

JANET JOHNSTON HOUSENICK & WILLIAM D. HOUSENICK MEMORIAL PARK



Board of Commissioners Presentation: Part 1

Master Plan

October 3, 2011



THE PLANNING TEAM



*Recreation Master Planning
& Site Design*



*Architectural Design &
Adaptive Re-use*

STATUS UPDATE



To date we have:

- *Facilitated Project Kick off meeting, 10/18/10*
- *Conducted 6 Housenick Committee meetings – 11/03/10, 01/18/11, 03/03/11, 03/24/11, 05/26/11 & 09/01/11*
- *Attended update meeting with Recreation Commission, 11/08/10*
- *Provided update to the Commissioners, 3/21/11*
- *Facilitated Public Meeting #1, 04/14/11*
- *Provided preliminary draft version of master plan report, 05/11*
- *Facilitated Public Meeting #2, 9/22/11*



MASTER PLAN PROCESS

- Visit site as required to understand context, character and history. Photograph as necessary to document existing conditions.
-
- Prepare project base sheets from supplied or existing info, conduct topographic and boundary survey if necessary.
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- Meet with client to understand desired outcomes, define program and research past decisions or initiatives which may influence the work.
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- Prepare opportunities and constraints analysis to document site's physical and regulatory conditions and resources.
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- Conduct key person interviews and or public input meetings with stakeholders to define wants and needs, identify "hot buttons" and "sacred items".
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- Develop mission statement, define goals and objectives.
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- Prioritize program elements and develop Basis of Design (BOD) Narrative as the guide for plan development.
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- Develop preliminary concept diagrams for layout and spatial relationships of desired program elements.
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- Review concepts with stakeholders and elected officials as appropriate. Conduct public meeting if required.
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- Prepare schematic layout plan(s) to refine concepts and relationships and illustrate how site components fit. Review with stakeholders and elected officials as appropriate.
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- Concurrent with site layout plans, review operational and administrative needs, program functions and capital budgets with stakeholders and elected officials as appropriate.
-
- Develop action items list with estimated capital expenditures and implementation timeline based on agreed upon prioritization of program elements.
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- Research applicable funding sources from local, state and federal agencies.
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- Prepare draft of master plan report to document process, findings and recommendations.
- **Review master plan report with stakeholders and elected officials as appropriate. Conduct public meeting if required.**
- **Finalize report and adopt at public meeting of elected officials.**
- **Refer to plan often and implement action items**



MISSION STATEMENT

“Preserve the Johnston Estate for the Citizens of Bethlehem Township and beyond in order to foster the reconnection of our community to the natural world while providing experiences through education and the arts that lead to greater understanding and appreciation of our environment and local history”



GOALS

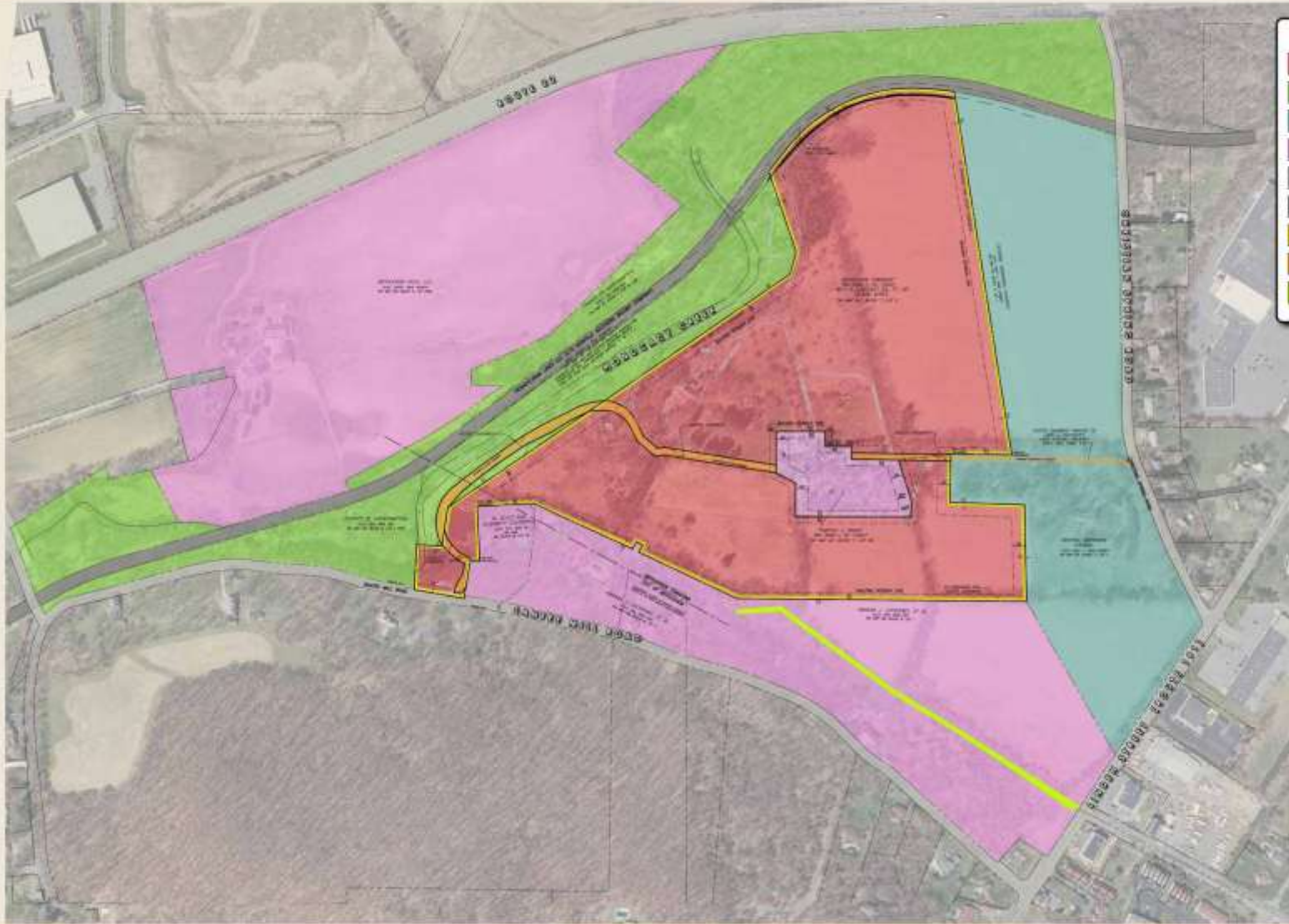


“What we do is our legacy”

- *Protect and preserve the site*
- *Provide for nature based education*
- *Foster and celebrate local history*
- *Promote environmental and cultural stewardship*
- *Enhance community pride*
- *Ensure economic sustainability*
- *Open the park!*



LAND OWNERSHIP EXHIBIT



LEGEND (OWNERSHIP)

- TOWNSHIP LAND
- COUNTY LAND
- MORAVIAN CHURCH PROPERTY
- PRIVATE LANDS
- PUBLIC RIGHT-OF-WAY
- RAILROAD RIGHT-OF-WAY
- UTILITY EASEMENT
- ACCESS EASEMENT
- BETHLEHEM DRAINAGE EASEMENT



BETHLEHEM TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA

JANET JOHNSTON HOUSENICK & WILLIAM D. HOUSENICK MEMORIAL PARK

COMPOSITE SITE ANALYSIS EXHIBIT



LEGEND (FEATURES):

- STRUCTURES
- BRIDGES
- CARTWAYS/PATHS
- DIRT PATHS
- RAILROAD

LEGEND (HYDROLOGY):

- STREAM
- 100 YEAR FLOODPLAIN
- 500 YEAR FLOODPLAIN

LEGEND (UTILITIES):

- WATER
- FIRE HYDRANT
- SANITARY SEWER
- TELEPHONE
- ELECTRIC

LEGEND (SLOPES):

- 0 - 8% SLOPES
- 8 - 15% SLOPES
- 15 - 25% SLOPES
- > 25% SLOPES

LEGEND (VEGETATION):

- DECIDUOUS HARDWOOD FOREST
- MANAGED LAWN
- PASTURE
- CROPLANDS



BETHLEHEM TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA

JANET JOHNSTON HOUSENICK & WILLIAM D. HOUSENICK MEMORIAL PARK

ILLUSTRATIVE MASTER PLAN EXHIBIT



- (A)** VISITOR VEHICULAR ACCESS DRIVE
 - REALIGNMENT TO CRISTINA SPRING ROAD
 - WIDER CANTARY FOR TWO-WAY TRAFFIC AND BUS ACCESS
- (B)** VISITOR PLANNING
 - NO SPACES INCLUDES 2 HANDICAP ACCESSIBLE SPACES
 - DROP OFF AREA & STAGING AREA FOR 2 BUSES
 - ADDITIONAL 5 PARKING SPACES AT EXISTING PARKING AREA
- (C)** TRAIL HEAD BUILDING
 - GATHERING PLACE
 - INFORMATION BOOTH & RESTROOM
 - PROPOSED WOODEN TRAIL
 - 4 FEET WIDE BRIDGE
 - WATERLOG MOUND LAWN, COMPACTED EARTH OR GRAVEL
- (D)** TRAIL REST AREA
 - ORIENTATION
 - COMFORT SEATING
 - SEEDING & SOIL
- (E)** PROPERTY LINE BUFFER
 - 50% CANOPY, UNDERSTORY & OVERSCREEN PLANTING
 - PROPERTY LINE SIGN NOTICES & BUFFER
- (F)** PROPOSED MULTI-USE PATH
 - 12 FEET WIDE BRIDGES
 - INTERLOCKS, ASPHALT OR COMPACTED GRAVEL
 - EXISTING MULTIPLE PATHS (UNPAVED)
 - COMPONENT OF PEDESTRIAN TRAIL LOOP
 - SERVICE AND EMERGENCY VEHICULAR ACCESS
- (G)** STARTING ESTATE MANSION
 - PROVIDE SIGNAGE AND SECURITY MEASURES (SHORT TERM)
- (H)** EMERGENCY SERVICE ENTRANCE (STARTED MILL ROAD)
 - NO PUBLIC VEHICULAR ACCESS
 - GATED ENTRANCE FOR SECURITY AND EMERGENCY
- (I)** NO PUBLIC ACCESS
 - NO ACCESS SIGNAGE
 - SECURITY FENCING AND GATE
- (J)** NO PUBLIC ACCESS INTO EXISTING STRUCTURES
 - PROVIDE SIGNAGE AND SECURITY FENCING
 - REPAIR AND/OR REMOVE STRUCTURE, IF NECESSARY
- (K)** WATER ACCESS
 - PUBLIC ACCESS TO BIRCHCROFT CREEK
 - FISHING, GARDENING AND ENVIRONMENTAL EDUCATION
- (L)** BRUSHY RESIDUES
 - PARK MAINTENANCE FACILITY (FUTURE)
 - POSSIBLE PAVILION CLUSTER RESIDUES (FUTURE)
- (M)** CONSERVATION AREA
 - CONSERVE AND RESTORE SPANISH CEDAR
 - COASTAL FORMATION BUFFER
- (N)** CONSERVATION AREA
 - UPLAND REFORESTATION
 - MEADOW RESTORATION
- (O)** MEADOW RESTORATION (SHORT TERM)
 - 1. BRUSHING TO OPEN THE POND
 - 2. SHORT TERM 2-3 YEARS
 - 3. MID TERM 4-10 YEARS
 - 4. LONG TERM 10 YEARS & BEYOND



BETHLEHEM TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA

JANET JOHNSTON HOUSEENICK & WILLIAM D. HOUSEENICK MEMORIAL PARK

RECOMMENDATIONS

Immediate Priority:

- Secure Mansion & Out Buildings
- Provide portable restrooms
- Secure unsafe areas of trails & grounds
- Delineate public access and parking
- Post park rules and regulations
- Open the park!

0 – 3 Year Priority

- Upgrade vehicular access & parking area
- Install new trails, repair existing trails
- Install property lines buffers
- Begin riparian & upland restoration/conservation
- Mansion restoration

4 – 10 Year Priority

- Install trail head pavilion
- Install trail rest areas
- Restore boathouse & create creek access
- Restore Mansion

NOTE:

Specific Recommendation to acquire the County lands and to integrate them into the park is both a short term and long term goal.

This also includes restoration and or replacement of “concrete bridge”



THE PLAN "UP CLOSE"

Immediate Priority

0 – 3 Year Priority

4 – 10 Year Priority

Quick Fact.

12,100 LF of Trail = 2.29 Miles

- 1.13 Miles of New Trail
- 1.16 Miles of Existing Trail



Trail Node – Rest Area

Proposed Trail

Hedgerow Buffer

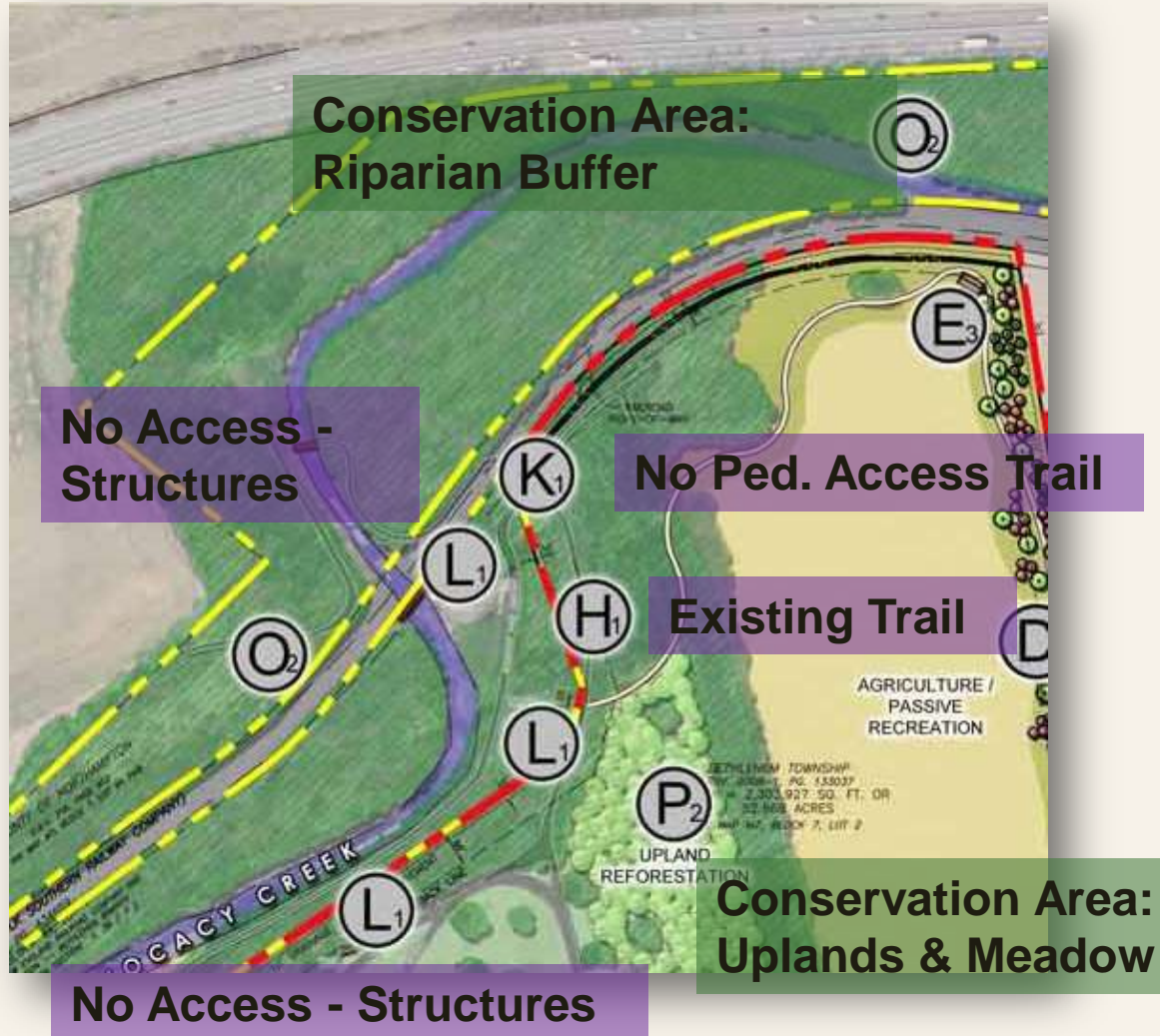
Parking Lot

Entry & Access Drive

Hedgerow Buffer

Trail Head Pavilion

THE PLAN "UP CLOSE"



Immediate Priority

0 – 3 Year Priority

4 – 10 Year Priority

THE PLAN "UP CLOSE"



Immediate Priority

0 – 3 Year Priority

4 – 10 Year Priority

Existing Mansion:
Secure &
Weatherproof

No Ped.
Access

Limited Emergency
Access Point

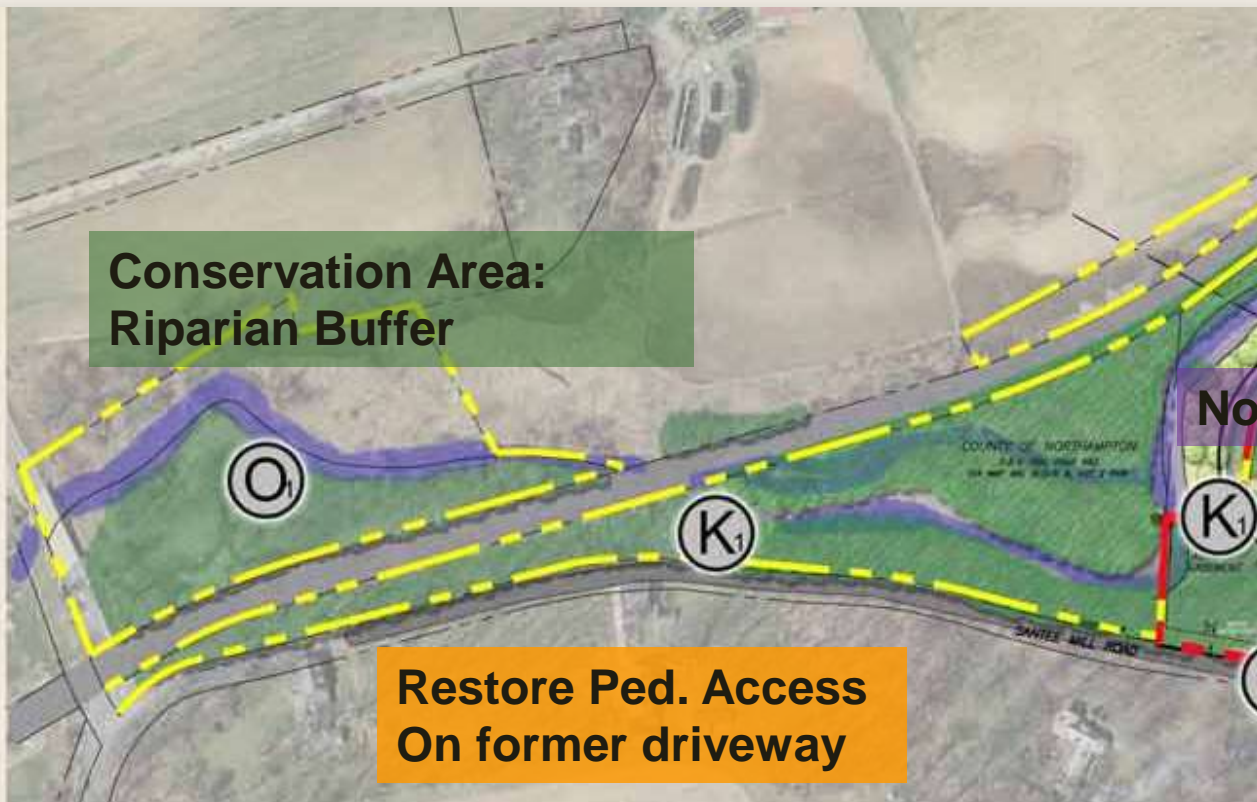
Proposed Trail

THE PLAN "UP CLOSE"

Immediate Priority

0 – 3 Year Priority

4 – 10 Year Priority



MANSION UPDATE



Public Presentation: Part 2
Mansion Update
September 22, 2011

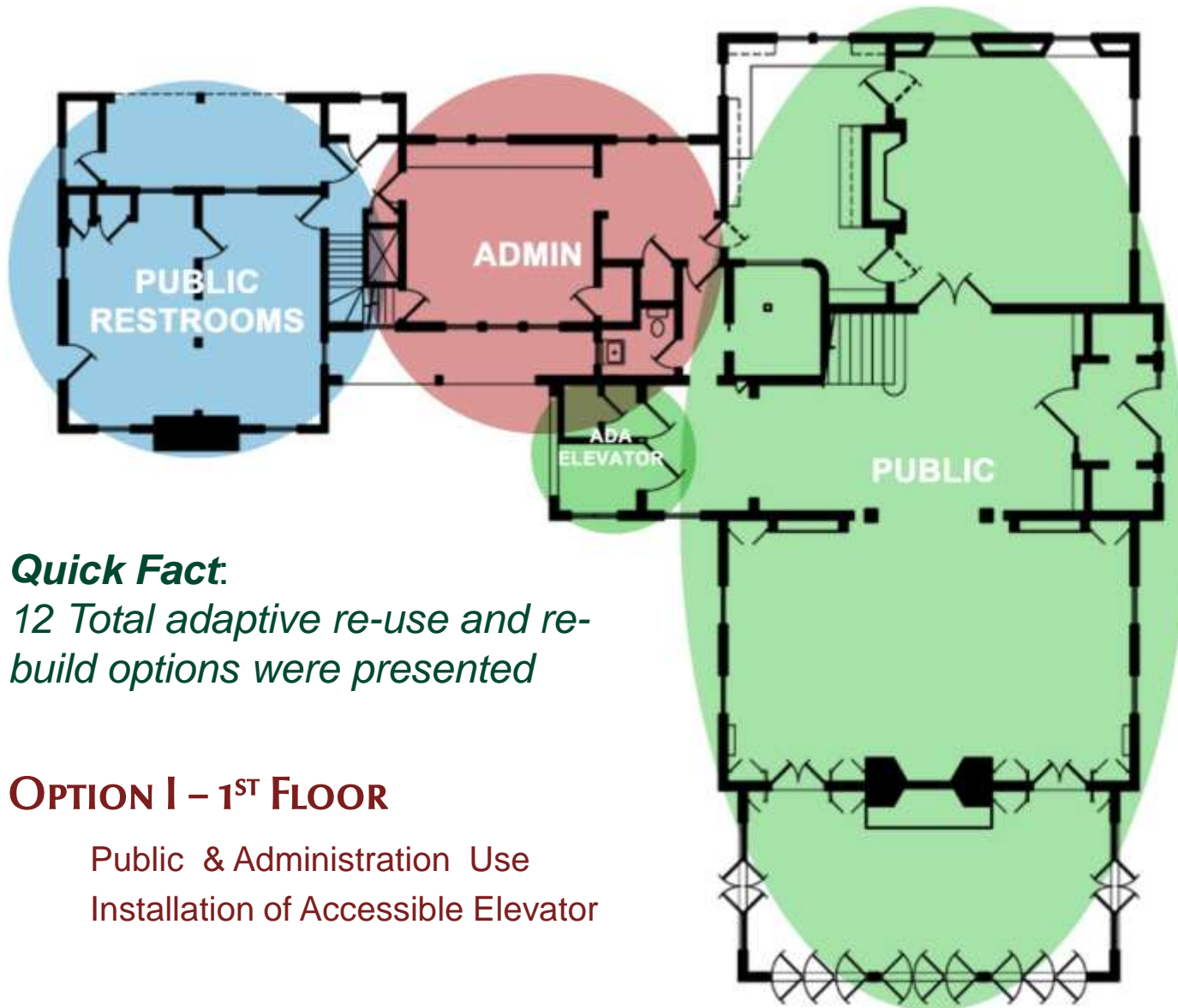


ARCHIBALD JOHNSTON MANSION



MK
SD

Pennoni



Quick Fact:

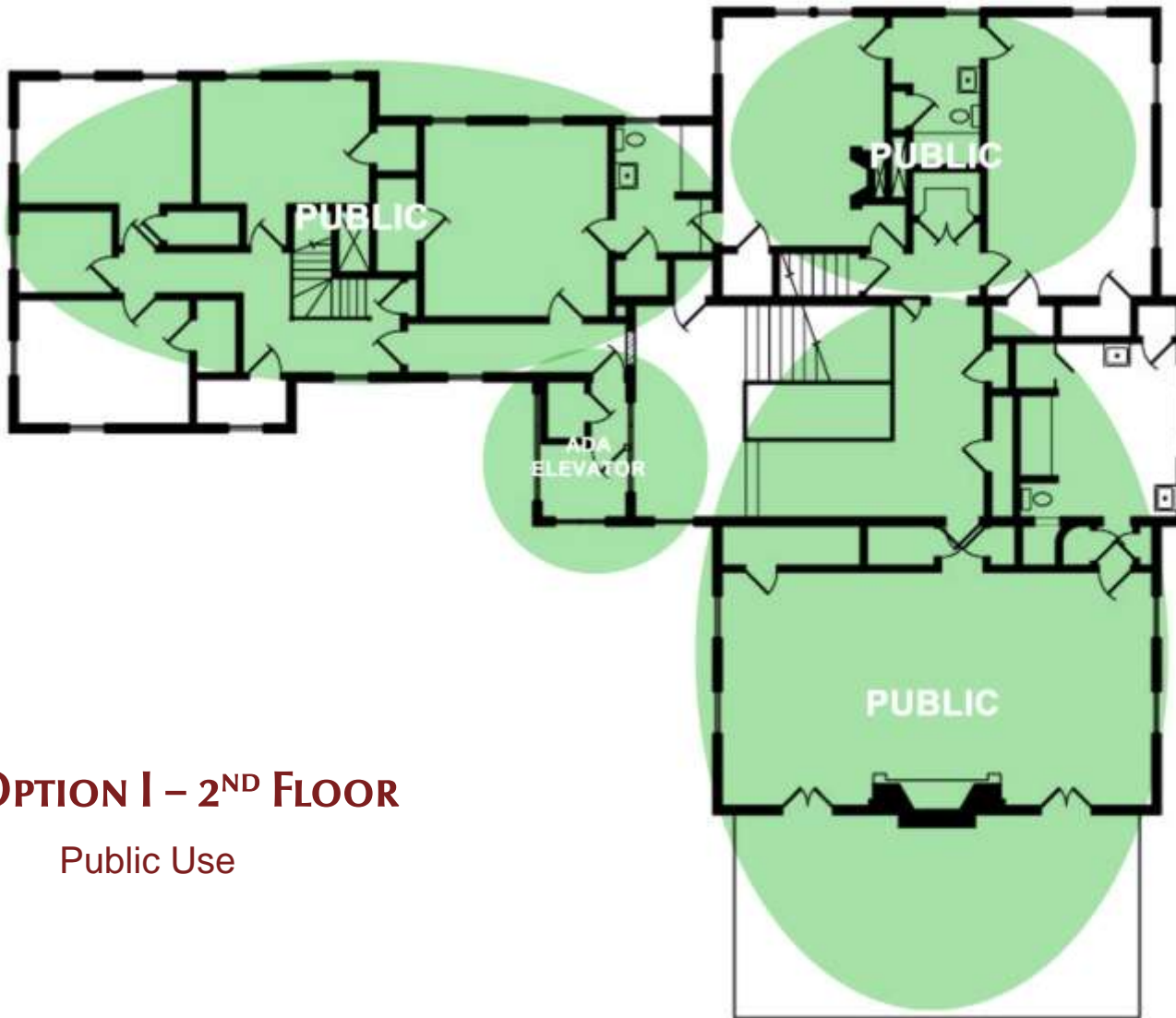
12 Total adaptive re-use and re-build options were presented

OPTION I – 1ST FLOOR

Public & Administration Use
Installation of Accessible Elevator

PUBLIC TOILETS
ADMINISTRATIVE / STORAGE
PUBLIC
SEMI-PRIVATE
PRIVATE



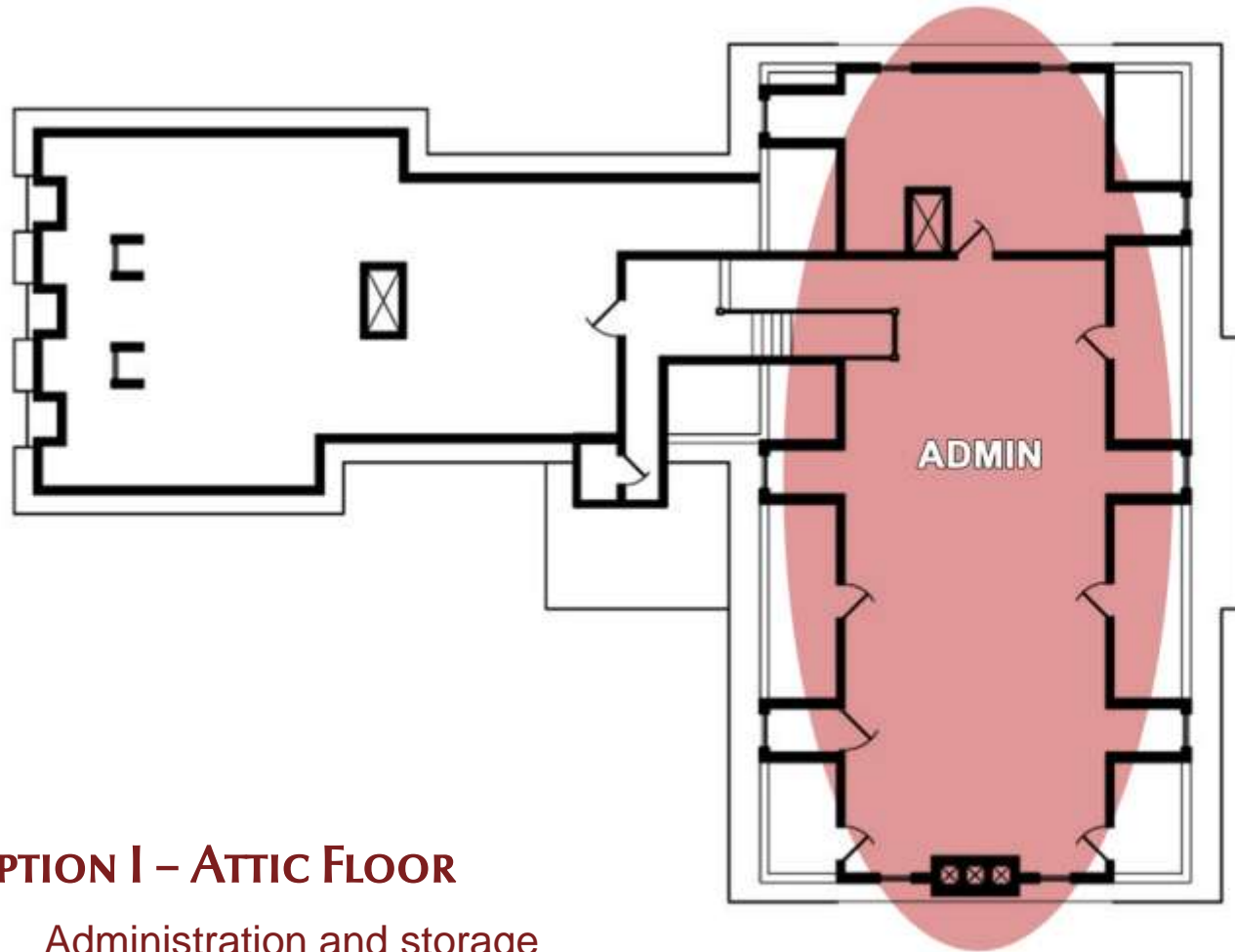


- PUBLIC TOILETS
- ADMINISTRATIVE / STORAGE
- PUBLIC
- SEMI-PRIVATE
- PRIVATE

OPTION I – 2ND FLOOR

Public Use





- PUBLIC TOILETS
- ADMINISTRATIVE / STORAGE
- PUBLIC
- SEMI-PRIVATE
- PRIVATE

OPTION I – ATTIC FLOOR

Administration and storage



BUDGETS/COSTS - SITE

Immediate Priority = \$65,850.00

0 – 3 Year Priority = \$970,201.00

4 – 10 Year Priority = \$328,605.00*

Improvements = \$1,298,806.00

Design/Permitting = \$363,666.00

TOTAL PROJECT = \$1,728,322.00



POTENTIAL FUNDING SOURCES

- *Housenick Trustees (\$2,000,000.00 Endowment)*
- *Future Land Development Projects (Rec. Fees)*
- *PA DCNR*
- *RACP Grants (Redevelopment Assistance Capital Program)*
- *Private Donations*
- *Other grant opportunities*
- *Volunteer Efforts - labor*



NEXT STEPS

Committee Recommendations:

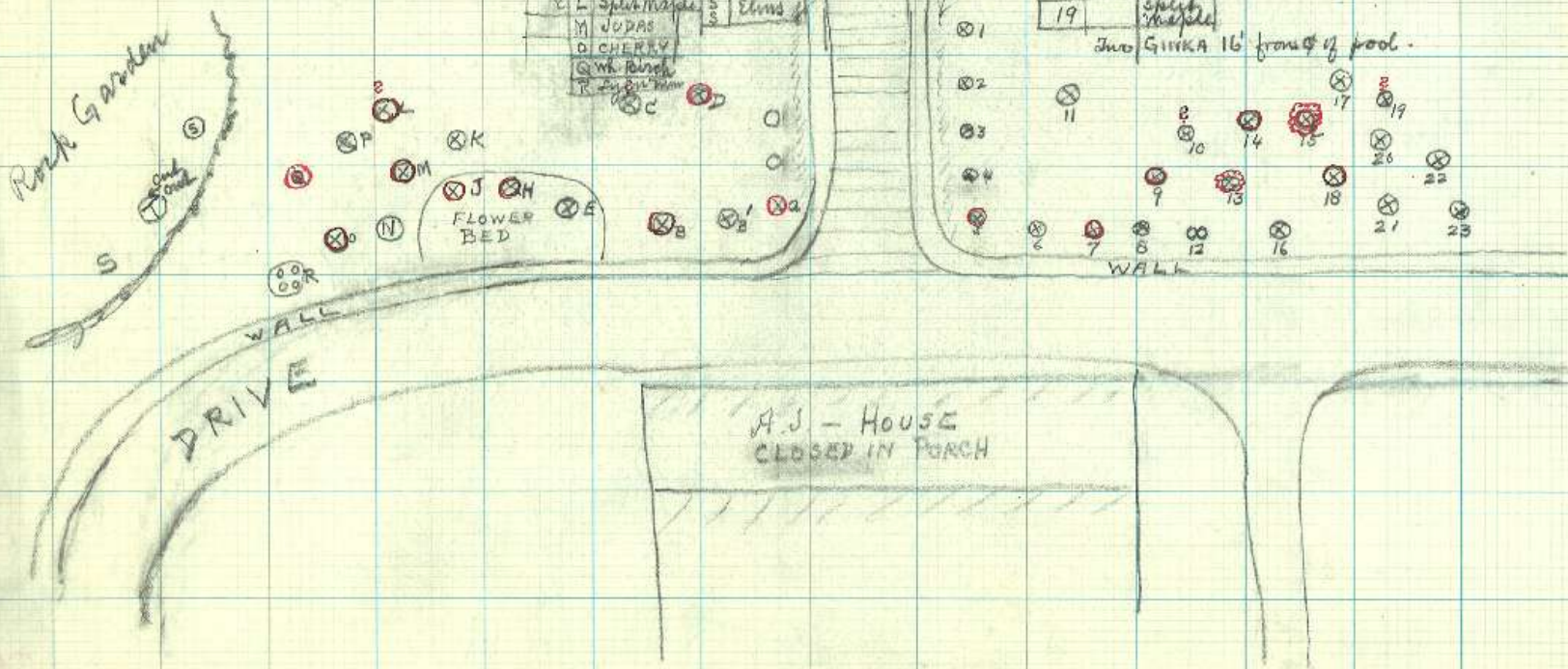
- *The Housenick Committee recommends that the Bethlehem Township Board of Commissioners adopt the proposed Master Plan for the Housenick Estate.*
- *The Housenick Committee strongly recommends that the Mansion be maintained and restored to a future Public Use.*
- *The Housenick Committee recommends that steps be taken to review and implement the requirements to have the Mansion listed on the National Register.*
- *The Housenick Committee shall remain intact and function as an Advisory Committee to the Bethlehem Township Board of Commissioners with respect to the implementation of the Master Plan. (As well as be actively included in the proposed development of the Moravian Church properties)*
- *Meeting with BOC 10.3.11, Plan Adoption*

ARTIFACTS

PLANTING
PRESENT LOCATION OF TREES ON HILL WEST OF STONE WALL ALONG HOUSE DRIVE
DESIGNATING THE TREES TO BE MOVED

POSTAGE MARK	NAME	LEAVE	KIND
Q	WEEPING BEECH	a	WEEPING BEECH
B	CHERRY	g	EVER GREEN
C	COTONWOOD	E	MT. ASH
I	QUINCE	K	" "
F or F	CHERRY BLOSSOM	N	PINE
H	ELM	P	MT. ASH
J	ELM	S	ELMS
L	SPLIT MAPLE	S	ELMS
M	JUDAS		
D	CHERRY		
G	W. BIRCH		
R	SP. BIRCH		

MOVE No	KIND	TO	OK #	Name	CUT OUT No
5	WEEPING BEECH		1	Pine	13
7	LILAC		2	"	T
9	GINKGO		3	"	
10	SPLIT LEAF MAPLE		4	"	
14	CHERRY		5	"	
15 or 15	ELM		6	"	
18	GINKGO		7	"	
20 or 20	LILAC		8	"	
19	SPLIT MAPLE		9	"	
			10	"	
			11	"	
			12	"	
			13	"	
			14	"	
			15	"	
			16	"	
			17	"	

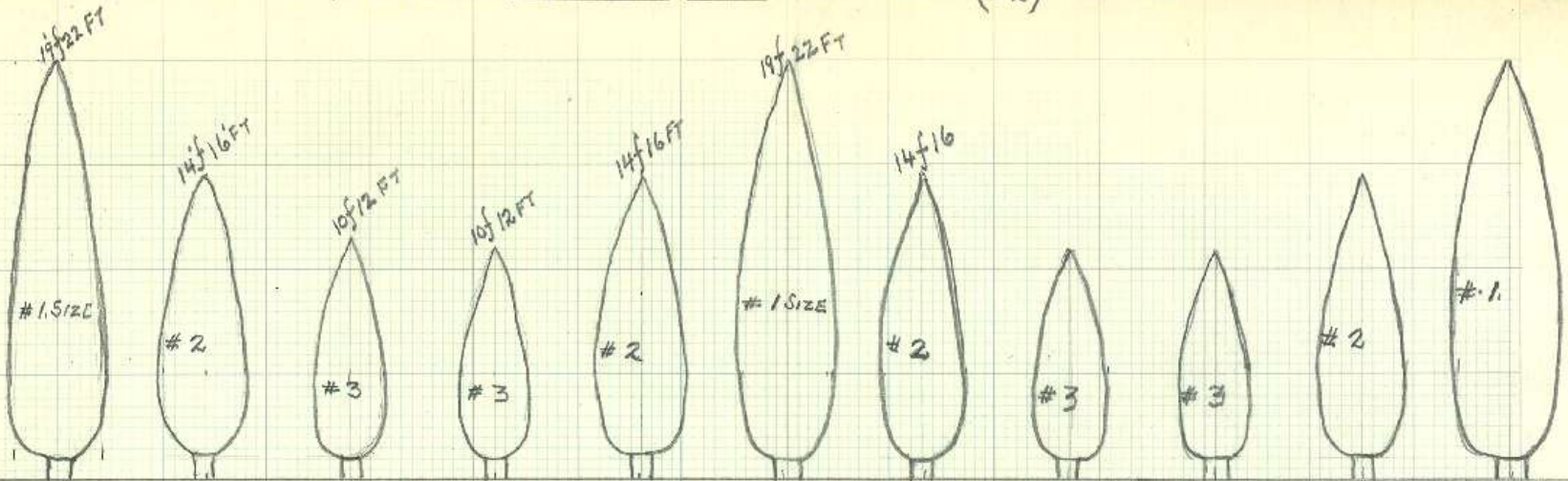


ARCHIBALD JOHNSTON
CAMERON HUMB. R. P. D. NO. 1
BETHLEHEM, PA.

DATE
SKETCH NO.
FILE NO.

ARTIFACTS

ROUGH SKETCH - ELEVATION & PLAN - FOR PLANTING (62) CEDARS



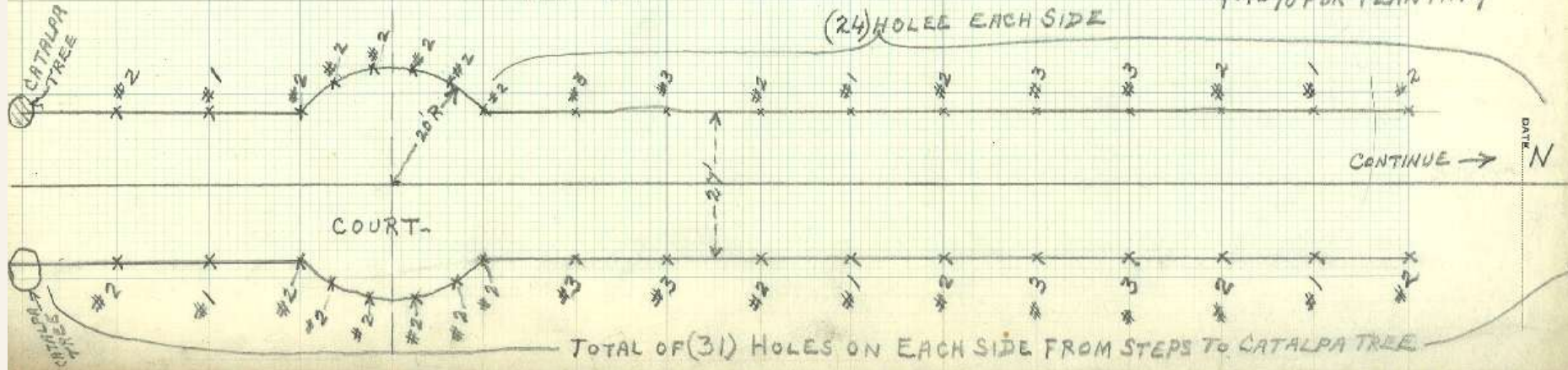
(10) #1 TREES, HEIGHT = 19' 22" FT @ \$10 Ea PLANTED & GUYED = \$100

(32) #2 " " " = 14' 16" FT @ 8" " " " " " \$ 256

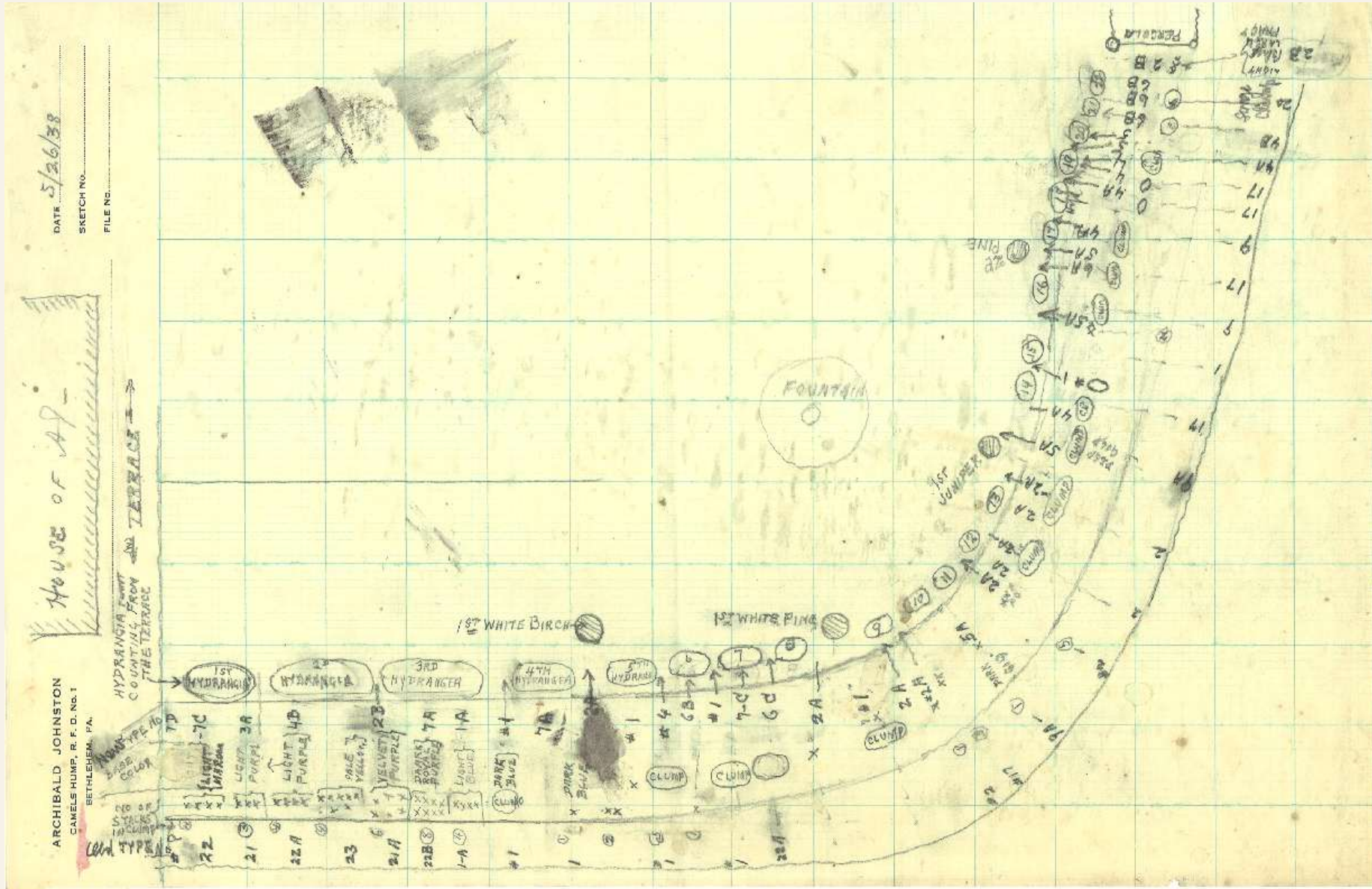
(20) #3 " " " = 10' 12" FT @ 4 " " " " " \$ 80

TOTAL 62

+ 15% FOR PLANTING



ARTIFACTS

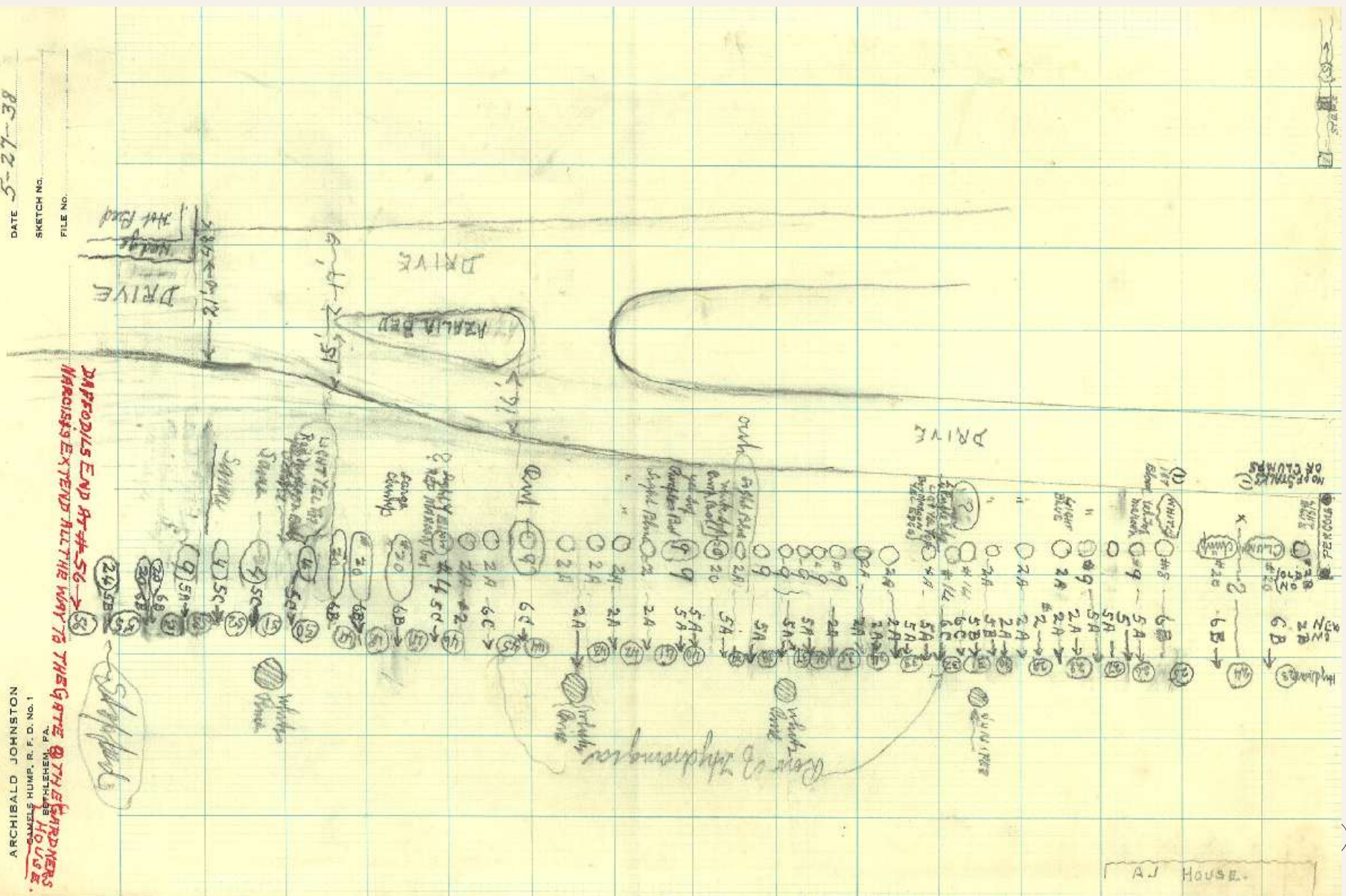


ARTIFACTS

DATE 5-27-38

SKETCH NO.

FILE NO.



DAPPOULS END AT #56 →
MAGS EXTENDS ALL THE WAY TO THE GATE

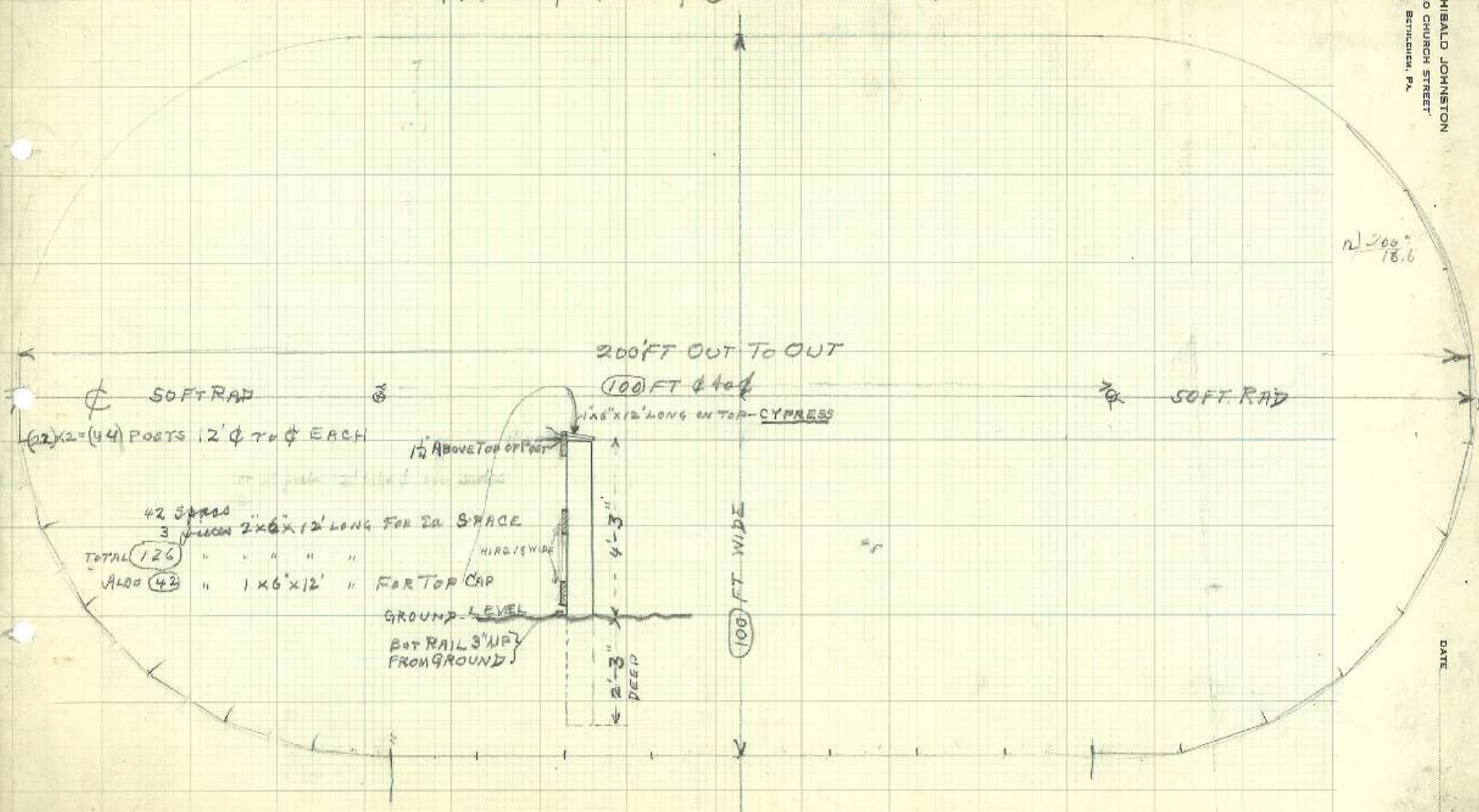
ARCHIBALD JOHNSTON
CAMELS HUMP, R. F. D. No. 1
BETHLEHEM, PA.

AJ HOUSE.

ARTIFACTS

RIDING RING @ CAMELSHUMP

ARCHIBALD JOHNSTON
120 CHURCH STREET
BRIDGEWATER, PA.



DATE

ARTIFACTS



ARTIFACTS



QUESTIONS & COMMENTS

A black and white photograph of a field with a deer in the foreground and a dense forest in the background. The deer is standing in the middle ground, facing left. The field is filled with tall grasses and some wildflowers. The background is a thick line of trees under a cloudy sky. The overall tone is serene and natural.

**“Coming Together is a beginning
Keeping Together is progress
Working Together is success”**

Henry Ford