

**Master Site Plan Report
For
Bondsville Mill Park
East Brandywine Township
Chester County, Pennsylvania**

December 2010

RETTEW Project No. 08-03657-001

Prepared for:
East Brandywine Township Board of Supervisors
East Brandywine Township
1214 Horseshoe Pike
Downingtown, PA 19335

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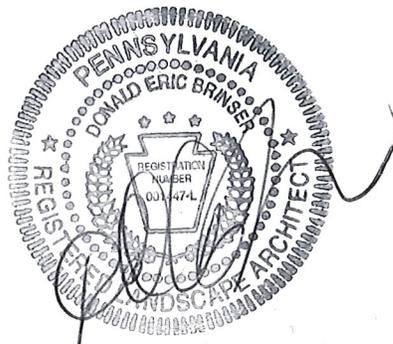


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Bondsville Mill Master Site Plan

Prepared for:

East Brandywine Township Board of Supervisors
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1214 Horseshoe Pike
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With assistance from:

Mill Committee Members
Gerald Kirkpatrick, Chairman
Hudson Voltz, Board of Supervisors' Liaison

Members:

Bruce Rawlings
Steffenie Kirkpatrick
Matthew T. VanLew
Dale Erickson
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James Buczala
Donald and Daniele Leong
James Worrell, Jr.
Daniel Fallon
David Summers
Scott Piersol

Funding:

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Introduction

This master site plan represents the culmination of a series of planning efforts for the Bondsville Mill property in East Brandywine Township, Chester County, Pennsylvania. It harnesses the concepts and ideas that have been forming since the Township purchased the property in October of 2004, and molds a vision and a process for the Township to turn the decaying property into a historically rich, passive recreational amenity for the community. It includes not only the final color rendering that represents the development plan for the property, but also a series of appendices that contain engineering, scientific and technical information that the Township can utilize in the future. This project was made possible through funding from the Department of Conservation and Natural Resources.

The 25 acre Bondsville Mill property is located near the southern boundary of the Township, south of the village of Guthriesville, at 1641 Bondsville Road. Beaver Creek flows through the property and an historic mill complex is located on the northern end of the site, to the east of the creek and the road.

The Bondsville Mill Committee was formed in May of 2006 to assist with the planning of the park and to explore options for historic building and mill operations preservation. The Township completed a Historic Resources Report for Bondsville Mill in December of 2006, following the acquisition of the property. The report examines the mill complex and provides a detailed history of the use and development of the site, as well as a description of the placement and condition of physical and natural features on the site. It also provides recommendations for its reuse and preservation. The Committee prepared a report to the East Brandywine Township Board of Supervisors in September of 2007 discussing their findings. As cited in the report, the following early vision was developed for the property:

To convert the Mill property from dilapidated mill structures and overgrown vegetation to a passive recreational facility for the use of a diverse group of residents to include but not limited to, walking and hiking trails, picnic area, historical preservation and educational area/facilities for a bird sanctuary or wildlife reserve area.

The planning effort reflected in this document evolved out of the committee's recommendations. It graphically represents the Township's intentions to develop the property for recreational use and gives the Township tools it needs to move forward with development. The planning and development of Bondsville Mill Park addresses a host of community and area needs and opportunities, including (1) providing natural areas for open space and passive recreation; (2) introducing highly desired trail connections to adjacent residential communities; (3) protecting a half-mile stretch of the high quality section of Beaver Creek; and (4) protecting important historic, cultural and natural features on site.

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Community Background

East Brandywine Township is located in the central part of Chester County, Pennsylvania, northwest of Downingtown Borough. The Township is bordered by Wallace Township to the north, West Brandywine Township to the west, Caln Township to the south, and East Caln, Uwchlan and Upper Uwchlan Townships to the east. The East Branch of the Brandywine Creek forms the eastern boundary of the Township. Beaver Creek and Culbertson Run are other notable water features in the Township.

Existing park facilities in the Township include the East Brandywine Township Community Park on Dilworth Road, Spatola Park on Raleigh Drive, and Hopewell Field on Township Road. The long term plan of the Parks and Recreation Board is to develop a trail system throughout the Township that connects to trail systems in other municipalities.

East Brandywine Township is characterized by its rolling hills and agricultural areas, but a recent wave of growth has resulted in the conversion of agricultural land to residences. With increases in population and amount of developed land come increased demands for recreational facilities and an increased awareness of the benefits of open space preservation. A map locating each of the Township parks is shown in Appendix I.

Socioeconomic Considerations

The *East Brandywine Township Comprehensive Plan* of 2009 lists population trends and statistics for the township, county, and surrounding municipalities. Between 1960 and 2000, the Township population increased by 259%, while the county population increased by 106%. Much of the growth that is occurring in the southeast part of the state, of which East Brandywine Township is a part, is the result of outmigration from the Philadelphia area. More recent population growth characteristics are displayed in Table 1. The comprehensive plan projects that the population of East Brandywine Township will reach 9,950 residents by 2030, an increase of 61.8% from 2000. The plan also notes that in light of newly constructed or approved dwellings in the Township; the forecasted number appears to be a conservative estimate.

Table 1. Population of East Brandywine Township

Population	1990	2000	% Change, 1990-2000	2005*	% Change, 2000-2005	2008*	% Change, 2000-2008
East Brandywine Township	5,179	5,822	12.42	6,393	9.81	6,689	14.89

*U.S. Census Bureau Population Estimate

Source: U.S. Census Bureau

Classifying the population of a community by age indicates what particular facilities and services may be needed. An area in which a high percentage of the population is comprised of senior citizens will express different recreational needs than an area that contains numerous families with small children or an area in which there are many single working adults. Examining the change in the composition of the population over a period of time will provide an indication of how the population is changing and will help to identify the types of facilities and services needed by the community now and in the future. The comprehensive plan indicates that the population of East Brandywine Township is aging. Between 1980 and 2000, the percentage of residents under the age of 18 decreased, while the percentage of residents over age 65 increased. This shift suggests a need for additional passive recreational facilities in this community.

Existing Recreational Assets

The Bondsville Mill Master Site Plan has been designed to augment the Township's existing recreational facilities and provide passive recreational opportunities for residents of East Brandywine Township, surrounding municipalities, and the larger region. The three existing recreational facilities in the township, Community Park, Spatola Park, and Hopewell Field, primarily focus on opportunities for active recreation. Each of the existing parks is described in more detail below:

- Community Park – Community Park is located on Dilworth Road. Construction of the Community Park began in 1990, and included 4 soccer fields, two baseball fields, tennis courts, 1.5 miles of walking trails, a maintenance building with bathroom facilities, and 3 picnic pavilions. The Township completed Phase III of development in 2008, which included two baseball fields, two soccer fields, ¾ mile of paved walking trail, and additional parking areas. Within the next year, the Township will be looking to acquire additional land to expand this facility for passive recreational uses.

- Spatola Park – first constructed in 1969, Spatola Park is located on Raleigh Drive at Wythe Drive. This park includes two Little League baseball fields, which are also used for soccer, a T-ball field, EBYA snack facility, parking area and playground area.
- Hopewell Field – formerly a Township landfill, this park is primarily used for girl’s softball and youth T-ball leagues. It includes parking, fenced areas and dugout facilities.

The Bondsville Mill site will offer passive recreational opportunities, and will be the only park in the Township to be used for nature studies and historical interpretation of industry in the Township and local area. The paved segments of the walking trail will be ADA accessible and available to persons of all ages and abilities. A loop trail system is planned for the park, and in the future, it will be possible to connect trails at the Bondsville Mill site to surrounding neighborhoods. On-site historical interpretation opportunities will tell the history of the Bondsville Mill and the regional mill industry, and document the experiences of mill workers, offering a cultural asset for the community.

Eight municipalities, including East Brandywine Township, and the Downingtown Area School District, comprise the Downingtown Area Recreation Consortium (DARC). DARC offers recreation, adult education, and youth learning opportunities. The Township contributes financially to the administrative and programming costs; user fees are also charged. As the Township develops the Bondsville Mill property, there will be frequent additional opportunities to partner with DARC to provide educational opportunities on-site.

East Brandywine Youth Athletics, Inc. (EBYA) manages active recreation opportunities in the Township, mostly in the form of youth participation leagues. It is not anticipated that the EBYA will actively use the facilities proposed at the Bondsville Mill Park.

Existing Planning Initiatives

In addition to the previous historical report and the report to the Board of Supervisors that were developed for the Bondsville Mill site, East Brandywine Township has developed several community planning documents to guide the Township in policy decision making. Regional and county planning documents also exist. The Bondsville Mill Park Master Site Plan has been designed to support the goals contained in these documents and assist the Township with formalizing its vision for development of the site. Other supporting community planning documents include the following:

- East Brandywine Township Comprehensive Plan
- East Brandywine Township Zoning Ordinance
- East Brandywine Township Subdivision and Land Development Ordinance
- Chester County Landscapes 2 Program
- Chester County Watersheds Program

Public Participation

East Brandywine Township recognizes the value of involving the community and project stakeholders in the planning process for new facilities and recreation the Township. To that end, the Township conducted a multi-faceted approach to public participation to encourage input from various segments of the population. Input received through the public participation initiative directly contributed to the design and plan for the Bondsville Mill Park.

Comprehensive Plan Survey

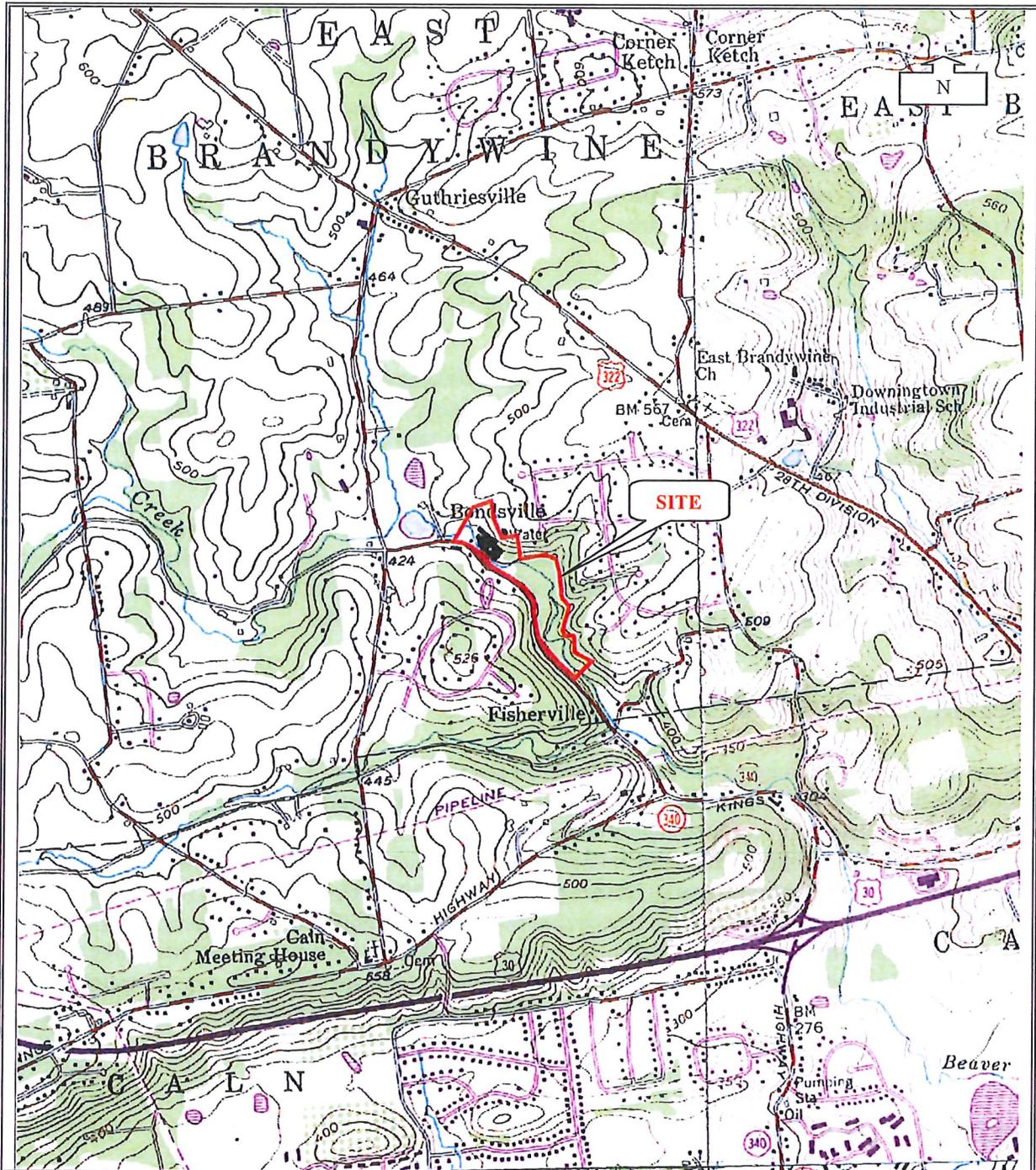
East Brandywine Township conducted a resident survey in 2006 as part of their comprehensive planning process. As part of this survey, residents were asked which open space, recreation, and/or environmental resource issues they believed to be most important. The highest ranked were natural resource protection and open space preservation. When asked which recreational activities family members participate in, the activities ranking the highest were walking/hiking, nature enjoyment/contemplation, and sight-seeing or pleasure. The master site plan for Bondsville Mill Park is supportive of residents' interests as expressed in the community survey addressing several high-priority desires of the community. The site will offer opportunities of all of these activities, and will support natural resources protection and open space preservation in the Township.

Steering Committee Meetings

A steering committee made up of 18 individuals guided the development of the master plan for Bondsville Mill Park. The committee was comprised of diverse representatives from the public and other groups within the Township, including the members of the Planning Commission, Historical Commission, Open Space Committee, Park and Recreation Board, Supervisors and Township Staff. The steering committee met 10 times between July 23, 2009 and April 22, 2010. At these meetings, the committee reviewed and discussed different designs for the site, the historical significance of the property and mill components, important natural areas, and potential opportunities for use and reuse of structures and other areas on the property. Recorded minutes were completed for each of the steering committee meetings and the consultant generated a summary of the general discussion that occurred. The records for each meeting are included in Appendix III.

Public Participation Meetings

East Brandywine Township held a public participation meeting on January 25, 2010. The meeting was designed to update the public on the status of the project including guidance from the steering committee and the design progression, and to solicit feedback from the public on this design. The public was also encouraged to provide input on future opportunities for recreation and interpretation at the site. A copy of the Power Point presentation that was used to present different elements of the design, and the meeting summary from the public participation meeting is included in Appendix III.



Site Location Map
 Bondsville Mill Park
 East Brandywine Township,
 Chester County, PA

Wagontown, PA USGS
 7.5-minute quadrangle
 RETTEW Project No. 08-03657-001
 Scale 1:24,000

A second public presentation was made at the regularly scheduled July 21, 2010 Board of Supervisors meeting. The meeting was designed to present the Draft Master Site Plan to the Board of Supervisors and the public for final comment. Letters were sent to the neighbors of the park notifying them of the meeting.

At both of the public meetings, input was solicited after a presentation the plan. A majority of the public comment focused on the immediate neighbors not wanting the park amenities to impact their properties, safety and environmental concerns. Of special interest, was a discussion concerning the notation on the plan indicating future off site trail connections. The adjoining property owner was not interested in a trail continuing across their property, and requested that any notation a continuation of the trail be removed from the plan.

Key Person Interviews

East Brandywine Township interviewed seven key stakeholders as part of their public outreach initiative for the Bondsville Mill property. The stakeholders represented various groups and organizations that the township felt would be interested in or could provide special guidance on the design, construction, or future management the park. A summary of interview questions and responses is included in Appendix V. Representatives from the following groups and organizations were interviewed:

1. Chester County Historical Society
2. Chester County Planning Commission (no response)
3. Chester County Parks and Recreation (no response)
4. Downingtown Area School District
5. Chester County Conservation District (no response)
6. Mill at Anselma (no response)
7. Audubon Pennsylvania
8. Adjacent private landowners (see public meeting minutes)

Many of the key stakeholders interviewed indicated that their organizations were in support of the project, specifically the oral history project and the preservation and maintaining the natural features on the property, but were not in a position to financially contribute to the project.

Site Information and Analysis

Existing Site Conditions

The Bondsville Mill property consists of approximately 25 acres south of the Village of Guthriesville in East Brandywine Township. An existing conditions plan is included in Appendix VI. Beaver Creek flows through the property and the old mill complex is located on the northern end of the site, to the east of the creek and the road. The Township purchased the property in 2004 with a vision of turning the nearly dilapidated property into a passive recreational amenity for the community to enjoy. The property contains several structures constructed at different times during the operation of the mill. Although many of the buildings are not structurally sound, there are opportunities to stabilize and reuse several of the buildings to help tell the story of the industrial uses and history of the property. Additional information on the structural condition and historical significance of the property is contained in the following sections.

Aside from the mill complex, the property is largely wooded. Beaver Creek flows northwest to southeast and much of the creek bed near the mill complex is lined with stone retaining walls. The older sections of the mill complex were constructed at the base of the hill, with later sections constructed on the small floodplain east of the creek. The mill's water tower is located on a hill just east of the floodplain. The hill rises about 30 feet above the grade of the mill. The creek banks and hillside surrounding the water tower are now wooded, but were cleared when the mill was in operation.

A stone parking area is located north of the road on the western part of the property. Although owned by the Township as part of the park facility, the parking area is used primarily by residents who live in the attached dwelling units across the street. These housing units were constructed for mill workers and do not have adequate parking associated with them. A second row of homes previously were located where the parking area is now located and some of the foundation walls are visible in the area. A veterans' memorial is located north of the parking area.

The mill complex is located to the east of the parking area, separated by the creek, and is connected to Bondsville Road by two bridges that span Beaver Creek. The western bridge is the main bridge that provides access to the mill. A concrete pad adjacent to the bridge on the west side of the creek indicates the location of a former guard house. The New Bridge was constructed around 1960 and is located south of the mill. It appears to have replaced an earlier bridge at the same location.

An old mill headrace is located northwest of the mill site. During mill use, the headrace, now dry, carried water from the mill pond northwest of the property in a southeastern direction to the northeast side of the mill. The headrace is mainly lined with earth banks, although a portion of it is lined with stone. A small stone bridge leads over the mill race near its northern terminus.

A 45-foot high water tower is located to the northeast of the mill complex on a plateau approximately 30 feet above the grade of the mill. Although it is an interesting feature of the property, it presents a safety hazard, should someone try to climb it.

The mill complex was constructed in at least eight building campaigns. Each of these structures is further discussed in the section that addresses the history and structural integrity of the property. Plans for structures on the property are also discussed in the activities and facilities analysis.

Wetland Delineation

Biologists from RETTEW conducted a wetland delineation of the Bondsville Mill Park in July 2009. This delineation identified significant floodplain and spring-fed wetlands through the stream valley that runs through the length of the property. The delineation generally coincided with a previous delineation of the property, though the RETTEW-delineation is smaller in some areas, as the previous delineation included some upland floodplain woodlands. The full wetland report is available at the Township Offices, and the wetlands are shown on the existing conditions plan included in appendix VI.

Fisheries Coordination

In July 2009, Mark Metzler, a qualified Watershed Specialist from RETTEW specializing in stream restoration, conducted a preliminary review of the Bondsville Mill Park. The goal of this review was to examine the existing state of Beaver Creek and its fish community, and determine if any restoration is necessary. The general conclusion of the investigation was that Beaver Creek is in good ecological condition and no significant environmental restoration activities are recommended at this time. The full results of the investigation are included in a separate report available at the Township Offices

Woodland Area (Biotic Community Study)

Biologists from RETTEW conducted an investigation of the biotic communities present in the Bondsville Mill Park during several site visits in the summer of 2009. Several different vegetative communities were identified on the site, ranging from spring-fed wetlands, to mid-successional deciduous forests, to highly disturbed, "man-dominated" areas. Restoration opportunities throughout the property were also investigated, with the primary opportunity being identified as the removal of invasive species. Further descriptions of these resources and restoration opportunities are found in the Biotic Community Report available at the Township Offices.

PNDI Information

An online search of the Pennsylvania Natural Diversity Index (PNDI) database conducted on September 21, 2009 revealed that there were no known impacts to species or habitats of special concern expected from the proposed project. No bog turtles were identified or have been documented to be present on the mill site. A copy of this search report is located in Appendix II.

Historic Resources Survey

RETTEW's Secretary of the Interior Qualified Historic Resources Specialist conducted a site visit of the Bondsville Mill property and an online search of the CRGIS internet database, followed by a file review at PHMC for archaeological and historic resources in the project area. Results indicated that no previously recorded archaeological sites or historic resources are located in the project area. Although no resources

have been recorded in the area, it is strongly suggested that the Bondsville Mill and surrounding area should be considered for the National Register of Historic Preservation and/or recordation. This would require documentation of the mill's history and significance. Potentially, East Brandywine Township should consider undertaking efforts such as Historic American Building Survey (HABS) quality drawings before alteration, oral history documentation, and archaeological investigation of the mill site. A copy of the historic resources report is available at the Township Offices.

Historic Resources Report (Preliminary Findings) for Bondsville Mill
December 20, 2006, Wise Preservation Planning
Report Summary

This study examines the Bondsville Mill complex by providing a detailed history of the use and development of the site and a description of the placement and condition of physical and natural features on the site. It also provides recommendations for its reuse and preservation.

The Bondsville Mill was evaluated for its National Register significance as well as local significance. Due to the declining condition of the mill, it does not possess the integrity to be individually eligible for placement on the National Register of Historic Places. However, the property is locally significant, and the mill may be eligible as a "contributing resource" if the mill property became part of a larger Bondsville Mill Historic District that would also include several surrounding resources such as the mill owner's house and barn, the former general store and post office, the row of mill workers' houses and the Bondsville School.

The Bondsville Mill was first opened by Abraham Bond in 1841 to produce Kentucky jeans. The older sections of the mill complex date to the mid 19th century. The building sections along the creek mainly date to the early 20th century, and the section in the southwest corner dates to c. 1940. The property changed ownership numerous times and was renovated or expanded to accommodate changes in business production. The mill has been vacant since 1969 and has been deteriorating since that time. Today, most structures are in a ruinous state.

With the exception of one small component rebuilt by Township volunteers, no section of the mill buildings is habitable, and all appear to be in the process of, or in imminent danger of collapse. The following preservation and re-use options are presented in the report. The report notes that it may be best to develop a plan that incorporates a combination of options, and that rehabilitation of any building would depend on specific needs, existing physical condition, interpretation expectations, and costs.

- Create an interpretive park by preserving as much of the historic fabric as reasonably possible.
- Reduce the historic resources, leaving some key portions as an interpretive element of the larger passive recreation park.
- Clear the mill, leaving only the non-building infrastructure and minor mill elements.
- Clear debris / stabilize ruin
- Secure mill then "do nothing"
- Any combination of the above

Building sections that may be candidates for reuse as part of an interpretive park include:

- Section G, a masonry and steel building constructed c. 1940. The steel framing and supports appear reasonably intact, although the roof and cladding of the section would need total reconstruction.
- Section F, a stone and frame building constructed into the hillside c. 1890. This section has the wall-to-wall monitor roof system which provides an interesting architectural backdrop. This section is currently being restored by volunteers to include a roof and windows
- Section E, the power plant area. This high ceiling section is perhaps the most interesting part of the complex. It opens to the plant boiler and the large round brick chimney. The section may be difficult to rehabilitate and maintain due to its size, height, and current condition. This section has additional local historical significance, as the two boilers were made in nearby Coatesville.
- Section A, one of the older sections of the mill. One advantage of rehabilitating this section is its small size and its historic value. This building could also be stabilized with limited funds now (new roof and secure entrances) with the hope of actually rehabilitating it in the future once funding is available.

Recommendation:

- RETTEW recommends initiating an oral history project to record the experiences and insights of former Bondsville Mill employees. An oral history project is a resource to record the history of the mill and involve community members in the preservation of that history for the future. The project is an opportunity to add to historical materials already procured that tells the history of the mill. The oral history becomes a supplement to this information, which may elucidate questions or gaps in the historical record.
- The oral history project should aim to learn about the mill, the people involved, and daily operations. Questions that may be raised should include: (1) What were relationships like in the mill? (2) What were the good times and what were the bad times? (3) Do you have any interesting stories from the days when the mill was active? (4) What businesses, facilities, and neighborhoods were near the mill? (5) Were there any events that took place associated with the mill? (6) What were the components of the mill? (7) How did the mill work? (8) What types of machinery were in the mill?
- The input of former mill workers is essential in creating a story for the mill and the proposed park. Collecting photographs, documents, and memorabilia may add to the story of the mill and could be donated to a local historical society. Importantly, the informants should be questioned about how they feel about the preservation of Bondsville Mill and the recreational park. It is a piece of their history and the history of the community.

Bridge Analysis

Rettew assessed the existing bridges over the stream to determine if they were stable for vehicular or pedestrian traffic, and what improvements were necessary to make them safe for the Park use. The following is the findings of the analysis. A complete report is available at the Township Offices.

LOWER BRIDGE

Load Posting

The single-span pre-stressed adjacent Box Beam Bridge is in good condition. There are no existing plans or rating analysis for this bridge. Based on engineering judgment, this bridge was designed to handle the HS Truck. There are no visible cracks or strands exposed; therefore it is our recommendation that this bridge can handle legal trucks at the operating rating level. Based on engineering judgment and in accordance with the current load posting policy, the bridge should remain not posted.

Recommendations:

Critical:

- a) The second and fourth pipe bridge rail post on the left have 100% section loss at the base connection to the concrete curb. The near right pipe connection has spalled the concrete curb section.
Repair/replace the 2" ID Pipe rail
\$4,400

- b) There is no approach guiderail or pedestrian railing at any corners. Continue the bridge rail off the bridge at each corner to protect pedestrians from falling down the steep embankments.
\$10,000

Recommended:

- a) The large stone and gravel approaches and deck wearing surface may present a tripping problem for pedestrians using the bridge. Remove the stone and gravel from the existing bridge bituminous wearing surface and place a bituminous wearing surface across the bridge at both approaches.
\$8,000

Future Maintenance:

- a) The near abutment footing is exposed full length. The far abutment footing is exposed for the right two thirds length. Place large rip rap along both abutments.
\$1,500

Total Cost (Lower Bridge) \$23,900

UPPER BRIDGE

Load Posting

The two span concrete encased steel I-beam bridge with a jack arch deck is in poor condition. There are no existing plans for this bridge. Measurements for the encased I-beams were taken using a T-Mike Ultrasonic Testing meter on the exposed bottom flanges. The measurements were compared to member properties from the Historical Record Dimensions and Properties ROLLED SHAPES compiled and edited by Herbert W. Ferris. The closest matching beam property is that of the 1890 to 1893 steel 15 x 41.0 beam on page 20. The interior beams have an exposed bottom flange with minor section loss. The fascia beams have advanced section loss with the left fascia beam of span 1 being the worst. The following is a table of the controlling ratings:

This bridge is proposed as a pedestrian-only bridge. Based on engineering judgment and in accordance with the current load posting policy, the bridge would be able to handle maintenance vehicles and small emergency vehicles. Removable or knock off bollards should be placed at each end to discourage vehicular movement across the bridge.

Recommendations:

Critical:

None

Recommended:

- a) The far abutment footing is exposed full length upstream and downstream.
Place large rip rap along the far abutment and wingwalls. \$5,000

- b) There are missing end caps on the 2 ½" ID pipe railing and areas of heavily spalled concrete at the concrete balustrades.
Repair the bridge pipe railing. \$1,000

- c) The concrete bridge deck is dirt and vegetation covered.
Clean and flush the top of the bridge deck and place a bituminous wearing surface across the bridge at both approaches. \$2,000

- d) There are trees growing alongside the approaches, upstream and downstream of span 1. There are trees growing along the top and bottom of the stone masonry wingwalls. The far right wingwall has a tree growing out of the base.
Remove the trees from the stone masonry substructure units.
Remove the trees from alongside the approaches and the overflow channel in span 1. \$7,500

- e) There is moderate mortar joint loss near the bottom portion of the abutments, wingwalls, and both sides of the pier.
Re-point the stone masonry abutments, wingwalls, and pier. \$10,000

Future Maintenance:

- a) The bottom flanges of the steel I-beams are exposed with advanced section loss to the fascia beams. The fascia concrete has serious deterioration.
Remove the deteriorated concrete encasement and blast clean the exposed steel I-beam portions and repair the concrete encasement and facade. \$23,400

Total Cost (Upper Bridge) \$47,400

Design Considerations

This section analyzes how the physical features of the site impact its potential use and development. This site has many benefits and also challenges that need to be considered for the design of the site. The major significant features are the Mill structure, the stream and the wetland/natural areas. The Mill is one of two focal points of the proposed Park, which based on the integrity of the structures themselves, will require major improvements to make this portion of the park safe and usable. Those considerations are further discussed in the structural analysis and design descriptions.

The natural areas throughout the remainder of the site are a great asset, and provide for a multitude of trails, and view sheds of the natural areas and wildlife. Due to the size of the stream through this property, the proposed trail will not cross the main stem of the stream, with the exception of the existing bridges.

The site also includes the 100 year floodplain along the Beaver Creek. This will limit the amount of development that can be done along this corridor, and all trails will be at grade where possible to minimize any fill within the floodplain. Existing wetlands on site provide wildlife habitat and educational possibilities. The trail in this area will require boardwalk style bridges over the wetlands to avoid disturbance and preserve these areas.

Most of the site is wooded and contains a mixture of mature trees and dense undergrowth. The site is home to a variety of wildlife, so any clearing will be minimized in order to maintain the natural feel of the site. All trails should be aligned in the field to ensure that the existing mature trees are preserved to the greatest extent possible. There is also a lot of unwanted plant material in the wooded areas, specifically along the roadway, as identified in the Biotic Communities Study.

ADA Considerations

The design for this site has also carefully considered handicap accessibility in conformance with standards prescribed by the Americans with Disabilities Act (ADA). In order to accommodate users of all levels of abilities, the plan has incorporated paved, handicapped parking spaces with appropriate signage, paved trail segments leading from the paved handicapped parking areas and handicapped accessible wetland crossings along the accessible trail segments. It is also recommended that the Township consider installing handicapped accessible picnic tables when considering the purchase of equipment.

Preservation of Sensitive Natural Features

The final design for the property integrates many of the natural features of the site including the vast wooded areas, stream course, and natural changes in elevation that provide locations for scenic overlooks.

The water resources and hydrologic features of the property, including the floodplain and wetlands, have also been integrated into the design of the site. Many of the trails on site parallel Beaver Creek and wetland boardwalks have been designed to ensure minimal disruption of the wetlands by trail users.

The plan has been designed to limit degradation of sensitive natural features, and to preserve the unique natural qualities of the site, including the dense woodland vegetation, wetland areas, and the health of the Beaver Creek. The Township recognizes that protection of the stream corridor is essential for both stream health and wildlife migration, in addition to maintaining sensitive natural habitats.

Mill Race

The Mill race was a vital part of the Mill operations. Water no longer flows through the raceway, but the dry bed still exists upslope of the Mill structures. Through volunteer efforts (including BSA Eagle Scout projects) this area of the raceway has been improved in recent years, and the Master Plan proposes to potentially re-open the raceway. The Plan also recommends opening the raceway up in the open concrete courtyard area as a focal point in front of the structures.

Water Tower

The existing water tower is in fairly poor shape (supports). The design of the trail system should go around this area but not too close for safety reasons. The Township could stabilize the structure and repaint, but other than a location for views down the hill to the Mill structures, the tower does not provide much use.

Memorial

A veteran's memorial is located in the front of the property, behind the proposed parking area. This memorial is dedicated to those Collins and Aikman employees who faithfully served their country in wartime abroad. The memorial should be maintained and enhanced with a new walkway and viewing area. The memorial could be utilized for Memorial Day and 4th of July celebrations.

Potential Regional Trail Connections

The master plan incorporates a loop trail system for passive recreation on the property. Possible off-site connections are shown at the eastern and western ends of the property to demonstrate the potential for future trail connections in the Township. These connections are not clearly defined at this point, but are meant to indicate the location of possible connections. The East Brandywine Township Comprehensive Plan contains a map that shows the proposed trail system in the Township. Although trails are not currently shown in the vicinity of the Bondsville Mill property there will be an opportunity to connect the proposed trails in the park to the property to the north and to the south towards Caln Township. Caln Township had approached the Township at one point in the past about the possibility of connecting to their trail system, and in anticipation of such future connection, the mill trails have been designed to accommodate such a connection in the future.

Activities and Facilities Analysis

A common theme emerged from meetings with the Park and Recreation Board, and the Open Space Committee, the public participation meetings, and key person interviews pertaining to the design of the site. The park should be developed as a passive recreational park showcasing the historic aspect of the Mill and the natural areas of this stretch of Beaver Creek. The ideas discussed included the restoration or rehabilitation of the existing Mill structures for a variety of uses such as a welcome center (Building A), pavilion (Building F), and the open concrete pad to be used for art displays, open air markets and similar activities. Permanent, weatherproof story boards would be placed throughout the Mill structure area telling the story of the buildings and the Mill. The natural areas would be utilized as for nature trails, bird watching and educational opportunities, with informational boards describing the wildlife and habitat within the wetlands and along the stream.

Mill Structures

The existing condition of each of the existing mill building sections A through E was compared to the 2 previous condition reports completed in 2006 and 2007. Our analysis indicates that the condition of each section is slightly worse than the prior analysis identified but not significantly different. This additional degradation is due to continued exposure to the elements as these buildings have not been weather tight for a number of years. The building sections (A through E) are in ruinous or very poor condition and unsafe for any persons to enter. Each of these sections can be either stabilized/restored or razed down to knee walls to preserve a footprint of the structure. All of sections G and H and all but 2 bays of section F have been demolished. The two bays of Section F that have not been demolished are in the process of being restored. The complete structural analysis is available at the Township Offices.

Trails

The trails will play a major role in the park. The existing bridges will serve to bring users into the park and paved handicap accessible trails will provide access to the Mill structures and courtyard area. The remainder of the trails will be passive nature trails through the forest and wetlands. The nature trails should be a mulch or natural surface to limit the impacts to those areas. The Mill Committee has determined that these trails will be designed as pedestrian walking trails only, with no bicycle or motorized vehicles permitted. The trail design shall provide for adequate design of the stormwater drainage and should be easily maintainable by the Township and volunteer groups. The trails should be constructed in accordance with the International Mountain Bike Association Trail Guidelines and DCNR guidelines, creating sustainable trails utilizing proper contouring to provide drainage and minimize erosion.

Support Facilities

In addition to the primary amenities designed for the site, several support facilities have been discussed to complement the primary amenities and enhance visitors' overall experiences. These support facilities include paved parking area, several benches, and various types of directional and educational signage and wetland crossings.

- *Parking Area* –The proposed parking area is located at the upper end of the site, adjacent to the existing memorial. Although compact, this parking area should provide adequate parking for the general every day use of the park, minimizing impervious surface on the site.

- *Possible Secondary Parking Area/Drop Off Area* – A second parking area or drop off area could be located across the stream, accessed from the lower bridge. The Mill Committee determined that the area between the Mill structures and the bridge could be developed as a future parking lot if the need arises, however current plans call for the area to only be used for vehicle traffic under special circumstances or for emergency use
- *Signage* – Proposed signage includes a park and trail entrance sign at the bridges and beginnings of each trail, as well as educational signs to be placed throughout the site. The private access drive signs would be posted on either side of the driveway to the private residence that veers off the park access drive. Entrance signs will list all applicable funding partners.
- *Benches* – Benches are proposed throughout the site. Several will be located in front of the Mill structures for those visitors viewing the Mill area, along with others located throughout the trail system. The benches along the trails will be strategically located in areas provided exceptional views to the natural areas. The benches will provide an opportunity for visitors to the park to rest, relax, or enjoy the surrounding natural setting.
- *Wetland Crossings* – Two wetland crossings are proposed for the site. The wetland crossings are proposed to be a boardwalk style crossing and are located along the trail leading to the east on the north side of the stream. This trail crosses a drainage and wetland area leading to a section of high ground which provides views into the large wetland area. These boardwalks are proposed to be constructed as either fiberglass or the recycled plastic decking material. The fourth wetland crossing, also a boardwalk style crossing, is located in the central part of the site near the educational and scout areas.
- *Restrooms* – The Committee determined that bathroom facilities would be necessary, and that initially port-o-pots would be sufficient, and could be provided as needed for special events. There is an existing septic tank on the east end of the Mill courtyard area. This tank would need to be investigated further before it could be considered for use.

Park Management and Maintenance Considerations

It is imperative that the Township adequately plan for management and maintenance at the Bondsville Mill Park, and consider how Township personnel will need to reallocate resources to ensure adequate management and maintenance of all of the Township's facilities. The Township currently has a maintenance staff which cares for the existing Township Parks. Based on the types of facilities proposed (mostly nature trails), and the minimal developed are of the park, the current Township staff should be able to accommodate the maintenance of the park, along with the volunteer base that will be developed through the non-profit organization being formed.

The Benefits of Parks and Recreation

The Pennsylvania Department of Conservation and Natural Resources provides the following definition for *community recreation and parks* – the entire range of activities, relationships, interactions and experiences planned for and carried out to meet the recreation needs of residents. This includes providing the spaces and places where recreation takes place.

- *Recreation* is an activity – the act of participating in experiences that result in achieving and maintaining the balance required for people to live life fully and to realize their full potential.
- *Parks* are places – areas of land set aside for public use, maintained for the enjoyment and recreational use of people.¹

Municipalities that invest in parks and recreation programs improve the welfare of the community. Parks and recreation programs benefit individuals and promote social interaction and community togetherness. Additionally, they also offer opportunities for economic growth in the community and environmental enhancements through the conservation of open spaces and increased awareness of natural resources.

Park Rules and Regulations

Park rules and regulations should be adopted by the Board of Supervisors as a stand-alone ordinance. This allows for posting and enforcement of the rules. Rules and regulations should be posted in a well lit and highly visible location near the park entrance. Based on concerns from the neighboring property owners, the boundaries of the park where trails lead towards the perimeter of the park should be adequately marked to protect neighboring property owners.

Developing a Management and Maintenance Program

¹ *Community Recreation and Parks, A Handbook for Pennsylvania Municipalities*. Pennsylvania Department of Conservation and Natural Resources, Bureau of Recreation and Conservation and the Pennsylvania Recreation and Parks Society, Inc.

Park Management

The Township currently utilizes its office staff to plan and coordinate activities for all Township parks. When developed, this park will have the potential to serve as a heavily used local and regional facility. It will be vital for the Township to adequately plan for the administration, management, and maintenance of this facility in addition to existing Township-owned recreational facilities. Effective and continued maintenance of park facilities will reduce liability, enhance the experiences of visitors to the park, improve public image, and save money. In addition to developing a detailed maintenance plan, the Township should continue to utilize its current staff and in the future consider employing a staff person to specifically serve as the administrator for parks and recreation in the Township. Currently, the Township Park and Recreation Board assists the Township staff with oversight of the recreation facilities in the Township.

Parks, Recreation, and Open Space Planning

East Brandywine Township developed an *Open Space, Recreation, and Environmental Resources Plan* in 1992 that identified several goals that the Bondsville Mill Park will address. These goals include: (1) Protect the natural resources of the Township (maintain consistent flows and high quality water in Township streams and protect environmental corridors with important ecological diversity and habitat value; and (2) Provide and/or work to assure the availability of land, facilities and programs that will meet the recreational needs of the Township population (protect sensitive features and historic sites for passive recreation and examine the desirability and feasibility of trail corridors or “greenways”).

The Township completed an update to its Comprehensive Plan, and adopted the revised plan in 2009. As part of that update, the Township reviewed the goals and objectives in the 1992 plan to determine if they are still relevant, and analyzed the level to which the plan has been implemented. The 2009 Comprehensive Plan included an updated the Open Space, Recreation and Environmental Resources section, which built upon the groundwork laid by the 1992 Plan., to reflect the most current information and park improvements, and to develop a set of objectives and action items that will help the Township coordinate its parks and recreation efforts over the next 10 years.

Maintenance Planning

Planning and scheduling people to perform work and complete necessary tasks are important planning components that should be included in a maintenance plan for the Township’s recreational facilities. Maintenance plans should be written and accessible to all persons involved. This will help to ensure that necessary work is accomplished and maintain accountability. Maintenance involves:

- Routine, regularly scheduled tasks to keep an area in good condition
- Preventive maintenance to improve safety and discourage extensive, costly repairs or replacement
- Daily custodial tasks such as cleaning and stocking restrooms and emptying trash receptacles
- Set-up and tear-down for different activities or special programs or events and locking up equipment, if necessary
- Seasonal preparations for the start and end of seasons
- Scheduled significant improvements such as repairing or replacing equipment, and painting benches

- Emergency repairs due to unforeseeable occurrences such as damage from severe weather and vandalism
- Addressing safety concerns to reduce risk

The Bondsville Mill Park is planned to be maintained by the East Brandywine Township Public Works Department and the East Brandywine Township Parks and Recreation Board. East Brandywine Township will provide adequate funding on an annual basis to ensure that Bondsville Mill Park is protected by the East Brandywine Township Police Department and maintained by the East Brandywine Township Public Works Department. In addition, a non-profit organization is being formed which will be used to raise funds and help the Parks and Recreation Board coordinate volunteer efforts for various park improvement and maintenance.

Routine Inspection and Hazard Abatement

East Brandywine Township should establish a program of regular park inspection. Entire facility inspections should occur at least three times a year: prior to the start of the peak use season; during the season; and following peak use so there is sufficient time to make any necessary repairs prior to the start of the next season. Performing routine safety inspections and addressing any issues will help to lower the overall risk that is present at a facility.

Security Analysis

As an ongoing activity, appropriate Township personnel will analyze and evaluate park security issues from the perspective of: safety and security of park visitors; protection of park property, recreation facilities, natural resources, and risk management options. These groups will also provide recommendations for safety and security of park including design and construction alternatives, maintenance issues, and safety signage. The Township will also implement a multi-part safety and security policy for the park, which will include roles for the East Brandywine Township Police Department, Township staff and volunteers.

Operating Costs and Revenue

Operating Costs

In addition to the capital improvements associated with developing the park – construction activities and the purchasing of equipment – there are also a series of capital and non-capital costs that East Brandywine Township will incur as they operate and maintain the park. These operating costs include day-to-day administration and maintenance tasks such as carrying insurance, cutting grass, emptying waste receptacles, and providing utilities, as well as periodic or annual activities such as building and equipment inspections, equipment replacement, trail maintenance, pruning, replacement plantings, etc. Depending on the types of programs and events that are associated with or held at the park, there may be a need for a full-time staff person to administer these programs, and additional staff or volunteers to assist on the day of event.

Potential operating costs that the Township will incur that are associated with the park include the following:

- Administrative Costs
 - Insurance
 - Administrative personnel
 - Utilities
 - Supplies (office supplies, rentals, training)
- Programming Costs
 - Scheduling
 - Advertising
 - Event staff
- Maintenance Costs
 - Maintenance staff (part time and full time)
 - Equipment (new/repairs/replacement)
 - Fuel
 - Supplies (trash collection/waste management, inspection supplies, cleaning products, tools, etc.)

Revenue

Because Bondsville Mill Park will be a public park facility with mostly passive uses, there are few opportunities for revenue generation that one would typically find at a more active park facility or community center, such as admission fees or field or court reservations. There are opportunities, however, that the Township may consider to increase revenue generated at the park. These include programs such as tree or bench memorials, as well as hosting arts and cultural events, pavilion rentals, staffing a concession or vending area, or charging a permit fee to allow others to offer such services. Certain park facilities may lend themselves to ornate functions such as weddings or reunions, for which a fee can also be charged.

There will be many opportunities for East Brandywine Township to engage financial support partners due to the park's variety of cultural, historic, and passive recreation amenities. However, it will be necessary that the Township remain committed to the success of this park facility by including anticipated annual expenses as a line item in the local Township budget. This local investment will help to demonstrate successes, engage stakeholders, and in turn, build community support for the project. By combining local tax dollars with the resources from potential revenue generators listed below, the Township will have a well-rounded source of funds to support the development, programming, and maintenance of the park.

Creation of a Non-Profit Organization for Parks

Many funding resources available through private, family, and corporate foundations are meant to assist non-profit organizations, as opposed to corporations or governmental organizations. East Brandywine Township is in the process of establishing a designated 501(c)(3) non-profit organization for Township parks. This organization will support the Township with volunteer resources and financial contributions through tax-deductible donations to assist with park development and maintenance. The Township will establish a non-profit subcommittee for the Bondsville Mill Park to focus specifically on this facility. The non-profit organization may engage a membership campaign for the park, and seek out additional financial resources that are made available to non-profit organizations. It can also help to increase community support and build the volunteer base for the project by engaging in public relations and marketing campaigns and actively reaching out to other community organizations to form partnerships.

Facility Rentals

The Township may be able to charge a fee to reserve specific facilities within the park, such as the picnic area or outdoor learning area. Groups that may be interested in renting these facilities may include summer day camps, scouting organizations, environmental groups, walking clubs, etc. The Township should consider offering facility rentals for a paid fee or for donated volunteer services.

Programs/Classes

There may be opportunities to hold classes or programs on the lawn area or within one of the buildings onsite. These may include educational programs on the historical operation of the mill, technique classes that could be easily accommodated within the structures, or on nature tours. Similar to facility rentals, there could be an enrollment fee associated with programming if the program is organized and conducted through East Brandywine Township, or if another organization is using the Bondsville Mill Park to conduct the program.

Special Events

In addition to regular programming, there may be an opportunity to hold special events on site. Types of events may include an artists' exhibit, movie night, music in the park, or similar events. For these types of events, an admission fee may be charged, or an exhibit fee for artists looking to display their work. The capacity of the park to accommodate large events is limited by the amount of available parking. Shuttle service from a remote location such as the Municipal Complex is a potential solution to this issue.

Sale of Products/Services

The sale of products and services can be approached from a few different angles. The Township may consider offering concessions on busy summer weekend days, either through a concessions stand, or through a vending area. The Township may also consider selling permits for outside vendors to offer this service via a drink cart, hot dog cart, etc. Products, including apparel, window stickers, magnets, etc. may also help to generate revenue and build support for the park.

Memorial or Dedication Program

Although much of the park is proposed to remain in its natural state, the Township can undertake a small scale tree, bench, or brick memorial or dedication program for the facilities that are proposed for the Mill courtyard area. The program would involve the purchase and placement of a plaque at the base of a planted tree or on a bench in honor or in memory of someone. Printed bricks may line a portion of one of the paths. The Township may also consider expanding such a program to naming outlooks for larger donors.

Maintaining a Sustainable Volunteer Program

Recruiting and effectively managing a volunteer program can be a tremendous resource in the development and operation of the park. Volunteers not only help to “get things done”, but they also help to build support and excitement for the project. The Township, and the Bondsville Mill Committee, has demonstrated a commitment to enhance the work already accomplished by our volunteers. To date, our volunteers and Boy Scouts have cleared many areas of the site of trash and overgrown vegetation, including the former mill race, and have begun partial restoration of Section F of the buildings for use as a pavilion for a variety of events. To date, it is estimated over 2,300 man-hours have been spent by volunteers on a variety of work efforts at the Mill site.

There are two approaches that the township should consider for recruiting volunteers. One approach is to broadly recruit through sign-up sheets and exhibits at public meetings, festivals, the library, and other public or (with permission) private places that are heavily frequented by the community. The other approach is to define specific skills or talents that are needed for a particular task and actively search for people who have those skills. The Township should consider reaching out to the following groups and organizations to establish a volunteer base:

- National Youth Service Affiliates Program
- American Association of Retired Persons (AARP) Volunteer Talent Bank
- Local Girl Scout and Boy Scout Troops (already in place and effective in several projects)
- Church groups
- Rotary clubs or other community service organizations
- Community groups or clubs such as a garden club
- Environmental groups (already under way)
- Schools including grade schools, colleges, and universities
- Local businesses (several are already involved)
- Local historians group or historical society (already under way)

- Social organizations – Moose, Elks, etc.
- Fire companies

Managing the Volunteer Program

Once the volunteer program is established, proper management of the volunteers and the program in general is essential to ensure that the Township is able to retain and add to their volunteer base. The Township will need to consider the following to effectively manage the volunteer program:

- Identify who will manage the volunteer program, and who will serve as the point of contact for volunteers.
- Develop a database of volunteers that includes the name of the individual or organization's representative; name of the organization; contact information including address, phone number, email, and website; and area of interest/specialty.
- Update the database to include the specific task or activities each group assisted with; number of volunteers provided; and total number of hours donated. Also include a notes column for any special considerations, needs, or requirements of each group. The database should be searchable by volunteer or by task/project.
- Reach out to volunteers quarterly or semiannually to discuss upcoming volunteer opportunities.
- Provide volunteers with the information they need concerning each task/project including expectations, a point of contact for the task or a task leader, equipment/tools needed or provided, timeline to complete the task, and whether or not meals and beverages will be provided.
- Appropriately match volunteer resources with the task at hand. Do not ask people to do something that they are physically incapable of, and also make sure they are not placed in a situation where they are not needed.
- If possible, check in with volunteers while they are volunteering.
- Follow up with volunteers after the task to personally thank them and discuss any feedback they have on the process, event, and their overall experience as a volunteer.
- Recognize volunteers for their efforts. Say thank you, provide certificates of recognition or awards, publically thank volunteers at a volunteer dinner, or ask the media to highlight volunteer contributions to the project.
- Build upon existing volunteers.
- Maintain a log of tasks completed through volunteer efforts, or events at which volunteers were utilized. Document how the effort went from a volunteer perspective and what would have made it better (e.g. needed more volunteers, more time, or additional resources, or had too many volunteers). Use each task/event sheet to better plan the volunteer effort for similar tasks or a recurring event.

Design Process

The final design for the Bondsville Mill Park represents a culmination of several design alternatives and a Committee/public input during the design process. The following steps were taken to create the final design. Meeting minutes from each of the meetings are included in Appendix IV, along with a copy of the official minutes of the Bondsville Mill Committee.

1. East Brandywine Township purchased the Bondsville Mill property with the intent of using the property for passive recreation. (October 2004)
2. The Bondsville Mill Committee, a volunteer organization, was formed to assist with the planning of the park and to explore options for historic building and mill operations preservation. (May 2006)
3. The Township, with assistance from Wise Preservation Planning, completed a Historic Resources Report that provides a detailed history of the use and development of the site, as well as a description of the placement of physical and natural features of the site. (December 2006)
4. The Bondsville Mill Committee prepared a report to the East Brandywine Township Board of Supervisors that set forth the vision for the property. (September 2007)
5. East Brandywine Township was awarded funding from the Pennsylvania Department of Conservation and Natural Resources for the development of the master plan for the property. (November 2008)
6. The Bondsville Mill Committee held 10 meetings to discuss and refine a design for the site.
7. A public meeting was held to present the analysis findings and sketch plan to the community, discuss the project and design process, and receive feedback on the design elements (January 25, 2010)
8. Key stakeholder interviews were undertaken, and have been ongoing since 2007.
9. The drawing was revised to incorporate feedback from the Bondsville Mill Committee and the public as the Draft Master Site Plan. (February 2010)
10. A draft master plan report was presented to the East Brandywine Township Mill Committee at their regularly scheduled meeting. (April 2010)
11. A final color rendering, cost estimate, and master plan report were presented the East Brandywine Township Mill Committee at their regularly scheduled meeting. (May 2010)
12. A final master plan report was presented to the East Brandywine Township Board of Supervisors at their regularly scheduled meeting. (July 21, 2010)

Description of Presented Site Designs

Each design leading up to the final color rendering and master plan is included in Appendix VI.

Sketch 1

The first sketch is a conceptual plan which shows the general design ideas discussed at the first Mill Committee meeting. The plan indicates improvements to the existing gravel lot at the western end of the site along Bondsville Road, for use as a parking area. The plan calls for utilizing the existing bridges which cross Beaver Creek to the majority of the site on the north side of the stream. On the upper side of the Mill structures, a trail leads across the old Mill raceway, to an outdoor educational area, in the area previously used as the Mill parking lot. From there, a trail climbs to the area of the old water tower, before ascending back down to the east side of the Mill structures. A nature trail continues east through the wetland areas, with wetland bridges proposed to cross the wet areas. A vehicular access point and drop off area for shuttles or buses would be provided from Bondsville Road across the lower bridge, and provides vehicular access to the Mill structures. The trail system would utilize this bridge to access the remaining lands south of Beaver Creek. A linear trail is proposed, leading to several viewing areas, before looping towards the lower bridge. At this point the trail could continue off site with the required easements or property purchases and could tie into the Caln Township trail network. The Mill structures themselves are a main focal point of the park. The Committee felt it was important to preserve and or rebuild as many of the structures as possible. Sketch 1 identifies the buildings as Structures of Interest. The potential uses of each structure will be looked at later after the structural analysis is complete.

Sketch 2

Sketch Plan 2 incorporates the same basic design as Sketch 1 with the changes as follows: Additional design detail has been added to the plan. The parking lot is defined with 25 parking spaces and the park sign is located at the entrance. A path is shown from the upper bridge to the monument along with a small gathering space with benches. The trails are defined as the Mill Site trail, which would be paved, and the 4-6 ft wide nature trails, which would be mulch or stone dust. The raceway is identified to be restored behind the Mill structures. The drop off area located on the east side of the Mill structures is more clearly defined, along with a gated entrance for the lower bridge to restrict every day vehicular use. The view sheds within the natural areas are better defined, along with the nature trails through this section of the property. The Mill Structures are further identified as to be stabilized/restored (buildings A, C, E and F) or to be raised to knee walls (buildings B and D). The knee walls would be preserved and capped to show the footprint of the buildings since these buildings are also in very poor shape or have already fallen in. The courtyard area design and function was discussed and could be utilized for park events such as art exhibits, craft fairs, etc.

Sketch 3

Sketch Plan 3 combines the “best” features from Sketches 1 and 2 with the following revisions: Sketch 2 was updated to a full color plan. Additional detail has been provided for all of the prior elements shown. Two picnic areas have been added to the plan; one is adjacent to the outdoor learning area, and the other on the lower side of the Mill structures. These picnic areas would be fairly simple, with picnic tables provided in a lawn area. No pavilion structures are proposed with these areas, as these would be utilized by smaller groups or families, and not for large groups. The Mill structures are further defined by more accurate building shapes and the plan further identifies the buildings to be stabilized and restored or raised to knee walls. In addition, planting beds and seating are shown in the Mill courtyard area to break up the expanse of concrete, and provide areas for users to relax and enjoy views of the Mill. The

raceway which runs under the Mill is shown to be exposed as a small water feature, and the addition of storyboards will help to tell the story of the Mill.

Sketch 4 (Draft Master Site Plan)

Sketch Plan 4 further refines Sketch 3 following input from the Mill Committee and the public presentation. The major change made was to the drop off area near the lower bridge. The Mill Committee determined that this bridge and access drive should only be utilized as an emergency access to the Mill structures. The area is formally identified in this Master Site Plan Report as a future parking area or drop off, but only if deemed necessary at some later date. The access is now labeled as emergency access, to be constructed of grass pavers, to reduce the amount of runoff, and lessen the impact to the existing woodlands in this area. The grass pavers will allow emergency, maintenance and construction vehicles to use the drive and bridge as necessary.

Final Master Site Plan

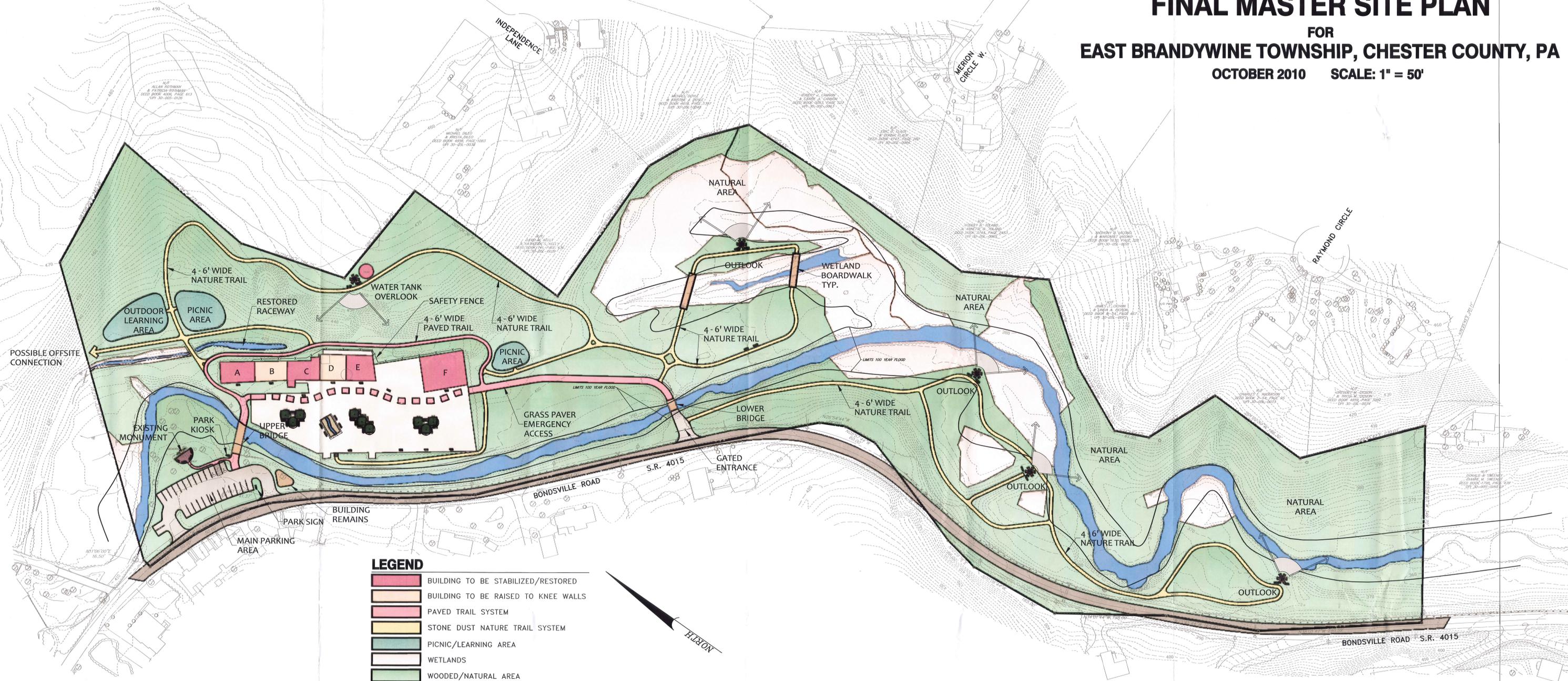
The Final Master Site Plan further refines the Draft Master Site Plan following input from the Mill Committee. No major changes have been made to the Draft Master Site Plan.

Final Master Site Plan

BONDSVILLE MILL PARK FINAL MASTER SITE PLAN

FOR
EAST BRANDYWINE TOWNSHIP, CHESTER COUNTY, PA

OCTOBER 2010 SCALE: 1" = 50'



LEGEND

	BUILDING TO BE STABILIZED/RESTORED
	BUILDING TO BE RAISED TO KNEE WALLS
	PAVED TRAIL SYSTEM
	STONE DUST NATURE TRAIL SYSTEM
	PICNIC/LEARNING AREA
	WETLANDS
	WOODED/NATURAL AREA
	SCENIC OVERLOOK

MILL STRUCTURE LEGEND

- A OLD MILL SHED
- B OLD MILL SHED
- C OLD MILL
- D BOILER BUILDING
- E EQUIPMENT ROOM
- F CLEARSTORY MILL SHED

OWNER INFORMATION

EAST BRANDYWINE TOWNSHIP
1214 HORSESHOE PIKE
DOWNTOWNSHIP, PA 19335
PHONE: (610) 269-8230
SITE ACRES: 24.512 ACRES



Evaluation of Materials and Design Options

The improvements proposed within the natural areas of the park will be constructed utilizing natural materials such as mulch to maintain the natural feel of those areas. This will provide minimal impacts to the natural sensitive area and minimize the required maintenance of the trails. Since the trails are intended to be nature trails for pedestrians walking through the park to enjoy the natural areas, the mulch would still provide the handicap accessibility without the increased impacts of stone dust or bituminous paving. The construction of the wetland boardwalks could be completed utilizing a variety of materials, from treated wood, to recycled plastic to natural rough cut wood. There are benefits to each material which will need to be evaluated by the Township to determine which is the best fit for this application. The natural rough cut wood or logs would require the most maintenance; the treated wood would require minimal yearly maintenance to re-treat the wood and replace sections that do deteriorate over time. The recycled plastic materials offer the least amount of maintenance but come with a higher upfront cost. It is our recommendation to utilize the recycled plastic materials due to lower long term costs and maintenance. From a stormwater management perspective, we would recommend that rain gardens be utilized along the edges of the parking area to mitigate and infiltrate any increase in runoff. The rain gardens would provide a low impact solution to stormwater design and would provide a water quality benefit prior to the water entering Beaver Creek. The work proposed for the existing mill structures should be conducted utilizing as much of the existing stone as is possible. Opportunities for alternative materials or non-conventional design and materials for the Mill buildings should be explored with an architect when entering into that phase of construction.

Phasing Plan and Probable Construction Cost Opinion

A probable construction cost opinion has been prepared for the site work necessary to construct the park, along with s.f. costs for improvements to the structures on site. A phasing plan has also been established to allow the Township to construct the park in manageable phases. The following is a summary of the major components of each phase of the project:

Phase 1

Phase 1 improvements will include the construction of the following:

- Parking lot
- Site entrance sign
- Monument area improvements
- Upper bridge improvements
- Safety fencing around Mill structures
- Vegetative and rubble clean up around Mill structures
- Paved trail on adjacent to the upper side of Mill
- Picnic and Learning areas
- Mulch trail leading around the Mill structures to the water tower and into to the wetland area
- Wetland boardwalks and overlook area

Approximate cost for Phase 1 = \$309,641.53

Phase 2

Phase 2 improvements will include the construction of the following:

- Lower bridge improvements
- Mulch trail leading to the lower end of the site and natural areas
- Overlooks in natural areas
- Emergency access drive

Approximate cost for Phase 2 = \$117,008.25

Phase 3

Phase 3 improvements will include the construction of the following:

- Paved trail around the back side of Mill structures
- Mulch trail connecting to Phase 1 improvements
- Mulch trail along front of Mill courtyard area
- Picnic area on lower side of courtyard area
- Courtyard improvements (planters, benches etc)

Approximate cost for Phase 3 = \$139,729.95

Building Work

The improvements to the existing Mill structures is referenced in the Description of Presented Design section on page 25 of this report. An opinion of probable cost for the building improvements is included in Appendix VII. These improvements would be phased in and could run parallel with the above phases as the funding or volunteer efforts are available and are therefore not included with the individual phases identified above.

Phasing Plan and Opinion of Probable Cost

BONDSVILLE MILL PARK FINAL MASTER SITE PLAN

PHASING PLAN

SCALE: 1" = 50'





We answer to you.

Bondsville Mill Master Site Plan

PROJECT NO: 08-03657-001

MUNICIPALITY: East Brandywine Township

DATE: 005/26/10

Prepared By: JDN & LEE

Checked By: DEB

PROBABLE CONSTRUCTION COST OPINION

SITE WORK PHASE 1

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
A	STORMWATER MANAGEMENT				
1	STORMWATER MANAGEMENT	LS	1	\$ 6,500.00	\$6,500.00
					\$6,500.00
B	EROSION & SEDIMENTATION CONTROL				
1	EROSION & SEDIMENTATION CONTROL	LS	1	\$ 6,500.00	\$6,500.00
					\$6,500.00
C	EARTHWORK				
1	EARTHWORK	CY	800	\$ 5.00	\$4,000.00
2	CLEARING & GRUBBING	AC	0.65	\$ 5,000.00	\$3,250.00
3	PLACE TOPSOIL	CY	160	\$ 2.50	\$400.00
4	SEEDING (PERMANENT)	SF	6,500	\$ 0.10	\$650.00
5	SELECT VEGETATION REMOVAL	LS	1	\$ 5,000.00	\$5,000.00
					\$13,300.00
D	TRAIL (PAVED)				
1	6" 2A AGGREGATE BASE	SY	203	\$ 6.50	\$1,319.50
2	2 1/2" SUPERPAVE BINDER COURSE	SY	203	\$ 8.00	\$1,624.00
					\$2,943.50
E	TRAIL (6' WIDE MULCH)				
1	MULCH TRAIL	CY	250	\$ 90.00	\$22,500.00
					\$22,500.00
F	PAVED PARKING AREA				
1	6" 2A AGGREGATE BASE	SY	1,410	\$ 6.50	\$9,165.00
2	2 1/2" SUPERPAVE BINDER COURSE	SY	1,410	\$ 6.50	\$9,165.00
3	1 1/2" SUPERPAVE WEARING COURSE	SY	1,410	\$ 6.50	\$9,165.00
					\$27,495.00
G	SITE WORK				
1	BENCHES	EA	8	\$ 400.00	\$3,200.00
2	WETLAND BOARDWALK	LF	120	\$ 500.00	\$60,000.00
3	BRICK PAVERS	SF	509	\$ 15.00	\$7,635.00
4	SITE SIGN (DCNR)	EA	1	\$ 1,000.00	\$1,000.00
5	SITE SIGNS	EA	4	\$ 100.00	\$400.00
6	SITE SIGNS/INFORMATION BOARDS	EA	6	\$ 500.00	\$3,000.00
7	PERMANENT SAFETY FENCING FOR STRUCTURES	LF	402	\$ 15.00	\$6,030.00
8	ORANGE SECURITY FENCING FOR STRUCTURES	LF	675	\$ 2.00	\$1,350.00
9	BUILDING SITE CLEANUP	LS	1	\$ 10,000.00	\$10,000.00
					\$92,615.00
H	BRIDGE IMPROVEMENTS				
2	UPPER BRIDGE	LS	1	\$ 47,400.00	\$47,400.00
					\$47,400.00
I	ENGINEERING (PHASE 1 CONSTRUCTION DOCS)				



PROBABLE CONSTRUCTION COST OPINION

We answer to you.

Bondsville Mill Master Site Plan

PROJECT NO: 08-03657-001

MUNICIPALITY: East Brandywine Township

DATE: 005/26/10

Prepared By: JDN & LEE

Checked By: DEB

1	ENGINEERING FEES	LS	1	\$ 30,000.00	\$30,000.00
2	ORAL HISTORY INTERVIEWS AND REPORT	LS	1	\$ 20,000.00	\$20,000.00
					\$50,000.00
				Subtotal	\$269,253.50
				Contingency (15%)	\$40,388.03
				TOTAL	\$309,641.53

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We answer to you.

Bondsville Mill Master Site Plan

PROJECT NO: 08-03657-001

MUNICIPALITY: East Brandywine Township

DATE: 005/26/10

Prepared By: JDN & LEE

Checked By: DEB

PROBABLE CONSTRUCTION COST OPINION

SITE WORK PHASE 2

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
A	STORMWATER MANAGEMENT				
1	STORMWATER MANAGEMENT	LS	1	\$ 5,868.00	\$5,868.00
					\$5,868.00
B	EROSION & SEDIMENTATION CONTROL				
1	EROSION & SEDIMENTATION CONTROL	LS	1	\$ 5,868.00	\$5,868.00
					\$5,868.00
C	EARTHWORK				
1	EARTHWORK	CY	733	\$ 5.00	\$3,665.00
2	CLEARING & GRUBBING	AC	0.58	\$ 5,000.00	\$2,900.00
3	PLACE TOPSOIL	CY	147	\$ 2.50	\$367.50
4	SEEDING (PERMANENT)	SF	5,868	\$ 0.10	\$586.80
5	SELECT VEGETATION REMOVAL	LS	1	\$ 4,401.00	\$4,401.00
					\$11,920.30
E	TRAIL (6' WIDE MULCH)				
2	MULCH TRAIL	CY	261	\$ 90.00	\$23,490.00
F	BRIDGE IMPROVEMENTS				
1	LOWER BRIDGE	LS	1	\$ 23,900.00	\$23,900.00
G	SITE WORK				
1	BENCHES	EA	6	\$ 400.00	\$2,400.00
2	SITE SIGNS	EA	3	\$ 100.00	\$300.00
3	POST AND CHAIN GATE	EA	1	\$ 1,000.00	\$1,000.00
4	SITE SIGNS/INFORMATION BOARDS	EA	4	\$ 500.00	\$2,000.00
					\$5,700.00
I	ENGINEERING (PHASE 1 CONSTRUCTION DOCS)				
1	ENGINEERING FEES	LS	1	\$ 25,000.00	\$25,000.00
					\$25,000.00
					Subtotal
					\$101,746.30
					Contingency (15%)
					\$15,261.95
					TOTAL
					\$117,008.25

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PROBABLE CONSTRUCTION COST OPINION

We answer to you.

Bondsville Mill Master Site Plan

PROJECT NO: 08-03657-001

MUNICIPALITY: East Brandywine Township

DATE: 05/26/10

Prepared By: JDN & LEE

Checked By: DEB

SITE WORK PHASE 3

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
A	STORMWATER MANAGEMENT				
1	STORMWATER MANAGEMENT	LS	1	\$ 7,888.00	\$7,888.00
					\$7,888.00
B	EROSION & SEDIMENTATION CONTROL				
1	EROSION & SEDIMENTATION CONTROL	LS	1	\$ 7,888.00	\$7,888.00
					\$7,888.00
C	EARTHWORK				
1	EARTHWORK	CY	986	\$ 5.00	\$4,930.00
2	CLEARING & GRUBBING	AC	0.8	\$ 5,000.00	\$3,950.00
3	PLACE TOPSOIL	CY	197	\$ 2.50	\$492.50
4	SEEDING (PERMANENT)	SF	7,888	\$ 0.10	\$788.80
5	SELECT VEGETATON REMOVAL	LS	1	\$ 5,916.00	\$5,916.00
					\$16,077.30
D	TRAIL (PAVED)				
1	6" 2A AGGREGATE BASE	SY	1,138	\$ 6.50	\$7,397.00
2	2 1/2" SUPERPAVE BINDER COURSE	SY	1,138	\$ 8.00	\$9,104.00
					\$16,501.00
E	TRAIL (6' WIDE MULCH)				
2	MULCH TRAIL	CY	70	\$ 90.00	\$6,300.00
					\$6,300.00
F	SITE WORK				
1	TREES	EA	9	\$ 300.00	\$2,700.00
2	BENCHES	EA	22	\$ 400.00	\$8,800.00
3	GUIDERAIL	LF	27	\$ 50.00	\$1,350.00
4	SITE SIGNS	EA	1	\$ 100.00	\$100.00
5	SITE SIGNS/INFORMATION BOARDS	EA	10	\$ 500.00	\$5,000.00
					\$17,950.00
G	BRIDGE IMPROVEMENTS				
1	LOWER BRIDGE	LS	1	\$ 23,900.00	\$23,900.00
I	ENGINEERING (PHASE 1 CONSTRUCTION DOCS)				
1	ENGINEERING FEES	LS	1	\$ 25,000.00	\$25,000.00
					\$25,000.00

Subtotal **\$121,504.30**
Contingency (15%) **\$18,225.65**
TOTAL **\$139,729.95**

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PROBABLE CONSTRUCTION COST OPINION

We answer to you.

Bondsville Mill Master Site Plan

PROJECT NO: 08-03657-001

MUNICIPALITY: East Brandywine Township

DATE: 05/26/10

Prepared By: JDN & LEE

Checked By: DEB

BUILDING WORK

ITEM	DESCRIPTION-OPTIONS	UNIT	QUANTITY	UNIT COST	TOTAL COST
A	BUILDING RENOVATION				
	RESTORATION/RECONSTRUCTION OF BUILDINGS	SF	AT	\$150*	
1	BUILDING A (2 STORY, 2250 SF EACH FLOOR)	SF	4,500	\$ 150.00	\$675,000.00
2	BUILDING C (4 STORY, 3000 SF EACH FLOOR)	SF	12,000	\$ 150.00	\$1,800,000.00
3	BUILDING E	SF	2,250	\$ 150.00	\$337,500.00
					\$2,812,500.00
B	BUILDING STABILIZATION				
	STABILIZE BUILDINGS FOR FUTURE RECONSTRUCTION	SF	AT	\$100*	
1	BUILDING C (4 STORY, 3000 SF EACH FLOOR)	SF	12,000	\$ 100.00	\$1,200,000.00
2	BUILDING E	SF	2,250	\$ 100.00	\$225,000.00
					\$1,200,000.00
C	RAISING BUILDINGS				
	RAISING BUILDINGS TO KNEE WALLS	SF	AT	\$35*	
1	BUILDING B	SF	2,000	\$ 35.00	\$70,000.00
2	BUILDING D	SF	2,150	\$ 35.00	\$75,250.00
					\$70,000.00
					Subtotal \$4,012,500.00
					Contingency (20%) \$802,500.00
					TOTAL \$4,815,000.00

* BUILDING COSTS ARE IDENTIFIED FOR ESTIMATING PURPOSES ONLY, BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME. ACTUAL COST WOULD BE DETERMINED AFTER FURTHER STRUCTURAL AND ARCHITECTURAL INVESTIGATION OF EACH BUILDING.

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Funding and Implementation

Going forward, East Brandywine Township will need to secure adequate financial and organizational resources to preserve and enhance Bondsville Mill as a regional natural, historic, cultural, and recreational asset. This section identifies viable funding resources, project partnerships, and other resource opportunities. It is meant to serve as a reference tool for the Township as it implements the various park development phases.

Funding Resources

Various types of funding resources and project partners should be considered to assist in the development of the park. Public funding resources include federal, state, regional, and local government and quasi-government grant and loan programs. These programs may be offered on an annual basis, or may be a one-time funding opportunity, and they may or may not require matching funds. Private resources can be divided into corporations or corporate foundations, and community or family foundations. These resources typically provide funding to non-profit organizations and sometimes governments and for-profit corporations for projects that fit within a specific area of interest or geographical service area.

The following list contains a multitude of funding resources that East Brandywine Township and the aforementioned non-profit organization that it is organizing can pursue during different phases of park development. Additional information on these resources is contained in Appendix X.

Public Funding Resources

Federal Programs

- U.S. Fish and Wildlife Service – North America Wetlands Conservation Act (NAWCA) U.S. Small Grants, <http://www.fws.gov/birdhabitat/Grants/NAWCA/Small/index.shtm>
- National Park Service – Certified Local Government Program, <http://www.nps.gov/history/hps/clg/>
- U.S. Department of the Interior – Partners for Fish and Wildlife Program, <http://www07.grants.gov/search/synopsis.do;jsessionid=k6wsLY0Nn2GH1qmH3h4vJbMJNCpGJFsJPVsvqTvTBYkzsTtQf293!-1179711943>
- Preserve America Community Designation, <http://preserveamerica.gov/overview.html>

State Programs

- PA Department of Conservation and Natural Resources – Community Conservation Partnerships Program, <http://www.dcnr.state.pa.us/brc/grants/indexgrantsinstruct.aspx>

- PA Historic and Museum Commission (PHMC) – Keystone Historic Preservation Grant Program, http://www.portal.state.pa.us/portal/server.pt/community/grants/3794/keystone_historic_preservation_grant_program/417951
- PHMC – Pennsylvania History and Museum Grant Program - Education, Public & Local History, http://www.portal.state.pa.us/portal/server.pt/community/grants/3794/public_history_grants/426655
- PHMC – Project Grants for Preserving and Interpreting Black History in Pennsylvania, http://www.portal.state.pa.us/portal/server.pt/community/grants/3794/black_history_grant/568203
- PA Department of Community and Economic Development (DCED) – Local Municipal Resources and Development Program, <http://www.newpa.com/find-and-apply-for-funding/funding-and-program-finder/funding-detail/index.aspx?progId=78>

Regional/Local Programs

- Chester County Open Space Preservation Department – Municipal (Acquisition and Development) Grant Program, <http://dsf.chesco.org/openspace/cwp/view.asp?a=3&Q=615513&openspaceNav=|>
- Chester County Open Space Preservation Department – Preservation Partnership Program Trail Construction Project, <http://dsf.chesco.org/openspace/lib/openspace/manuals/PPPtrailmanual.pdf>
- Chester County – Chester County Arts Grant Program, http://dsf.chesco.org/ccparks/cwp/view.asp?A=1551&QUESTION_ID=640671

Private Funding Resources

Corporate Foundations

- The Vanguard Group Foundation,
- PECO Green Region Open Space Program (administered by the Natural Lands Trust), <http://www.natlands.org/categories/article.asp?fldArticleId=113>
- The Comcast Foundation – Comcast Cares Day, <http://www.comcast.com/corporate/about/inthecommunity/volunteer/comcastcaresday.html>
- Asplundh Foundation, n/a
- The David Cutler Group, <http://www.davidcutlergroup.com/Philanthropy.cfm>
- The Walmart Foundation, <http://walmartstores.com/communitygiving/8168.aspx?p=8979>
- The Wachovia Wells Fargo Foundation, <https://www.wachovia.com/foundation/v/index.jsp?vgnextoid=c7a85ef43a0aa110VgnVCM1000004b0d1872RCRD&vgnnextfmt=default>
- The History Channel – Save Our History, <http://www.history.com/content/saveourhistory/grant-program>

Community/Family Foundations

- National Endowment for the Humanities – America’s Historical and Cultural Organizations: Implementation Grants, http://www.neh.gov/grants/guidelines/AHCO_ImplementationGuidelines.html
- National Endowment for the Humanities – Interpreting America's Historic Places: Implementation Grants, http://www.neh.gov/grants/guidelines/IAHP_Implementation.html
- National Endowment for the Humanities – Challenge Grants in United States History and Culture, http://www.neh.gov/grants/guidelines/CG_UShistory.html
- National Fish and Wildlife Foundation – Five-Star Restoration Matching Grants Program, http://www.nfwf.org/AM/Template.cfm?Section=Five_Star_Restoration_Challenge_Grant_Program&Template=/TaggedPage/TaggedPageDisplay.cfm&TPLID=30&ContentID=14560
- National Trust for Historic Preservation – Louis J. Appell, Jr. Preservation Fund for Central Pennsylvania, http://www.preservationpa.org/files/forms/Louis_J._Appell,_Jr._Preservation_Fund.pdf
- National Trust for Historic Preservation – Johanna Favrot Fund for Historic Preservation, <http://www.preservationnation.org/resources/find-funding/grants/>
- National Trust for Historic Preservation – Cynthia Woods Mitchell Fund for Historic Interiors, <http://www.preservationnation.org/resources/find-funding/grants/>
- Chester County Community Foundation – Fund for Chester County: Strengthening Communities Initiative, <http://www.chescocf.org/Grants/Grants%20home.htm>
- William Penn Foundation – Environment & Communities, http://www.williampennfoundation.org/info-url_nocat3569/info-url_nocat.htm
- William Penn Foundation – Arts & Culture, http://www.williampennfoundation.org/info-url_nocat3567/info-url_nocat.htm
- John Lazarich Foundation, n/a
- The Brook J. Lenfest Foundation, n/a
- 1772 Foundation, <http://www.1772foundation.org/1772/index.jsp>
- Feree Foundation,
- 1675 Foundation, <http://www.1675foundation.org/>
- Claneil Foundation, <http://www.claneilfoundation.org/>
- The McLean Contributionship, <http://foundationcenter.org/grantmaker/mclean/>

Multi-year Capital Development Program

It is recommended that a multi-year capital development program be developed by the Township and used as a vital tool that will assist East Brandywine Township with implementing the master site plan for the Bondsville Mill property. The program should graphically depict a project timeline and matches appropriate funding resources to each phase of park development. The Multi-year Capital Development Program will enable the Township to plan for funding gaps and allocate municipal resources via materials, labor, and the municipal budget, to successfully develop the park. The document will serve as a strategic action plan and framework for financial planning and decision making. The Township should then review the Capital Development Program annually, prior to the municipal budgeting process, to properly allocate its resources for the coming year and future phases of development.

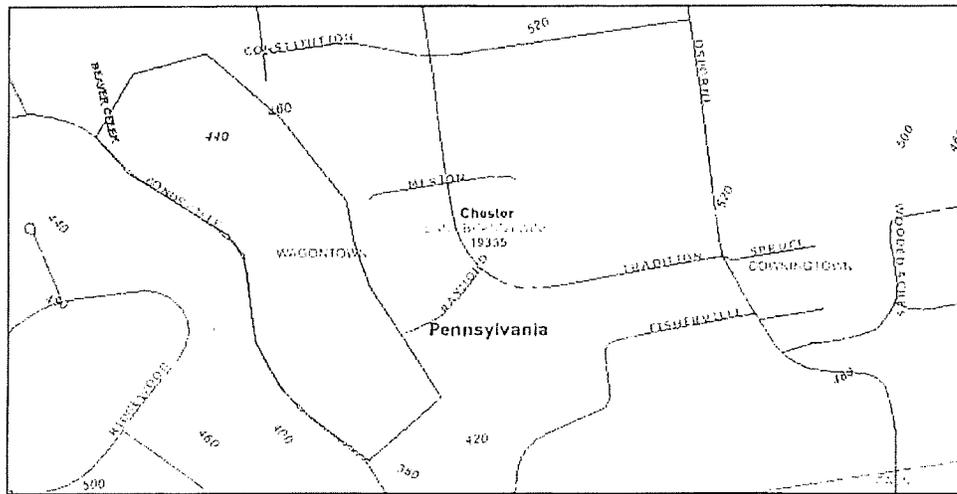
Appendices

I
East Brandywine Township
Parks, Recreation and Trails Map

II PNDI Search

1. PROJECT INFORMATION

Project Name: **Bondsville Mill Park**
 Date of review: **9/21/2009 10:30:31 AM**
 Project Category: **Recreation, Trails & Trailheads (parking, etc.)**
 Project Area: **32.0** acres
 County: **Chester Township/Municipality: East Brandywine**
 Quadrangle Name: **WAGONTOWN**
 ZIP Code: **19335**
 Decimal Degrees: **40.02072 N, --75.75909 W**
 Degrees Minutes Seconds: **40° 1' 14.6" N, -75° 45' 32.8" W**



2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

Note that regardless of PNDI search results, projects requiring a Chapter 105 DEP individual permit or GP 5, 6, 7, 8, 9 or 11 in certain counties (Adams, Berks, Bucks, Carbon, Chester, Cumberland, Delaware, Lancaster, Lebanon, Lehigh, Monroe, Montgomery, Northampton, Schuylkill and York) must comply with the bog turtle habitat screening requirements of the PASPGP.

3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for one year** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt.

PA Game Commission

RESPONSE: No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources

RESPONSE: No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission

RESPONSE: No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service

RESPONSE: No impacts to federally listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.*) is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. For cases where a "Potential Impact" to threatened and endangered species has been identified before the application has been submitted to DEP, the application should not be submitted until the impact has been resolved. For cases where "Potential Impact" to special concern species and resources has been identified before the application has been submitted, the application

should be submitted to DEP along with the PNDI receipt, a completed PNDI form and a USGS 7.5 minute quadrangle map with the project boundaries delineated on the map. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. DEP and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <http://www.naturalheritage.state.pa.us>.

5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources
 Bureau of Forestry, Ecological Services Section
 400 Market Street, PO Box 8552, Harrisburg, PA.
 17105-8552
 Fax:(717) 772-0271

U.S. Fish and Wildlife Service
 Endangered Species Section
 315 South Allen Street, Suite 322, State College, PA.
 16801-4851
 NO Faxes Please.

PA Fish and Boat Commission
 Division of Environmental Services
 450 Robinson Lane, Bellefonte, PA. 16823-7437
 NO Faxes Please

PA Game Commission
 Bureau of Wildlife Habitat Management
 Division of Environmental Planning and Habitat Protection
 2001 Elmerton Avenue, Harrisburg, PA. 17110-9797
 Fax:(717) 787-6957

7. PROJECT CONTACT INFORMATION

Name: JONATHAN KASITZ
 Company/Business Name: RETTEW ASSOC.
 Address: 3020 Columbia Ave.
 City, State, Zip: LANCASTER, PA 17603
 Phone: (717) 394-3721 Fax: (717) 394-1063
 Email: j.kasitz@rettew.com

8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.

Jonathan P. Kasitz 9-21-09
 applicant/project proponent signature date

III
Public Meeting Minutes



We answer to you.

3020 Columbia Avenue, Lancaster, PA 17603
E-mail: rettew@rettew.com • Web site: www.rettew.com

Phone: (717) 394-3721 Fax: (717) 394-1063

MEETING MINUTES

Project: East Brandywine Township Bondsville Mill Master Site Plan
Project No: 08-03657-001
Meeting Date: 09/24/09
Report Date: 09/25/09
Location: East Brandywine Township
Participants: Eric Brinser, Suzanne Stasiulatis, RETTEW, Bondsville Mill Committee, Scott Piersol

Summary of Discussion:

This meeting was held to discuss structures and historical aspects of the park. The following is the summary of the items discussed:

1. We have 3 options for the existing structures:
 - a. Preservation
 - b. Rehabilitation
 - c. Demolition to knee walls
2. It was mentioned that building C and the stairwell is preferred to be kept and reused
3. The chimney and boiler/furnace are important pieces to maintain as well.
4. Suzanne recommended the furnace and chimney, building F (which is already under rehabilitation), and building A which are good choices for renovation.
5. The existing portions of the site that were already removed and lowered to knee walls creating the large open concrete area were discussed.
6. The remaining structures should be approached with caution:
 - a. Bldg A can be rehabilitated for reuse
 - b. Bldg B should be reduced to Knee walls
 - c. Bldg C should be preserved for future rehabilitation and reuse
 - d. Bldg D should be reduced to knee walls
 - e. Bldg E has potential for preservation for future rehabilitation and reuse.
 - f. Bldg F is already being reconstructed by volunteer efforts.
7. Bldg C has potential, but is a multi floor structure which would also have a higher price for rehabilitation.
8. The Schuylkill Trail has kneewalls, old photos etc to allow visitors to visualize what was there without reconstruction.
9. Most important structures: Bldgs A and C, steamworks and boiler, chimneys, stairwell at bldg C.
10. The committee liked the idea of using bldg A as a welcome center, and should focus on that building as the first major rehabilitation project.
11. Next meeting, the structural engineer will attend and visit the site with the Committee to go thru his analysis and recommendations.

The meeting minutes represent the writer's understanding of the meeting discussions. The meeting minutes will be considered complete and accurate unless written corrections are received by the preparer within five (5) days of issue.



We answer to you.

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MEETING MINUTES

Project: East Brandywine Township Bondsville Mill Master Site Plan

Project No: 08-03657-001

Meeting Date: 10/29/09

Report Date: 11/06/09

Location: East Brandywine Township

Participants:

Summary of Discussion:

This meeting with the study committee was first held on site to review the structural integrity of the existing structures and the options for them. The meeting was then shifted to the Township office for the remainder of the discussion. The primary point of discussion for this meeting was focused on the buildings themselves. The following is a summary of the items discussed:

1. Jack Stone, structural engineer w/ RETTEW and Eldon Stoltzfus w/ Althouse Martin Architects reviewed the options for the structures with the committee.
 - a. The options for the structures were discussed in general terms, and are: rehabilitation/restoration (\$150/sf range), preservation and stabilization (\$100/sf range), and demolition to high "knee walls". The costs discussed were estimates provided by Althouse Martin based on the limited structural analysis completed to date. In order to determine a better estimate, additional analysis would be required.
 - b. Section A: This was the structure of most importance to the committee. Based on the stability of the structure it was decided that this section would be on the list to be first stabilized, then rehabilitated/restored. *Some of the committee members also view C as the most important building.*
 - c. Section B: This section has already fallen mostly in. It was recommended that this section be torn down to high knee walls, re-pointed and capped to help reduce the amount of moisture entering the walls.
 - d. Sections C, D & E: The shell for these sections were also standing, and therefore the committee would like to clean out and stabilize these sections so that if the funding is ever available in the future that it may still be possible to restore or reconstruct them at a later date.
 - e. Section F: A portion of this section has been torn down in the past, the rear retaining wall is still standing and functional. A portion of the building has been rehabilitated by volunteers within the Township as a pavilion.
 - f. The remaining sections have previously been torn down to low knee walls, with a large concrete pad (floor) remaining.
 - g. It was mentioned again about drainage upslope of the buildings being an issue that needs to be looked at. Eric explained that an upslope swale behind the buildings to divert the runoff around them will be incorporated in the overall design.
 - h. Railing:

- i. Railing would be necessary on the upslope side of the structures and retaining walls for safety.
 - ii. RETTEW recommended some sort of safety fencing be installed now to prevent trespassers from entering any of the buildings for safety and liability issues.
 - iii. For permanent fencing, or railing, RETTEW recommended a decorative ornamental style fence around the structures to allow visitors to view them from a safe distance. Signage could then be placed at each structure describing the story of the Mill.
 - iv. There were some concerns over permanent fencing, since the committee was unsure about installing permanent fencing now, then having to remove it while any construction activities take place inside the structure. As a solution, it was discussed that some sort of temporary portable fencing should be looked into.
2. For the next meeting RETTEW will relook at the entire site, including the trail system the access/parking possibilities and incorporate the above information concerning the structures.

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MEETING MINUTES

Project: Bondsville

Project No: 08-03657-001

Meeting Date: 11/19/09

Report Date: 11/20/09

Location: East Brandywine Township

Participants: Eric Brinser, RETTEW; Suzanne Stasiulatis, RETTEW; Scott Piersol, East Brandywine Township; Carl Walker, VOL; Jonathan Inslee; Arne Jensen, VOL; Dan Fallon; Mike Dawson, East Brandywine Township; Steffenie Kirkpatrick; Gerry Kirkpatrick

Summary of Discussion:

1. The meeting began with a recap of last month's meeting. Eldon Stoltzfus, Althouse Martin Architects, Architect; Jack Stone, RETTEW, Structural Engineer; and Suzanne Stasiulatis, RETTEW, Historic Resources Specialist were at the meeting to discuss rehabilitation, preservation, and stabilization issues. Costs were given regarding the various options.

2. The purpose of the meeting on 11/19/09 was to discuss the plans for the trails. Eric Brinser led the presentation. Several issues warranted consideration.

- a). The plans provided for preserving the monument adjacent to the parking lot.
- b). A brick walkway to the bridge and pedestrian site was proposed.
- c). It was suggested that a park sign be placed at the bridge to give the layout of the park. In addition, signage would be located at the mill buildings.
- d). It was proposed that portions of the trail around the mill buildings and from the parking lot consist of stone dust or that they should be paved since these would be higher traffic areas and this would provide handicap accessibility to the Mill site. The trails through the natural areas could then be mulch or natural dirt trails.
- e). An outdoor learning or exhibit area was proposed to the west of the Mill site, just above the raceway. This area could be slightly graded to provide a flat area around the existing trees and could incorporate picnic tables.
- d). It was suggested that portions of the concrete pad could be removed to provide for natural areas, these would be located to provide areas for benches to view the Mill buildings, and would remove some of the unstable concrete.
- e). It was determined that the Township should pursue discussions with the adjoining owner to the north/west in order to reintroduce water from the dam into the raceway at the north end of the site. Should the dam be removed at any time in the future, a device could be engineered to pump water flow into the raceway.

3. Several trails are proposed. A trail would extend in front of and behind the building. A trail will extend up the northeast end of the project area to the water tank. An Eagle Scout is currently

working on developing this trail. An overlook (deck) near the water tower was discussed. It was suggested that a few trees be removed, in order to get a better look at the mill. The tower itself is not stable enough to construct an overlook on the tower, therefore the overlook deck would be adjacent to the tower.

4. The recommendations for the treatment of the buildings were discussed. Building A is being considered for rehabilitation with an approximate cost of \$150 per square foot cost. The recommendation for Buildings C and E was stabilization with the prospect of the allocation funds for rehabilitation at a later date. The cost for this could be approximately \$100 per square foot. Buildings B and D were recommended for demolition to a low wall. It was recommended that the retaining wall should stay intact. It was suggested that volunteers should get together and clear the buildings of debris. It was recommended that temporary and permanent fencing be considered during the phases of the project.

5. The parking lots were discussed. It was suggested that the area south of the mill be a drop off for event days. School buses could pull in or park at either parking area. The surface treatment could be graveled or paved. The Committee agreed that this was not needed (paving). The Committee suggested that grass pavers are an option. The Committee suggested that the parking area south of the mill should be shrunk down and pulled closer to the bridge. Eric Brinser said he would do the turning movements for emergency vehicles to see if this is feasible. The Committee stated that fire trucks have used the north parking lot in the past.

The Committee stated that a right-of-way (ROW) could extend behind the row houses across the street from the north parking lot, in order to free up parking spaces in the park's north lot. It was stated that up to 12 cars park in that lot over the weekend. The Township is not required to provide parking for the row houses. This may need to be discussed between the Township and the row home owners at some point in the future.

6. Eric Brinser discussed the option of extending the park trails along the northeastern property lines. The Committee stated that there was no commitment to the property owners. The Township needs an easement and will contact the property owners. The Committee stated that the public plans should not include trails onto the property owners land at this time. Eric Brinser stated that a sewer line is off of the property and could be an easement. This could be a storm or sanitary sewer easement. A bench is present along this corridor and would function well as a trail.

7. Park features should include boardwalks extending into the wetlands at the northeast end of the site. On the south end of the project area, the bed and bank streams are conducive for bridges. The bridges would be 75' or 80'. The trail has steep slopes on the southeast side. Eric Brinser wanted the Committee to decide if they want trails on steep slopes. The Committee asked if the Brandywine Conservancy would want trails on only one side of the stream. Eric Brinser stated that they would. The upper trail is an option for the future.

8. Questions were raised about having bikes on the trail. Eric Brinser and the Committee agreed that the trail should not allow bike access. The Committee asked about story boards at the wetland overlooks. Eric Brinser replied that there should be story boards there indicating the types of habitat and wildlife that are present there.

9. Eric Brinser discussed options for the concrete pad and landscaping. He stated that there is an option to remove portions of the pad for natural drainage. He stated that landscape areas could be within the concrete pad, including benches and trees. Eric Brinser stated that the surveyors will be going out to get accurate mapping for the structures and concrete pad.

10. Eric Brinser noted that there could be picnic tables at the area south of the mill area or at the exhibit/learning area on the northwest portion of the project area.

11. Eric Brinser stated that there should be "No Biking" signs and the park might need to be patrolled. The park will be handicap accessible to some degree. The trails around the Mill itself will be accessible, some of the nature trails will be accessible, but not all of them (based on topography). The HC trails should be stone dust, paved or mulch. Other areas will be mulch or natural dirt.

12. The Committee members asked if the trail currently impinges on the eastern property owners' properties. Eric Brinser stated that it does not yet affect those properties. There are no property pins at the edges of the properties, but a bench delineates most of the properties.

13. The meeting concluded with a few issues. Scott Piersol asked Eric Brinser to email an 11x17 map of the proposed eastern trail along the bench and he would contact the property owners. The easement would require at most 10'-20' into a neighboring property. The public meeting will be held in January. Rendered drawings will be prepared and a PowerPoint presentation will be presented by RETTEW. Eric Brinser requested an evening meeting at 7:00pm. The residents across the street should be notified of the meeting. An announcement will be placed in the Milemarker, the Township newsletter.

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MEETING MINUTES

Project: Bondsville

Project No: 08-03657-001

Meeting Date: 12/17/09

Report Date: 12/18/09

Location: East Brandywine Township

Participants: Eric Brinser, RETTEW; Jon Kasitz, RETTEW; Scott Piersol, East Brandywine Township; Carl Walker, VOL; Jonathan Inslee; Arne Jensen, VOL; Dan Fallon; Mike Dawson, East Brandywine Township; Steffenie Kirkpatrick; Gerry Kirkpatrick

Summary of Discussion:

Jon presented the findings of the fisheries, ecological and wetland analysis to the Committee, the following is a summary of the discussion:

1. The delineation by RETTEW has reduced the wetland footprint on the site as now shown on the plan.
2. Wetland seeps on site may be bog turtle habitat that will need to be resolved thru the submission of the PNDI
3. Structural enhancement of the stream...not much necessary, the stream banks are in fairly good shape and would not need any work, with the exception of some riparian plantings in the area along the mill itself. There is one area on the southern end that has a sharp bend, this may be an area that could be stabilized, but not a high priority.
4. The Dam is off site to the north, there would be funding available to remove this dam if desired, although it is off the Twp property.
5. Ecological analysis:
 - a. Assessment of the communities, wildlife and plant materials
 - b. Presented a map showing the different vegetation type found through the park.
 - c. There is a problem with successional growth and invasive species along the roadway and around the mill. We would recommend removal of those species and replanting with native material.
 - d. Trash along roadway would need to be removed.

Plan discussion:

1. Stream/wetland crossings: would recommend the use of large flat boardwalk style crossings for the wetlands where shown on the plan. recommend against a main stream crossing, due to width and cross section, this would require quite a large bridge, which for the type of use proposed, would probably not be cost effective or looked highly on by the agencies.
2. Add picnic areas to the north and south end of the mill. No structures were requested (shelters) for these areas.
3. The south side of the mill is fairly wet, recommend drainage improvements to make this area usable.
4. Drop off area...would like to see this as grassy pavers as a trail and emergency access to the mill. Mention the possibility of a future drop off area in the report.

5. Sewer/restrooms...there are existing tanks south of the Mill, these may be able to be used in the future.
6. Parking: there were no basements in the old housing, and no historical issues to deal with for building the parking lot there. The committee would like to see a storyboard there to talk about the use of the homes and how they relate to the Mill. An idea was mentioned of how we could represent the housing in the paving, such as allowing the stone foundation walls to extend into the paving. RETTEW suggested the possibility of providing a stamped footprint of the foundation walls in the paving to represent the housing instead of the stone, as they may create maintenance issues with plowing, resurfacing, etc...
7. Bldg D...it was mentioned again to keep the boiler works, piping, etc...
8. It was requested to provide ballpark figures for the cost of renovations to the structures.
9. It was suggested that a mural wall could be made out of the retaining wall next to bldg F.
10. Upcoming public presentation....mention general costs...nothing real specific, discuss funding opportunities to save the Twp money. Discuss the Eagle Scout project and volunteer work on Bldg F as examples of ways to keep costs down.

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MEETING MINUTES

Project: Bondsville

Project No: 08-03657-001

Meeting Date: 1/25/10

Report Date: 1/26/10

Location: East Brandywine Township

Participants: Eric Brinser, RETTEW; Suzanne Stasiulatis, RETTEW; Rebecca Denlinger, RETTEW; Jon Kasitz, RETTEW; Scott Piersol, East Brandywine Township; See the attached sign in sheet for the Bondsville Mill Committee members and public in attendance.

RETTEW presented the draft master site plan to the public for comment and input. The presentation included a summary of the natural features investigation, historical and structural components, a detailed description of the draft plan as well as the next steps in the process and research for funding opportunities. The following is a summary of comments and public input received:

Public Comment	Response
1. The old Fisherville Sluice on the southern end of the tract should be designated in some fashion on future efforts and plans	Acknowledged
2. Will lighting be provided throughout the park?	No, the park will be closed at night. There may be some security lighting provided at the parking area and mill structures, but that will be the extent of the lighting.
3. Does the plan call for any connections to existing developments to the East?	Any off-site connections would require a willing landowner to allow the access. Nothing has been pursued at this time.

<p>4. Are restrooms proposed?</p>	<p>We have looked at the possibility of utilizing the existing septic tanks on the south end of the Mill, and if building A is rehabilitated a bathroom may be located within that structure. On event days, port-a-pots may be utilized.</p>
<p>5. Will there be any ability to generate user fees?</p>	<p>Possibly for special events, not daily use.</p>
<p>6. Abutting property owners (specifically to the south), will there be any buffer to keep users from wandering onto their property? The plan shows an existing connection to the southeast, what is planned there?</p>	<p>This is shown as a potential connection off site to serve as a greenway connection to other Township facilities. If this is not desired the trail can be looped around to deter users from continuing onto the adjoining property, the committee will review this option. The Township had been contacted in the past by Cohn Township approximately 3 ½ yrs ago which is why the potential off-site connection is shown. Any offsite connections would require a willing landowner to allow the access. Nothing has been pursued at this point.</p>
<p>7. Is the parking shown adequate?</p>	<p>The parking area shown maximizes the existing gravel area at the front of the park. This parking area should be sufficient for the daily users. For special event days, the Township would shuttle users to the site from off-site parking areas.</p>
<p>8. There is some concern that the scenic views in the natural areas will be looking at the rear of the neighboring homes...was that considered?</p>	<p>We believe that since the homes are well above the park and view sheds in those areas, and the existing vegetation and distance from the trails will serve as an adequate screen and buffer.</p>
<p>9. Will there be additional safety patrols for the park?</p>	<p>The bridges will be chained off from public vehicular access at all times. The park will close at dark and the police will be in charge of patrolling the property.</p>
<p>10. Does passive recreation exclude ATV or other motorized vehicles?</p>	<p>Yes, ATV or other motorized vehicles will not be permitted within the park. In addition, the trails will be designed as pedestrian walking/hiking trails only. Due to the layout, length and terrain the trails bike traffic will not be permitted.</p>

REVIEW

Page 3 of 3
 Meeting Minutes, January 26, 2010
 Project: 08-03657-001

<p>11. Will dogs be permitted? In addition, will they have an effect on the wildlife?</p>	<p>The township will determine if dogs will be permitted. Dogs are permitted on other Township parks, the owners will be responsible for cleaning up after their pets and stations will be provided to accommodate the clean up, as is done elsewhere in the Township. The effect dogs will have on the wildlife will be minimal, the wildlife here is accustomed to human interactions; however, we understand that if one user is trying watch and enjoy the wildlife that barking dogs may disrupt those activities. This will be discussed further with the Committee.</p>
<p>12. Will hunting be allowed?</p>	<p>No</p>
<p>13. Is the site insured for the volunteer workers?</p>	<p>Yes the Township is insured, volunteers are also required to sign a waiver.</p>
<p>14. Are there any environmental concerns (old machine shop operating in the 1960's)?</p>	<p>No, a Phase 1 Environmental Assessment was previously completed, at no cost to the Township, which found nothing of any great consequence.</p>
<p>15. Will there be more information available on the Township website about the plan?</p>	<p>Yes, information will be posted on the website and available at the Township office for review.</p>

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Bondsville Mill Committee Public Meeting Attendance
Monday, January 25, 2010

Name	Address	Phone	E-mail
Joel & Julie Duffy	24. McLean (over) L	610-518-3377	duffyjs3@verizon.net
Kristine Doyle	1 Independence Lane	610-269-1578	ctawnkris@aol.com maddyymt63@aol.com
Hazelbeth Scott	125 Constitution DR	610-873-6049	mbs125 home@comcast.net
Joanna & Tom Jenkins	120 Constitution DR	610-269-9628	jjenkins69@comcast.net
LARRY SAMPLES	1502 W BAILEY RD	610.269.9017	lmsamples@aol.com
NANCI BICKING	11 INDEPENDENCE DR	610 269 4373	nanci.bicking@airgas.com
STORNER SCOTT	122 CONSTITUTION DR	610-518-5438	
IAN PLANE	148 GREAT OAK DR.	610 518 6940	PLANE@COMCAST.NET
Donald & Daniele Long	1634 Bondsville Rd	610-269-7798	
Dale E & Arne Jensen	1636 Bondsville Rd	610 873 4552	dwe71@yahoo.com
Forise & Carl Walker	5577 N. Steelheadville	610269 2515	carlhwalker@verizon.net

Bondsville Mill Committee Public Meeting Attendance Monday, January 25, 2010

Name	Address	Phone	E-mail
GANDY LAMMEY	991 Corner Kerat	610-269-3395	galammey@aol.com
Debbie + Chris McKinney	113 Constitution		debb.e@mckinney.com
Relle Justice			
Greg Cichon	5 Raymond Cir	484-368-7910	sfpp183@gmail.com
Jim Cichon	3 Raymond Cir.	610-269-0283	Papa-C@Comcast.net
Kathleen Kelly	3 Independence Ln	610-269-4601	cs.lol45@verizon.net
Chuckie Giordano	14 Botten Dr	610-873-0432	
GEORGE BILES	3711 E. FISHKILL	873-4599	GJBILES@YAHOO.COM
Diane Don Sweeney	3701 E. Fisherville Rd	610-269-3438	Sweeney-d@Comcast.net
MARILYN DEPHILLIPS	123 Constitution Dr Downingtown PA 19335	610-269-4243	Dennyv@verizon.net
Amy Brawley	3 W Merion	610 269 2642	abrawley@pcv.org

David Cinken 283 La Vida Via 610 269 8226

Ruth Lambert 13 Independence Ln 610-269-0738 rnhlambert@gmail.com



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MEETING MINUTES

Project: Bondsville

Project No: 08-03657-001

Meeting Date: 01/28/10

Report Date: 01/29/10

Location: East Brandywine Township

Participants: Eric Brinser and Rebecca Denlinger, RETTEW; Mill Committee, Scott Piersol

Summary of Discussion

1. We reviewed the comments and questions from the meeting minutes of the public meeting of January 25, 2010, the following are the comments generated:
 - a. Comment #2...lighting...full cutoff fixtures are preferred (future item)
 - b. Comment #3...off site connections...consider signage along property line to discourage trespassing onto neighboring properties.
 - c. Comment #4...restrooms...not shown now, can be added as needed (port o pots).
Can also investigate the potential for using the existing underground tanks.
 - d. Comment 36...future trail connection and trespassing...label the future trail connection to the south in the report only, not graphically on the plan.
 - e. Comment #9...security...security lighting can be added at a later date if it becomes an issue.

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MEETING MINUTES

Project: Bondsville

Project No: 08-03657-001

Meeting Date: 3/25/10

Report Date: 3/26/10

Location: East Brandywine Township

Participants: Eric Brinser and Rebecca Denlinger, RETTEW; Mill Committee, Scott Piersol

Summary of Discussion

1. Scott sent out a letter to the adjoiners to the north east concerning the possibility of extending the trail along the property line and into their property to take advantage of the natural terrain and avoid the steep slopes and wetland impacts.
 - a. The neighbors were not interested in a trail in this location.
2. Volunteer info provided by Scott for township insurance information.
3. Eagle scout project: cleaning out the debris at the guard house
 - a. No foundation was found.
 - b. Had to stop due to potential hazardous material
 - c. May continue investigation at a later date.
4. Rebecca Denlinger, RETTEW, discussion on funding:
 - a. Finding the right person at the agencies is important, connect with an individual at each agency.
 - b. Funding changes each year
 - c. Funding round table:
 - i. Identify project, resources, contacts
 - ii. Invite to the table and ask what they can offer (funding) for the project
 - iii. Identify Township funds/in kind services/volunteer work/etc...
 - iv. Project statement: create a strong project statement to aid in seeking funding
 - d. Funding questions:
 - i. Is a Non profit organization being created? Yes, one is being set up (501C3), but not yet established

REVIEW

- ii. How will it function?
 - 1. Blanket fundraiser for all Township park and recreation.
 - 2. Should be broad but set up a sub group under this for individual parks like the Bondsville Mill, it can be sub organizations under the sam 501C3 for specific parks
- iii. Who will handle programming of the park at the Township?
 - 1. Matt is the coordinator at the township with help from the office staff.
 - 2. The park and rec board, Bondsville Mill Committee and the Non profit organization should work together to establish roles for fund raising
- e. Revenue:
 - i. A list of potential funding sources was provided
- f. Put up the story boards early in the project to generate interest
- g. Volunteer effort: committee to review and provide comment on handout and recommendations

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BONDSVILLE MILL PARK MASTER SITE PLAN – MARCH 25, 2010 COMMITTEE MEETING

FUNDING RESOURCES

FEDERAL PROGRAMS

- U.S. Fish and Wildlife Service – North America Wetlands Conservation Act (NAWCA) U.S. Small Grants
- National Park Service – Certified Local Government Program
- U.S. Department of the Interior – Partners for Fish and Wildlife Program
- Preserve America Community Designation

STATE PROGRAMS

- PA Department of Conservation and Natural Resources – Community Conservation Partnerships Program
- PA Historic and Museum Commission (PHMC) – Keystone Historic Preservation Grant Program
- PHMC – Pennsylvania History and Museum Grant Program - Education, Public & Local History
- PHMC – Project Grants for Preserving and Interpreting Black History in Pennsylvania
- PA Department of Community and Economic Development (DCED) – Local Municipal Resources and Development Program

REGIONAL/LOCAL PROGRAMS

- Chester County Open Space Preservation Department – Municipal (Acquisition and Development) Grant Program
- Chester County Open Space Preservation Department – Preservation Partnership Program Trail Construction Project
- Chester County – Chester County Arts Grant Program

CORPORATE FOUNDATIONS

- The Vanguard Group Foundation
- PECO Green Region Open Space Program (administered by the Natural Lands Trust)
- The Comcast Foundation – Comcast Cares Day
- Asplundh Foundation
- The David Cutler Group
- The Walmart Foundation
- The Wachovia Wells Fargo Foundation
- The History Channel – Save Our History

COMMUNITY/FAMILY FOUNDATIONS

- National Endowment for the Humanities – multiple programs
- National Fish and Wildlife Foundation – Five-Star Restoration Matching Grants Program
- National Trust for Historic Preservation – multiple programs
- Chester County Community Foundation – Fund for Chester County: Strengthening Communities Initiative
- William Penn Foundation – Environment & Communities; Arts & Culture
- John Lazarich Foundation
- The Brook J. Lenfest Foundation
- 1772 Foundation
- Feree Foundation
- 1675 Foundation
- Claneil Foundation
- The McLean Contributionship

CREATING A SUSTAINABLE VOLUNTEER PROGRAM

POTENTIAL VOLUNTEER GROUPS/ORGANIZATIONS

- National Youth Service Affiliates Program
- American Association of Retired Persons (AARP) Volunteer Talent Bank
- Local Girl Scout and Boy Scout Troops
- Church groups
- Rotary clubs or other community service organizations
- Community groups or clubs such as a garden club
- Environmental groups
- Schools including grade schools, colleges, and universities
- Local businesses
- Local historians group or historical society
- Social organizations – Moose, Elks, etc.
- Fire companies

METHOD OF VOLUNTEER RECRUITMENT – TWO APPROACHES

1. Broadly recruit through sign-up sheets and exhibits at public meetings, festivals, the library, and other public or (with permission) private places that are heavily frequented by the community.
2. Define specific skills or talents that are needed for a particular task and actively search for people who have those skills.

MANAGING THE VOLUNTEER PROGRAM

- Identify who will manage the volunteer program, and who will serve as the point of contact for volunteers.
- Develop a database of volunteers that includes the name of the individual or organization's representative; name of the organization; contact information including address, phone number, email, and website; and area of interest/specialty.
- Update the database to include the specific task or activities each group assisted with; number of volunteers provided; and total number of hours donated. Also include a notes column for any special considerations, needs, or requirements of each group. The database should be searchable by volunteer or by task/project.
- Reach out to volunteers quarterly or semiannually to discuss upcoming volunteer opportunities.
- Provide volunteers with the information they need concerning each task/project including expectations, a point of contact for the task or a task leader, equipment/tools needed or provided, timeline to complete the task, and whether or not meals and beverages will be provided.
- Appropriately match volunteer resources with the task at hand. Do not ask people to do something that they are physically incapable of, and also make sure they are not placed in a situation where they are not needed.
- If possible, check in with volunteers while they are volunteering.
- Follow up with volunteers after the task to personally thank them and discuss any feedback they have on the process, event, and their overall experience as a volunteer.
- Recognize volunteers for their efforts. Say thank you, provide certificates of recognition or awards, publically thank volunteers at a volunteer dinner, or ask the media to highlight volunteer contributions to the project.
- Build upon existing volunteers.
- Maintain a log of tasks completed through volunteer efforts, or events at which volunteers were utilized. Document how the effort went from a volunteer perspective and what would have made it better (e.g. needed more volunteers, more time, or additional resources, or had too many volunteers). Use each task/event sheet to better plan the volunteer effort for similar tasks or a recurring event.



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MEETING MINUTES

Project: Bondsville

Project No: 08-03657-001

Meeting Date: 4/22/10

Report Date: 4/23/10

Location: East Brandywine Township

Participants: Eric Brinser, RETTEW; Mill Committee, Scott Piersol

Summary of Discussion:

1. Review of the cost estimates and phasing:
 - a. Specify the upper bridge in phase 1, with paving.
 - b. Include phase 3 in phase 1 to allow HC accessibility.
 - c. Clear area in front of the structures in phase 1
 - d. Change permanent safety fencing to phase 4 after building cleanup and stabilization
 - e. Include temporary fencing in phase 1 and cleanup of vegetation and debris
 - f. Add engineering fees to phases
 - g. Partial write up of phases in report...bullet point
 - h. Final draft of report to the Board prior to sending to DCNR for review.
 - i. Board meeting, invite the public to attend (including the same residents that attended the public meeting in January)
 - j. Bridges...rename the bridges as upper and lower.
 - k. Add the second scout project to the plan.
 - l. Reference the figures and appendices in the report.
 - m. Remove reference to the "bike" access in the beginning.
 - n. Take out reference to bog turtles since the site is clear.
 - o. Improve the reference to the surrounding parks.
 - p. Send Scott examples of park rules.

The meeting minutes represent the writer's understanding of the meeting discussions. The meeting minutes will be considered complete and accurate unless written corrections are received by the preparer within five (5) days of issue.



We answer to you.

3020 Columbia Avenue, Lancaster, PA 17603
E-mail: rettew@rettew.com · Web site: www.rettew.com

Phone: (717) 394-3721 Fax: (717) 394-1063

MEETING MINUTES

Project: Bondsville

Project No: 08-03657-001

Meeting Date: 5/27/10

Report Date: 5/28/10

Location: East Brandywine Township

Participants: Eric Brinser, RETTEW; Mill Committee, Scott Piersol

Summary of Discussion:

1. Eric presented the revised report, phasing plan and cost estimates.
2. The committee should review and provide comments back to Scott over the next two weeks.
3. Eric distributed a sample of park rules to Scott as requested.
4. Comments from the meeting are as follows:
 - a. Add the scout projects to the plan/report
 - b. Costs...add kiolk and storyboards to each of the phases
 - c. Stormwater facilities...would like to see rain gardens mentioned and eventually utilized.
 - d. Building C has sustained roof damage due to the 2010 snow storms.
5. The next meeting will be June 24th to review the power point for the Board of Supervisors.

The meeting minutes represent the writer's understanding of the meeting discussions. The meeting minutes will be considered complete and accurate unless written corrections are received by the preparer within five (5) days of issue.



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MEETING MINUTES

Project: Bondsville
Project No: 08-03657-001
Meeting Date: 6/29/10
Report Date: 6/30/10
Location: East Brandywine Township
Participants: Eric Brinser, RETTEW; Mill Committee, Scott Piersol

Summary of Discussion:

1. Eric reviewed the power point presentation for the Board of Supervisors presentation, the following are comments of the committee:
 - a. Add the cost opinions and phasing plan
 - b. The Master Plan graphic will be updated
 - c. A pdf of the final report for the Board will be mailed to Scott to post on the web.
 - d. Hard copies for the Board to be provided to Scott for distribution.
 - e. Include mention of the Eagle Scout projects and Building F improvements as examples of volunteer efforts
 - f. Include a few photos of the natural features
 - g. Present the next steps in the process: Committee meeting, submission to DCNR, final form to Committee at August meeting, and funding/volunteer work for construction.
 - h. Costs: general costs, which can be reduced with grant assistance, non profit contributions and volunteer efforts, eagle scout project, etc...
 - i. Phasing: bullet points of components within each phase
2. The Board meeting will be held on July 21 at 7:30 pm.
3. The next committee meeting will be on July 29th at 7:30 am

The meeting minutes represent the writer's understanding of the meeting discussions. The meeting minutes will be considered complete and accurate unless written corrections are received by the preparer within five (5) days of issue.



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MEETING MINUTES

Project: Bondsville

Project No: 08-03657-001

Meeting Date: 7/21/10

Report Date: 7/22/10

Location: East Brandywine Township

Participants: Eric Brinser, RETTEW; Mill Committee, Scott Piersol, Board of Supervisors, Members of the Public

Summary of Discussion:

1. This Board of Supervisors meeting represents the 2nd public meeting to review and solicit input from the public on the Master Site Plan. Letters were sent to all of the 1st public meeting attendees notifying them of the 2nd public meeting.
2. There were no comments generated by the Board or the public on the plan. The Board was pleased with the Plan.
3. The next steps will be to meet with the Committee for a final review of the plan, submit to DCNR for review, then finalize the report for the Board to approve.
4. The next committee meeting will be on July 29th at 7:30 am

The meeting minutes represent the writer's understanding of the meeting discussions. The meeting minutes will be considered complete and accurate unless written corrections are received by the preparer within five (5) days of issue.

Minutes of Bondsville Mill Park Committee for July 23, 2009

Present: Eric Brinser (RLA), landscape architect from Rettew, email dbrinser@rettew.com, 717-697-3551 ext. 3328, Camp Hill, PA.

Jim Buczala, Deke Inslee, Arne Jensen, Gerry and Steffenie Kirkpatrick, Don Leong, Carolyn Long, Scott Piersol, and Carl Walker.

Eric Brinser from Rettew was introduced. His purpose in coming to the meeting was to collect ideas from the committee on what could be done with the park. Eric stated that Susan from Rettew who does historical studies was not able to attend. The survey on the stream and wetlands delineation was completed. The timeline for completion of the project is 6-8 months.

Arne suggested opening up the old tail race which runs from Building C under the concrete slab of Buildings G and H and empties into Beaver Creek.

Steffenie suggested we selectively open up sections of the concrete slab of Buildings G and H for planting of bushes and trees.

Don suggested a free standing pavilion on the pad.

Jim suggested a survey to identify items of historical value.

Eric would like to see a list of people familiar with or who worked at the mill, for interviewing.

Arne thought that because of the mechanical aspects of the power plant, valves, pipes, furnace, etc. the furnace building (Building D/E) could be used as an exhibition area.

Eric suggested story boards around the park to relate the story of the old mill.

Steffenie suggested obtaining materials such as old looms which might have been used at the mill.

Arne would like to save Building C and to resurrect the old elevator and its workings (near Buildings E/F).

Jim would like to see Building A developed into a welcome center with displays. Building A would also be closest to the park entrance "walking bridge".

Jim asked where the parking area would be and Don responded that the parking area on the road side of the "walking bridge" (upper bridge) is empty most of the day.

Eric suggested that we try to avoid using the lower entrance, (i.e. lower bridge).

Deke recommends rebuilding/repairing the walls on the uphill side of Buildings A through F.

Eric suggested sound buffering both for sound from Bondsville Rd. and from the park, and that we need view sheds into the park.

Gerry recommended board walk ways for paths in environmentally sensitive areas subject to DEP requirements.

Carl would like to see a walking bridge downstream over Beaver Creek in order to make a loop trail to the lower end of the park. The trail could also eventually connect to Caln Township trails.

Carl suggested utilizing the existing parking area (road side of the upper bridge). He also suggested moving the WWII Memorial to a more prominent location inside the park. This would also open up more spaces for parking on the road side.

Scott mentioned that at some point in the past there was a discussion about moving the war memorial.

Deke asked what we were doing for the rest rooms.

Gerry suggested utilizing the water towers as an observation tower.

Don stated that the water tower is home for thousands of bats.

Deke would like to encourage volunteer involvement and have the Township supply insurance for those volunteers. Perhaps the Vo-Tech would be interested in building bridges for paths.

Gerry made a request from Eric that by next meeting we might have a clarification of the parking and entrance ideas and the feasibility of moving the memorial. —May also want to make contact with VFW on the memorial

We will review Carl's June minutes at the next meeting.

Carl stated that he had obtained several bids for the metal roofing material for Building F and that the best bid was from A. B. Martin of Ephrata for \$3552.60 including tax (the Township does not pay state tax). Carl requested that he take this recommendation to the Supervisors.

Gerry suggested that Carl be prepared to support the cost and to be able to offer alternatives.

Scott stated that he needed information on cost aspects a week before the Supervisors meeting.

The meeting adjourned at 9:35 AM.

Next meeting is Thursday Aug. 27, at 7:30 AM.

Respectfully submitted,

Carl H. Walker

Minutes of Bondsville Mill Park Committee for September 24, 2009

Present: Guests Susan Stasiulatis, MA Historical Resources Specialist from Rettew, Eric Brinser (RLA), Landscape Architect from Rettew, Camp Hill, PA, Jim Buczala, Jack Christian Sales, Deke Inslee, Gerry and Steffenie Kirkpatrick, Sandy Moser, Scott Piersol, Hudson Voltz, and Carl Walker.

Meeting started at 7:40 AM.

Eric mentioned that the proposed trails on the lower hillside portion of the park would be difficult to build due to steep slopes and the need for bridge over stream gullies.

Jim asked if it would be possible to get easements from neighboring property owners.

Eric stated that not all the trails need to be handicap-accessible. He thought that the old dam site (below lower bridge) would make for a good viewing area of the stream and wet lands.

Jim would like to see the topography on the park layout.

Jack -- How far apart are the remaining abutments of the dam?

Eric -- About 100' across the creek.

Jack -- Are they substantially sound?

Eric did not know. He questions if it is worth the cost to do the trails on the lower north side of the stream and adds that DEP likes loop trails versus trails you must back track on. There is no percentage of trails that need to be handicap-accessible, and he did not know what the difference in cost would be between handicap-accessible and regular trails. Eric prefers mulch or stone on trails.

Steffenie asked about mulch and wash out.

Gerry wanted to know what DEP's objection was to non-loop trails.

Scott stated that Phase I of the Community Park was done in stone dust, but that there was increased use when the trail was paved. Scott prefers paved trails, and indicated that 98% of the trails in Phase I are handicap-accessible.

Eric suggested that trails could be paved in areas where appropriate, and that invasive species should be removed in order to improve the viewshed of the park from the road. He also suggested a drop off area in the park across the lower bridge i.e. park side of stream.

Eric had three parking layouts to suggest.

Case 1 - Parking layout at upper bridge road side for 27 parking spaces that would leave the veterans memorial at its present location.

Case 2 - A parking area for 27 vehicles park side of lower bridge and having a turn around.

Case 3 A smaller parking area park side of lower bridge.

Eric – In Case 1 there is not much increase in parking spaces by moving the memorial.

Questions arose about the people living in the factory houses parking their cars on the upper lot and where else they could park. There are about eight units with possibly two cars each or 16 vehicles. Even if only four to six are there during the day, on weekends there would be many more.

Hudson stated that only by the grace of the Township are the cars allowed to park on Township park property and that this could change.

Carl suggested exploring whether those cars could be parked behind the houses in a common parking area where owners would not need to cross Bondsville road to get to their cars.

Deke suggested utilizing the lower bridge and parking on the concrete pad of demolished Building G.

Carl stated that the line of sight for the lower bridge on Bondsville Road is not very long. He suggests if a bus drop off is used, the drop off be at the upper parking lot and busses could wait either at the Fire House or Township Building to be called for pickup.

Jack suggested improving the upper bridge, parking on the concrete pad, and exiting the lower bridge.

Deke suggested that utilizing the upper parking road side would be the best plan.

Gerry made a motion to utilize the upper parking lot (road side of creek) with lower parking lot (lower bridge – park side) as future tentative parking area.

Jack seconded the motion and it passed.

Jim would like to see Building A rehabilitated to be used as a welcome center.

Deke stated that we had Buildings G & H removed, but he would like to approach Buildings A-E more cautiously and stabilize what is possible.

Eric mentioned that there is a difference between rehabilitation for use and rehabilitation for a "not-to-go-into" building.

Deke would like to see more public involvement in a gradual redevelopment of the buildings using volunteers and not spending millions of dollars to renovate the buildings.

Carl – We took down Buildings G & H and most of Building F. We would like to work on the remaining buildings to stabilize and improve either just to look at or to use.

Next meeting is fifth Thursday (29th of October) at 7:30 AM at upper parking lot of Bondsville Mill Park.

Meeting adjourned at 10:00 AM

Respectfully submitted,

Carl H. Walker

Minutes of Bondsville Mill Park Committee for October 29, 2009

Present: Guests representing Rettew were Eldon Stoltzfus (Architect) estoltzfus@althousemartin.com, Eric Brinser, (Landscape Architect), Susan Stasiulatis, MA (Historical Resources Specialist), and Jack Stone, PE, (Engineer) jstone@rettew.com.

Members Present: Jim Buczala, Deke Inslee, Arne Jensen, Gerry and Steffenie Kirkpatrick, Scott Piersol, Matt VanLew, Jim Worrell and Carl Walker. Attending was Dan Fallon of 666 Hopewell Rd.

Meeting started at 7:43 AM at the Bondsville Mill Park cleared pad of former Building H.

Gerry asked Jack (PE) and Eldon (Architect) to give their assessments of buildings A and B. Both Jack and Eldon seemed to agree that anything can be saved, but at a cost. Both Buildings A and B have a wood 1st floor and concrete basement. Building A has a roof in much need of repair and Building B's roof has collapsed onto the 1st floor level.

Everything wood needs to be evaluated as to its structural integrity (i.e. whether repair or replacement would be needed). Stone work would need to be both re-pointed and rebuilt. Building A has been suggested as a reception center for people entering the park from the upper bridge. Eldon's estimate for rebuilding Building A including HVAC would be in the range of a half million dollars (\$450,000).

Eric indicated that of course cost would be determined according to what is done (quantity and quality).

Deke suggested that we take a slower approach to Building A than was taken with Buildings G and H.

Jack Stone stated that Building C could be restored. Eldon Stoltzfus estimated a cost of \$150/sq. ft. to restore the building complete with HVAC.

Carl suggested at least stabilizing Building C, which would be providing a roof that does not leak, rebuilding headers over windows and doorways and making flooring structurally sound.

Arne felt that Building C was not in that bad shape.

Susan Stasiulatis suggested wood buttresses against outside walls.

Discussion on the 6' x 6' tall red brick chimney followed. Eric indicated that the top showed deterioration and that we cannot tell the structural value of the inside of the chimney.

Carl suggested capping the top of the chimney.

Conversation turned next to Building E, the red brick building with steel structural members supporting the roof. The roofing material has collapsed through the steel structural members.

Jack questioned whether the steel roof members also supported the walls of the structure.

Arne would like to see the old elevator resurrected to a point of seeing the workings.

Dan Fallon was concerned about liability to the Township, of people coming into the park and getting injured and suing the Township.

Deke suggested stabilizing the buildings and putting a fence around the buildings while they are being worked on. Deke pointed out that a small group of volunteers were able to take a 120' building and salvage a portion of the building for very little money.

The meeting reconvened back at the township building.

Susan asked, "What is your idea of stabilizing?"

Deke responded, "to brace, reinforce, whatever it takes to keep the structure from further deterioration."

Gerry asked Scott, "What monies are available from the Township? Scott replied that no monies would be available from the Township in the 2010 Budget other than for the Master Plan.

Eldon responded that it could collapse at any time or could last for a year or two.

Eric did not know what funds would be out there for building renovation. He suggested placing a decorative fence around the buildings followed by restoration as it can be accomplished. He suggested a price of \$20,000 for a decorative fence.

Much discussion ensued about the fence.

Dan was concerned about Township liability.

Carl suggested a temporary economical orange fence — easily movable.

Don suggested a combination of decorative and orange fences.

Steffenie suggested decorative iron.

Eric realized that access by gate to the buildings for construction work would be necessary.

Dan was (I believe) speaking of immediate need and Eric of a master plan item, with purchase further out in time as funds become available.

Eric suggested a restoration plan with the following buildings in order of preference: C, A, E, B, D. He also stated that DCNR would prefer to supply funds for trails rather than for building restoration.

Because the fourth Thursday is Thanksgiving, the next meeting will be Thursday Nov. 19 at 7:30 AM at the Township Building.

Representatives from Rettew (Elden, Eric, Susan and Jack) departed. Gerry departed, Deke had left, Matt and Jim had not come to the Township Building meeting.

Scott continued the meeting. September minutes were approved as submitted.

Zack Martin's proposal for building a trail from "lot area" to water tower was approved by the committee.

Meeting adjourned at 10:20 AM.

Respectfully submitted,

Carl H. Walker

Minutes of Bondsville Mill Park Committee Meeting November 19, 2009

Present: Eric Brinser and Suzanne Stasiulatis, representing Rettew; Dan Fallon, Guest, Members Mike Dawson, Deke Inslee, Arne Jensen, Gerry and Steffenie Kirkpatrick, Scott Piersol, Carl Walker

Meeting began at 7:35 AM.

Eric Brinser distributed his version of October 2009 minutes. Gerry stated that Eric and Carl's versions of minutes will be reviewed at the December meeting.

Dan Fallon requested the Bondsville Mill Park Committee (BMPC) recommend him to the Supervisors to be on the committee. With Dan present he was approved by the committee for nomination.

Carl reminded Gerry that June and July 2009 minutes had not been committee-approved. Carl mentioned that he takes the minutes and writes them up, then Louise (his wife) kindly types them and emails them out. Scott copies the minutes and distributes them at the meeting, but the minutes have been ignored. Gerry made a motion to approve the June and July minutes. The committee approved the minutes without discussion.

Eric presented a map of the park showing buildings and trails and opened a discussion. The main parking area (upper) along Bondsville Road will have 27 parking places and two road accesses, each with an "in" and out" lane. The World War II Monument will stay as is.

Eric suggested an outdoor learning area be created in the old parking area above the mill race.

--Race to be restored with water flowing through from the Rothman property.

Eric suggested an overlook at the water tower with selected trees removed. Arne asked if the water tower was structurally sound.

Eric suggested a figure of \$150/sq. ft. for rehabilitation and restoration and \$100/sq. ft. for stabilization of buildings. He suggested Buildings A and C be rehabilitated and Buildings B and D be stabilized.

Fencing can go from temporary to permanent as buildings progress.

Carl would like to know where the people in the mill houses will park? He suggested we get working on that. Arne stated that there is a right-of-way around the back of the buildings. Gerry stated that, as has been made clear by Hudson Voltz before, the Township has no obligation to the people living in the old mill houses opposite upper parking area.

Scott said he believes the Township took possession of the mill property in October 2004.

Eric would like to see the use of boardwalks in wetlands, and trails kept to level areas with feeder trails.

An upper trail in the lower section of the park has been discussed but is compromised by steep slopes and uneven terrain created partially by an "unused sewer/storm sewer". The pipe according to Scott has never been connected to anything (feeder or treatment). The top of the sewer makes for a natural path but at places it extends on Locust Knoll residential property. In order to use this as a trail, permission or easement would need to be given from involved neighbors. About 6 to 9 property owners might be involved. Eric suggested that Scott and another committee member approach the property owners involved. The easement would only involve about 10' since the sewer is close to the property line.

The large concrete areas where buildings G and H once stood has been suggested by Eric, Steffenie, Don, Carl etc. to be broken up as much as possible, with islands of trees and bushes, benches -- a good level area for handicapped people to enjoy the out-of-doors.

Suzanne and Mike are planning an informal meeting at the mill in January with return to the Township Building to make a video documentary of people and stories about the mill. The plan would be to make up a story board.

Eric recommended a public meeting. Letters would go out to all of the adjacent neighbors and people across Bondsville Road. The meeting would take place in January at the Township Building. Scott will talk with George Holmes about getting notice in the *Mile Marker*. --All Township residents welcome.

Next Bondsville Mill Park Committee meeting is December 17, 2009 at 7:30 AM

Meeting adjourned at 9:00 AM.

Respectfully submitted,

Carl H. Walker

Minutes of Bondsville Mill Park Committee Meeting December 17, 2009

Present from Rettew were: Eric Brinser and Jonathan Kasitz, Biologist.

Guests: Dan Fallon and Sandy Moser

Members: Jim Buczala, Mike Dawson, Arne Jensen, Steffenie and Gerry Kirkpatrick, Don Leong, Scott Piersol, and Carl Walker

Eric introduced Jon Kasitz to the committee. Jon, a graduate of Millersville University who lives in the Coatesville area, did the wetlands delineation, biological and stream assessments.

Jon found the Beaver Creek flowing through the park in pretty good shape, with stable banks and only minor bank scour (cut banks). He suggested some minor riparian stream plantings.

The wetlands are in good shape with native hardwoods. There are some invasive species present such as multi-flora rose and Ailanthus (Tree-of-Heaven), and a bush variety of honeysuckle. These plants and other invasive species should be removed.

Don mentioned that there was a large stand of bamboo down stream from the Rothman bridge -- unclear if it is on Rothman property or in the park. Don also mentioned a severely cut bank below the lower bridge where the stream is close to the road.

Jon mentioned the old dump area just off Bondsville Rd. below the lower bridge. Scott indicated Bondsville Road is a state road.

There was a discussion of trails in the park below the lower bridge.

Scott has not had a chance to talk with affected neighbors in Locust Knoll about a possible trail easement in the area of the unused storm water/sewage pipe.

Jon mentioned that there are some major storm water courses coming into the park from Locust Knoll and that these water courses would need to be addressed when considering any trail along the upper slopes.

It was estimated that a bridge across Beaver Creek would cost several hundred thousand dollars. Arne suggested stepping stones. Carl questioned whether there would be a liability issue if a trail led to a stepping stone crossing but he likes the stepping stone idea.

The lower parking area will be removed from the plan because of its incompatibility with the theme of the park. The access for busses, the turn-around required, the misuse of natural areas, fumes from busses and cars, and noise would be detrimental to the serenity of the lower park. It will be entered in the narrative that the committee had discussed the lower parking area but that it had been rejected for the reasons given above.

Eric suggested keeping a 12' wide grass/pavers access from Bondsville Rd. to the mill building area for emergency vehicles.

Carl stated that the bridges were in need of maintenance, that their surfaces needed to be sealed to prevent water infiltration and frost action. The upper bridge deck in particular is of greatest concern.

Eric will email Scott with the engineers report on the bridges.

Carl suggested that the parking of cars and trucks belonging to residents and guests of people living in the factory houses across Bondsville Rd. needs to be addressed by the Supervisors. Don Fallon will follow up on this issue.

Carl raised a question about the historical value of the factory houses' foundation in the upper parking area. Jim felt there was no historical value to the foundations.

Eric presented a larger blow-up version of the mill building layout. The layout depicted rebuilding Building A, reducing Building B to knee walls but maintaining the upper retaining wall. The plan also provided for opening up the concrete pad for viewing of the tail race and for islands of green 15' x 15' in groups of three.

Don Leong discussed using the large retaining wall between Buildings E and F for mural arts display.

A public meeting will be held on January 25 at 7:00 PM at the Township Building. Rettew will present the conceptual plan for the park and hear public comments. Immediate neighbors will be notified by mail and public notice will be given in the *Mile Marker*. Representing Rettew will be Eric Brinser, Project Manager, Suzanne Stasiulatis, Historical Resources Specialist, Jack Stone, Engineer, Jonathan Kasitz, Biologist.

Next Bondsville Mill Park Committee meetings will be January 14 and January 28 at 7:30 AM.

November minutes were approved without modification.

Meeting adjourned about 9:15 AM.

Respectfully submitted,

Carl H. Walker

Minutes of Bondsville Mill Park Committee Meeting January 28, 2010

Present: Representing Rettew was Eric Brinser.

Members – Jim Buczala, Dan Fallon, Arne Jensen, Gerry and Steffenie Kirkpatrick, Carolyn Long, Hudson Voltz, Matt Van Lew, Jim Worrell, Carl Walker

Meeting opened at 7:37 AM.

Eric passed out his minutes of the public meeting held January 25, 2010 at 7 PM. Missing from those minutes was the list of people in attendance. Eric's minutes consisted of Public Comments 1-15 and responses given to those comments. Eric verbally reviewed those comments and his responses to those comments.

Eric #2 -- No lighting is in the park except for security for building and parking lot.

#8 -- Property owners object to views into their property.

Suggest signs to indicate park boundary.

Eric -- Concerning hunters and people walking through private property Eric thought it was up to property owners to police their property.

#4 -- Possibility of public rest rooms to be evaluated. Old septic system to be examined for possible use.

#5 -- User fees. Matt said there was a fee for renting pavilions in the other parks.

#6 -- Matt mentioned that Mr. Gambone said he would allow access into the park through his property.

Carl -- Did Scott talk to neighbors about upper trail easement? Have we seen a copy of the letter Scott sent to those affected neighbors?

Eric said that the upper trail will be mentioned in the master plan dialog, if not shown on the plan.

#9 -- Arne suggested using the old lamps from the mill for lighting.

#10 -- No motorized vehicles in the park.

#11 -- Dogs allowed in the park, but must be on a leash and cleaned up after.

#12 -- No hunting in the park.

#13 -- Insurance for volunteers. Carl would like to see what the Township insurance policy for volunteers actually covers.

Dan F. -- If you rely on volunteers to do work in the park should we not insure them?

Hud said that he would look into the insurance issue.

Carolyn asked what liability the volunteers could incur.

Jim B. stated he could not find the Public or Committee meeting listed on the web site.

Gerry and Scott will review what is on the web site concerning the park.

Rebecca Denlinger from Rettew will attend the February 25 meeting to present fund raising opportunities.

Next meeting February 25, 2010 at 7:30 AM.

Meeting was adjourned about 9:00 AM.

Respectfully submitted,

Carl H. Walker

Minutes of Bondsville Mill Park Committee Meeting March 25, 2010

Present: Representing Rettew were: Eric Brinser and Rebecca Denlinger.
Guest from Locust Knoll: John Shroder email kayakor@gmail.com
Members: Jim Buczala, Deke Inslee, Arne Jensen, Gerry and Steffenie Kirkpatrick, Don Leong, Sandy Moser, Scott Piersol, Matt Van Lew, Jim Worrell, Carl Walker

Meeting opened at 7:35 AM.

Several handouts were given out by Scott and Eric. They were:

1. January 2010 minutes. There was no meeting in February.
2. Scott's letter to neighbors regarding possible trail easement.
3. Rebecca -- partial list of funding sources.
4. Eric -- Bondsville probable construction cost.
5. Scott -- information on volunteer medical insurance.
6. Scott -- analysis of suspected asbestos. None found.
7. Eric -- Engineer report on lower (east) bridge and upper (west) bridge.

Gerry: January minutes were approved as written.

Scott ref. Scott's letter to neighbors concerning trail easement: neighbors do not want the trail on their property. Scott made it clear that the Township would not pursue the trail easement any further.

Scott ref. volunteer insurance: volunteers must notify the Township as to who, when and what they are going to do at the Bondsville Mill Park. Insurance covers medical only and only what volunteers' private policy does not cover. No one works alone. Policy has been in effect since July 31, 2006.

Scott: Boy Scout came across some material while excavating at park upper entrance. It was tested for asbestos. No asbestos found.

Eric ref. engineer's bridge analysis: lower bridge is in good shape, but needs approach rails to keep people from falling down embankment into stream. Upper bridge (west) is in need of repair to railings, masonry, and decking (both bridges). Both bridges need large rip rap placed in stream. Estimated total cost about \$23,900 for the lower bridge and \$47,400 for the upper bridge.

Rebecca: ref. initial funding list. It is important to find the appropriate person to contact at a perspective funding agency. Show them the site and share your enthusiasm for the project.

Funding "Roundtable" -- Identify the project and do a nice write up of it. Be concise. Don't expect to get total funding from one agency. Try to identify where project needs fit the interests of the agency.

Identify what resources you have put into the project, such as site cleanup, materials, and volunteers.

Project statement should be one page to present to the foundation.

Scott stated that Hudson Voltz was setting up a 501(c)(3) charitable organization designation for the Township that will include the Bondsville Mill Park.

Sandy asked if the 501(c)(3) was specific to Bondsville Mill Park. She suggested that donors will give to a specific project.

Rebecca stated that a 501(c)(3) can have separate groups under the articles of incorporation.

Rebecca asked about cultural events and who coordinates them.

Scott –Norann & Marybeth coordinate groups coming into the parks and the fees that can be charged.

Rebecca asked if this committee would continue after the initial starting up of the park.

Scott and Gerry indicated that the committee would continue even past the completion of the park.

Rebecca talked about revenue generators such as: cultural activities, Audubon tours (Sandy), art shows, native plants, education, ghost stories, appropriate tenant (Deke).

There was further discussion concerning the bridge – reference/read the report.

Eric will make up an initial draft for DCNR.

Eric asked if there was any available funding. Both Gerry and Scott indicated that there was no funding available this year or next year for the park.

Carl stated that, much to his sorrow, the snows of the winter collapsed the roof of Building C. This represents a major loss and its replacement involves a lot more money and effort.

Meeting was adjourned about 9:30 +.

Respectfully submitted,
Carl H. Walker

Minutes of Bondsville Mill Park Committee Meeting April 22, 2010

Present: Representing Rettew was: Eric Brinser.

Members: Jim Buczala, Arne Jensen, Gerry Kirkpatrick, Don Leong, Sandy Moser, Scott Piersol, Carl Walker

Gerry opened the meeting at 7:36 AM.

Eric provided two handouts – one a copy of the Bondsville Mill Master Site Plan Draft, 25 pages, and the other the Site Plan Probable Construction Cost, 5 pages, listing four phases.

PROJECTED COST

PHASE I \$180,246
PHASE II \$125,757
PHASE III \$89,145
PHASE IV \$57,323

The approval of March minutes and full review of the Master Plan (just received by email 4-21-2010) were tabled until May meeting and all have time to review.

Eric discussed the first phase of construction and what it might entail. Reference handout Site Work Phase I.

- Construction of the parking lot.
- Upper (west) bridge repair.
- Getting one of the trails completed, such as the Water Tower Trail already started by the Scouts.
- Park sign at upper parking lot.
- Fencing along upper side of mill structures.
- Clearing and grubbing.

Question was raised whether the above fence of Phase I would be temporary or permanent. Answer – permanent.

Carl asked if at the end of Phase I the park will be open to the public. This would depend on whether the Supervisors were comfortable that the Park was safe for the public.

Don asked if both Phase I and Phase II items could be worked on at the same time?

Eric responded that what gets done comes down to what gets funded.

Arne stated that the hill side of Building C took the most damage caused by roof collapse as a result of snow load.

Jim would like to see all the remaining buildings stabilized.

Eric continued to go down the "Probable Construction Cost" list and the cost he has associated with each item.

Carl suggested for item D, Trail Paved, that for now we just use the aggregate and possibly stone dust until the ground in the trail area stabilizes.

Carl asked Scott if any of the buildings were insured and if Building F could be insured. Gerry thought possibly Building F could be insured.

Gerry suggested that members should send to Scott any suggestions or corrections concerning the Master Plan by May 7, 2010.

Arne asked Scott if the Scouts planned to clean up what they started at the park entrance. (Work was stopped when a suspicious material was found. Since then it was determined to be harmless. Reference minutes of 4-22-2010.)

Carl would like to see the reference to biking on the trails removed from the park draft.

Eric discussed DCNR funding. DCNR does a 50-50 match for projects, i.e. 50% comes from DCNR and 50% from other sources. DCNR likes to see at least part of the other 50% in cash, but it can include volunteer labor and donated material. The less you ask for the more likely you are to get it. Services-in-kind is a value put on the task a volunteer does. The value is dependent on the task done. For example, a person doing plumbing work would be assigned a higher value than a person seeding a lawn. The in-kind value has nothing to do with the person's vocation.

Sandy stated that we do not have a park like this and that we should focus on its unique qualities.

Eric will continue to work on the Master Plan final draft.

Meeting adjourned at 9:04 AM.

Respectively submitted,

Carl H. Walker

Minutes of Bondsville Mill Park Committee May 27, 2010

Present: Representing Rettew was Eric Brinser
Guest from Locust Knoll -- John Schroeder
Members – Jim Buczala, Gerry & Steffenie Kirkpatrick, Deke Inslee, Don
Leong, Sandy Moser, Scott Piersol, Carl Walker

Gerry opened the meeting at 7:35 AM. March 25 and April 22 minutes were approved with minor changes.

Eric is working on the final draft of the Master Plan. He asked everyone to do a review of the draft. He would like to make a presentation of the draft to the Supervisors. The Revised Master Site Plan of May 26, 2010 Package is distributed. Scott mentioned that he has been keeping the Supervisors briefed on Master Plan Progress.

A schedule was set up as follows:

Get final comments to Scott by June 14th.

Scott would get comments to Eric by June 18th.

Brief Committee Meeting June 24th at 7:30 AM to review Power Point presentation.

Presentation to Supervisors July 21st at 7:30 PM.

Eric reviewed some of the changes made to earlier draft of Master Plan calling the new draft that of "May 26, 2010".

Some noted changes:

Reduction down to three phases.

Page increase to 37 pages plus 12 pages of appendices.

Proposed budgets for:

Phase I – Some items such as storm water control, earth work, trails, parking, upper bridge and oral history \$306,766.53.

Phase II – Storm water and erosion control, earth work, trails mulch, lower bridge repair, benches and signs, and engineering \$114,708.25

Phase III – Storm water and erosion control, topsoil and seeding, trail work, trees and benches and lower bridge, and engineering \$140,304.95

Building work and repair were kept separate because of various building restoration/demolition scenarios.

Member comments:

Don -- The lower portion of the Water Tower Trail needs some erosion control work.

Jim – Water Tower Trail apparently strays off park property onto Rothman property.

Jim would like to see story boards earlier rather than later, and that they include a list of the various species found in the park.

Deke would like to see a weatherproof box for brochures telling the history and showing the trails, perhaps a kiosk at the park entrance.

Gerry reminded members of the Committee to check through the draft to make sure their interests are represented in the report.

Gerry asked Carl and Deke to review the building cost and Building C fix-up.

Sandy – In the Spring issue of Downingtown Area Historical Society publication is an article about Jarvis Ellis, owner of “Plush Mill in the Fisherville-Bondsville Area 1892”. East Fallowfield Township has utilized rain gardens. Rain gardens and retention ponds might be utilized at the mill park.

Jim stated that the cones were still at the entrance of the park where the Scout had been looking for the foundation to mill building.

Scott mentioned that the mowing staff was short-handed because Bob Zynn had had triple by-pass operation. We wish Bob a speedy recovery.

Carl relayed a message from Dan Fallon that he would not be able to attend the meetings due to out-of-town work obligations, but that he remains interested in the work of the Committee.

Next meeting is June 24, 2010 at 7:30 AM

Respectfully submitted,

Carl H. Walker

Minutes of Bondsville Mill Park Committee Meeting of June 24, 2010

Present: Arne Jensen, Gerry Kirkpatrick, Don Leong, Carolyn Long, Sandy Moser, Scott Piersol and Carl Walker.

Gerry opened the meeting at 7:35 AM.

Scott informed the Committee that he has sent letters to the neighbors informing them that the Master Plan for the park will be presented to the Supervisors at their July 21st 7:30 PM meeting.

Scott intends to get the Master Plan to the Supervisors on or before July 1st in order that they will have 20 days to review the plan.

Gerry said that Eric Brinser could not attend this meeting because his wife was in the hospital. Gerry only received noticed of this about 4 AM via email this morning, i.e. no time to inform committee members.

Scott reported that one of the neighbors in row houses across from the park complained to the Township that a neighbor was building something in right-of-way which runs behind the houses.

Gerry made a motion to approve May 27, 2010 minutes with the addition of Jim B.'s email "this in order to generate interest". Minutes were approved.

Carl reported that he and Deke went to the park following 5-27-10 meeting to review conditions at Scout project at the upper gate and conditions of Bldg. C roof. We found a pile of branches and small tree to the right of the gate. Building C roof collapsed due to snow load breaking the rafters below the collar ties (streamside) and pushing rafters out over the sill plate (hillside). Damage to the walls was minimal. Carl reported this back to Scott that AM. According to Arne the brush was removed and grass cut in the "parking area" by that afternoon (24th). Thanks, Scott.

Gerry asked Scott concerning the progress on the 501C-3 as to the designation for donations {*I must have missed the response.*} but I believe Dave Kirkner is working on the 501C-3 tax designation.

Carl mentioned that Arne Jensen and Jim Worrell's names were not listed as committee members (page 2 of the 5-27-10 draft).

Scott said he had caught Arne's but missed Jim's.

Carl to Scott about neighbor parking at the park: ref. Carl email dated June 7, 2010. Scott's reply June 8th – Scott says "I believe the plan should be silent on this issue." Carl pointing out on page 7, 5-27-10 draft it says, "the parking area is used heavily by residents that live in the attached dwelling units across the street".

Carl is and was fine with whatever way Scott wants to handle the issue and was only bringing up that the parking issue was in the report.

Next meeting of Bondsville Mill Park Committee is Tuesday, June 29, 7:30 AM for Eric Brinser's Power Point presentation of proposed Master Plan.

Respectively submitted,

Carl H. Walker

EAST BRANDYWINE TOWNSHIP

1214 HORSESHOE PIKE

DOWNTOWN, PENNSYLVANIA 19335-1153

Telephone (610) 269-8230 Fax (610) 269-4157

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Jay G. Fischer, Esq.
Vice-Chairman

Hudson L. Voltz, Esq.
Member

Scott T. Piersol, Township Manager

Mary Beth Smedley, Township Secretary/Treasurer

Matthew VanLew, Township Roadmaster

June 24, 2010

RE: Bondsville Mill Park

The Bondsville Mill Committee is pleased to announce the final draft of the Master Plan for the Bondsville Mill Park is nearly complete. Rettew & Associates is putting the final touches on the plan document at this time.

Because you expressed an interest in the plan and attended the January 25th public meeting where the draft plan was first presented, we would like to invite you to attend the July 21st meeting of the Board of Supervisors when the final plan draft will be formally presented to the Board for their consideration to adopt. The meeting begins at 7:30 PM.

If you are unable to attend this meeting, the plan document will be available to review on our web site at www.ebrandywine.org. A link to the Bondsville Mill Park Master Site Plan is available on the left side of the home page.

If you have further questions, please contact me at the Township Office at (610) 269-8230 x 203. We look forward to seeing you on July 21st.

Sincerely,



Scott T. Piersol, Township Manager

Cc: Supervisors Kirkner, Fischer and Voltz
Bondsville Mill Committee members
Park & Rec Board members
Township Staff
File/Park & Recreation/Bondsville Mill Park/July 21st meeting invitation

EAST BRANDYWINE TOWNSHIP

1214 HORSESHOE PIKE

DOWNINGTOWN, PENNSYLVANIA 19335-1153

Telephone (610) 269-8230 Fax (610) 269-4157

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Chairman Vice-Chairman Member

Scott T. Piersol, Township Manager
Mary Beth Smedley, Township Secretary/Treasurer
Matthew VanLew, Township Roadmaster

December 17, 2009

Dear Friends:

East Brandywine Township and the Bondsville Mill Committee have begun the process of developing a Master Site Plan for a passive recreation park at the historic Bondsville Mill site located along Bondsville Road. The Mill Committee has held several meetings with its consultant to discuss the development and future use of this site.

Through these meetings, the Mill Committee has developed a series of sketch plans identifying the potential uses of the site, which are available at the Township for public review. The process of developing a Master Site Plan for the property is nearing its final phase.

As a neighbor, and surrounding property owner, your comments are critical to the future success of this project. The Township and Bondsville Mill Committee invite you to review the drawings that have been prepared to date, and to attend a public presentation and meeting in order to provide any input you may have on the development of the Master Site Plan.

The public meeting is scheduled for Monday, January 25, 2010, beginning at 7:00 PM in the meeting hall at the Township building. We hope you will be able to attend.

Sincerely,



Scott T. Piersol, Township Manager

(This letter should be sent to those residents along Bondsville Road, North Bailey Road, East Fisherville Road, and those in the Brandywine Chase and Locust Knoll developments) scott

EAST BRANDYWINE TOWNSHIP

1214 HORSESHOE PIKE

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Member

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Mary Beth Smedley, Township Secretary/Treasurer

Matthew VanLew, Township Roadmaster

January 12, 2010

RE: Bondsville Mill Park walking trail

Mr. & Mrs. :

You should have received a letter recently inviting you to attend a public meeting to be held here at the Township Building on Monday evening, January 25th, at 7:00 PM. We hope you will be able to attend this meeting, when we will discuss the draft Master Development Plan for the site, and gather input from the neighboring property owners and other interested persons who attend about the future use of this property.

Representatives from Rettew and Associates from Lancaster, PA are helping guide us through the design process. I am writing to ask for your consideration of a potential design change in the plans for a portion of the future walking trail for the park.

The trail leading from the water tower currently avoids the upper area of the site. Instead, the trail crosses some steep slopes and wetland areas with boardwalks to an outlook or plateau area.

A potential alternate route for the upper portion of the walking trail has been identified during site walks by the design team, although not yet incorporated into the master site plan. The enclosed plan does not depict the alternate trail location, which I will attempt to describe based on that site plan.

During construction of the Locust Knoll development, a "shelf" or flat area was created along your rear property line contiguous to the Mill property. The concept trail location would circle above the area labeled "Natural Area" and avoid potential environmental impacts to a great extent.

We are asking if you would consider granting the Township an easement to construct and locate a trail in this area, a portion of which would be on your property. Any construction is still well in the future, as we will need to secure significant funding to enable any construction to occur.

I would be happy to discuss this concept further with you and the four other adjacent property owners who would need to agree with this idea, either prior to or at the conclusion of the public meeting on January 25th. I can e-mail you a color version of the draft site plan, which may be easier to understand in relation to the proposed trail location revision. Please feel free to contact me at (610) 269-8230 x 203 if you would like to speak with me prior to the meeting. We thank you for considering this request.

Sincerely,



Scott T. Piersol, Township Manager

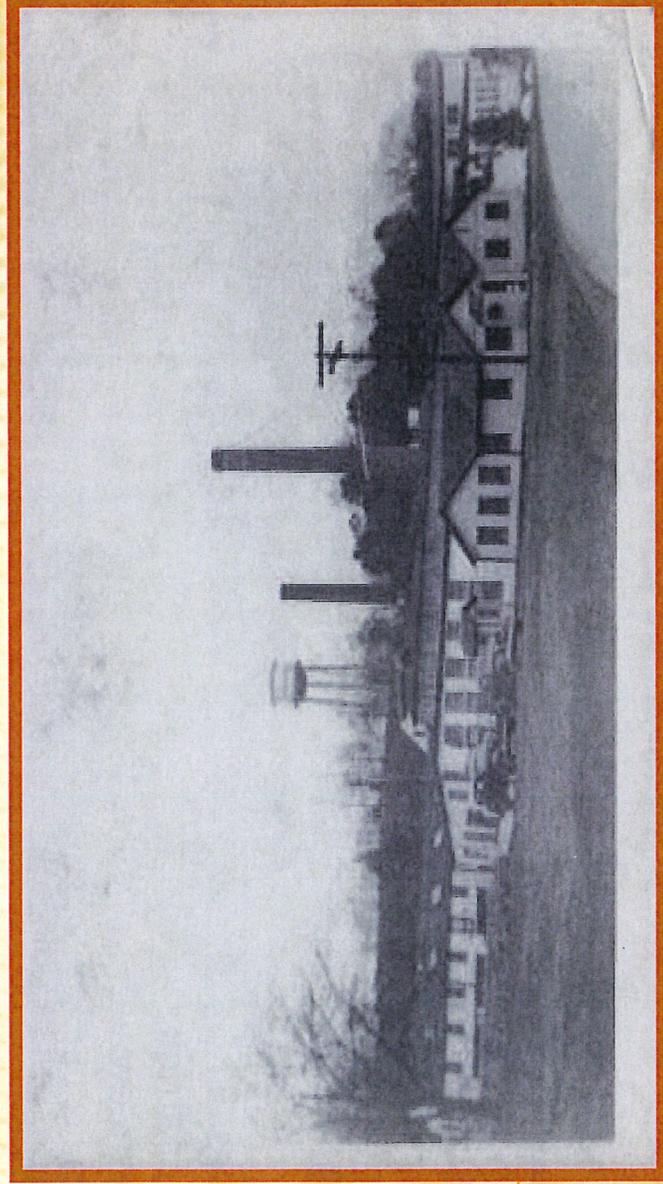
Cc: Bondsville Mill Committee
Eric Brinser, Rettew & Associates, Inc.
Park & Recreation/Bondsville Mill Park/Alternate trail location letter -

IV

Public Meeting and Power Point Presentation

Master Site Plan for Bondsville Mill Park

BETTEWSM
We answer to you.



BONDSVILLE MILL COMMITTEE

Gerald Kirkpatrick, Chairman
Hudson Voltz, Board of Supervisors' Liaison

Members:

Bruce Rawlings
Steffenie Kirkpatrick
Matthew T. VanLew
Dale Erickson
Sandra Moser
Walter (Mike) Dawson
Carolyn Long
Carl Walker, Secretary
Deke Inslee
Stephen Cushman
James Buczala
Donald and Danielle Leong
Daniel Fallon
David Summers
Scott Piersol

RETTEW PROJECT TEAM

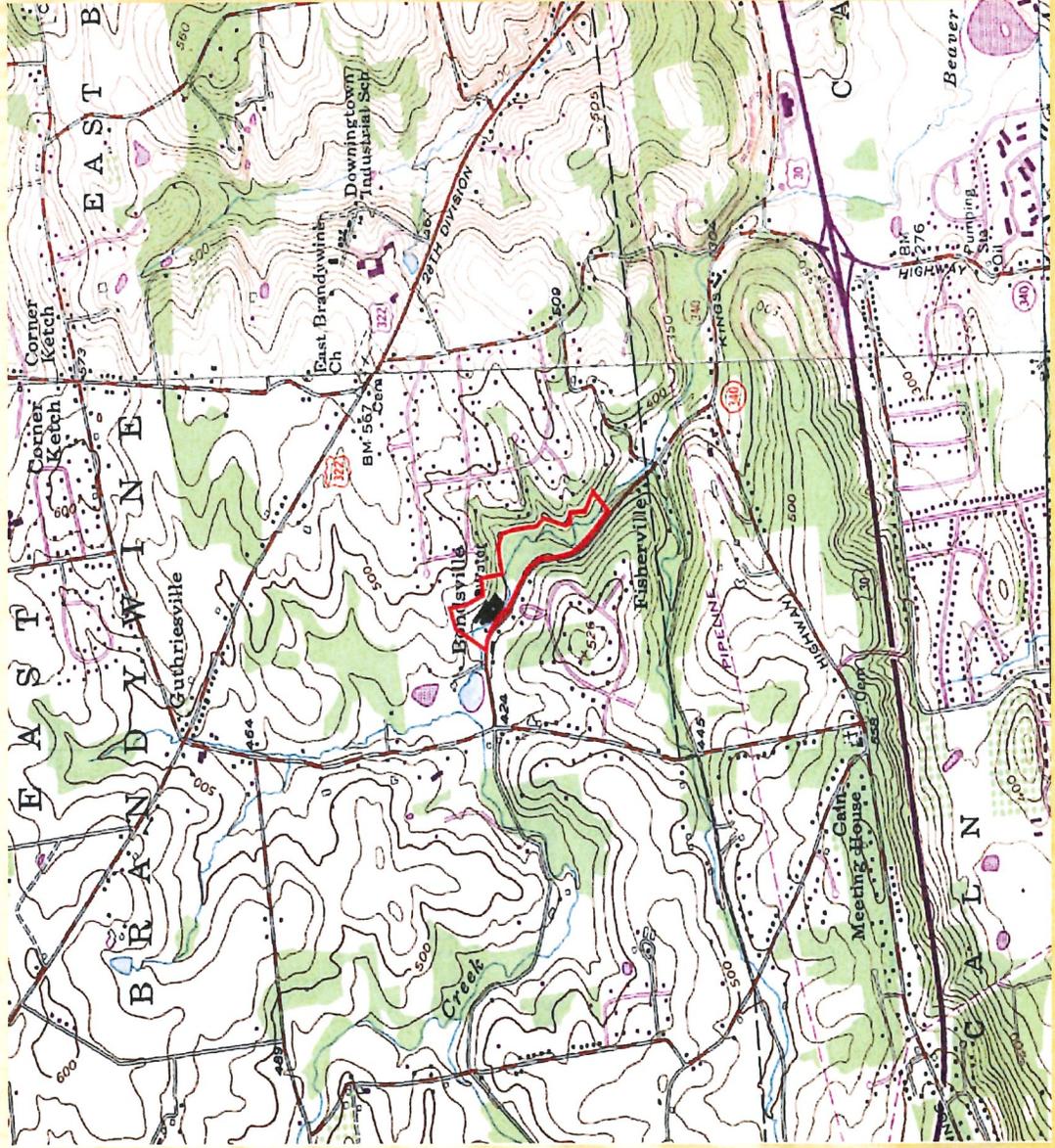
Project Manager
D. Eric Brinser, RLA

Historic Resources Specialist
Suzanne Stasiulatis, MHP

Biologist
Jon Kasitz

Structural Engineer
Jack Stone

SITE LOCATION MAP



EXISTING CONDITIONS PLAN

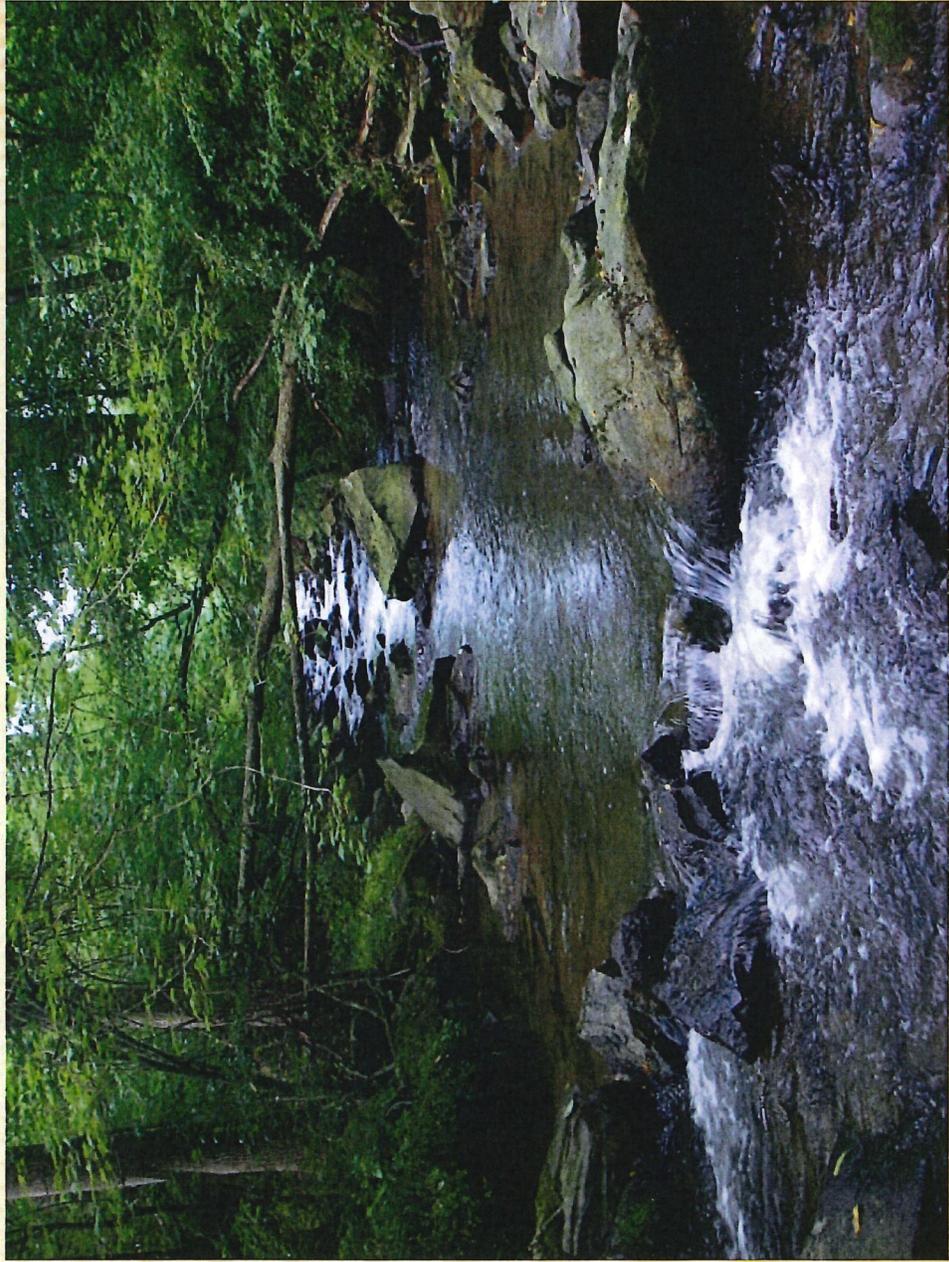
EXISTING CONDITIONS PLAN



NATURAL FEATURES ANALYSIS

CONTRIBUTIONS TO

UPSTREAM FROM NORTH END OF SITE



PEM/SS WETLAND AND SPRING



MID-SUCCESSIONAL DECIDUOUS FOREST



OLDER FOREST



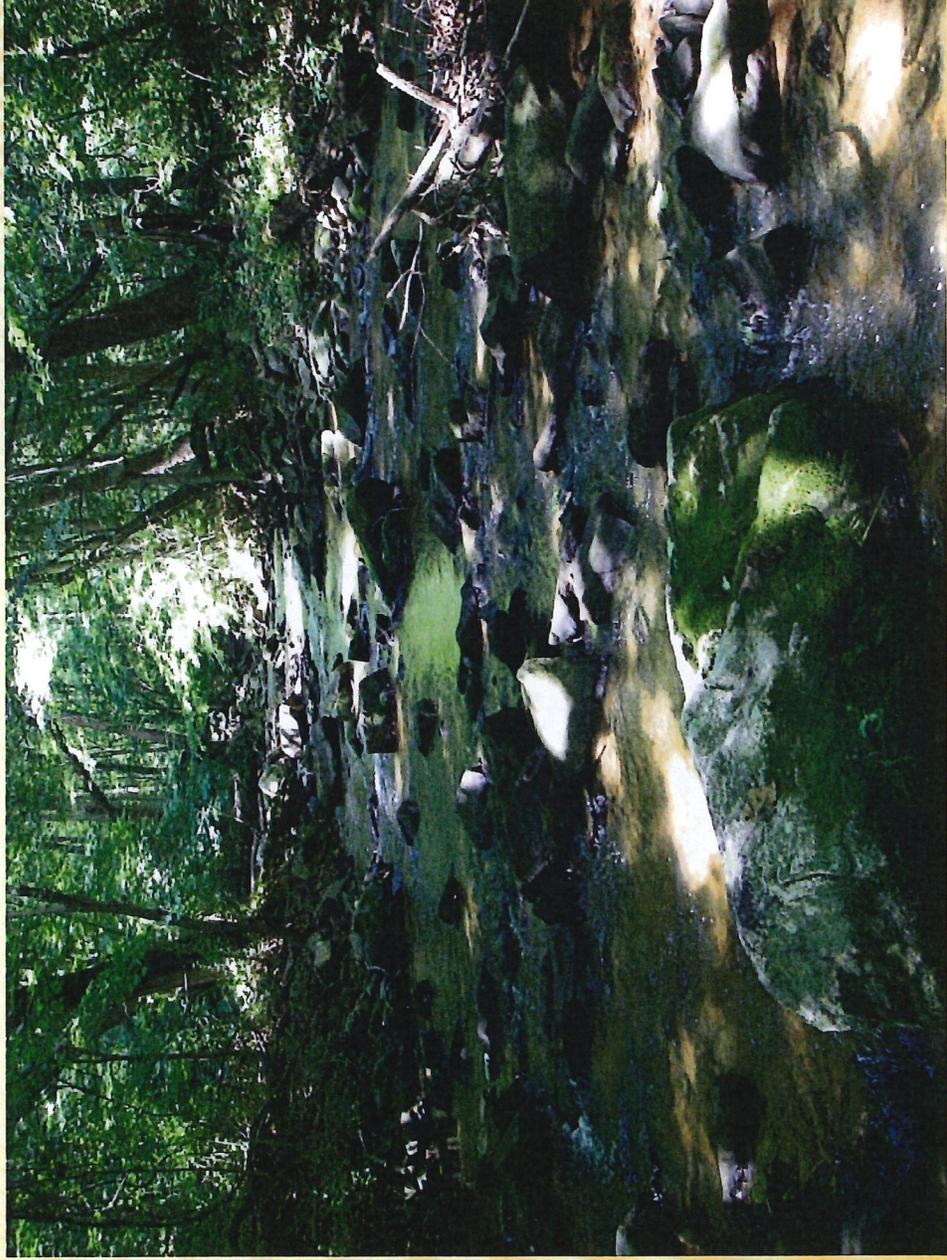
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DEFUNCT STORMWATER BASIN

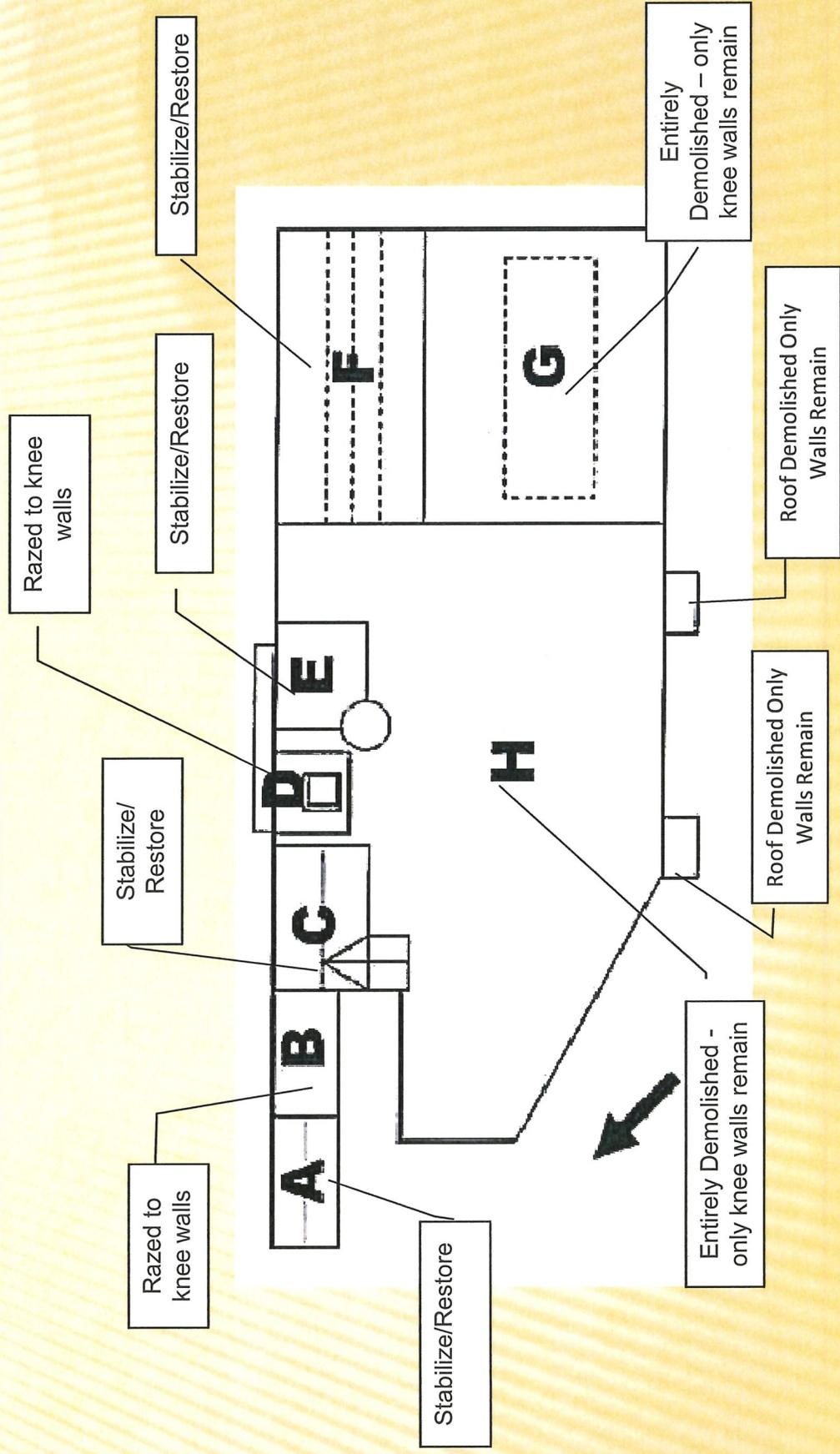


UPSTREAM FROM SOUTH END OF SITE

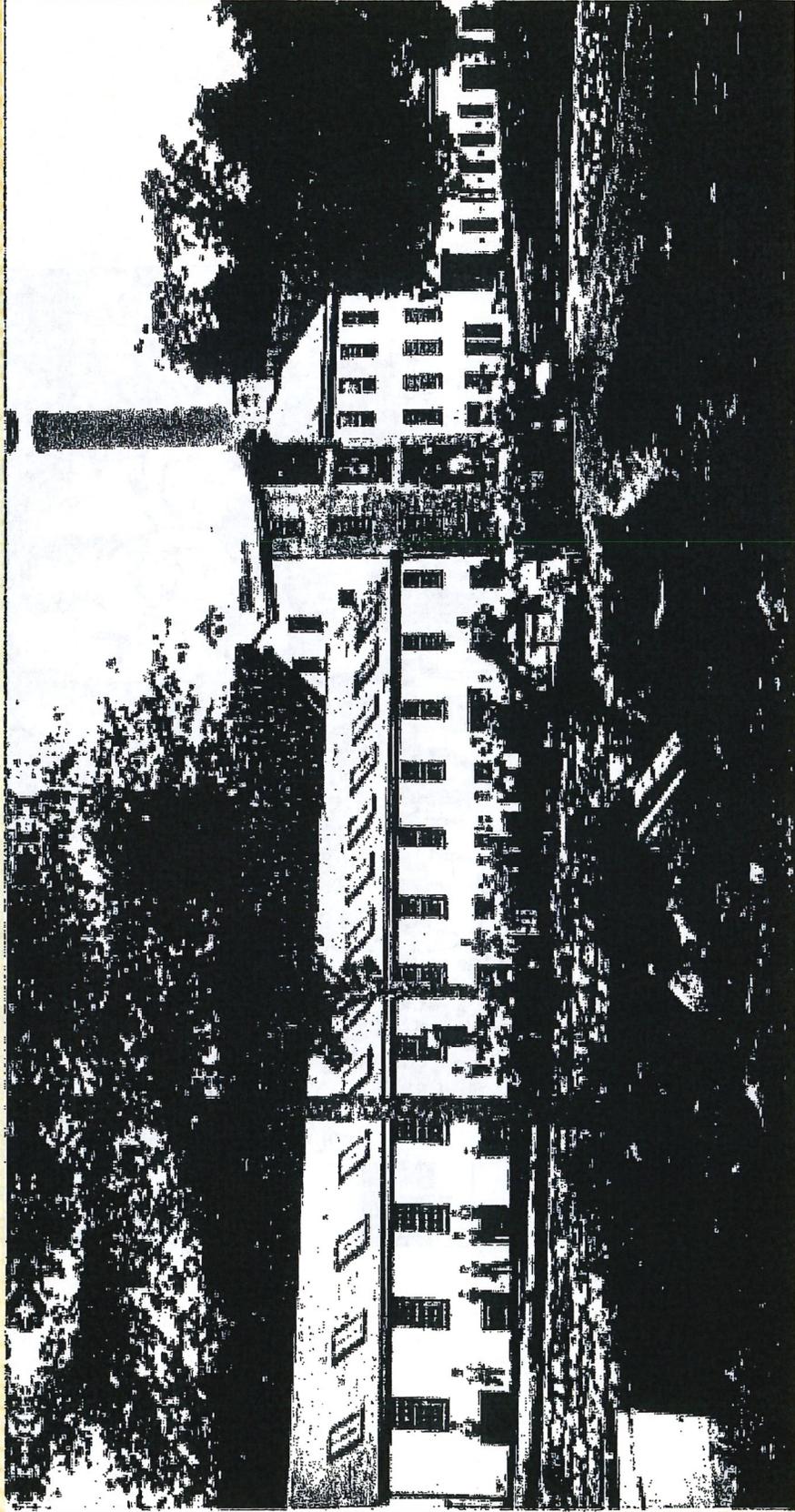


**STRUCTURAL/HISTORICAL ANALYSIS
AND
RECOMMENDATIONS**

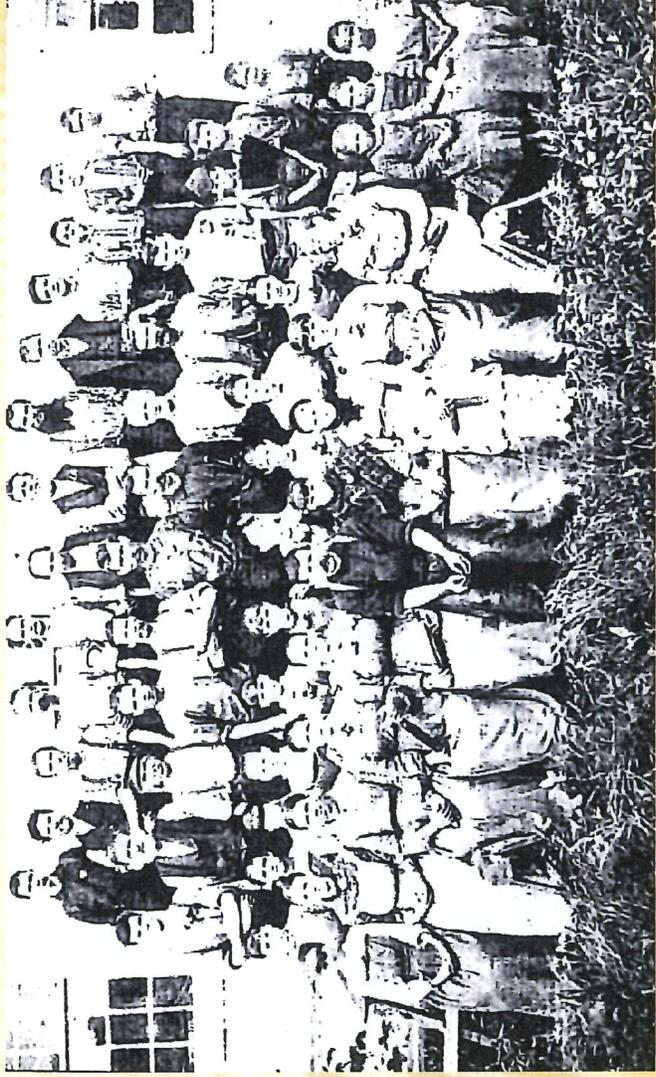
Mill Building Key Plan



Bondsville Mill



Mill Workers in the 1880s



Collins and Aikman Mill in 1941



Section A – Old Mill Shed



Section B – Old Mill Shed



Section C – Old Mill



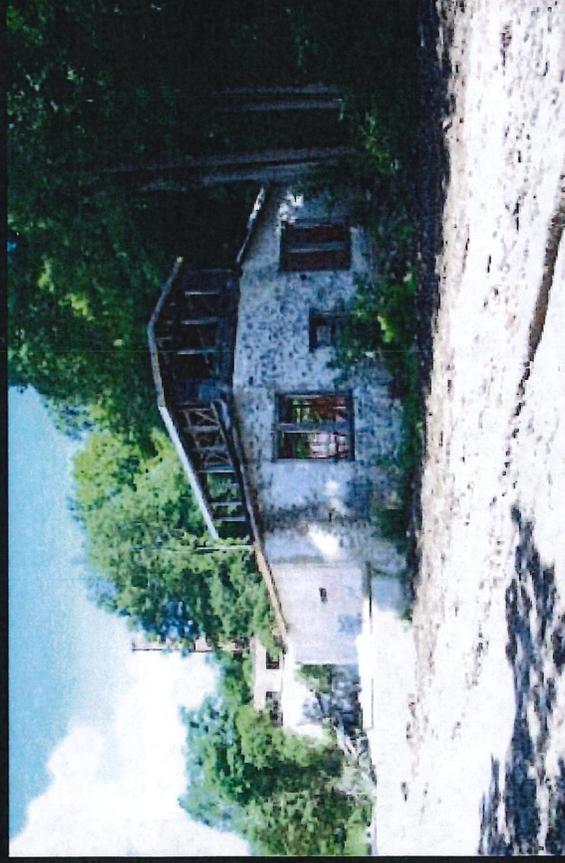
Section D – Boiler Room and Equipment Rooms



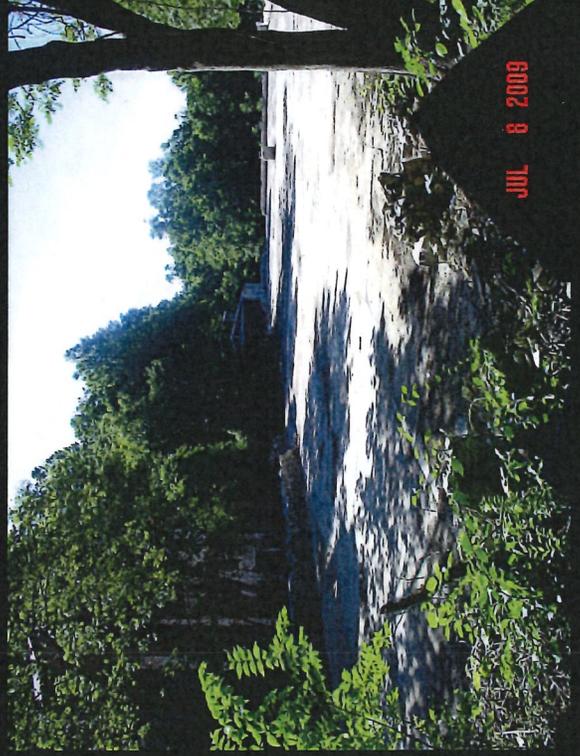
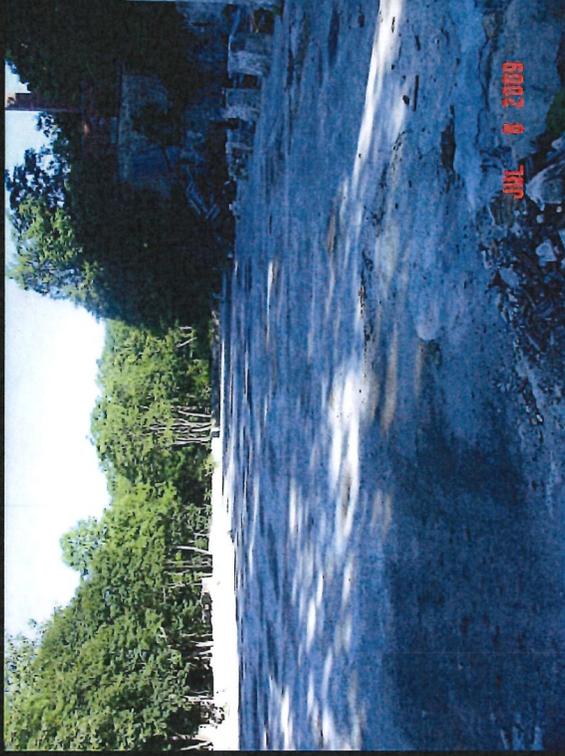
Section E - Boiler and Equipment Rooms



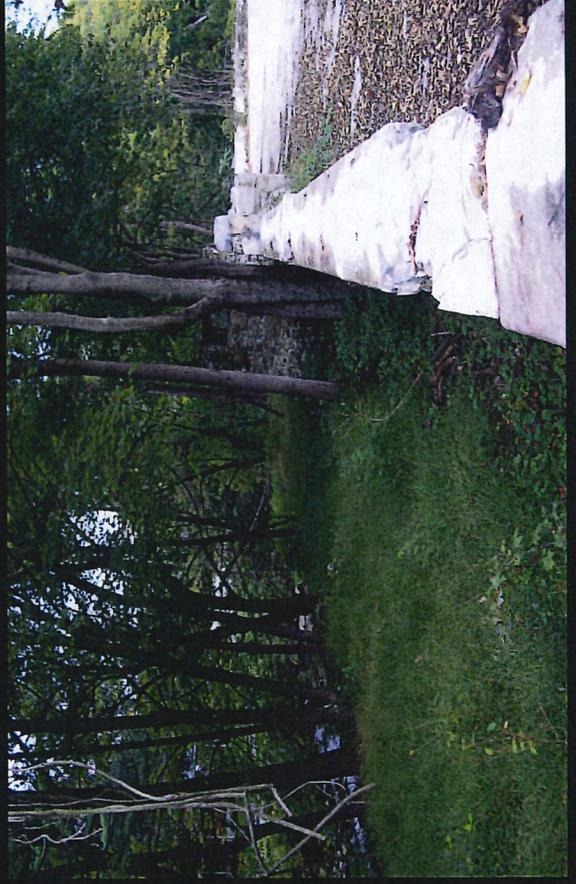
Section F - Clerestory Mill Shed



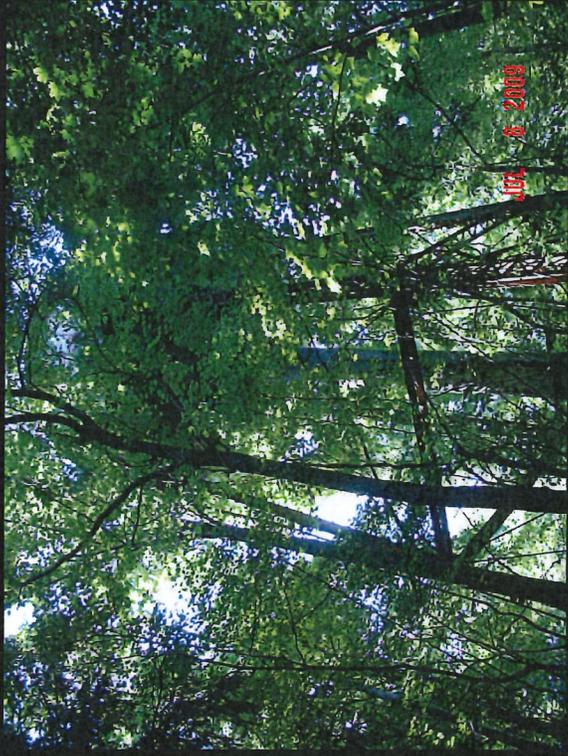
Section G and H — Office and Factory Building, Middle Factory Floor and Dobby Loom Building



Knee Wall



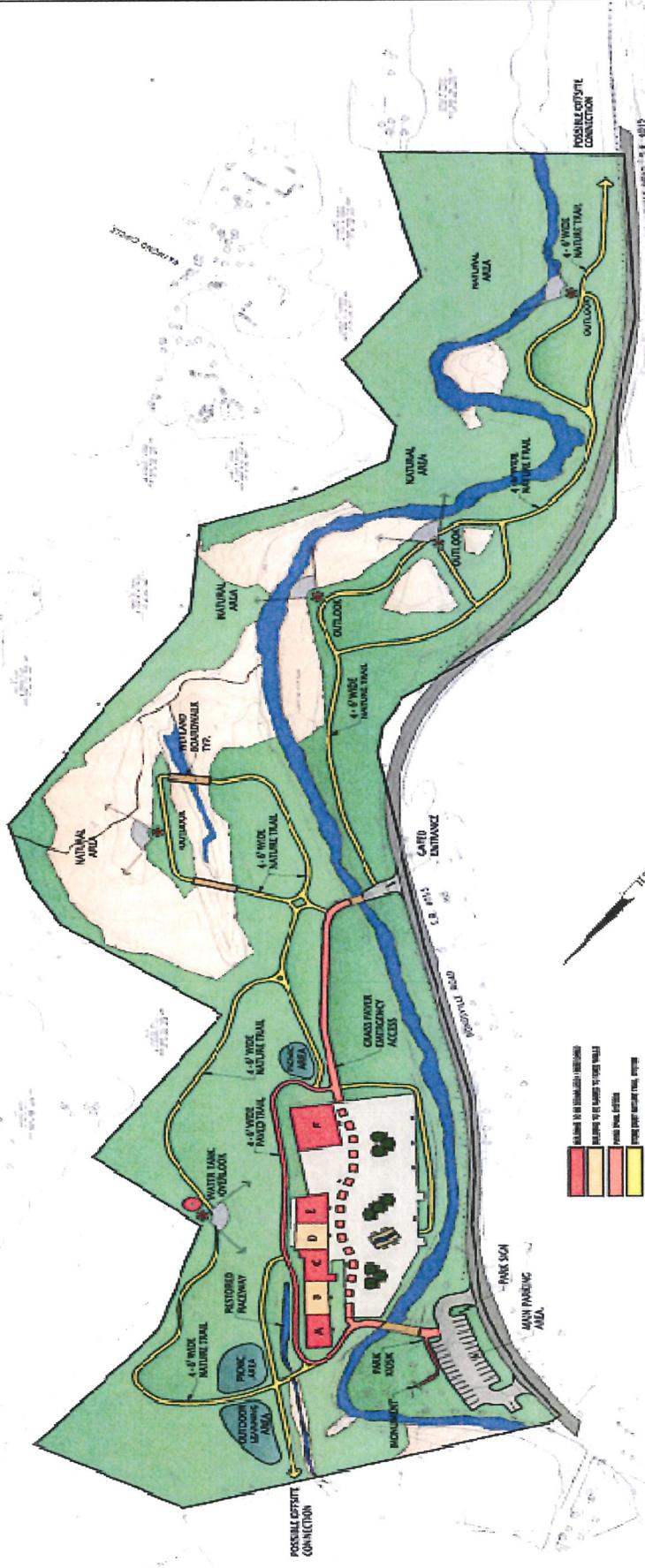
Elevated Water Tank



SITE MASTER PLAN

BONDSDVILLE MILL PARK

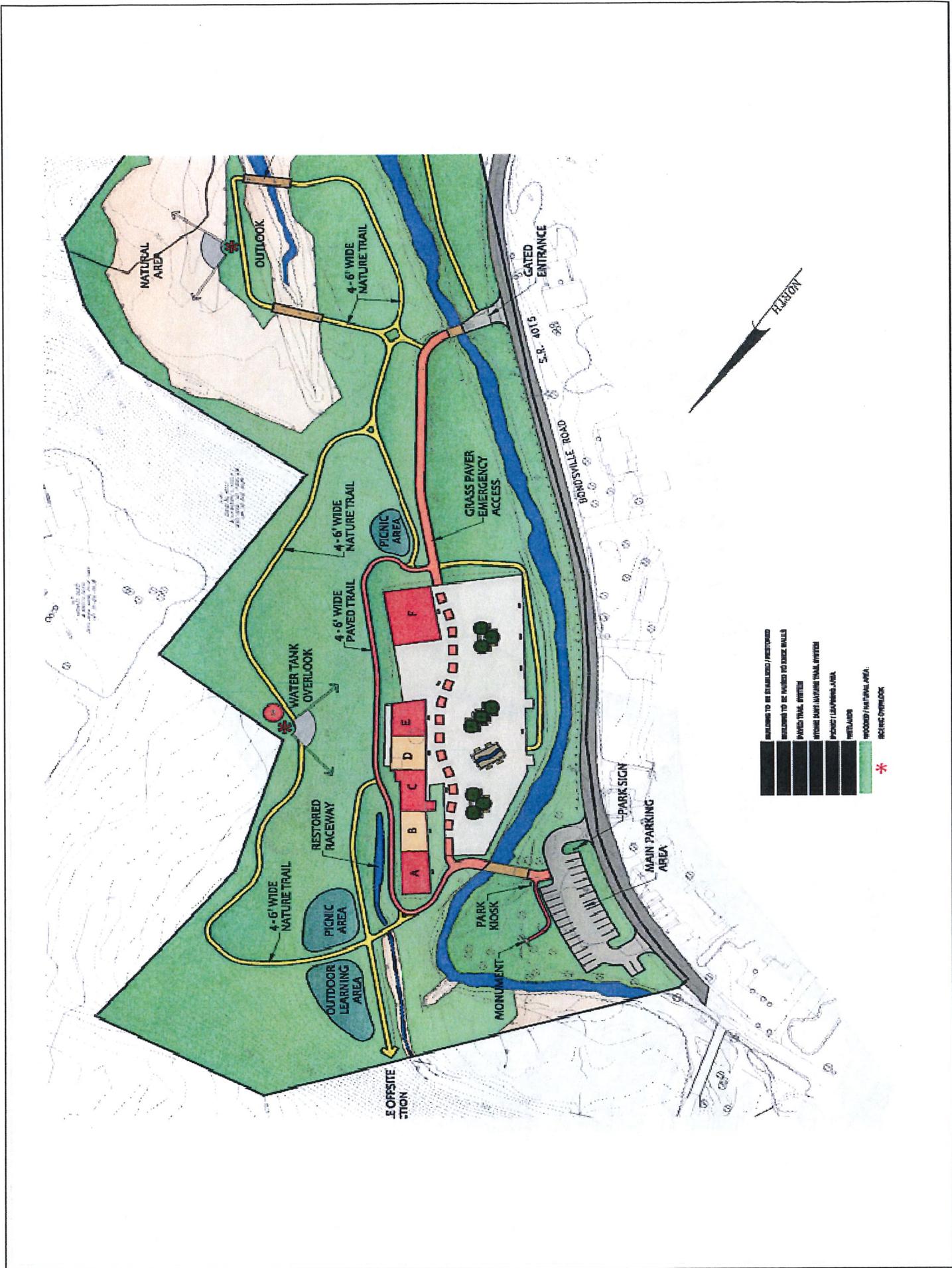
SKETCH PLAN 4
 JANUARY 16, 2010
 SCALE: 1" = 50'



- BUILDING TO BE DEMOLISHED / RECONSTRUCTED
- BUILDING TO BE MAINTAINED / RENOVATED
- EXISTING BUILDING



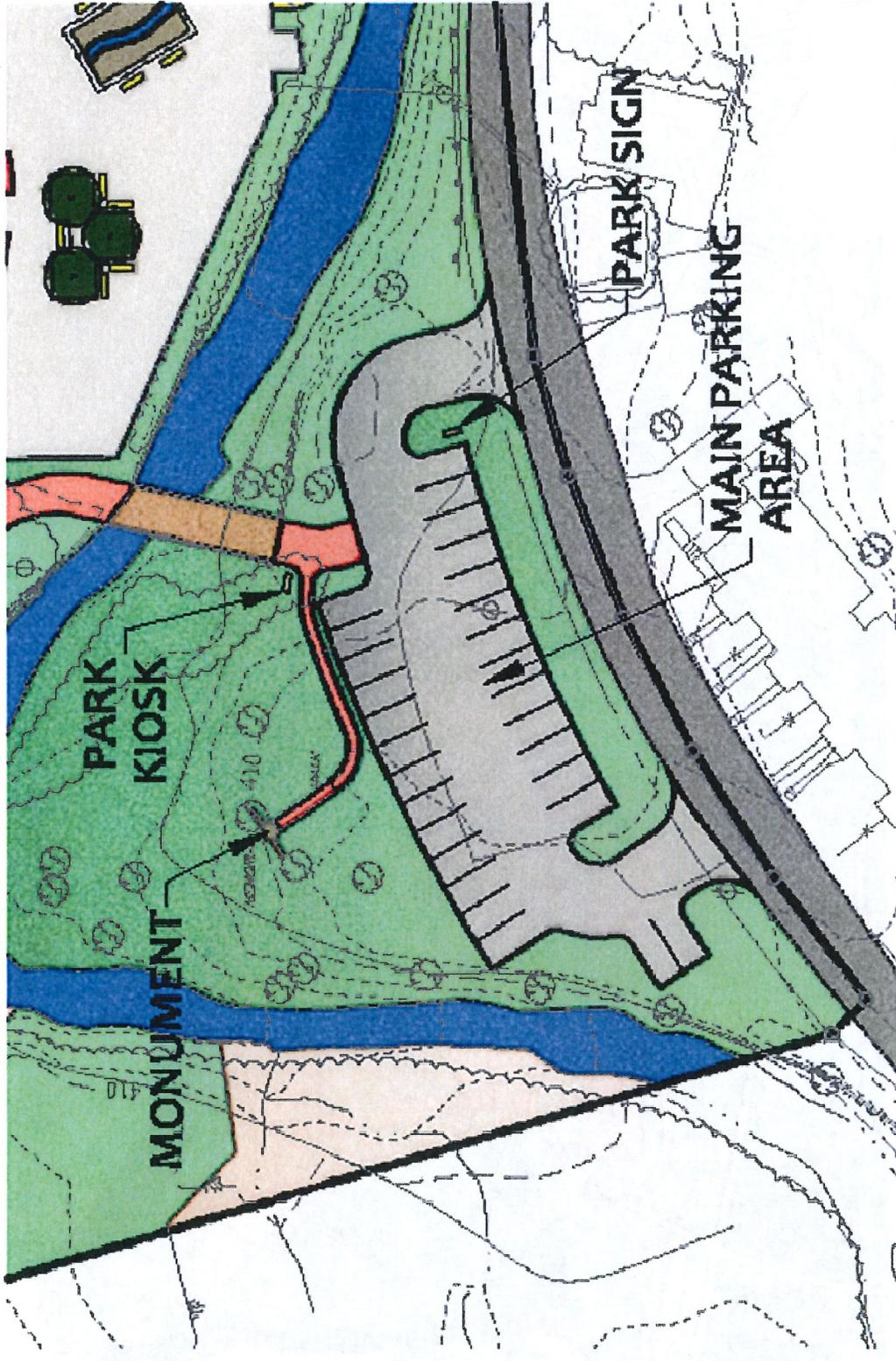
ARCHITECT
 [Faint text and logo]



- RESTRICTED TO BE REMOVED / RESTORED
- RESTRICTED TO BE PAVED / RESTORED
- PAVED TRAIL SYSTEM
- RESTORED NATURAL TRAIL SYSTEM
- RESTORED / LEARNING AREA
- WATER TANK
- RESTORED / NATURAL AREA
- RESTORED OVERLOOK



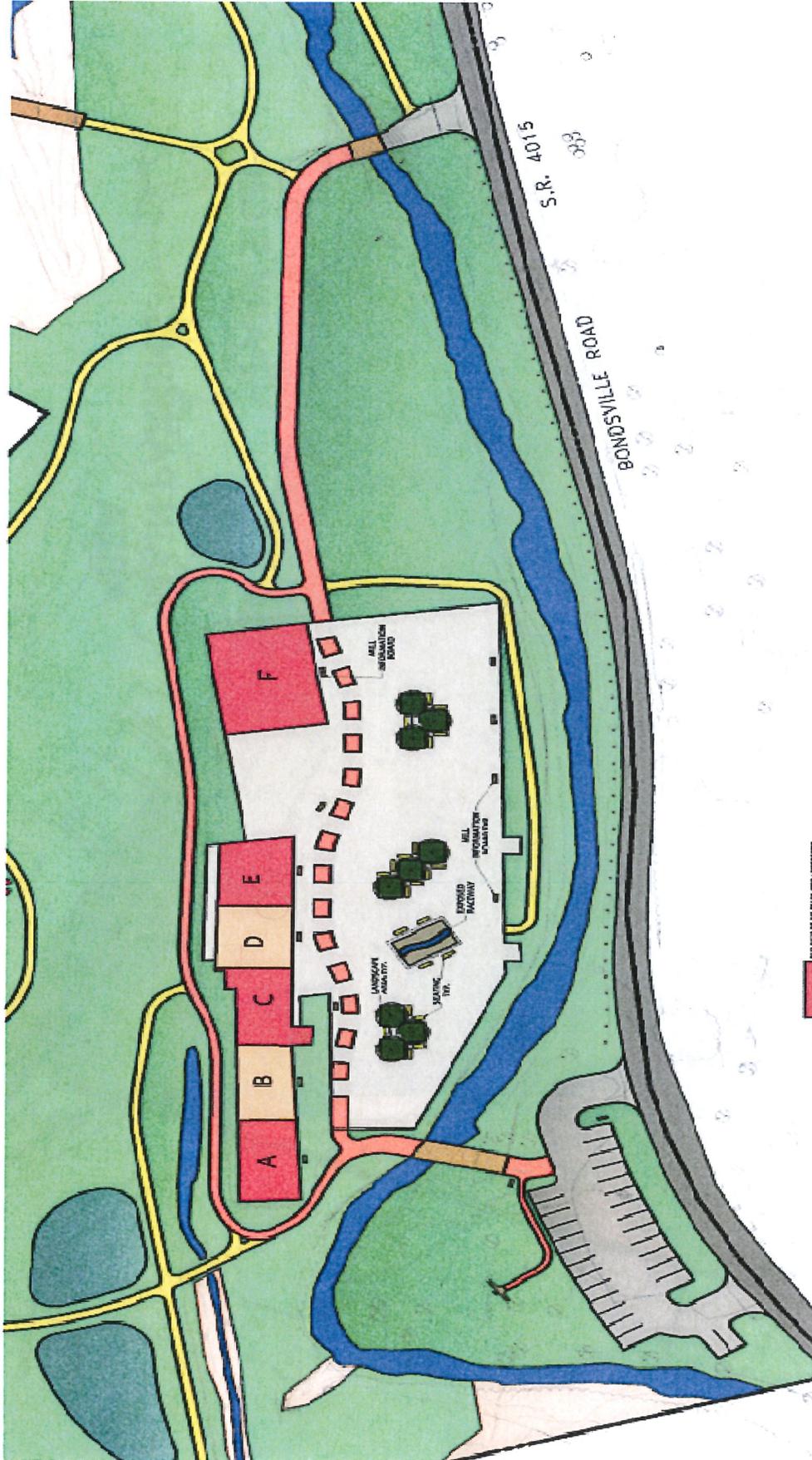




PLANNING DEPARTMENT
CITY OF EDWARDSVILLE, ILLINOIS

BONDVILLE MILL PARK

SKETCH PLAN 4
 JANUARY 18, 2010
 SCALE: 1" = 20'



- BUILDING TO BE DEMOLISHED / DESTROYED
- BUILDING TO BE PHASED TO FORM WALLS
- PAVED TRAIL SYSTEM
- EXPOSED FACILITY TRAIL SYSTEM
- PARKING / LANDSCAPE AREA
- WETLANDS
- EXPOSED / NATURAL AREA
- WOODS-CLEARCUT



MURAL WALL



STORY BOARDS

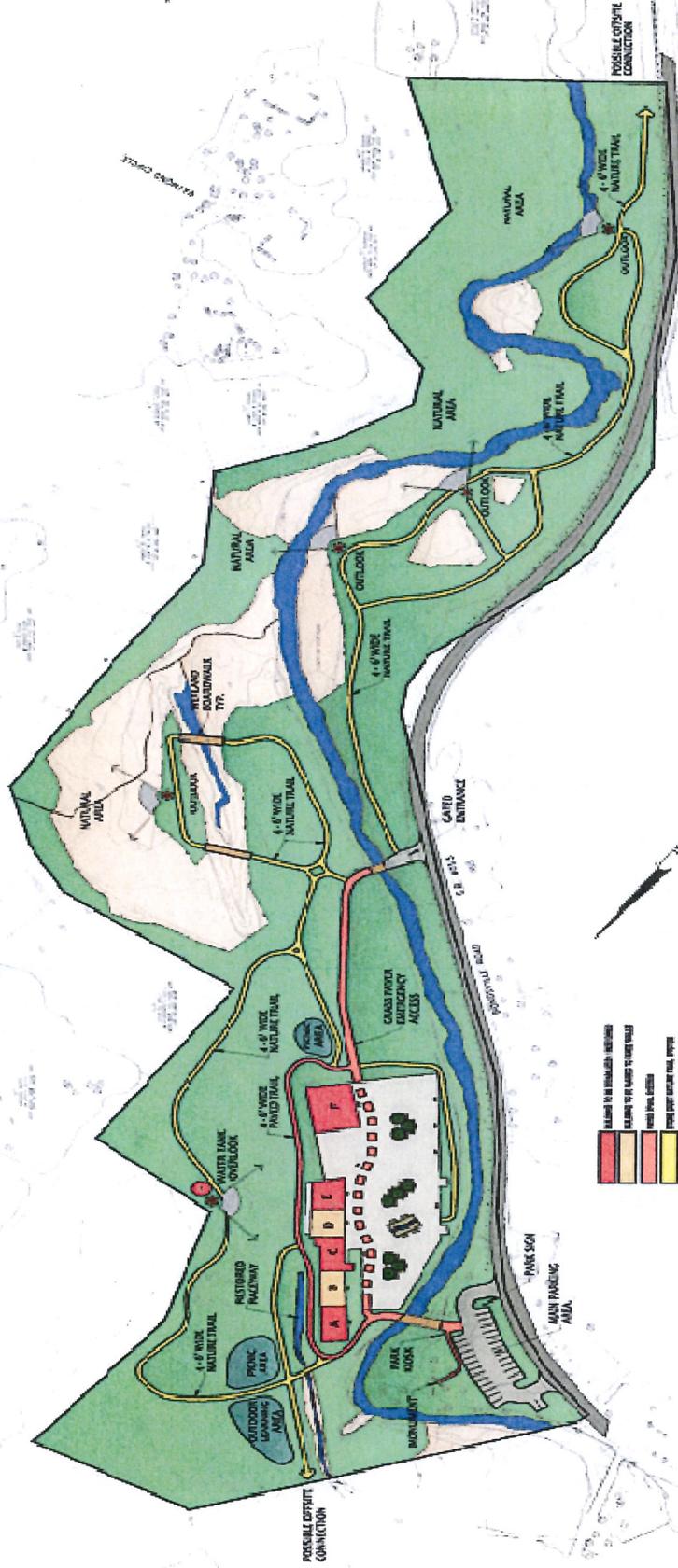


SCOUT TRAIL TO WATER TOWER



BONDSVILLE MILL PARK

SKETCH PLAN 4
 JANUARY 16, 2010
 SCALE: 1" = 50'



- BUILDING TO BE DEMOLISHED/RECONSTRUCTED
- BUILDING TO BE MAINTAINED/RENOVATED
- EXISTING BUILDING
- EXISTING OPEN SPACE/PAVING
- EXISTING PAVED AREA



BONDSVILLE ROAD S.E. 4815

GARD ENTRANCE
 S.E. 4815

PARK SIGN
 MAIN PARKING AREA

POSSIBLE EXISTING CONNECTION

POSSIBLE EXISTING CONNECTION

TRAIL OVERLOOK

WILLOW BOARDWALK TRAIL

TRAIL OVERLOOK

TRAIL OVERLOOK

TRAIL OVERLOOK

TRAIL OVERLOOK

TRAIL OVERLOOK

NATURAL AREA

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FUNDING & IMPLEMENTATION

Step One: Project
Understanding

Step Two: Resource
Scan

Step Three:
Implementation Strategy

FUNDING & IMPLEMENTATION

Step One: Project Understanding

Finalize overall Bondsville Mill Park scope and identify all elements that could leverage unique partnerships and resources

FUNDING & IMPLEMENTATION

Step Two: Resource Scan

Research viable funding sources, project partnerships, and other resource opportunities based on the defined project and project elements.

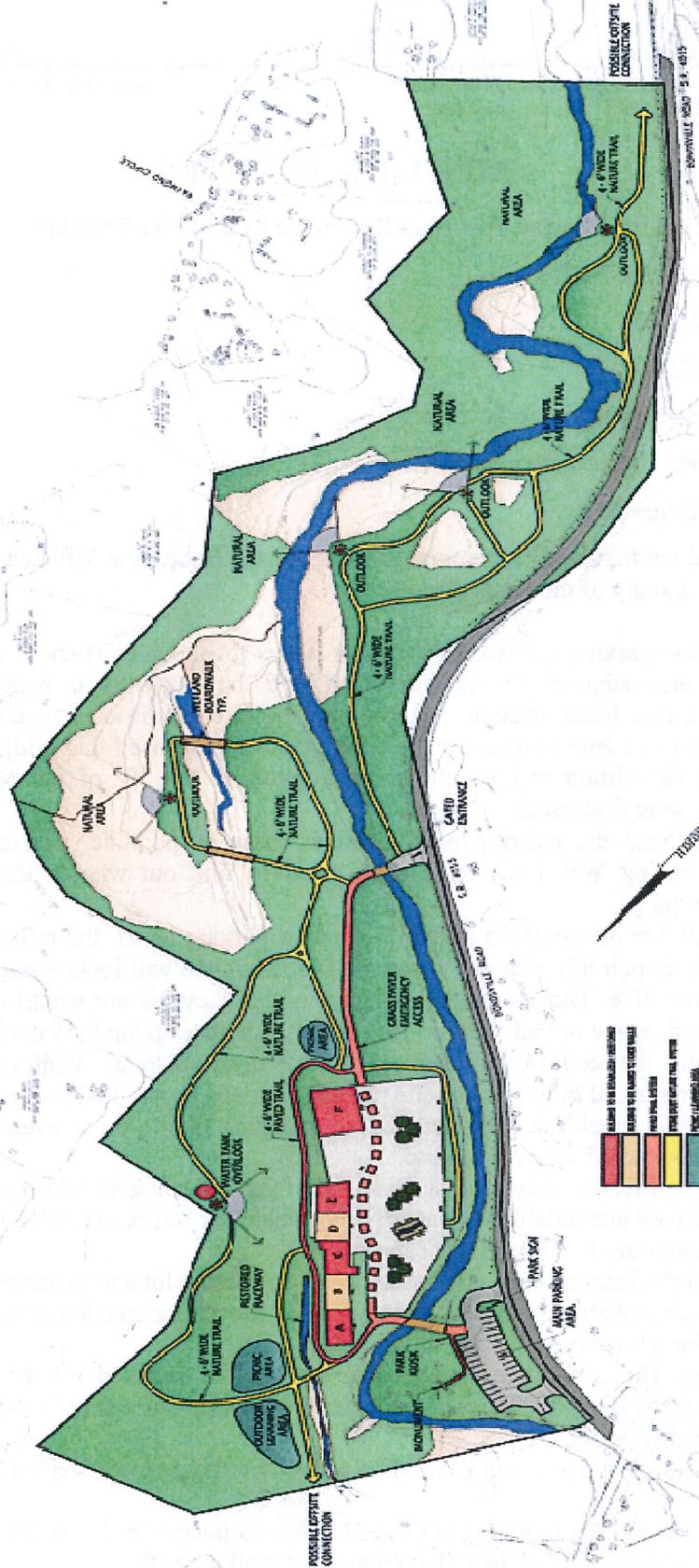
FUNDING & IMPLEMENTATION

Step Three: Implementation Strategy

Develop a long-term strategic approach to secure the funding, partnerships, and other resources needed to implement the Master Site Plan.

BONDVILLE MILL PARK

SKETCH PLAN 4
 JANUARY 16, 2010
 SCALE: 1" = 50'



- UNDESIRABLE TO BE REMOVED (WETLANDS)
- UNDESIRABLE TO BE REMOVED (CREEK BEDS)
- WOOD PAVILION
- TRAIL
- PICNIC SHED
- PLAYGROUND
- RESTROOM
- PICNIC TABLES
- BENCH
- SIGNAGE
- LIGHTING



BONDVILLE ROAD 23.1 - 4815

GATE ENTRANCE

PARK SIGN

MAIN PARKING AREA

POSSIBLE SPORTS CONNECTION

POSSIBLE SPORTS CONNECTION



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MEETING MINUTES

Project: East Brandywine Township Bondsville Mill Master Site Plan

Project No: 08-03657-001

Meeting Date: 7/23/09

Report Date: 8/20/09

Location: East Brandywine Township

Participants: See attached attendance sheet

Summary of Discussion:

This represented the first study committee meeting for the Bondsville Mill Master Site Plan. The following is a summary of the items discussed:

1. Access and parking are two of the main issues for the site. There is an existing gravel parking area adjacent to the northern bridge, but currently is being utilized by the adjoining row home tenants. Access into the site is restricted to the southern bridge which is a one lane bridge. Construction vehicles have used this bridge recently for the building demolition and for the reconstruction of the "F" of the Mill. A couple of thoughts were discussed:
 - a. Expand the existing parking lot as large as possible, possibly relocating the existing WWII memorial. (We need to find out who is the contact for this inquiry).
 - b. Utilize the southern bridge to create a parking lot on the mill side of the creek. Although this was not a preferred location, we will look to see what this would look like. The general consensus was that they did not want to take up valuable park space in that location for parking. Another option here is to create a drop off area that could be utilized as a shuttle drop off loop. Visitors on special event days could utilize an off-site parking area and be shuttled to the site. The one lane bridge could be monitored by an attendant during those events, and the bridge blocked off when not in use.
 - c. The Bridges were previously analyzed and are being looked at again to determine if they are suitable for pedestrian or vehicular traffic and what improvements are necessary to serve in that capacity.
 - d. Sight distance is an issue at the existing parking lot and lower bridge. Vegetation will probably need to be removed along the road to maximize the sight distance in these locations.
2. Buildings: The committee discussed preserving the rear wall of the mill complex or rebuilding as necessary. This rear wall also serves as a vital retaining wall for the existing path and hillside above.
3. It was mentioned that a mural could be painted on the rear wall depicting the story of the mill.
4. Drainage above the buildings will need to be redirected to divert the upslope drainage around the back walls of the mill complex and walking path.

Project:

5. View-sheds into the site should be identified, preserved and enhanced with the proposed design.
6. Any plantings should be low maintenance, native materials and hardy to the area.
7. Safety is an issue due to the age and condition of the structures and bridges. Fencing railing and gates should be taken into consideration on the bridges and above the rear mill wall.
8. The existing raceway, which is visible above the mill complex, should be preserved. It may be possible to open up a section of the raceway in the large concrete area as a display. It may be possible to once again divert water from the upstream dam to the raceway. This may require working with the upstream property owner.
9. Concrete area: options may be to remove portions of the concrete, replacing it with landscaped areas, or to keep it in place and allow the visitors to explore the entire mill floor as is. This can be further discussed at the next meeting.
10. Utilize as much of the existing artifacts such as piping, valves, mechanical pieces, the furnace as possible and provide signage where appropriate. This will be further discussed at the next meeting.
11. Building A. This is the first structure visitors will see when entering the park. This would be a good location for a welcome center and information center with potential for a theater for educational purposes.
12. Stream. While looking at options for the paths through the remainder of the site. It may be necessary to cross the stream. This would be an expensive endeavor, due to the size of the stream itself. This option will be explored further at the next meeting.
13. Wetlands: will be incorporated into the walking paths when possible.
14. Loop trails will be utilized whenever possible. DCNR also requires most if not all trails to loop back and not dead end.
15. Restrooms: This will be an issue, there are two existing holding tanks, we will need to determine if these are usable.
16. Water Tower: is it possible to construct an observation deck on the water tower? This may be a liability issue, and the tower is probably not structurally sound enough for this type of use.
17. Stair tower: can this be reused as an observation tower? This may be feasible due to the stability of the structure. If not there may be a possibility to reconstruct the tower for this use.
18. Funding: thru the Master Plan Process, we will look at what can be done by volunteers and groups like the Audubon Society.
19. For the next meeting RETTEW will look at the trail system and the access/parking possibilities.

The meeting minutes represent the writer's understanding of the meeting discussions. The meeting minutes will be considered complete and accurate unless written corrections are received by the preparer within five (5) days of issue.

V

Key Person Interviews

Bondsville Mill Park:
Key Person Interview:

Audubon Pennsylvania Rep Valley Forge Chapter – 610-666-5593; Audubon PA, Brian Burns

General questions:

1. Are you familiar with this site and the wildlife/habitat at the park site?
No, but is familiar with the area and region.

2. What features could be most valuable to a park at this location? Do you have any specific ideas that should be considered in the final design and site development (i.e. "it would be really great if they would do this...")?
The Audubon would like to see viewing areas and demonstration areas throughout the natural areas of the park.

3. What types of programming would be best suited for the site?
The Audubon would envision bird walks and educational facilities.

4. Do you have any concerns about the features of the property or concerns about the property being used as a park?
No, other than to ensure that the large blocks of timber and habitat is maintained or enhanced with the project.

5. As the Township moves forward with development they realize that they cannot successfully implement this project alone, and that they will need to engage various partners. How do you see your organization partnering with the township to assist with this project, or are there other stakeholders that you know of that the township should involve?
The Audubon would like to assist in these types of projects, but due to limited availability and finances this is not always possible.

Another possibility would be the West Chester Bird Club, who may be able to team with the Township on events at the park such as bird walks and educational opportunities.

6. Are there sensitive bird habitats on site that you are aware of?
Regionally Eagles, but not likely in this area, nothing else of notoriety.

7. Do you see your organization holding bird watching or other activities on site?
Possibly, these are typically coordinated with the local chapter.

Bondsville Mill Park:
Key Person Interview:

Chester County Historical Society – Diane Rofini- 610-692-4800

General questions:

1. Would you support an oral history project to record first-hand experiences of mill workers as another means of documenting the history of the mill?
Yes.
2. What types of programming would be best suited for the site (list examples currently noted in report...ask if anything else they would like to see)
No comment.
3. Do you have any concerns about the features of the property or concerns about the property being used as a park?
No comment.
4. As the township moves forward with development they realize that they cannot successfully implement this project alone, and that they will need to engage various partners. How do you see your organization partnering with the township to assist with this project, or are there other stakeholders that you know of that the township should involve?
No comment.
5. What do you think is the best way to preserve the history of the property?
No comment.
6. Do you have any artifacts or other pieces of history related to the site?
They may have information in their archived, this would need to be looked into at a later date.

Bondsville Mill Park:
Key Person Interview:

Dr. Lawrence J. Mussoline, Superintendent Downingtown Area School District, 610-269-8460; email info@dasd.org

General questions:

1. What is your vision for the property? What features could be most valuable to a park at this location? Do you have any specific ideas that should be considered in the final design and site development (i.e. "it would be really great if they would do this...")

See below. Answers integrated into remaining interview questions.

2. Would you support an oral history project to record first-hand experiences of mill workers as another means of documenting the history of the mill? How would you envision this coming together/how would you like to see this presented?

Yes. Specifics would deal with the history of the grounds; the history of the structures; what they did there; how they did it; what it looked like inside; what it looked like with machinery inside; what they paid their workers; showcase available photos.

3. What types of programming would be best suited for the site (list examples currently noted in report...ask if anything else they would like to see)

See above

4. Do you have any concerns about the features of the property or concerns about the property being used as a park?

Not necessarily a concern, but the Township should consider making places available for groups, and the district would recommend that there is an expert somewhere that people could get in touch with from a historical perspective. Make sure someone is available (on-site) to teach about the site.

5. As the township moves forward with development they realize that they cannot successfully implement this project alone, and that they will need to engage various partners. How do you see your organization partnering with the township to assist with this project, or are there other stakeholders that you know of that the township should involve?

The school district is struggling with resources also, and the current economy has made things tight. They may be able to help with the "human resource" component, through activities such as teacher assistance in completing research on the history of the site, but teachers often expect to be paid for extra projects such as this. There may also be students interested in volunteer opportunities through the various clubs and service organizations that exist within the district.

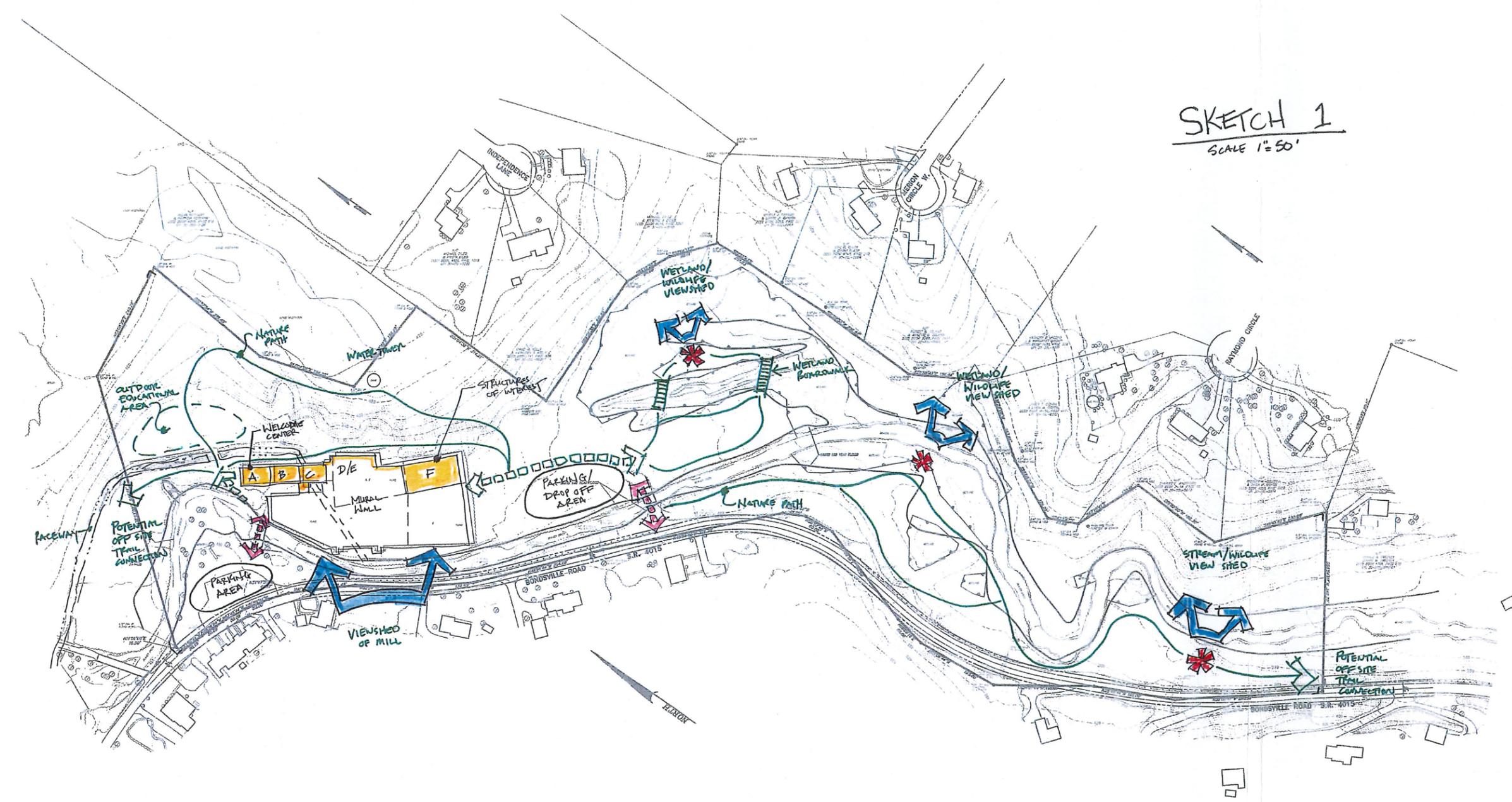
6. Does the district participate in off-site education / are there opportunities for science classes to utilize the outdoor learning center, or social studies classes to learn about local history?

Yes. The district feels that environmental study is important and current initiatives are approached with a "green and sustainable" focus. All classes could use the site, especially science and history/social studies classes. The district teaches PA history in 4th grade, so this fits right in.

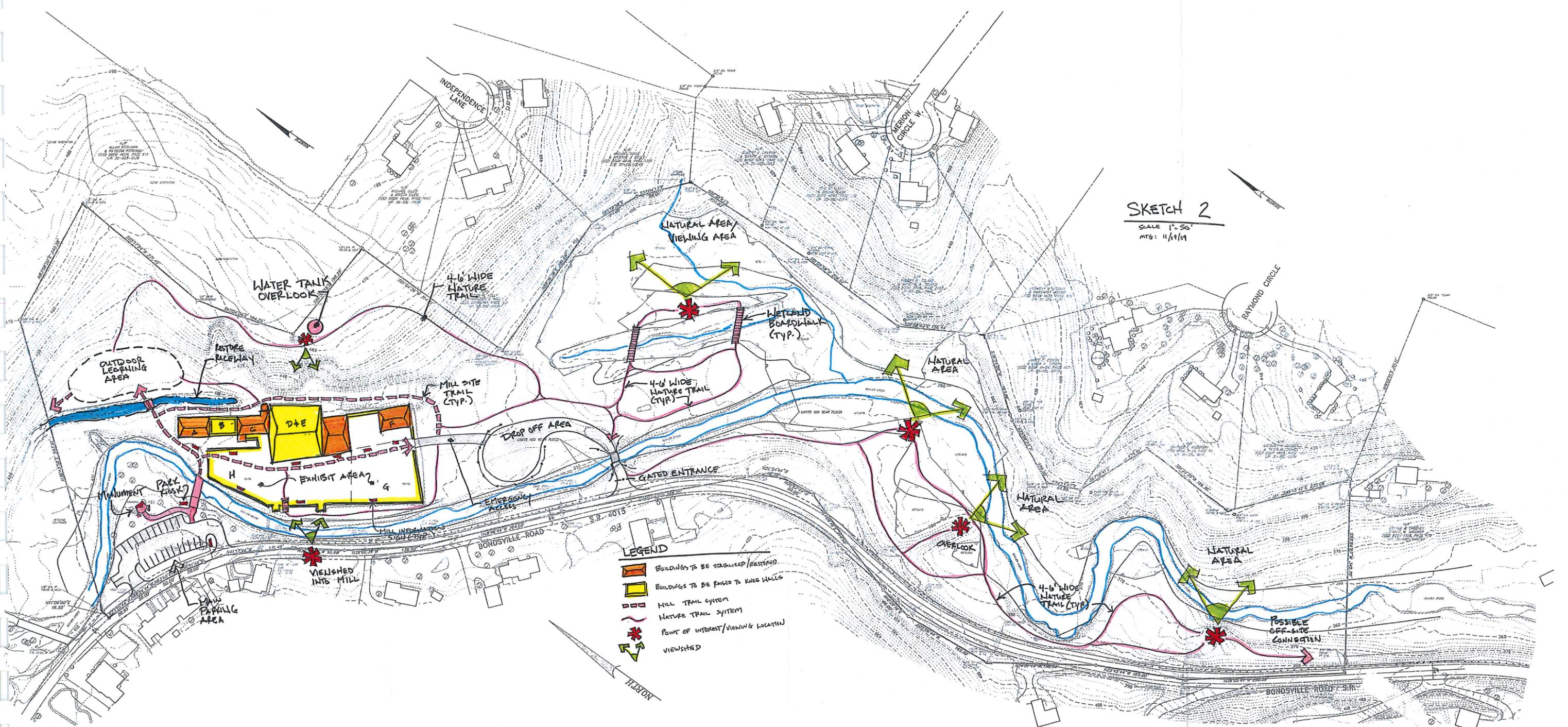
VI

Existing Conditions Plan and Design Drawings

SKETCH 1
SCALE 1"=50'



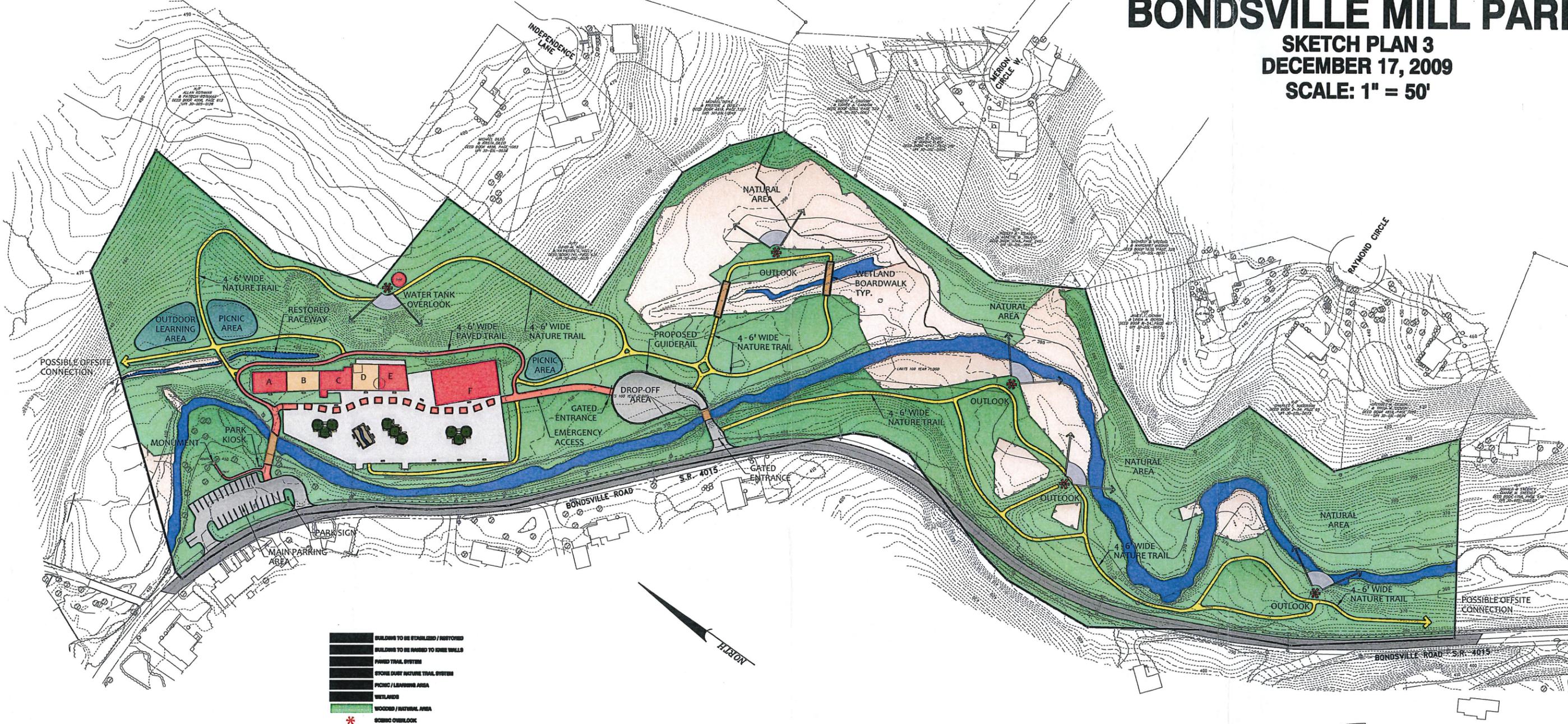
SKETCH 2
 SCALE 1" = 50'
 MTG: 11/19/09



- LEGEND**
- BUILDINGS TO BE STABILIZED/RESTORED
 - BUILDINGS TO BE FACED TO KNEE WALLS
 - MILL TRAIL SYSTEM
 - NATURE TRAIL SYSTEM
 - * POINT OF INTEREST/VIEWING LOCATION
 - ↗ VIEWPOINT

BONDSVILLE MILL PARK

SKETCH PLAN 3
 DECEMBER 17, 2009
 SCALE: 1" = 50'



- BUILDINGS TO BE STABILIZED / RESTORED
- BUILDINGS TO BE DEMOLISHED TO EXPOSE WALLS
- PAVED TRAIL SYSTEM
- STONE DASH NATURE TRAIL SYSTEM
- PICNIC / LEARNING AREA
- WETLANDS
- WOODS / NATURAL AREA
- SCENIC OVERLOOK

BONDSVILLE MILL PLAZA

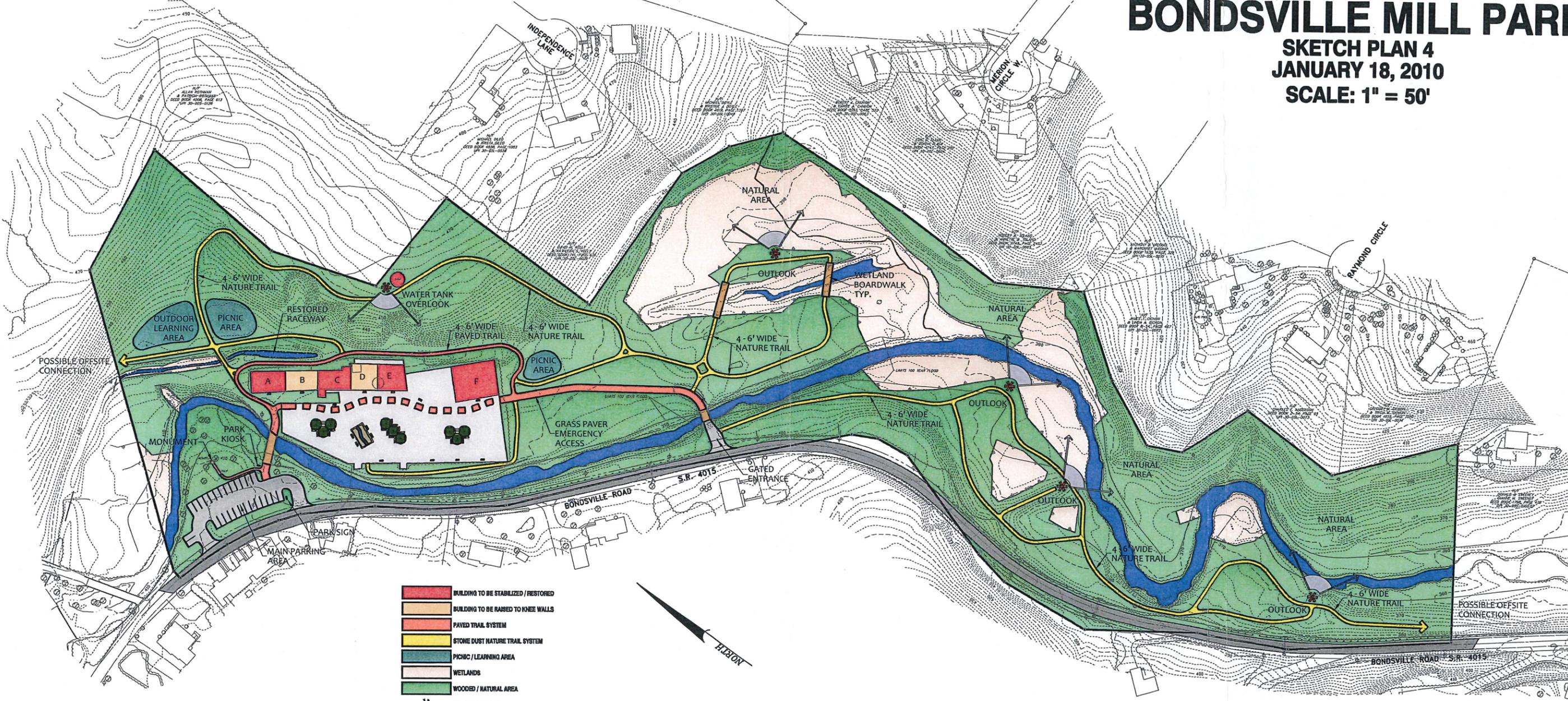
SKETCH PLAN 3
 DECEMBER 17, 2009
 SCALE: 1" = 10'



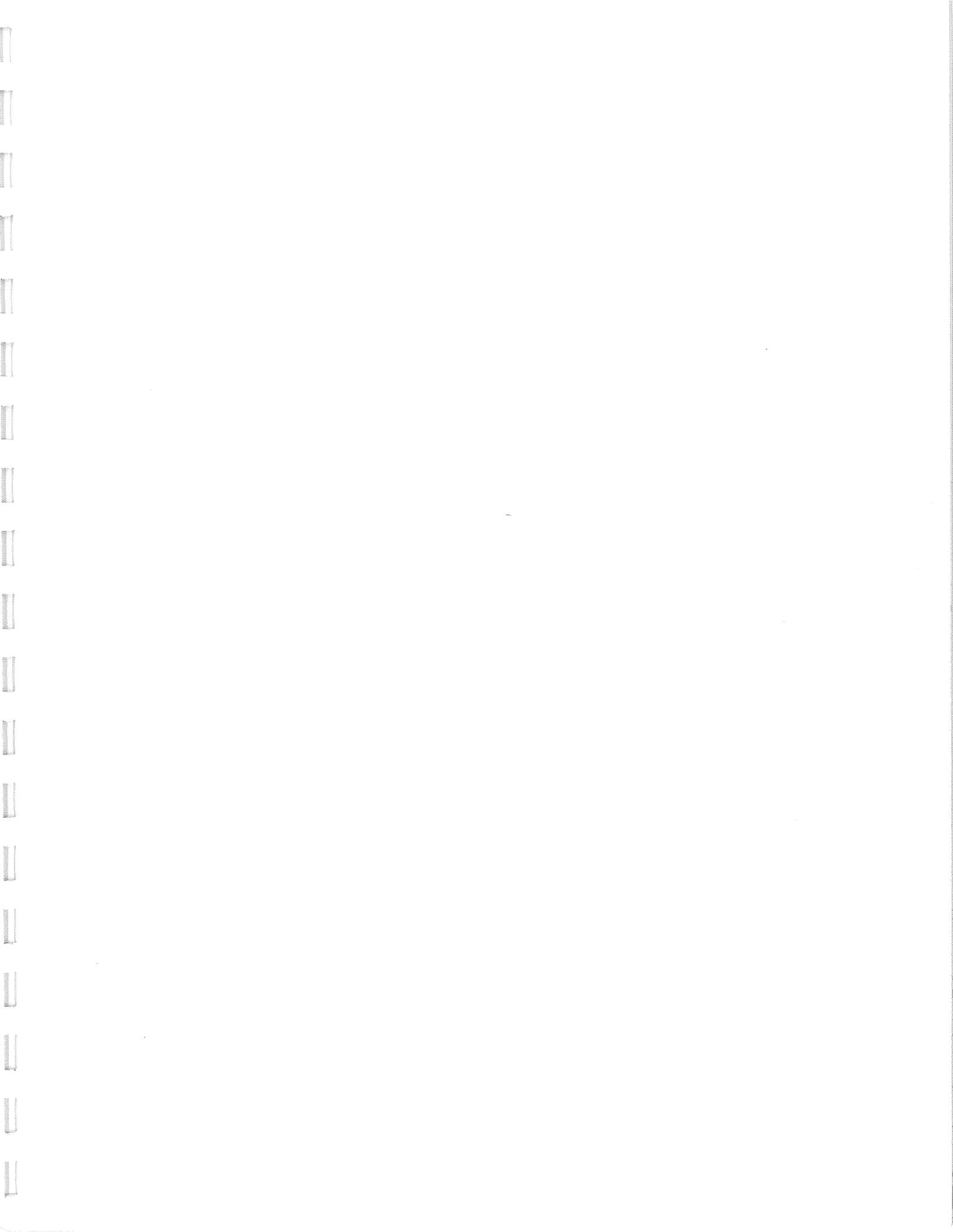
- BUILDINGS TO BE STABILIZED / RESTORED
- BUILDINGS TO BE DEMOLISHED TO EXPOSE WALLS
- PAVED TRAIL SYSTEM
- STONE DIRT FUTURE TRAIL SYSTEM
- PICKING / LEARNING AREA
- WETLANDS
- WOODS / NATURAL AREA
- * SCENIC OVERLOOK

BONDSVILLE MILL PARK

SKETCH PLAN 4
 JANUARY 18, 2010
 SCALE: 1" = 50'



- BUILDING TO BE STABILIZED / RESTORED
- BUILDING TO BE RAISED TO KNEE WALLS
- PAVED TRAIL SYSTEM
- STONE DUST NATURE TRAIL SYSTEM
- PICNIC / LEARNING AREA
- WETLANDS
- WOODED / NATURAL AREA
- SCENIC OVERLOOK



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