

# 355 Chase

## Phasing Plan

Prepared by Robert Emmanuel  
Planning & Zoning Department  
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**Tredyffrin  
Township**



# Plan Overview

In the spring of 2025, Tredyffrin Township acquired the property located at 355 Chase Road in the Knox Bridge neighborhood of Chesterbrook. The property was originally developed as a neighborhood recreation center owned by the Picket Post Swim Club. The site currently features three athletic courts striped for tennis and pickleball, a swimming pool, and associated parking. A historic barn, previously known as the Chase Road Barn, was located on the site but was demolished in 2023.

355 Chase Road is in poor condition. The current facilities on the site are dilapidated and in need of repair. The site is overgrown with weeds, and most of the hardscape, including the courts and parking area, will need to be repaved. The foundation of the Chase Road Barn is still on-site and will need to be removed. Additionally, the pool is beyond repair and will need to be demolished and filled in.

The Township plans to conduct all necessary remediation to bring 355 Chase Road back into acceptable condition. New improvements will be constructed once the site has been cleared and the pool removed. These improvements include repaving and resurfacing the parking lot and athletic courts. Staff believes these two projects should happen in tandem as both require the same materials. This will save costs and streamline both projects. The courts will then be restriped to accommodate changing preferences for recreation facilities among residents. Two of the courts will be restriped for pickleball, creating twelve individual courts in total. The remaining court will be "multi-purpose," with striping for both tennis and basketball. In addition to the repaving and resurfacing of the courts, a new access road will be constructed. That will utilize an existing driveway along the eastern edge of the site and will be intended for Township maintenance vehicles and equipment.

The long-term vision for 355 Chase Road includes the construction of a new pavilion to provide seating and rental opportunities. The existing restroom facilities will either be renovated or replaced depending on cost and feasibility. A community garden will be established, projected to be large enough to allow individual plots for neighbors to use and maintain. New internal pathways will be constructed, along with the addition of new park furniture. Finally, staff has identified an opportunity to connect 355 Chase Road with Wilson Farm Park via a new "natural" pathway. There is an ex-





isting paved path that abuts 355 Chase Road but stops just short of Wilson Farm Park. The remaining connection would require 200 feet of new path through one Township-owned parcel and one privately-owned parcel. The new pathway would be compacted grass, mowed and maintained by the Township via an access easement.

**Phase one: Demolition**

The initial phase of the park's revitalization focuses on addressing the most immediate challenges of disrepair and underutilized space. This will involve the demolition of the existing dilapidated pool and its associated structures. Once cleared, this area will be transformed into versatile open space, laying the groundwork for future development and significantly enhancing the overall aesthetic and safety of the park and its surrounding residences.

**Phase two: Court Upgrades and Infrastructure Improvements**

The second phase is dedicated to expanding and modernizing recreational offerings. This includes resurfacing the three existing tennis courts. These will be reconfigured to create one dedicated pickleball court, a tennis court, and a basketball court. The parking lot will undergo a full repaving and a new access road for Township vehicles will be constructed.

**Phase three: New amenities**

The final phase will add new amenities to the park. This includes the construction of a modern pavilion complete with restroom facilities, A new community garden will be established, and a public works storage shed will be built to securely store maintenance equipment, ensuring the long-term upkeep and vibrancy of the park.

# Phasing

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## Demolition

Phase one of the plan for 355 Chase Road will involve the demolition of the existing structures on the site. This includes the disused pool, the foundation for the barn structure, as well as the remaining hardscape surfaces. Currently 355 Chase Road is in significant disrepair. Dilapidated structures, overgrown vegetation, and a disused pool not only detract from its aesthetic appeal but also pose safety concerns for the community. Phase One of this plan directly addresses these immediate challenges by focusing on the demolition and remediation. This initial step will dramatically improve the site, enhancing its condition and significantly increasing the safety and well-being of the surrounding community.

## Open Space

The site will then be cleared of all remaining debris. Any necessary regrading will be completed and the site will be reseeded. The short-term plan would be to have this area remain as open space until a future phase of the project.

## Passive Recreation

The demolition of the existing pool and associated structures on the site will allow for the creation of open space to be used for passive recreation. These spaces are crucial elements in modern park planning, offering a tranquil environment that caters to a wide range of community needs beyond active sports or structured activities.

## Eliminating a Nuisance

While the site will begin to function as community open space soon after the completion of phase one, the demolition of the existing pool and associated structures will allow for the staging and eventual construction of future park amenities.





The first phase for 355 Chase Road Park focuses on essential site work. This includes demolishing the old pool, minor regrading, and clearing weeds and overgrown vegetation. While these actions are primarily maintenance, they will significantly improve the site's curb appeal. By removing existing blight and tidying the grounds, this initial phase immediately transforms the property from an eyesore into a cleaner, more welcoming space, setting a positive foundation for future improvements.

## Clean and Tidy

The initial work in phase one will be handled directly by the Tredyffrin Public Works Department. By leveraging existing Township staff and equipment, we can significantly reduce expenses. This approach ensures that we maximize taxpayer dollars, keeping overall improvement costs affordable while still delivering necessary improvements to 355 Chase Road.

## Cost Conscious

Work has already begun on phase one. Tredyffrin Public Works crews are on-site conducting demolition and site-clearing. We anticipate quick progress on this initial phase. This will lead to a noticeable improvement in the park's appearance in short order.

## Effective

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Phase 1

### New Athletic Courts

Phase two of the plan for 355 Chase Road will involve restoring and upgrading the existing facilities on the site. There are currently three athletic courts on the site. Two are stripped for tennis, while one is striped for pickleball. All three courts are in various stages of disrepair and will need to be resurfaced. Due to evolving preferences in recreation, the three athletic courts will be resurfaced and restriped. One court will be striped for pickleball and the other for tennis. The third court will be stripped for basketball. The existing fences surrounding each athletic court will be removed. In place of the fence, new sound insulating walls will be installed. This will lessen the spillover of noise from the athletic courts on nearby residences. There is also an existing seating pavilion used for waiting in-between games in the same area as the athletic courts. The pavilion is in good structural condition but will need to be repainted and will require minor repairs.

### Repaved Parking

The athletic courts are proposed to be resurfaced with asphalt and a special paint designed for use in tennis/pickleball applications. This is more cost-effective when compared to a comparable clay court. The Township plans to resurface the tennis courts and repave the parking lot concurrently. Both projects require the same paving materials, making it significantly more efficient and cost-effective to complete them at the same time. This consolidated approach will minimize disruption and maximize our investment in these critical park improvements. Furthermore, this will prioritize the need to repave the parking lot early in the project timeline. The existing parking lot is broken in many places and is generally in poor repair. Repaving will enhance the safety and overall appearance of the site.

### Refurbished Restrooms

Phase two will also include the refurbishing or replacement of the on-site restroom facilities. The current facilities are dilapidated but have fully functioning sanitary sewer and water hook-ups. Staff will explore and compare options to refurbish the restrooms or to demolish them and build a new facility.





To ensure efficient and effective management of the park, a new dedicated access road for Township vehicles and park maintenance equipment will be constructed. This road will utilize an existing access point, minimizing the need to increase the amount of on-site impervious. As with the parking lot repaving, and the athletic court resurfacing, the access road will be repaved concurrently to maximize efficiency and cost effectiveness.

Phase two of the plan will be the “break point” of the project. This point is where all existing facilities at 355 Chase Road have been renovated and updated. At this phase, the site will function at a level expected from Township Park. The dilapidated facilities will have all been removed or renovated. The athletic courts will be restriped and brought up to modern standards, the car park will be resurfaced, and the restrooms will be repaired and updated.

## Break Point

### New Community Garden

While phases one and two of the plan for 355 Chase aims to renovate and improve the existing amenities, phase three will create new opportunities for recreational use of the park. A central element of the final phase is the addition of a new community garden. The community garden will be large with enough space for individual plots. Support facilities for the garden include water access and tool storage. The garden will be designed with adequate drainage and sunlight exposure. Furthermore, potential fencing will be explored for security and protection from wildlife.

### New Picnic Pavillion

Another new amenity will be the construction of a new picnic pavillion. This pavillion will be smaller than the pavillions in other parks yet still provide access to shade, seating, and electricity. The pavillion will also offer opportunities for community rentals and allow more events to be held at the park.

### New Paths, Plantings, and Furniture

A new network of new internal pathways will improve circulation and accessibility throughout the park. Park furniture, such as benches and tables, will be added. This will increase the passive use of space. Additionally, new plantings will be installed to provide shade, biodiversity, and decrease stormwater runoff.

### New Trail Connections

Staff has identified an opportunity to connect 355 Chase Road with Wilson Farm Park via a new "natural" pathway. There is an existing paved path that abuts 355 Chase Road but stops just short of Wilson Farm Park. The remaining connection would require 200 feet of new path through one Township-owned parcel and one privately-owned parcel. The new pathway would be compacted grass, mowed and maintained by the Township via an access easement.





Once all three phases of the 355 Chase Road Park Master Plan are complete, Tredyffrin Township will have another high-quality, fully renovated community park. 355 Chase Road will have updated amenities such as resurfaced tennis courts and a newly paved parking lot, as well as new additions such as a community garden, a picnic pavillion, and improved internal pathways. Critically, a new natural trail connection to Wilson Farm Park will integrate 355 Chase Road into the wider Township park network, making it a truly connected community asset.

## Looking Forward