

**Review of the Braccia Open Space Workshop at the UD Twp. Bldg.  
on June 25, 2009 from 7-9pm – notes prepared by Commissioner Stan Ropski**

1. Rick Collier of “Land Concepts” and Susan Lohoefer, Director of UDP&R Department made the presentation
2. In attendance were approx. 60-70 immediate neighbors and those from surrounding neighborhoods along with other interested parties
3. Commissioners Robert Pesavento(Ward1) and Stan Ropski(Ward 7) each made comments
4. Mr. Collier has 30 years experience in land planning - visited the site over 10 times, interviewed residents, twp. staff and met with several of the township’s various boards
5. UDT contains 44 park sites and has 604 acres in its inventory
6. If accepted by the Board of Commissioners(BOC)the “Land Management Plan” will be used as a guide/road map
7. May take several years to implement any of the plan’s suggestions
8. All phases of this plan are not set in stone and may change based on resident, staff and BOC concerns
9. Funding for this land development project can be financed under the recently passed \$30 million Twp. Open Space referendum
10. Will change name of this tract within the next couple of months
11. Plan took into consideration the site’s conditions, meeting the community’s needs, develop program of use and determine most suitable uses
12. Site contains approximately 27 acres and is accessed by Bell La., Frederick Dr., Butler Pike and Hutchins Dr.
13. Contains a 100 year flood plain with the North branch of the Rose Valley Creek flowing through the property.
14. No steep slopes
15. Vegetation goes from hardwoods to wetland type plants also contains many types invasive plants
16. Native birds are plentiful
17. Virtually no understory exists - this is caused by deer over browsing
18. One remaining resident, Mrs. Nancy Algeo - has a life tenant agreement
19. Historic background – original Amos Lewis house dates back to 1735, British troops allegedly occupied the house during the American Revolution – may have been a stop for the “ Underground Railroad” – farm originally contained over 200 acres
20. Any public uses will be passive – no sport fields recommended.
21. Planned are two types of trails – multipurpose hard surface type (macadam) for bikes and strollers and a soft type(wood chips) for walking
22. Trails will be available to leashed dogs
23. Two vehicle parking areas not to exceed 15 spaces are recommended - one accessed off of Butler Pike with the other off Frederick Dr.
24. A naturalized stormwater detention basin is proposed near the Bell/Hutchins sewer easement location

25. Remnants of an old barn could be the centerpiece of a heritage education section; interpretive signs could be erected; this could be part of a coordinated effort with UDSD
26. Plan includes a meadow garden and community gardens
27. An environmental education component was suggested with a coordinated effort between Robbins Park staff and the UDSD science curriculum – outdoor classroom opportunities can be developed along with student work projects such as habitat enhancement and research/test sites
28. Improvements will be designed to keep maintenance costs down
29. Public trespass or nuisance parking on public streets will be addressed by the BOC if these issues or any issue become a problem
30. Public comment period will be open until July 15<sup>th</sup>
31. Residents can E-mail comments or suggestions to [slohoefer@upperdublin.net](mailto:slohoefer@upperdublin.net)
32. Final presentation to the BOC is scheduled for their August 11<sup>th</sup> Stated Meeting

Any questions please give me a call.

Stan

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