

This information was presented at the October 22nd Planning, Parks & Library Committee. It was an updated version of the June 25th presentation that was given to the same committee.

The focus of this presentation was to provide the Commissioners who sit on the committee and the public with an update on the conversion of the property now known as Twining Valley Park (formerly the Twining Valley Golf Course).

Twining Valley Park

Preparing for Management - Update

October 22, 2019



Purpose

Provide an informational update to the Commissioners and the community concerning the Township's preparation for taking over management of Twining Valley Park on December 1, 2019, which is less than 2 months away.

Updates

- Status of Grants
- End of Lease Preparations
- Use of Clubhouse & Maintenance Garage
- Public Access & Allowable Activities
- Programs & Special Events
- Budget Impacts
- Timelines



152

Dresher Woods Dr

Morningside Dr

Beacon Hill Dr

Alpine Dr

Dublin Hunt Open Space

Allied Landscape Supply

276

Pennsylvania Turnpike (Toll road)

276

in Pike

Susquehanna Rd

Brookville Ct

Green Valley Cir

fe
terian Church

Upper Dublin Golf & Fitness Club

Burn Brae Day Camp
Of Creative Arts

Twining Rd
Fairview Cemetery

Twining Rd

Twining Rd

Air Ln

High Point Xco

Twining Rd

Susquehanna Rd

Afton Rd

W.B.

E Bruce Dr

Burn Brae Park

Malcolm Dr

Sunny Willow
Swim Club

Woodland Rd

Dundee Dr

Burn Brae Dr

Jill Rd

Update - Status of Grants

- Awarded - \$320,000
 - **Montco 2040 Implementation Grant** - \$200,000 (20% match)
 - **PA DCED Greenways, Trails & Recreation Program** - \$120,000 (15% match)
- Pending
 - **PA DCNR Community Conservation & Partnership Program (C2P2)**
 - Up to \$250,000 (50% match)
 - Award announcement in 4th Quarter of 2019
 - **PECO Green Region Open Space Program**
 - Up to \$10,000 (50% match)
 - Award announcement in 1st Quarter of 2020

Update - End of Lease Preparations

- Lease ends November 30, 2019
- Mechanical, Plumbing & Electrical (MEP) Building Assessment
 - Walkthrough occurred in October
 - Report expected in early November
 - Purpose is to:
 - Assess building's primary utilities to avoid unanticipated large capital expenses
 - Determine remaining lifecycle and replacement costs of utilities
- Links Management, Inc. Responsibilities
 - Letter with punch list was sent after the January inspection – Links has been responsive
 - All items must be completed by November 30, 2019
- Soil & Water Testing
 - Awaiting results

Update - Use of Clubhouse & Maintenance Garage

- Leasing the Clubhouse
 - Draft lease agreement is completed
 - Interested parties have begun approaching the Township
 - MEP Assessment will assist with decision-making about long-term use of the building
- Maintenance Garage
 - Repairs to the building needed
 - Replacement of garage doors (2) and entryway door – estimated at \$15,000
 - Interior lighting update needed – quotes being sought
 - Some interior demolition required
 - Work will be completed by Township staff beginning in December
 - Township staff will relocate supplies from existing rented storage facility in January

Update - Programs & Special Events

- First event will be in Saturday, December 14, 2019
 - Twining Valley Cross Classic
 - Cyclocross - bike race on a variety of surfaces with obstacles
- 2020 programs and events may include:
 - Birding, Plant Identification, Walking Club, Mountain Biking Clinic
 - Volunteer Opportunities

Allowable Activities & Public Access

Allowable Activities:

- Walking/Hiking
- Biking (in designated areas)
- Cross-country skiing
- Sledding (in designated areas)
- Birding
- Other passive, low impact recreational activities

****Dogs will not initially be permitted. Plans for dogs to be permitted on 18-acre parcel.*

Public Access

★ = Designated Access Points
& Sign Locations



Budget Impacts

2020 Operating/Capital Budget

- Repairs to maintenance building and clubhouse (if leasing to occur)
- Additional repairs, staffing and maintenance needs will be proposed and discussed at the November Budget Hearing
- New revenue opportunities will be proposed and discussed at the November Budget Hearing

Timeline

- December 2019
 - 12/1 – UDT takes over day-to-day management of the property
 - 12/2 to 12/6
 - Site inspection and complete immediate repairs
 - Installation of rules & regulation signage
 - Decommission the golf course
 - Work will begin on maintenance garage
 - 12/9 – Resident access to the property
 - 12/14 – Twining Valley Cross Classic (UDP&R special event)
- January 2020
 - 1/2 – Begin move from rented storage facility to maintenance garage
 - 1/21 – Commissioners Workshop (*tentative*)
 - Will discuss and finalize elements of Phase 1 property conversion

Proposed Phase 1 Elements

- Multi-Purpose Trail
 - Length: ~2.5 miles
 - Width: 6' to 10'
 - Surface: Asphalt
- Single Track/Mountain Biking/Hiking Trail
 - Length: ~2.5 miles
 - Width: 24"
 - Surface: Dirt
- Dog Park & Parking Lot
 - Size: 6 acres
 - Large Dogs – 50lbs+ (2 acres)
 - Medium Dogs – 25lbs to 49lbs (2 acres)
 - Small Dogs - under 25lbs (1 acre)
 - Rotation area (1 acre)

Timeline (cont.)

- February to April 2020
 - Permit application, finalize construction and bid documents and go out for bid
- Summer 2020
 - Phase 1 work to begin
- Fall/Winter 2020
 - Phase 1 work to be completed

Questions?

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