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October 1, 2011

601 Westtown Road

Suite 270

P.O. Box 2747

West Chester, PA 19380-0990

*via Electronic Mail*

Dear Chester County Planning Commission,

I am writing to provide you with information that I hope you will find of use in your future recommendations regarding the campus of the former Pennhurst State School and Hospital in East Vincent Township, Chester County. We are concerned that decision making is proceeding in East Vincent uninformed by the enclosed.

As you are aware, the Pennhurst campus is Chester County historic resource of local, state, national, and international import. Already determined to be eligible for the National Register of Historic Places, it is listed on local and county historic registers, is an International Site of Conscience, and, as the epicenter of the disability rights movement, it is being considered for the World Monument Watch List.

The Pennhurst Memorial and Preservation Alliance has been concerned by the current stewardship of the property and its prospects for the future. The PM&PA, in partnership with preservation organizations including the National Trust for Historic Preservation, Preservation Pennsylvania, and the Preservation Alliance for Greater Philadelphia, has funded and coordinated ***the only comprehensive studies in the past decade to look at what can and should be done at Pennhurst.***

In 2009-10, the Community Design Collaborative Re-Use **Design Study** looked at the physical assets of the Pennhurst Campus with an eye toward re-use. That study is downloadable at [www.preservepennhurst.org](http://www.preservepennhurst.org).

In 2011, the nationally-renowned firm Urban Partners, with the assistance of grant funding from the Bard Foundation and the National Trust for Historic

Preservation, undertook a **Financial Feasibility Study** to see if and how the results of the CDC Design Study could be implemented. We are pleased to announce that the study has shown that *the sensitive, meaningful re-use of 11 of the historic core buildings is financially viable*. Download the Urban Partners report at [www.preservepennhurst.org](http://www.preservepennhurst.org).

As you may know, Pennhurst's current owner is seeking to re-zone the Pennhurst property and has proposed to the East Vincent Township Planning Commission a zoning change from Low Residential to General Industrial (GI). The owner has also requested that the Township amend the GI district to include all uses permitted in the Professional Office district (PO) and to include the following additional uses 1. Recreation Building, including but not limited to use for entertainment, historical, and amusement-oriented tours and events, such as, but not limited to, a haunted house and other theme-oriented uses, including any associated accessory uses; 2. Outdoor entertainment, amusement, recreation and theater; 3. Composting; 4. Age Restricted Community which may be, but is not required to be, a Continuing Care Retirement Community (CCRC) where Assisted Living and/or Nursing Home facilities are provided. We understand that the East Vincent board of supervisors is preparing to hear the zoning request in October or November.

We are asking that the board of supervisors also include a residential use in the historic overlay district already encompassing the Pennhurst campus. As the Urban Partners study shows, a residential use will allow for the economically-feasible re-use of the current historic and beautiful site rather than a clearcut demolition. Witness the following points:

- The Community Design Collaborative study said the said the *current building stock was the site's greatest asset*, and that it could be re-used without precluding a range of other use types on the property;
- The township's preservation ordinance supports preservation here;
- The area's most reputable real estate market analysis firm has found a use that could achieve preservation and still allow other types of development on 75% of the rest of the site;
- An investor is willing to provide up-front funding of \$15 million, with the net result of a higher-quality end product;
- We are not asking for a residential classification for the entire site, only the historic core and only if conditioned on preservation.

I am attaching the Urban Partners study as well as letters of concern from the Preservation Alliance for Greater Philadelphia, the National Trust for Historic Preservation, Preservation Pennsylvania, Mary DeNadai/John Milner Architects, the Chester County Historic Preservation Network, and others. I have also enclosed a brief summary overview of the Community Design Collaborative Study results.

If any additional information would be helpful, please contact me at 610-724-9611, [ncg1@cornell.edu](mailto:ncg1@cornell.edu), or John Gallery of the Preservation Alliance for Greater

Philadelphia using the information on the masthead of that organization's letter of concern, attached hereto.

Sincerely,

A handwritten signature in black ink that reads "Nathaniel C. Guest". The signature is written in a cursive style with a long horizontal flourish at the end.

Nathaniel C. Guest, Esq.  
Pennhurst Memorial and Preservation Alliance

cc:

Karen Marshall, Heritage Preservation Coordinator Chester County Parks & Recreation Department

Jean Cutler, Deputy, State Historic Preservation Officer, Pennsylvania Historical and Museum Commission



## PRESERVATION ALLIANCE

*for greater philadelphia*

August 16, 2011

Jason Herron, Esq.  
Chairman, East Vincent Township Planning Commission  
262 Ridge Road  
Spring City, PA 19475

Dear Mr. Herron,

The Preservation Alliance for Greater Philadelphia and other preservation organizations have been concerned about the future of the Pennhurst site for several years. I am writing today to express our concerns about the impact of the proposed zoning changes that you are considering on the potential for preservation of the core historic buildings on the Pennhurst site.

Both the Preservation Alliance and Preservation Pennsylvania listed Pennhurst on their respective Endangered Properties lists as an indication of our concern that insufficient consideration was being given to the preservation of the historically and architecturally significant buildings on the site. Subsequently, in partnership with the Pennhurst Memorial and Preservation Alliance (PMPA) and with the cooperation of Richard Chakejian, owner of the property, we obtained the assistance of the Community Design Collaborative (CDC) of Philadelphia to explore future development potential of the site. Since their report did not explore issues of financial feasibility, the Alliance and PMPA retained the services of Urban Partners to examine market conditions for development and financial implications. Urban Partners has extensive experience with market analysis and with developing financing strategies for difficult real estate properties.

Urban Partners' report is included with this letter. It indicates that the only reuse for which there appears to be a market that could result in the preservation of the 11 core buildings on the site is residential use. The only residential use that seems feasible is market rate rental housing since such a use would be able to obtain federal investment tax credits for historic rehabilitation.

Urban Partners analysis indicates that there is a market demand for 250 units of housing in the area that could be provided in 11 buildings using approximately one quarter of the 112-acre site, thereby leaving at least 75 acres for other forms of development. Discussions with a purchaser of investment tax credits indicate that \$15.6 million of the estimated \$88 million development cost could be raised in this

manner, leaving a financing gap that might be filled from other sources.

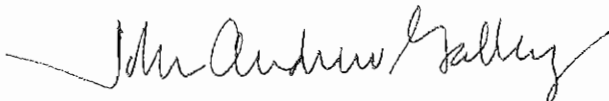
Adopting a zoning classification for the site that precludes rental housing for the core structures in essence means that the township is abandoning any effort to preserve these historic buildings, cited in the CDC report as the site's most valuable assets and protected by East Vincent's preservation ordinances. Since there does not seem to be a market for new development that could lead to development of the entire Pennhurst site at this time or in the immediate future, such a decision would seem premature. Rather, it would seem preferable to explore the potential for residential use with some of the developers in the region experienced with projects of this scale to see if there is an interest in pursuing the approach suggested in Urban Partners' report. That would allow the township and the property owner to make more informed decisions regarding development and appropriate zoning.

**We are therefore asking you to consider one of two options: 1) defer action on the rezoning of the site for a period of four months while we and PMPA contact potential developers and explore their interest; or 2) include in the approved zoning a residential use for the historic core properties subject to preservation of the historic buildings.** The CDC study indicated that site is large enough to accommodate multiple uses, including industrial and residential, so long as such uses are properly sited and sufficiently screened through topography and landscaping.

In conclusion allow me to re-state the following points:

- The Community Design Collaborative study said the historic buildings were the site's greatest asset and could be re-used without precluding a range of other uses on the property;
- The township's ordinances support preservation of these buildings;
- An initial market analysis suggests that there is a demand for rental housing that can be accommodated in the 11 core historic buildings while still allowing other development on at least 75% of the site; and
- Investment tax credits of approximately \$15 million are likely to be available.

Thank you for your consideration.



John Andrew Gallery  
Executive Director

cc. Richard Chakejian  
Mary Flagg

September 6, 2011

John Funk  
Chairman, Board of Supervisors  
East Vincent Township  
262 Ridge Road  
Spring City, PA 19475

Dear Mr. Funk:

The National Trust for Historic Preservation supports the request by the Preservation Alliance for Greater Philadelphia for the East Vincent Township Board of Supervisors to: defer upcoming zoning action for the Pennhurst State School and Hospital campus so that the interest of potential developers could be explored; or to include residential use as a permitted use for the core buildings in the rezoning action.

A financial feasibility study commissioned by the Preservation Alliance for Greater Philadelphia found that market rate rental housing is the only feasible use that would lead to preservation of the historic buildings. Development of the site's core 11 buildings for residential use would produce 250 units of housing falling within the range of market demand. Income-producing rental housing would make available \$15 million in federal investment tax credits to assist in funding for the project. Since the 11 buildings only comprise 25% of the property, the remainder of the site offers the potential for development of other uses. This development would be in keeping with the mandate of East Vincent Township's Historic Preservation Ordinance to protect the site as a historic resource.

On behalf of the National Trust for Historic Preservation, I wish to reaffirm our concern for the protection of the Pennhurst State School and Hospital campus. The recommendations of the financial feasibility study for the property deserve serious consideration.

Sincerely,



Walter W. Gallas, AICP  
Director, Northeast Field Office

**Northeast Office** | CT, MA, ME, NH, NY, RI and VT  
Seven Faneuil Hall Marketplace, Fourth Floor, Boston, MA 02109  
P 617.523.0885 F 617.523.1199 E [nero@nthp.org](mailto:nero@nthp.org)

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John Funk, Page 2  
September 6, 2011

CC:

Mary Flagg, Township Manager, East Vincent Township

Christine McNeil, Board of Supervisors, East Vincent Township

Mark Dunphy, Board of Supervisors, East Vincent Township

Jason Herron, Chairman, Planning Commission, East Vincent Township

Saul Rivkin, Chairman, Historical Commission, East Vincent Township

Richard Chakejian

Chester County Planning Commission

Chester County Historic Preservation Network



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257 North Street, Harrisburg, PA 17101 tel 717.234.2310 fax 717.234.2522 info@preservationpa.org www.preservationpa.org

September 2, 2011

Mary Flagg, Township Manager  
East Vincent Township  
262 Ridge Road  
Spring City, PA 19475

Dear Ms. Flagg,

I am writing today to express our concerns about the potential impact to historic resources as a result of the proposed zoning changes that you are considering for the Pennhurst site. Preservation Pennsylvania placed Pennhurst on its At Risk List in 2008. Pennhurst was also determined eligible for listing on the National Register of Historic Places by Pennsylvania Historical and Museum Commission, initially in 1984, and reaffirmed eligible for the National Register in 2008. Pennhurst is also an International Site of Conscience and is currently being considered for inclusion on the World Monuments Watch List.

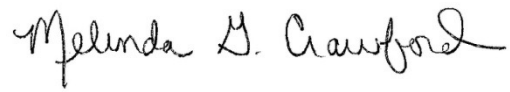
As a result of the determination of National Register eligibility (DOE) by the Pennsylvania Historical and Museum Commission, Pennhurst is eligible as a Class I historic resource according to Section 27-1403, Special Provisions for Historic Resources, in the East Vincent Township Zoning Ordinance. There is need for review of changes to Pennhurst by the Township Historical Commission including proposed zoning and land use changes and also for the past land use changes that occurred at Pennhurst to a compost facility and a haunted attraction.

In addition, the Community Design Collaborative has published a reuse study for Pennhurst and Urban Partners has published an economic feasibility study of the site. We highly recommend that these be considered by the Township and that Pennhurst be reused rather than demolished. Any zoning change made to the property could also include mixed uses for the site with emphasis on residential rental, as well as other income producing uses. The Township could also make the owner aware of the valuable federal historic preservation tax credits that are available for the rehabilitation of income producing historic buildings. Please contact the Pennsylvania Historical and Museum Commission (717) 787-4363 for more information on federal investment tax credits for historic rehabilitation. In addition, the developer could consider the National Trust Community Investment Corporation, [www.ntcicfunds.com](http://www.ntcicfunds.com), a historic tax credit syndicator, which has informally agreed to provide up to \$16 million to the owner for the project. In order to receive these funds the owner must use the federal historic preservation tax credits for the rehabilitation of the property.



If you have questions or need further assistance with the historic rehabilitation of the Pennhurst site please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Melinda G. Crawford". The signature is written in black ink and is positioned below the word "Sincerely,".

Melinda G. Crawford  
Executive Director

CC: East Vincent Township Supervisors  
East Vincent Township Planning Commission  
East Vincent Township Historical Commission  
Chester County Planning Commission  
Chester County Historic Preservation Network  
Richard Chakejian



## The Chester County Historic Preservation Network

P.O. Box 174, West Chester PA 19381

[www.cchpn.org](http://www.cchpn.org)

September 30, 2011

Mr. Jason Herron, Esq., Chairman  
East Vincent Township Planning Commission  
262 Ridge Road  
Spring City, PA 19474

*Re: Pennhurst Zoning Considerations*

Dear Mr. Herron:

The Board of Directors of the Chester County Historic Preservation Network (Network) fully supports the views and recommendations of Mr. John Gallery, Executive Director of the Preservation Alliance for Greater Philadelphia. Mr. Gallery expressed these views and recommendations in a letter dated 8/16/11 regarding zoning request for Pennhurst now being considered by East Vincent Township Planning Commission.

The Network is a nonprofit, county-wide network of Historical Commissions, Historical and Architectural Review Boards, Historical Societies, and individuals with nearly 700 members. Our mission is to help these entities and individuals protect historic resources in their respective communities. Over the years, the Network has taken a keen interest in Pennhurst. We hope the owner/developer will ultimately make decisions that will preserve Pennhurst's historic and highly significant architecture and setting while generating a favorable financial return.

To that end we firmly believe Mr. Gallery is correct in expressing to the East Vincent Planning Commission the need for zoning flexibility. Limiting certain development options (in this case the ability to convert the existing resources into residential apartments) could ultimately deprive the property of a viable means of preserving and reusing some or all of the site's 11 main buildings.

Flexibility would enable the developer to take advantage of Federal investment tax credits available for the restoration of historic resources (either 10% or 20% depending on the scope of restoration). It would leave the remainder of the property open for other types of development, and enable the development to be constructed in phases, thus allowing even more flexibility should the market change.

As President of the Network Board of Directors and someone who has been involved in historic preservation issues and initiatives for several years, I thank you and members of the East Vincent Planning Commission for taking the time to deliberate this issue. I wish you the best of luck in making important decisions that impact will the future of your township and Chester County.

Sincerely,

Bruce A. Knapp, President

JOHN MILNER ARCHITECTS, inc.

104 Lakeview Drive, Chadds Ford, Pennsylvania 19317 • (610) 388-0111 • fax: (610) 388-0119  
www.johnmilnerarchitects.com

*Principals*

John D. Milner, FAIA  
Mary Werner DeNadai, FAIA  
Christina H. Carter, AIA  
Christopher J. Miller, AIA

*Senior Associates*

Edward P. Wheeler, AIA  
Patrick S. McDonough, AIA  
J. Scott O'Barr, AIA

August 25, 2011

Mr. Richard Chakejian  
100 Commonwealth Drive  
Spring City, PA 19475

Re: Pennhurst

Dear Mr. Chakejian:

I am writing to you to state my concerns about the proposed zoning changes that East Vincent Township is considering for the Pennhurst site and the negative impact that it will have on the feasibility for preservation of this important property.

My concerns come from over 35 years as a professional architect involved, primarily, with preserving historic structures, especially through the process of compatible re-use. This is also a very "sustainable" intervention and it has been vastly successful and achievable in most of our communities throughout the Country. I am, however, most concerned about protecting and preserving our heritage right here in Pennsylvania. To this end, I have represented the Commonwealth as a Trustee of the National Trust for Historic Preservation; Chaired the Pennsylvania Historical and Museum Commission's, Historic Preservation Board; served two terms as President of Preservation Pennsylvania; and as a member of the National Historic Landmarks Committee of the National Park Service. As you may be aware, Pennhurst is not only an eligible candidate for designation as a National Historic Landmark (of which there are only about 2,400 in the entire Country), but it is also being considered for inclusion on the World Monuments List. To sacrifice such an iconic resource should not fall on the shoulders of officials here in Chester County, needless to say.

The recent studies by Urban Partners and by the Community Design Collaborative justify careful consideration of a residential reuse of the historic core of the complex, in addition to other mixed use components on the site. With such supportive documentation as this, I am asking that you give serious thought to including a residential zoning component for the significant central core of the Pennhurst structures.

Very truly yours,

Mary Werner DeNadai, FAIA

cc: Chester County Planning Commission  
Chester County Historical Preservation Network

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*Philadelphia Office*

Crane Arts Stable • 1431 North Cadwallader Street, Philadelphia, Pennsylvania 19122  
(215) 763-8093 • fax: (215) 763-8098

**GEORGE F. REITNOUR**

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reitnour@reitnour.com  
Telephone 610-935-7756



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612 West Seven Stars Road  
Phoenixville, PA 19460

Mr. John D. Funk, Chair  
E. Vincent Twp. Bd. of Supervisors  
262 Ridge Road  
Spring City, PA 19475

Mr. Mark Dunphy  
E. Vincent Twp. Bd. of Supervisors  
262 Ridge Road  
Spring City, PA 19475

Ms. Christine McNeil  
E. Vincent Twp. Bd. of Supervisors  
262 Ridge Road  
Spring City, PA 19475

Re: Pennhurst

Dear Supervisors:

Please deny the request of Pennhurst Acquisitions, LP to rezone the site that includes the Pennhurst property. Any rezoning should be based on the Township's Comprehensive Plan, rather than employing zoning of that spot to accommodate a specific use. I think that the request is contrary to the Township's goals as set forth in its Comprehensive Plan in the following respects:

- a. The area north of Commonwealth Drive, should not be re-zoned as proposed for the reasons that led to it being shown as parkland in the Township's Open Space, Recreation and Environmental Resources Plan, referenced by the Comprehensive Plan. If re-zoned, then to the extent not already restricted to rural conservation or agricultural preservation, uses should be restricted to be more in keeping with park uses that reflect the environmental and scenic sensitivities of that area. The area north of Commonwealth Drive is uniquely suited to park use--no other land in the township (including township owned park land) offers a similar combination of assets: Schuylkill River overlook at the bluffs, river access, greenways trail access, and flat open areas previously used for ballfields and park. The park need not be publicly owned (see p. 3-14 of Open Space Plan).
- b. The area south of Commonwealth Drive, where the historical buildings are located, if rezoned at all, should be re-zoned, after adequate study and public input, in a manner that best promotes the rehabilitation and reuse of the historical structures there, in accordance with the Township's Comprehensive Plan. A recent study by Urban Partners has indicated that allowing rental housing at Pennhurst's historic core, may promote rehabilitation and reuse of structures there. I have not seen studies to support the change advocated by Pennhurst Acquisitions, LP.

When the Township, through its Open Space, Recreation and Environmental Resources Plan, and its participation in the Pennhurst Development Authority study, proposed a park for the area north of Commonwealth Drive in the 1990s, we were much less certain regarding what should happen to the land south of Commonwealth Drive. Personally, I doubted that many of the buildings could be restored, and could not conceive of a sufficiently substantial use for more than one or two of them in any event, other than as a community college (we approached Montgomery County to consider the site as a joint community college with Chester County, but Montgomery County was already leaning toward the Pottstown location).

Since the 1990s, though, attention to Pennhurst has renewed as a result of two developments:

1. Growing recognition of how places along the Schuylkill River are connected when viewed from the perspective of American history, particularly from the standpoint of our civil rights history, from William Penn's Commonwealth (a place where religious beliefs were freed from government control), to the War for Independence (Declaration of Independence, Valley Forge, and Constitutional Convention), to the movements for abolition of slavery, voting for women, and rights of people with disabilities (Pennhurst's closure being a significant step in the last of these); and
2. Historical preservation groups have determined that the Pennhurst buildings are worth saving.

Please consider the above, and the many years that were spent developing the Township's plans, how much has been accomplished pursuant to those plans, and how much more could be accomplished through unified leadership that pursues common goals, in determining how to proceed.

Sincerely,

cc:

Mr. Jason Herron, Chair  
E. Vincent Twp. Planning Commission  
262 Ridge Road  
Spring City, PA 19475

Ms. Judy DiFilippo, Chair  
Chester County Planning Commission  
601 Westtown Road Suite  
270 P.O. Box 2747  
West Chester, PA 19380-0990





## **Pennhurst: Planning a Community of Conscience**

### **Conceptual Plan for Reuse**

Routes 422 & 724      Spring City, PA 19475

September 20 10      Project Number 2009-16

*Please note: The following is just a summary of the Community Design Collaborative Re-Use Design Feasibility Study Results.*

*To download the complete study, please visit:*

[http://www.preservepennhurst.org/Uploads/PPHUploads/PdfUpload/CDC\\_0916\\_final\\_report.pdf](http://www.preservepennhurst.org/Uploads/PPHUploads/PdfUpload/CDC_0916_final_report.pdf)

Note that this study is a different study than the Urban Partners Financial Feasibility Analysis, presented elsewhere in this packet.

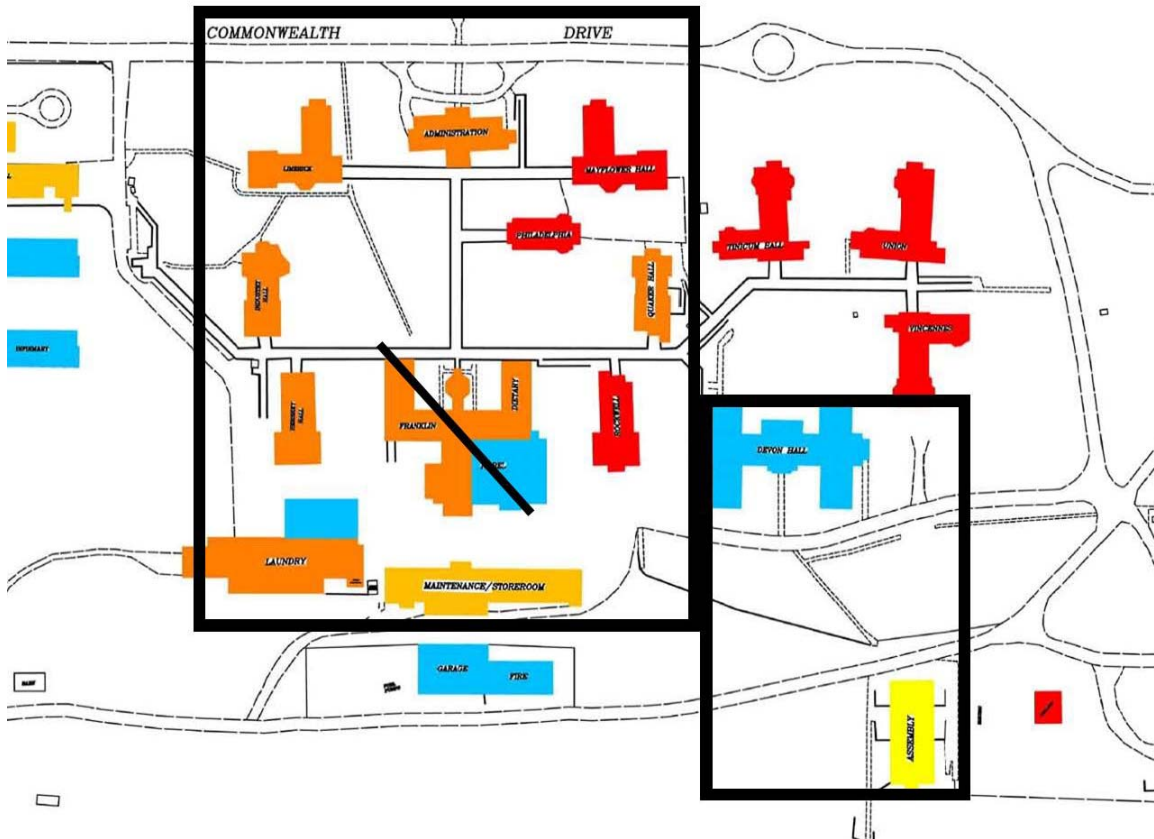
We are pleased to present the results of the Community Design Collaborative's Pennhurst Re-Use Design and Feasibility Study. This work has been undertaken with the kind cooperation of property owner Richard Chakejian and we thank him and his team greatly. We are exceedingly hopeful about working collaboratively into the future.

The Pennhurst Memorial and Preservation Alliance and the Preservation Alliance of Greater Philadelphia partnered to obtain a \$50,000 grant in services for the study completed by the Community Design Collaborative. Professional architectural, planning and engineering work was provided by design team volunteers from leading firms including **John Milner Architects, Wallace Roberts and Todd, Thomas Comitta Associates, and Larsen and Landis**. A community task force included state and local politicians, preservation and disability advocacy groups, and the public at large. A list of participants can be found below.

Reviewing the Pennhurst site as well as other similar sites around the world, the design team responded to feedback provided by the community and the owner to propose two re-use scenarios, both mixed use. Both intend the retention of a historic core of buildings, with other uses in areas surrounding the core. **The design team maintained the historic structures were the primary drawing card for the site into the future.** Their stabilization should be undertaken to allow for rehabilitation in the future. Stabilization of the historic core will not prevent other uses elsewhere on the site.

An additional grant has been secured for Urban Partners to undertake an analysis of the economic conditions that will be required to facilitate preservation and how to achieve them. Urban Partners' principal James Hartling will work directly with the owner on this analysis and the work is entirely separate from that undertaken by the Community Design Collaborative.

Many thanks to the design team volunteers, the task force volunteers, Mr. Chakejian, Heidi Levy of the Community Design Collaborative, and all those who helped along the way.



*Definition of Historic Core*

Of the 636,454 square feet of floor space at Pennhurst, the design team recommends the adaptive re-use of 372,170 square feet, including the following buildings: **Administration, Hershey, Industry, Limerick, Mayflower, Philadelphia, Quaker, Rockwell, Devon, and Assembly.** **Dietary/Franklin** is in the team’s historic core, and forms its south end. However, for a variety of reasons, the team felt it could be sacrificed if either a new building in a style matching the others of the quad took its place or if the **Stores/Maintenance** building was retained to form the south end of the quad. The retention of this historic core would qualify the re-development for the 10% rehabilitation tax credit. Additional negotiation with the Pennsylvania Historic and Museum Commission would be required to see if the historic core could qualify for the 20% preservation tax credit.

*Building Condition*

The following are the most common deficiencies in campus building conditions: roofing in poor condition; broken windows and doors; missing mortar in masonry joints; broken or missing gutters and downspouts. The report provides an individual assessment for each building. Overall, exterior walls are in fair to good condition. Most roofs are in poor condition.

*Stabilization Recommendations*

*Note any permanent changes to building exterior can impact tax benefits*

- Repair all roof framing
- Replace roofing as required



Replace gutters and downspouts  
 Repair or replace and paint exterior trim  
 Close door and window openings with weathertight enclosures or replace doors/windows  
 Point masonry as required  
 Repair cracked masonry  
 Interior: repair/replace damaged or collapsed framing

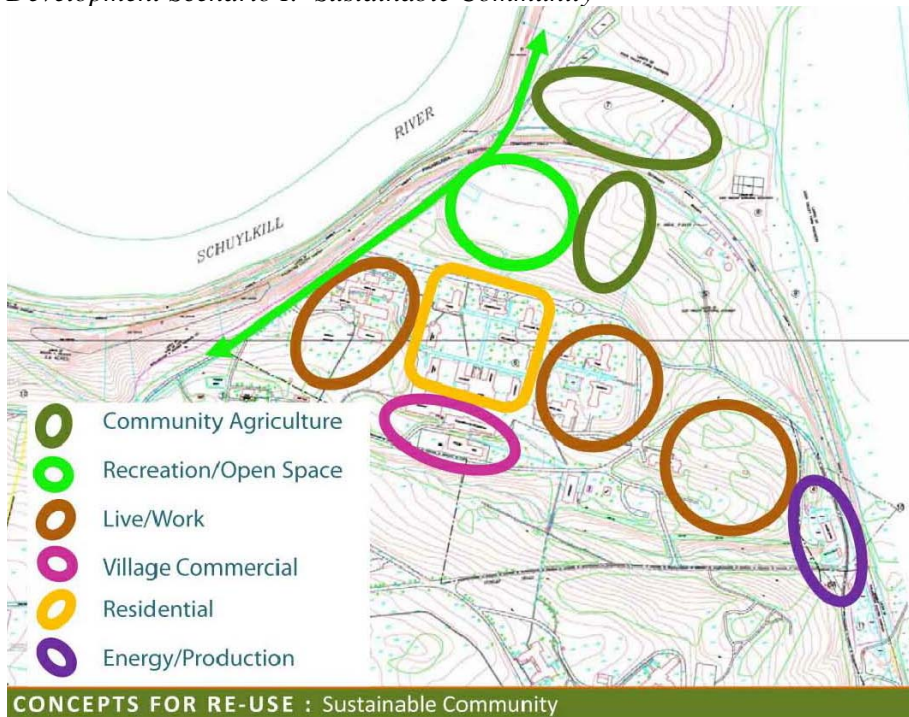
*Site Assets:*

- Prime agricultural soils
- Preponderance of area is above the 100 and 500 year flood plain
- Mature allees and other tree plantings define sub areas and provide character and amenity to the site.
- Landform is generally supportive of wide range of adaptive re-use and development
- Prime views as oriented by historic core extend from northeast quadrant of the site toward the Schuylkill but away from the Limerick towers
- Strong axial alignments created by historic building groupings. Central quads of buildings, former ball fields, and their relationship to lower riparian plateau form primary alignment to guide future development.

*Organization of Future Development*

- Core of historic buildings retained
- Existing mature trees continue to organize landscape, link and/or buffer adjacent uses
- Potential parcelization of site is suggested by orientation of roads
- Roads can be edited to promote legibility of circulation and feasibility of parcelization.

*Development Scenario I: Sustainable Community*



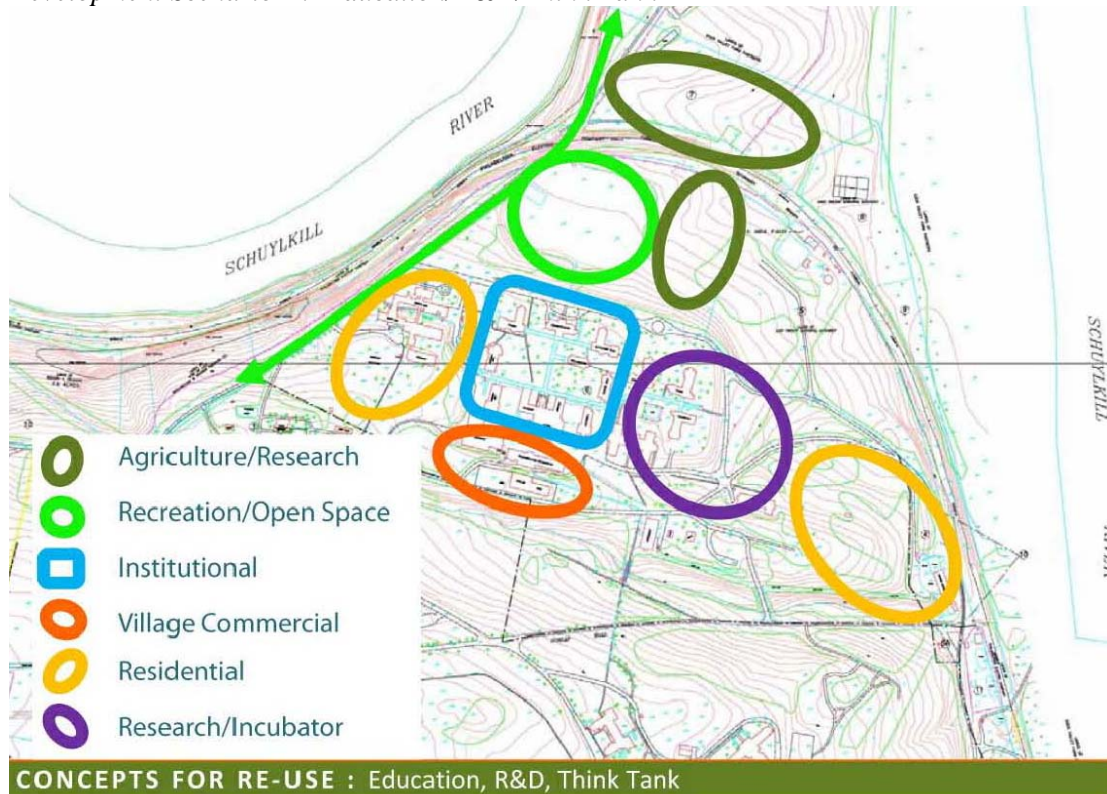
This scenario describes a green lifestyle community with possible aspirations for some degree of self-sufficiency. Consideration should be given to multi-generational tenancy models and a focus upon sustainable building technologies. The site offers opportunities for showcasing of best

practices in building technologies, adaptive reuse, agriculture (community/urban gardens), energy conservation and passive production, stormwater management and possibly, transportation/circulation. Makes use of green energy tax credits for the adaptive re-use of the buildings.

The bubble-diagram of this scenario in the report describes:

- a residential core developed through adaptive reuse of the buildings within the central historic core. May consider a Generations of Hope community here for inter-generational uses.
- a village commercial area at the gateway to the site, acting as an interface with the surrounding communities and helping to support the needs of the VA Hospital residents and employees. Makes use of state financial incentives in this area.
- a combination of types of live/work spaces within the brown bubbled areas flanking the residential core. Might include education facilities serving inter-generational facility.
- placing any heavier industrial, accepted only provisionally, at the far southeastern portion of the site, near the current power plant area
- development of a Schuylkill River Trail connector segment throughout the length of the property
- enhancement of the former ball field as a community recreation area
- agricultural production in the areas described in dark green in the lower, northern portions of the site. Philadelphia’s Greensgrow project or Maine’s Pineland Farms may serve as a model. Vineyards and horse riding areas also a possibility for here.
- A small museum space and guided tour of the historic quad could provide a history of the site and highlight the new uses.

*Development Scenario II: Education/R&D/Think Tank*



This scenario describes the strong potential for educational programming for the site and the

range of complementary programs that could be developed. Education related opportunities include:

- Arts and trades training
- Business incubation and employment center
- Demonstration agriculture
- Green technologies incubator
- College / boarding school / trade school / etc
- Conference center
- Museum and other art and culture venues

The bubble-diagram of this scenario in the report describes:

- an institutional core developed through adaptive reuse of the buildings within the historic central core
- business incubation and trades training to the east of the institutional core
- a village commercial area at the gateway to the site, acting as an interface with the surrounding communities and helping to support the needs of the VA Hospital residents and employees
- residential areas at the eastern and western edges of the site. These could include a Generations of Hope Community, single family homes, etc.
- development of a Schuylkill River Trail connector segment throughout the length of the property
- enhancement of the former ball field as a community recreation area
- agricultural production in the areas described in dark green in the lower, northern portions of the site.

***Design Team:***

John Milner Architects  
Larsen and Landis Structural Engineering  
Thomas Comitta Associates  
Wallace, Roberts, and Todd Design

***Task Force:***

The Arc of Pennsylvania  
Arcadia Land Company  
Chester County Economic Development Council  
Chester County Historic Preservation Network  
Chester County Planning Commission  
Congressman James Gerlach (US-R)  
National Trust for Historic Preservation  
Pennsylvania Historical and Museum Commission  
Preservation Alliance of Greater Philadelphia  
Public Interest Law Center of Philadelphia  
Representative Thomas P. Murt (PA-R)  
Schuylkill River Greenway/  
Schuylkill River National and State Heritage Area  
Senator Andrew Dinniman (PA-D)  
Senator Arlen Specter (US-D)  
Temple University Institute on Disabilities  
Wu & Associates