



HERSHEY'S MILL DAM PARK OPEN SPACE MASTER PLAN

East Goshen, Chester County Pennsylvania



COMMITTEE MEETING #4: Draft Plan Review

Wednesday 5.24.2017, 7-8:30 PM
East Goshen Township Building
1580 Paoli Pike West Chester, PA

Simone Collins Landscape Architecture
Princeton Hydro

Agenda Items:

- Committee Business
- Review Survey
- Review Committee / Public Feedback
- Next Steps / Finish Presentation

PROJECT SCHEDULE



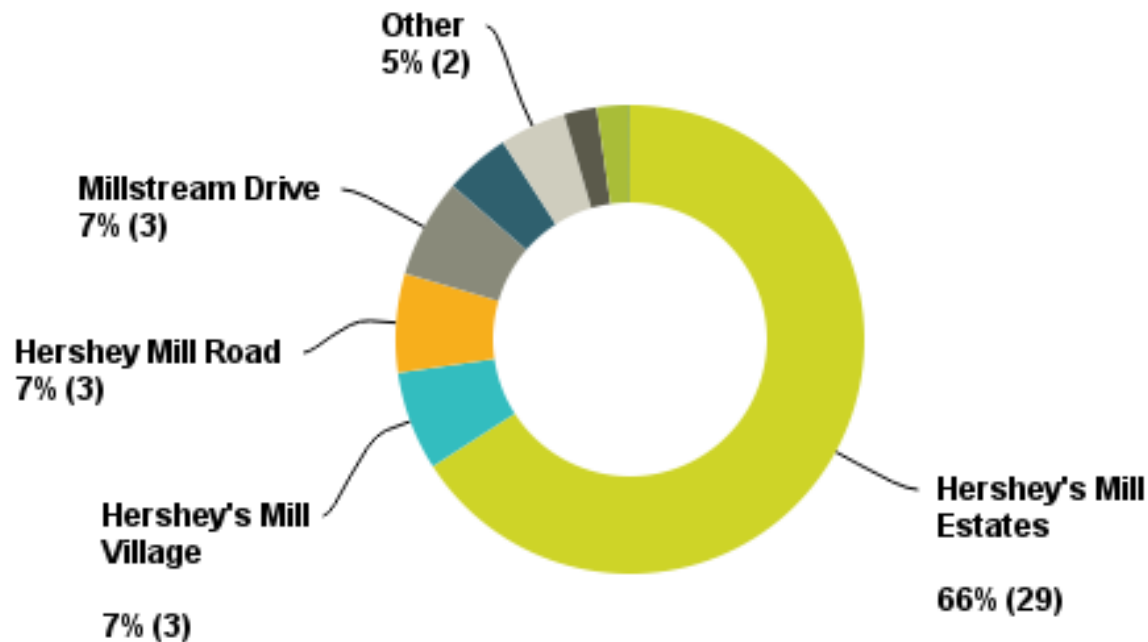
Meeting	Date & Time	Meeting Subject
Hershey's Mill Committee Meeting #1	Nov 17, 6:30 pm	Project Introduction / Brainstorming
Hershey's Mill Public Meeting #1	Dec 5, 7:00 pm	Project Introduction / Brainstorming
Hershey's Mill Committee Meeting #2	Jan 17, 6:30 pm	Site Concepts
Hershey's Mill Public Meeting #2	Jan 26, 7:00 pm	Site Concepts
Hershey's Mill Committee Meeting #3	Feb 23, 6:30 pm	Draft Plan
Hershey's Mill Public Meeting #3	Mar 23, 7:00 pm	Draft Plan Presentation - 60 day review
<u>Hershey's Mill Committee Meeting #4</u>	<u>May 24, 6:30 pm</u>	<u>Review draft plan Comments</u>
Hershey's Mill Public Meeting #4	Jun 22, 7:00 pm	Final Plan Presentation

Public Survey #3

44 Respondents

Q2 What is the name of the neighborhood / development in which you live?

Answered: 44 Skipped: 0



Public Survey #3

Q5 Do you like the following features shown on the Draft Master Plan?

Answered: 40 Skipped: 4

**Naturalistic Water Falls
at Dam Breach**



Tree Plantings



Wet Meadow Plantings



Pond



Island Land Form

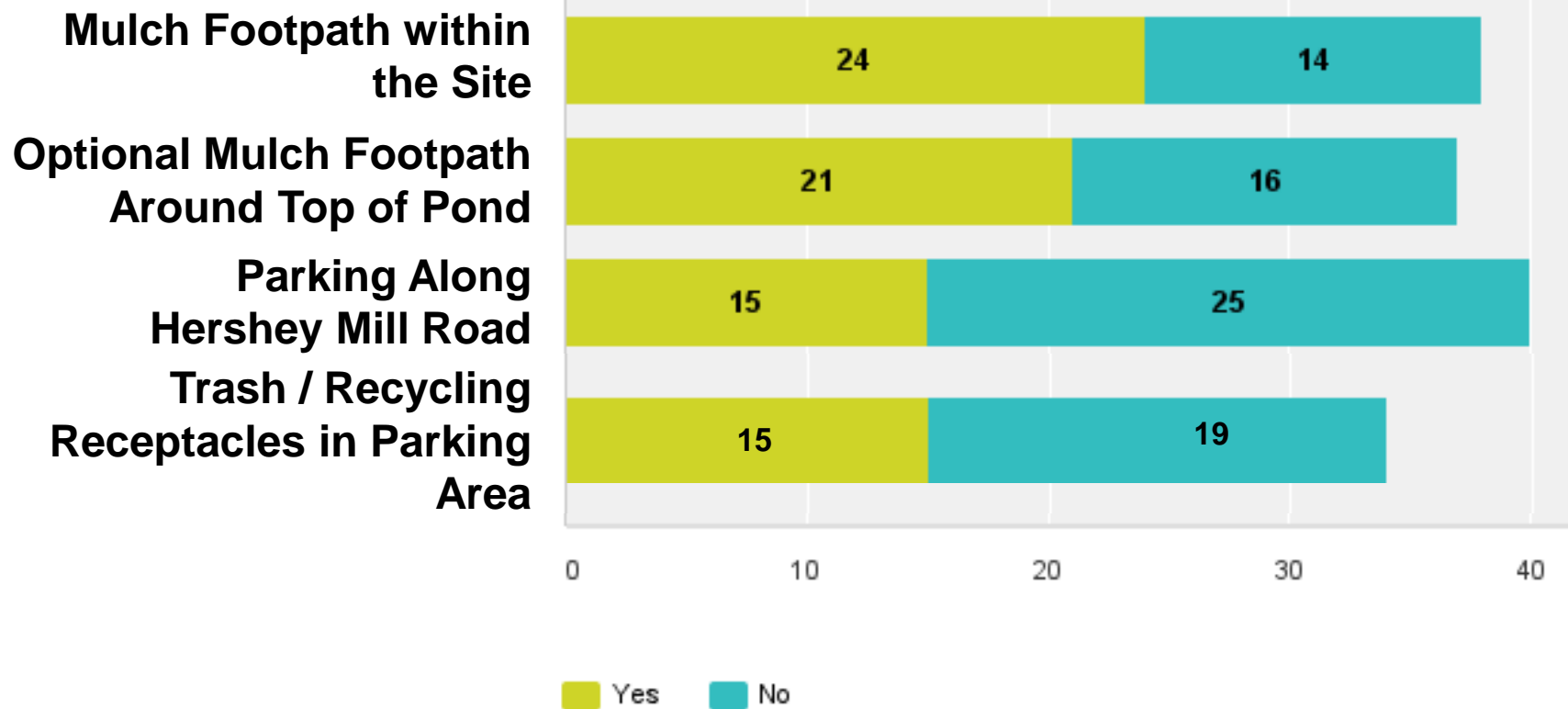


Yes No

Public Survey #3

Q5 Do you like the following features shown on the Draft Master Plan?

Answered: 40 Skipped: 4



Draft Master Plan



Waterfall Area



Greenhill RD

Example Constructed Waterfall / Step Pools



Example Constructed Waterfall / Step Pools



Simone Collins Landscape Architecture • Princeton Hydro

Example Constructed Waterfall / Step Pools



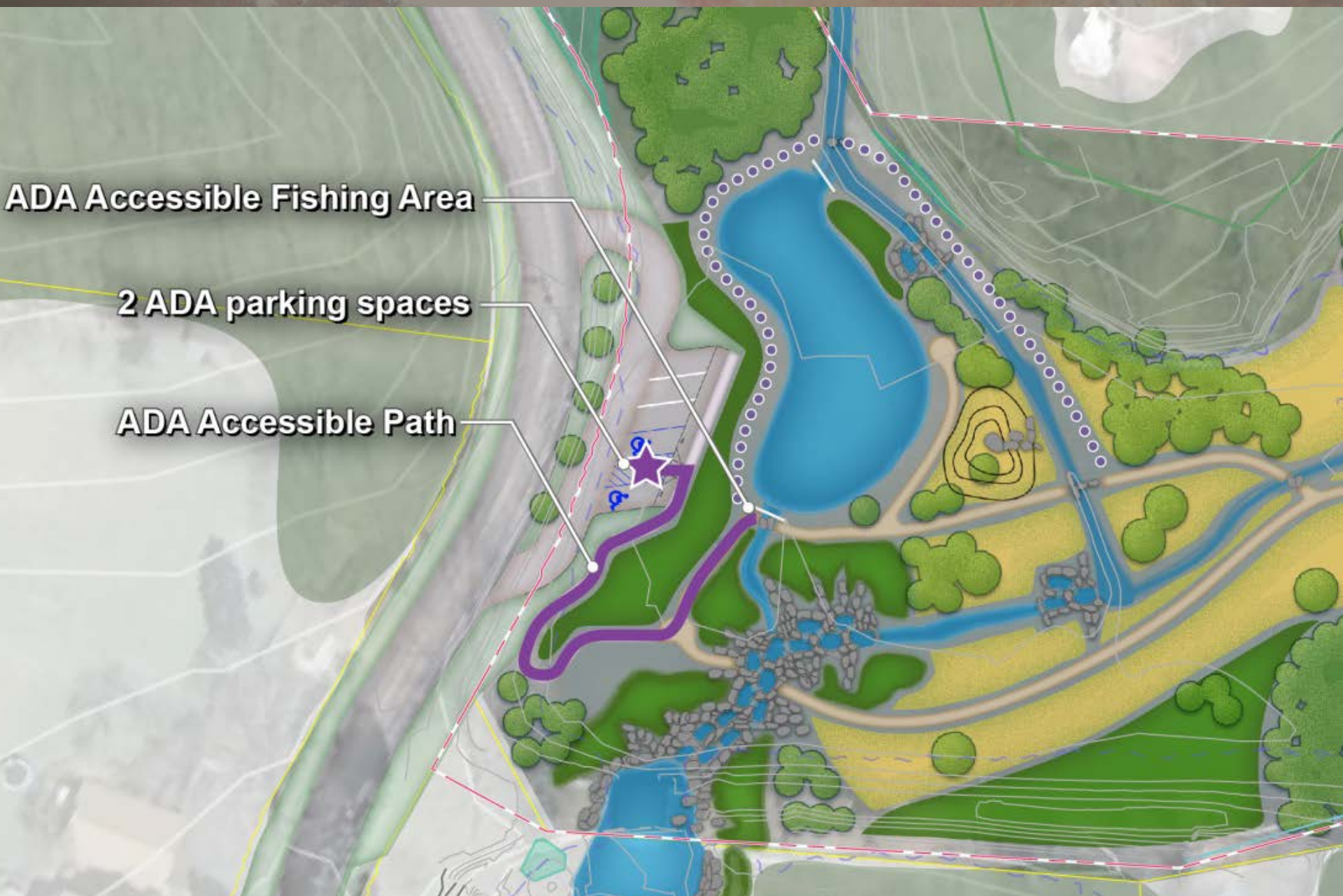
Step pool / Stream Crossing



Parking Area & Pond



ADA Access Into Site



Water Edge Access



Foot Paths – Earthen / Woodchip / Stone dust



Riparian Buffer along pond.



Low Meadow Plantings – sedges and milkweed



Project Phasing

Phase

1

Site Improvements:

- Dam removal;
- Stream step pools;
- Site grading to create pond, island, and embankment for parking; and
- Construct pond.

Planting Improvements:

- Bioengineered embankment stabilization; and
- General site stabilization / Cover crop seeding.



Project Phasing

Phase
2

Site Improvements:

- Parking lot construction;
- ADA trail construction; and
- Mulch foot paths;

Planting Improvements:

- Meadow establishment;
- Shrub plantings; and
- Forest restoration.



Project Cost

Phase 1 Estimated Costs of Development		
	Work Item	Total Cost
	<i>Demolition and Site Preparation</i>	\$ 80,895
	Phase 1 Site Improvements	\$ 80,895
	General Project Cost (Mobilization, E&S, Construction Surveying)	\$ 5,663
	Construction Contingency (15%)	\$ 12,134
	Design and Engineering (15%)	\$ 12,134
	Phase 1 Project Costs	\$ 110,826
Phase 2 Estimated Costs of Development		
	Work Item	Total Cost
	<i>Mulch Pathways</i>	\$ 7,592
	<i>Optional Mulch Pathways</i>	\$ 2,083
	<i>ADA Asphalt Walkway</i>	\$ 5,224
	<i>Hershey Mill Road ADA Parking Area</i>	\$ 21,525
	<i>Planting</i>	\$ 59,080
	Phase 2 Site Improvements	\$ 95,504
	General Project Cost (Mobilization, E&S, Construction Surveying)	\$ 6,685
	Construction Contingency (15%)	\$ 14,326
	Design and Engineering (15%)	\$ 14,326
	Phase 2 Project Costs	\$ 130,840
Total Costs of Development		\$ 241,666

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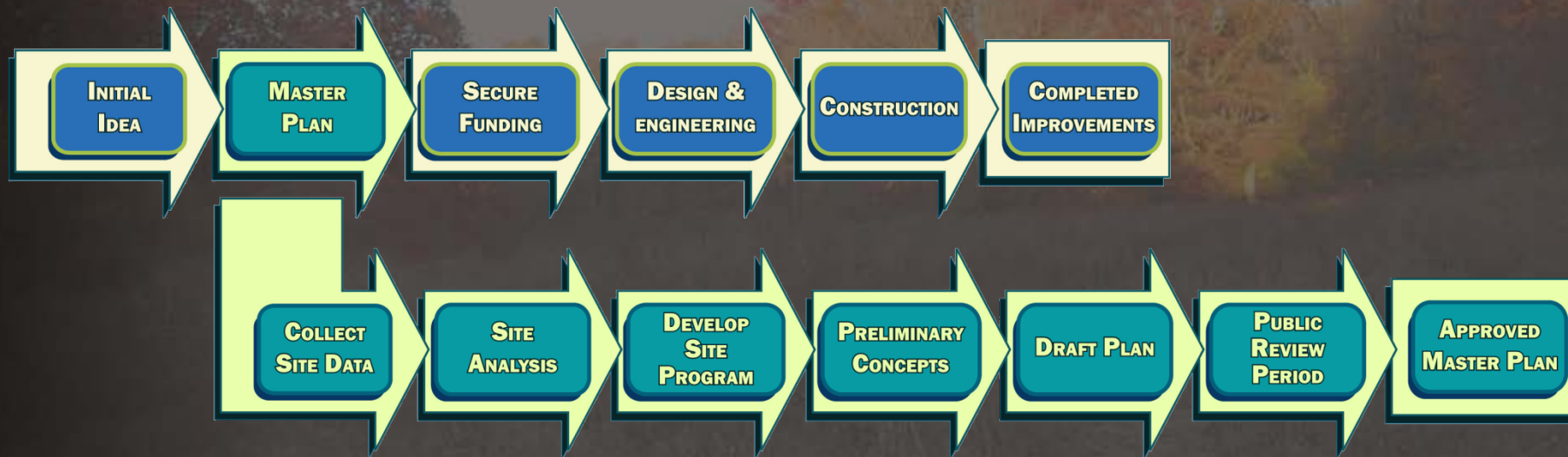
Contact Info: Please Copy All Parties

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MASTER PLAN PROCESS



Transparent Public Process:

- 4 public meetings
- 4 committee meetings
- 3 Web surveys

“All voices are heard and honored”

Expand, revise & add new goals throughout the public participation.

- Engage in an open and transparent exchange of ideas where all ideas are considered and where everyone's voice can be heard throughout the design process.
- Foster ecological sustainability through plant and animal diversity and by employing best practices in landscape and park design.
- Protect and preserve the privacy of adjacent and nearby residences through proper setbacks, screening and other techniques.
- Create landscapes that are low maintenance and that will create new cultural landscape values in each surrounding neighborhood.
- Develop realistic completion time frames for project benchmarks*

Site History

- A dam can be seen on maps dating back to late 1800's
- Dam wall / spillway reconstructed in early 1970's
- Hershey's Mill Dam has been studied since 2007 when it was determined not to meet safety standard requirements.
- Various options for dam considered included:
 - Improving the spillway;
 - A partial breach of the dam; and
 - A full breach of the dam.
- On June 28 2016, the Board of Supervisors voted to decommission the dam via a full breach.



View from Hershey Mill Road



Dam Spillway



Top of Dam



View From Spillway



Dam Impoundment Area



Dam Impoundment Area



Wetland area at north end of the site



Existing Conditions Plan



Public Brainstorming

GOALS:

- Master Plan
- Open exchange of ideas
- Respect neighbor's privacy
- Ecological sustainability
- Low maintenance landscape

FACTS:

- Mosquitos
- Fishing
- History of Limited Public Access
- Swim Club Trail to Mill
- Brush looks messy
- Maintains Sewer Line
- Flooding 2-3x per year

What We're Losing:

- Waterfall
- Ice Skating
- View from deck
- History
- Industrial Mill History
- Snapping turtles

- Animals: deer, fish
- Rid of geese
- Open water / views
- Loss of privacy
- Property value
- Serenity, "Calmness"

CONCEPTS:

- History signage
- Flowing meadow
- Quietness
- Mulch trails
- Waterfall (pump)
- Budget?
- Phases
- Buffer planting
- Gravel, not paved
- Pedestrian easements to open space
- Limit on-street parking
- Native wildflower meadow
- Preserve ecology
- HOA-shared parking
- Improve look keep natural

- On-site parking not feasible
- Simple loop trail
- No trail system
- Explore trail along Hershey Mill Rd
- Trails for walking
- Trails are intrusive
- Keep wall
- Pond near waterfall
- External access
- Enhance neighborhood
- Bird sanctuary
- Pollinators/ butterflies
- Bird houses, bat boxes
- No trails
- Natural "wilderness"
- Less is more
- Parking?
- Neighborhood park
- Leave as natural as possible
- Foster ecological sustainability

Public Survey #1

231 Respondents

Summary

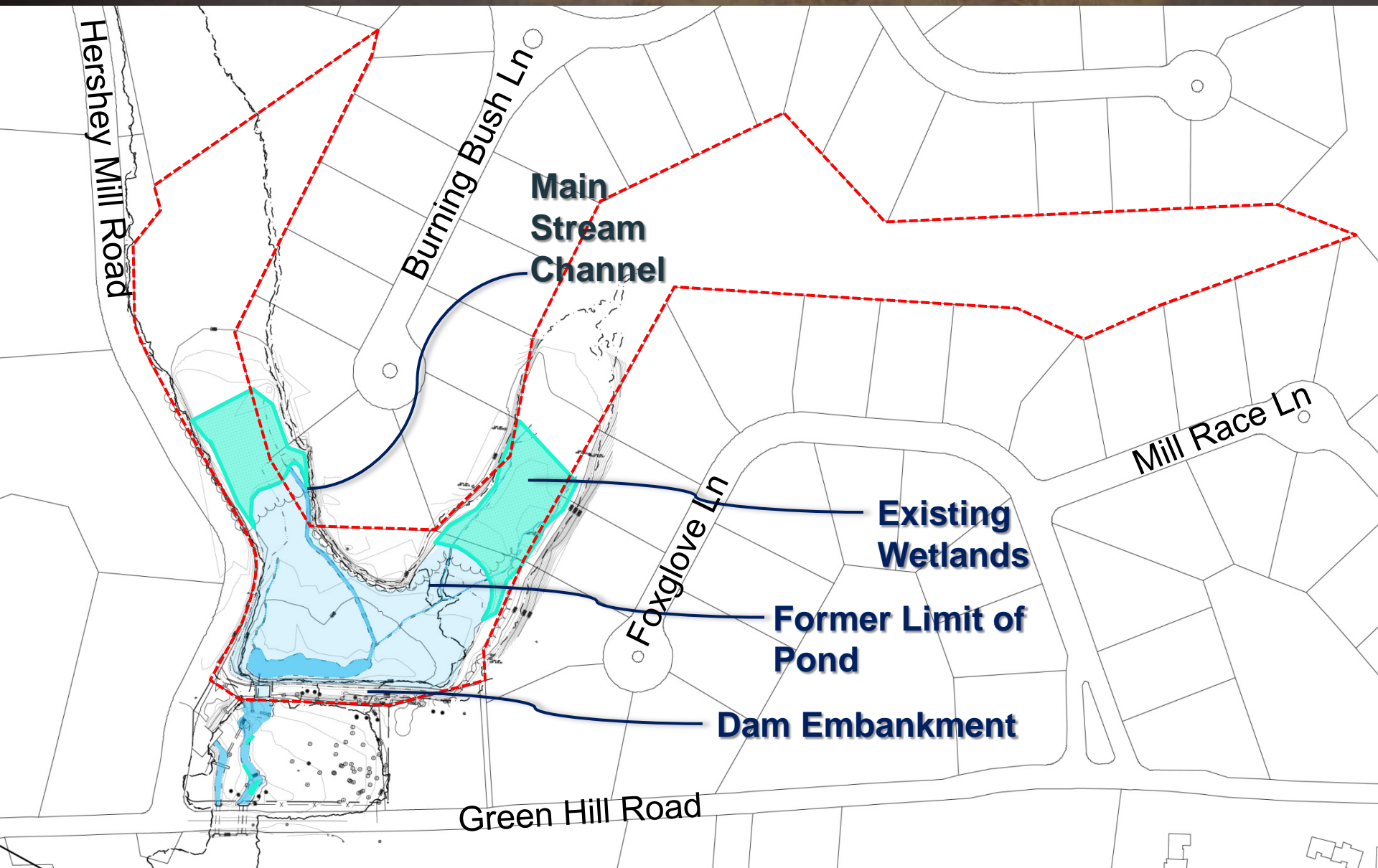
What you Value about the site (top three):

- Old house / mill below and adjacent to the dam
- Dam Wall
- History that is intrinsic to the dam structure

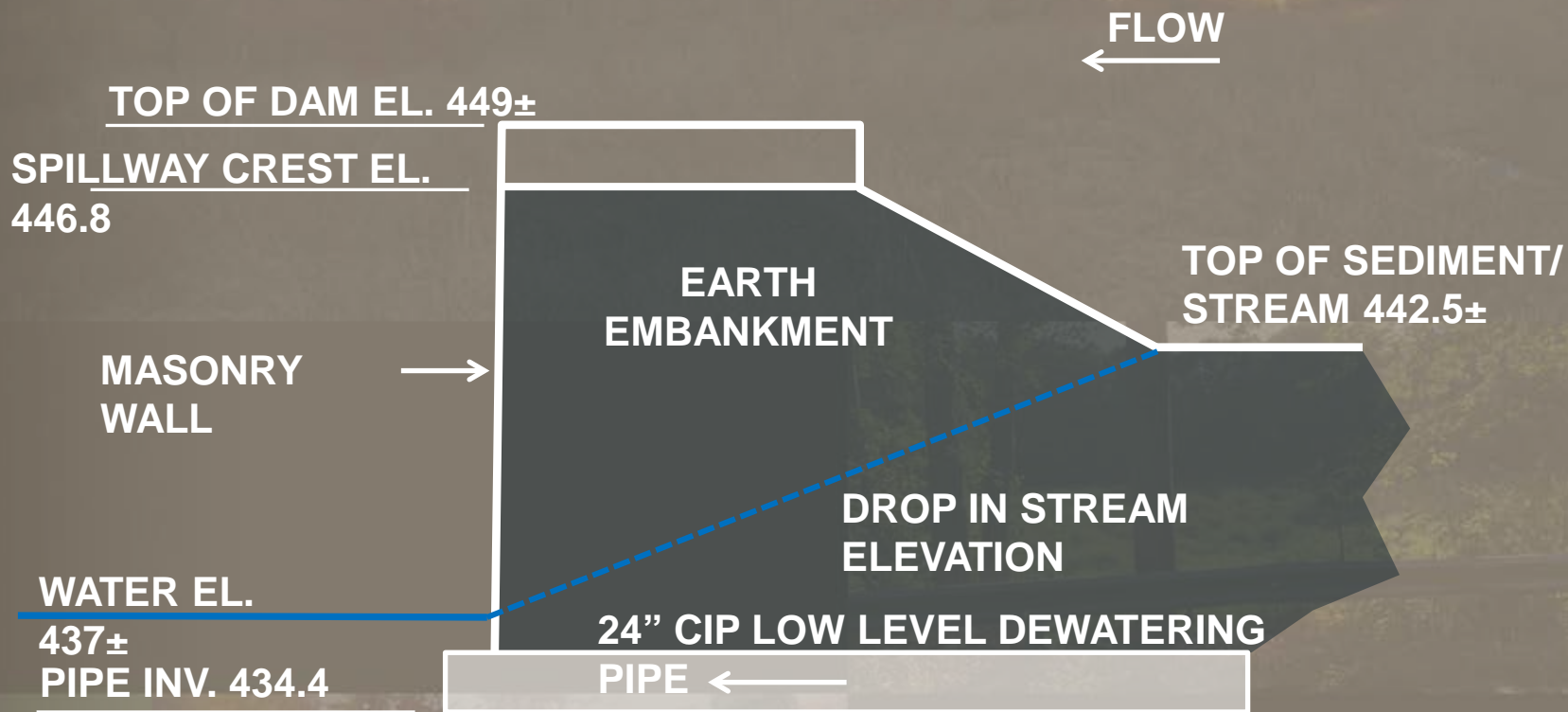
What improvements should be considered (top 5 items requested):

- Maintain dam wall
- Removal of invasive plant species / re-establish native species plant
- Artificially maintain water fall over dam spillway
- Walking trail(s) within the township site
- Bird houses and bat boxes

Existing Conditions Plan

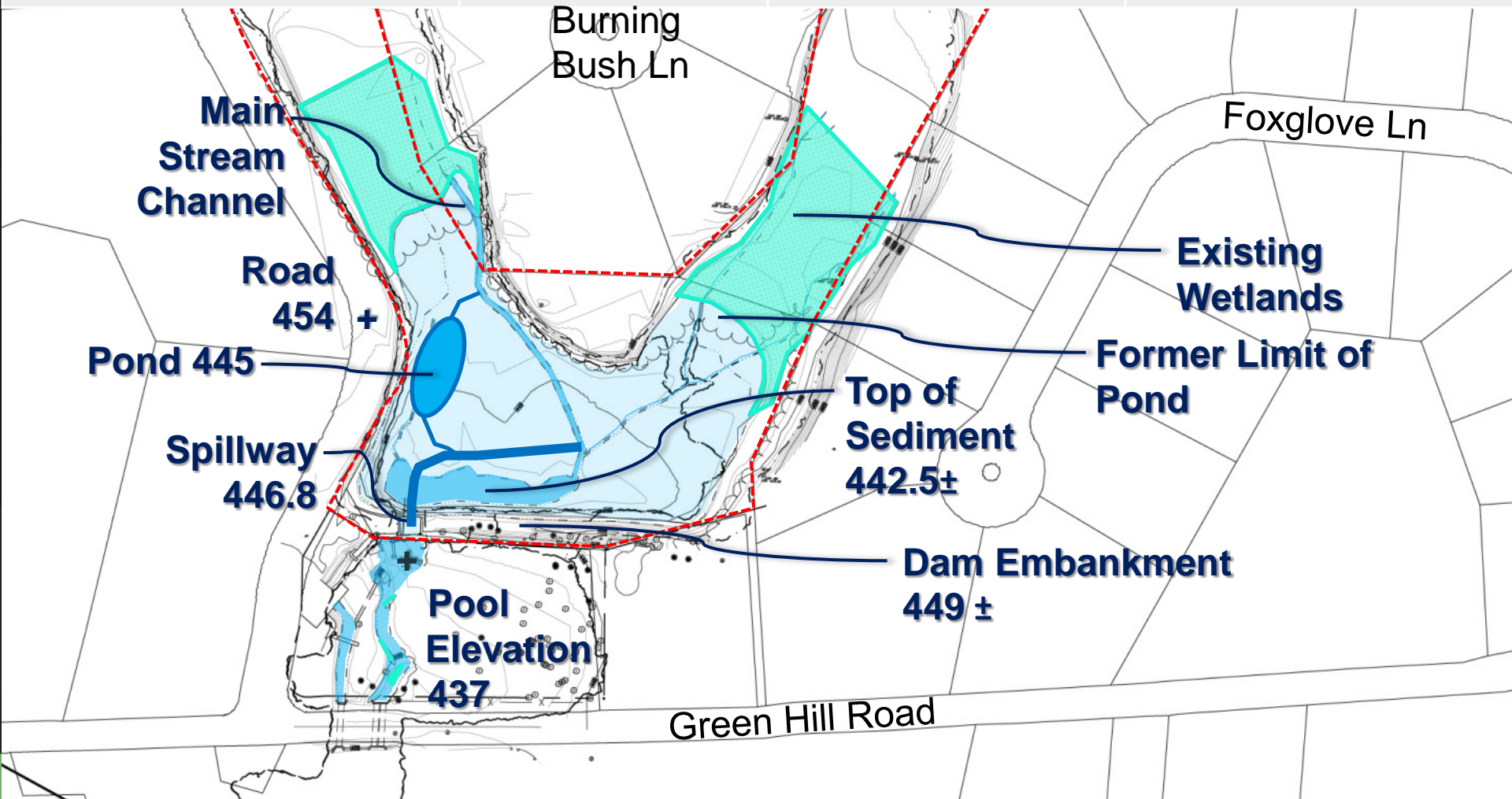


KEY ELEVATIONS



Concept Bubble Plan

	Existing Elevation	Elevation Below Dam	Change in Elevation
Elevation of Sediment / stream	442.8	437	5.8 ft
Dam Embankment to remain	449	437	12 ft
	Existing Elevation	Elevation Above Dam	Change in Elevation
Hershey Mill Road Elevation	454	445	9 ft



Design Elements

Various design elements are incorporated into each concept. The following elements will be reviewed to understand the unique quality and benefits of each element and identify the objectives for including them in the concept plans.

Water:

- Pond
- Stream
- Step Pools / Waterfalls

Plantings:

- Riparian Buffer
- Wet Meadow / Meadow
- Wetlands Enhancement

Concept Plans



Jan 26 2017
Concept Plan



Feb 23 2017
Revised
Concept Plan

Public Survey #2

146 Respondents

Summary

- Clear message that a network of foot paths outside of the impoundment area was not desirable.
- Majority of respondents where supportive for the general recommendations for the impoundment area including a pond, naturalistic water fall (at breach), foot paths and plantings.