

SOLEBURY TOWNSHIP 202 PROPERTY ADVISORY COMMITTEE

May 24 2023– 7:00 P.M.

Hybrid Meeting

MEETING MINUTES

Attendance: Nancy Stock-Allen, Chair, Peter Brussock, Vice-Chair, Nancy Minich, Robert Chase Palmer, Joanne Reszka, Rickie Yudin, Robin Seiz, Per von Zelowitz, Barbara Zietchick, Kevin Morrissey, Supervisor Liaison, Erika Canterbury, Administrator. Absent: Hanna Howe, Supervisor Liaison, and Kay Reiss.

Zoom recording was turned on.

I. The meeting was called to order.

II. Approval of Minutes – April 26, 2023

Upon a motion by Mr. Brussock, seconded by Ms. Reszka, the Minutes of April 26, 2023 meeting were unanimously approved.

III. New Business

A. Subcommittee 1: Vision, Mission, and Principles for 202 Property – Followed by Committee Discussion

1. Ms. Seiz set the objectives for discussion and asked that the committee do a high-level focus on what the committee sees/envisions for project. Ms. Stock Allen added the four principles proposed as guiding principles were ranked in order of most popular as selected by committee members in April meeting.
2. Ms. Seiz presented proposed Vision, Statement and Guiding Principles and asked for committee to provide feedback. She reminded the committee these should be high level and were not intended to be detailed in nature (copy of which is attached).
Highlights Included: Crafting and selecting succinct verbiage for the Vision and Mission Statement that embodies committee intentions for property to be voted on in June 28th meeting.
Additional discussion surrounded around the Guiding Principles of: Inclusive Design, Smart/Sustainable Design, Solebury Culture, and Building Community. The committee focused on language and specific concepts to include in the supporting points for each guiding principle.
3. Updated version of the Vision, Statement and Guiding Principles will be circulated to the Committee in advance of the June meeting where the Committee will vote on approval.

B. Chair's Explanation of: Concept Development Process and Timeline

Ms. Stock-Allen led the committee review of focus issues and the upcoming schedule of committee member presentations.

Highlights Included: Explanation of how committee processes should look going forward. Any project examples included should only be used as concepts for idea building (copy of which is attached).

Additional Highlights: Mention of various committee members "idea gathering" presentations in June and July: Peter Brussock – Sustainability, Joanne Reszka – Passive Parks, Nancy Stock-Allen – Natural Playgrounds and Multi-Age Playgrounds, Rickie Yudin – Possible Park Features/Structures, Robert Chase Palmer – Community Gardens.

1. Workbooks handed out with pages for note taking and helping members be mindful of how presentations relate to Guiding Principles.

IV. Presentation

A. Nancy Minich – Committee Landscape Architect

The presentation's purpose was to share an overview of the master planning process and demonstrate how a designer and landscape architect are involved, to illustrate process through sharing actual projects, and suggesting sustainable materials and ideas. Ms. Minich focused on examples of favorite projects and how each projects' planning process and notable features might be considered for the 202 Property (copy of which is attached). A question and answer session followed.

1. Highlights Included: DCNR definition, master planning process overview from various projects that would be of interest to the committee, views and processes for community involvement in planning, an example of a project funded through resources other than DCNR, and concepts and materials used for sustainable design such as porous pavers and solar lighting.
2. Additional Highlights: information regarding using native plants and species in park projects, township/municipality requirements to do so, as well as sustainable uses and applications for grasses, flowers, and plants. The importance of signage which informs as well as educates residents and park visitors on the use of such natural applications.
3. ADA accessibility challenges was discussed and how these challenges were addressed on a particular project by informing the user via trail maps and allowing the user to decide what they are able to navigate.

**Nancy Stock-Allen announced she put in a request to the Township Manager for a basic figure eight trail to be mowed through the 202 Property. This would allow committee members and residents to be able to walk the property and begin to use the space. It will take some time for grass to grow and trail to become apparent.

***Peter Brussock, along with his firm, to supply an accurate base map of 202 Property for the committee to use. Nancy Stock-Allen to supply exiting plans/resources/etc. for project. Subsequently, the Township decided not to supply the existing plans/resources/etc. as they are not regarded as needed to meet the Committee's mission.

V. Upcoming Meetings – Tentative agenda

A. June 28th at 7:00pm

- a. Subcommittee 1 Presentation of Revised: Vision, Mission, and Principles for 202 Property -Followed by Committee Discussion and Possible Vote.
- b. Peter Brussock – Sustainability Presentation
- c. Joanne Reszka – Passive Parks Presentation

B. Nancy Stock-Allen would like to present approved 202 Property Committee: Vision, Mission, and Principals along with update of committee progress to BOS at July 18th Meeting.

VI. Public Comment

- John DeAndrea, resident, appreciated the insightful presentation and commented on how Ms. Minich's discussion of natural applications had him thinking about grass cutting. He stated the discussion of year-round use made him think about winter and how Yardley Borough has a manmade pond. He would like to see the township develop a pond that could encourage toy boat sailing in the spring and fall and in the winter, there could be activities like ice skating.

VII. Adjournment

The work session adjourned at 8:51 p.m.

Respectfully submitted
Erika Canterbury



The Master Planning Process
Solebury Township 202 Property Committee

Nancy A. Minich, HTR, RLA, MIA
NAM Planning & Design, LLC
landscape architecture planning restoration horticultural therapy
P.O. Box 86, Lahaska, PA 18933


May 24, 2023

PURPOSE OF PRESENTATION:

- **Review master planning process**
- **Illustrate process via NAM's actual projects**
- **Suggest sustainable materials & ideas**

The Master Planning Process

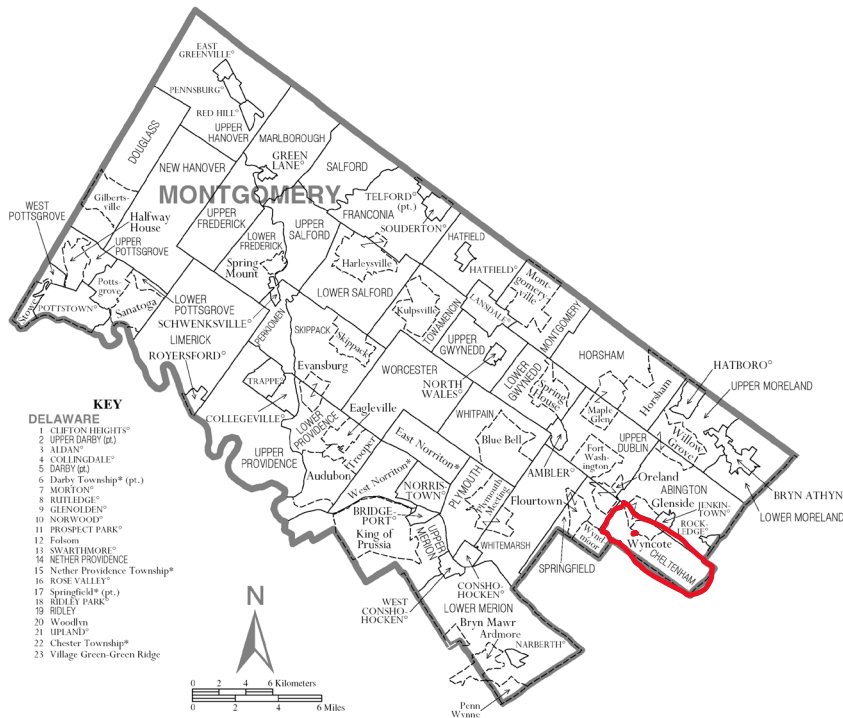
DCNR requires a steering committee to work with the landscape architect throughout the master planning process

1. Develop **Base Map**: with contours, buildings, roads...
2. **Inventory: Map & Research**  2. **Develop Community Surveys & Key Person Interviews**
 - Natural Resources: geology, hydrology, soils, plants...
 - Built /Man-made Resources: roads, walkways, signage, traffic...
 - Historic/Cultural Resources: if any
3. Conduct **Analysis**: Summarize inventory & community findings with project goals
4. Develop **Conceptual Designs**
5. Develop **Final Design**
6. **Implementation**

Curtis Arboretum Conservation & Landscape Management Plan

Elkins Park, Cheltenham Twp, PA (85 acres)

2016





CYRUS H. K. CURTIS (1850 - 1933)

Founder of Curtis Publishing Co., which published *The Saturday Evening Post*, *Ladies' Home Journal* and *The Philadelphia Inquirer*. Curtis came to Philadelphia for 1876 Centennial and remained. Lived near here at Lyndon, his home from 1891-1933. Only Curtis Hall (1903), the home's music room, remains. The grounds, designed by landscape architect Frederick Law Olmsted, form Curtis Arboretum, later acquired by Cheltenham Township for public use.

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

2005 ©

Project Goals

Township of Cheltenham

DCNR-funded Project

- Develop the long-term plan for the design and historic renovation of the Arboretum and overall site.
- Develop long-term property management strategies to preserve the historic and natural resources.
- Innovation of recreational and/or educational activities.
- Document the historic landscapes and pursue designation as a Historic American Landscape Survey (HALS) site according to the National Park Service standards.

Key Person Interviews & Community Survey Summary

- **OVERALL the PUBLIC LOVES CURTIS ARBORETUM.**
- **What people liked most about Curtis:** history, architecture, trees, peace and solitude, pond, the creek.
- **If programs developed:** self-guided tours, guided walks, labeled plant material, lectures, special workshops, permanent exhibits, geotagging, CSA/ farmers market, permaculture.
- **People want to learn more about** the Curtis family, the architecture, the landscape, the Olmsted Brothers.
- **68%** felt that the park is not being utilized to its maximum potential.
- **70%** felt **maintenance was inadequate.**
- **68%** felt **trails inadequate.**
- **77%** said they would use the park more often **if walking & bike access were improved.**
- **75%** of the 50 surveys respondents do not use the dog park: **most of the users are non-residents.**

Resource Inventory & Analysis

The Built Environment

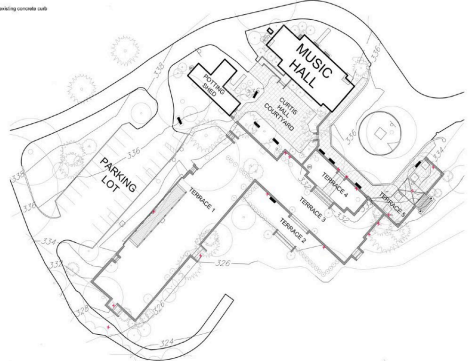
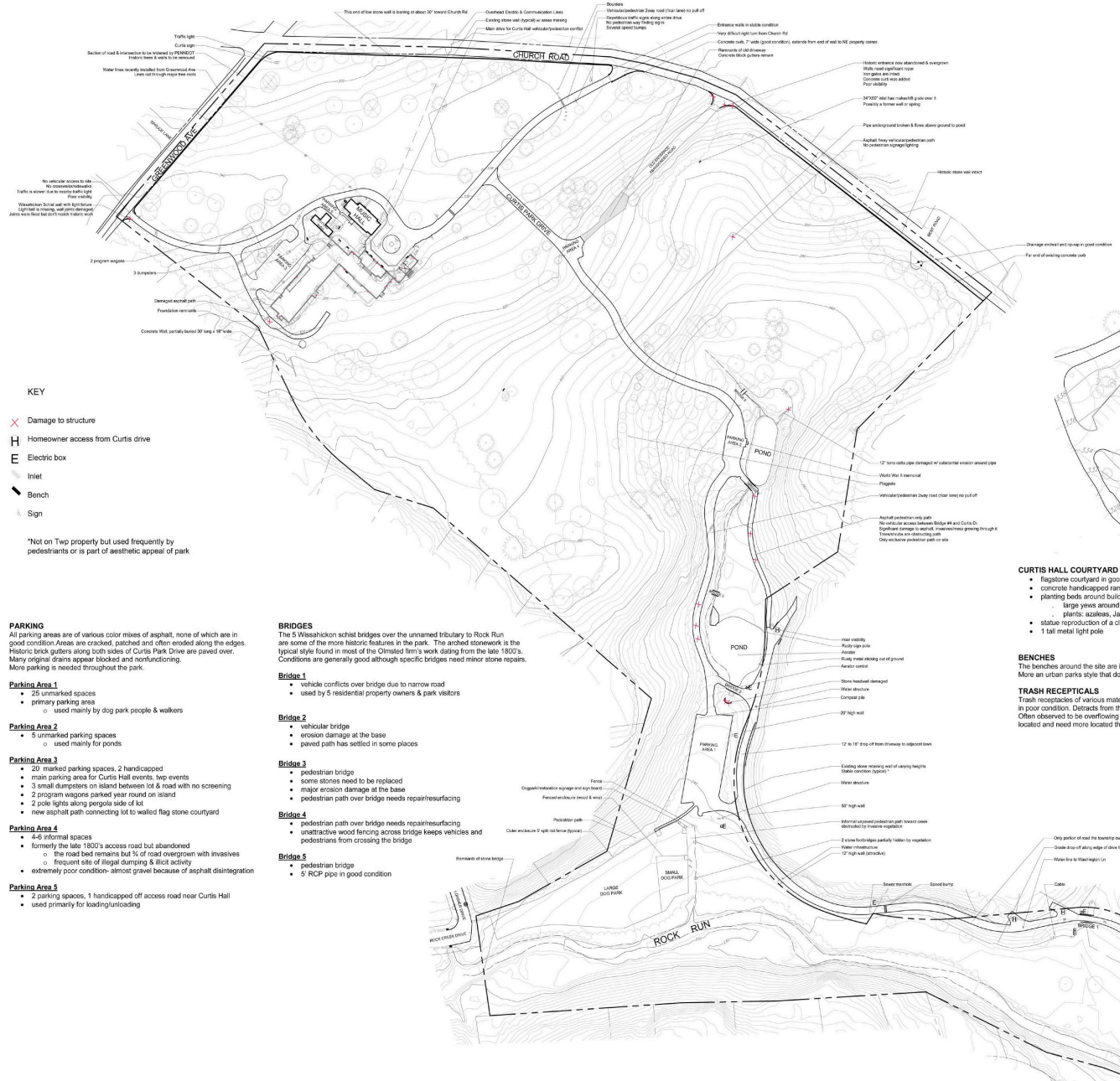
The Natural Environment

The Historic Environment

Man-made Resource Inventory Map
**CURTIS ARBORETUM
 CONSERVATION & LANDSCAPE
 MANAGEMENT PLAN**
 Church Road & Greenwood Avenue, Wyncote, PA

Township of Cheltenham
 8210 Old York Road, Elkins Park PA 19027

SVA Planning & Design, LLC Founded in 1978 DCHM



KEY

- X Damage to structure
- H Homeowner access from Curtis drive
- E Electric box
- Inlet
- Bench
- Sign

*Not on Two property but used frequently by pedestrians or is part of aesthetic appeal of park.

PARKING
 All parking areas are of various color mixes of asphalt, none of which are in good condition. Areas are cracked, patched and often eroded along the edges. Historic brick gutters along both sides of Curtis Park Drive are paved over. Many original drains appear blocked and nonfunctioning. More parking is needed throughout the park.

Parking Area 1

- 25 unmarked spaces
- primary parking area
- used mainly by dog park people & walkers

Parking Area 2

- 5 unmarked parking spaces
- used mainly for ponds

Parking Area 3

- 20 marked parking spaces, 2 handicapped
- main parking area for Curtis Hall events, swap events
- 3 small dumpsters on island between lot & road with no screening
- 2 program wagons parked year round on island
- 2 pole lights along pergola side of lot
- new asphalt path connecting lot to walled flag stone courtyard

Parking Area 4

- 4-8 informal spaces
- formerly the late 1930's access road but abandoned
- the road bed remains but 1/3 of road overgrown with invasives
- frequent site of illegal dumping & illicit activity
- extremely poor condition - almost gravel because of asphalt disintegration

Parking Area 5

- 2 parking spaces, 1 handicapped off access road near Curtis Hall
- used primarily for loading/unloading

BRIDGES
 The 5 Wreathickon achial bridges over the unnamed tributary to Rock Run are some of the more historic features in the park. The arched stonework is the typical style found in most of the Olmsted firm's work dating from the late 1800's. Conditions are generally good although specific bridges need minor stone repairs.

Bridge 1

- vehicle conflicts over bridge due to narrow road
- used by 5 residential property owners & park visitors

Bridge 2

- vehicular bridge
- erosion damage at the base
- paved path has settled in some places

Bridge 3

- pedestrian bridge
- some stones need to be replaced
- major erosion damage at the base
- pedestrian path over bridge needs repair/resurfacing

Bridge 4

- pedestrian path over bridge needs repair/resurfacing
- unattractive wood fencing across bridge keeps vehicles and pedestrians from crossing the bridge

Bridge 5

- pedestrian bridge
- 5" RCP pipe in good condition

CURTIS HALL COURTYARD

- flagstone courtyard in good condition
- concrete handicapped ramp at main entrance
- planting beds around buildings & walls
- large yews around pedestrian access points
- plants: azaleas, Japanese maple, holly, sassafras
- statue reproduction of a classical female
- 1 tall metal light pole

BENCHES
 The benches around the site are incongruous with garden and building styles. More an urban park style that doesn't match park's historic context.

TRASH RECEPTACLES
 Trash receptacles of various materials mostly recycled metal barrels in poor condition. Distracts from the aesthetic character of the park. Often observed to be overflowing with trash. Receptacles are not ideally located and need more located throughout the site.

TERRACES
 The terraces are part of the formal gardens partially designed by the Olmsted Brothers firm & architect Pedersen who redesigned some of Curtis Hall in the late 1930's. Major repairs have been made to specific features in the past.

Terrace 1 - areas around Curtis Hall

- limestone walls & decorative columns needs minor repairs
- grand staircase needs major repairs
- 6" step severely broken
- uneven flagstone paving at the top of the staircase

Pergola

- timber roof with concrete columns
- wisteria and bittersweet overgrown on roof
- lion face fountain is weathered, but stable
- concrete fountain basin needs repairs

Railings / balustrades

- concrete balustrade in good condition
- major repairs made in last decade

Terrace 2

- only terrace without railings
- walls connect to terrace 3 with concrete columns
- damage to some of the walls & columns
- 8' pivot hedge in front of terrace

Terrace 3

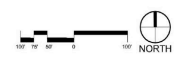
- significant damage to wall & column along SE side
- 4 formally aligned 15' bonneted hedge
- English ivy invading beds & walls

Terrace 4

- flagstone walk with cobbles inlays
- severe damage to column & base of wall

Terrace 5

- limestone walls with the most ornate columns & curbs
- flagstone with cobbles inlays in X format is cracked in places
- damage to railings
- significant damage to wall along SW side of terrace
- historically, there were 8 tree pits with Linden trees; only 4 trees remain





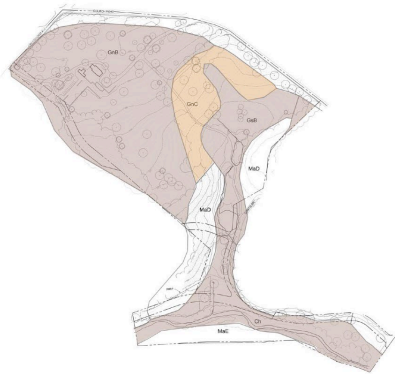






SHELBY COUNTY
PARKS DEPT.

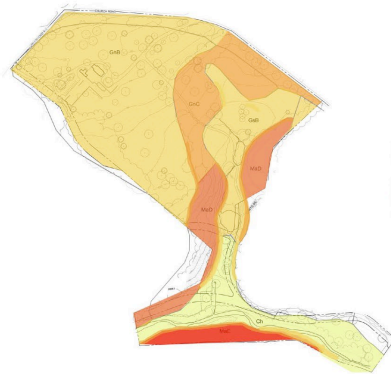




Soil Inventory

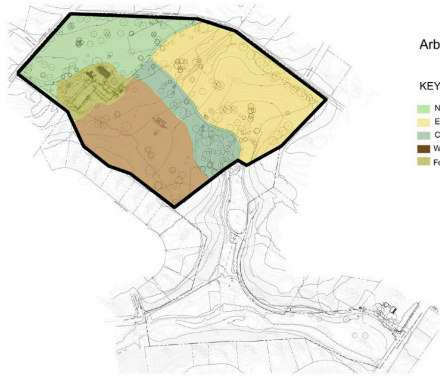
KEY
 Ch-Codorus silt loam
 GnB-Glenelig silt loam
 GnC-Glenelig silt loam
 GsB-Glenelig silt loam
 MaC-Manor loam
 MaD-Manor loam

Prime Agriculture
 Farmland of Statewide Importance



Slope Percent

KEY
 0-3% Ch-Codorus silt loam
 3-9% GnB-Glenelig silt loam
 9-15% GnC-Glenelig silt loam
 15-25% MaD-Manor loam
 25-35% MaC-Manor loam



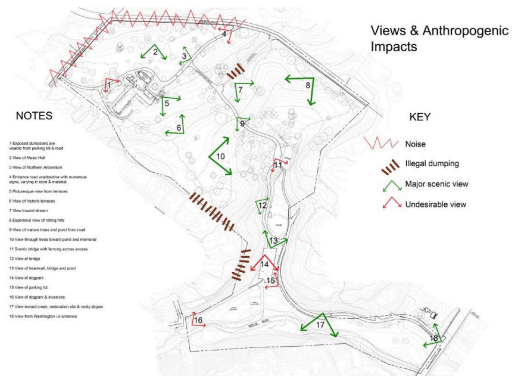
Arboretum Zones

KEY
 Northern Region
 Eastern Region
 Central Region
 Western Region
 Formal Garden



Program Areas

KEY
 Residential Edge
 Riparian Zone
 Woodland
 Arboretum
 Dog Park
 Harvest Festival hayride
 Cheltenham track team path
 Event stage
 Event overflow parking

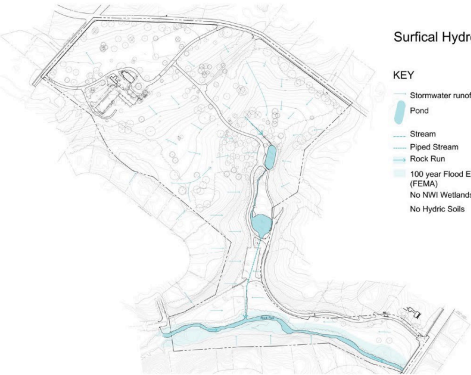


Views & Anthropogenic Impacts

NOTES

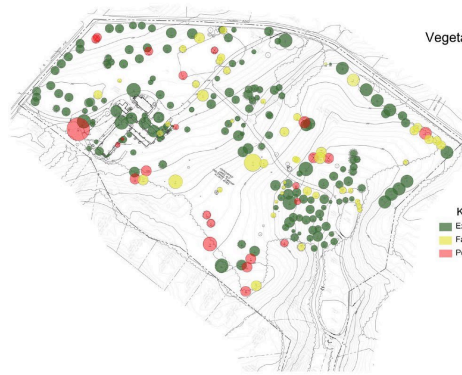
1. Existing building on site
2. New building
3. New building
4. Existing tree canopy with retention
5. New tree canopy
6. New tree canopy
7. New tree canopy
8. Existing tree canopy
9. New tree canopy
10. New tree canopy
11. New tree canopy
12. New tree canopy
13. New tree canopy
14. New tree canopy
15. New tree canopy
16. New tree canopy
17. New tree canopy

KEY
 Noise
 Illegal dumping
 Major scenic view
 Undesirable view



Surficial Hydrology Map

KEY
 Stormwater runoff
 Pond
 Stream
 Piped Stream
 Rock Run
 100 year Flood Elevation (FEMA)
 No NWI Wetlands
 No Hydric Soils



Vegetation Condition

KEY
 Excellent/Very Good/Good
 Fair
 Poor



Historic Land Use
 Early 1900's

KEY
 Greenhouse functions
 Agricultural area
 Spring & pond
 Woodland
 Lyndon mansion

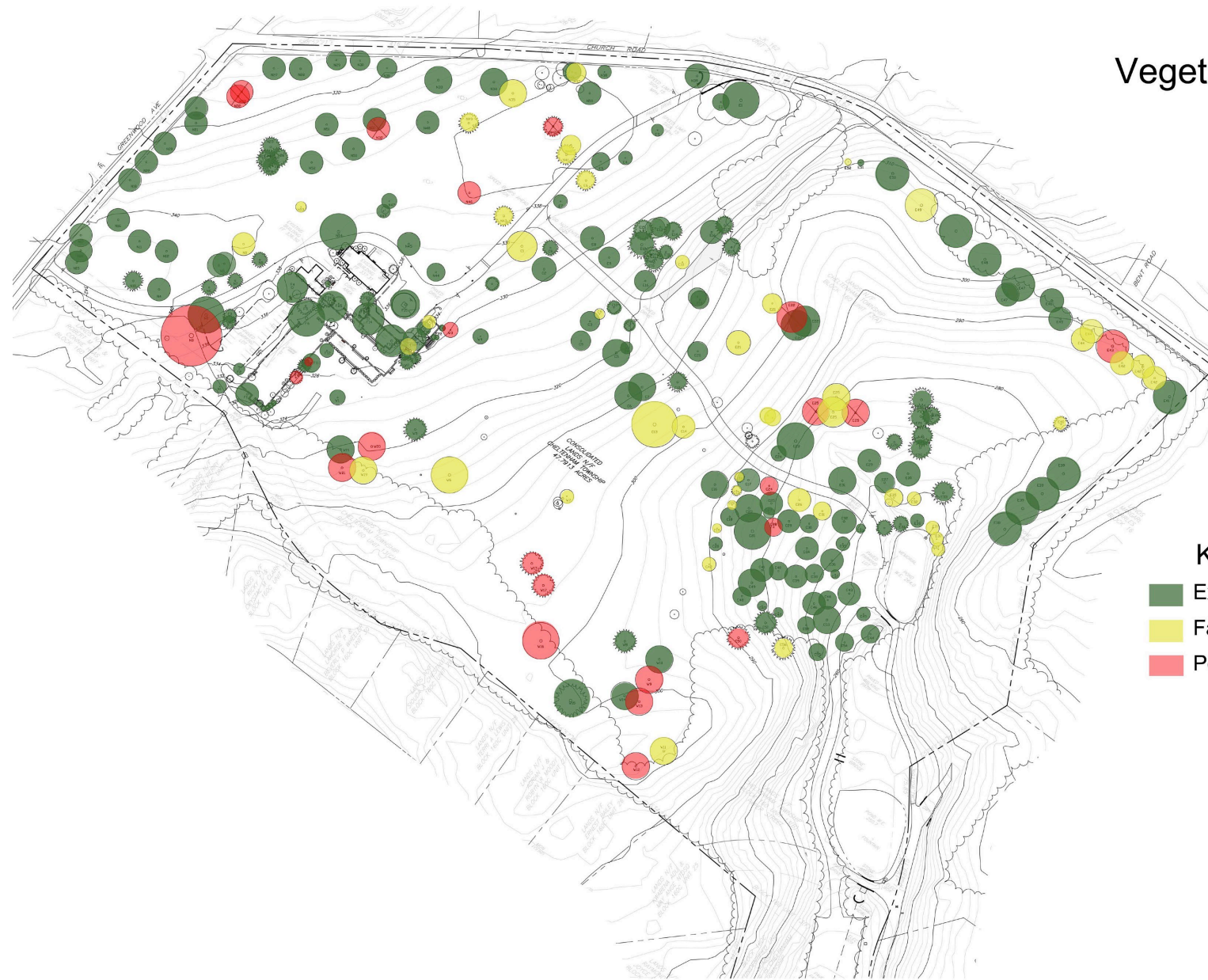
Natural area trees overgrown with vines



Katsura Grove

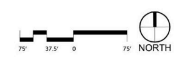


Vegetation Condition



KEY

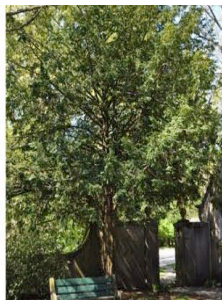
- Excellent/ Very Good/ Good
- Fair
- Poor





Notable Trees at Curtis Arboretum

1250 Church Road, Wyncote, PA



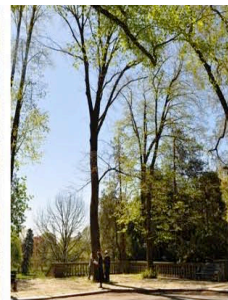
1. English Yew *Taxus baccata*

Yews were commonly used in Picturesque landscape plantings. There are several Yews found in and around the formal gardens at Curtis. These Yews are over 100 years old and in excellent condition.



2. Willow Oak *Quercus phellos*

This native Oak species is typically found in seasonally wet woods. It is unusual to see a Willow Oak of this age and caliper used in a formal setting such as this specimen tree at Curtis.



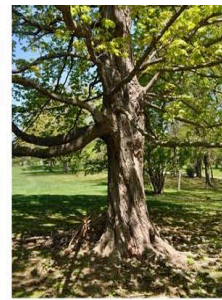
3. Lindens *Tilia sp.*

These Linden trees were part of the 1930s Olmstead Brothers design. Growing out of tree pits within an elaborate paving pattern, at the grand terrace overlooking the Arboretum area. Originally there were four tree pits, only two remain defined by the large Lindens.



4. White Pine *Pinus strobus*

This native White Pine is over 100 feet tall. This tree towers over the Arboretum and is visible as you enter the site. White Pine was commonly planted as an ornamental specimen tree in Picturesque landscapes, as it is growing at Curtis.



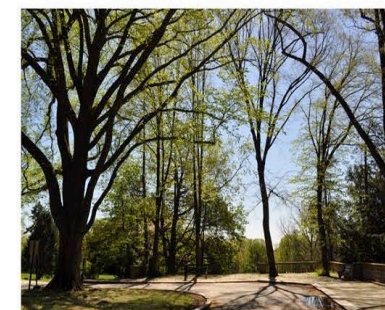
5. Sugar Maple *Acer saccharum*

This is one of the largest Sugar Maples in the region. Estimated to be older than 100 years with a caliper of 4 feet. This tree was possibly planted in the 19th century by Thomas Meehan for the Curtis family prior to the Olmstead Brothers plan.



6. Katsura Tree *Cercidiphyllum japonicum*

There are three unusually large, multistem Katsura trees in the central region of Curtis. The largest has a caliper of 5.5 feet.



Cheltenham Township is turning its attention to the restoration and enhancement of the Curtis Arboretum, a 70-acre area located in the Wyncote neighborhood of Cheltenham. The Curtis Arboretum has been frequented and beloved by many generations of our town's residents, and it hosts our annual Harvest Festival. The former Curtis Estate provides park goers with wonderful natural, historic, recreational, and architectural resources, its network of ponds and streams, and the elegant Curtis Hall.

In this planning effort NAM Planning and Design LLC is serving as the project consultant, along with volunteers serving on a Project Steering Committee. Together, they have been charged with planning the renovation of the Arboretum, and innovation of its recreational and/or educational activities. We welcome your help in meeting this challenge.

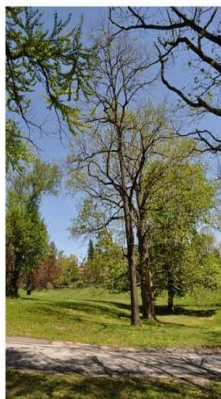
An exceptional collection of rare and unusual mature specimen trees and native woody plants flourish at Curtis Arboretum. Set amid rolling hillsides and pleasant vistas, there are over 200 notable trees in this historic landscape. This is a brief summary of some significant trees found here.

These trees are either unusual in age, size, or use in designed landscapes. Walk around and find these and other great trees at Curtis Arboretum!



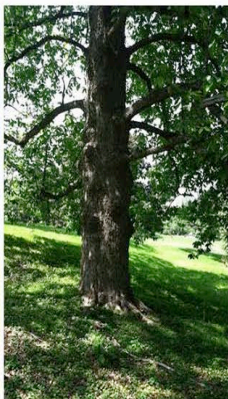
7. Pear Tree *Pyrus sp.*

Two very large Pear trees exist on site. These Pear trees may be remnants of a historic orchard that was possibly located on the Eastern side of Curtis.



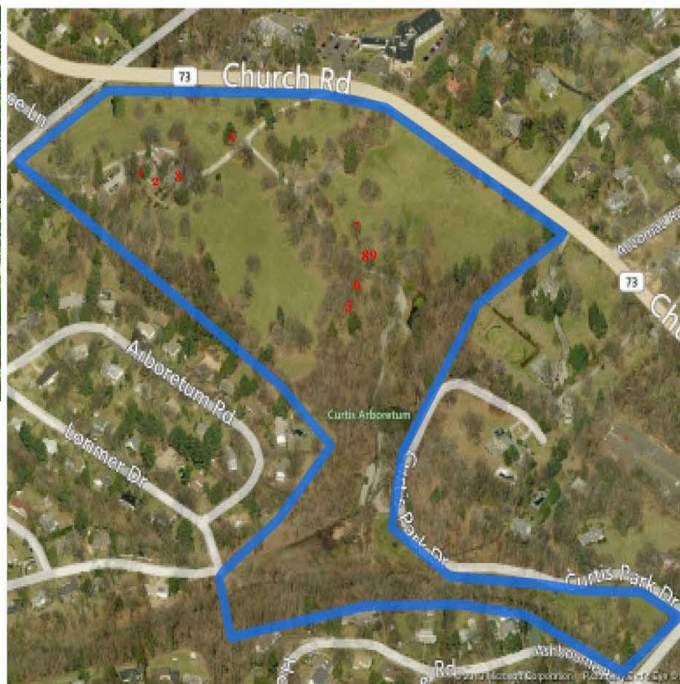
8. Persimmon *Diospyros virginiana*

An extremely large native tree with edible fruit. The tree is in excellent condition still producing fruit. It is unusual to see a Persimmon tree of this caliper. It is located in an area of the site that may have been an orchard or homestead area.



9. Cucumber Magnolia *Magnolia acuminata*

An extremely large specimen tree that is at least 120 years old. Predating the Olmstead Brothers plan. Possibly a Thomas Meehan planting over 3 feet caliper.



Birds-eye view of Curtis Arboretum.

Map courtesy of Rina Miano: www.rina.com/rina/

Significant trees – either size or species – have been included in a brochure NAM developed for the Township

Erosion from stormwater



Curtis is mowed too often and in the wrong places. Landscape practices in general are not environmentally sound especially the mowing and removal of leaves from property. The correct landscape plantings and practices can help improve water quality in the Tookany Creek.

Ponds







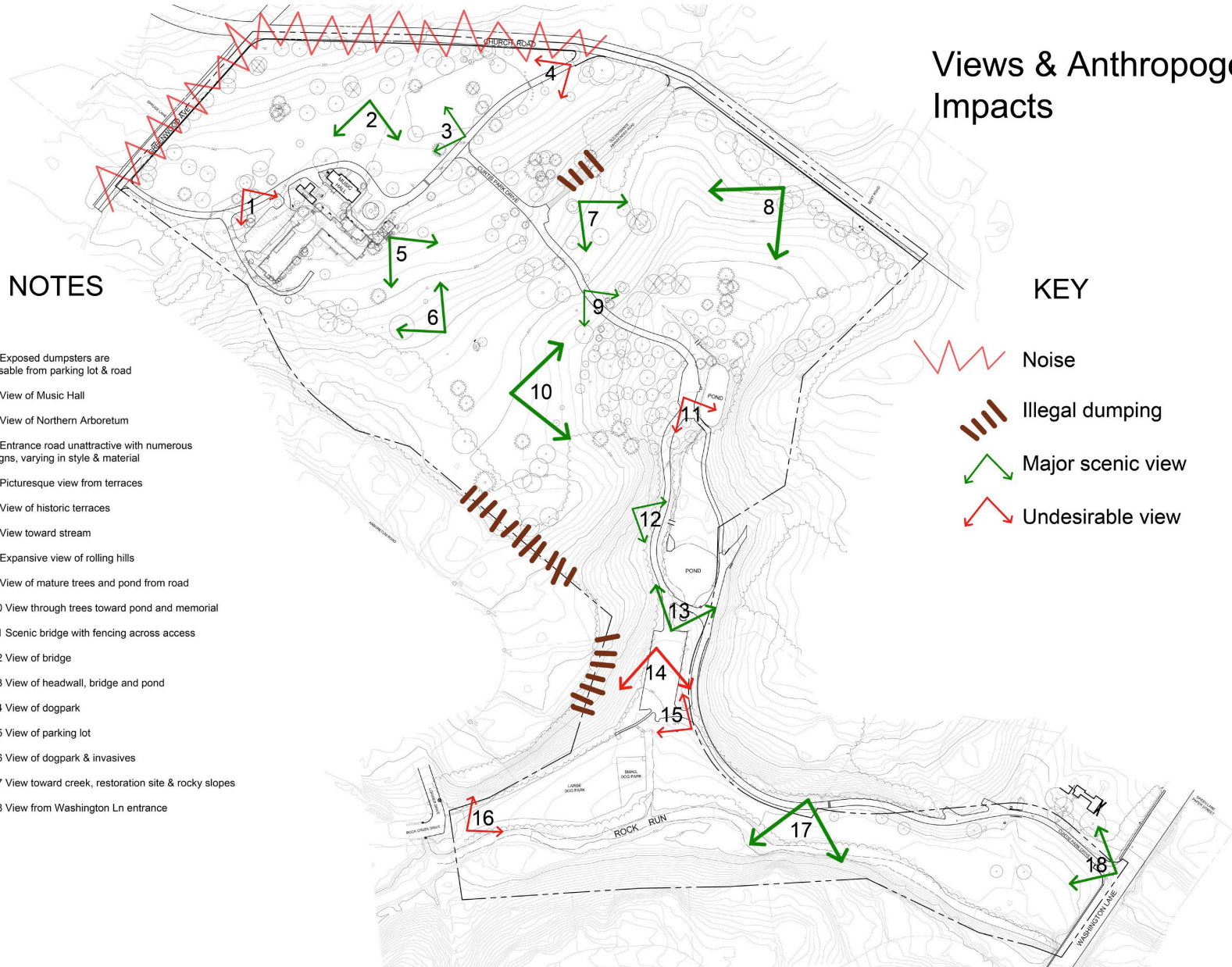
Views & Anthropogenic Impacts

NOTES

- 1 Exposed dumpsters are visible from parking lot & road
- 2 View of Music Hall
- 3 View of Northern Arboretum
- 4 Entrance road unattractive with numerous signs, varying in style & material
- 5 Picturesque view from terraces
- 6 View of historic terraces
- 7 View toward stream
- 8 Expansive view of rolling hills
- 9 View of mature trees and pond from road
- 10 View through trees toward pond and memorial
- 11 Scenic bridge with fencing across access
- 12 View of bridge
- 13 View of headwall, bridge and pond
- 14 View of dogpark
- 15 View of parking lot
- 16 View of dogpark & invasives
- 17 View toward creek, restoration site & rocky slopes
- 18 View from Washington Ln entrance

KEY

-  Noise
-  Illegal dumping
-  Major scenic view
-  Undesirable view



Curtis Arboretum



Photo: NAM Planning & Design, LLC

Central Park

**Historic view created
by Olmsted Brothers
in the late 1930s**



Photo: Central Park conservancy

Historic Land Use Early 1900's

KEY

- Greenhouse functions
- Agricultural area
- Spring & pond
- Woodland
- Lyndon mansion



Program Areas

KEY

- Residential Edge
- Riparian Zone
- Woodland
- Arboretum
- Dog Park
- Harvest Festival hayride
- Cheltenham track team path
- Event stage
- Event overflow parking



Historic photo of “Lyndon” ~1925

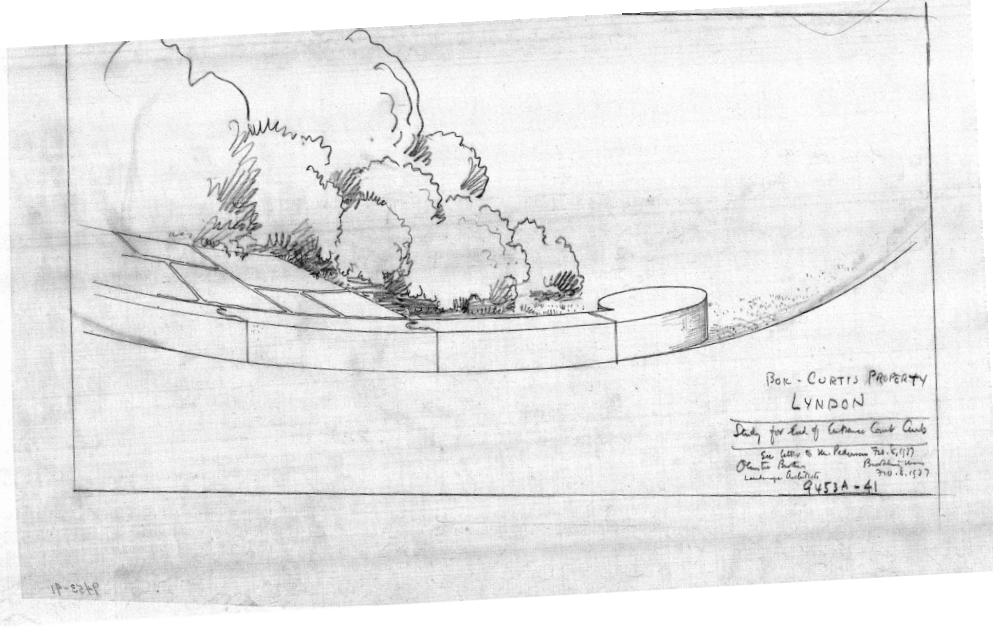


Mary Louise Curtis Bok Zimbalist

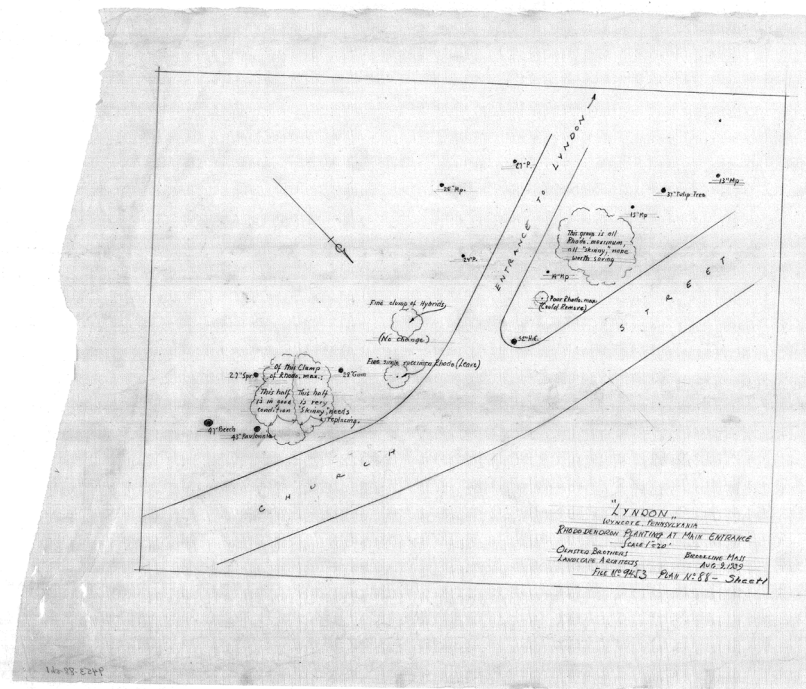


Figure 2-3 Chronological History of Curtis Arboretum

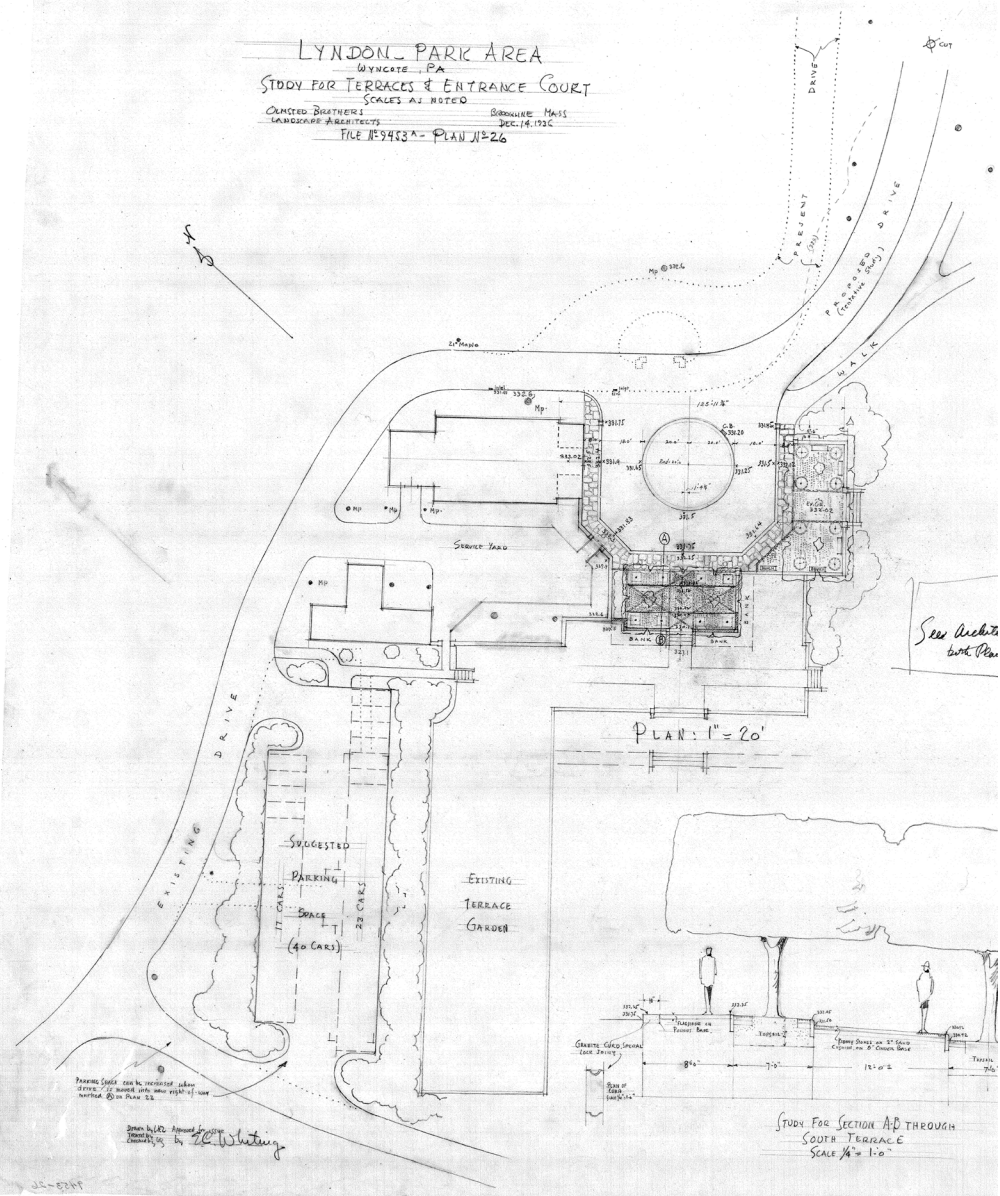
1863	William Penn Land Grant to William Frampton.
1800's	Thomas Mather purchases part of Frampton grant (working farm, orchards).
1848	Owen Cadwadaler purchased the land from Thomas Mather.
1854	Abraham Barker, founder of Barker Bank, one of Philadelphia's most successful banks, buys property and names it 'Lyndon' after his ancestral home in England in 1866 to expand Lyndon. Local lore indicates that Alexander Bell gave a demonstration of his new invention, the telephone, at 'Lyndon', hoping to seek funding from Barker. Barker did not fund.
1858	Barker purchased adjoining land from congressman Joel Mann.
1890	Barker Brothers went bankrupt and vacates the house.
1891	Cyrus Curtis rented the property.
1893	Cyrus Curtis buys the property that contains 'Lyndon'.
1895	Cyrus Curtis purchased the rest of the Lyndon estate from the Barker Trustees.
1895 -96	Cyrus Curtis' new mansion is constructed. - Thomas Meehan, <i>Philadelphia Horticulturalist & Nurseryman</i> hired to plant the property.
1899	Cyrus Curtis expanded his holdings by purchasing the Lois Starr estate.
1917	Cyrus Curtis tears down the house and rebuilds, adding the Music Room to 'Lyndon'.
1933	Cyrus Curtis dies at 'Lyndon'.
1936 40	Cyrus' Daughter Mary Louise Curtis Bok tears down 'Lyndon' and hires renowned – <i>Landscape Architects</i> , the Olmsted Brothers to subdivide the property selling off lots and creating a park and to develop the arboretum; <i>Architect</i> Erling H. Pedersen hired to oversee the demolition of 'Lyndon' and adding new building features to the music room and the potting shed that exist today. - Curtis Park is offered to Cheltenham Township free of charge.
1943	Mary Louise Bok marries Efreim Zimbalist, father of the star of "The FBI", Efreim Zimbalist, Jr.
1970	Mary Louise Curtis Bok Zimbalist dies and heirs sue Cheltenham Township to regain the acreage she had given to the Township.
1974	Township condemns property and negotiated a cash settlement with heirs.
2012	Cheltenham is awarded a grant from PA DCNR to develop a conservation and management master plan for Curtis Arboretum to guide its efficient future use.



Olmsted Archives (ORGO)

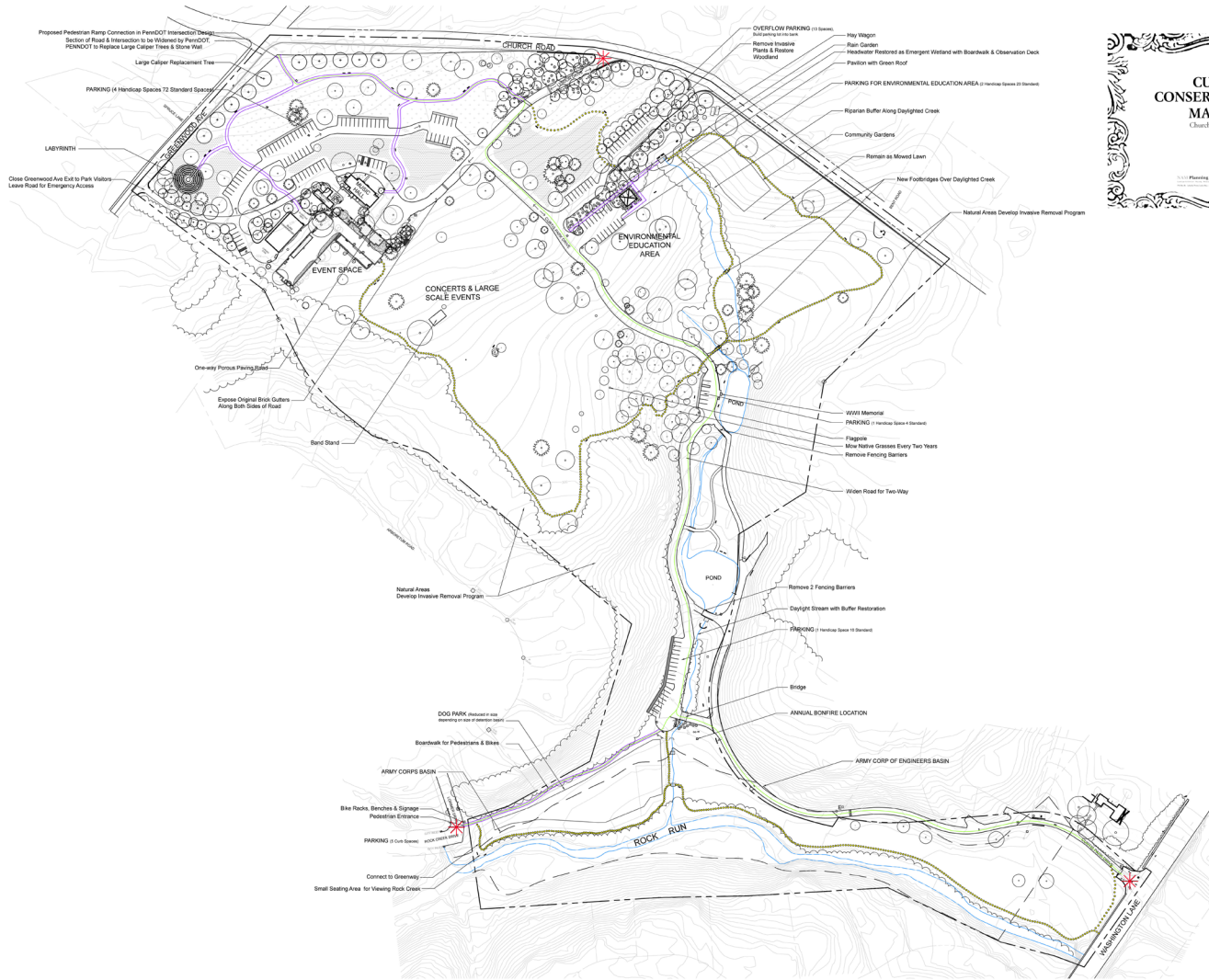


LYNDON PARK AREA
 WYNCOTE, PA.
 STUDY FOR TERRACES & ENTRANCE COURT
 SCALES AS NOTED
 OLIVIERO BOUTHERS
 LANDSCAPE ARCHITECTS
 BOSTON, MASS.
 DEC. 14, 1932
 FILE # 9483A - PLAN # 26



PROPOSED SPACES MAY BE REDUCED OR ENLARGED AS NECESSARY TO ACCOMMODATE THE TRAFFIC OF VISITORS TO THE GARDEN AS SHOWN ON PLAN 25.

Done 1/22/33
 Checked by J. W. Whiting



DRAFT
Master Plan
CURTIS ARBORETUM
CONSERVATION & LANDSCAPE
MANAGEMENT PLAN
Church Road & Greenwood Avenue, Wyomest, PA

Township of Chatham
8210 Old York Road, Elton Park PA 19027

V.V.I. Planning & Design, LLC
1000 N. 10th Street, P.O. Box 1000, Pottsville, PA 17870
Fonded by Penn. St. **PCMR**

KEY

- EXISTING EVERGREEN TREE
- EXISTING DECIDUOUS TREE
- EXISTING DECIDUOUS SHRUB
- NATIVE CANOPY TREE
- NATIVE FLOWERING UNDERSTORY TREE
- NATIVE SHRUB
- NATIVE GRASS MEADOW
- NATIVE WILDFLOWER MEADOW
- NATIVE GROUNDCOVERS
- NATIVE PERENNIAL BED
- ENTRANCE (3)
- CURTIS TRAIL (MOWED GRASS)
- STREAM
- INFILTRATION TRENCH
- BENCH
- SIGNAGE - INTERPRETIVE
- SIGNAGE - PARK REGULATIONS
- SMALL FOOTBRIDGE
- PEDESTRIAN CROSSING
- ADA PATH
- BIKE PATH
- BIKE RACK

NOTES

1. ALL PLANTING BEDS & SINGLE TREES TO HAVE MULCHINGS
2. ALL PARKING LOTS TO GRADE AWAY FROM ROAD AND INTO INFILTRATION TRENCH

0 25 50 100 200
SCALE 1" = 100'-0"

Illustrative Masterplan
CURTIS ARBORETUM
CONSERVATION & LANDSCAPE
MANAGEMENT PLAN
 Church Road & Greenwood Avenue, Wyncote, PA



Township of Cheltenham
 8250 Old York Road, Elkins Park PA 19027

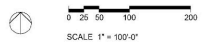
NVM Planning & Design, LLC
 2000 W. Chester Pike, Suite 200, Elkins Park, PA 19027
 Phone: 215-261-1100 Fax: 215-261-1101

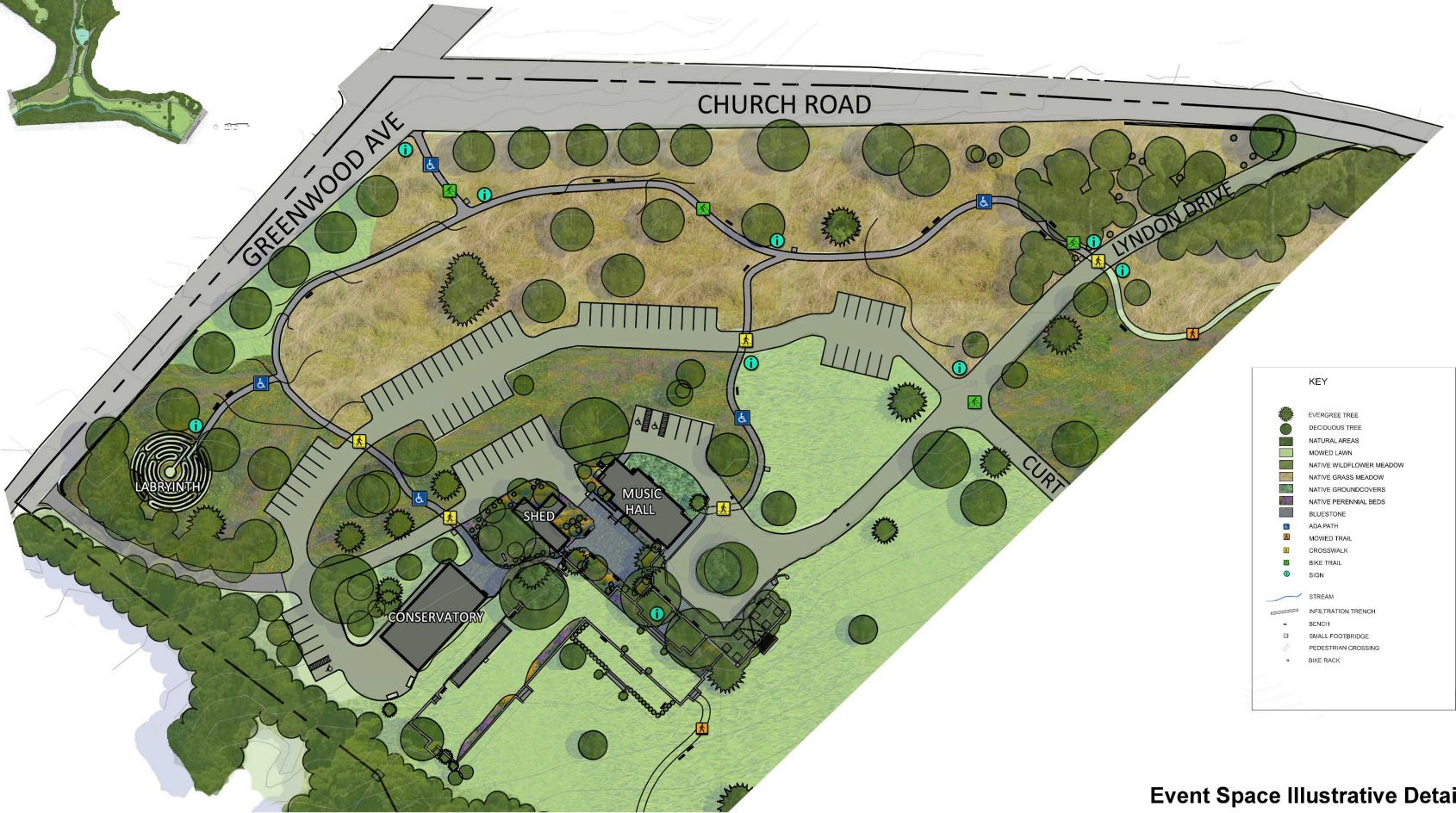
Winter 2016
 Funded In Part By: **DCNR**



KEY

	EVERGREEN TREE
	DECIDUOUS TREE
	NATURAL AREAS
	MOWED LAWN
	NATIVE WILDFLOWER MEADOW
	NATIVE GRASS MEADOW
	NATIVE GROUNDCOVERS
	NATIVE PERENNIAL BEDS
	BLUESTONE
	ADA PATH
	MOWED TRAIL
	CROSSWALK
	BIKE TRAIL
	SIGN
	STREAM
	INFILTRATION TRENCH
	BENCH
	SMALL FOOTBRIDGE
	PEDESTRIAN CROSSING
	BIKE RACK





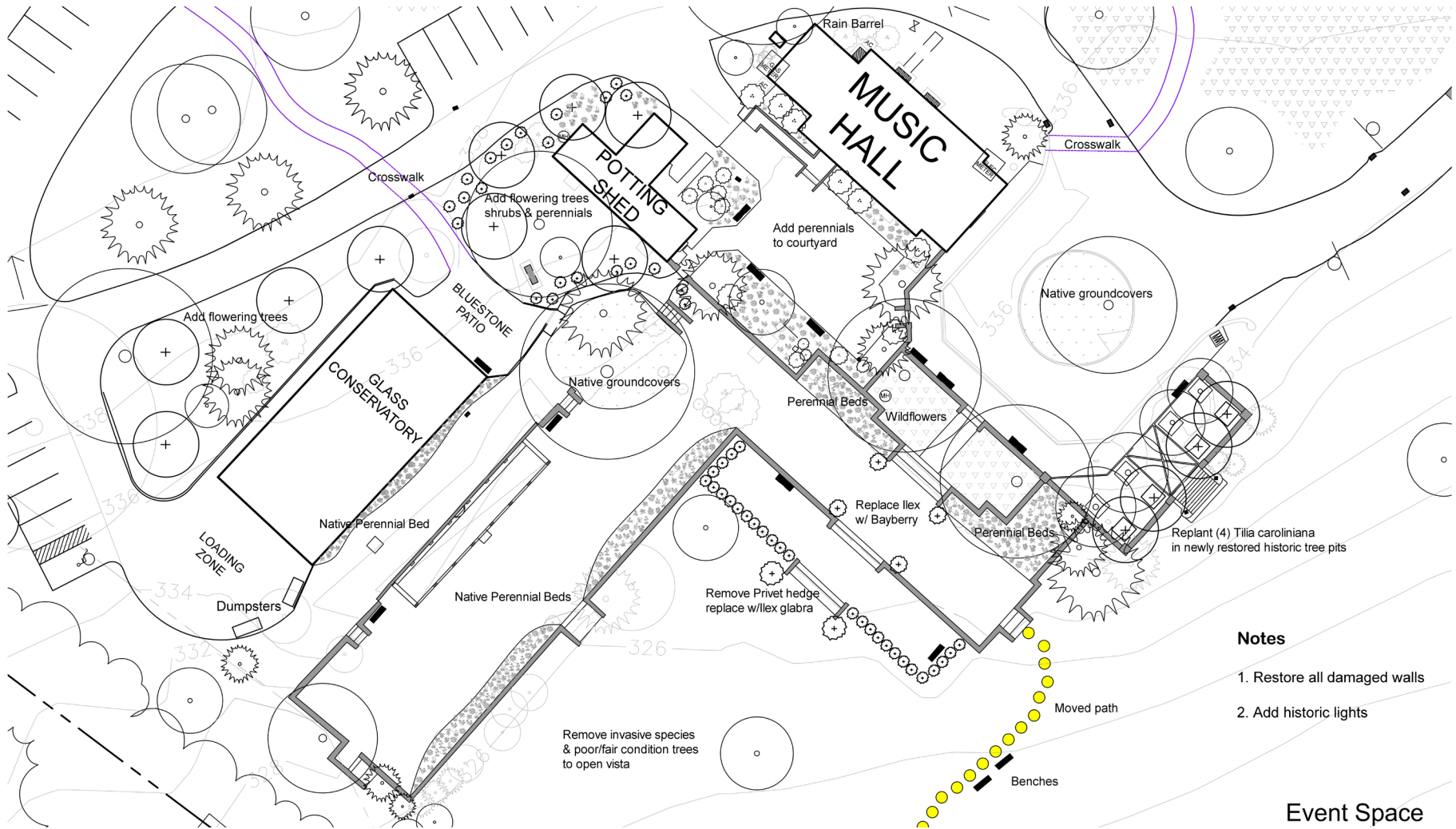
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	BIKE TRAIL
	SIGN
	STREAM
	INFILTRATION TRENCH
	BENCH
	SMALL FOOTBRIDGE
	PEDESTRIAN CROSSING
	BIKE RACK

Event Space Illustrative Detail



Event Space

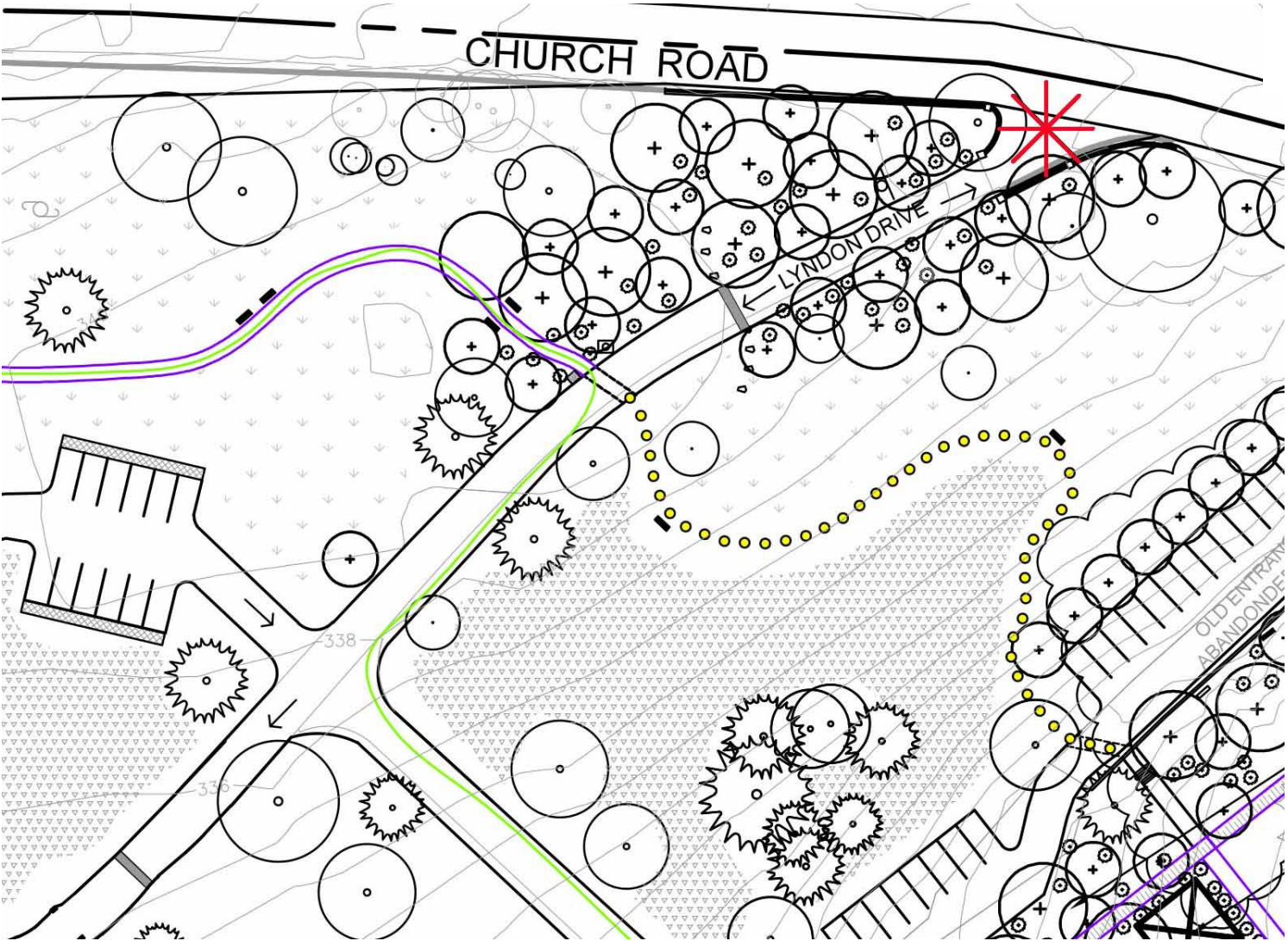


Notes

1. Restore all damaged walls
2. Add historic lights

Event Space

Entrance off Church Road





PARKING AREA



Environmental Education Area

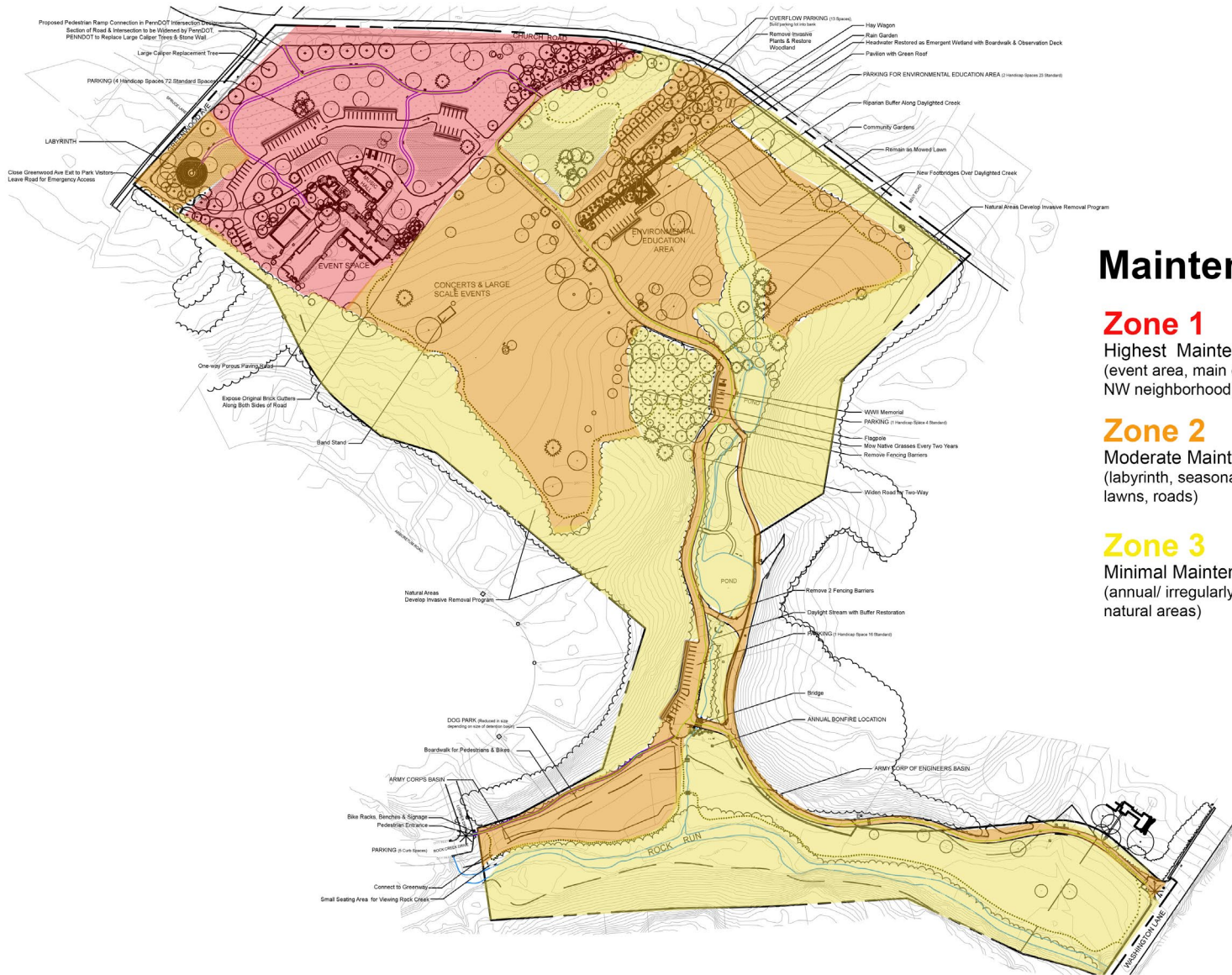


A wooden boardwalk path made of greyish-brown planks runs through a lush garden. On the left, there are tall green plants with clusters of small pink flowers. On the right, there are vibrant green ferns and other leafy plants. In the background, a dark, rectangular structure is visible among more greenery. The scene is brightly lit, suggesting a sunny day.

Daylight the piped 1st order stream

A wide-angle photograph of a field filled with numerous yellow Black-eyed Susans. The flowers are in various stages of bloom, with some showing dark brown centers. The field extends to a line of dense green trees in the distance under a bright, slightly overcast sky. The word "IMPLEMENTATION" is superimposed in the center of the image in a bold, black, serif font.

IMPLEMENTATION



Maintenance Zones

Zone 1

Highest Maintenance Level
(event area, main entrance, pedestrian connection to NW neighborhood)

Zone 2

Moderate Maintenance Level
(labyrinth, seasonal or irregular use, dog park, mowed lawns, roads)

Zone 3

Minimal Maintenance Level
(annual/ irregularly maintained areas, meadows, natural areas)

Major changes in Curtis Arboretum Site Features

Figure 3-6 Master Plan Feature Statistics (estimated)		
FEATURE	EXISTING AREA/LENGTH	MASTER PLAN AREA/ LENGTH
Water		
length of Rock Creek	1,450 LF	1,450 LF
unnamed tributary: lower parking lot to Rock Creek	225 LF	225 LF
unnamed tributary daylighting at Environment Education area to the creek above upper pond	400 LF (piped)	550 LF
unnamed tributary above upper pond	200 LF	200 LF
lower parking lot unnamed tributary daylighting	250 LF (piped)	250 LF
unnamed creek between each pond	300 LF	300 LF
total daylighting	0	800 LF
upper pond surface area	9,000 sq'	9,000 sq'
lower pond surface area	15,400sq'	15,400 sq'
Trails, Roads & Parking Lot		
proposed boardwalk trail sections	n/a	850 LF / .16 miles
proposed mowed trail distance	n/a	5,825 LF / 1.1mile
proposed paved trail (ADA)	n/a	2,000 LF / .4 miles
total trail length	n/a	1.66 miles
roads	108,900 sq' / 2.5 acres	125,400 sq' / 2.88 acres
formal garden parking lot	5,600 sq'	n/a
proposed porous paving roads (event area only)	n/a	16,500 sq' / .037 acres
proposed porous parking lots (event area)	n/a	19,000 sq'/.43 acres
modular paving parking spaces (Environmental. Educ)	n/a	18,825 sq'/.43 acres
WW II Memorial asphalt parking lot	5,000 sq'	5,000 sq'/.11 acres
lower parking lot	16,000 sq'/.37 acres	11,000 sq'/.25 acres
other parking (2 spaces near Curtis Hall, old entrance..)	2000 sq'	1000 sq'/.02 acres
total parking	28,600sq' / .66 acre	61,419 sq' / 1.41 acres
other impervious (conservatory,steps, road widening ...)	20,000 sq'/.46 acres	24,000 sq' / .55 acres'
Landscape		
mowed lawn	21 acres	8.9 acres
labyrinth	n/a	1 unit
native grass meadow	n/a	3.96 acres
native wildflower areas	n/a	1.49 acres
natural areas (hedgerows)	12 acres	12 acres
rain gardens,riparian buffers (grasses,wildflowers,shrubs,trees)	n/a	2.3 acres
formal garden beds & Church Road entrance	.82 acres	1.22 acres
Infiltration trenches	0	1,400 SF
DEP flood control basin (mowed regularly)	0	3.03 acres
dog park	.75 acres	.4 acres

Illustrative Masterplan
CURTIS ARBORETUM
CONSERVATION & LANDSCAPE
MANAGEMENT PLAN
 Church Road & Greenwood Avenue, Wyncote, PA

Township of Cheltenham
 8230 Old York Road, Elkins Park, PA 19027

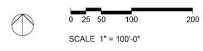
S&S Planning & Design, LLC
 8230 Old York Road, Elkins Park, PA 19027
 Winter 2016

Funded In Part By: **DCNR**



KEY

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	NATURAL AREAS
	MOWED LAWN
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	BIKE TRAIL
	SIGN
	STREAM
	INFILTRATION TRENCH
	BENCH
	SMALL FOOTBRIDGE
	PEDESTRIAN CROSSING
	BIKE RACK



Patriots Park

112 Court St, Newtown Boro, PA

0.91 acres





CONCEPT 1

CLASSIC FORMAL GARDEN WITH AXIS & STRONG GEOMETRY REFLECTING THE UTILITARIAN PLANTS USED IN INDUSTRY, MEDICINE & COOKING.

- NATIVE PLANTS
- PROTECTS ROOTS OF EXISTING LARGE OAK
- GRANITE DUST PATH ALLOWS FOR DRAINAGE & ADA ACCESS
- OPEN LAWN PROVIDES FLEXIBLE SPACE FOR EVENTS
- INGRESS & EGRESS VIA GATES
- MULTI-SEASONAL INTEREST WITH FLOWERS, FRUIT, FALL COLOR, BRANCH ARCHITECTURE

⊙ EXISTING TREE
+ PROPOSED TREE

→ N 1" ≈ 10'

NAM PLANNING & DESIGN LLC
JUN 2020

Bucks County SPCA Landscape Master Plan



Project Description:

The landscape master plan is designed to protect the water quality and decrease NPS pollution in the Pidcock Creek Watershed. The plan retrofits the existing landscape by employing water quality especially with the large amount of dogs regularly in the landscape. Native vegetation intercepts the stormwater, uptakes NPS pollution and cools it while increasing on-site infiltration. Wood chip paths will guide dog walkers through the more densely planted vegetation and allow them to safely cross the roads on marked "puppy paw" crosswalks.

The landscape plan was implemented through two TreeVitalize grants awarded to the SPCA by the Bucks County Conservation District because of its promotion of on-site infiltration and NPS pollution uptake to protect the high water quality in the Pidcock Creek Watershed. SPCA volunteers and staff along with Delaware Valley College students provided most of the labor to install the landscape, dog walking trails and deer fencing. The project received the 2010 Bucks Beautiful Business Professional Award.



Landscape Architect:

Nancy A. Minich, HTR, RLA, ASLA
NAM Planning & Design, LLC

Services:

Landscape Master Plan
Treevitalize Grant Application
Project Management

Client:

Bucks County SPCA
Lahaska, Bucks County, PA

Funder:

TreeVitalize

Date:

2009-2010



NAM Planning & Design, LLC

Landscape Architecture Planning Restoration Management Horticulture/Therapy

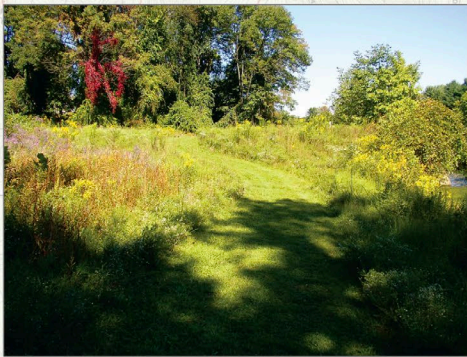
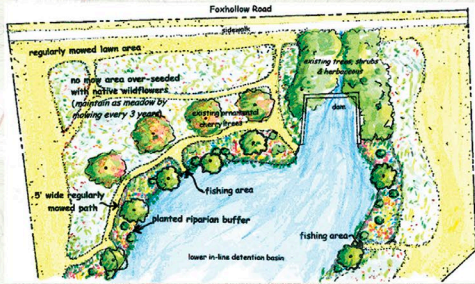
DCNR is not the *only* source of funding for master plans

Sweetwater Farm in-line Detention Basin Planting & Infiltration Trench

2005
Merit Award Recipient
PA/DE Chapter
of the American Society of
Landscape Architects

Project Description:

The purpose of this PA DEP Growing Greener/Coastal Zone Management grant is to improve water quality along an in-line detention basin in the Neshaminy Creek watershed. This is achieved by decreasing NPS pollution from geese and landowner management practices, replanting the riparian buffer, and by increasing on-site infiltration by installing an infiltration trench. In addition to improving water quality, the new land management strategies decrease the township's mowing costs and downstream flooding.



Landscape Architect:

Nancy Minich, HTR, ASLA
NAM Planning & Design, LLC

Services:

- Grant application
- Community outreach & education
- Educational sign & CD
- Public works staff education
- Landscape design
- BMP design & implementation

Client:

Lower Southampton Township
Bucks County, PA

Date:

April 2003 to September 2004

NAM Planning & Design, LLC

Landscape Architecture Planning Restoration Management Horticultural Therapy

Meadows & Paths

Newtown Common 0.18 acres

Newtown Boro, PA

Project goals:

- Increase accessibility to the park & Newtown Creek
- Restore & protect the banks of the Creek
- Highlight the historic & environmental aspects of the park

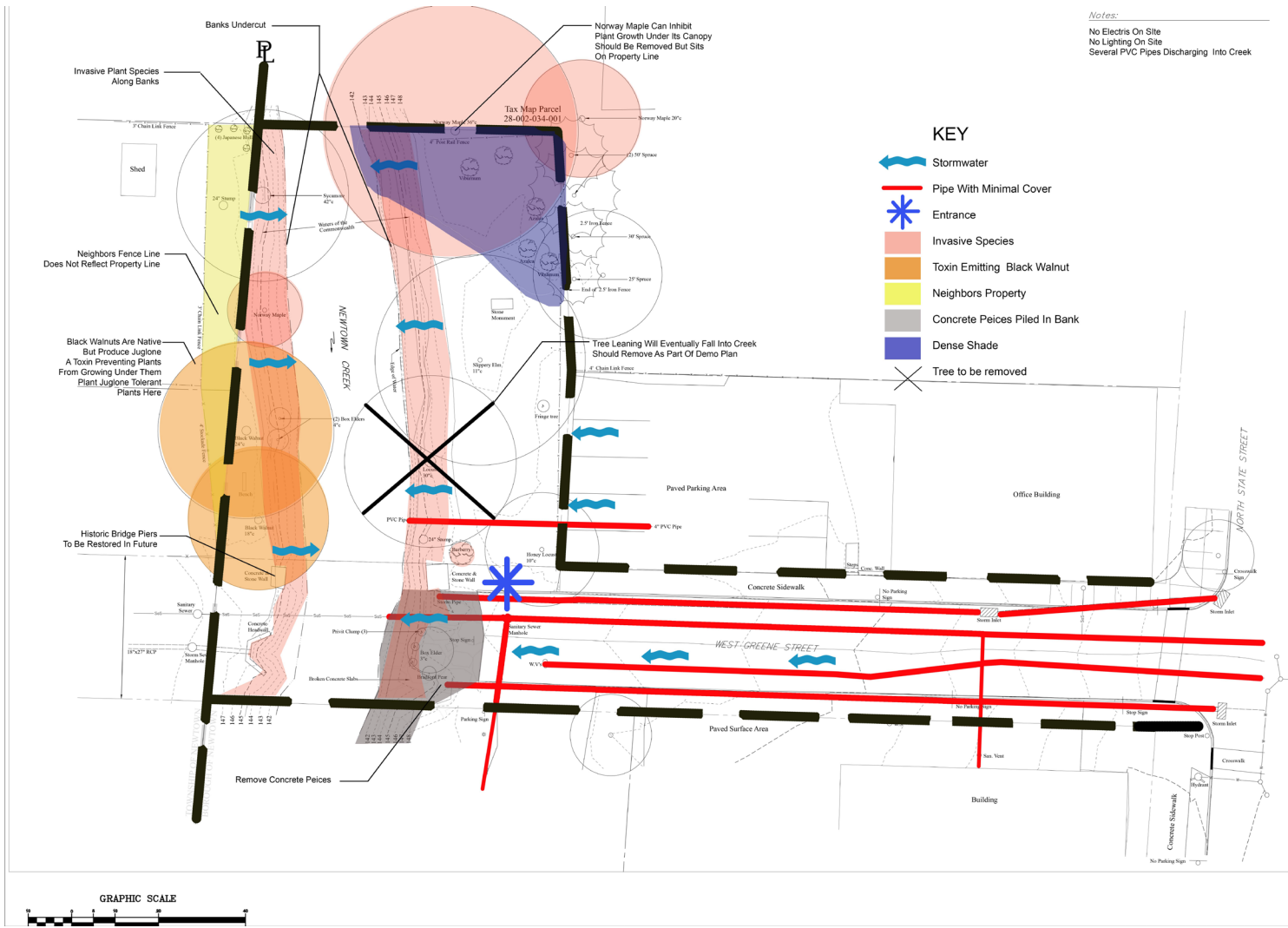




Existing conditions



Newtown Common and Creek Restoration Plan



Notes:
 No Electric On Site
 No Lighting On Site
 Several PVC Pipes Discharging Into Creek

- KEY**
- Stormwater
 - Pipe With Minimal Cover
 - Entrance
 - Invasive Species
 - Toxin Emitting Black Walnut
 - Neighbors Property
 - Concrete Peices Piled In Bank
 - Dense Shade
 - Tree to be removed

Newtown Common & Creek Restoration
 The Borough of Newtown
 Newtown, Bucks County, PA 18940

Funding:
 Funded in part by a DCNR Grant

Consultants:
NAM Planning & Design, LLC
 Landscape Architecture Planning Engineering Management
 1000 North State Street, Suite 200, Newtown, PA 18940

Scale:

Nancy A. Minch, R.L.A.
 Professional Landscape Architect License Number: LA000212

Date: 8/15/16

Revisions:

No.	Date	Description

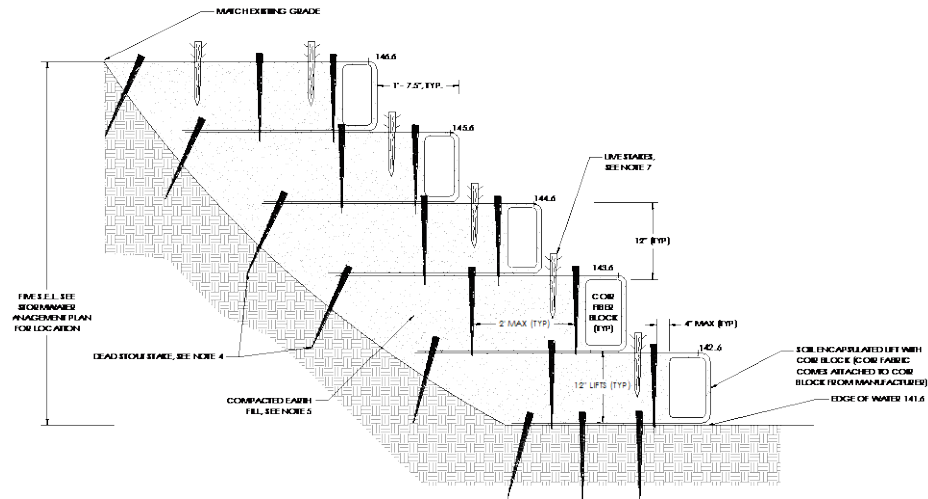
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Drawing Scale:

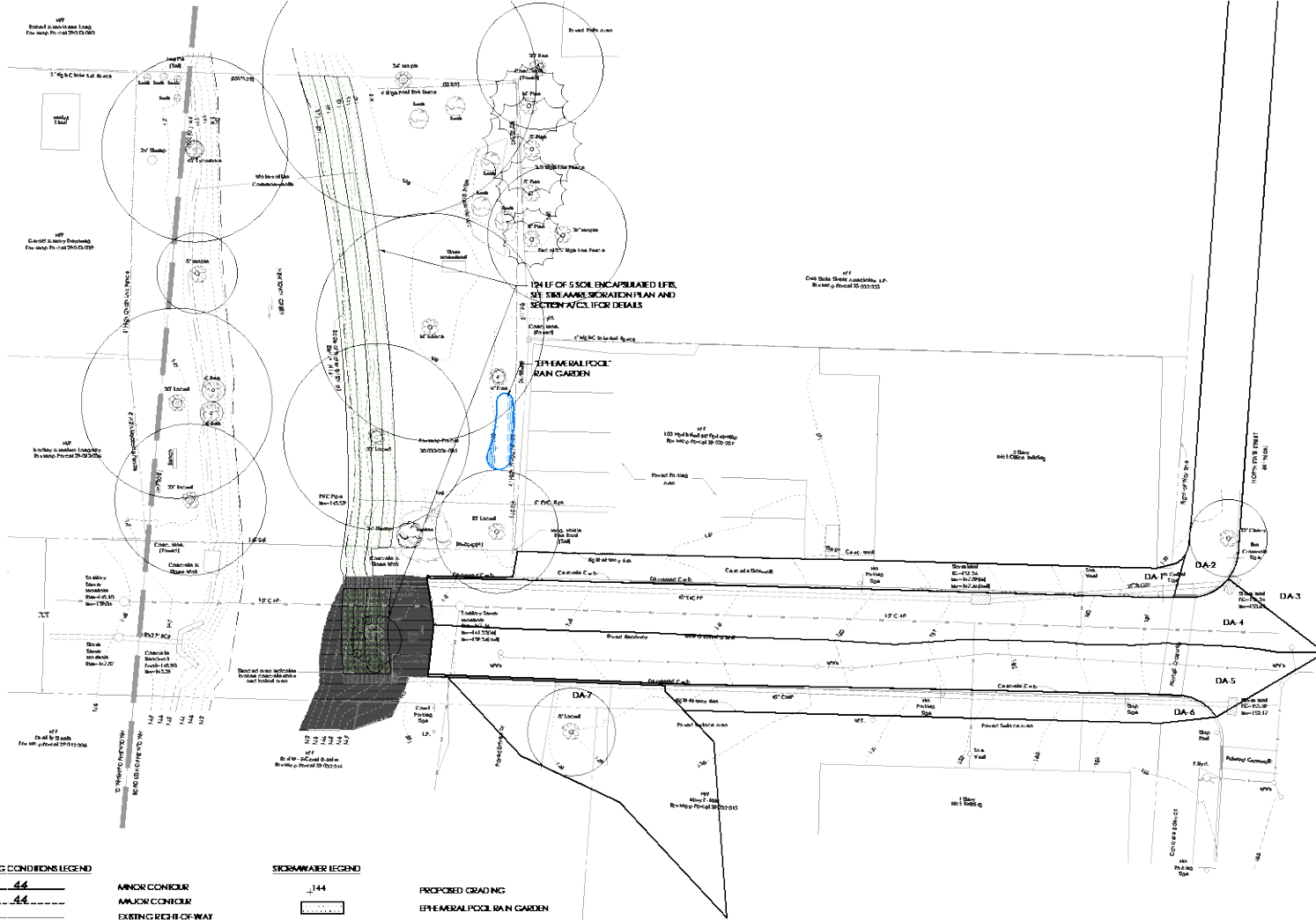
Drawing Title:
ANALYSIS MAP

Sheet Number:

Coir Biotechnical Streambank Stabilization



Newtown Common and Creek Restoration Plan



Project Title:
Newtown Common & Creek Restoration

The Borough of Newtown
 Newtown, Bucks County, Pa 18940

Design:
 Prepared and designed by: OTCM Group

Consultant:
NAM Planning & Design, LLC
LANDSCAPE ARCHITECTURE PLANNING ENGINEERING SURVEYING

Scale:

Drawn by: M. Smith, R.E.A.
 Project Manager, Landscape Architect & Civil Engineer
 License No. 1-0000000

Checked by: M. Smith, R.E.A.
 Civil Engineer
 License No. 1-0000000

Date:
 JULY 1, 2016

Revisions:

CAD Notes:

Drawing Scale:

Drawing Title:
Drainage Area Plan

Sheet Number:
C3.0

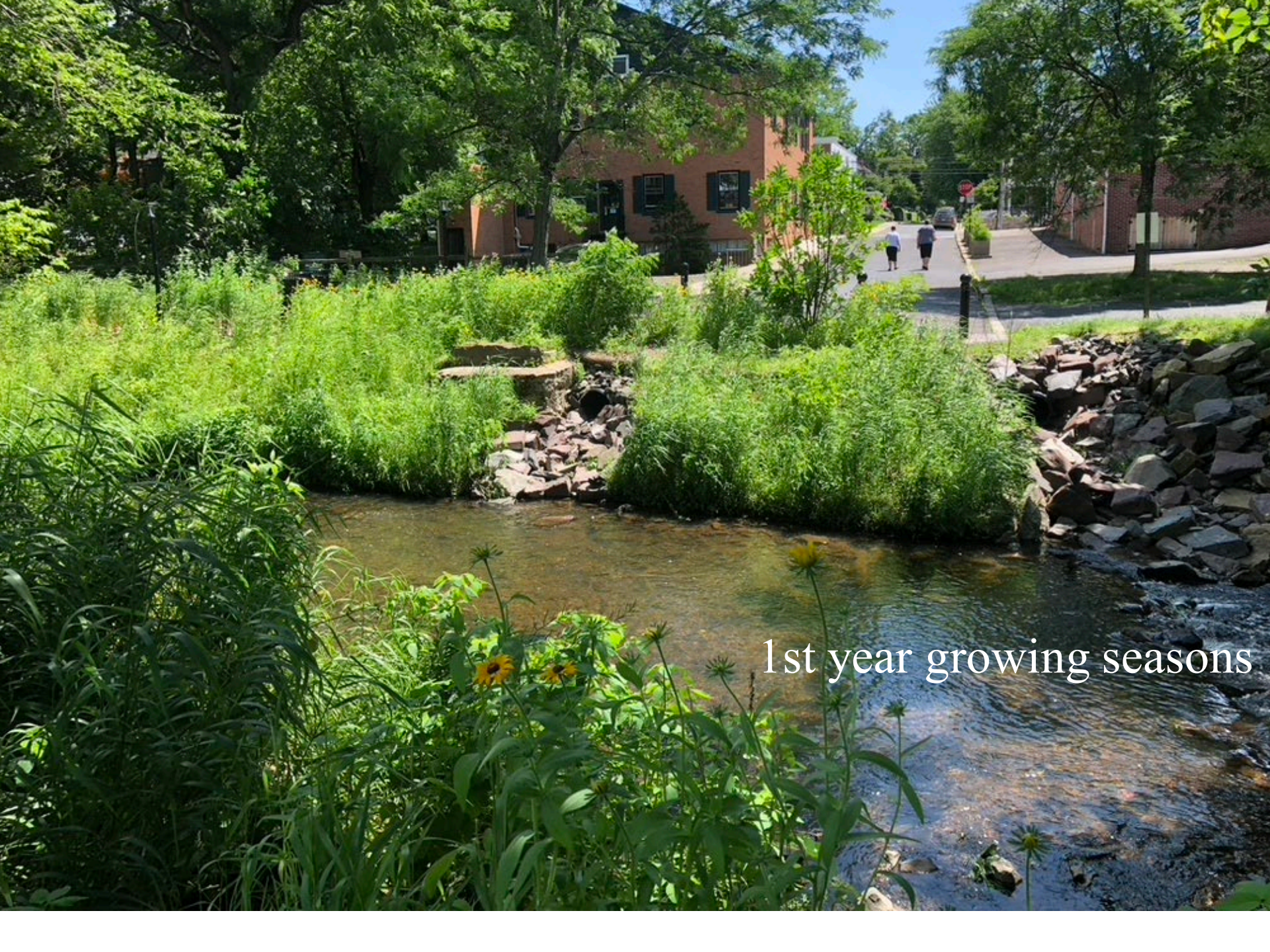
**Immediately
after planting**





▲ HIDE CAPTION

Newtown Common park as seen from the other side of Newtown Creek in August in Newtown Borough. The Newtown Creek Coalition was honored with a Governor's Award for its work restoring the creek and Newtown Common property. [BILL FRASER / FILE]



1st year growing seasons



3 growing seasons





NEWTOWN COMMON

History of the Common

Challenges to Restoration

Restoration Plan

Key Species

Keystone



The sign is a black-framed informational board titled "NEWTOWN COMMON". It is divided into several sections: "History of the Common" with a paragraph of text and a small diagram; "Challenges to Restoration" with a paragraph of text; "Restoration Plan" with a paragraph of text and a small map; "Key Species" with a grid of six small photographs of different plants; and "Keystone" with a paragraph of text. The sign is supported by two black posts and is situated on a brick and stone walkway next to a garden bed filled with green plants and yellow flowers. In the background, there are trees and a black trash can.

Porous Pavers

Paving Example

UNILOCK
 Architectural Products
 www.unilock.com 1-800-UNILOCK

Town Hall™ - Available In Newtown, Pennsylvania

With Unilock's ever increasing focus on permeable pavers, Town Hall has been designed to satisfy both traditional and permeable installation methods while maintaining a historical worn and distressed appearance.



Colors



Shapes & Sizes



Standard
 25 cm x 10 cm x 7 cm
 9.75" x 4" x 2.75"

Proposed Lighting Materials

Solar Post Lighting Examples



Solar Lamp with Motion Sensor and Post
Item #: GS-94S-PIR Gama Sonic



Double Victorian Solar Lamp and Post
Item #: GS-94D Gama Sonic



Imperial II Series: Single Solar Lamp
Item # Imperial Solar Lamp: Single



Vertiac Solar Light Bollard



NAM Planning & Design, LLC

Landscape Architecture Planning Restoration Management Horticultural Therapy
P.O. Box 86, Lahaska, PA 18931 215 297 0681 nancymilich675@gmail.com







NOTICE

NATURAL
AREA
DO NOT MOW
BEYOND THIS POINT





Higbee Park 0.85 acres

Bethlehem, PA



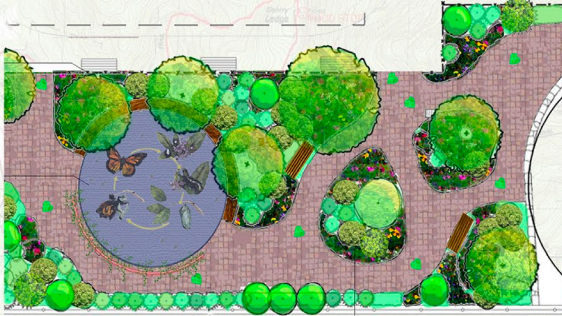
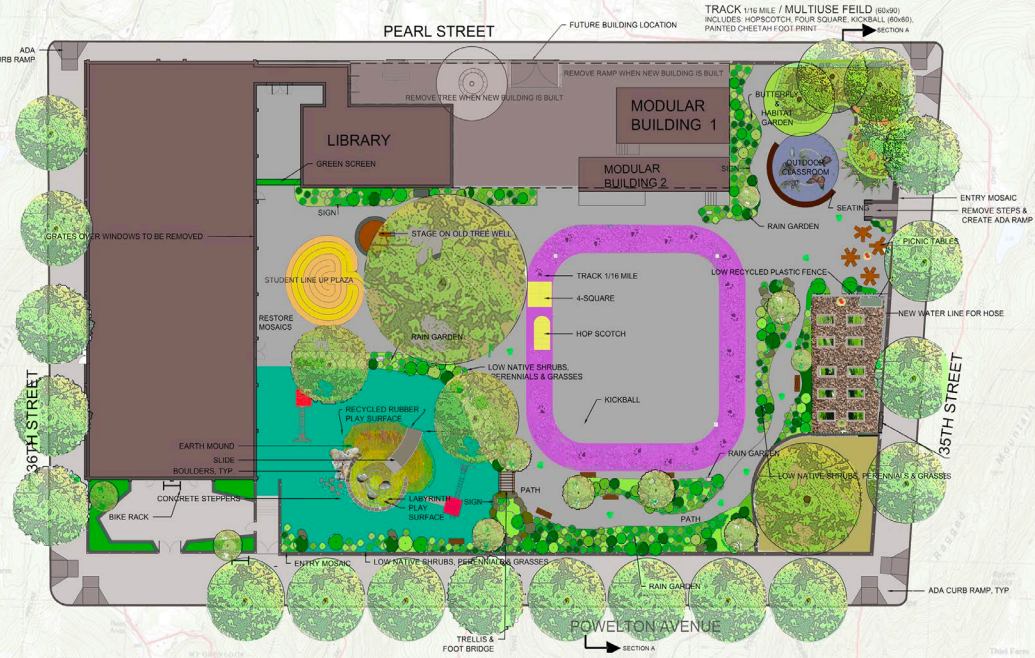
0 5 10 20

*Funded in part by the City of Bethlehem c/ PA DCNR

-Spring Street-

Powell School 0.59 acres

Phila, PA



Playwicki Farm Trails

Lower Southampton Township
Bucks County, Pennsylvania

TRAILS

- 10 Foot-Wide Bituminous Paved Trail
- Handicap Accessibility
- Future Trail Connection
- Red Trail - Moderate Accessibility
- Blue Trail - Moderate to Difficult Accessibility
- Yellow Trail - Easy to Moderate Accessibility
- Aqua Trail - Wetland Wildlife Watch Trail

TRAIL FEATURES

- Maintenance Road - No Public Access
- Historic Monument
- Foot Bridge
- Drainage Swale
- Signage
- Scenic View
- Access Points
- Bench
- Sewer Manhole

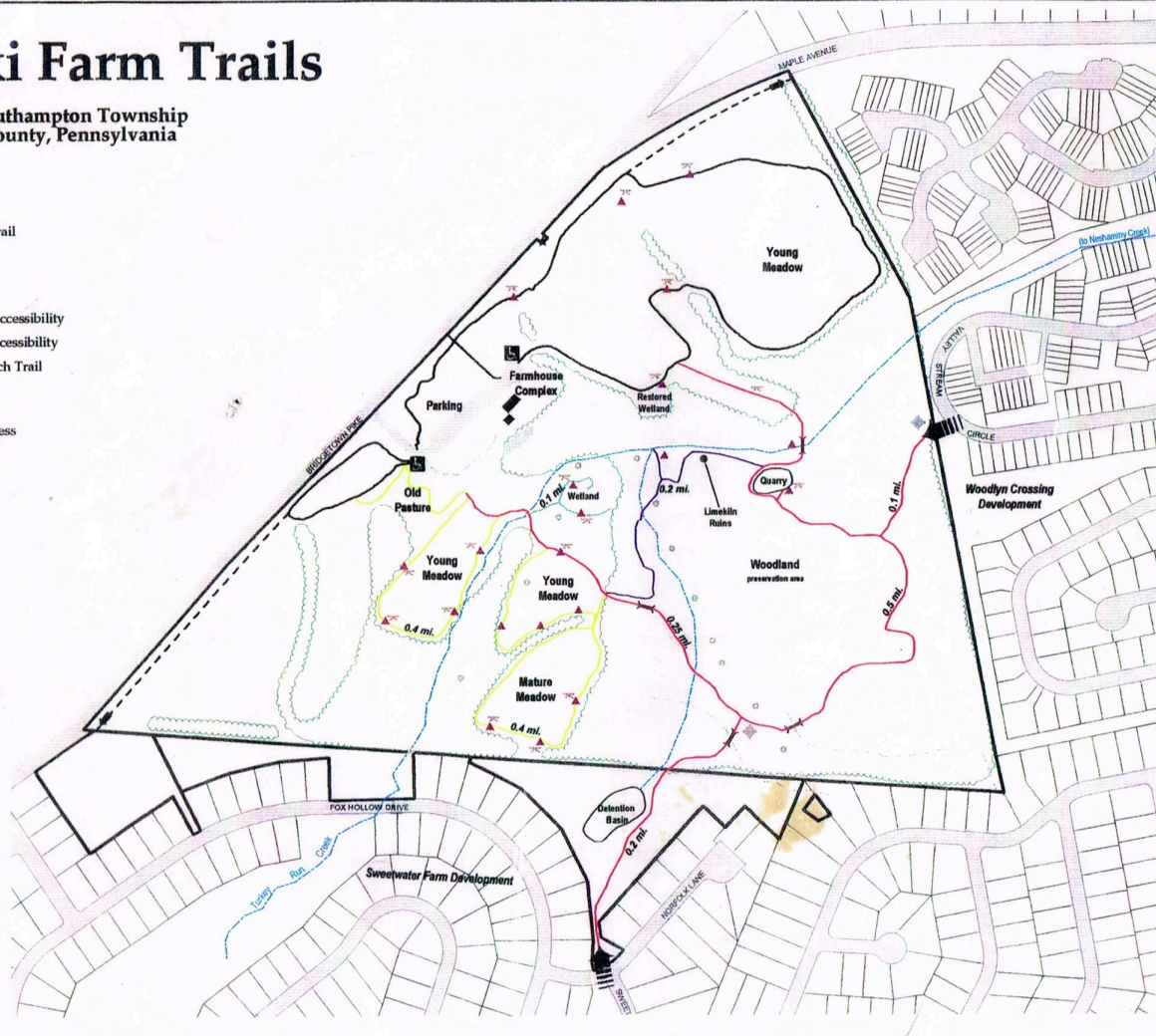


Funding Provided By:



Prepared By:
Heritage Conservancy
85 Old Dublin Pike
Doyletown, PA 18901
(215) 345-7020
hconserv@erols.com

January 1999



COLOR CODED TRAILS

The user will be informed of the challenges posed by the trail environment and make a decision accordingly

RED TRAIL "Preservation Trail"

Highlights: wildflowers, quarry, mature beech woodland, sitting & observation area above quarry; views of the Turkey Run Creek
Accessibility: moderate
Total length: 1.1 miles
Trail surface material: firm bare soil with leaves on top
Slope: varies from 2% - 10%, safety rails along steeper areas
Trail width: ranges from 2' - 5'
Obstacles: occasional erosion ruts & tree roots; lowered light in dense forest canopy area

BLUE TRAIL "Water Trail"

Highlights: lowland path meanders along the creek, wetland, lime kiln remains, edge of the meadow and forest; panoramic views of wetlands, springhouse; diverse wildlife activity
Length: 0.2 miles
Width: narrow - ranges from 2' - 4'
Accessibility: moderate to difficult
Trail surface: varies from firm soil & leaves to slippery rocks & flooding
Slope: mostly 3%
Obstacles: intermittent drainage channels cross trail; rocks, tree roots, minor erosion ruts; dense vegetation requiring bending over to go through some trails; limited overhead clearance.

YELLOW TRAIL "Meadow Trails"

Highlights: open, sunny, colorful meadows composed of wildflowers and emerging shrubs, fruiting and flowering trees with meandering paths; panoramic views of the farm, creek valley woodland; insect and wildlife activity to watch.
Length: 0.8 miles
Width: ranges 6' - 10'
Accessibility: easy to moderate
Trail surface: routinely mowed path with an occasional rut/bump from animal burrows
Slope: varies from 2% - 9%
Obstacles: pollinating bees and insects; full summer sun could be intense for certain individuals

AQUA TRAIL "Wetland Wildlife Watch"

Highlights: wetland surrounded by dense shrubs and young trees attracts wildlife from birds to mammals
Length: 0.1 miles
Width: narrow - 3' - 4'
Accessibility: moderate
Trail surface: mowed grass and bare soil with some wet areas near wetland
Slope: 2% - 3%
Obstacles: narrow width; standing water after rain; limited overhead clearance

What is a Vision Plan?

- It outlines a long-term vision, principles, goals, and strategies for the enhancement, management, and operation of our 202 Solebury Property.

What is not included in a Vision Plan?

- A detailed design or construction plan
- A detailed plan for the day-to-day operation of the 202 Solebury property, including management and/or maintenance.
- A detailed budget for the 202 Solebury property

Vision:

To develop the 202 Solebury Property into a vibrant and unique addition to the existing Solebury Park and Recreation Program to enrich the lives of all township citizens.

Mission:

To create a space that respects the principles of inclusivity, demonstrates smart and flexible design, celebrates Solebury's cultural heritage, and creates opportunities for building community. These principles will be explored in partnership with the community and will use sustainable practices where practical and feasible.

Proposed Guiding Principles for the 202 Property

Principles:

Inclusive Design

Smart/Sustainable Design

Solebury Culture

Building Community

1. Inclusive Design:

The property will be designed:

- To consider a wide range of age groups
- To accommodate all abilities and is ADA accessible.
- To consider various cultures in our community
- To create a habitat for wildlife
- To be pet friendly.

2. Smart/Sustainable Design

- To incorporate environmentally sustainable structures which have multi-use and multi-age group features.
- To enhance the already existing diverse natural resources (e.g., floodplain, stream, wetlands, riparian zone) using sustainable practices.
- To encourage use 365 days a year

3. Solebury Culture

- To promote the River Township culture and become an important element on the trail connecting the Delaware River and Aquetong Spring Park
- To enhance the already existing art culture and heritage of Solebury by encouraging art expression on the property
- To support the “outdoor and nature” culture of Solebury making this an integral part of the property

4. Building Community

- To engage the community in the design and development through alliances with schools, non-profits, and other key stakeholders
- To encourage activity which promotes community interaction and fosters physical and mental well-being for the community.

A Look ahead....

A Look ahead...

June meeting

Peter B presents examples of sustainability in parks

Joanne R presents several park design solutions

Mission Statement vote to adopt (or not)

July Meeting

Ricki Y will present possibilities in pavilions

Nancy SA will present nature-based playgrounds and
multi-generation playgrounds

Anyone else want to present?

SUBCOMMITTEE during July

Identify, describe, and prioritize specific ideas to fulfill our project statement and benchmarks.

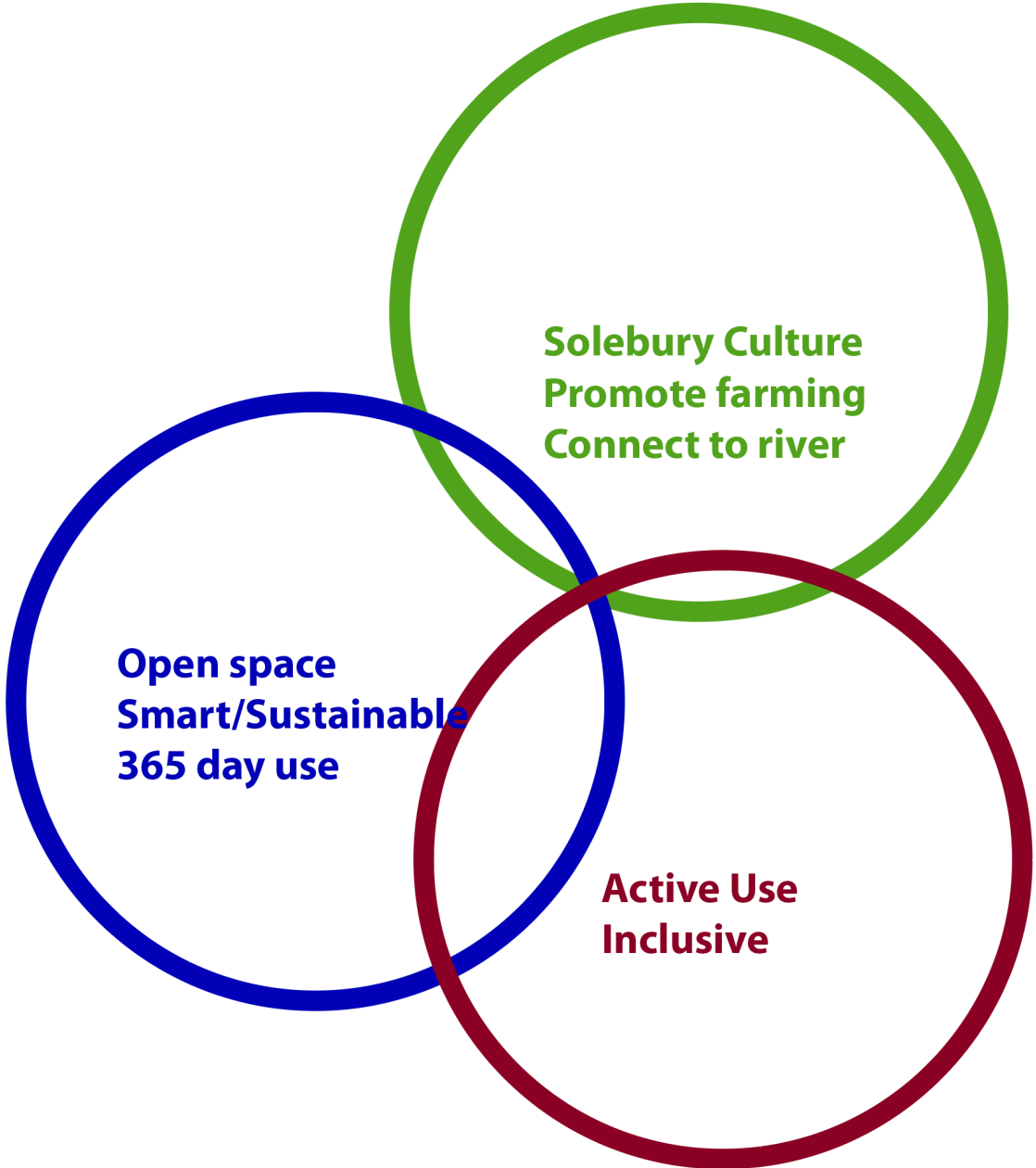
Please take notes in the provided notebooks.
Leave behind at the end of each meeting.

August

Refine preliminary list of best ideas to fulfill project statement.
Consider environmental and cost impact.
Generate names for property.

Subcommittee 2: Begin Rough sketches for property options.

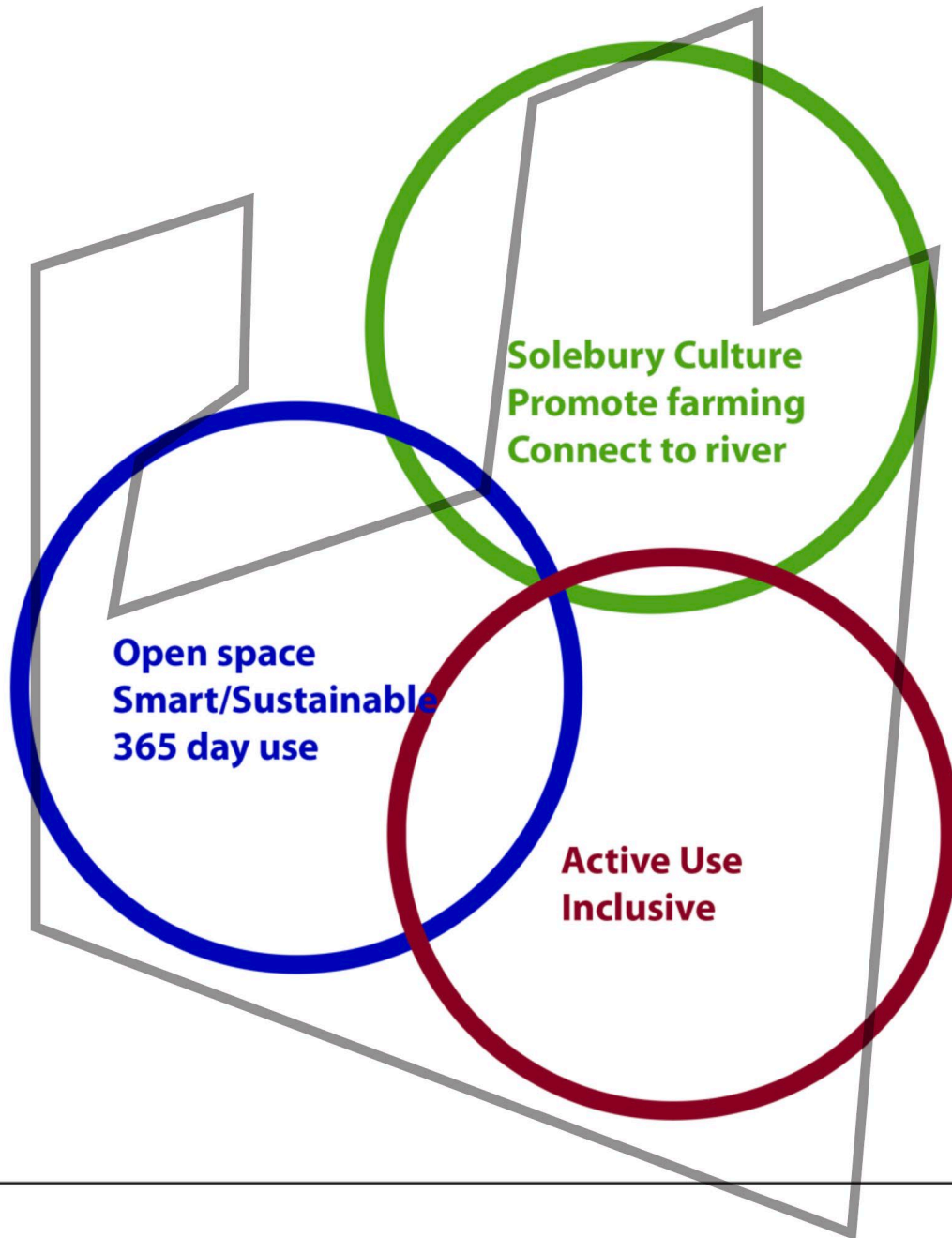
How are we going to develop ideas and sketches?



Solebury Culture
Promote farming
Connect to river

Open space
Smart/Sustainable
365 day use

Active Use
Inclusive



Solebury Central Park

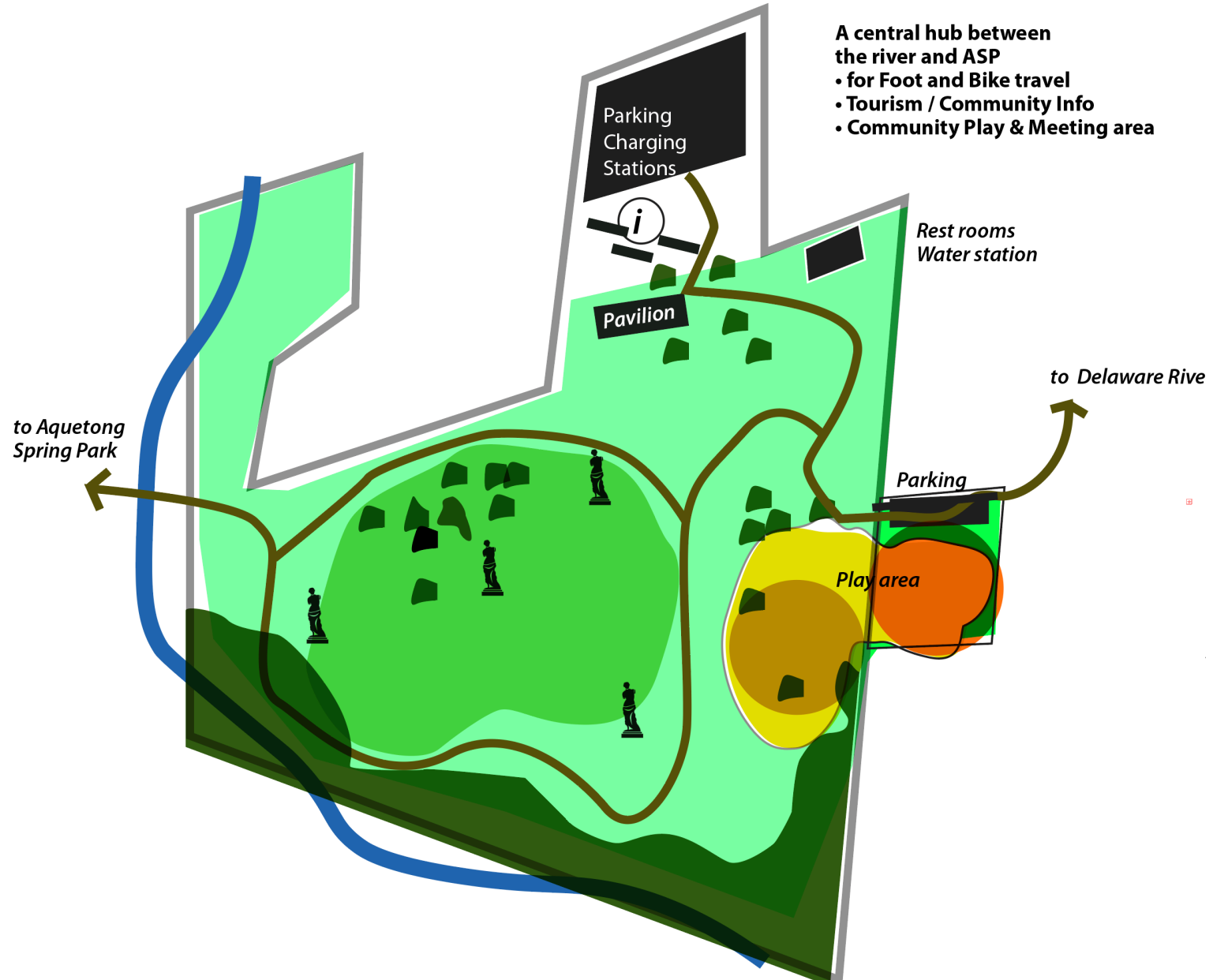
A central hub between
the river and ASP

- for transportation,
- tourism
- Community play
and meeting area

Solebury Central Park

A central hub between
the river and ASP

- for Foot and Bike travel
- Tourism / Community Info
- Community Play & Meeting area



Solebury Central Park

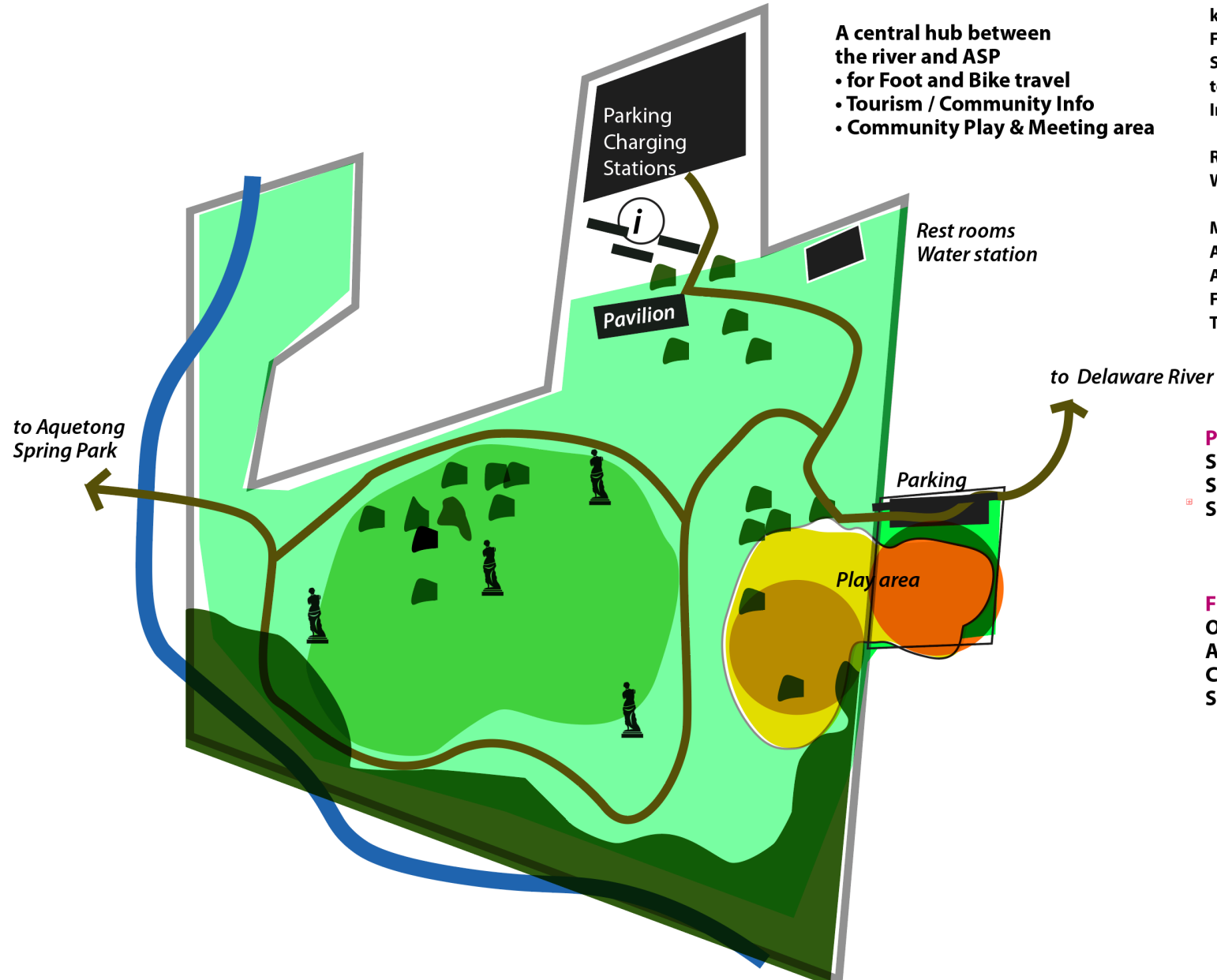
A central hub between
the river and ASP

- for Foot and Bike travel
- Tourism / Community Info
- Community Play & Meeting area

kisoks with
Farm store maps
Solebury parks
tourist info
Info for residents

Rest rooms
Water station

Multi use pavilion
All age play area
ADA and Mowed trails
Flower meadow
Trees

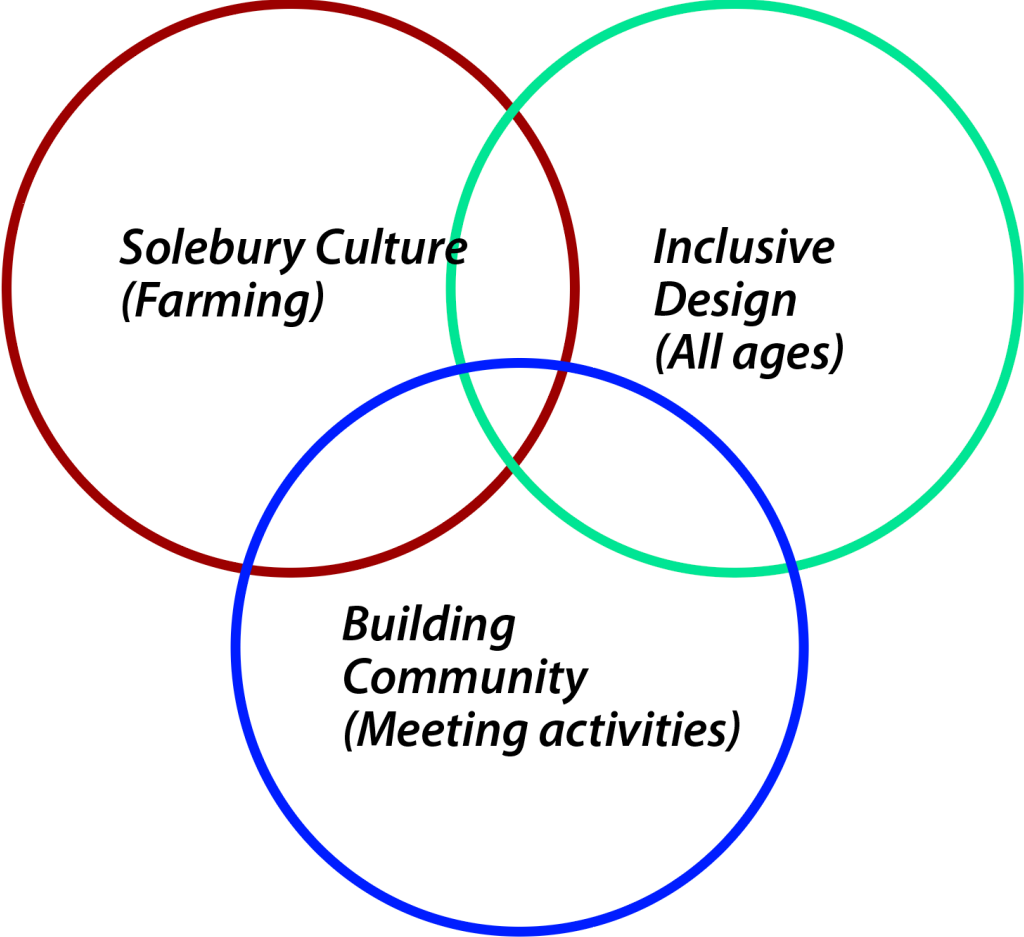


Principles

Sustainable
Smart Design
Solebury Culture

From the Survey

Open Space
Active Recreation
Climbing walls
Sculpture Garden



*Solebury Culture
(Farming)*

*Inclusive
Design
(All ages)*

*Building
Community
(Meeting activities)*

Solebury Commons

A space devoted to

- Community Garden
- Meet ups
- Walking Trails

- garden plots
- demonstration garden
- Gazebo
- Fire pit and seating

- Kids fantasy garden
- All age swings
- Trails
- All age climbing

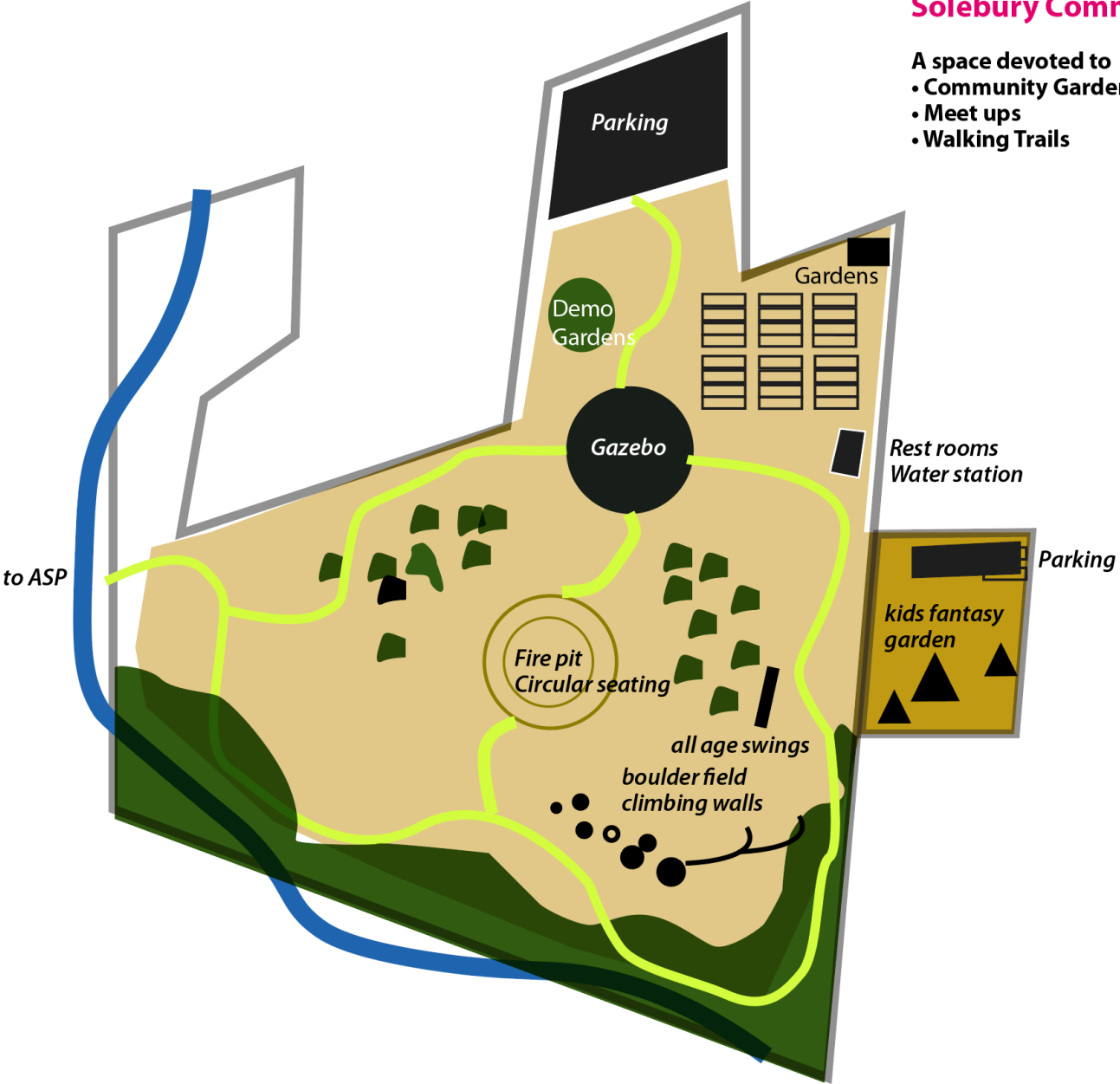
- Rest rooms
- Water station

Principles

- Sustainable
- Smart Design
- Solebury Culture
- Inclusive

From the Survey

- Open Space
- Active Recreation
- Climbing walls





Solebury Meadows

- A space devoted to
- All age activity
 - Use of Natural materials
 - Walking Trails
 - Multi-use Pavillion

- Pavilion for yoga, tai chi, meditation, parties pop-up events
- Open mowed meadow for frisbee, tag, picnic
- All age climbing, log bridges, water features
- covered bistro tables for games, snacks, chess
- All age climbing walls

- Rest rooms
- Water station

- Trails
- Adult fitness stations

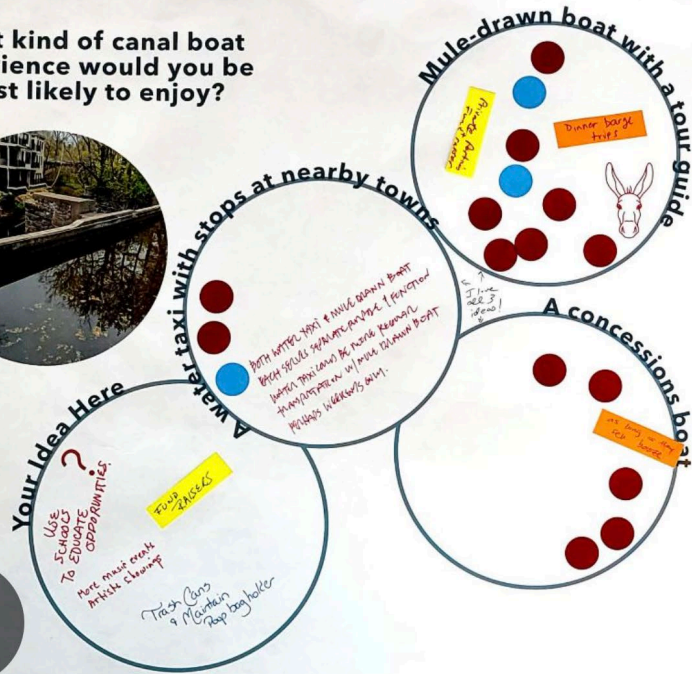
Principles
 Sustainable
 Smart Design
 Inclusive

From the Survey
 Open Space
 Outdoor Active
 Climbing walls



NEW HOPE

What kind of canal boat experience would you be most likely to enjoy?



<p>REMOVING OBSTACLES LIKE STEPS & CURBS</p>	<p>BETTER WAYFINDING</p> <p>MARK ROUTE OF WATER CANAL LEAD - BETTER MARKINGS OF PATH & CROSS LEAD (A BUBBA TRAIL)</p>	<p>A TOWPATH THAT TRACES THE HISTORIC ROUTE</p> <p>History of towpath of Archibald</p>	<p>SAFETY AT ROAD CROSSINGS</p> <p>YES!!</p>
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Thinking about towpath access, which is most important to you?



How could the Locktender's House engage more with the activity on Main Street?



BETTER LANDSCAPING

Guides/Volunteers to tell the historical story of the canal and Locktender's life.

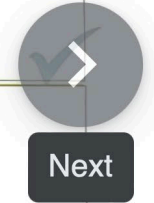
Better signage

Celebrate the Canal one weekend or month a year - excavate the tip of coal from the Thomas to Bristol - in segments of course. Reconnectivity would take place all along the canal of the canal. There is a coal pit - could visit several sites in a day while the trip is complete.

Some kind of welcoming portico - Better sign for visitors from the street.

What amenities would you like to see near the Locktender's House?

<p>RESTROOMS</p>
<p>SOCIAL SEATING</p>
<p>INTERACTIVE EXHIBIT</p>
<p>SOMETHING ELSE? TELL US HERE!</p> <p>MAKE A BIKE'S HOSTEL ON UPPER FLOOR OF THE'S (300sqm)</p> <p>Mule hydration along path.</p> <p>OPERATING LOCK!</p> <p>USE THE BASIN FOR RESTORATION OF HISTORIC (AUTHENTIC DESIGN)</p> <p>WOODEN CANAL BOAT AS EXHIBIT/REPRESENTATION HISTORIC CRAFT.</p> <p>Loved hearing ideas/concepts about water taxis + increased usage. The more a boat on the canal brings to the canal, the better! Also really liked hearing about plans to address vegetation + season in the canal. It's important to have a clean waterway. Thank you for addressing that!</p>



BRISTOL



Bristol Marsh,
The Nature Conservancy



HISTORICAL
INTERPRETATION

CONNECTIONS



"Historic Map of Bristol Borough," h

YARDLEY, LOCK 5

HISTORICAL
INTERPRETATION

SHADE

RESTROOMS



SCUDDER
FALLS



1.80 mi

LOCK 5



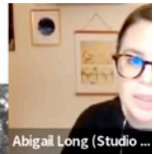
1.04 mi



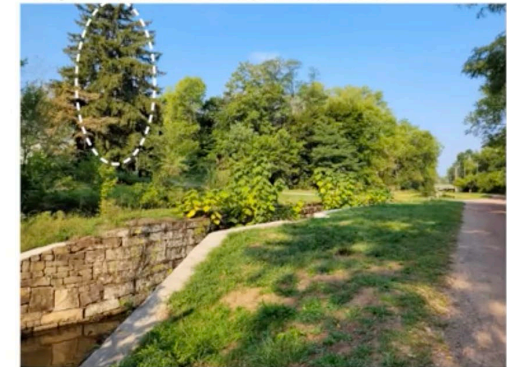
BLACK
ROCK RD



"Walking tour to explore Delaware Canal towpath," TheReporterOnline.com



Abigail Long (Studio ...



process

1
INVENTORY & ANALYSIS

- Review of existing reports & plans
- Site visits
- Stakeholder interviews
- Getting the word out about the 2032 Plan
- Site selection criteria
- ID of targeted locations for projects



Community Input via Web Survey
Over 1.5k participants!

2
DESIGN CONCEPTS

6 POTENTIAL PROJECT SITES



WE ARE HERE!

3
DRAFT PLAN



CONCEPT DESIGNS FOR 3

Community Input via Open Houses

4
FINAL PLAN

MARCH 2023