



# Twining Valley Land Use Feasibility Study

CMC Engineering | F.X Browne & Associates | Recreation Planning Associates | Kurt Baker | Shearon Golf

# Meeting Overview

1. Introduce committee members
2. Project goals and objectives
3. Background information
  - Study input
  - Community engagement
4. Master Plan
5. Funding opportunities



# The Project Team



## **CMC ENGINEERING**

Engineering, Landscape Architecture & Planning



## **F.X. Browne & Associates**

Environmental Engineering Services



## **Recreation Planning Associates**

### **Kurt Baker PRP**

Park & Recreation Consultants



## **Shearon Golf**

Golf Course Architects

*Derek Dureka, Director, Upper Dublin Parks & Recreation*

*Debbie Blum, Env. Protection Advisory Board & Resident*

*Joe Chmielewski, School District of Upper Dublin*

*Sonny Keane, Open Space Advisory Group*

*Sue Lohoefer, School District of Upper Dublin*

*Elaine Lucas, Zoning Hearing Board*

*Steve Olsen, Resident*

*Jerry Rock, Resident*

*Steve Stone, Shade Tree Commission*

*Bruce Smith, Golf Enthusiast & Resident*

*Janet Wallace, Local Real Estate Agent*

# Project Introduction



# Goals & Objectives

*The primary goals of the Twining Valley Land Use Feasibility Study are to:*

- *Develop a plan that offers the highest and best level of recreation for the community*
- *Develop a plan that provides the Commissioners with the information needed to make an informed decision for the end use of the property*
  - *Current golf course lease expires in YR2019*
- *Develop a plan that maximizes access and usability for all township residents.*
  - *The golf course represents 18% of the township's open space*
  - *The course currently has limited access*



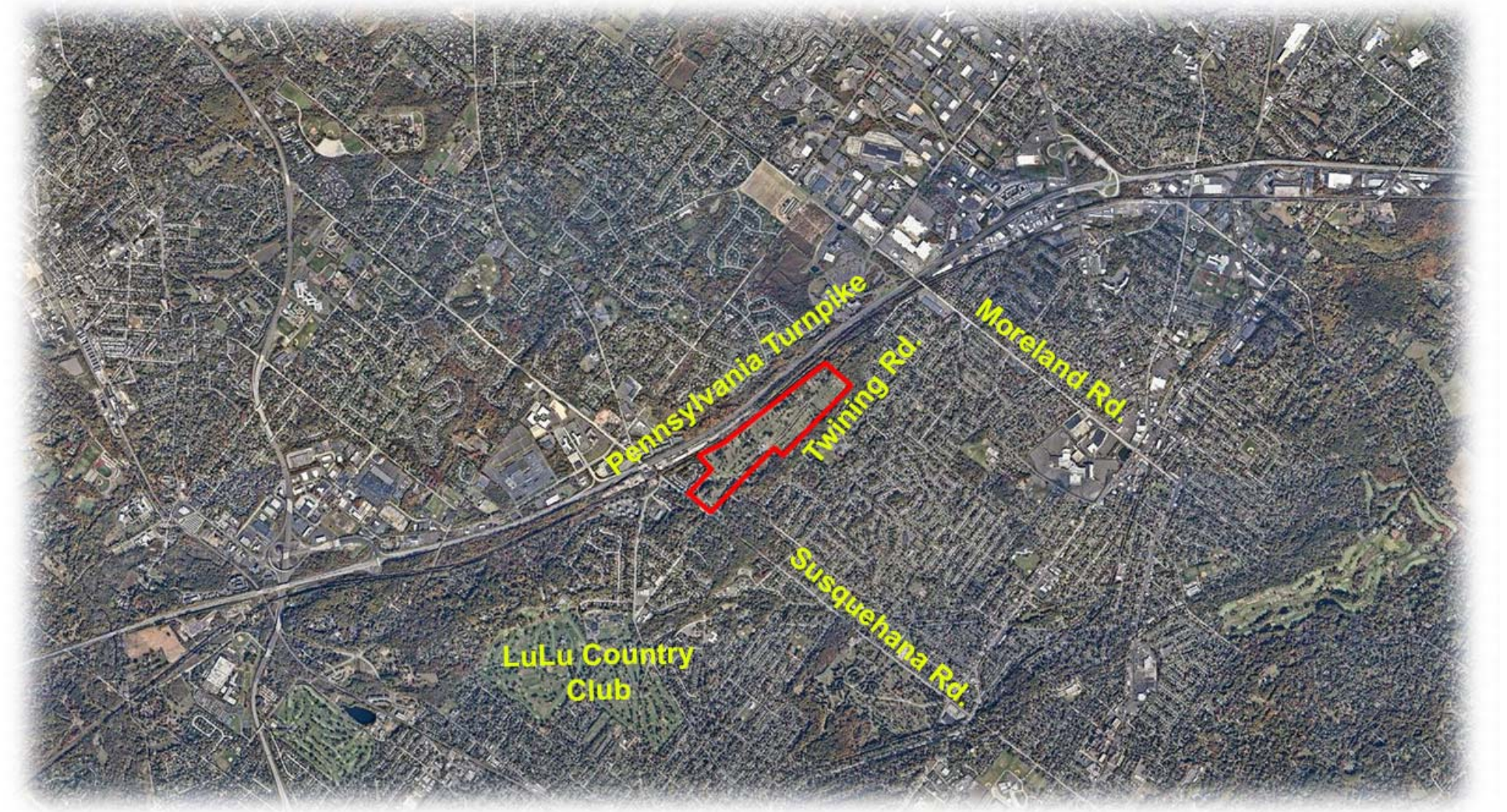


# Background Information





# Project Area Context





# Existing Golf Facility

## THE SITE

- Visually engaging property with a variety of existing ecosystems worth preserving
- Stormwater management is a prime concern
- Bisected property is a design challenge

## THE BUILDING

- Poorly constructed and maintained
- Difficult to adapt to new and varied uses
- Continued renovations are not recommended





# Existing Facility Amenities

## THE GOLF COURSE

- Lacks ample land, poorly maintained and is unsafe for play
- Antiquated irrigation system
- Number of rounds has greatly declined over the past years
- Current operating contract expires in 2019

## THE FITNESS CENTER

- Adapted from previous interior space usage
- Produced revenues that offset some of the course's losses
- Had recently lost memberships due to poor conditions





# Golf Summary Report

A study was performed of the existing golf course, analyzing long term viability and identifying necessary improvements; key study findings are listed below:.

## Course safety:

- Twining Road poses a large safety hazard for five (5) holes
- Internal cart path locations conflict with the golfers on nine (9) holes

## Irrigation:

- Less than 20% of the required water for irrigation is provided by the existing ponds
- Greens and tee boxes are irrigated; fairways are not irrigated
- Difficult to maintain a fairway areas without adequate water sources

## Sand Traps & Bunkers:

- All are in poor condition; not adequately drained

## Tees:

- Condition is poor
- Many are undersized or require updating

***Total estimated cost to rehabilitate the existing golf course:***

***\$1.5 million***

***And will require significant ongoing operating funds to maintain the investment***



# Public Participation





# Public Participation Program

- Bi-monthly committee meeting for over a year
- Mailed paper surveys
  - Mailed 2,398 surveys (25% of township)
  - Received 961 surveys (40% return rate)
- On-line survey
  - Received 376 surveys
- Three public meetings
  - Received comments on (3) concept plans
- Key person interviews
- On-line opinion forum
- Elected official meetings







# *The Twining Valley Master Plan*

*Restore, Grow, Transform*



# Restore

Restoration cost - \$650,000



- *Preserve the course as public open space, accessible to all residents*
- *Remove all golf course related improvements*
- *Connect existing paved trail system to allow complete access to the site*





# Grow



*Enhance the newly preserved land as a ecology park that will be permanently available for future generations*



*Establish a Successional Forest*



*Develop Open Meadows*



*Establish a Lowland Forest*



*Develop Riparian Corridors*



*Establish a Native Plant Arboretum*



# Grow continued. . . .



*Expand existing ponds*

- Control stormwater
- Wildlife enhancement
- Aesthetics



*Create wetlands and waterfalls with accessible boardwalks and bridges*

- Manage stormwater
- Increase plant and wildlife diversity
- Public education





# *Grow continued. . . .*



*Create off-road Hiking and Mountain Biking Trails*



*Enhance existing sledding slopes*



*Further develop the trail system for multi-use*



# Grow continued. . . .



Create an ecological sensitive  
Natural Playscape

Kids can get dirty  
and interact with  
their environment



Dinosaur Bone Archeology Dig



Tricycle Path



Art Wall



Colonist ship



# Grow continued. . . .

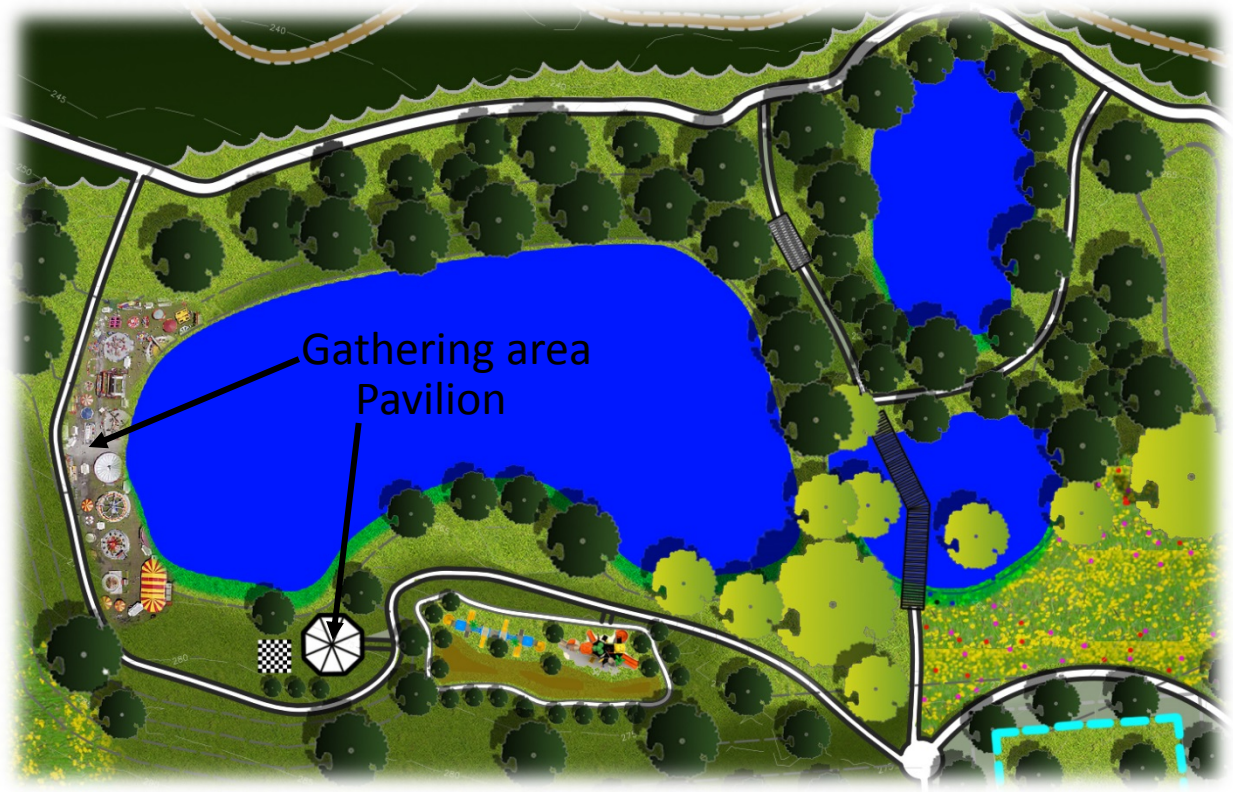
Cost to grow - \$5.35 million



*Build a pavilion/gathering space*

- A place for the community to congregate
- Exercise area
- Area for special events

*Seasonally changing program space*



*Life Size Chess Game*



*Toy Boating*



*Life Size Scrabble*



# Transform

Consider a green roof  
and/or solar panels for  
any proposed structure



Potential Community  
Space and/or Library  
15,000 – 50,000 SF



Potential Municipal Storage Space  
10,000 – 40,000 SF



Expanded parking with bio-swales, porous paving and native plantings



# Funding?

The total projected cost of the new park facility is: **\$6,000,000**

One of the largest concerns for the success of this project is how will the construction be funded?

The Committee and Municipal Staff are committed to acquiring funding from well-established programs:

- County Conservation and Recreation Program
- CFA (Commonwealth Financing Authority) Flood Mitigation Program (Up to **\$500,000 available**)
- CFA Greenways, Trails and Recreation Program (Maximum of **\$250,000** available)
- DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES DEP Environmental Education Grants Program
- DEP Growing Greener Watershed Protection Grants
- Growing Greener Environmental Stewardship Fund (Average grant amount of **\$150,000**)
- National Audubon Society (Average Grant amount is **\$3,000**)
- CFA Watershed Restoration and Protection Program
- PENNVEST Watershed Education Grants (Up to **\$11 million available** for one municipality, up to **\$20 million** for multiple municipalities)

If the township were to fund the entire 6 million dollar park improvement, the yearly household cost would amount to \$38 dollars per year (Over 20-years).



# The Next Steps

1. Master Plan Presentation to the Commissioners (February 9, 2016)
2. Final Committee Meeting (February 23, 2016)
3. Presentation of the Final Study to the Commissioners (March 8, 2016)

The Commissioners may/may not accept the study at their March 8<sup>th</sup> Meeting

If accepted, a decision on the future of the golf course may not be made until after the management lease expires in YR2019

The study will simply serve as a guide to the Commissioners when the golf course lease expires.







# Questions & Answers



- |  |  |   |
|--|--|---|
| 1. PROPOSED WALKING TRAIL (2.0 MI.)  | 10. EXISTING CELL PHONE TOWER                  | 23. PROPOSED SUSQUEHANA RD. TRAIL                           |
| 2. POTENTIAL LOCATION FOR COMMUNITY SPACE/LIBRARY<br>(15,000 SF ONE FLOOR, 50,000 SF TWO FLOORS) | 11. PROPOSED UPLAND ECOLOGY                    | 24. PROPOSED SUCCESSIONAL FOREST                            |
| 3. PROPOSED MAIN PARKING LOT (+/- 400 SPACES)  | 12. PROPOSED POND #1 (+/- 2 AC.)               | 25. PROPOSED DENSE VEGETATION SCREEN                        |
| 4. PROPOSED SATELLITE PARKING LOT (40 SP.)   | 13. PROPOSED POND #2 (+/- 1/2 AC.)             | 26. EXISTING VEHICULAR ACCESS DRIVE                         |
| 5. PROPOSED MEADOW ECOLOGY   | 14. PROPOSED STORMWATER FILTRATION POND        | 27. EXISTING PEDESTRIAN BRIDGES                             |
| 6. PROPOSED STREAM BUFFER ESTABLISHMENT  | 15. BERMS TO HIDE PARKING LOT / TRAIL FEATURES | 28. PROPOSED BRIDGE, WATERFALL AND CONNECTING STREAM        |
| 7. PROPOSED LOWLAND ECOLOGY  | 16. PROPOSED PAVILION (1,400 SF)               | 29. PROPOSED PLAZA AREA                                     |
| 8. PROPOSED MOUNTAIN BIKING / HIKING TRAIL   | 17. PROPOSED DISCOVERY PLAYGROUND              | 30. PROPOSED HANDICAP PARKING                               |
| 9. POTENTIAL LOCATION FOR MAINTENANCE GARAGE<br>(10,000 SF - 40,000 SF)                          | 18. PROPOSED WINTER / SUMMER PLAYGROUND        | 31. PROPOSED WETLAND BOARDWALK                              |
|  | 19. PROPOSED SLEDDING SLOPES                   | 32. PROPOSED BIO SWALE                                      |
|  | 20. PROPOSED SOUTHERN WALKING TRAIL            | 33. PROPOSED STREAM VALLEY FOR OVERFLOW                     |
|  | 21. EXISTING FIRE STATION                      | 34. EXISTING FIRE TRAINING CENTER                           |
|  | 22. PROPOSED WOODLAND EDGE RESTORATION         | 35. POTENTIAL PARKING EXPANSION FOR COMM. SPACE AND LIBRARY |
|  |  | 36. POTENTIAL CONNECTION TO AYR LANE                        |

