



ROSE TREE MEDIA SCHOOL DISTRICT



K-1 EARLY LEARNING CENTER Board Update



10 September 2026

Agenda

- 01 Prior Discussions/Review
- 02 Building Design Updated Renderings
- 03 Land Development Update
- 04 Grant Update
- 05 Schedule
- 06 Next Steps

Small Run

PDS

01 PRIOR DISCUSSIONS

LAND DEVELOPMENT PROCESS

Dismal Run

PDS

Discussions from June Work Session



- Design Update on K-1 Center, Athletic Fields, and Rose Tree Rd Re-alignment
- Budget and Value Engineering Update
- Land Development Update
 - July 1, 2026 – Township comments from Land Development submission
 - July 9, 2026 – Initial response to comments
 - July 14, 2026 - Middletown Township Planning Commission Meeting
- Traffic Study
 - PennDOT anticipated response to the Traffic Study - July 2, 2026
- Department of Community and Economic Development (DCED) Grant Submission July 2026

02 Building Design
Update
Additional Renderings
Used for Middletown
Presentation











03 Land Development Update

Middletown Township Meetings

- **June 26:** Received Township Planning Commission comments
- **July 2:** Received PennDOT Traffic Study comments
- **July 14:** Township Planning Commission meeting (Civil presentation & public comment)
- **July 23:** Township coordination meeting
- **August 11:** Township Planning Commission meeting (Traffic presentation & public comment)
- **September 3:** Township coordination meeting
- **September 8:** Township Planning Commission meeting
 - Motion passed to move to Township Council

Middletown Planning Commission Meeting

September 8th Planning Commission Meeting Agenda



Agenda

- 01 Recap and Objective
- 02 Presentation Overview
 - 02.1 Transportation, Circulation and Safety
 - 02.2 Neighborhood Compatibility and Community Connections
 - 02.3 Stormwater Strategy and Neighborhood Protection
 - 02.4 Site Design and Ordinance Compliance
- 03 Recap & Action Requested
- 04 Discussion

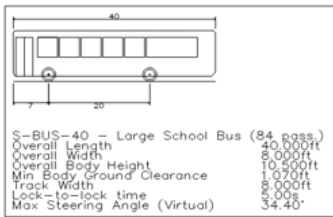
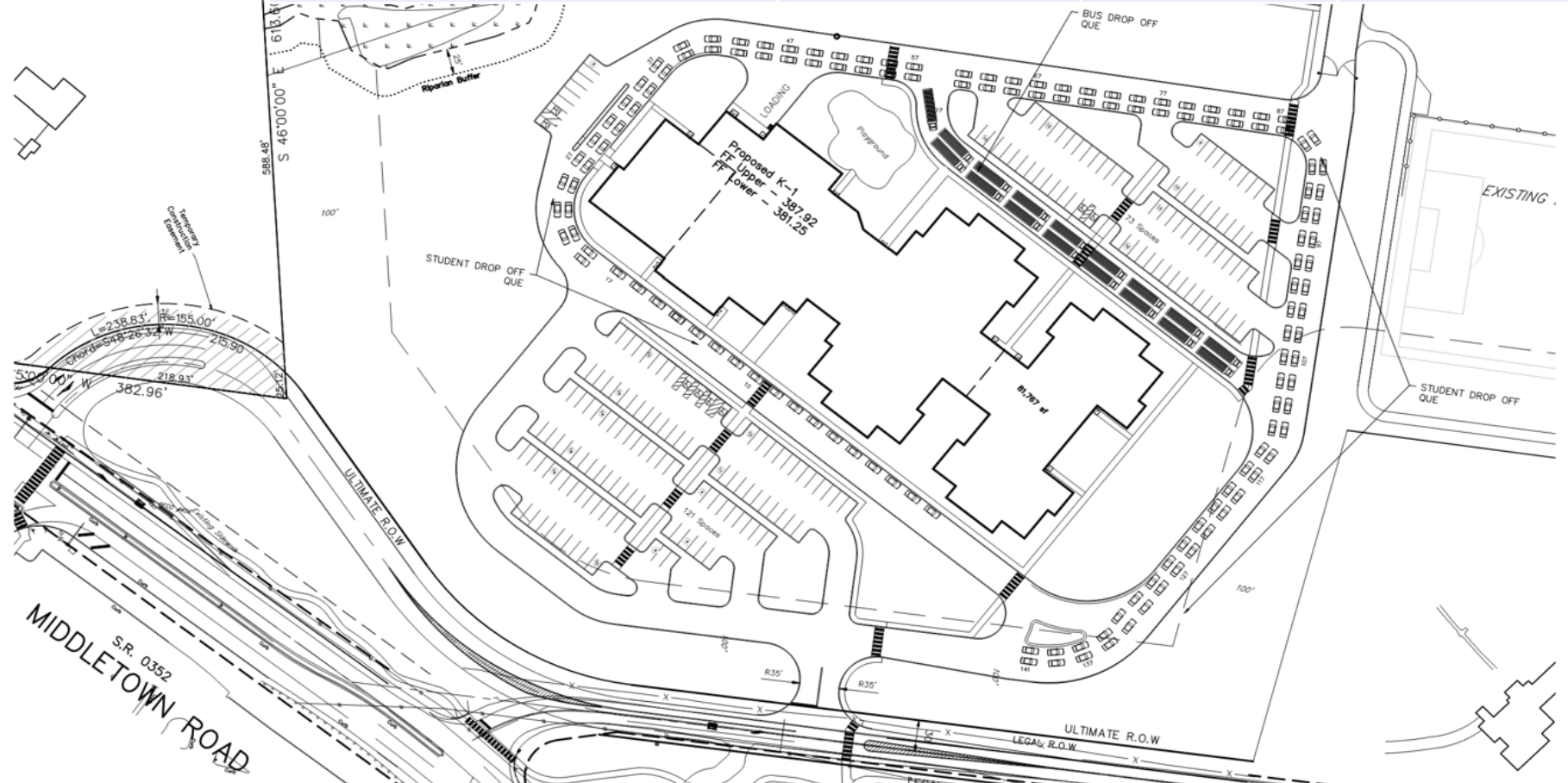
PDS

ICCS with SCHRADERGROUP

K-1 Center

Carline Length = 3,315 feet
Enrollment = 820 students

School Name	Approximate On-Site Carline Distance (ft)	Approximate Number of Vehicles	Enrollment (Students)
Glenwood Elementary School	680	29	602
Rose Tree Elementary School	235	10	457
Media Elementary School	on-street only	0	466
Indian Lane Elementary School	963	41	462
Proposed K-1 Center	3315	141	820



Model: S-BUS-40 - Large School Bus (84 pass.)
 Note: (s) based upon a design speed of 5.00mph.
 S-BUS-40 - Large School Bus (84 pass.)

LEGEND

- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING LIGHT STANDARD
- EXISTING WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED SPOT ELEVATION

Topic	What We Heard	Response Shown Tonight
Parent queuing	Potential backup on Rose Tree Road	Expanded the transportation concept to address queuing,
Longview Park	Concern of school parking at park	Township request which is to improve connectivity and safety between the sites.
Bus and emergency access	Turning and conflict concerns	Expanded on bus movements and emergency access
Stormwater & Groundwater	Flow, thermal, and well concerns	Managed-release system and drainage explanation
Geothermal	Aquifer and drilling concerns	Closed-loop approach and technical narrative
Turf	Water-quality concern	Product and runoff documentation

Topic	What We Heard	Response Shown Tonight
Trees and slopes	Compliance not fully addressed	Updated technical approach
Pedestrians	Incomplete connections	Added pedestrian and access-control planning
Riparian corridor	25 feet shown versus 50 feet required	Waiver rationale and restoration approach
Neighborhood edge	Buffer and field impacts	Revised Van Leer buffer strategy
Historic features	Preservation not resolved	Responsibility for relocation is Smedley. District will coordinate.
Environmental Impact Assessment	EIA needing updates	Identified revisions required for the EIA in the final submission

Preliminary Approval Is the Next Gate, Not the End of Review

- The current application is part of a multi-step land-development process.
- Advancement allows the professionals to complete detailed engineering.
- The Township will continue reviewing revised plans, calculations, and reports.
- PennDOT, PADEP, the Conservation District, Township consultants and emergency services retain their respective review roles.
- Detailed engineering, agency review, response to comments, and final plan review remain.
 1. Planning Commission approves the Preliminary Plan -> **APPROVED to MOVE to COUNCIL**
 2. Council Approves of the Preliminary Plan -> Final Engineering & Submission
 3. RTMSD engineers produces next set of submissions addressing all comments
 4. Planning Commission Reviews the Final Submission -> Middletown Council reviews
 5. Middletown Council either approves or disapproves the project



05 Grant Updates

GRANT UPDATE

PennDOT Muti-Modal Transportation Fund Grant

<https://www.pa.gov/governor/newsroom/2026-press-releases/shapiro-administration-invests-nearly--54-million-in-50-transpor>

- Approved for \$2,516,291.00

PA Department of Community and Economic Development (submitted July 29, 2026)

- Grant Request \$2,512,985.00

Both grants can be utilized simultaneously to offset the project costs

06 SCHEDULE

Timeline



FINISH 2025 - 2029	PROPOSED START	PROPOSED
Schematic Design (SD)	March 2025	June 2025
Design Development (DD)	June 2025	May 2026
Re-alignment Drawing Development	January 2026	May 2026
Approve Act 34 Resolution		January 2027
• ACT 34 Hearing		February 2027
Construction Documents (CD)	May 2026	March 2027
Permitting & Approvals	June 2025	September 2027
Bidding	March 2027	April 2027
• Board Approval of Bids		May 2027
Construction	July 2027	August 2029
Move-in		August 14, 2029



07 NEXT STEPS

NEXT STEPS

- **Land Development Approval Process**

- Preliminary Approval: Council approves the Preliminary Plan, unlocking final engineering work.
- Comment Resolution: Rose Tree Engineering team produces updated submissions addressing all review comments.
- Final Planning Review: Planning Commission reviews the revised final submission and forwards to Council.
- Final Decision: Council votes to approve or disapprove the project.

- **Traffic Study**

- Resubmit Traffic Study to PennDOT

- **National Pollutant Discharge Elimination System (NPDES)**

- Submit Application to the Delaware County Conservation District

- **Value Engineering Update**

- Update to School Board Work Session November 12th

DISCUSSION