

# Meadowood- Master Planning

A Vision for 2050



December, 2016



Prepared by:

Woodrow & Associates, Inc.  
108 North Bethlehem Pike, Suite 5  
Lower Gwynedd, PA 19002



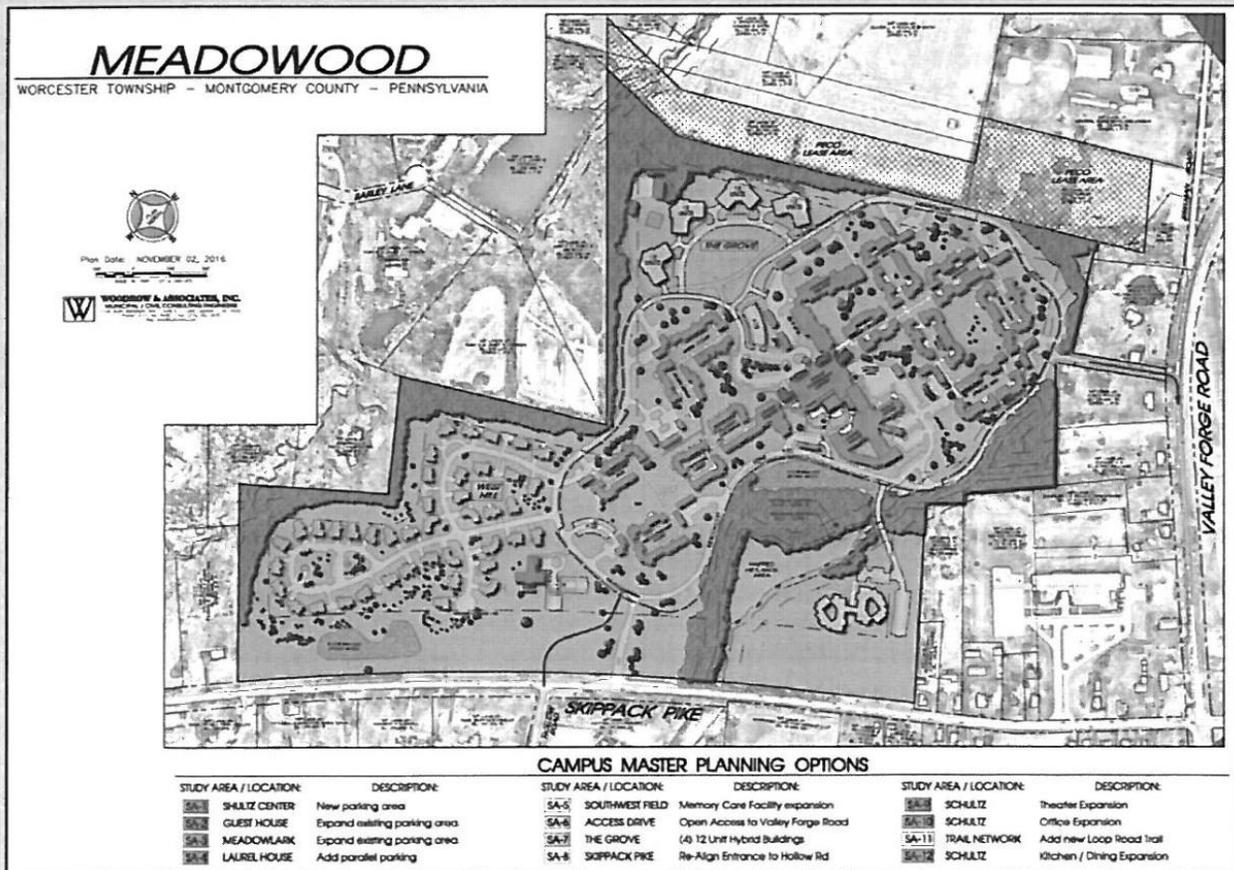
Overview



# Meadowood- Master Planning

## A Vision for 2050

The Meadowood community has undertaken a year-long study of current and future needs. Participants in the study included staff, residents, financial committees, operations committees, Meadowood's board of directors, engineers, architects, and dining services. The results of the study provided a blue print which will guide future improvements to the property. Meadowood acknowledges that the goals were identified by our own internal working groups. We further acknowledge that this type of land planning will need the input from the boards, commission and professional staff at Worcester Township. It is our hope that this document will serve as a catalyst to spur discussion and allow a platform for the Meadowood Community to present the results of our study to the community at large. We have developed a list in order of priority as follows:



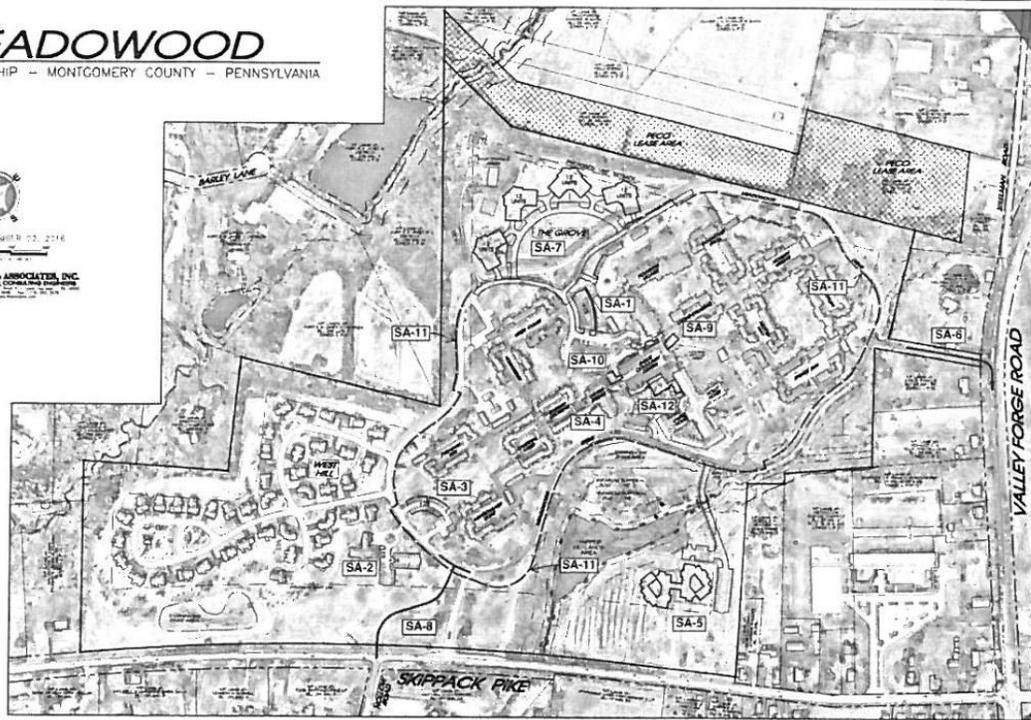
# MEADOWOOD

WORCESTER TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA



Plan Date: NOVEMBER 02, 2016

WOODROW & ASSOCIATES, INC.  
ARCHITECTS / CIVIL ENGINEERS / LANDSCAPE ARCHITECTS



## CAMPUS MASTER PLANNING OPTIONS

STUDY AREA / LOCATION:	DESCRIPTION:	STUDY AREA / LOCATION:	DESCRIPTION:	STUDY AREA / LOCATION:	DESCRIPTION:
SA-1	SCHULTZ CENTER New parking area	SA-8	SOUTHWEST FIELD Memory Care Facility expansion	SA-9	SCHULTZ Theater Expansion
SA-2	GUEST HOUSE Expand existing parking area	SA-6	ACCESS DRIVE Open Access to Valley Forge Road	SA-10	SCHULTZ Office Expansion
SA-3	MEADOWLARK Expand existing parking area	SA-7	THE GROVE (4) 12 Unit Hybrid Buildings	SA-11	TRAIL NETWORK Add new Loop Road Trail
SA-4	LAUREL HOUSE Add parallel parking	SA-8	SKIPPACK PIKE Re-Align Entrance to Hollow Rd	SA-12	SCHULTZ Kitchen / Dining Expansion

### Projects currently under construction:

- A. Physical therapy suite enhancements; indoor pool; wellness/aerobics, and activities quadrangle which includes progressive stormwater management techniques such as our green roof, pervious paving materials, and rain gardens. Our walking path system will provide rehabilitation functions - (Location SA-12 on plan).
- B. Expansion of main dining space (waiver of land development granted October, 2016) - (Location SA-12 on plan).

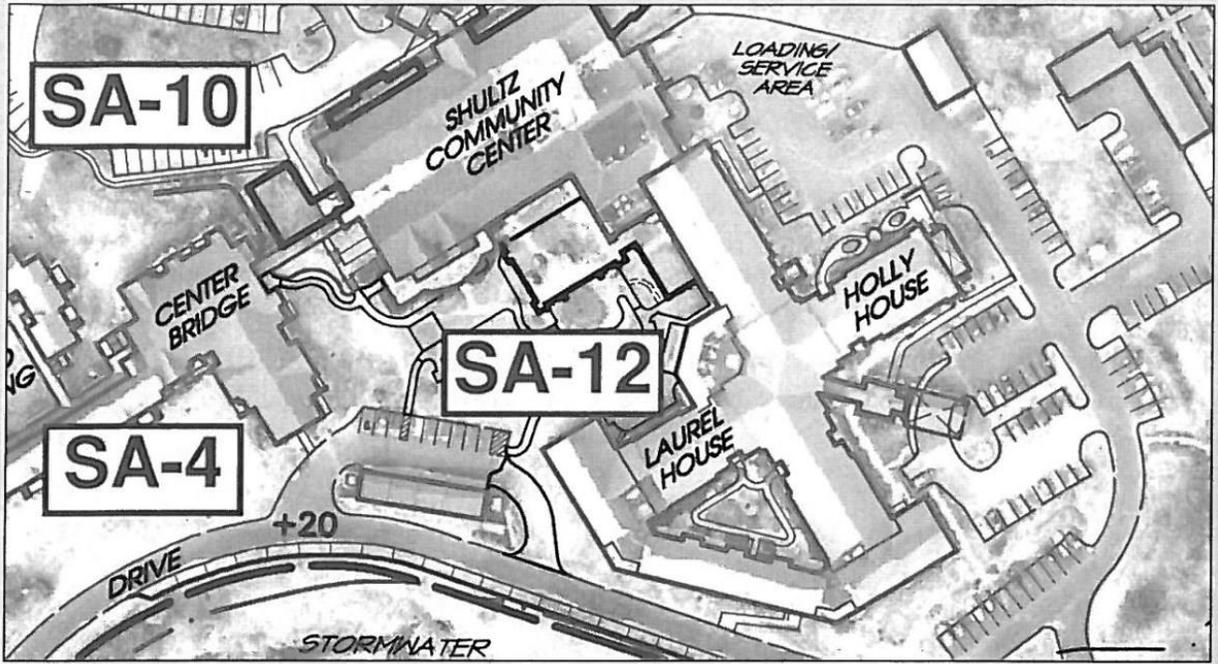
## Projects identified in our study

1. Residential courtyard enhancements (Various site locations on plan) – While no footprint changes are anticipated, we would like to take one courtyard per year and modernize the facades of the units add landscaping and where possible, stormwater BMP's.
2. The Grove (Location SA-7 on plan) – In the area to the northwest of the loop road, we would like to offer a hybrid housing option. This feature is a carry-forward from our 2008 master plan. The unit will provide first level parking with two stories of living above. The target market is those individuals who desire more independent spaces without the single family home costs.
3. Marketing Suite (Location SA-10 on plan) – The community conducts ongoing marketing efforts on a daily basis. The effectiveness of this marketing department can be enhanced by giving our team a defined and easily accessible space. Offices and a meeting room to greet perspective buyers, conduct the real estate closings, and provide information to family members, will be created.
4. Parking Expansions – On a campus wide basis there appears to be plenty of parking available, however, in site critical areas, we tax our lots to capacity. A need to provide parking at the Schulz Community Center needs to be addressed. Meadowood is playing host to an ever increasing outreach to the community, non-profit groups and organizations by providing meetings and assembly spaces. The parking will help to serve those needs.
5. Administrative Services (Locations SA-1, SA-2, SA-3, SA-4 and SA-10 on plan) – With the internal improvements to our entry parlor and living room areas, we lost office space. We need to add space to gain offices and provide for more efficient operations.
6. Site Access (Location SA-8 on plan) – We would like to revisit the realignment and signalization of the main entrance drive with Hollow Road. The safety of our staff and residents is central to this planning goal.
7. Site Access (Location SA-6 on plan) – We would like to revisit opening the driveway to Valley Forge Road for one way exit; right turn only movements. The safety of our staff and residents is central to this planning goal.

8. Walking Trail (Location SA-11 on plan) – The plan calls for the construction of a walking trail to parallel the main loop driveway. Again the safety and wellness of our residents and those neighbors who we welcome on our trail, is paramount.
9. Event Auditorium (Location SA-10 on plan) – The main auditorium is to have a wall shifted and stage relocated to provide better audio visual services for the performing arts for our residents and the greater Worcester community.
10. Theater (Location SA-9 on plan) – Add a 50 seat stadium seating venue for music, plays, speakers, and educational opportunities with associated meeting room.
11. Generator (Location SA- TBD) – Add an auxiliary generator capable of powering the whole campus.
12. Memory Care (Location SA-5 on plan) – Market demands suggest that memory care housing will be critical to the greater community in the future. We need to find space on our campus to help meet this need.

~~Current Project~~  
Under Construction

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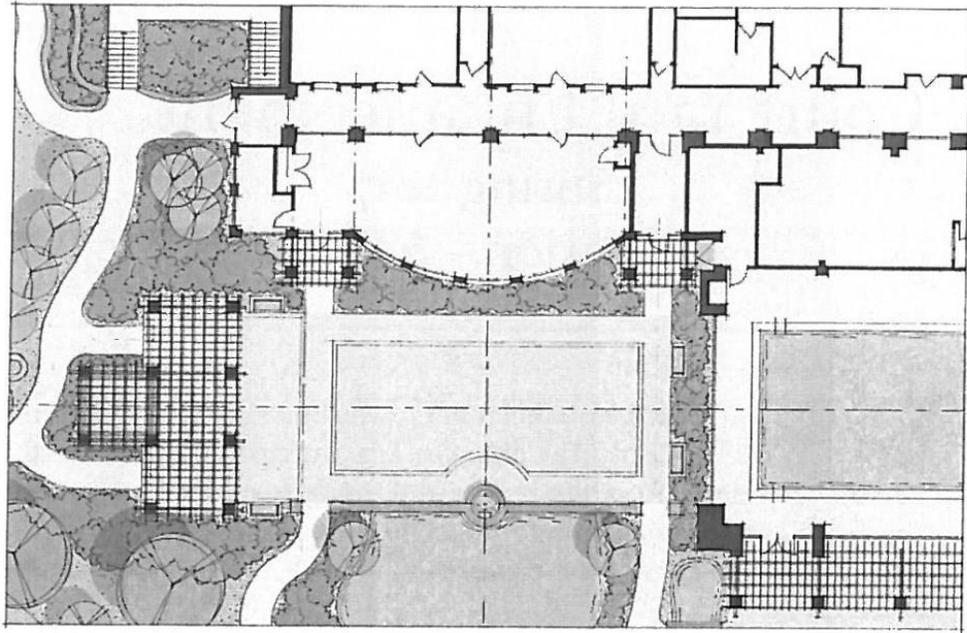
Proposed

*Façade Study*



# Proposed Plan

*Wellness Patio*



r|ps architects

Meadowood Senior Living



# Court Yard Enhancement

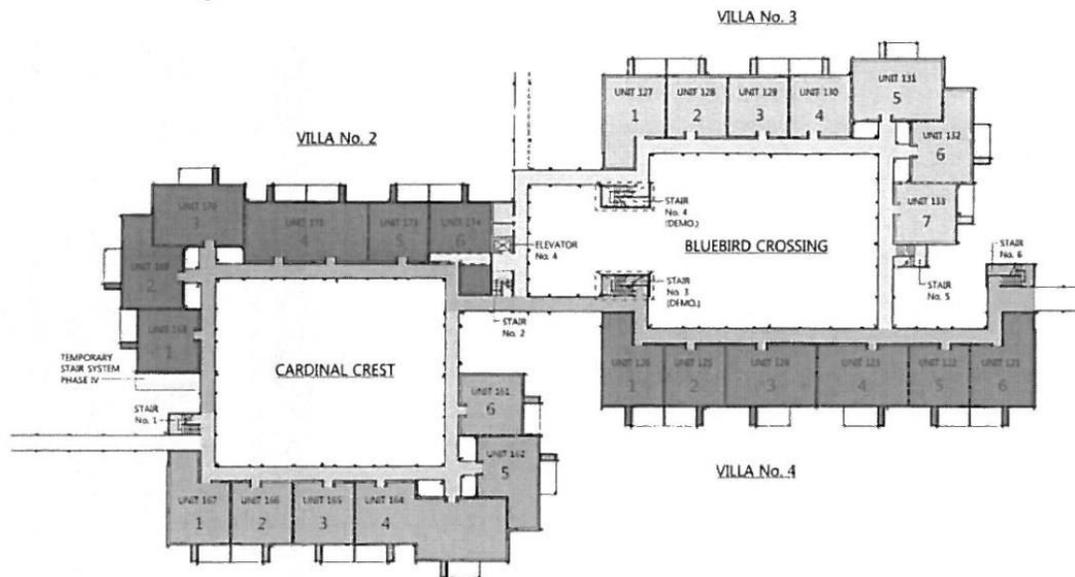
Spring 2017

Duration – 6 Years

Residential courtyard enhancements (Various site locations on plan) – While no footprint changes are anticipated, we would like to take one courtyard per year and modernize the facades of the units add landscaping and where possible, stormwater BMP's.

## Walkway Reinvention

*Proposed*



11.18.16 / #2016050

VILLA No. 1

NOT TO SCALE



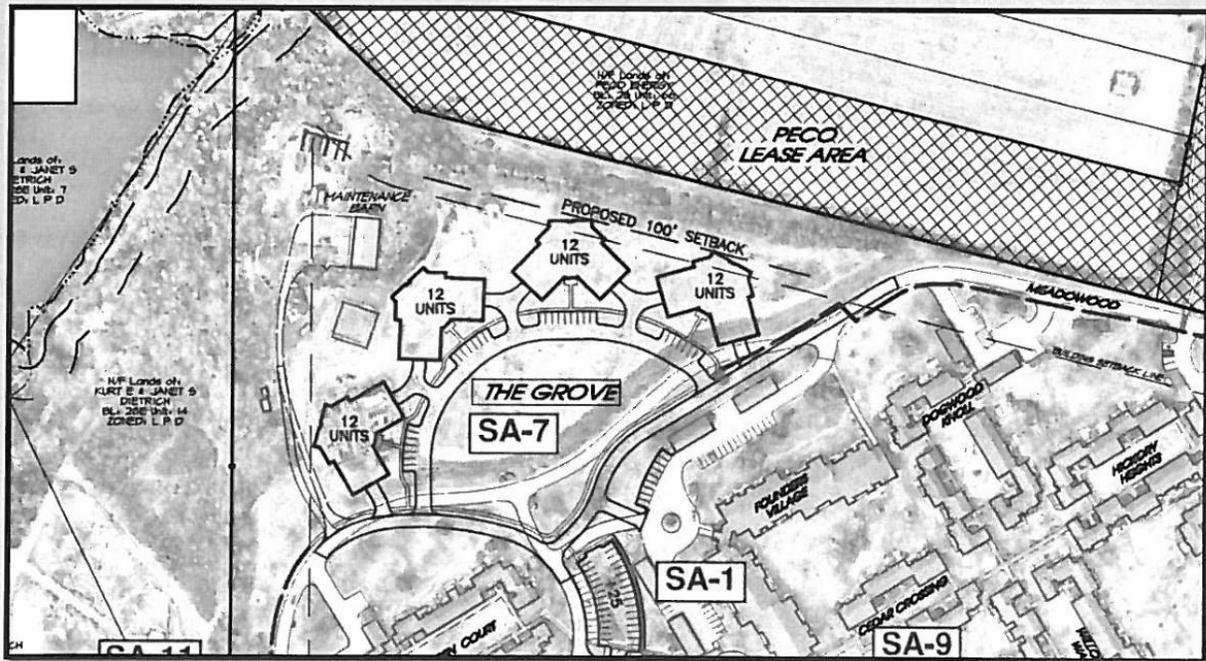
TERRACE WALKWAYS PLAN



# The Grove

SA-7

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# Perspectives



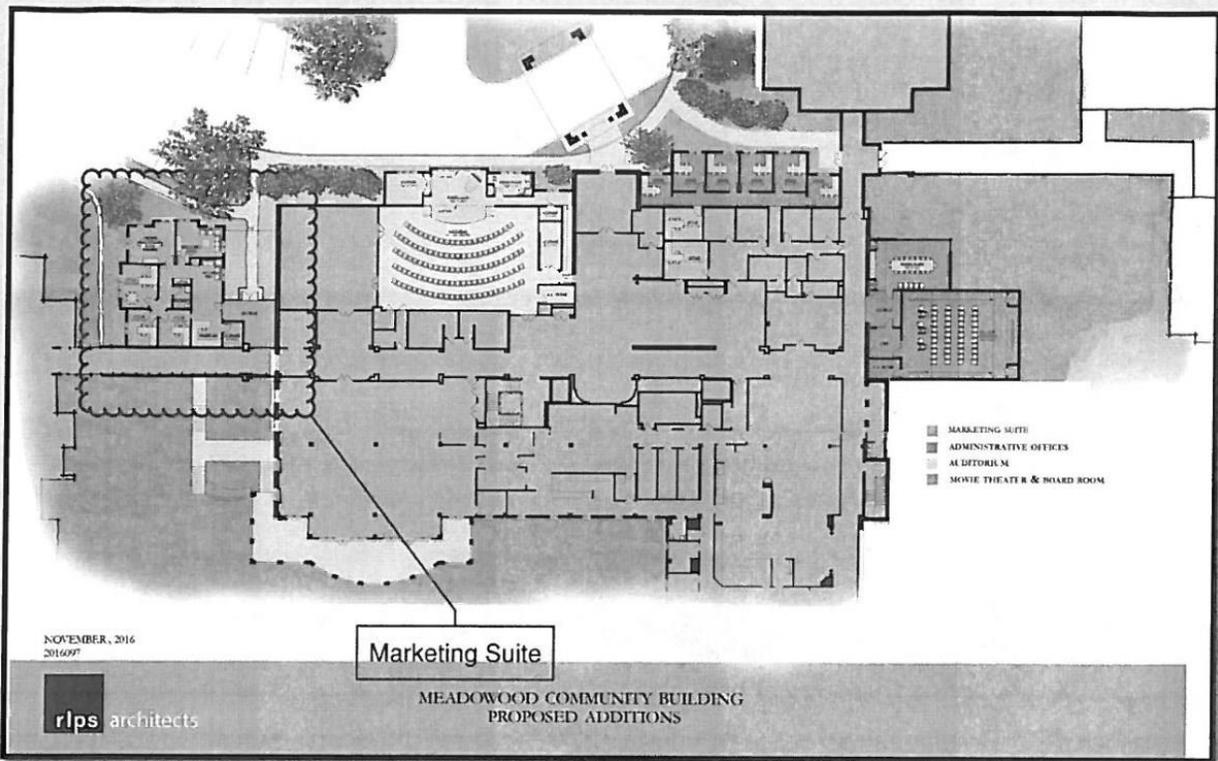
rlps architects

Meadowood Senior Living / Hybrid Homes

## Marketing Suite

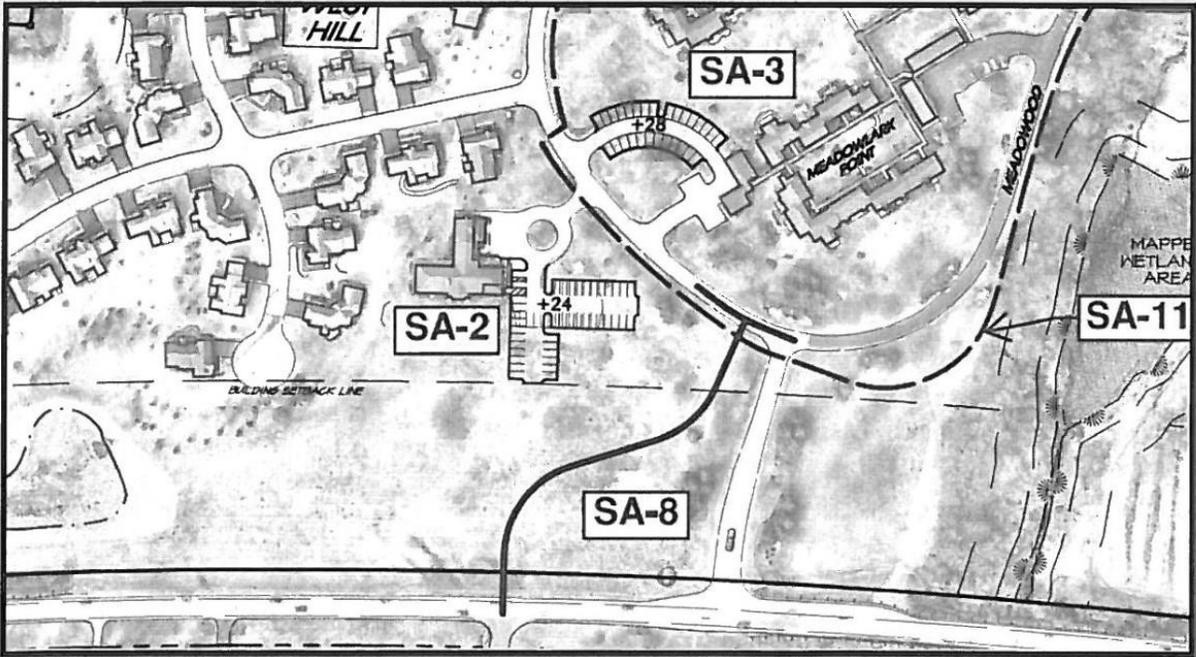
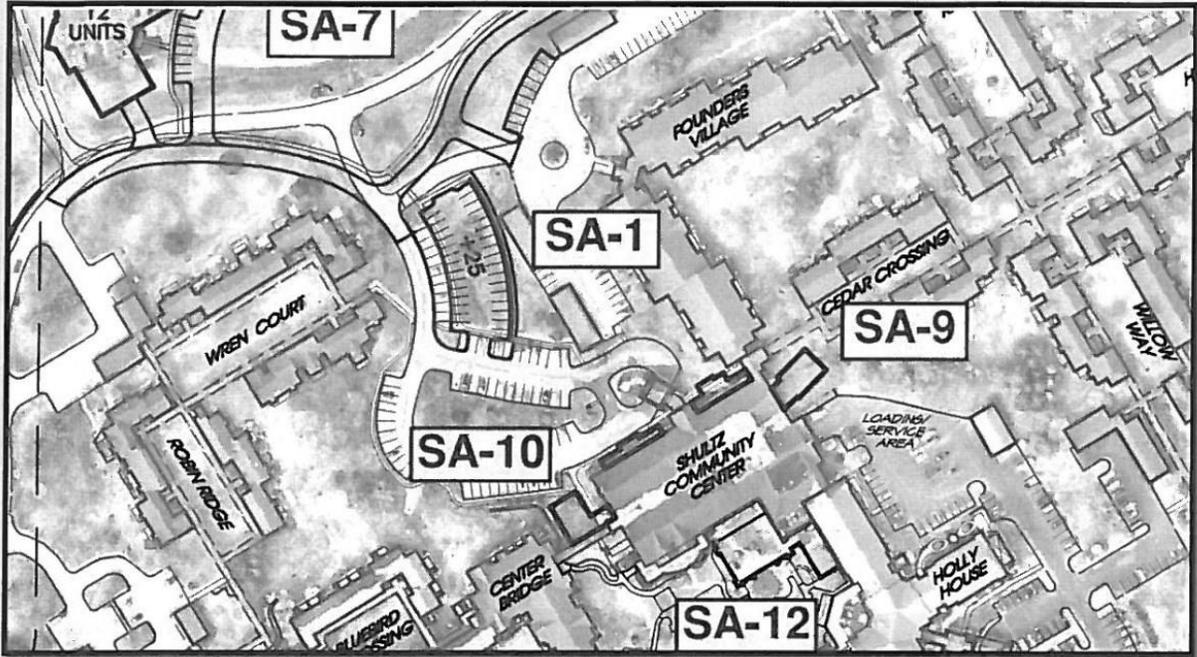
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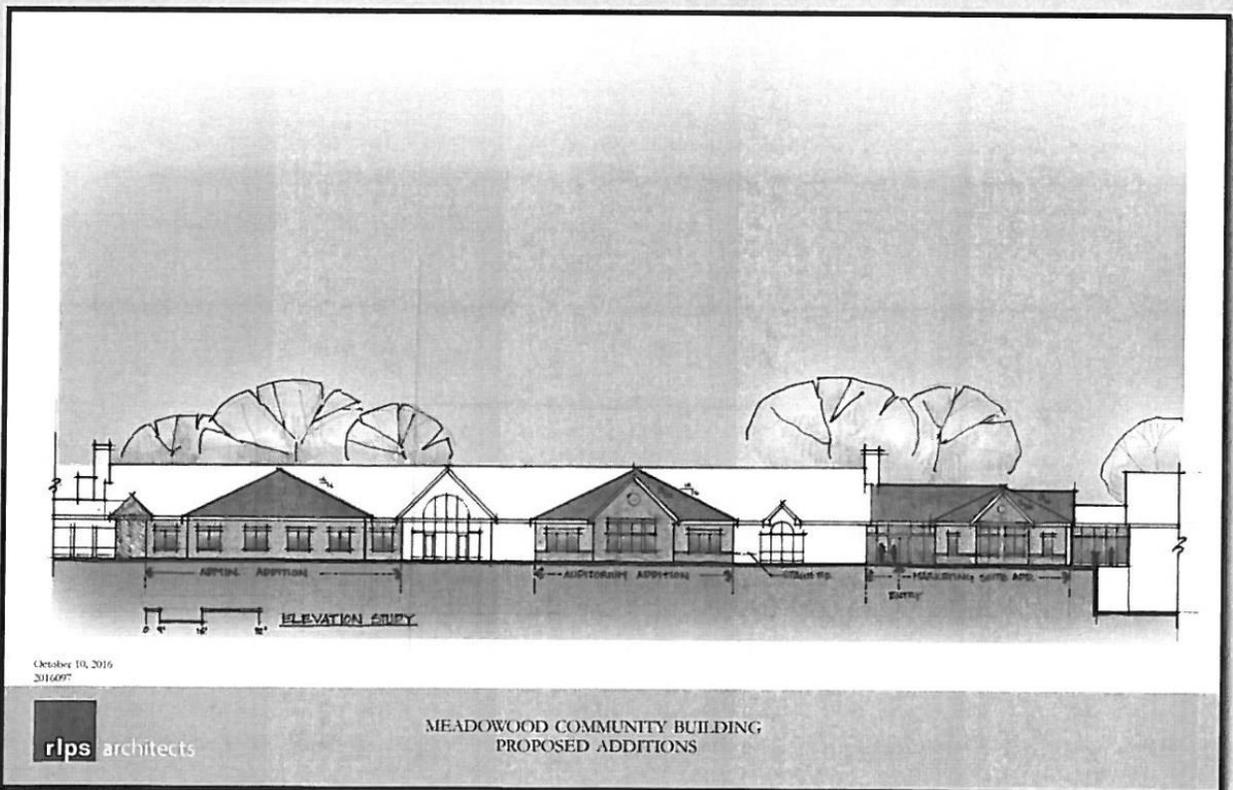
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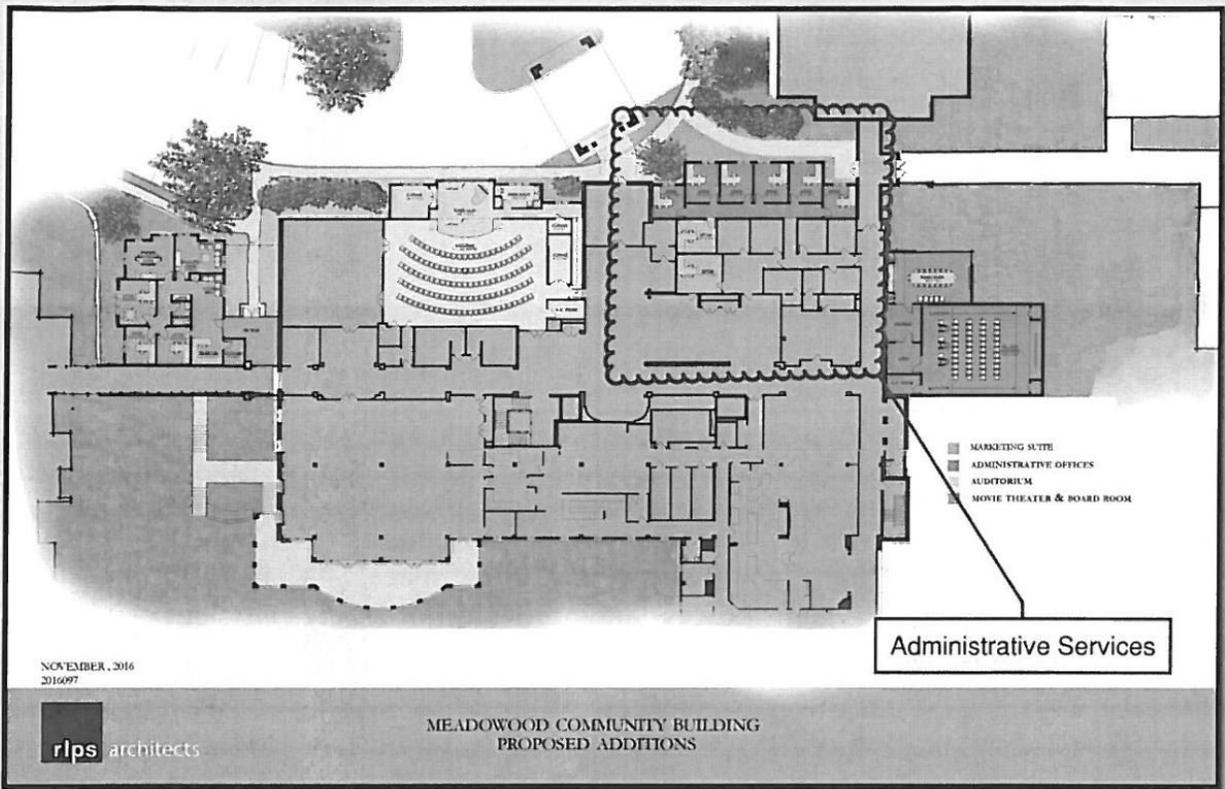
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# Administrative Services

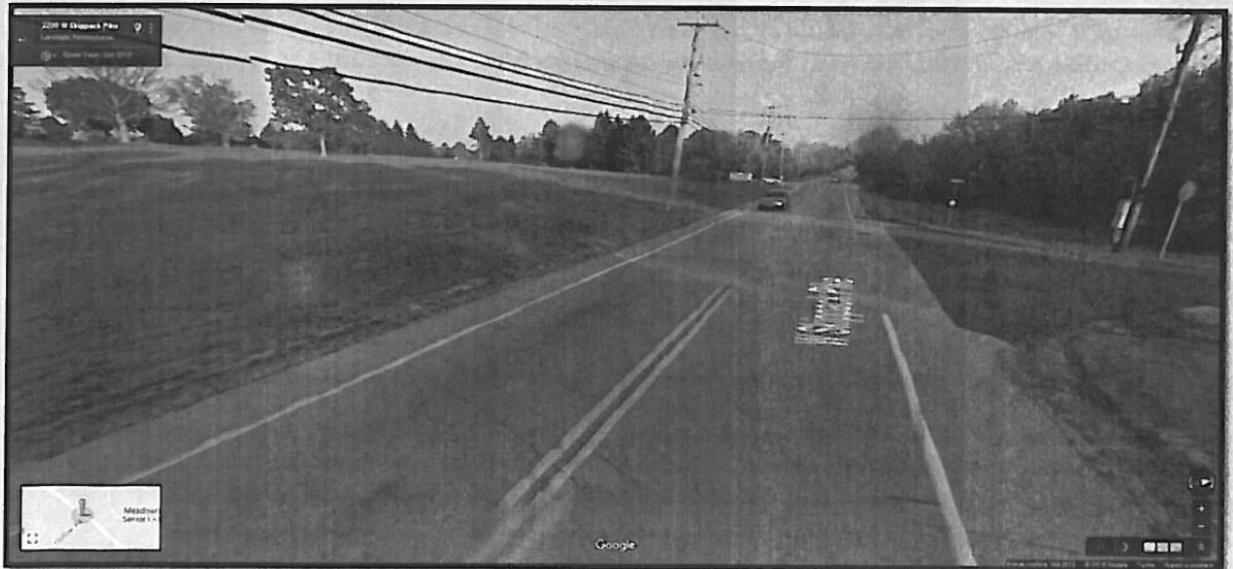
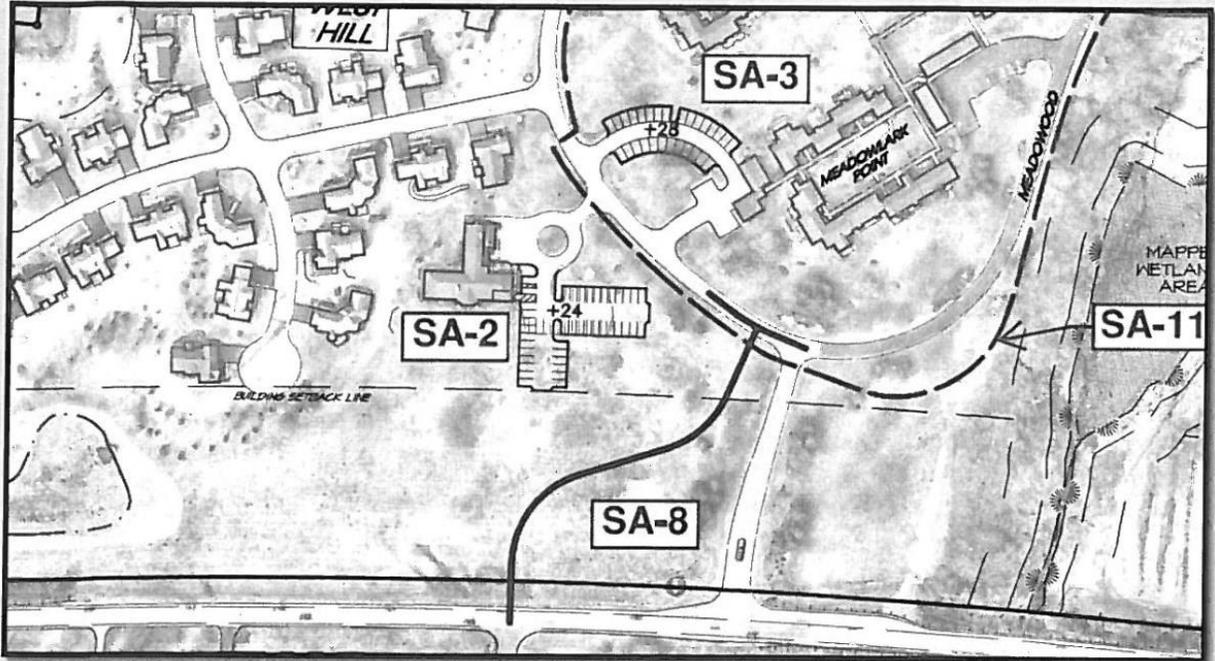
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## Site Access *W* Skippack Pike

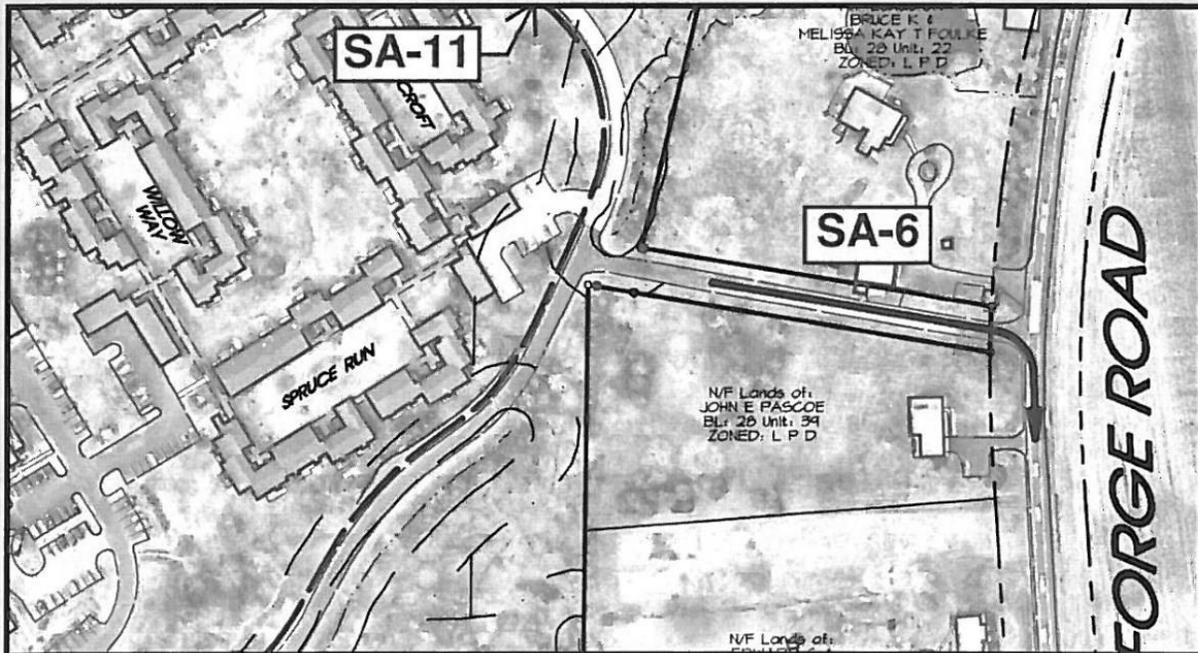
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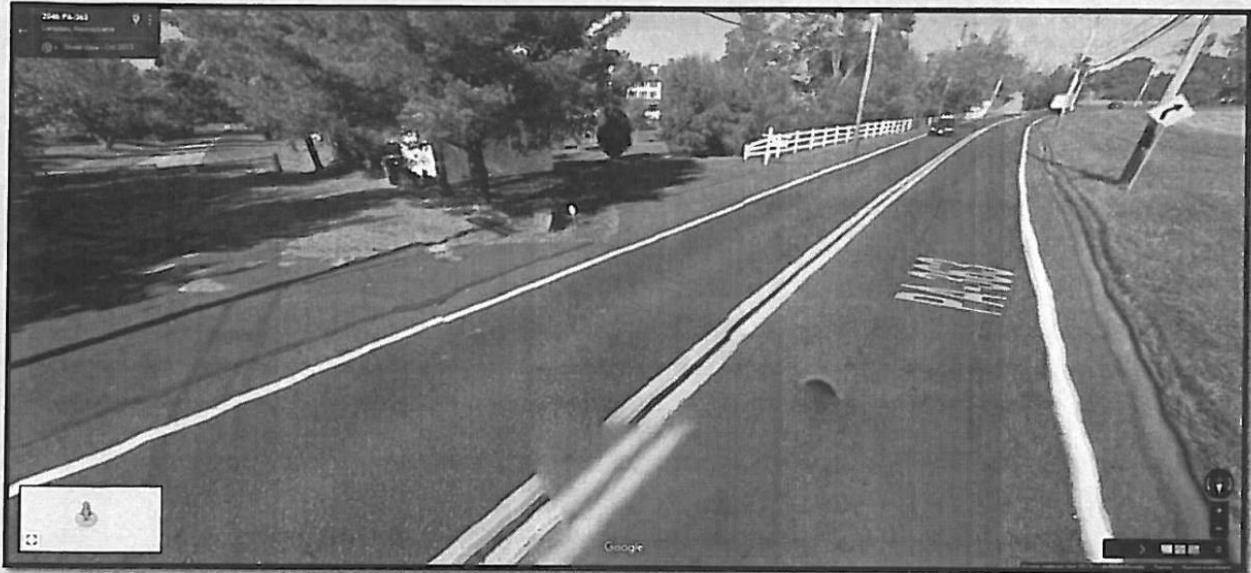


# Site Access

## Valley Forge Road

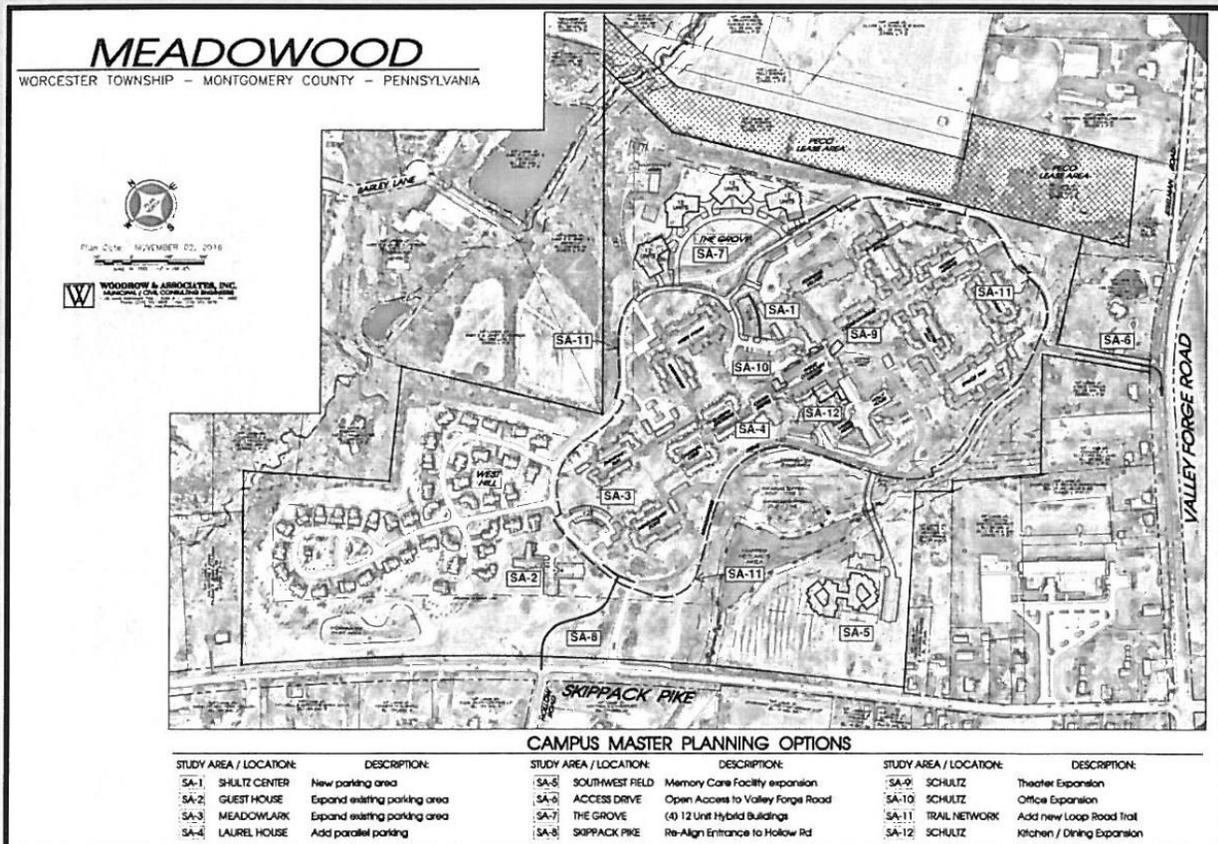
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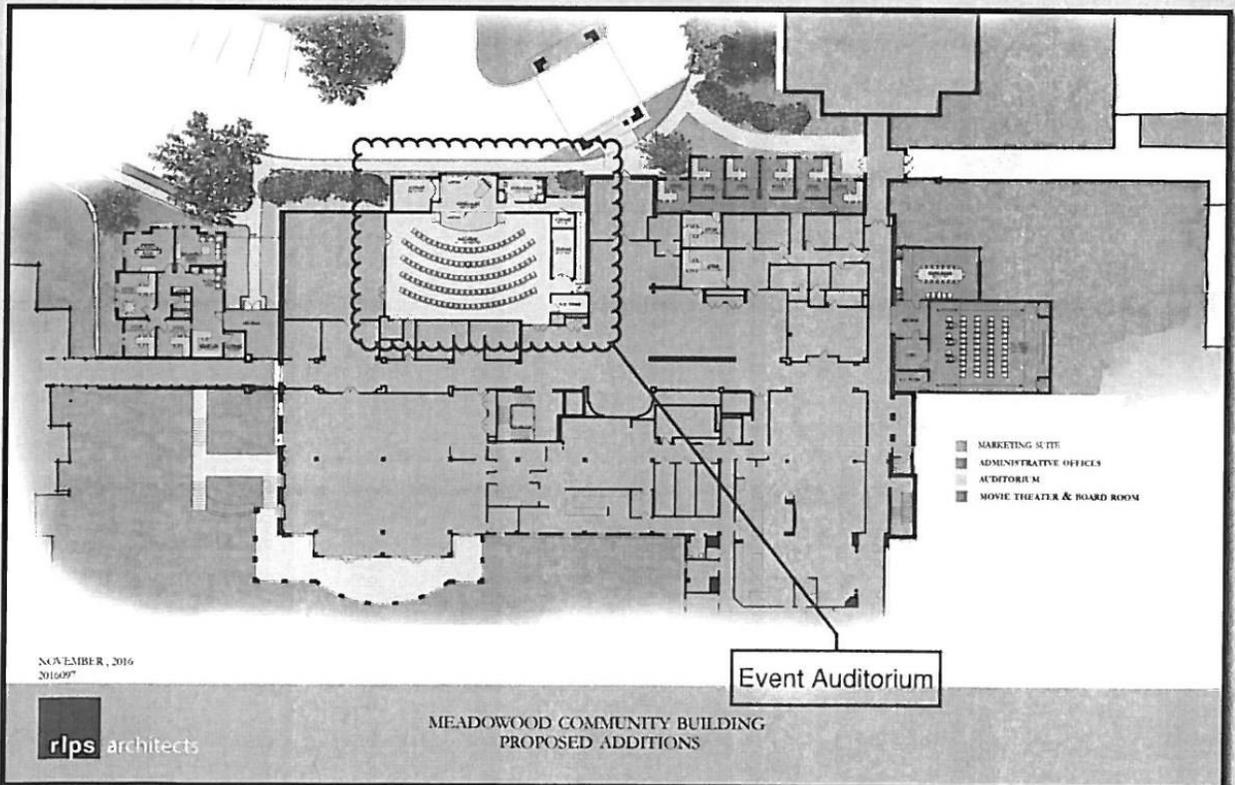
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# Event Auditorium

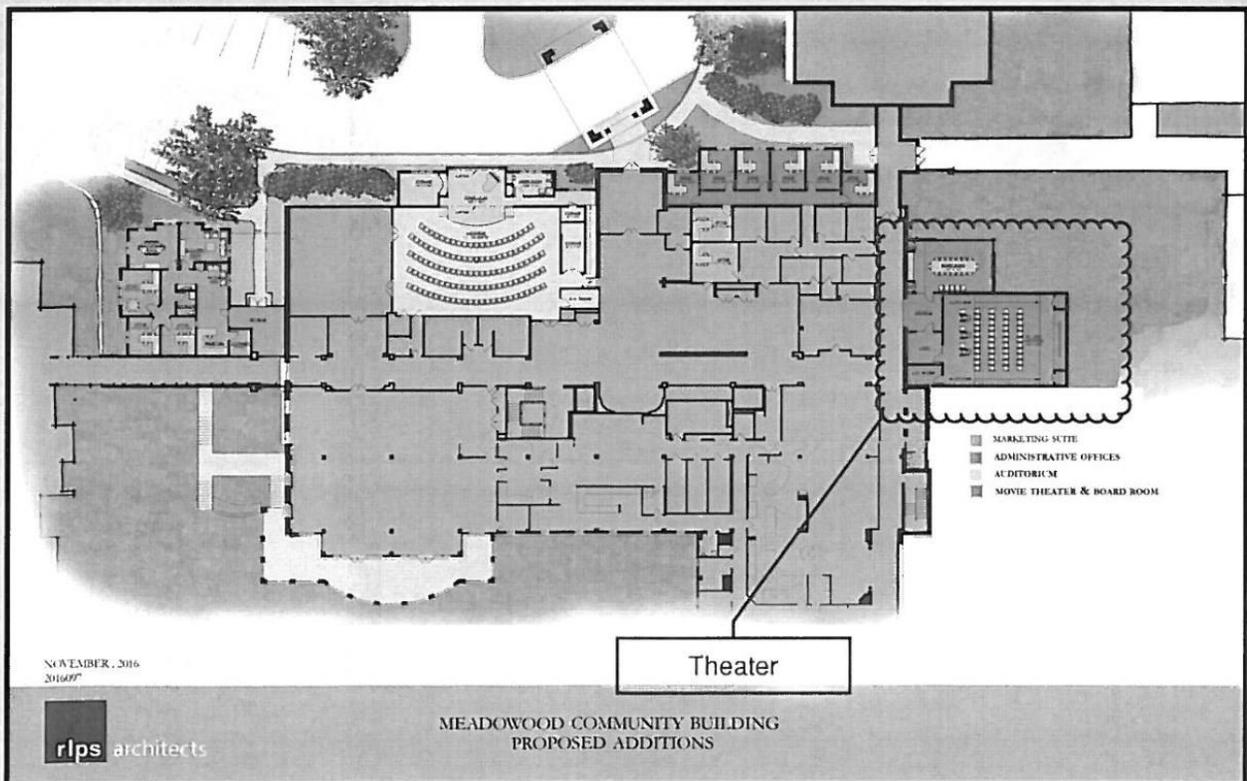
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# Theater

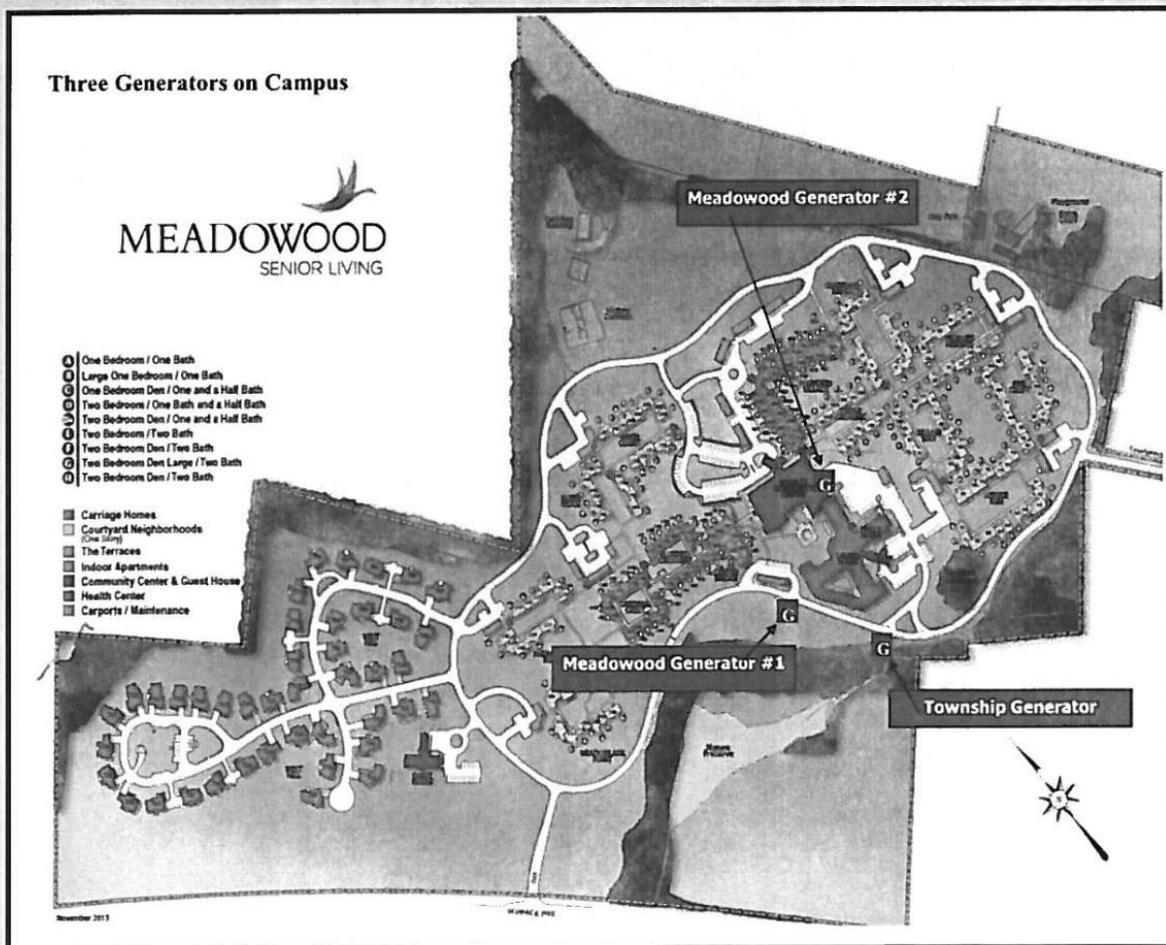


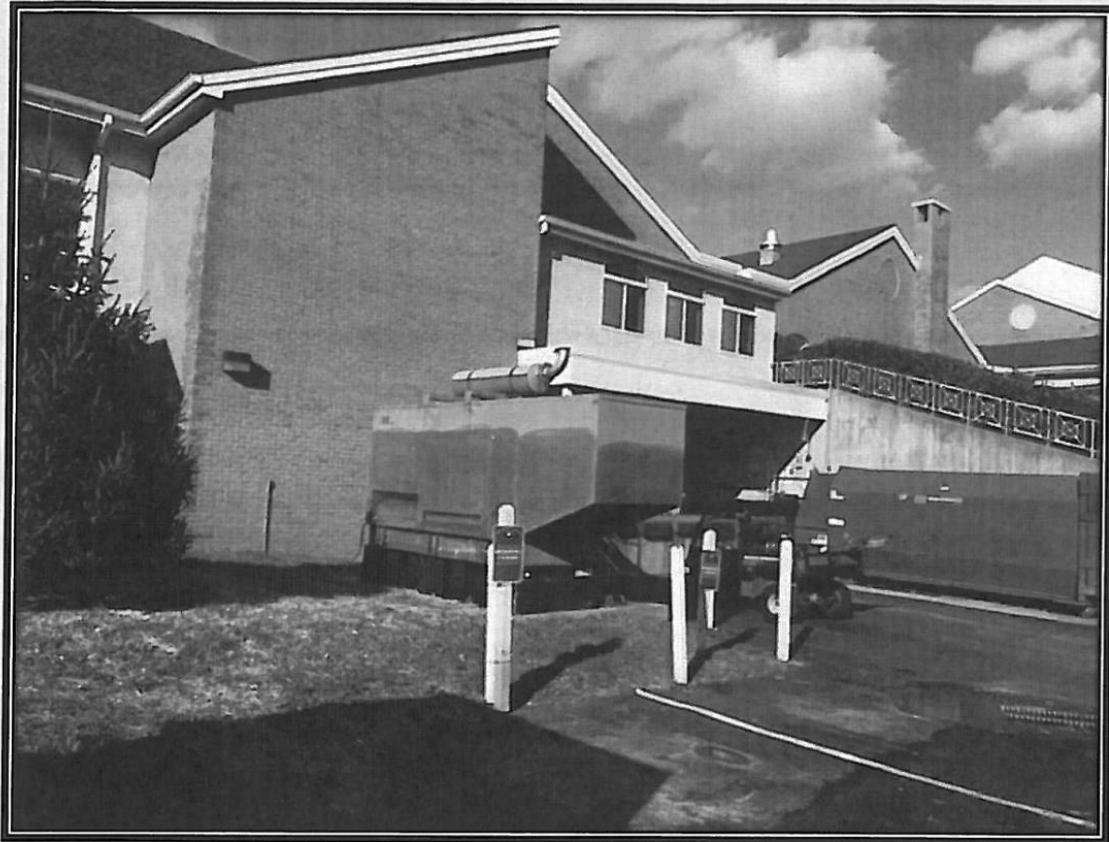
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**Worcester  
Township  
MS4 Program**

## 2018 MS4 Permit

- New permit required by EPA & DEP for discharges from Municipal Separate Storm Sewer Systems (MS4)
- Applications due September 16, 2017
- New permit starts March 16, 2018 for a 5 year period
- Includes 6 Minimum Control Measures (MCMs) and Total Maximum Daily Load (TMDL) Requirements for Skippack Creek and Wissahickon Creek similar to current permit

## New Requirement: Impairments within 5 miles

- Skippack Creek for nutrients
- Towamencin Creek for nutrients
- Unnamed tributaries of Towamencin Creek for nutrients
- Zacharias Creek for Pathogens
- Stony Creek for Sediment
- Schuylkill River for PCBs

## Requirement for Listed Impairments

- Pollution Reduction Plan to reduce Total Phosphorus by 5% or 10% Sediment within the 5 year permit period
- Pollution Reduction Plans must be submitted with the permit application due on September 16, 2017
- For the PCB and Pathogen impairments, the Township will be required to investigate possible sources within the 5 year permit period

## Pollution Reduction Plan

- Determine Planning Area with mapping of Sewersheds for each outfall
- Calculate existing Total Phosphorus or Sediment Load for Planning Area
- Subtract any reductions for existing BMPs in Planning Area to determine initial pollutant load
- Calculate required pollutant reduction
- Determine BMPs that will provide the required reduction
- Township is required to install proposed BMPs within the 5 year permit period

## Requirements for Permit Application due 9/16/17

- Completion of the Application Documents
- Preparation of Pollution Reduction Plans for each impaired watershed
- 30 Day Public Comment Period and Public Meeting for Pollution Reduction Plans
- Application Fee of \$2,500 for individual permit with annual fee of \$500

## Wissahickon Creek

- TMDL Sediment reduction requirement
- Pollution Reduction Plan requirement for total phosphorus
- PADEP has agreed that the area of the Wissahickon Creek Watershed that flows to the Municipal Storm Sewer is insignificant and the Township will not be required to implement BMPs in this watershed for this 5 year permit period

