



# BLUE BALL PROPERTIES

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## MASTER PLAN



# Consultant Presentation September 22, 1999 To:

- Transportation Committee
- Recreation / Historic Preservation  
Committee



# Next Meetings

**Wednesday 9/22**

**4:30pm**

**Transportation Committee**

**7:30pm**

**Recreation/ Historic Preservation  
Committee.**

**Thursday 10/7**

**4:30 - 8pm**

**Charrette with both Committees,  
at Brandywine HS cafeteria.**

**Wednesday 10/13**

**7pm**

**Town Meeting/Open House for  
Preliminary Recreation / Park and  
Roadway Concepts at AstraZeneca.**



# Parks, Recreation and Historic Preservation: Key Issues and Objectives

- Maximize Active Recreation
- Preserve Open Space for Passive Recreation
- Connect Greenway System across both sides of 202
- Restore Historic Structures
- Reuse Barn for clubhouse, restaurant or other purpose
- Design Circulation to Respond to Origins and Destinations for Pedestrians and Bicycles
- Consider Enlargement of Porter Reservoir
- Develop Design Standards for the area

# Preliminary Estimate of Available Land

Alapocas Tract	63 acres
Weldin Road Tract	89 acres
<u>Alapocas Woods Conservation Easement</u>	<u>70 acres</u>
Total	222 acres
<u>Rock Manor Golf Course</u>	<u>117 acres</u>
Grand Total	339 acres



# Preliminary Estimate of Recreation Uses

Expanded (Championship) Golf Course (add 27 ac)	144 acres
Additional 9 holes of golf	62 acres
Golf Driving Range	14.5 acres
Playfields, Playground	49 acres
Historic Building Enclave	5 acres
Park Circulation	27 acres
Roadway Improvements	10 acres
Library	4-5 acres
Dog Park	3 acres
Sanitary Sewer Pump Station	0.5 acres
Stormwater Management, Wetland Mitigation	18 acres
Alapocas Natural Conservation Easement Area	70 acres
Other Natural Conservation Areas	26 acres
<b>Total Program</b>	<b>434 acres</b>



# Preliminary Park Land Budget

Available Land	339 acres
<u>Program</u>	<u>434 acres</u>
Shortfall	95 acres

# Preliminary Roadway Concepts

- **Conceptual**
- **Preliminary**
- **Not Subjected to Traffic Analysis**  
(Some of these may not work!)
- **All must be considered in relation to transit**



# Defining the Options

- Route 141 Options (I to VI)
- Augustine Cut-Off Options (A to E)
- Foulk Road Options ( 1 and 2)

## Other Options:

- Weldin Road
- Rockland Road
- Greenway Connection
- Park Circulation

# Augustine Cut-off: Option 1

cut along the center of  
US Highway 207



# Foulk Road Option 1

Final Design and Construction





# Foulk Road Option 2

Public Hearing Presentation



# Combinations of Options

## **Sixty Alternative Combinations**

### **Group 1: Foulk Road Option 1**

**(No Change: Retain existing Intersection  
with 202)**

### **Group 2: Foulk Road Option 2**

**(Relocate 202 Intersection to North)**

# Analysis of Group 1 Options





GROUP 1 OPTIONS (Retain Foulk Road in Present Location)

## Route 141 Options (I-VI)

- I. Build new 2-way Alt. 141 w/jughandle at 202; Retain existing 141 as 2-way road.
- II. Build new 2-way Alt. 141 w/jughandle at 202; Use existing 141 as one-way west.
- III. Build new one-way east Alt. 141 to 202; Retain existing 141 as 2-way road.
- IV. Build new one-way east Alt. 141 to 202; Use existing 141 as one-way west.
- V. Widen Rockland Road w/jughandle at 202; Retain existing 141 as 2-way road.
- VI. New 2-way Alt. 141 w/jughandle at 202; Close existing 141 to public within AZ site.

Augustine Cut-Off Options (A-E)

A B C D E


-  Option eliminated due to Foulk Road conflict with jughandle proposed at 202 intersection.
-  Option eliminated due to incompatibility of proposed Augustine Cut-off solution with Foulk Road option.
-  Option eliminated due to constructability issues and impacts of Option B for Augustine Cut-Off
-  Option eliminated due to incompatibility of proposed Route 141 solution with proposed Augustine Cut-Off solution.

# Analysis of Group 2 Options

		Augustine Cut-Off Options (A-E)				
		A	B	C	D	E
Route 141 Options (I-VI)						
I.	New 2-way 141 w/ jughandle at 202 Retain existing 141 as 2-way road.					AZ
II.	New 2-way 141 w/ jughandle at 202; Use Existing 141 as one-way west					AZ
III.	New 2-way 141 w/ jughandle at 202; Close Existing 141 to public					AZ
IV.	New one-way east 141 to 202; Use Existing 141 as one-way west					
V.	New one-way east 141 to 202; Use Existing 141 as one-way west					
VI.	New Intersection for AZ at 202/Fouk Rd. (Connect w/ Rockland Rd and widen)					

- Option eliminated due to Fouk Road conflict with jughandle proposed at 202 intersction.
- Option eliminated due to incompatibility of proposed Augustine Cut-off solution with Fouk Road option.
- Option eliminated due to incompatibility of proposed Route 141 solution with proposed Augustine Cut-Off solution.
- AZ Option Eliminated due to unacceptable loss of land to AstraZeneca.

# Results of Compatibility Analysis

- **37 Combinations Dropped**
- **23 Combinations Survived**

**Initial Testing for Traffic may Further Reduce the Number of Options.**



# Evaluation Criteria

- **Traffic: No Degradation of Current Level Service.**
- **Traffic: Separate Local and Regional Traffic.**
- **Land Use / Consumption.**
- **Minimize Environmental Impacts.**
- **Do not preclude future transit options.**
- **Hospital Emergency Access**
- **Community Impacts: Minimize Impacts on local streets and neighborhoods.**
- **Aesthetics / Design.**
- **Implementation: Timing / Disruption.**
- **Costs**


## Analysis of Remaining Options

- **How do they relate to the Evaluation Criteria?**
- **Are there any Fatal Flaws?**
- **How many should be carried forward?**
- **More options can be added later in the process.**

# Alternatives to be Reviewed Further

	Augustine Cut-Off Options (A-E)				
	A	B	C	D	E
I.					
II.					
III.	1		2		
IV.	3		4		
V.					
VI.					

	Augustine Cut-Off Options (A-E)				
	A	B	C	D	E
I.	5		6	7	AZ
II.	8		9	10	AZ
III.	11		12		AZ
IV.	13		14		15
V.	16		17	18	19
VI.	20		21	22	23

 Alternatives illustrated and analyzed



Option 1 (H.A.1)

**Legend**

-  Existing Road to Remain
-  Proposed Road
-  Greenway

The proposed road and greenway routes are shown in orange and green, respectively. The map also shows existing roads to remain in black. The AstraZeneca site is located to the north of the proposed road, and the Rock Harbor Golf Course is located to the south of the proposed road. The proposed road and greenway routes are shown in orange and green, respectively.





Option 2 (HIC 1)

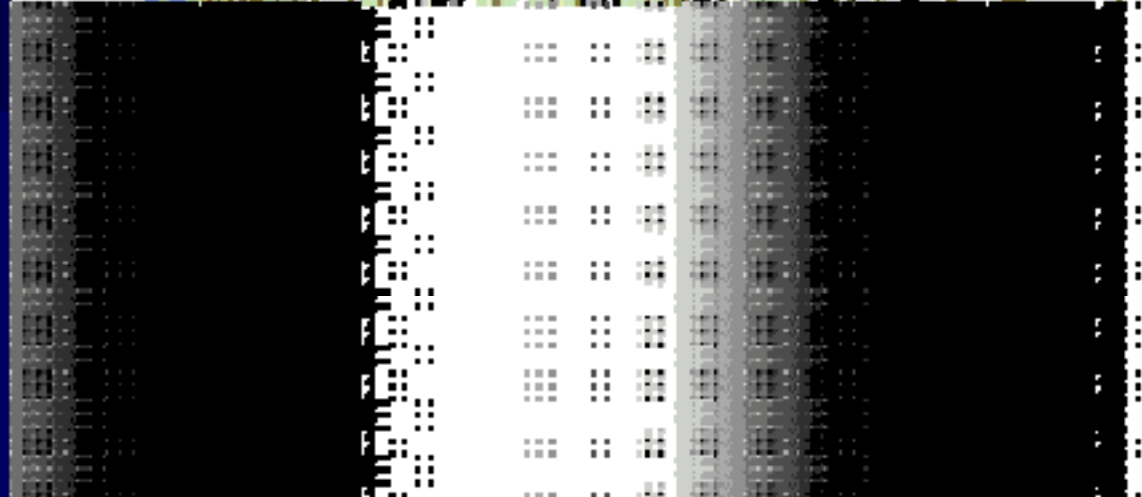
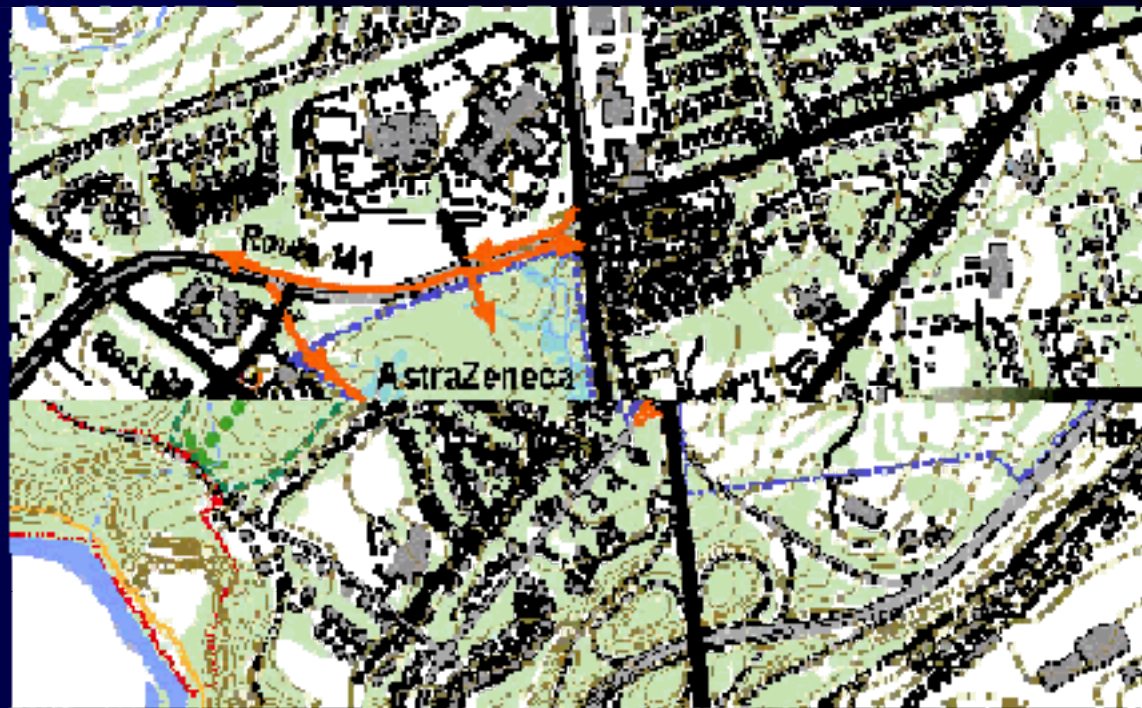
### Legend

-  Existing Road to Remain
-  Proposed Road
-  Greenway

1. The proposed road will connect to  
 2. The proposed road will connect to  
 3. The proposed road will connect to  
 4. The proposed road will connect to







### Option 3 (N.A.1)

**Legend**

-  Existing Road to Remain
-  Proposed Road
-  Greenway

- 17. The proposed layout of the AstraZeneca site is shown in the accompanying aerial photograph and is subject to the final planning and engineering proposals to be submitted to the Council for consideration.

