

SEDGELY FARM - PRE PLANNING

# **PUBLIC MEETING #1**

**10.22.2025**

**SESSION 1: 4-6PM**

**SESSION 2: 7-9PM**





# Site Location





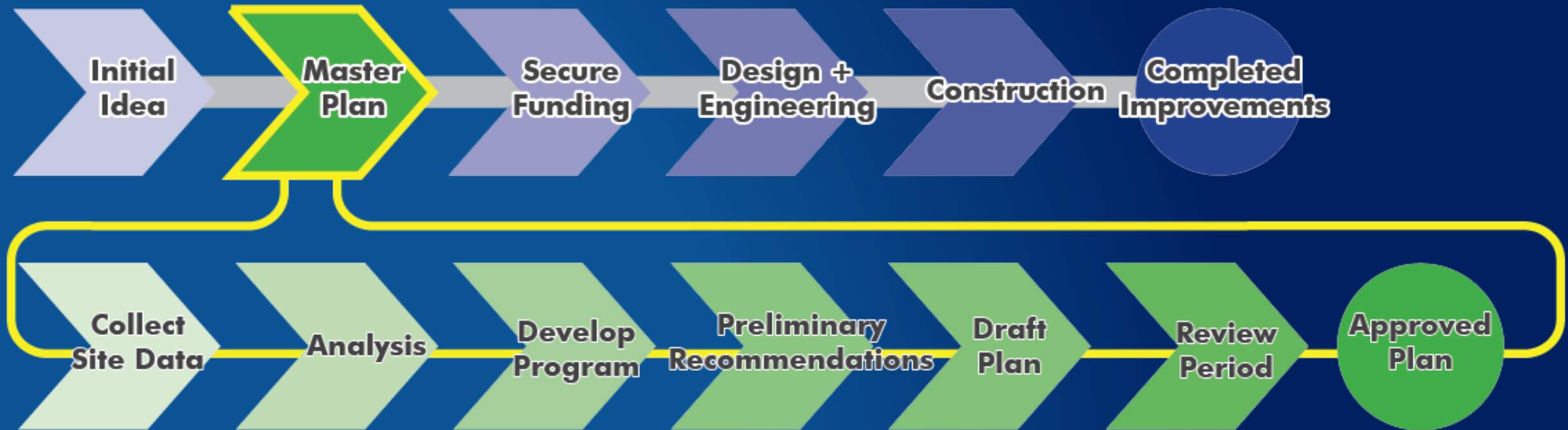
# Meeting Agenda

- 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

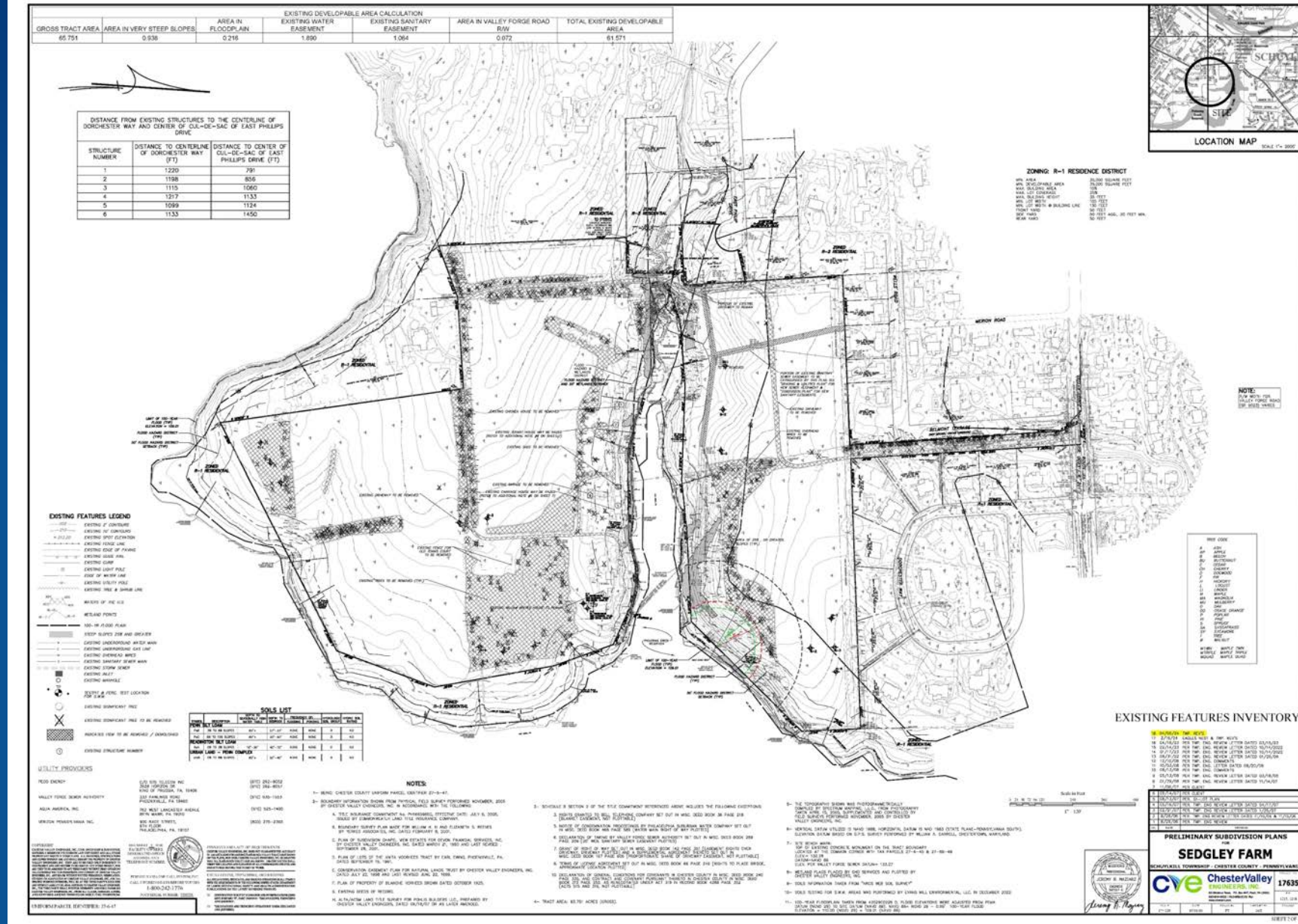
- Review of Site Existing Conditions:
  - Vegetation Coverage
  - Steep Slopes
  - Water bodies
  - Viewsheds
  - Circulation
  - Buildings & Utilities
  - Easements & Right of Ways





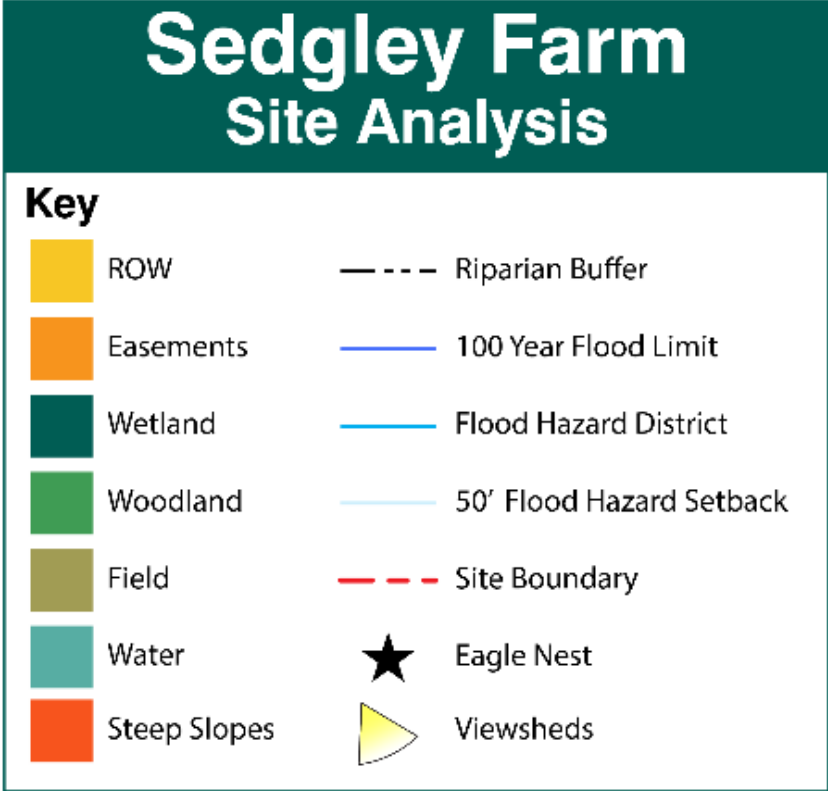
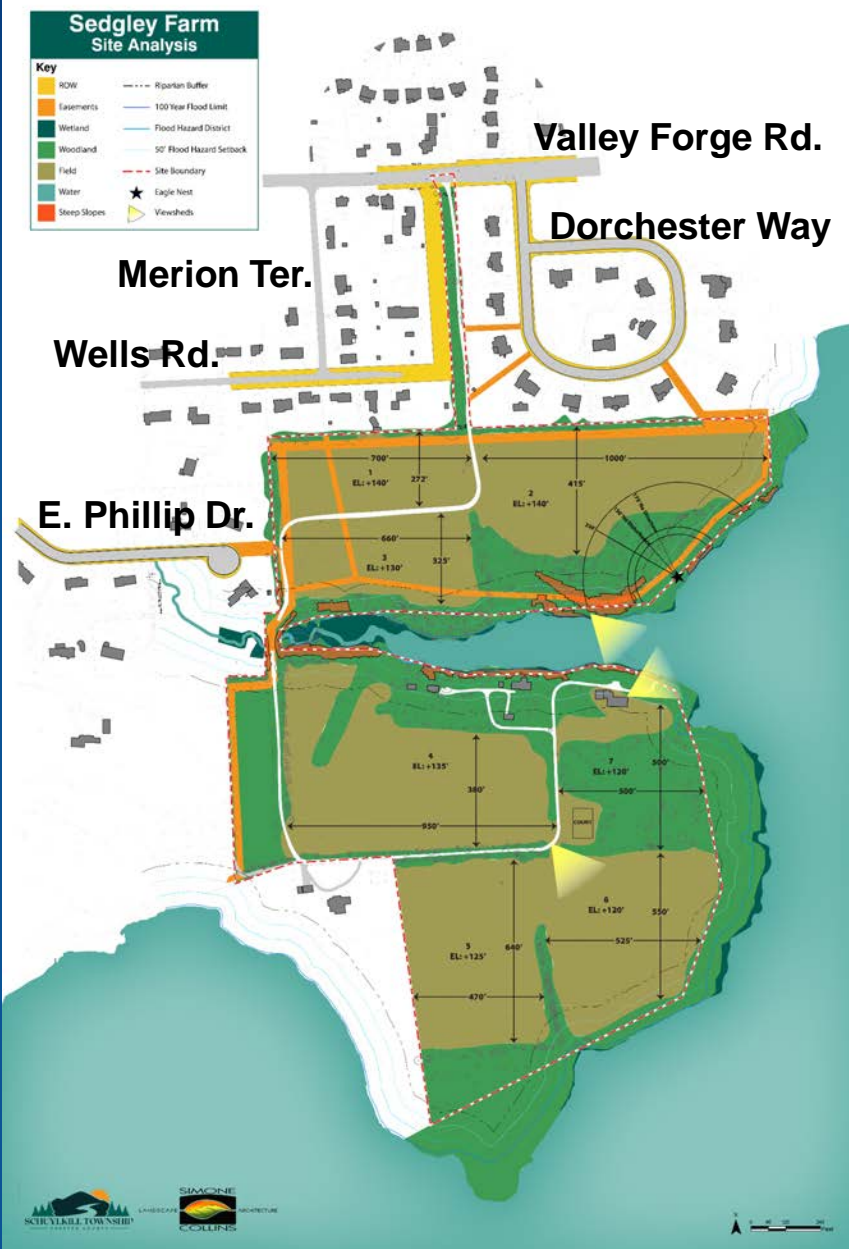
# Site survey completed Last update 4/6/24

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

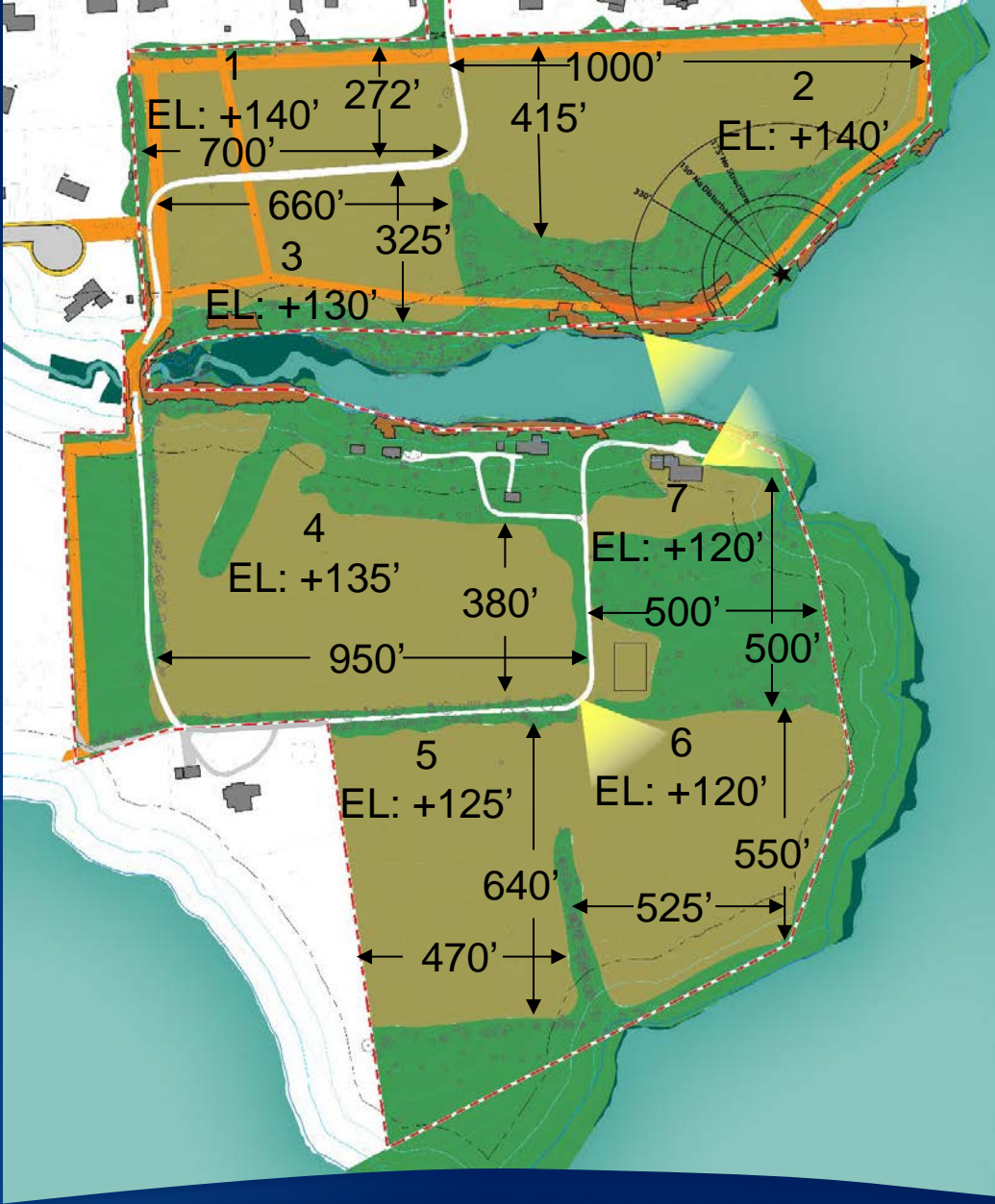
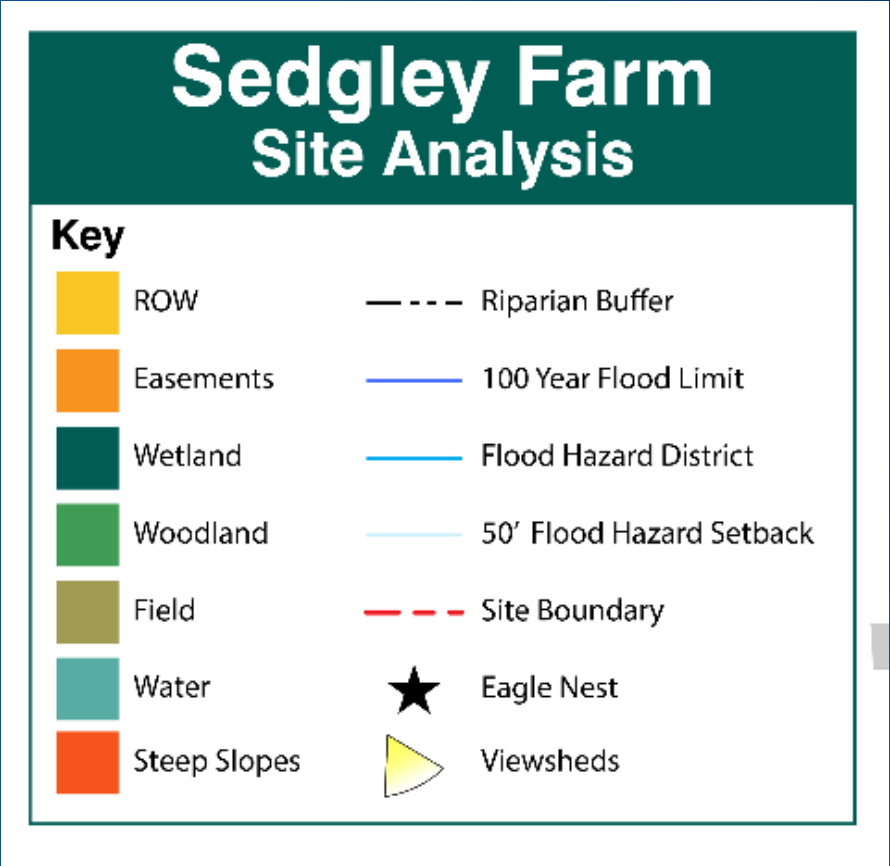




# Site Analysis



# 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, 2<sup>nd</sup> 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





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# Photo Tour





# 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”

### Facts

Neighboring land use, site conditions, existing trail, existing facilities, potential partners.

## FACTS

## CONCEPTS

### Ideas for Attaining Project Goals

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



# 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](http://WWW.SIMONECOLLINS.COM)

# Q&A - DISCUSSION