

Township of Haverford



Master Facilities Plan

Board of Commissioners

Township Property Committee

August 9, 2010

Introduction

- This is the third report by the Township Property Committee to the Board of Commissioners, supplementing the previous inventory and analysis of the Township's facilities.
- The Committee's goals are:
 - Create a program of continued review/updating in order to improve the efficiency of Township operations, and maximize community resources; and,
 - Recommend the renovation or replacement of facilities based upon the Township's projected needs.

Task Summary

Completed Tasks

- Review of property records, including:
 - The Township's Comprehensive Plan
 - Property insurance records and reports
 - Third-party reports and analysis of existing facilities
- Create and present a current inventory
- Identify specific deficiencies
- Make short- and long-term recommendations

Short-Term/ Infrastructure Recommendations

- Construct a Township Municipal/Police Building to consolidate all administrative and police functions in one central location
- Construct a new vehicle maintenance and repair facility

Long-Term/Other Recommendations

- Continue to evaluate Township facilities to assure that all facilities provide high quality services to Township residents in a fiscally prudent and environmentally responsible manner
- Establish an ongoing program of infrastructure review, repair and replacement to assure that all Township facilities are properly maintained and comply with all Codes and applicable regulations

First Step:

Implement Short Term Plan

Candidate Site for Fleet Maintenance Shop

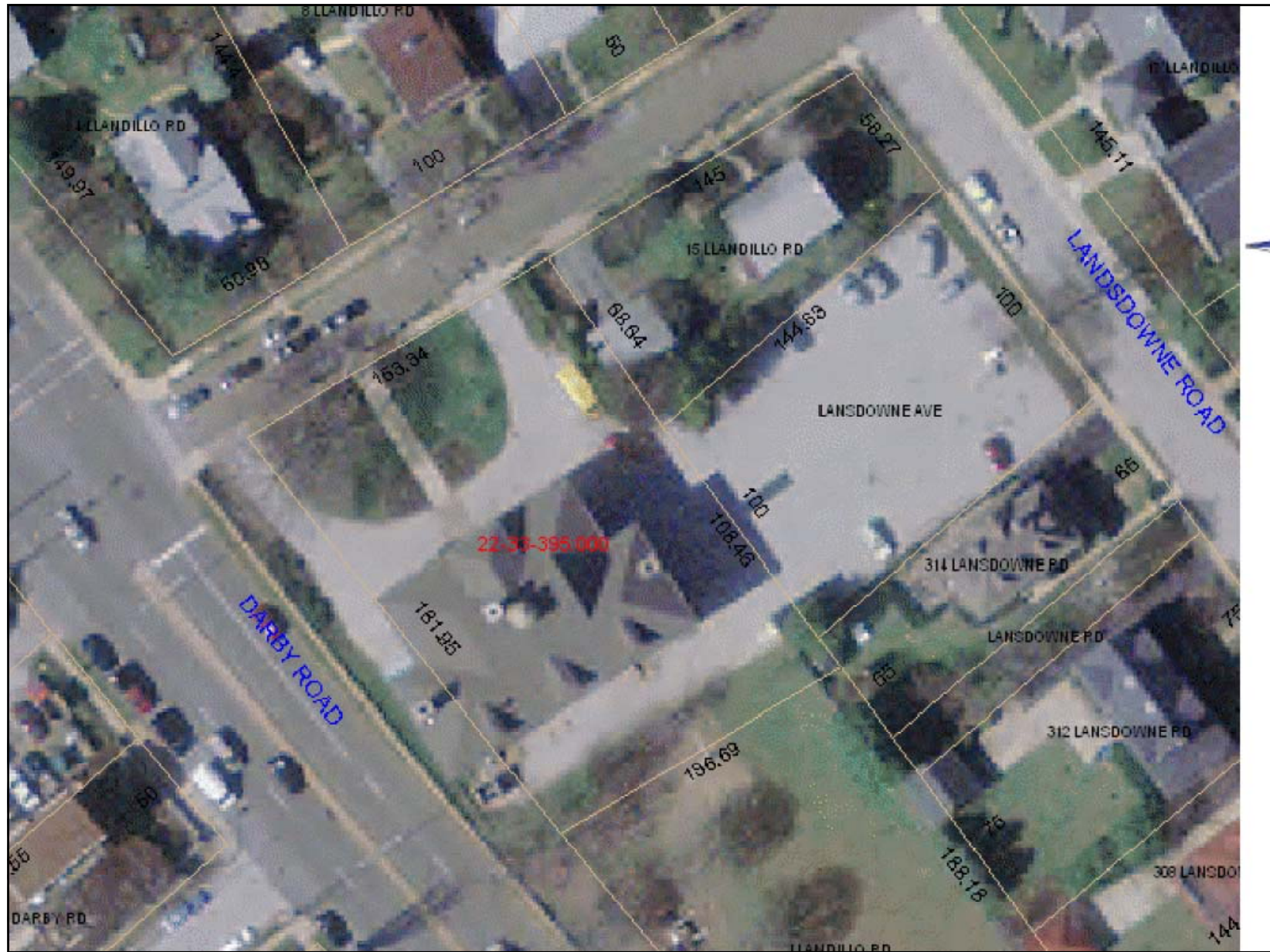
- Following a site inspection of the existing Public Works facility, the Committee believes that the needs of the Fleet Maintenance Division of the Public Works Department can be met by improving or repurposing the existing buildings at the Township's Public Works Yard.
- The site is a part of the Darby Creek Valley Park, and presently houses the Highway, Sanitation, Sewer and Fleet Maintenance facilities, in addition to the bus depot for the Haverford School District.

Candidate Sites for a Consolidated Police/Township Administrative Building

- 5 Llandillo Road – Stratford Friends School
- 2325 Darby Road – Current Township Building
- 560 Mill Road – Suburban Jewish Community Center
- 1010 Darby Road – Current Site of Haverford Police Station, Skatium and various athletic fields

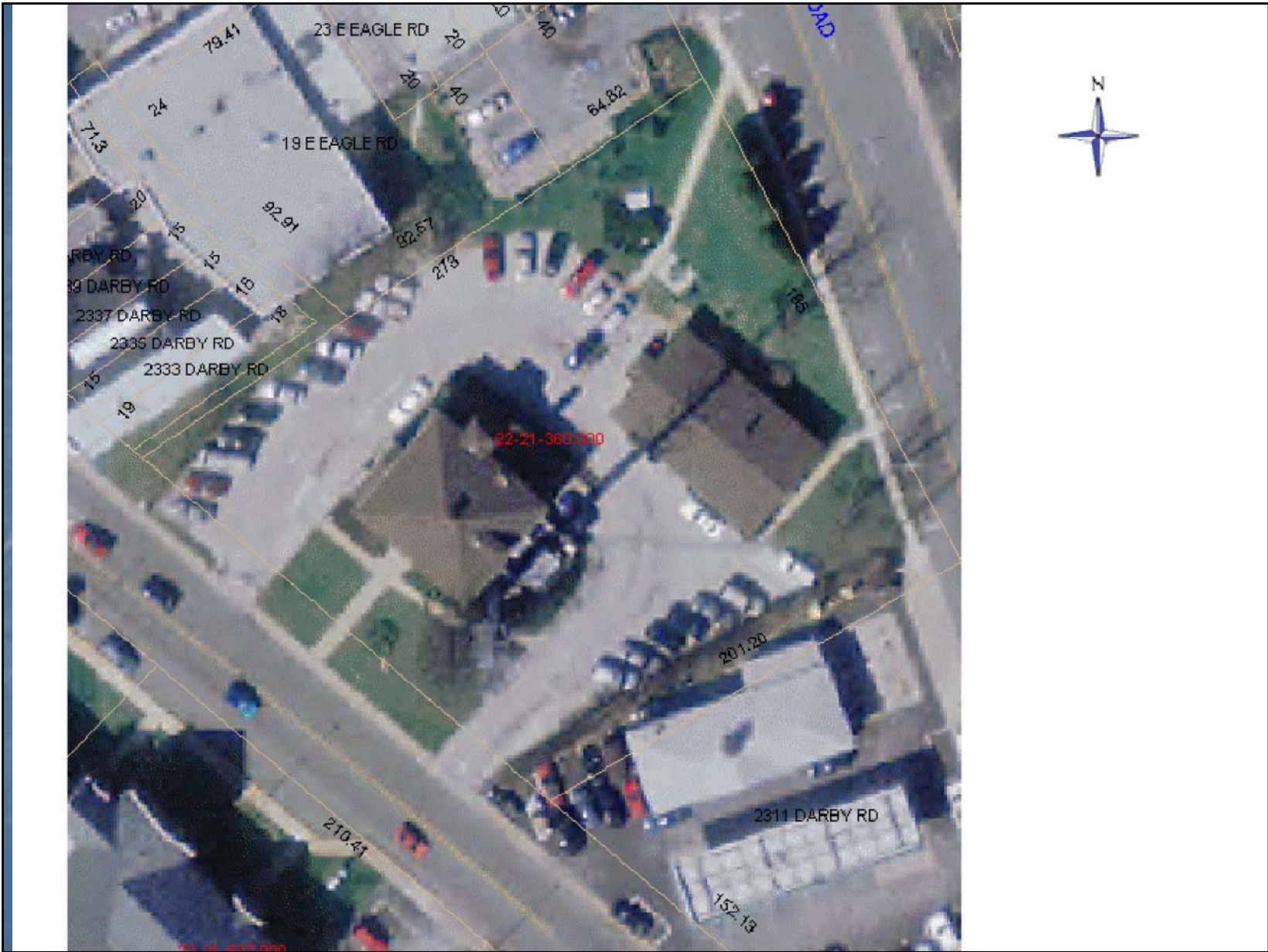
Stratford Friends School

- Property contains a 2-story, 18,900 square foot building.
- Based upon the needs for Township and police administrative functions, this structure was deemed to be too small.
- With just over an acre of land, including the adjacent park, the site would not be able to accommodate the necessary expansion.



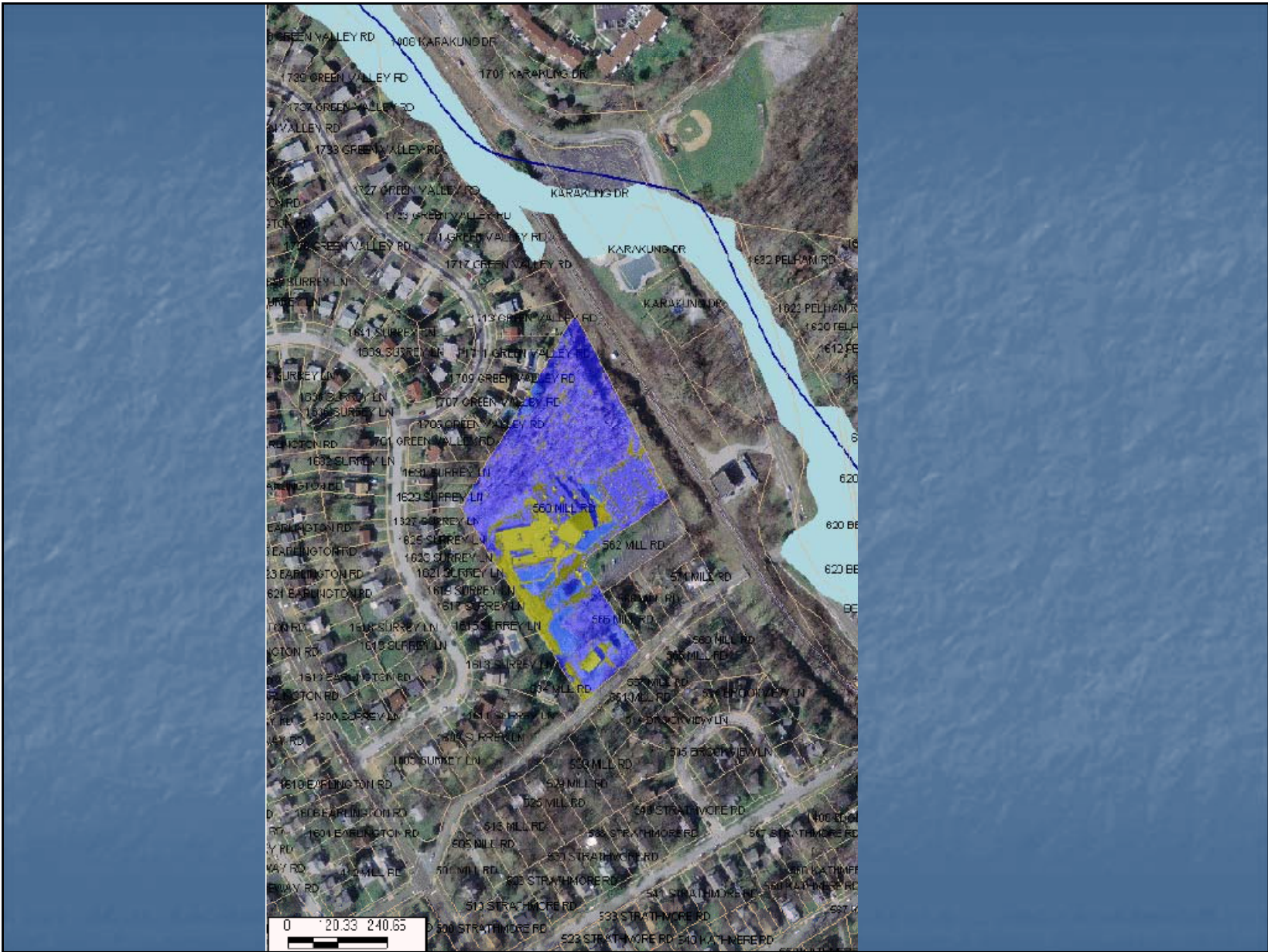
Existing Township Building

- Houses approximately 9,000 square feet of total area in two (2) buildings.
- With just over an acre of land, the site would not be able to accommodate the township and police administrative space.



Suburban Jewish Community Center

- The property is 5.5 acres.
- Would be able to accommodate both the Police and Township administrative uses.
- Although zoned Institutional, the property is located in residential neighborhood with undersized residential streets for this purpose.
- The proposed use may be too intensive for the neighborhood.



Haverford Police/Skatium Site

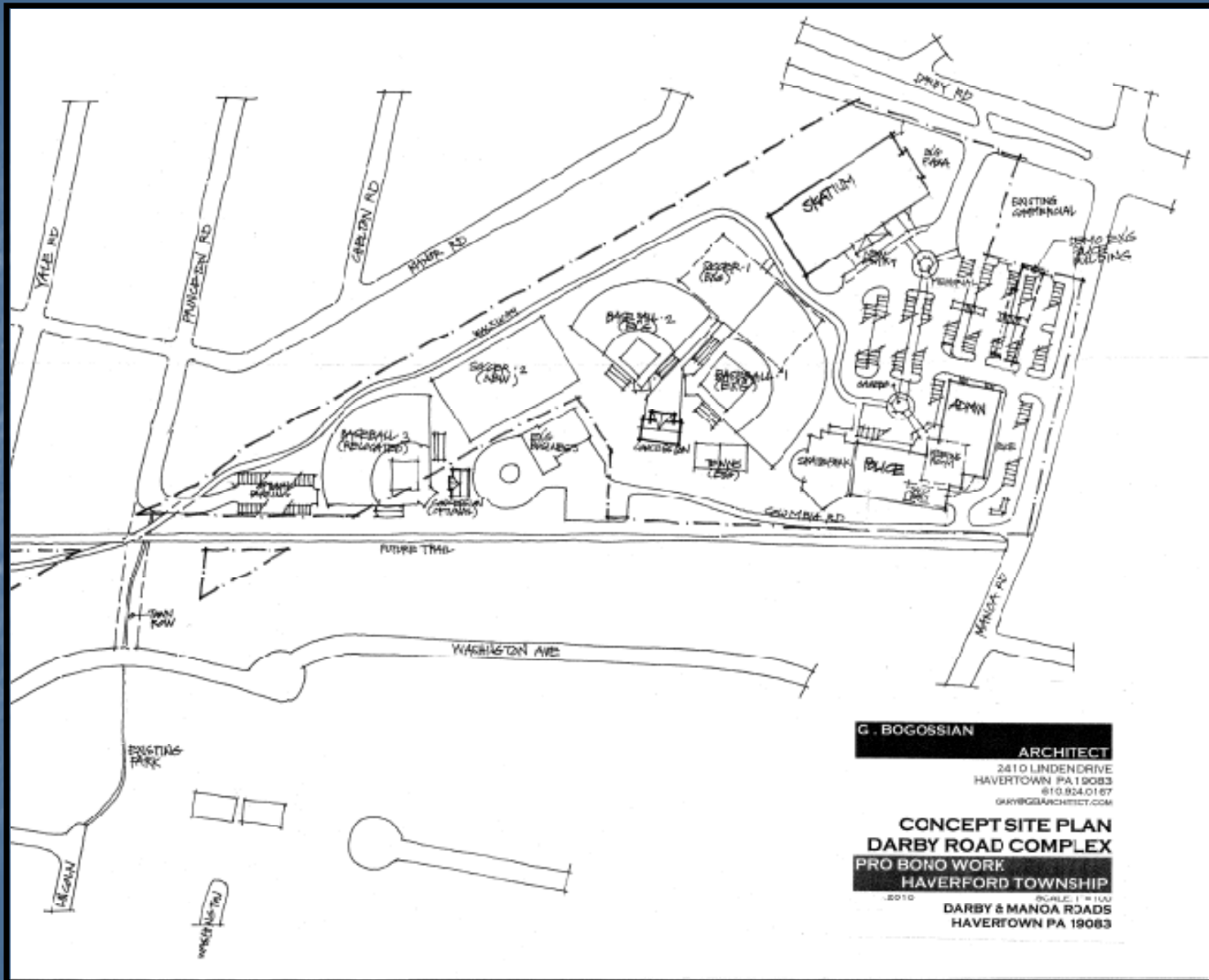
- This site presently houses the Haverford Police Department, the Skatium and Veterans Fields.
- This site appears to be the prime candidate for development of a Police/Township Administrative complex on approximately 10 acres.
- Development of this site would require the relocation of one or more of the playing fields on the site.





Conceptual Layout

- The following plan illustrates the possible redevelopment of the site at 1010 Darby Road to include a consolidated Police/Township Administration Building.



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**CONCEPT SITE PLAN
 DARBY ROAD COMPLEX**

**PRO BONO WORK
 HAVERFORD TOWNSHIP**

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