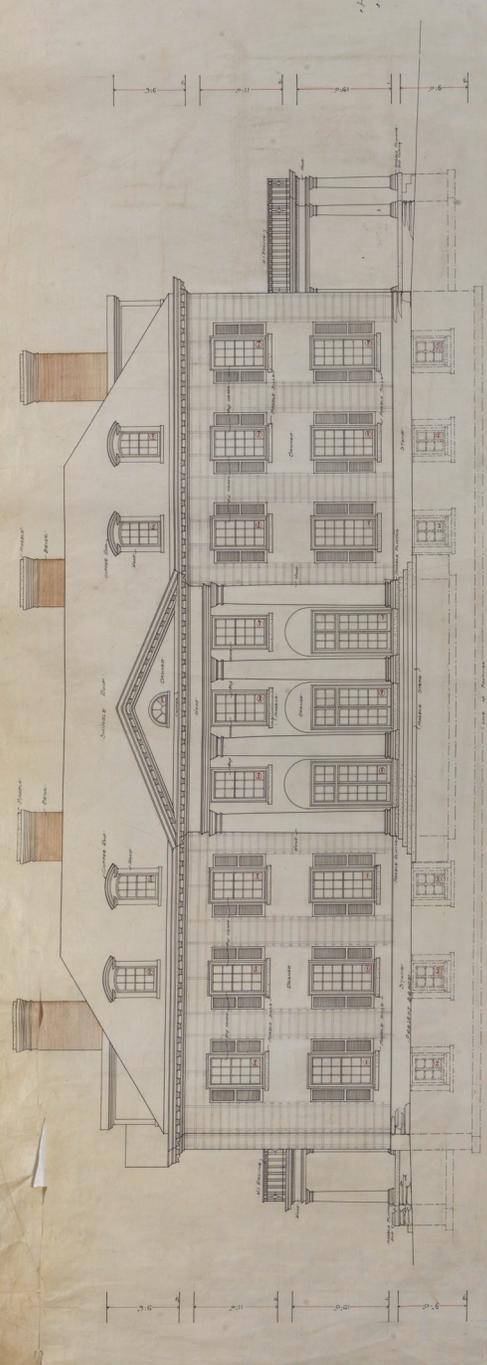
Handwritten notes:
 Checked by
 Miller
 1906

RESIDENCE FOR MR EDGAR T. SCOTT.

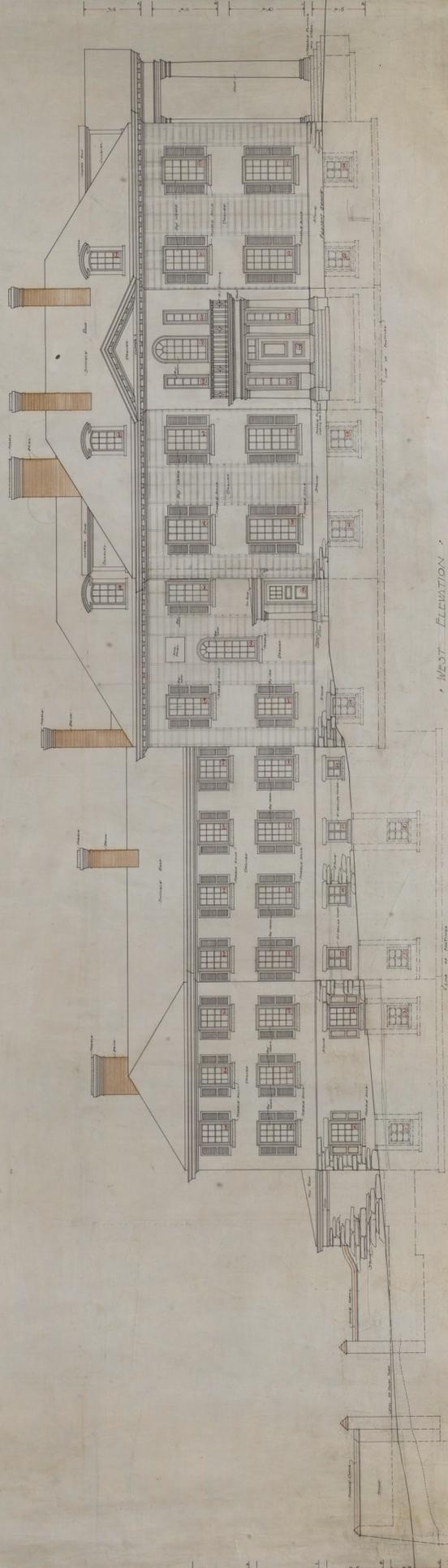
LANDOWNE, PA.

SCALE FOUR FEET TO ONE INCH.

HOUSE, TENEMENTS, AND OFFICE.
1, 402 AND 712E BLS PHILA.,
JAN. 25TH 1886.



SOUTH ELEVATION



WEST ELEVATION

Copyright 1886
Edgar T. Scott
Architect

RESIDENCE FOR MR EDGAR T. SCOTT - LANDOWNE, PA.