



ROSE TREE MEDIA SCHOOL DISTRICT



K-1 EARLY LEARNING CENTER

Township of Middletown Planning Commission Meeting



14 July 2026

Agenda

- 01 Purpose – The Why
- 02 Overview of Proposed Project
- 03 Discussion
- 04 Next Steps

Dismal Run

PDS

01 Purpose – The Why



K-1 Early Learning Center – The Why

The Need –

- Families are seeking full-day kindergarten. The longer we continue not to offer it, the less desirable our school district will become.
- There has been a tremendous housing market, including an overall increase of more than 600 residences – more than 500 in Middletown Township – in the past 6 years.
- Our elementary schools are over capacity, with Glenwood and Rose Tree Elementary Schools forced to use modular classrooms (trailers). Common spaces for learning, lunch and assemblies cannot accommodate all-school or all-grade-level events as intended.

The History –

- The need for an additional school in this District has been well documented and discussed for more than a decade.
- The Edgmont Property
 - The Process – The Outcome – The Need Remains



Repurposing and Enhancing Athletic Fields – The Why

The Need –

- Our fields are tired and overused.
- A comprehensive audit of the athletic fields throughout the District was completed by ELA Sport during the 2024-2025 Academic Year, culminating in a series of recommendations to improve the facilities for our students and community.
- The Board of School Directors passed a resolution June 12, 2025, to construct a multi-sport synthetic turf complex (baseball, softball, multisport field) and add parking, at Penncrest High School.

The History –

- There is only one softball field at Penncrest HS – softball currently plays at Barrall Field in Media Borough.
- Our students must compete on synthetic turf at fields throughout the Central League.
- Use of the fields is dramatically impacted by the weather.



Linking Learning to Life – The Why

The Need –

- The services provided through the Linking Learning to Life program meet the District's legal requirements under the Individuals with Disability Education Act (IDEA) and Chapter 14 of Pennsylvania School Code.
- The new location provides realistic environments designed with intention so that students can generalize skills in authentic settings.
- The new space provides a permanent, purposefully constructed environment designed specifically for transition-aged students.

The History –

- The program is currently running at Penncrest HS, with students participating in vocational experiences at all 6 of our schools and with community partners.
- This program reflects the District's commitment to putting students first by providing opportunities that promote dignity, independence, inclusion, and lifelong success.



The Biggest “Why” – Why Here?

- The District owns the property, it is appropriately zoned for school (I-1), and it is contiguous with the Penncrest HS property and the transportation yard.
- The property is centrally located in the school district.
- The property can accommodate a facility of this size meeting the safety, educational, and operational requirements.
- The property allows the District to maintain 4 Second-through-Fifth Grade Schools, without the need to redistrict students/families.
- There is a natural link with the Penncrest HS Student Development Classes and future student interns on a connected campus.
- The District has committed to addressing one of the most significant traffic issues in our community, advancing a significant part of PennDot's US 1 Improvement Project by nearly a decade.



The Power of a Unified Community

Tonight's Presentation –

- The K-1 Early Learning Center, including Linking Learning to Life.
- The repurposed athletic fields.
- The realignment of Rose Tree Road at Rt 352.

Rose Tree Media School District & Middletown Township –

- Natural connections in serving our community – the use of facilities & fields
- An ongoing cycle of feedback and input from members of the community
 - Work session updates and public comments/questions
 - Feedback & questions from the Time to Bloom Website
 - Adjustments in the design planning
 - Connecting Penncrest & the K1 Center, with different access for buses and cars
 - Inclusion and layout of the synthetic-turf fields
- The District has listened & heard and adjustments have been made



The Power of a Unified Community

Next Steps, Beginning Tomorrow –

- Addressing additional questions from the Township Professionals.
- Following up with the Planning Commission to include any necessary revisions.
- Following up with Middletown Township Council.
- Bringing together interested folks to address resolving the traffic issues in our community, including, bringing people together with PennDOT to act and make a difference.
- Moving forward together, for the good of our community.



TODAY

THE CHALLENGES WE FACE



Crowded Elementary Schools

Our schools are over capacity.



Half-Day Kindergarten

Our youngest learners have less time to learn and grow.



Not Designed for Young Learners

Our youngest students share spaces built for older grades.



A NEW K-1 EARLY LEARNING CENTER

Built for Their Future



No additional costs to taxpayers beyond the annual approved budget.

TOMORROW

THE BRIGHT FUTURE WE BUILD



Comfortable Schools

Relieves overcrowding so every student has the space to learn, grow, and thrive.



Full-Day Kindergarten

Expands learning time so our youngest learners get the strong start they deserve.



Designed for Early Learners

A safe, engaging environment built specifically for kindergarten and first grade.

- Full-Day Kindergarten
- Consistency for Young Learners
- Developmentally Appropriate Early Learning Environment
- Improved Learning Environment for all Elementary Schools
- A United Educational Community
- Linking Learning to Life



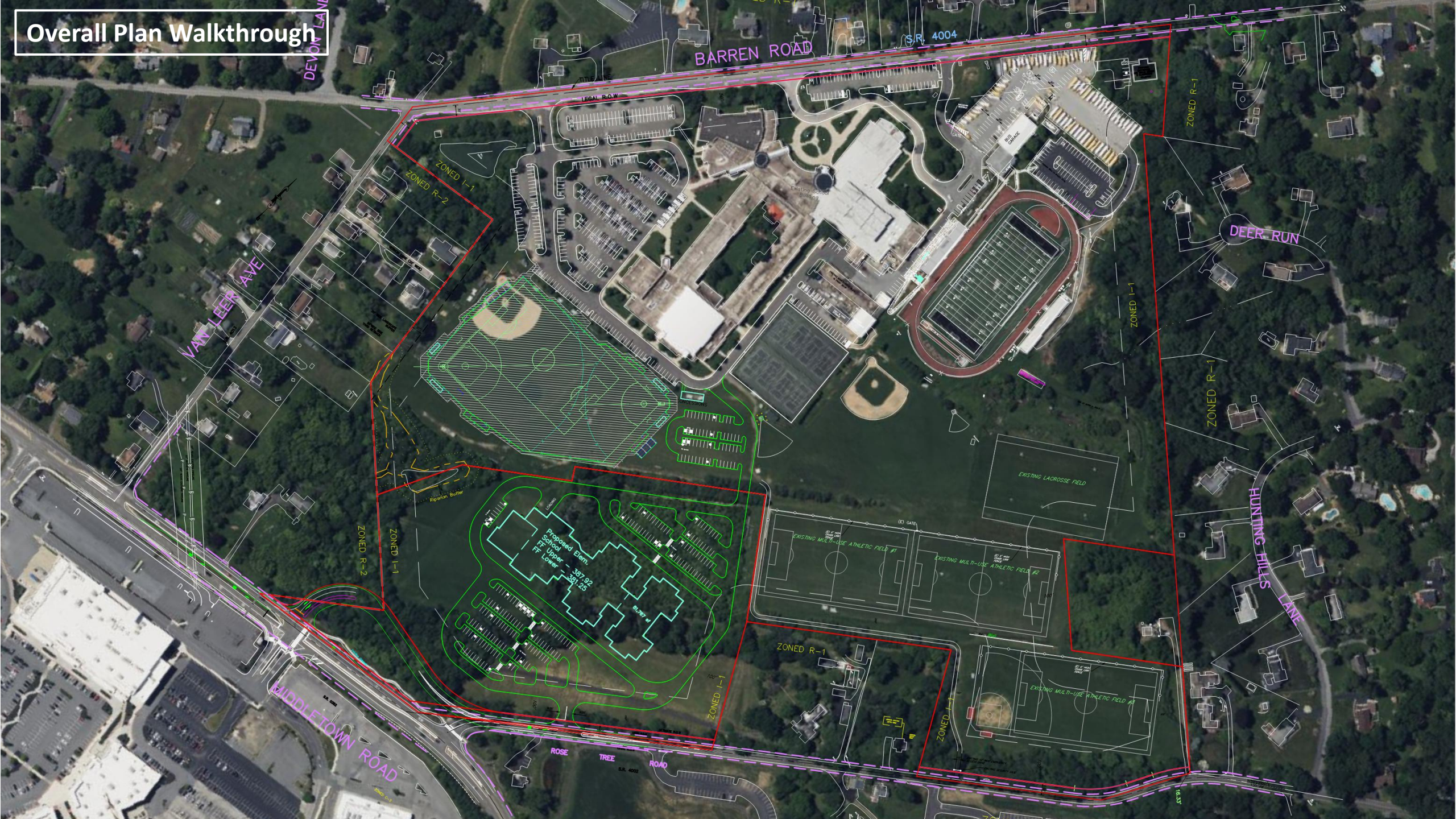
MORE SPACE. | MORE LEARNING. | BETTER BEGINNINGS.

www.timetobloom-rtmsd.org

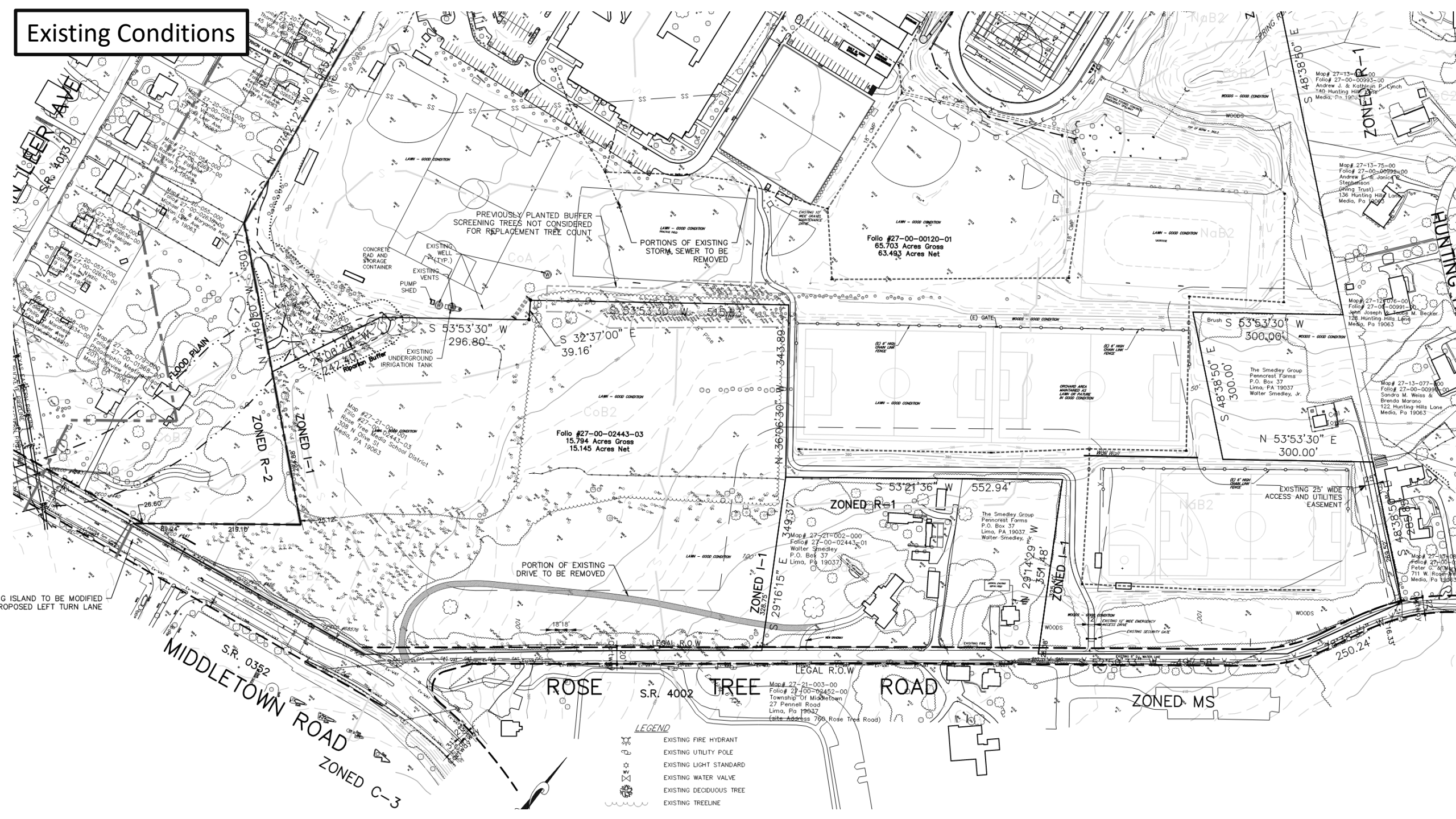
02 Overview of Proposed Project



Overall Plan Walkthrough



Existing Conditions



G ISLAND TO BE MODIFIED
PROPOSED LEFT TURN LANE

MIDDLETOWN ROAD
S.R. 0352
ZONED C-3

ROSE

S.R. 4002

TREE

ROAD

ZONED MS

LEGEND

- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING LIGHT STANDARD
- EXISTING WATER VALVE
- EXISTING DECIDUOUS TREE
- EXISTING TREELINE

PREVIOUSLY PLANTED BUFFER
SCREENING TREES NOT CONSIDERED
FOR REPLACEMENT TREE COUNT

PORTIONS OF EXISTING
STORM SEWER TO BE
REMOVED

PORTION OF EXISTING
DRIVE TO BE REMOVED

Folio #27-00-02443-03
15.794 Acres Gross
15.145 Acres Net

Folio #27-00-00120-01
65.703 Acres Gross
63.493 Acres Net

The Smedley Group
Penncrest Farms
P.O. Box 37
Lima, PA 19037
Walter Smedley, Jr.

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Map# 27-13-00-00000-00
Folio# 27-00-00000-00
Andrew J. & Kathleen P. Lynch
140 Hunting Hill Lane
Media, Pa. 19063

Map# 27-13-75-00-00000-00
Folio# 27-00-00000-00
Andrew J. & Kathleen P. Lynch
140 Hunting Hill Lane
Media, Pa. 19063

Map# 27-13-077-00-00000-00
Folio# 27-00-00000-00
John Joseph & Joseph M. Becker
122 Hunting Hill Lane
Media, Pa. 19063

Map# 27-13-077-00-00000-00
Folio# 27-00-00000-00
Sandra M. Weiss &
Brenda Morano
122 Hunting Hill Lane
Media, Pa. 19063

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Folio# 27-00-00000-00
Sandra M. Weiss &
Brenda Morano
122 Hunting Hill Lane
Media, Pa. 19063

Site Development Plan

THIS PLAN IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN MIDDLETOWN TOWNSHIP RESOLUTION NO. _____ THOSE CONDITIONS EXPRESSLY AGREED TO IN THE TOWNSHIP'S MINUTES, AND THOSE CONDITIONS, DESIGN, ETC. AS SET FORTH IN THE COMPLETE SET OF PLANS APPROVED BY THE TOWNSHIP, LAST REVISED _____ 2021. ALL OF THE ABOVE BEING KEPT ON FILE IN THE TOWNSHIP OF MIDDLETOWN'S OFFICE.

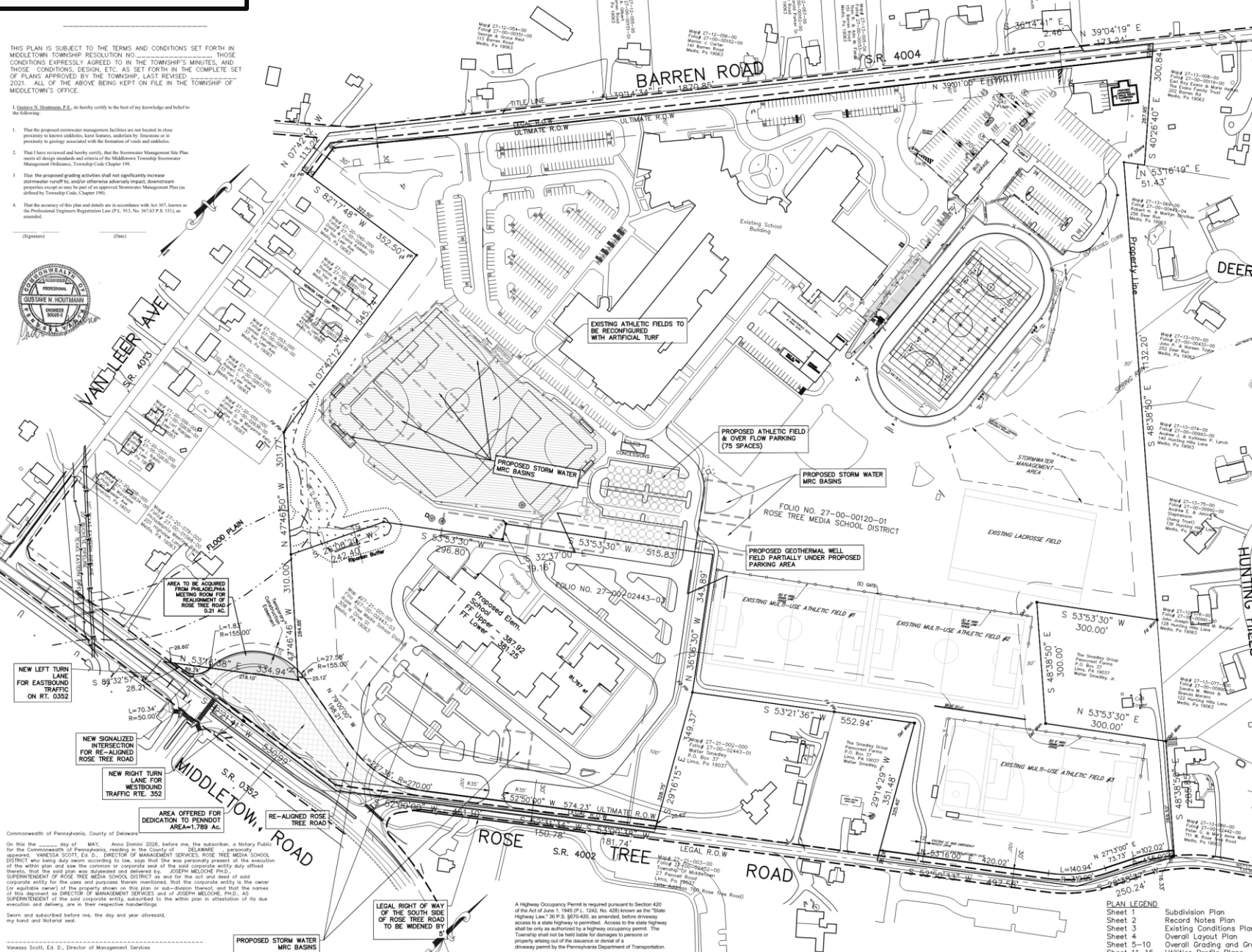
I, Gerrit N. Hostmann, P.E., do hereby certify to the best of my knowledge and belief to the following:

1. That the proposed stormwater management facilities are not located in close proximity to known sinkholes, cave features, underlays by limestone or in proximity to geology associated with the formation of ridges and sinkholes.
2. That I have reviewed and hereby certify, that the Stormwater Management Site Plans meet all design standards and criteria of the Middle Tennessee Township Stormwater Management Ordinance, Township Code Chapter 198.
3. That the proposed grading activities shall not significantly increase stormwater runoff to, and/or otherwise adversely impact, downstream properties except as may be part of an approved Stormwater Management Plan (as defined by Township Code Chapter 198).
4. That the accuracy of this plan and details are in accordance with Act 367, known as the Professional Engineers Registration Law (P.E. 91, Sec. 367(3) P.S. 151), as

(Signature) _____
(Date)



NOTE: THE PARKING AREAS, STORM SEWER & UNDERGROUND STORMWATER FACILITIES INSTALLATION SHALL BE ACCOMPLISHED IN GENERAL CONFORMANCE WITH THIS PLAN. ANY REQUIRED REVISIONS TO THE PARKING AREAS, DRIVEWAY LOCATION AND LOT GRADING SHALL BE PERFORMED IN SUCH A WAY THAT SURFACE WATER RUNOFF SHALL BE COLLECTED FROM ALL DRAINAGE AREAS SHOWN ON THE NPDES PERMIT BOUNDARY PLAN AND APPROVED STORMWATER MANAGEMENT CALCULATIONS FOR THIS SUBDIVISION. THE PARKING AREAS, DRIVEWAY LOCATION, AND LOT GRADING SHALL BE PERFORMED IN GENERAL CONFORMANCE WITH THE APPROVED LOT GRADING PLAN.

[illegible]

Note for Those Plans Requiring a Developer's Agreement:

This plan incorporates the following agreements by reference and the development shown hereon is

A Highway Occupancy Permit is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428) known as the "State Highway Laws," 36 P.S. §670-420, as amended, before driveway access to a state highway is permitted. Access to the state highway shall be only as authorized by a highway occupancy permit. The Township shall not be held liable for damages to persons or property arising out of the issuance or denial of a driveway permit by the Pennsylvania Department of Transportation.

IMPERVIOUS AREA TABULATED

- = 233,170 s.f.
- = 412,805 sf
- = 60,545 s.f.

GRAPHIC SCALE

PLAN LEGEND

Sheet 1	Subdivision Plan
Sheet 2	Record Notes Plan
Sheet 3	Existing Conditions Plan
Sheet 4	Overall Layout Plan
Sheet 5-10	Overall Grading and Gr
Sheet 11-16	Utilities Profile Plans
Sheet 17-23	Construction Details Pl
Sheet 24-29	Erosion and Sediment
Sheet 30	Landscape Plan
Sheet 31-32	Truck Turning Plans

General Notes:

Applicant is proposing the construction of a new K-1 and Early Learning Center building and associated parking and access drives on parcel 27-00-02334-03. Parcel 27-00-02334-03 is to be reversed subdivided to be merged with and become part of the Penncrest High School Parcel (27-00-00120-01).

- | | | | | |
|----------------|-------------|----------------|--------------|--------------|
| Parcels No. | Map No. | Deed Book/Page | Acre Footage | Acre Aged |
| 27-00-00102-01 | 27-115-1106 | 1782/96 | 65.703 Acres | 63.943 Acres |
| 27-00-00103-03 | 27-115-1107 | 1856/94 | 15.734 Acres | 13,882 Acres |
| | | | 81.497 Acres | 77.728 Acres |
- Site Address – 134 Barron Road, Media, PA 19063
 Site is Zoned I-1 Section 275-150 Educational and secondary school
 Minimum Lot Size 2 Acre
- | | |
|----------------------------|------|
| Minimum Building Coverage | 200' |
| Front Street Line | 100' |
| Front Yard | 100' |
| Rear Yard | 100' |
| Side Yard Width | 100' |
| Maximum Impervious Surface | 35% |
| Maximum Building Coverage | 35% |
3. Locations and topography from aerial mapping by Avia Geospatial. Boundary, and aerial controls by G.D. Houtman & Son, Inc. Topography based on a U.S.G.S datum. The site includes site improvements such as parking, storage and maintenance building, and salt yard and haulage buildings from plans entitled "Preliminary Final Land Development Plan for Westchester High School Addition Phase II" dated 05/01/05 and approved revised 5/24/2005. Topography in these areas from aerial mapping by Avia Geospatial. Topography locations, and elevations within current project area verified by field survey by G.D. Houtman & Son, Inc.
- Soils information from the Soil Survey for Chester and Delaware Counties, Pennsylvania, by R.C. Krumholz et al., last revised 1987. The soil types are as follows:
- CoA - Conowingo silt loam, 0 to 3 percent slopes
 - GcB2 - Genesee silt loam, 1 to 8 percent slopes, moderately eroded
 - GcB2 - Genesee channery silt loam, 3 to 8 percent slopes, moderately eroded
 - GcB2 - Genesee channery silt loam, 8 to 16 percent slopes, moderately eroded
 - Md - Middle land, level to gently sloping, 0 to 3 percent slopes, as follows:
 - NdE2 - Nesheimm gravelly silt loam, 3 to 8 percent slopes, moderately eroded
 - NdE2 - Nesheimm gravelly silt loam, 8 to 16 percent slopes, moderately eroded
- The Flood Insurance Rating Map No. 42045C0031 by FEMA indicates there are flood hazard areas shown on the map. The Flood Plain location is as follows:
- All utilities to be placed underground
- Indicates Concrete Monument Set per previously approved application
- New
- Media, PA 19063
 308 North Olive Street
 Vennosec Scott, District Director
- Vennosec Scott, District Supervisor
- Storm water management is to be provided by new Modified Retention Concept (MRC) facilities located as indicated. The site does not have soils which are suitable for sub-surface control of storm water run-off.
- Any additional NPDES permit will need to be issued for a portion of the site which is proposing disturbance within a high quality watershed (Ridley Creek).
- Any NPDES permit for the proposed development will be required for the realignment of Rose Tree Road (S.R. S.C. 4002), reconfiguration of the islands and turn lanes and installation of traffic light at Middleton Road (S.C. 0352) and Rose Tree Road, and the widening of Rose Tree Road for turn lanes and travel lanes.
- Fire hydrants to be provided at locations which have been coordinated with the Township Engineer's Office.
- A final as-built plan of the site, depicting all required stormwater management facilities, and appropriate documentation submitted to the Township for approval prior to issuance of use and occupancy permit.

Parking Tabulation

Educational Use (Elementary and Secondary Schools) per (Section 275-150 A.)

2 Spaces for every 1,000 s.f. for classroom areas
12 Spaces for Every 1,000 s.f. for assembly room areas

Required Parking:

Classrooms:
 $(38,250 \text{ sf classrooms} + 4,000 \text{ s.f. special programs}) / 1000 = 42.25 \times 2 = 85 \text{ space}$

Assembly Rooms:
 $(6,500 \text{ sf gym} + 3,000 \text{ s.f. cafeteria, dining}) / 1000 = 9.5 \times 12 = 114 \text{ spaces}$

Total Required Parking: $85+114=199$ spaces

Total Provided Spaces: 202 (Does not include overflow parking)

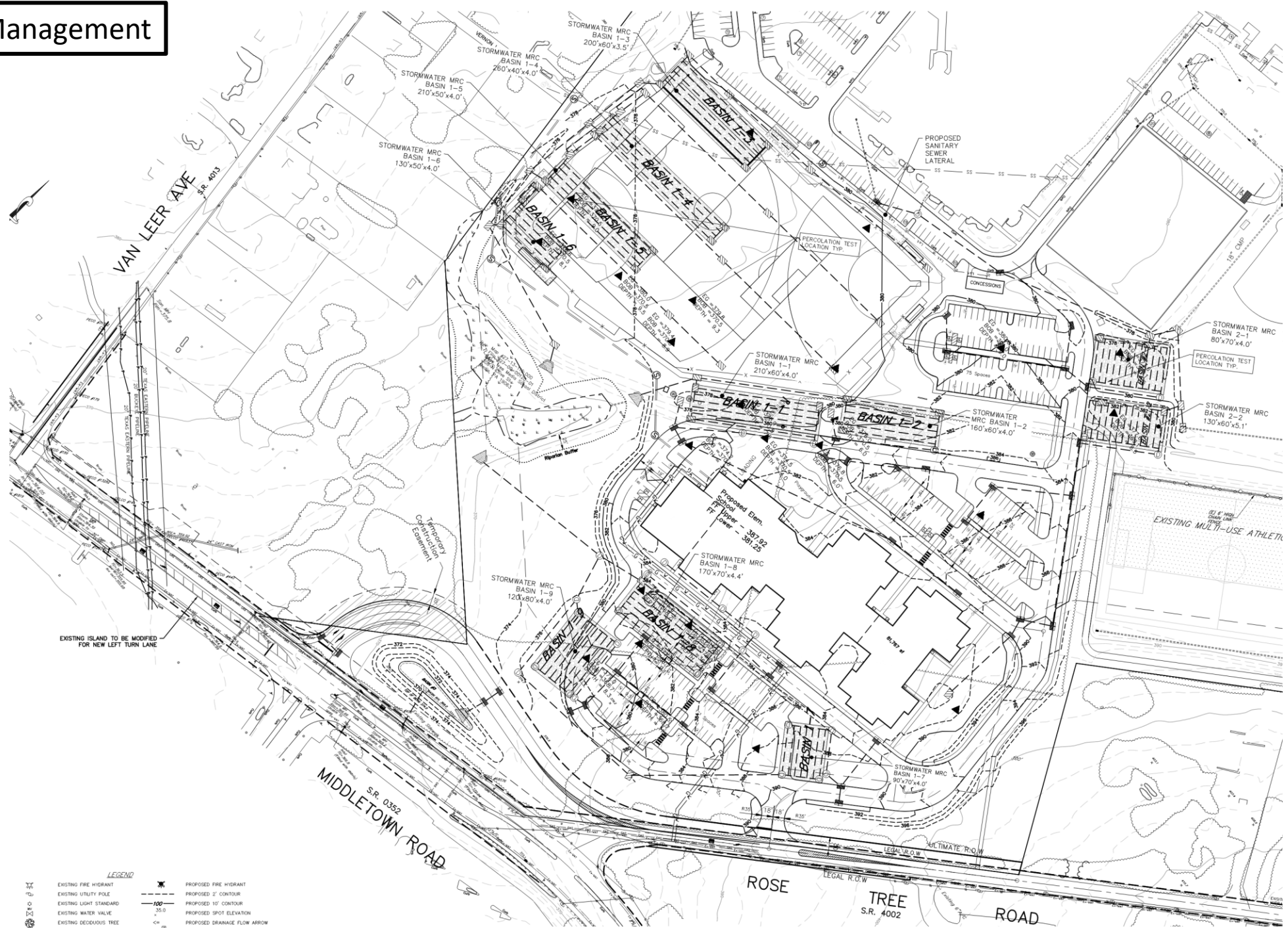
OFFER OF DEDICATION OF FUTURE RIGHT-OF-WAY

We, the undersigned, being the owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided and hereby lay off, plat and subdivide said real estate in accordance with this plat, and that the widened portion of Barren Road SR 4004 (30' from physical center line) and Rose Tree Road SR 4002 (30' from physical center line) shown and not hereafter dedicated is hereby offered for dedication to Middletown Township, its successors and assigns with the intent to assign to the Commonwealth of Pennsylvania, an easement as to and for a public street of highway and public utilities and related public services including but not limited to curbs, sidewalks, pedestrian ways, storm and sanitary sewers, water mains, street lights and cable television and related lines.

I hereby certify to my usual and customary and professional care that this plan was prepared from an actual field survey performed under my immediate supervision and is in accordance with the "Minimum standards of practice for professional land surveyors in the Commonwealth of Pennsylvania" as adopted by the Pennsylvania Society of Land Surveyors and that all the existing monuments, pipes, stones, etc., are as shown.

Signature and Seal
G.D. Houtman & Son, Inc.
PRELIMINARY—MAJOR

Stormwater Management



- LEGEND**
- | | | | |
|--|-------------------------|--|------------------------------|
| | EXISTING FIRE HYDRANT | | PROPOSED FIRE HYDRANT |
| | EXISTING UTILITY POLE | | PROPOSED 2' CONTOUR |
| | EXISTING LIGHT STANDARD | | PROPOSED 10' CONTOUR |
| | EXISTING WATER VALVE | | PROPOSED SPOT ELEVATION |
| | EXISTING DECIDUOUS TREE | | PROPOSED DRAINAGE FLOW ARROW |
| | EXISTING TREELINE | | PROPOSED TYPE M INLET |

Erosion and Sediment Control

Site plan showing various stormwater management basins (BASIN 1-1 through BASIN 1-9), flood plains, and construction entrances. The plan includes labels for VAN LEER AVE, MIDDLETOWN ROAD, ROSE TREE ROAD, and EXISTING MULT-USE ATHLETIC FIELD. It also features a LEGEND with symbols for fire hydrants, utility poles, light standards, water valves, and drainage flow arrows.

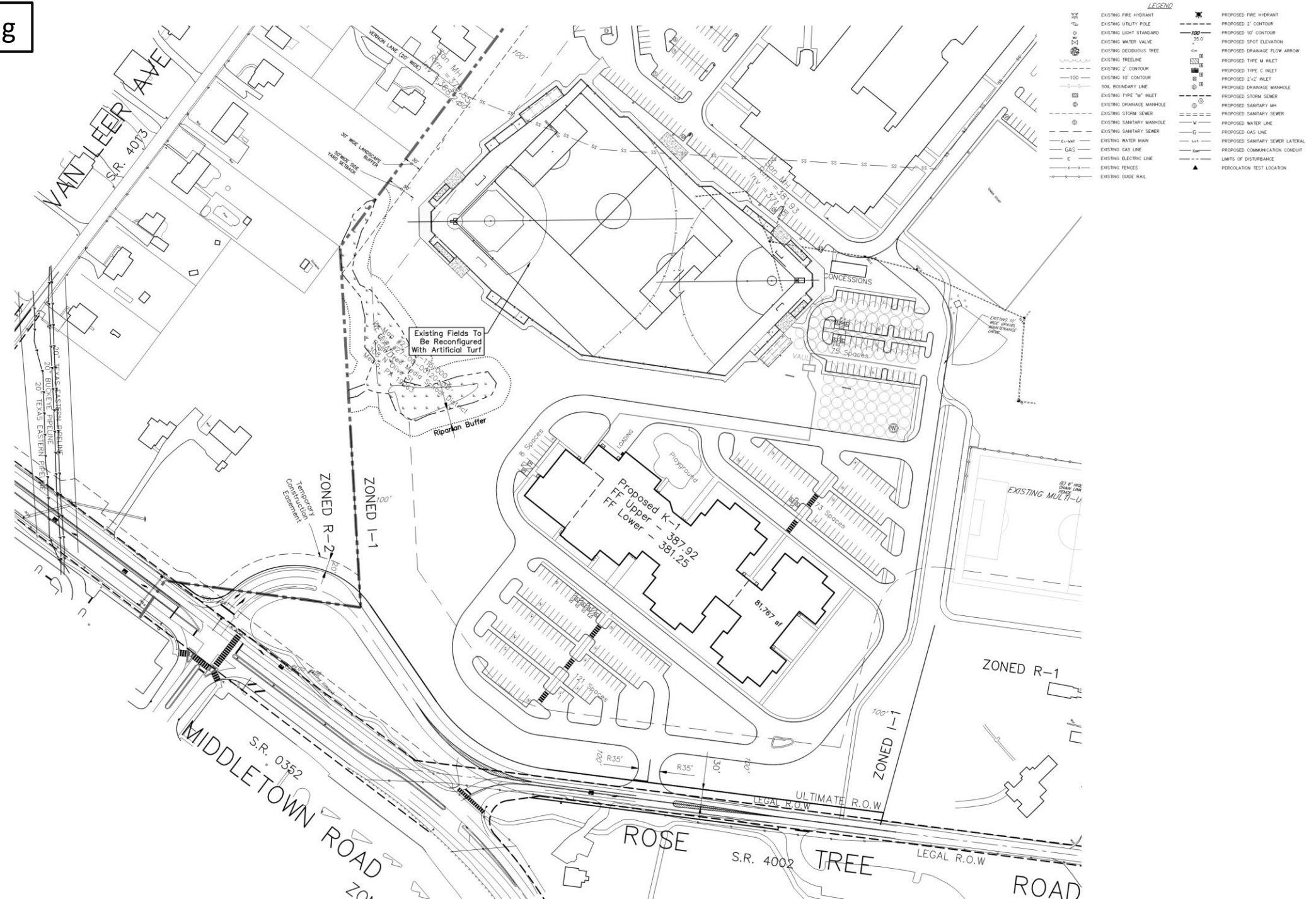
LEGEND

- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING LIGHT STANDARD
- EXISTING WATER VALVE
- EXISTING RECEIVING TIE
- PROPOSED FIRE HYDRANT
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED DRAINAGE FLOW ARROW

Landscaping



Traffic Planning



03 Discussion



04 Next Steps

