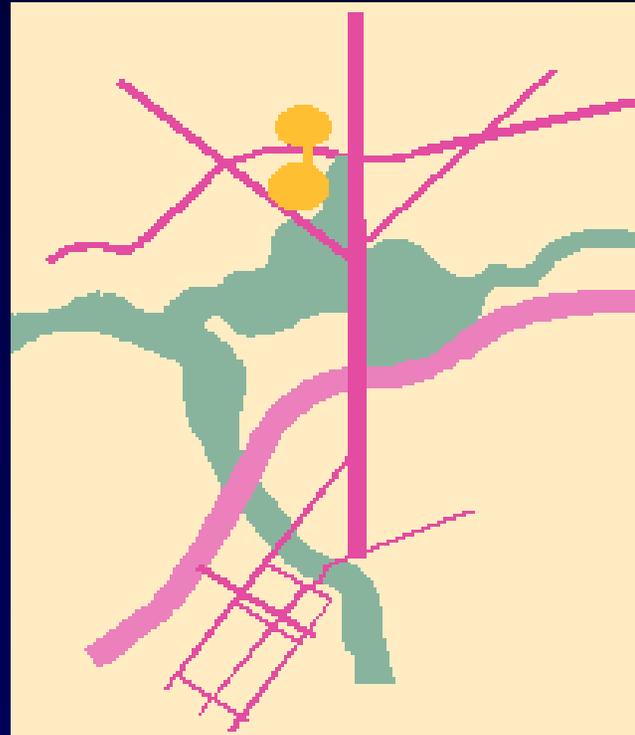


# BLUE BALL PROPERTIES MASTER PLAN



November 10, 1999

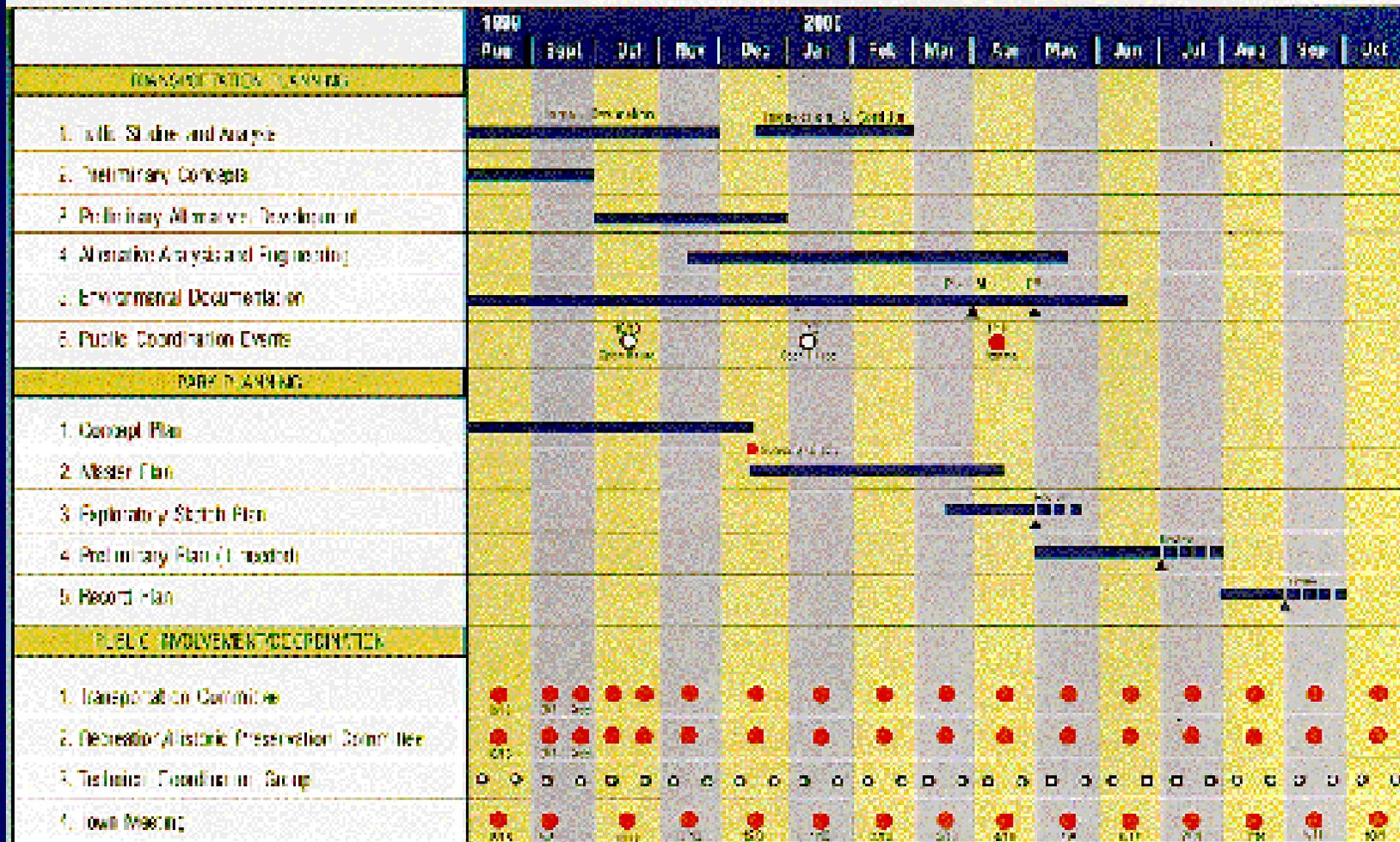
TOWN MEETING

Brandywine High School



# Schedule

## Blue Ball Properties Master Plan Draft Schedule



# Meetings Since Last Town Meeting

(Open House, October 13, 1999 at AstraZeneca)

November 3, 1999

- A) Recreation/Historic Preservation Technical Committee
- B) Transportation Technical Committee

# Recreation / Historic Preservation Committee

November 3, 1999



## Assumptions / Preliminary Conclusions

- Provide **Conservation Areas** with wildlife habitat enhancement.
- Provide for **Storm Water Management** (east and west of 202).
- Provide **Wetland Mitigation** (east and west of 202)
- Provide **Greenway Crossing** of 202.
- Restore and re-use historic **Blue Ball Barn**.
- Design **Park Roads** that provide access to the park and accommodate local traffic.

# Issues

- Rock Manor Golf Course
- Reservoir Expansion
- Active Recreation Fields

# ROCK MANOR GOLF COURSE

## **Committee Consensus**

- A) The teaching facility is very important and should be included in future plans.
- B) Number one priority is the teaching facility.
- C) Number two priority is course improvement and lengthening.
- D) The course should continue to be an affordable course.

# RESERVOIR EXPANSION

## **Committee Consensus**

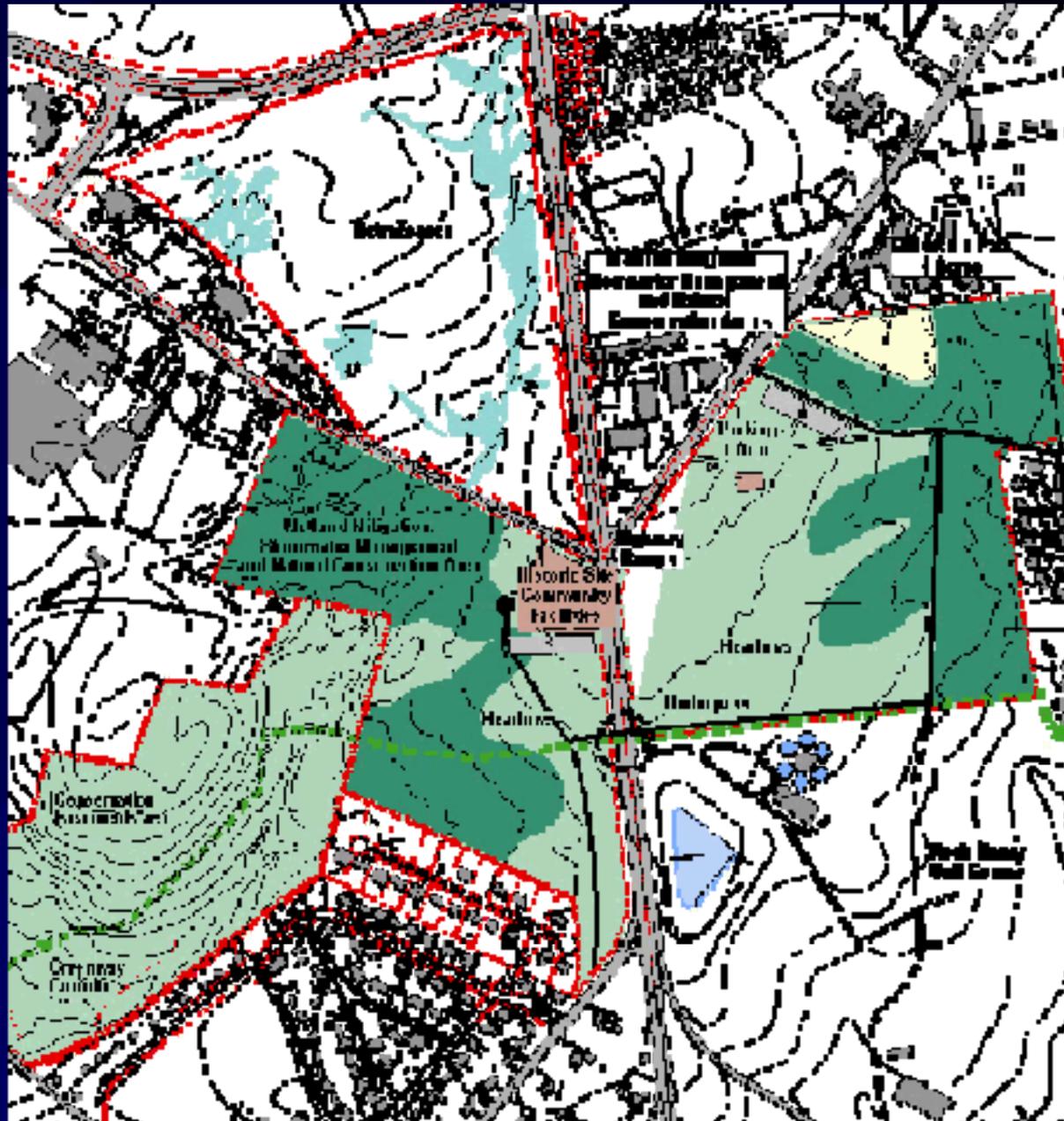
- A) Do not include a major water storage reservoir on the Blue Ball properties.
- B) Locate a number of smaller ponds, integrating storm water management, on the property.
- C) Integrate any new water features with the natural landscape.

# ACTIVE RECREATION FIELDS

## **Committee Consensus**

- A) Locate all playfields east of Route 202
- B) Design fields for multiple use, occupying 5-15 acres.
- C) Fields should be for low impact sports including soccer, field hockey, and lacrosse, not football, tennis or basketball.
- D) All fields should have natural surfaces.
- E) Provide a children's park and a dog park.
- F) Integrate recreation facilities and park road with the greenway.

# Recreation Alternative I

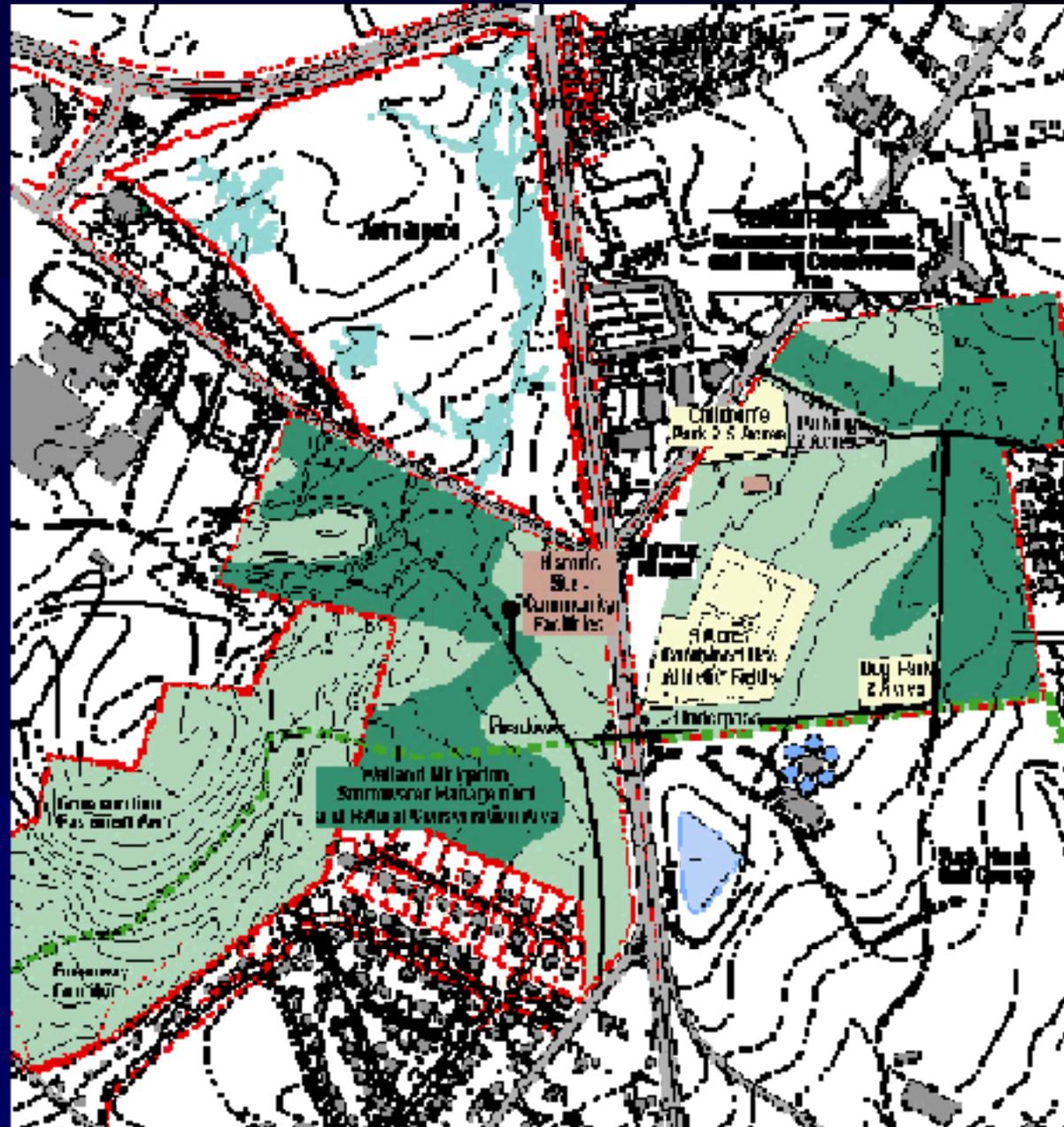






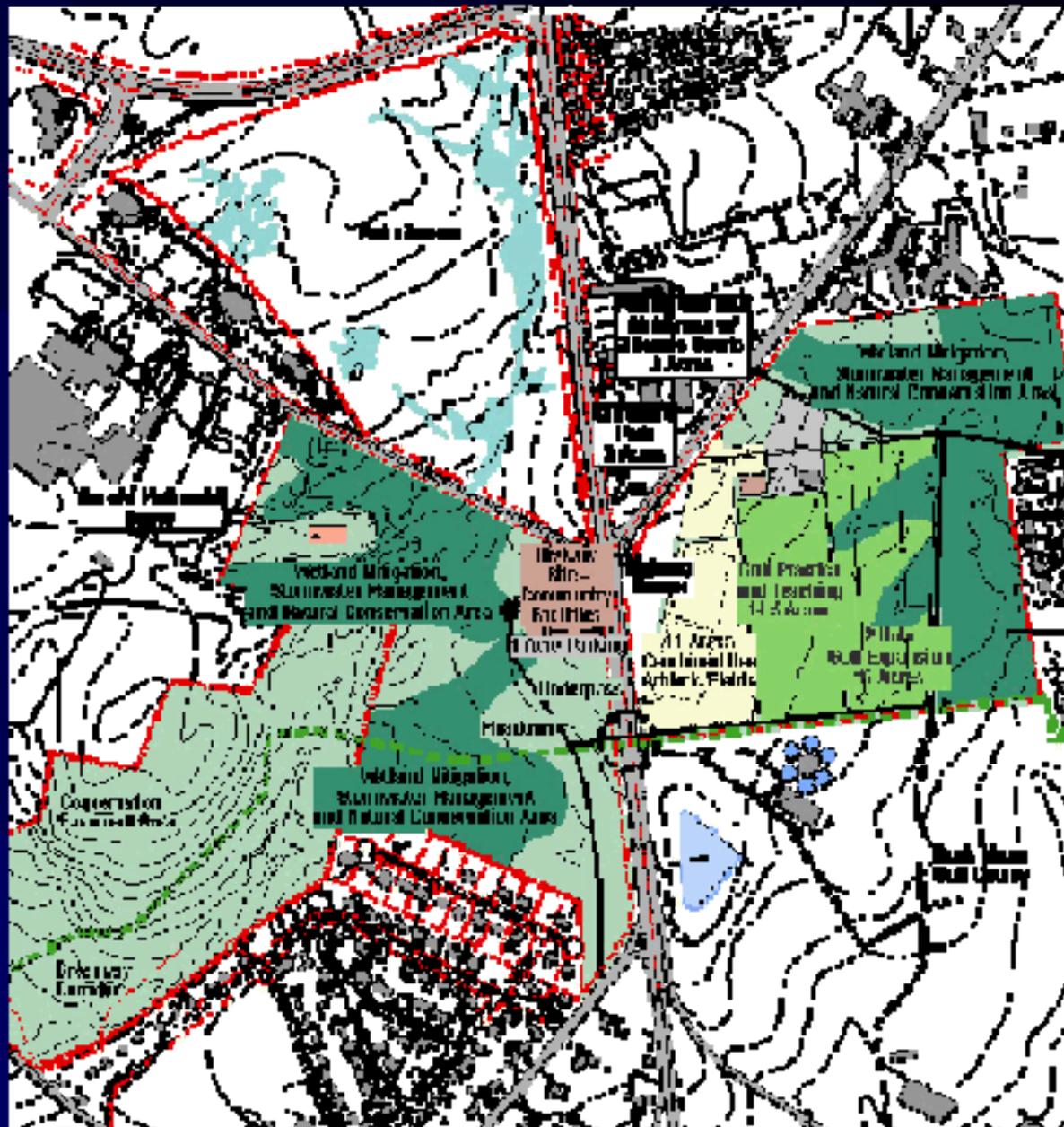


# Recreation Alternative V



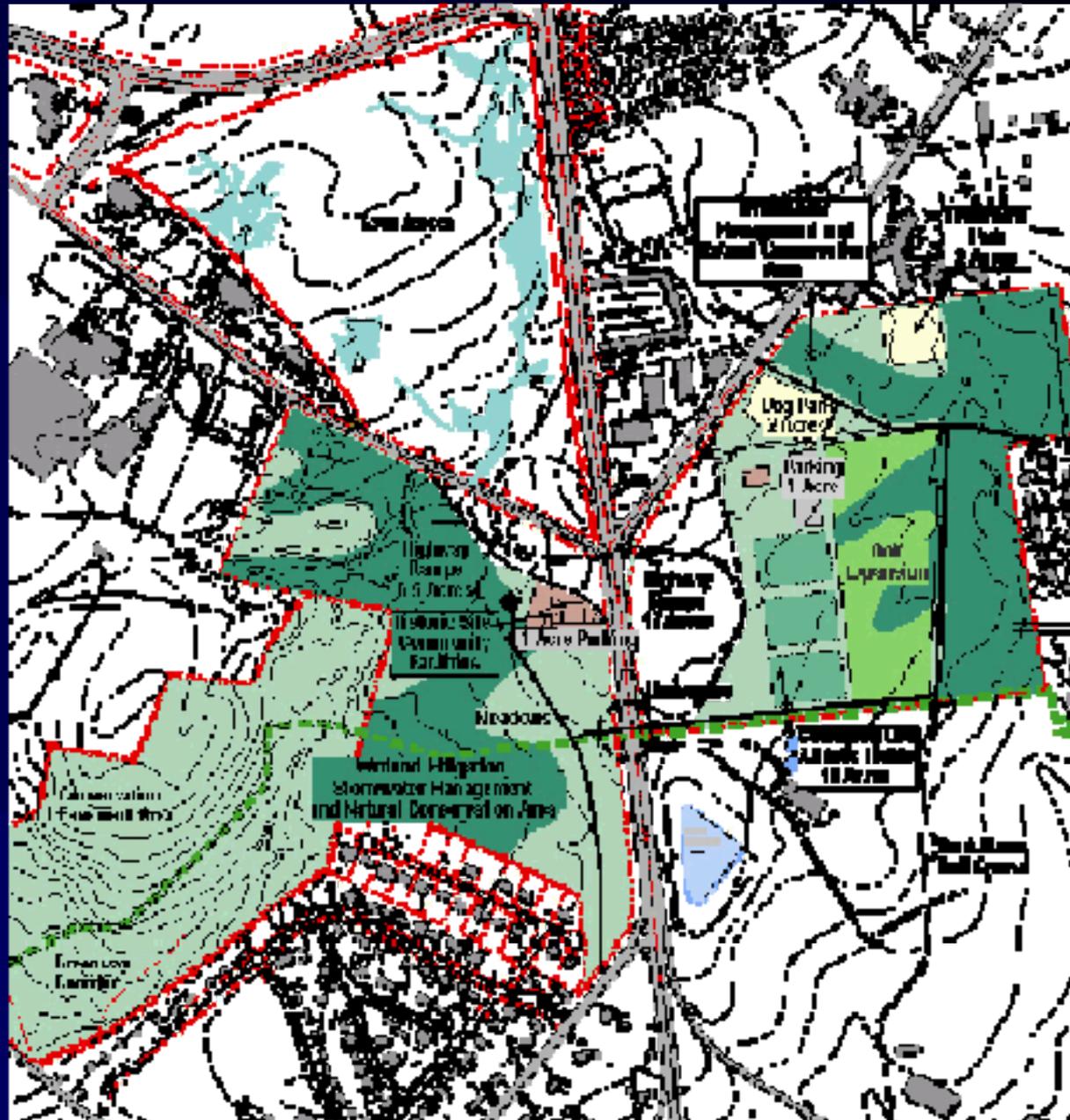


# Recreation Alternative VII





# Recreation Alternative IX



# Transportation Technical Committee Meeting

November 3, 1999



# Review of Previous 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

## *Options Related to Principal Roadways*

- Route 141 Options
- Augustine Cut-Off Options
- Foulk Road Options

## *Other Options*

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

# Previous Meetings

• **Transportation Committee**      **September 22**      **60 Combinations**

• **Charette**      **October 6**      **81 combinations**

• **Circulation Plans from the Eight Charrette Teams.**

• **Three other options submitted by individual citizens or groups.**

• **Town Meeting/Open House**      **October 13**      **252 combinations**

• **Transportation Committee**      **November 3**      **Narrowed the options**



## Key Conclusions

- Alternative Roadway Concepts can be grouped into “families” of concepts related to options for Route 141. (i.e., I through VII)
- Only one “family” of such options was discarded: Option VII, due to reduction of AZ site.
- Traffic Testing is critical to narrow the remaining options.
- Function of intersections on Concord Pike is critical to traffic.

# Preliminary Findings By McCormick, Taylor & Associates

- **At-grade Concord Pike/Foulk Intersection Does Not Work.** (Grade-separated intersection needed for all options).
- **All left turns from Concord Pike to Route 141 at Murphy Road Intersection Does Not Work.** (Options III and IV for Route 141 were dismissed)
- **Option II was dismissed due to need for large interchange at Foulk Road and circuitous route for eastbound traffic on 141.**
- **Left turns at Augustine Cut-Off/Concord Pike Intersection Do Not Work due to projected traffic volumes on 202.**

## Preliminary Conclusions

- Focus Analysis on Options I, V and VI for Route 141.
- Focus on Grade-Separated Solutions at Concord Pike/Foulk Road.
- Eliminate left turns at Augustine Cut-Off/Concord Pike Intersection.

# Route 141: Option I

Build new 2-way Alt. 141 w/jughandle at 202;  
Retain existing 141 as 2-way road



# Route 141: Option V

Widen Rockland Road w/ jughandle at 202;

Retain Existing 141 as 2-way Road.



# Route 141: Option VI

New 2-way Alt. 141 w/fughandle at 202;

Close existing 141 to public within AZ site.



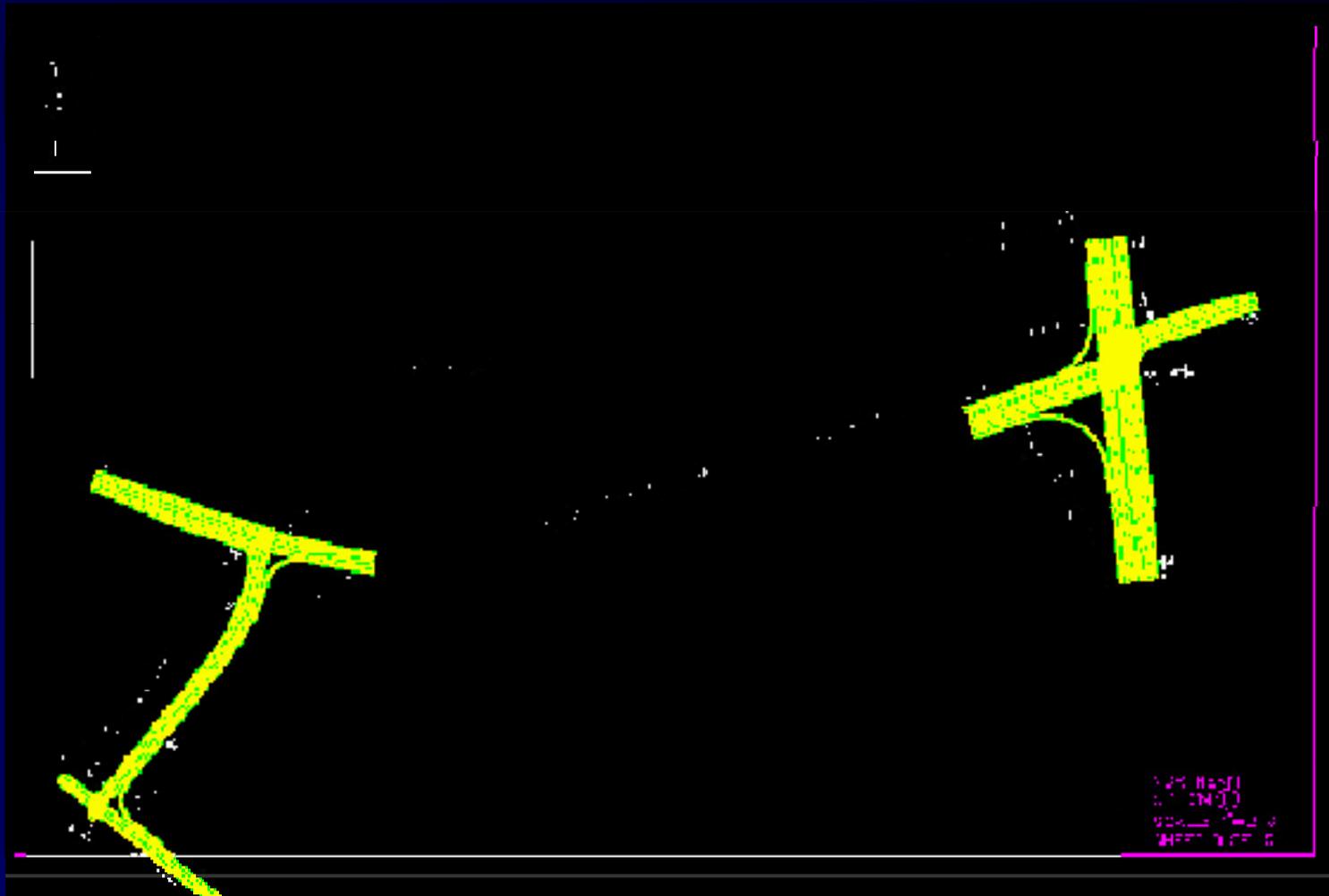
# Alternative Roadway Design Concepts

- Concepts are related to Route 141 Options I, V and VI.
- Concepts focus on layout of key intersections, especially at Concord Pike/Foulk Road.
- Number of lanes yet to be determined.
- All concepts are compatible with Augustine Cut-Off Options AA, C and D.

# Alternative Roadway Design Concepts

- Four Alternative Concepts for Concord Pike/Foulk Road Intersection.
- Two Concepts for “Northern Options.”

# Northern Option 1

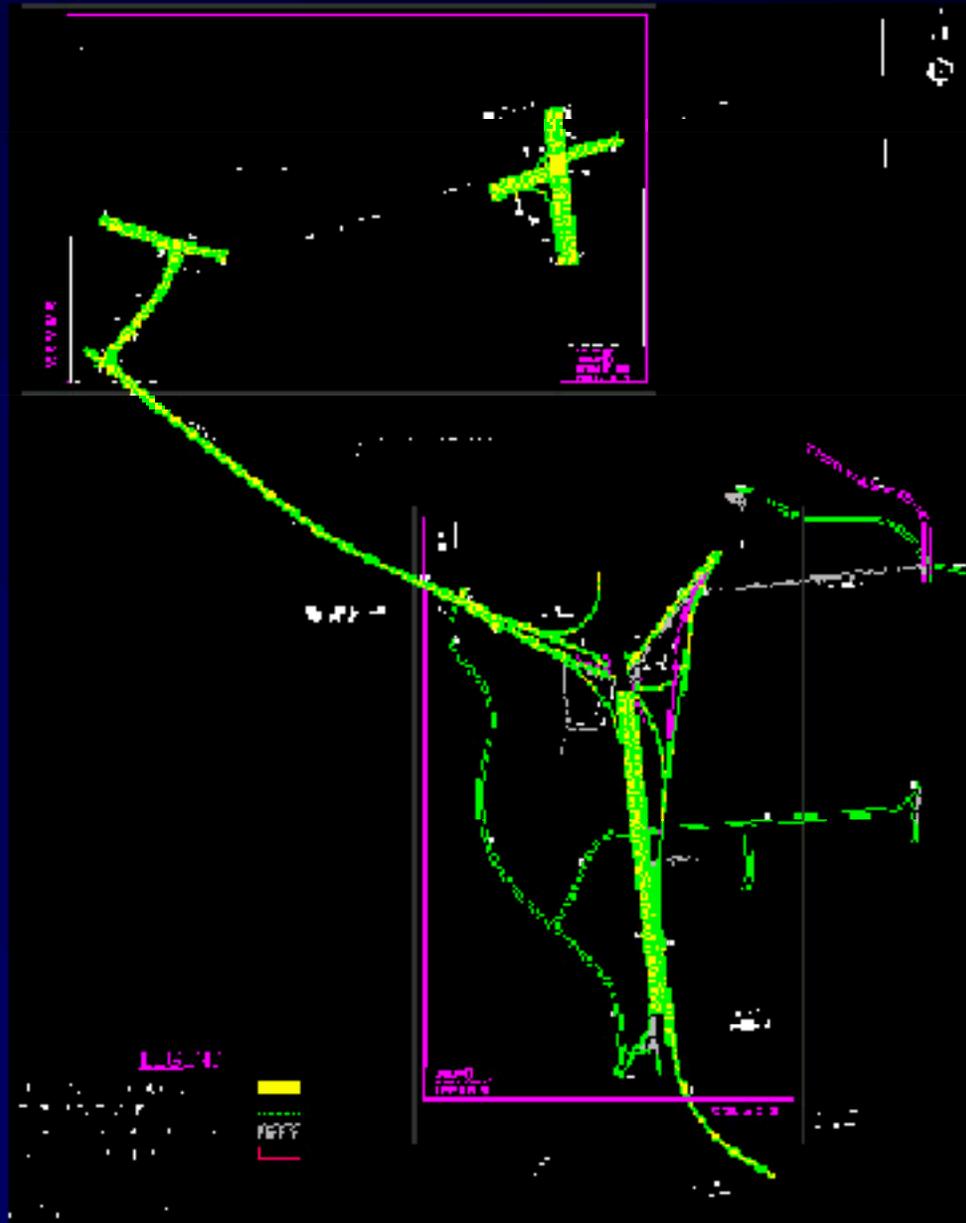


# Northern Option 2

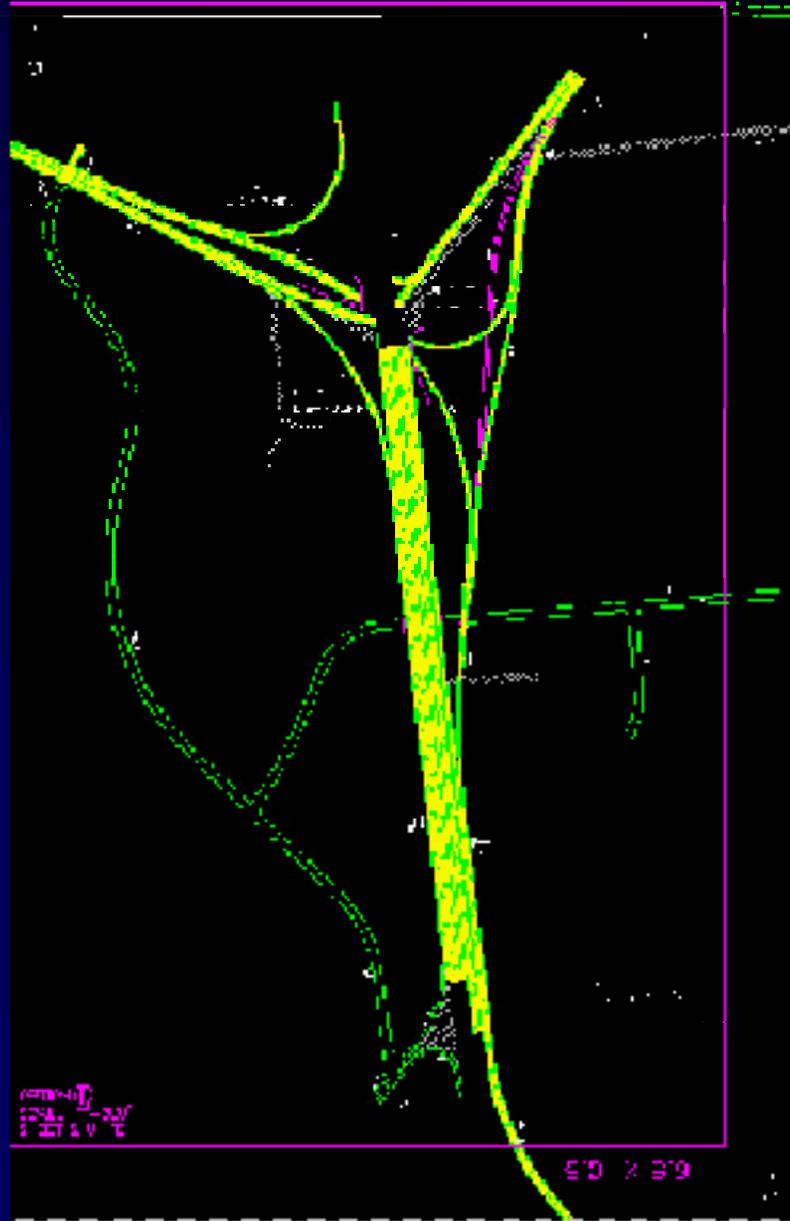


# Design Concept 1

(Compatible with Route 141 Options I and V)



# Close-Up of Design Concept 1 (Compatible with Route 141 Options I and V)

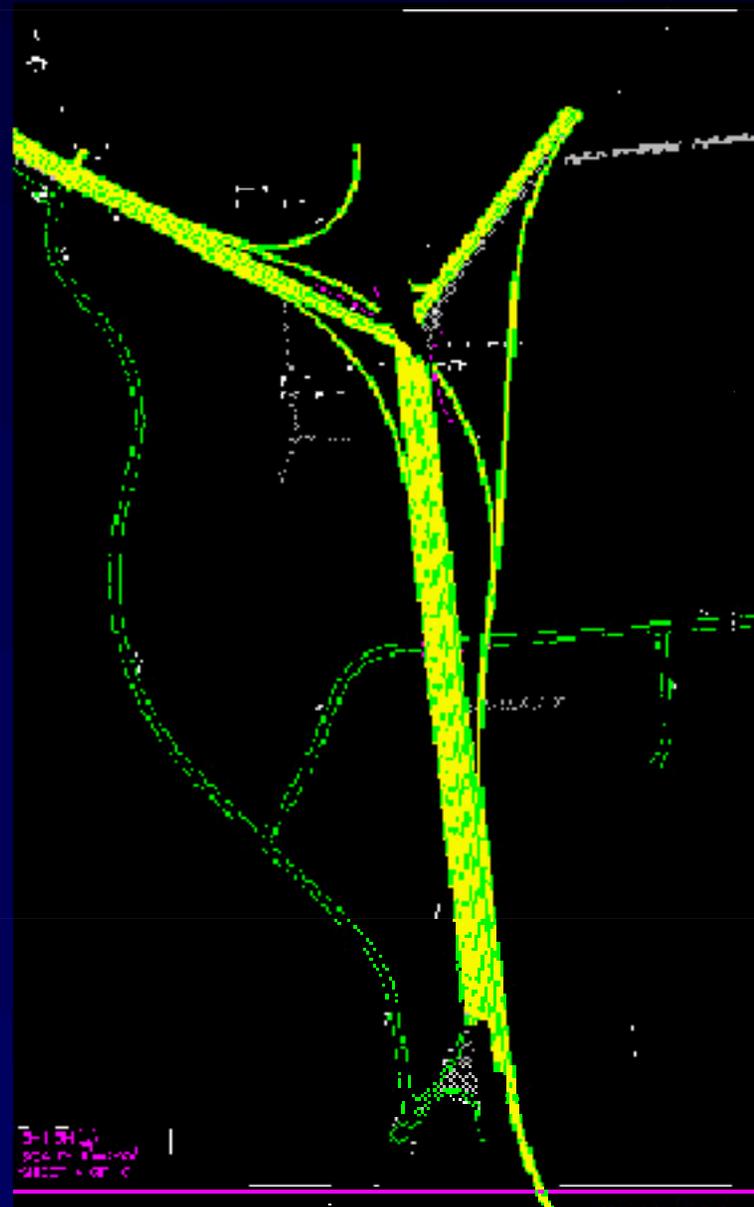


# Design Concept 2

(Compatible with Route 141 Options I and VI)



# Close-Up of Design Concept 2 (Compatible with Route 141 Options I and VI)

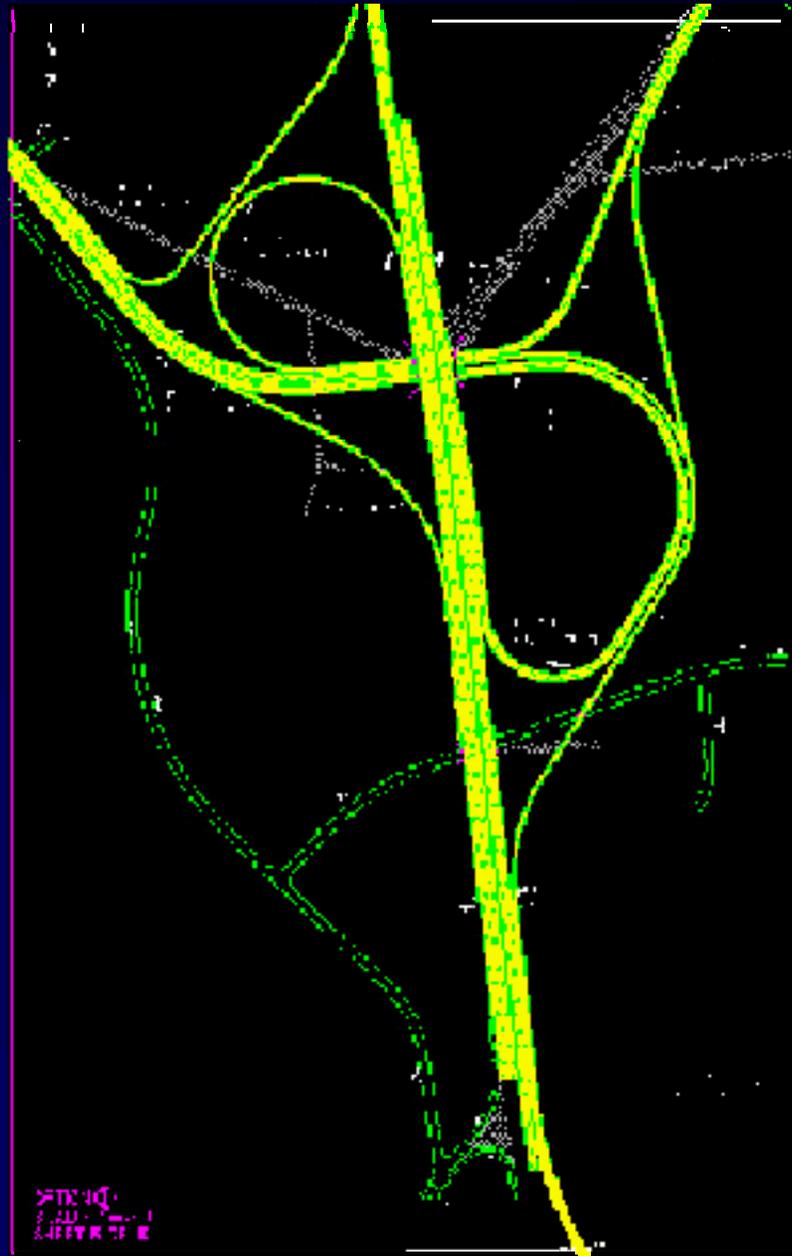


# Design Concept 3

(Compatible with Route 141 Options V and VI)

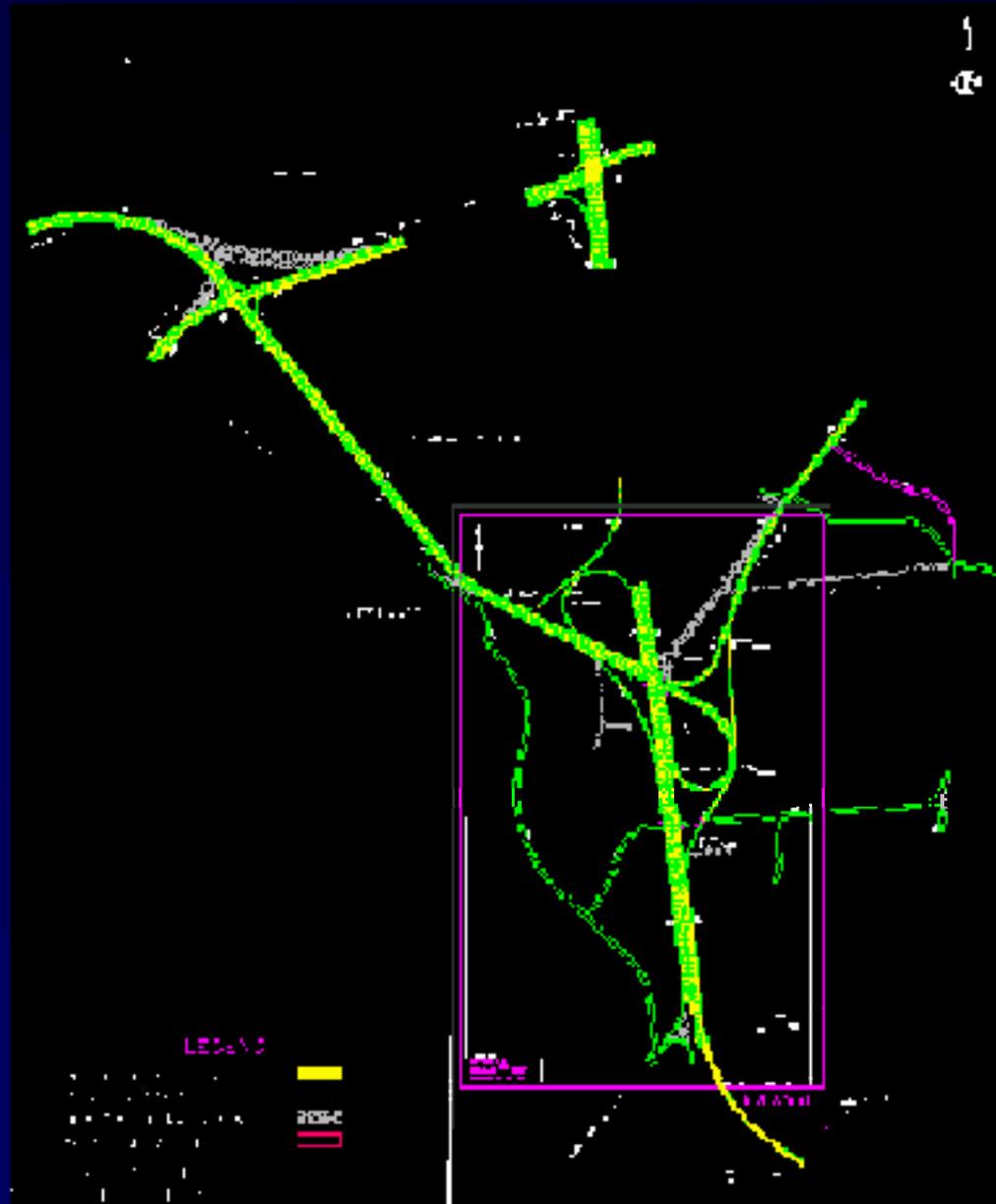


# Close-Up of Design Concept 3

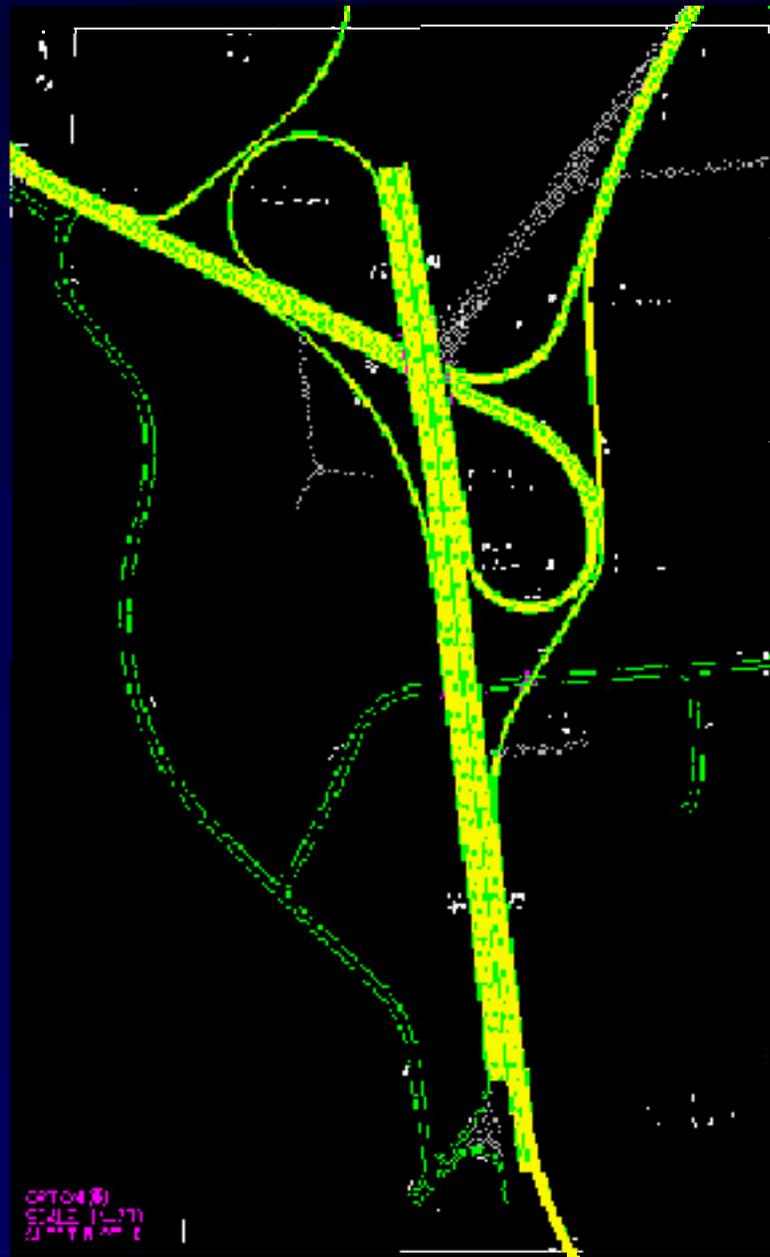


# Design Concept 4

(Compatible with Route 141 Options V and VI)



# Close-Up of Design Concept 4



## Next Steps

- Further design and testing of alternative concepts.
- Discussion and review with Technical Committee on December 1.
- Next Town Meeting on December 8.

# Aerial Photo of Site

