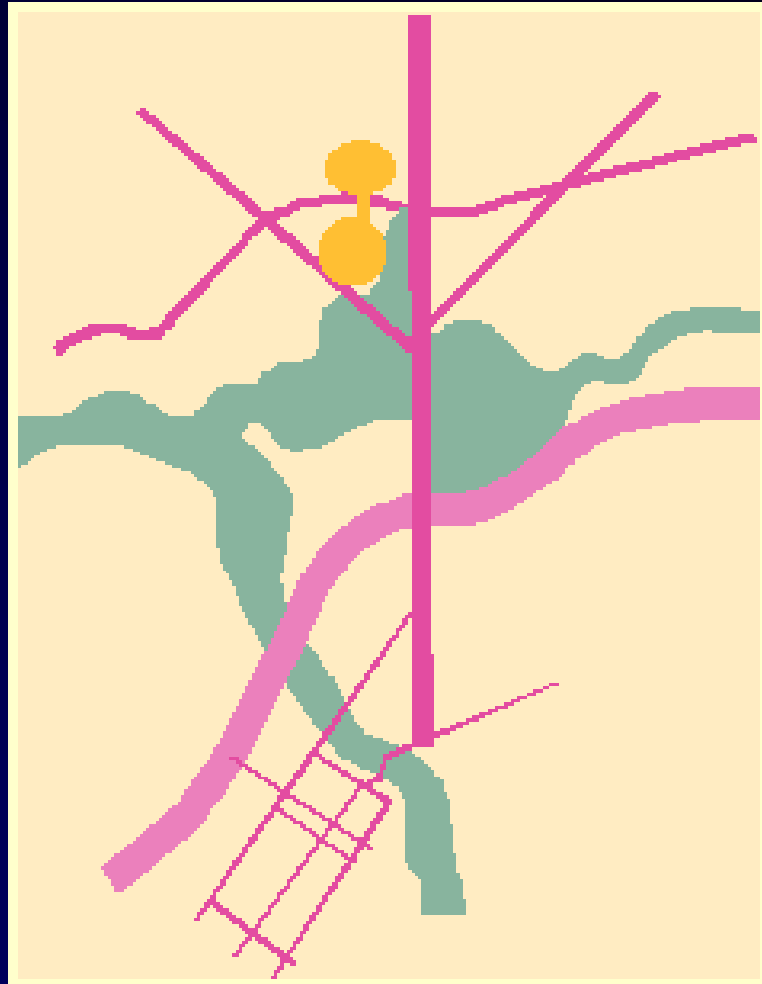


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BLUE BALL PROPERTIES

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.**



Preliminary Recreation Concepts and Issues

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
Total Program	434 acres



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

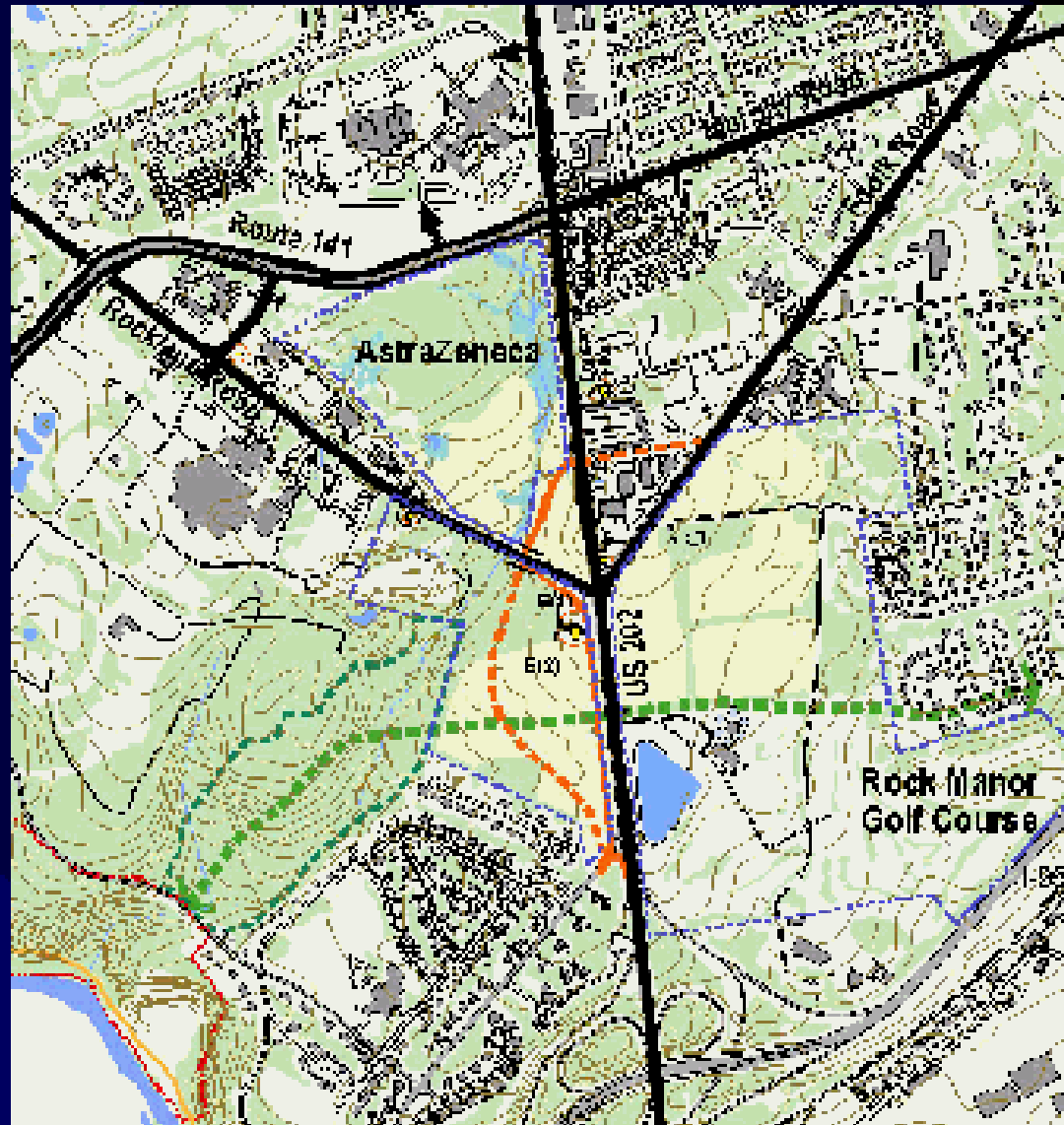
- Route 141 Options (I to VI)
- Augustine Cut-Off Options (A to E)
- Foulk Road Options (1 and 2)

Other Options:

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

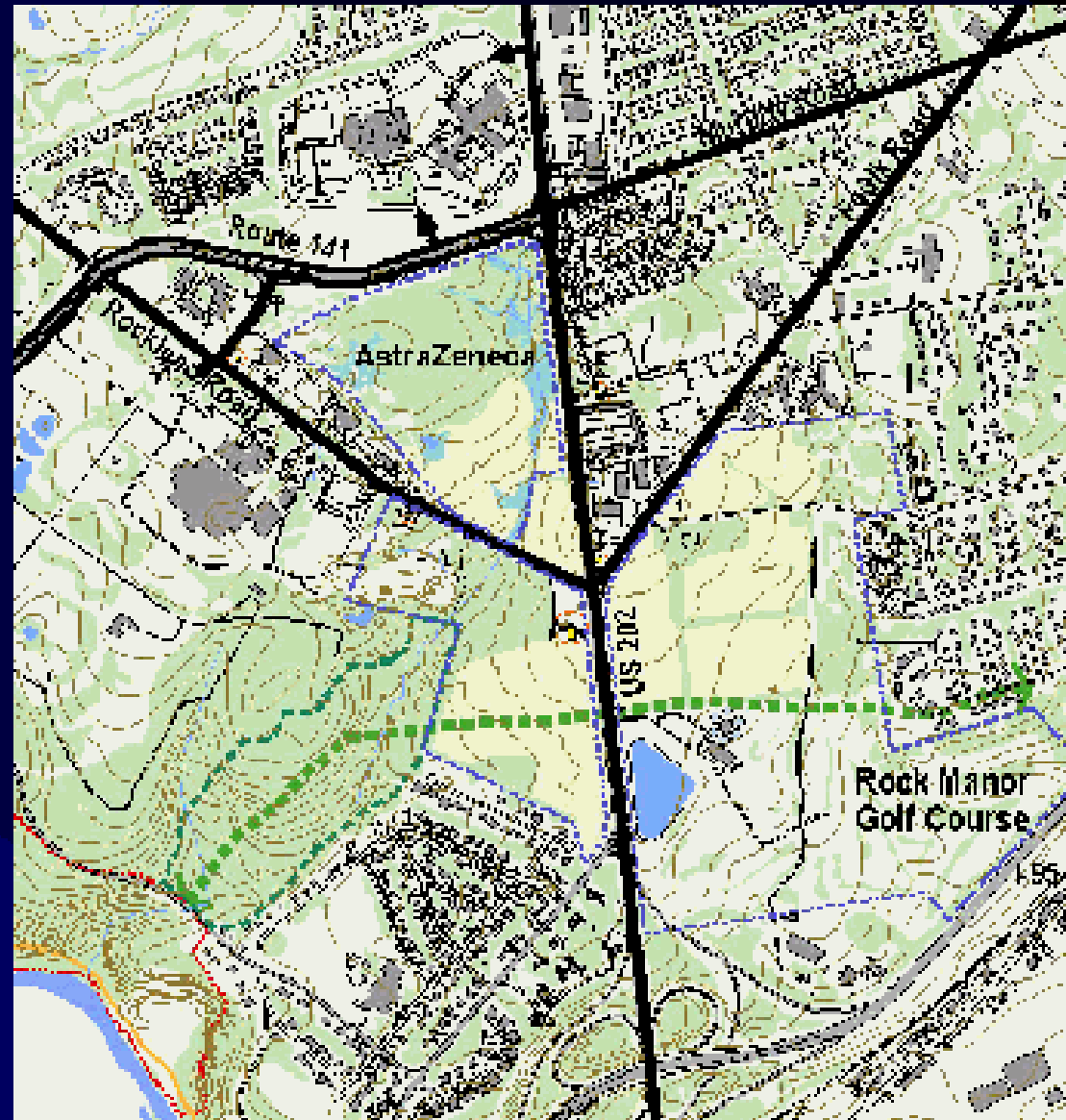
Augustine Cut-Off: Option E

Extend Along West Side of 202;
Underpass Below Rockland Road to 202.



Foulk Road: Option 1

No change: Retain Existing Intersection with 202.



Foulk Road: Option 2

Relocate 202 Intersection to North.



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




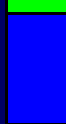
GROUP 1 OPTIONS (Retain Foulk Road in Present Location)

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

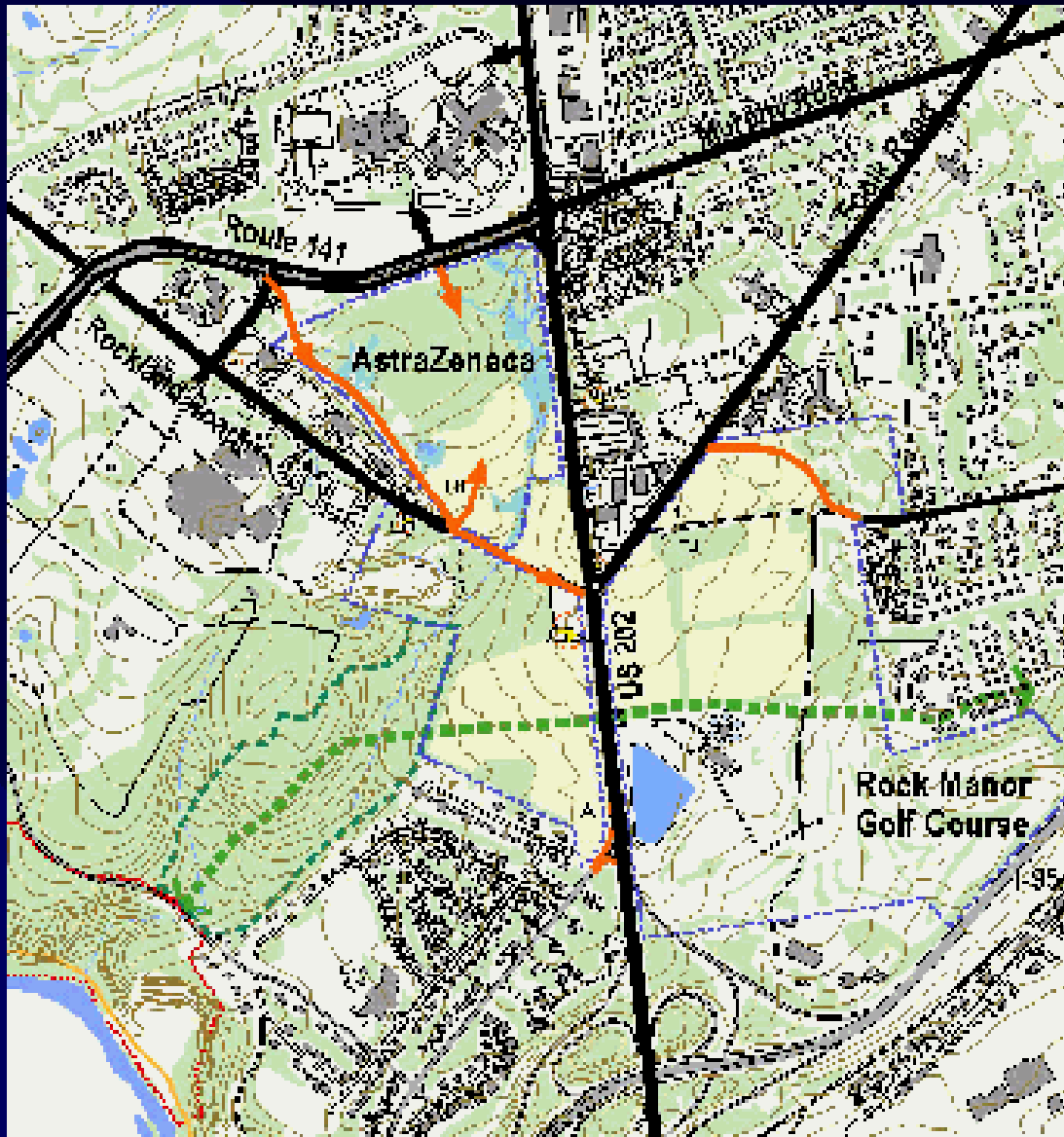
- **How do they relate to the Evaluation Criteria?**
- **Are there any Fatal Flaws?**
- **How many should be carried forward?**
- **More options can be added later in the process.**

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 (IIA.1)

Legend

	Existing Road to Remain
	Proposed Road
	Greenway

III: Build new one-way Alt. 141 to 202;
 Retain existing 141 as 2-way road.

A: Right turns only at Augustine Cut-Off intersection with 202.




1: No Change for Foulk Road intersection with 202.



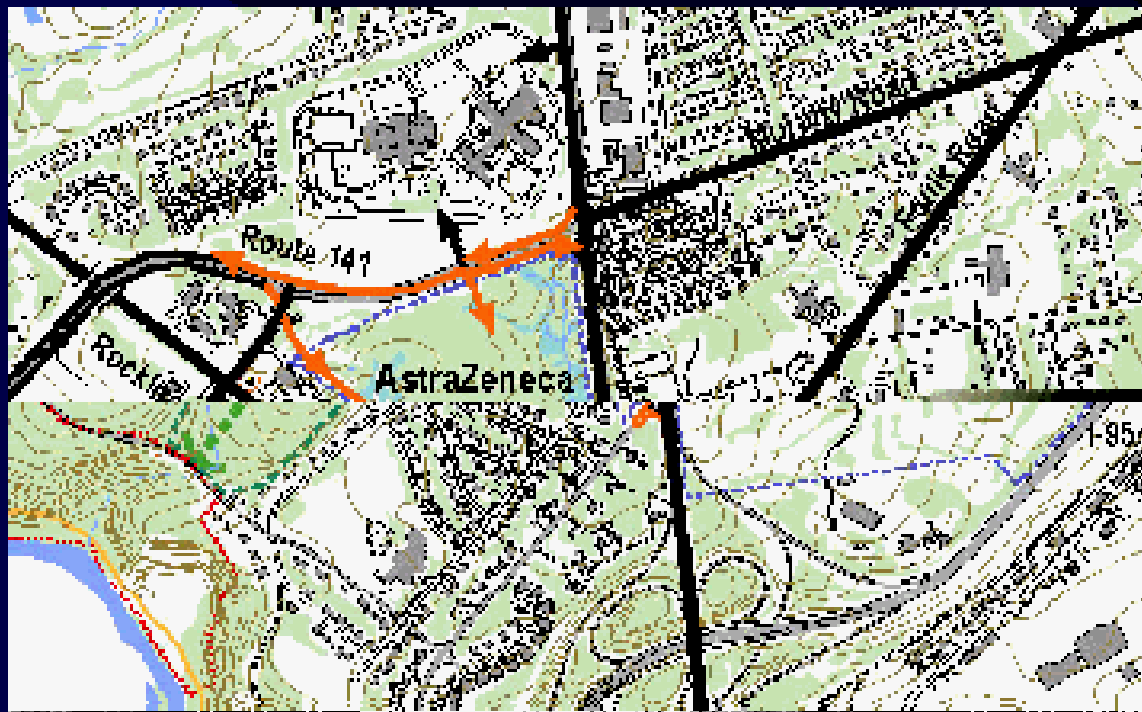


Option 2 (IIC.1)

Legend




-  Existing Road to Remain
-  Proposed Road
-  Greenway

- III: Build new one-way Alt. 141 to 202;
Retain existing 141 as a 2-way road.
- C: Relocate Augustine Cut-off to underpass below 202 north of reservoir.
- 1: No Change for Foulk Road intersection with 202.



Option 3 (IVA.1)

Legend

-  Existing Road to Remain
-  Proposed Road
-  Greenway

- IV : Build new one-way Alt. 141 to 202; Use existing 141 as one-way west.
- A: Right turns only at Augustine Cut-Off intersection with 202.
- 1: No Change for Foulk Road intersection with 202.

