



ROSE TREE MEDIA SCHOOL DISTRICT



K-1 EARLY LEARNING CENTER Board Update



08 October 2026

Agenda

- 01 Prior Discussions/Review
- 02 Playground Overview
- 03 Land Development Update
- 04 Schedule
- 05 Next Steps

Dismal Run

PDS

An aerial photograph of a wooded area. In the center, there is a building with a large parking lot. To the left of the building, there is a road labeled "Dismal Run". The text "01 PRIOR DISCUSSIONS" is overlaid in large, bold, green letters. Below it, the text "LAND DEVELOPMENT PROCESS" is overlaid in smaller, white letters. In the bottom right corner, the text "PDS" is overlaid in white. In the bottom left corner, the logo "ICS with SCHRADERGROUP" is overlaid in white.

01 PRIOR DISCUSSIONS

LAND DEVELOPMENT PROCESS

PDS

Discussions from June Work Session



- Design Update on K-1 Center
- Schedule Update
- Land Development Update
 - August 11: Township Coordination Meeting
 - September 3: Township Meeting Coordination
 - September 8: Township Planning Commission (motion passed to forward recommendation to council)
- Traffic Study
 - Re-submit Traffic Study to PennDOT
- Multi-Modal Grant Update



02 Playground Overview



INSPIRATIONAL IMAGES - WONDER AND DISCOVERY

ICS with SCHRADERGROUP

SCHRADERGROUP

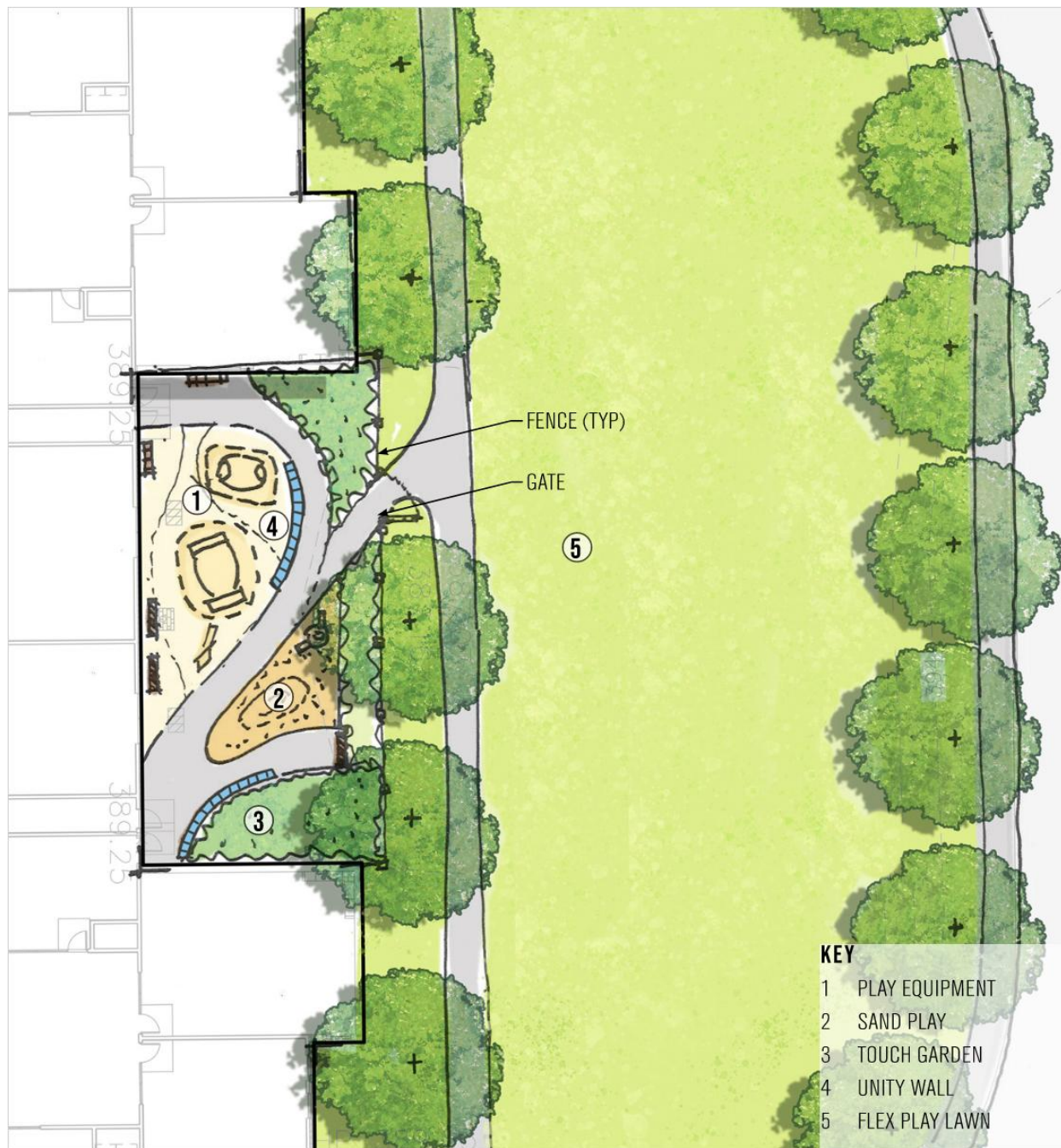
KEY

- 1 OUTDOOR LEARNING A
- 2 OUTDOOR LEARNING B
- 3 SENSORY PLAY
- 4 FLEXIBLE PLAY LAWN
- 5 PLAYGROUND
- 6 MAIN ENTRANCE



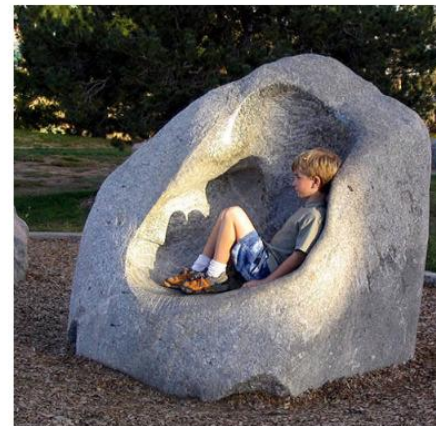






KEY

- 1 PLAY EQUIPMENT
- 2 SAND PLAY
- 3 TOUCH GARDEN
- 4 UNITY WALL
- 5 FLEX PLAY LAWN







PAVERS



ARTIFICIAL TURF AND STANDARD CONCRETE



PLANTING AND STONE



COLORLED CONCRETE



RECLAIMED WOOD



MURALS



RUBBER SURFACING



COLOR COAT PAVEMENT





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
- **October 7:** Township Council Meeting
- **October 21:** Township Council Meeting

Agenda

- 01 Purpose – The Why
- 02 Overview of Proposed Project
- 03 Transportation Planning Process
- 04 Initial Transportation Plan Proposed
- 05 Discussion

Dismal Run

PDS

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



04 SCHEDULE

Timeline



MILESTONES	PROPOSED START	PROPOSED FINISH
2025 - 2029		
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		February 2027
• ACT 34 Hearing		March 2027
Construction Documents (CD)	May 2026	June 2027
Permitting & Approvals	June 2025	September 2027
Bidding	June 2027	August 2027
• Board Approval of Bids		August 2027
Construction	September 2027	August 2029
Move-in		August 14, 2029



05 NEXT STEPS

PDS

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