

SEDGELY FARM - PRE PLANNING

PUBLIC MEETING #1

10.22.2025

SESSION 1: 4-6PM

SESSION 2: 7-9PM



Site Location



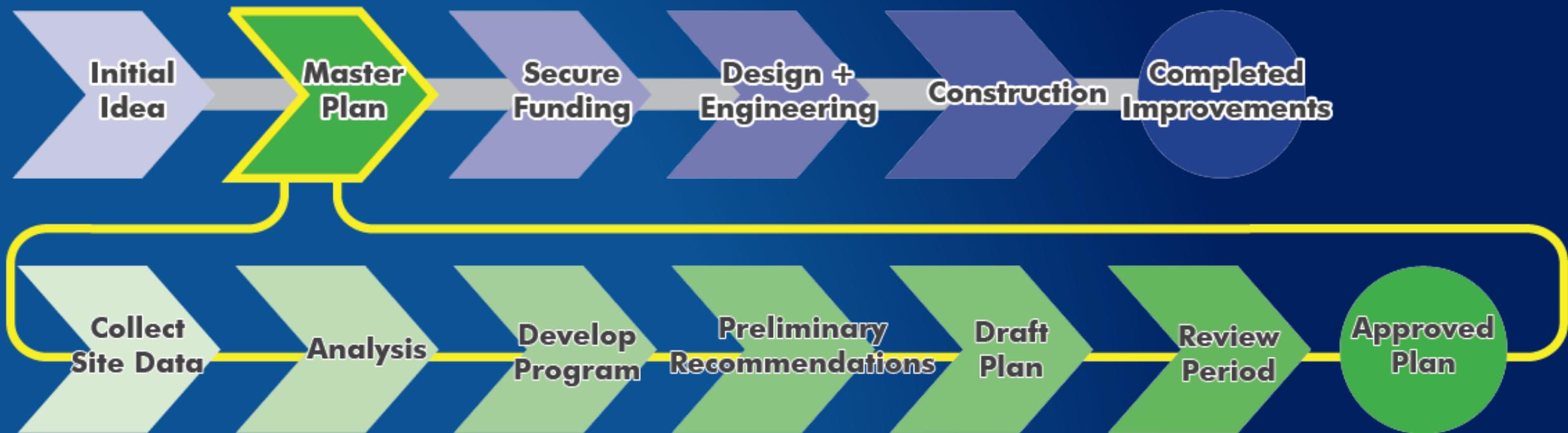
Meeting Agenda

- Planning Process
- Project Timeline
- Property History
- Site Analysis
- Building Assessment
- Site Photo Tour
- Brainstorming



Planning Process

- Due to the long history to Acquire the property the Township desires to keep an open dialogue with the public regarding Sedgely Farm while they pursue funds for a full master plan study



Planning Process

- This **Pre** Master Planning Phase will allow the public to share your ideas for the site and gain an understanding of recreational needs in the community.
- Project Schedule

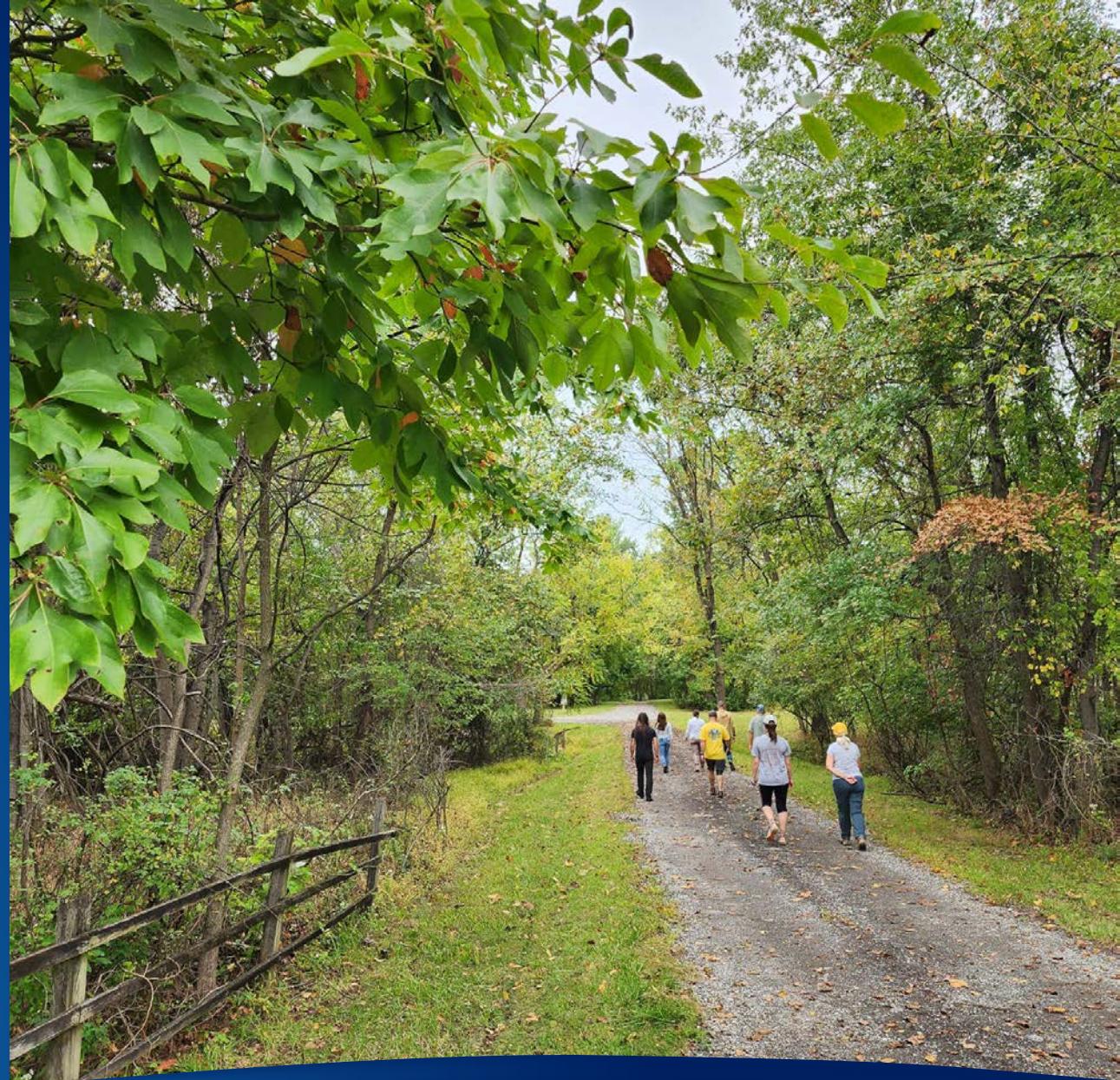
Open House Site Visit	Sat, 27 Sep. 2025 9:00 AM - 2:00 PM	Sedgley Farm +-50 people
Open House Site Visit	Sat, 18 Oct. 2025 9:00 AM - 2:00 PM	Sedgley Farm +-40 people
Public Meeting #1	Wed, 22 Oct. 2025 4:00-6:00PM & 7:00-9:00PM	Township Building
Public Meeting # 2	Thu, 13 Nov. 2025 7:00-9:00PM	PASD High School Auditorium

Planning Process

➤ Final Deliverables

- Site Analysis
- Summary of Public Ideas and Suggestions.
 - This summary of ideas and suggestions will serve as useful information as the Township moves toward the formal master plan process

➤ No design or design recommendations for site improvements will be completed during this pre-planning phase



Project Timeline

Planning Timeline

We are
Here

May 2025	DCED grant application submitted to fund master planning (submitted)
Sep to Nov 2025	Preplanning process
Nov / Dec 2025	Notification from DCED about grant application
April 2026	DCNR grant application submitted to fund master planning
May 2026	Resubmit DCED grant application if necessary (if 2025 app not successful)
Oct 2026 to Dec 2026	Notification of DCNR (and perhaps DCED) grant awards
Jan 2027 to Feb 2027	Master Plan grant funds available
Feb 2027 to Mar 2027	Begin Master Plan
Dec 2027	Master Plan completed

Possible Next Steps

Feb 2028	Begin development of construction documents
Feb 2028 to May 28	Prepare/submit grant applications for construction funds
Feb 2029	Construction documents and permits completed
Mar 2029	Grant construction funds available (if successful)
Feb 2029 to Apr 2029	Bidding for phase 1 construction
Jun 2029 to Nov 2029	Phase 1 construction

Property History

- The Sedgley Farm was originally part of the Moore family holdings, first surveyed in 1701, it was part of a 5,383-acre parcel called the “Pickering Mines”
- Reeves purchased this property in 1914. He renamed the property “Sedgley Farm” after the family home in Fairmount Park
- While the core of the Reeves house may date to the early 1800s, the renovations completely altered its appearance
- In 1928, the property’s land / water boundaries changed drastically due to the construction of the Moore Hall Dam which dammed Pickering Creek along the southern and eastern boundaries
- In 2024 Schuylkill Township acquired the property fulfilling the efforts of the Township’s Open Space Commission, which first identified the parcel as a high-priority for preservation nearly 20 years ago



Site Analysis

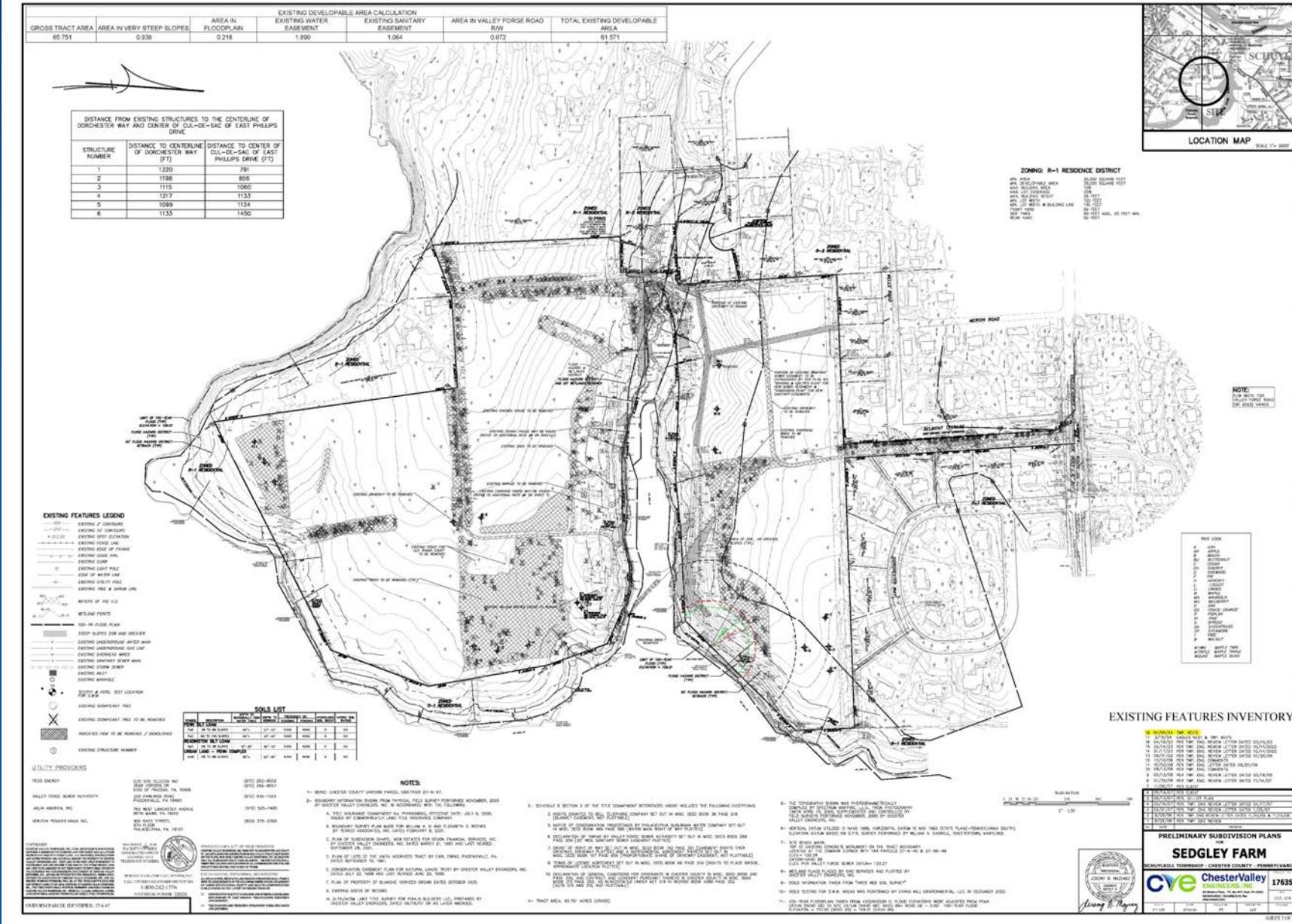
- Review of Site Existing Conditions:
 - Vegetation Coverage
 - Steep Slopes
 - Water bodies
 - Viewsheds
 - Circulation
 - Buildings & Utilities
 - Easements & Right of Ways



Site survey completed

Last update 4/6/24

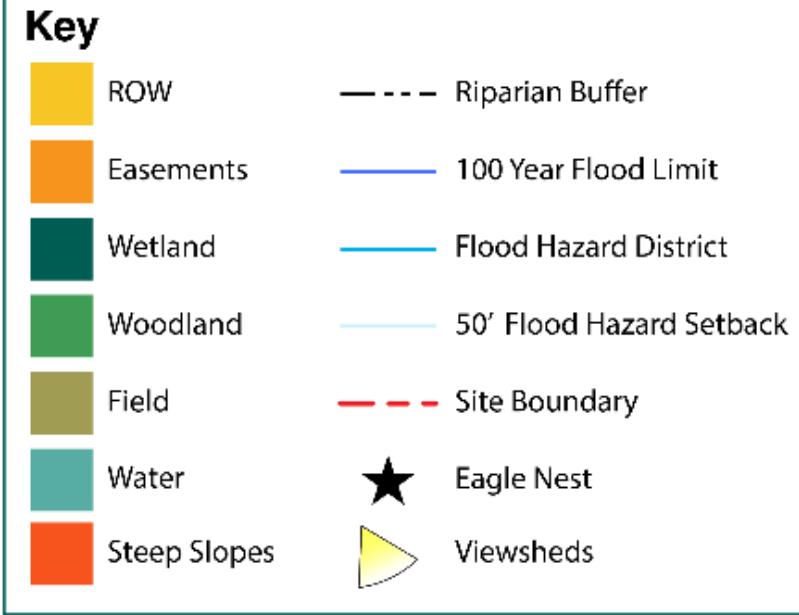
Shows all easements, rights of way, utilities, and other existing conditions



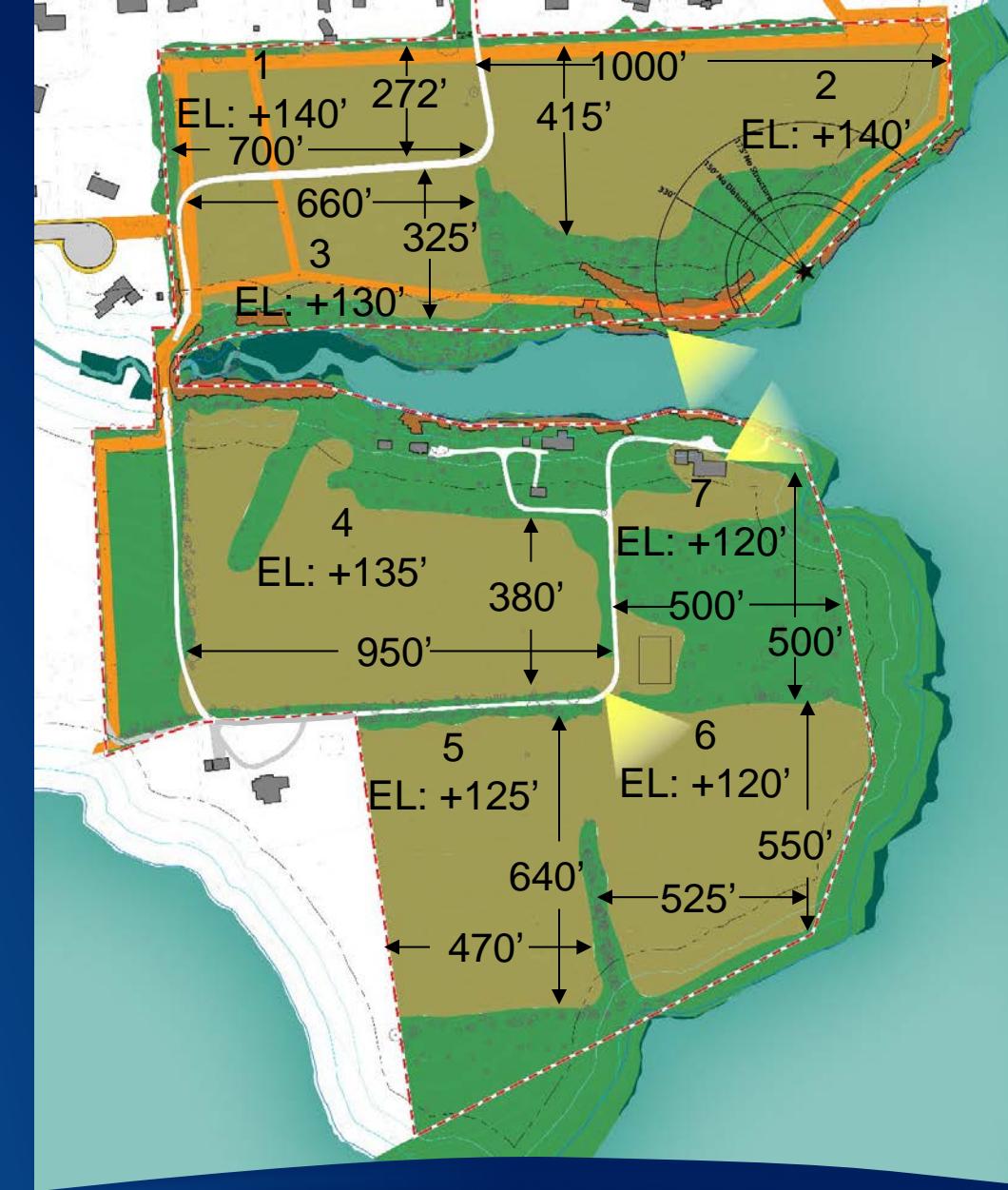
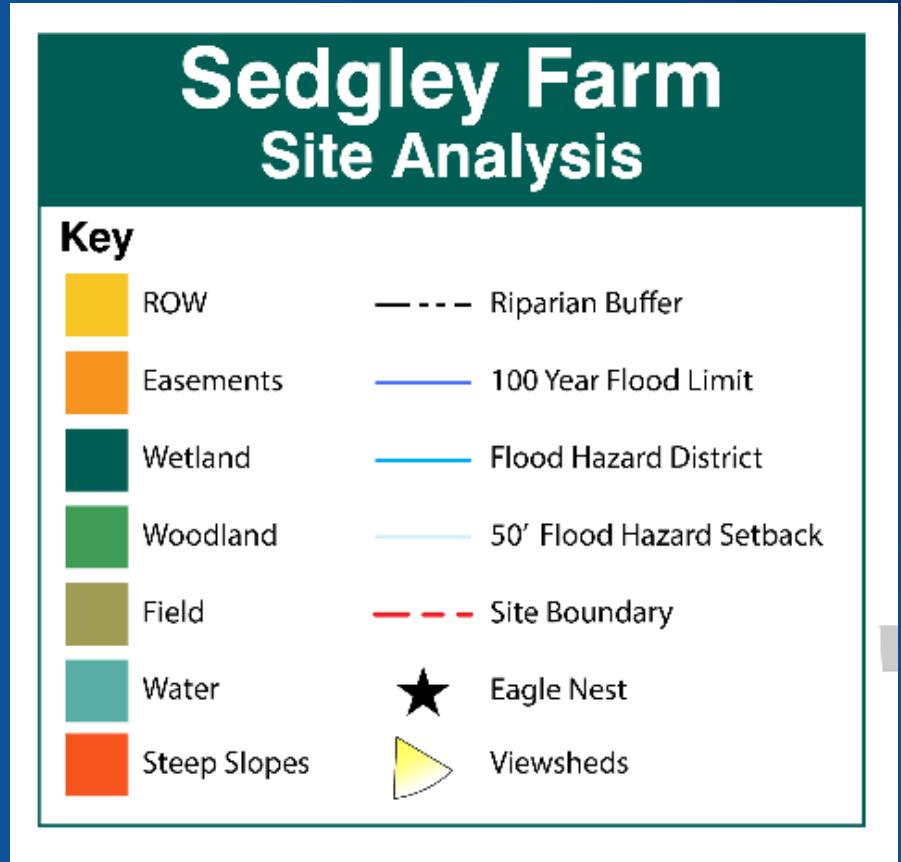
Site Analysis



Sedgley Farm Site Analysis



Site Analysis



Building Assessments

89A

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM – PHOTO/SITE PLAN SHEET
Pennsylvania Historic and Museum Commission, Bureau of Historic Preservation
Commonwealth Keystone Building, 2nd Floor, 400 North Street, Harrisburg, PA 17108-1026

Survey Code:	056	Historic / Other Name:	William Reeves House
Tax Parcel:	27-6-47	Address:	930 Valley Forge Road
County:	Chester 029	Municipality:	Schuylkill Township

**William Reeves
House**

Photographs

Photo 1. William Reeves
House, facing N

Photographer:
Robert J. Wise Jr.

Date: 2006

Negative Location: Wise
Preservation Planning



Photo Tour



Photo Tour



Photo Tour



Photo Tour



Photo Tour



Photo Tour



Photo Tour



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Brainstorming – Card Technique

Your Ideas, Comments, Suggestions...create a program for improvements

GOALS

Goals for the Project

Initially broad, then specific: “ADA Access” or “Provide facilities for all ages”

CONCEPTS

Ideas for Attaining Project Goals

“Enhance Habitat”, or “Trails for all Abilities” “Engage Neighbors” or “Seek County funding”

FACTS

Brainstorming - Card Technique

Your Ideas,
Comments,
Suggestions...

GOALS

RESPECT THE SITE

APPEAL TO A
DIVERSE
POPULATION

PROVIDE FOR
ALL
AGES & ABILITIES

FACTS

AQUA RESEVOIR

66 ACRES

22 HOMES
SHARE A BOUNDARY
LINE WITH THE PARK

CONCEPTS

WALKING TRAILS

*FOREST
PRESERVATION*

**“50 FOOT
TALL WATER
SLIDE”**

PARTNERS

DCNR / DCED

CHESTER
COUNTY

PA AQUA

SIMONE COLLINS LANDSCAPE ARCHITECTURE - WWW.SIMONECOLLINS.COM

Q&A - DISCUSSION