

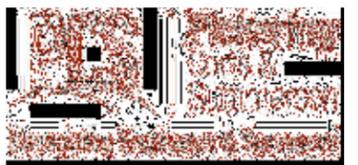
# WILLIAMSON PARK TOWN SQUARE

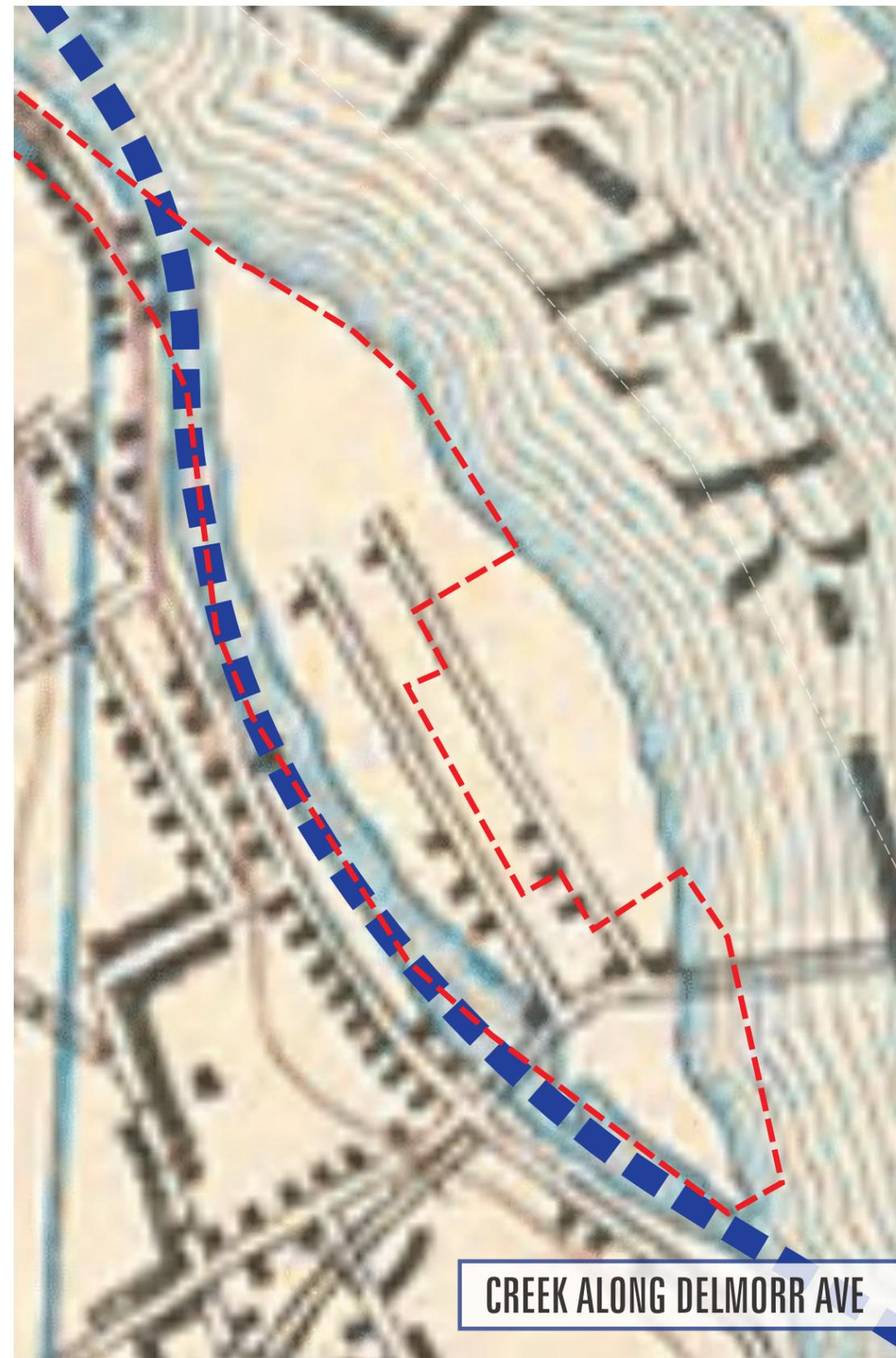
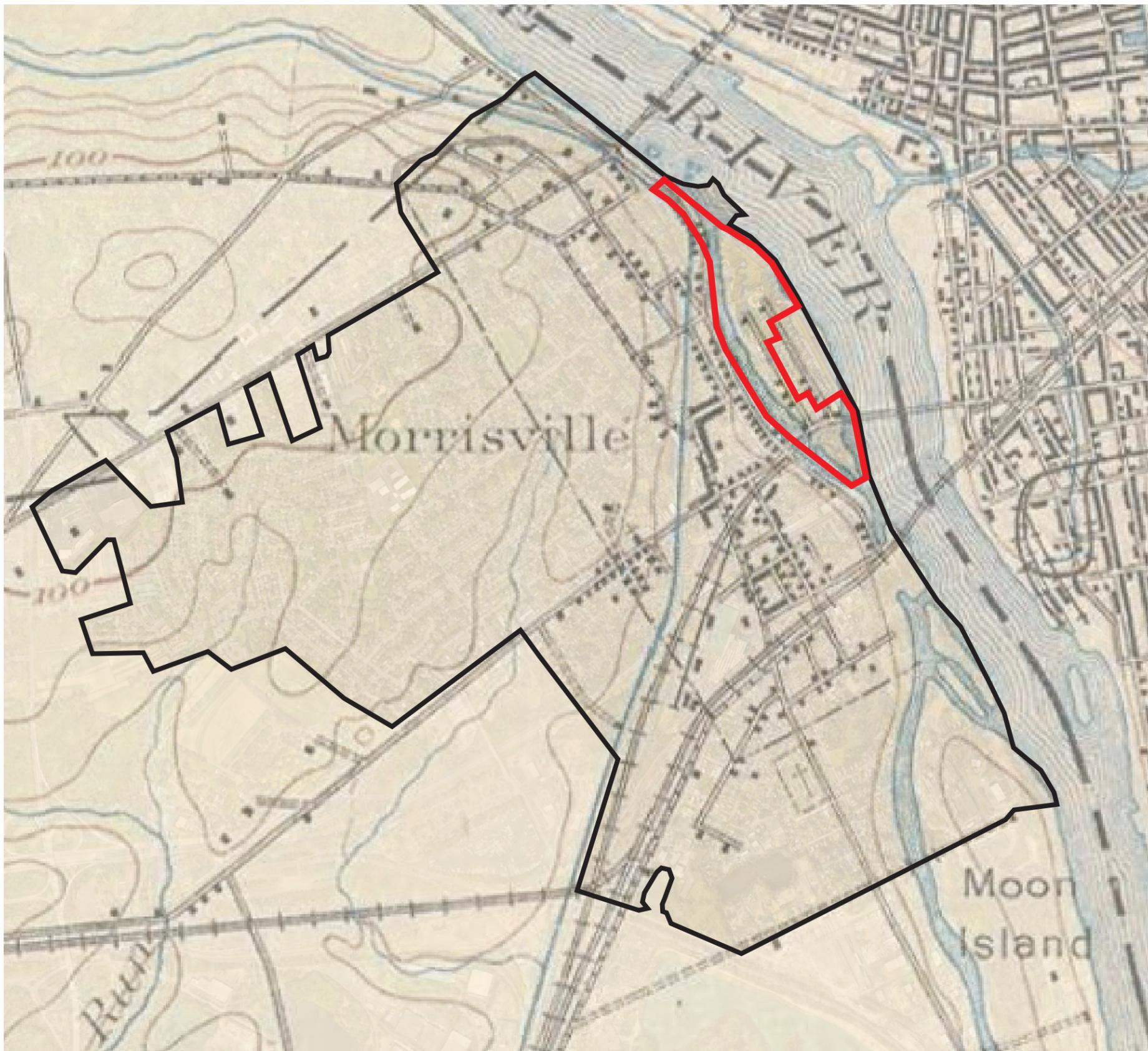
## MORRISVILLE, PA

**J.W. MCGRATH ORGANIZATION**  
AUGUST 13, 2019



**SIKORA WELLS APPEL**  
LANDSCAPE ARCHITECTURE





**HISTORY 1890-1910**  
**WILLIAMSON PARK TOWN SQUARE | J.W. MCGRATH ORGANIZATION**

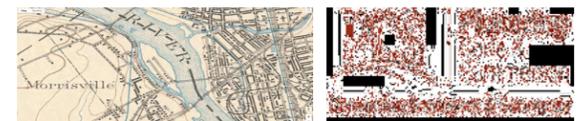


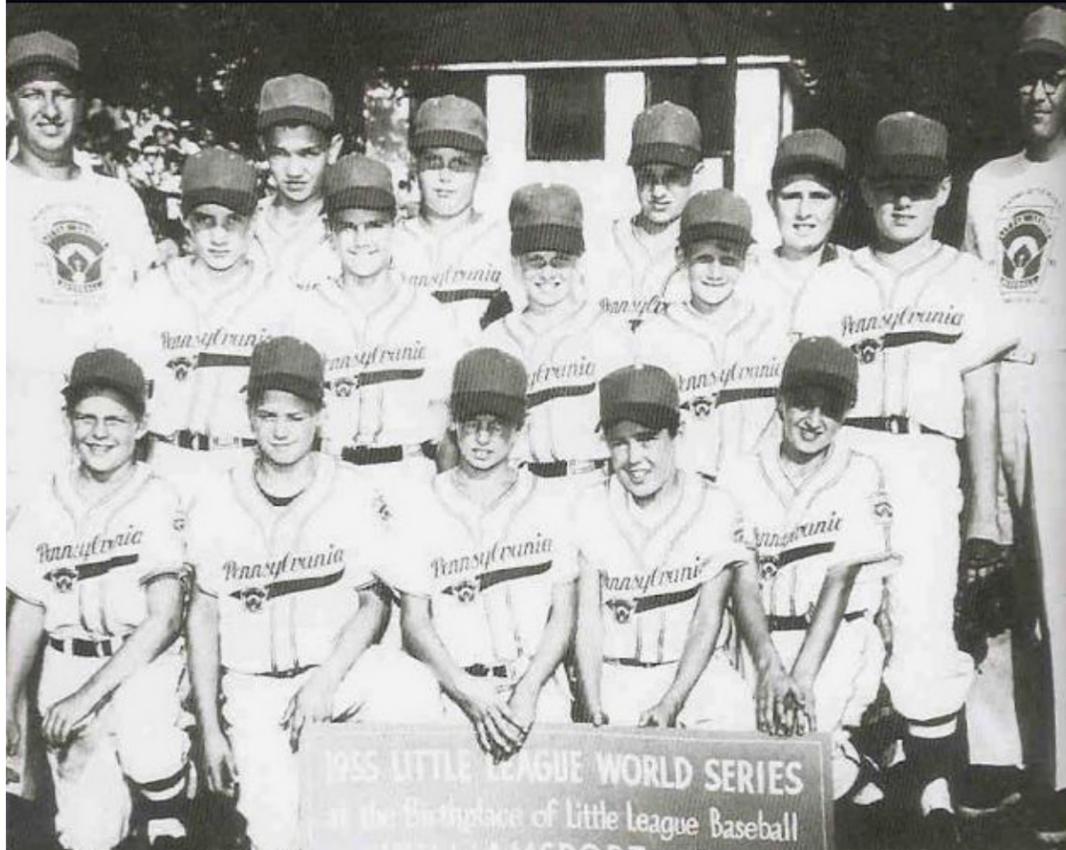
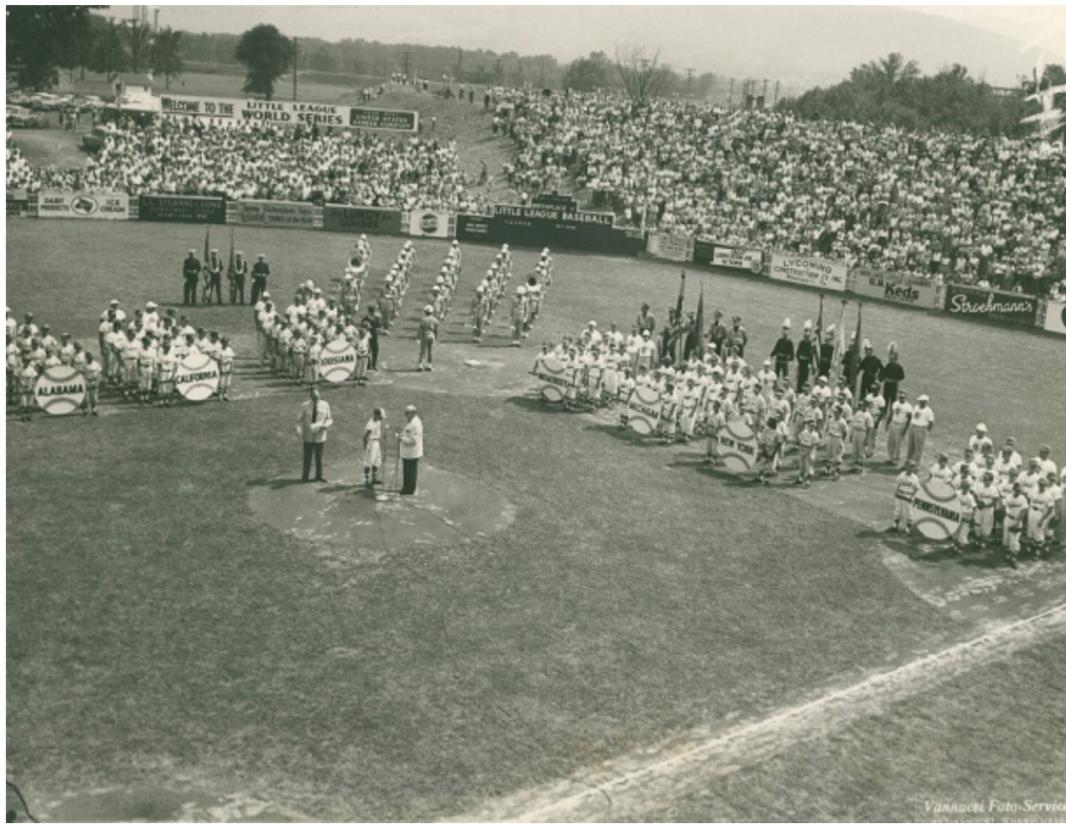


PROPERTIES OF THE  
**DELAWARE RIVER IMPROVEMENT COMPANY.**  
 ON MORRISVILLE ISLAND PA. OPPOSITE WRENTON N. J.

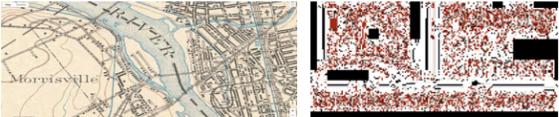
## HISTORY 1900

WILLIAMSON PARK TOWN SQUARE | J.W. MCGRATH ORGANIZATION





**1955 LITTLE LEAGUE WORLD SERIES CHAMPIONS**  
**WILLIAMSON PARK TOWN SQUARE | J.W. MCGRATH ORGANIZATION**



# SITE ANALYSIS

MORRISVILLE

WILLIAMSON PARK

OBSERVATION

EXISTING CONDITIONS





**CONTEXT**  
**WILLIAMSON PARK TOWN SQUARE | J.W. MCGRATH ORGANIZATION**

**EG** Eastburn and Gray, PC  
 Attorneys at Law

**SIKORA WELLS APPEL**  
 LANDSCAPE ARCHITECTURE





**SITE ANALYSIS**  
**WILLIAMSON PARK TOWN SQUARE | J.W. MCGRATH ORGANIZATION**

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 Attorneys at Law

**SIKORA WELLS APPEL**  
 LANDSCAPE ARCHITECTURE





**OBSERVATION**  
**WILLIAMSON PARK TOWN SQUARE | J.W. MCGRATH ORGANIZATION**

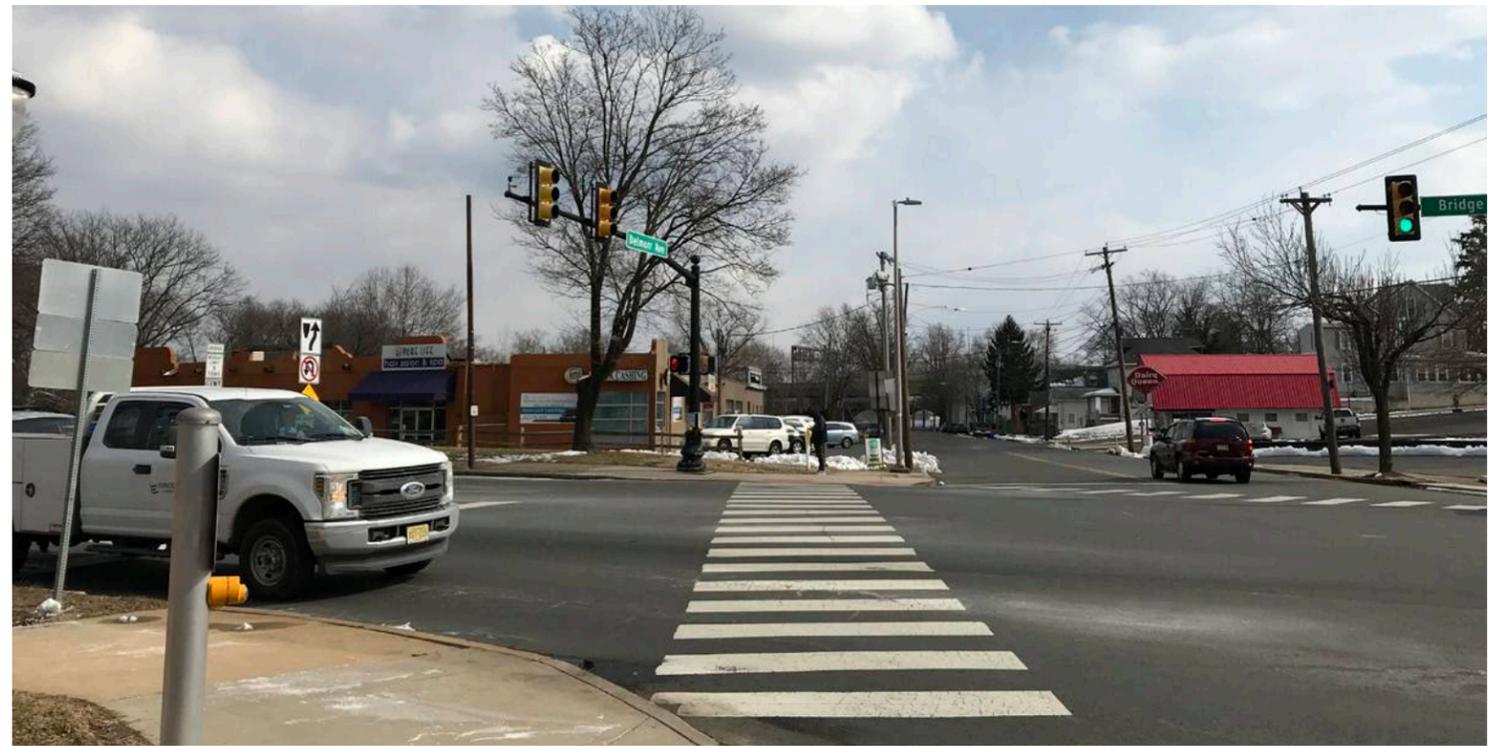
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 Attorneys at Law

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 LANDSCAPE ARCHITECTURE





① BRIDGE ST LOOKING WEST TOWARD DELMORR AVE



③ BRIDGE ST AND DELMORR AVE INTERSECTION

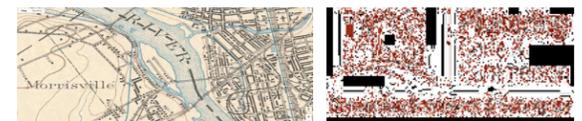


② BRIDGE ST LOOKING EAST TOWARDS TRENTON MAKES BRIDGE



④ MILSTONE MONUMENT AT DELMORR AVE

**EXISTING CONDITIONS**  
**WILLIAMSON PARK TOWN SQUARE | J.W. MCGRATH ORGANIZATION**





⑤ DELMORR AVE LOOKING NORTH



⑦ VIEW OF LEVEE FROM THE PARK



⑥ DELMORR AVE LOOKING SOUTH



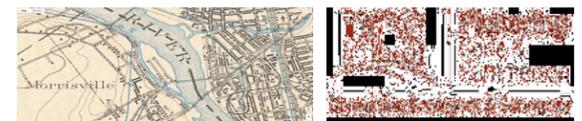
⑧ LEVEE TRAIL LOOKING NORTH

**EXISTING CONDITIONS**  
**WILLIAMSON PARK TOWN SQUARE | J.W. MCGRATH ORGANIZATION**



# INSPIRATION

ARDMORE SUBURBAN SQUARE, PA  
DOWNTOWN HADDONFIELD, NJ  
PRINCETON PALMER SQUARE, NJ

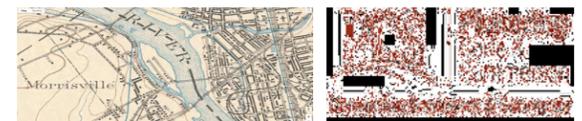




**PRECEDENT - ARDMORE SUBURBAN SQUARE  
WILLIAMSON PARK TOWN SQUARE | J.W. MCGRATH ORGANIZATION**

**EG** Eastburn and Gray, PC  
Attorneys at Law

**SIKORA WELLS APPEL**  
LANDSCAPE ARCHITECTURE





**PRECEDENT - DOWNTOWN HADDONFIELD  
WILLIAMSON PARK TOWN SQUARE | J.W. MCGRATH ORGANIZATION**

**EG** Eastburn and Gray, PC  
Attorneys at Law

**SIKORA WELLS APPEL**  
LANDSCAPE ARCHITECTURE





**PRECEDENT - PRINCETON PALMER SQUARE  
WILLIAMSON PARK TOWN SQUARE | J.W. MCGRATH ORGANIZATION**

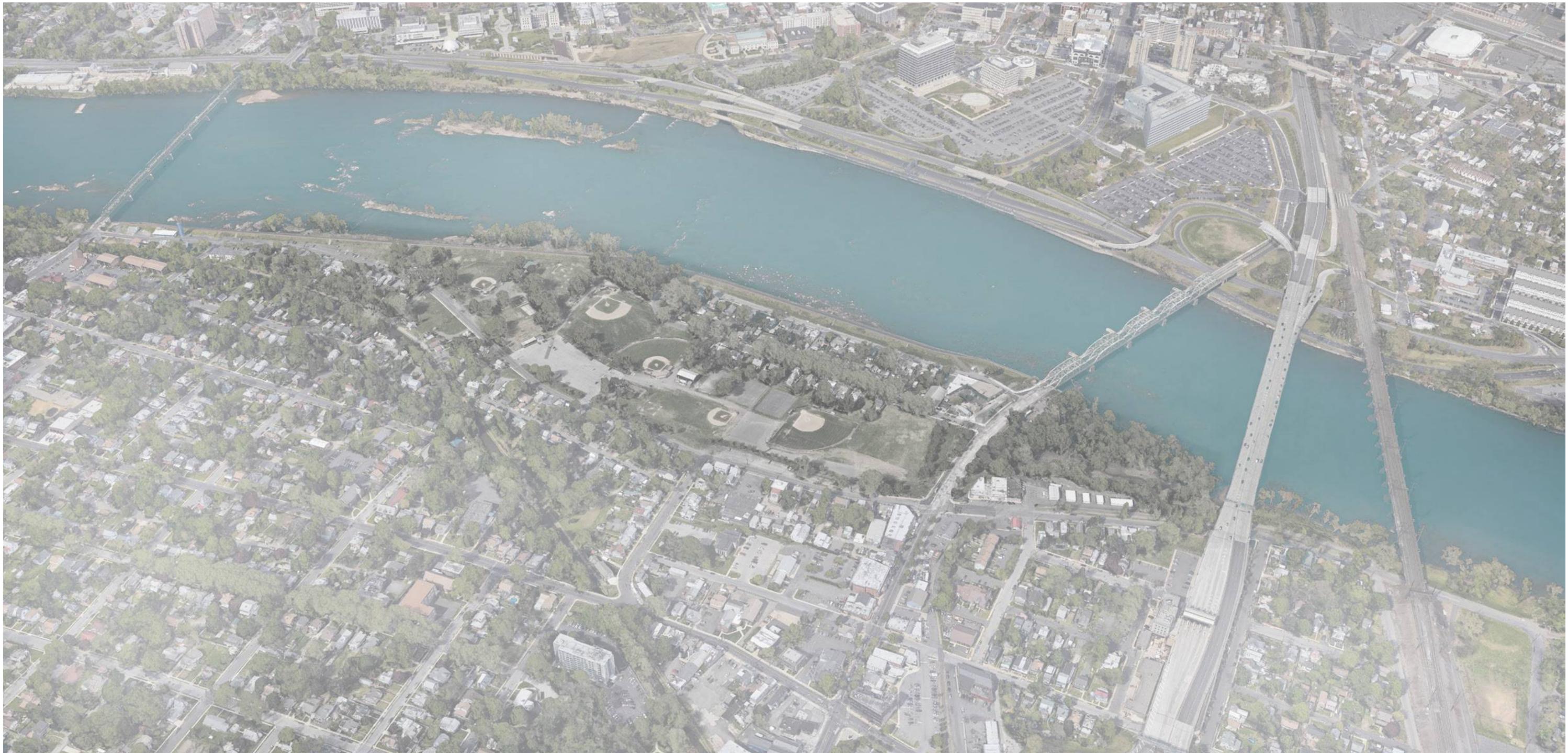
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Attorneys at Law

**SIKORA WELLS APPEL**  
LANDSCAPE ARCHITECTURE



# CONCEPT PLAN





**EXISTING SITE - BIRD'S EYE VIEW**  
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LANDSCAPE ARCHITECTURE





**PROPOSED SITE - BIRD'S EYE VIEW**  
**WILLIAMSON PARK TOWN SQUARE | J.W. MCGRATH ORGANIZATION**

**EG** Eastburn and Gray, PC  
Attorneys at Law

**SIKORA WELLS APPEL**  
LANDSCAPE ARCHITECTURE



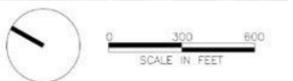


**OVERALL CONCEPT**

**WILLIAMSON PARK TOWN SQUARE | J.W. MCGRATH ORGANIZATION**

**EG** Eastburn and Gray, PC  
Attorneys at Law

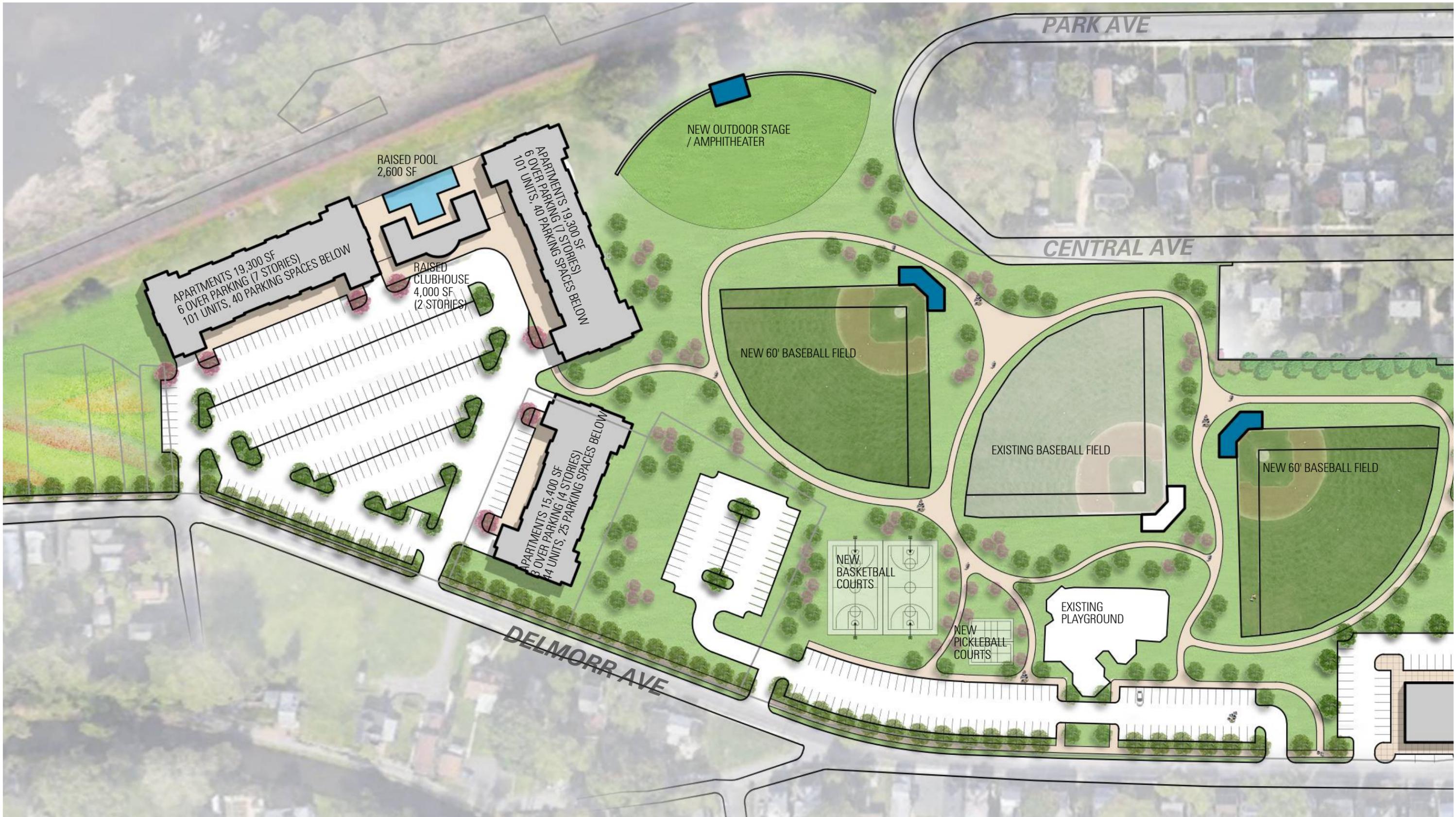
**SIKORA WELLS APPEL**  
LANDSCAPE ARCHITECTURE



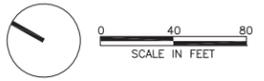


**CONCEPT PLAN**  
**WILLIAMSON PARK TOWN SQUARE | J.W. MCGRATH ORGANIZATION**



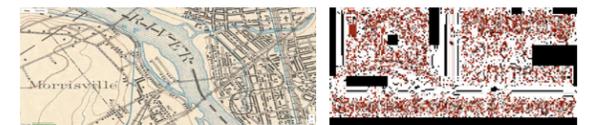


**CONCEPT PLAN - ALONG NORTHDELMORR AVE**  
**WILLIAMSON PARK TOWN SQUARE | J.W. MCGRATH ORGANIZATION**



**EG** Eastburn and Gray, PC  
Attorneys at Law

**SIKORA WELLS APPEL**  
LANDSCAPE ARCHITECTURE

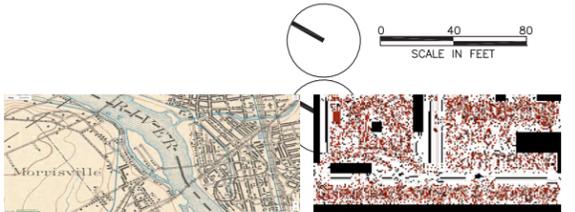




**CONCEPT PLAN - DELMORR AVE AND BRIDGE ST**  
**WILLIAMSON PARK TOWN SQUARE | J.W. MCGRATH ORGANIZATION**

**EG** Eastburn and Gray, PC  
 Attorneys at Law

**SIKORA WELLS APPEL**  
 LANDSCAPE ARCHITECTURE





**CONCEPT PLAN - ALONG SOUTH DELMORR AVE**  
**WILLIAMSON PARK TOWN SQUARE | J.W. MCGRATH ORGANIZATION**



**EG** Eastburn and Gray, PC  
 Attorneys at Law

**SIKORA WELLS APPEL**  
 LANDSCAPE ARCHITECTURE



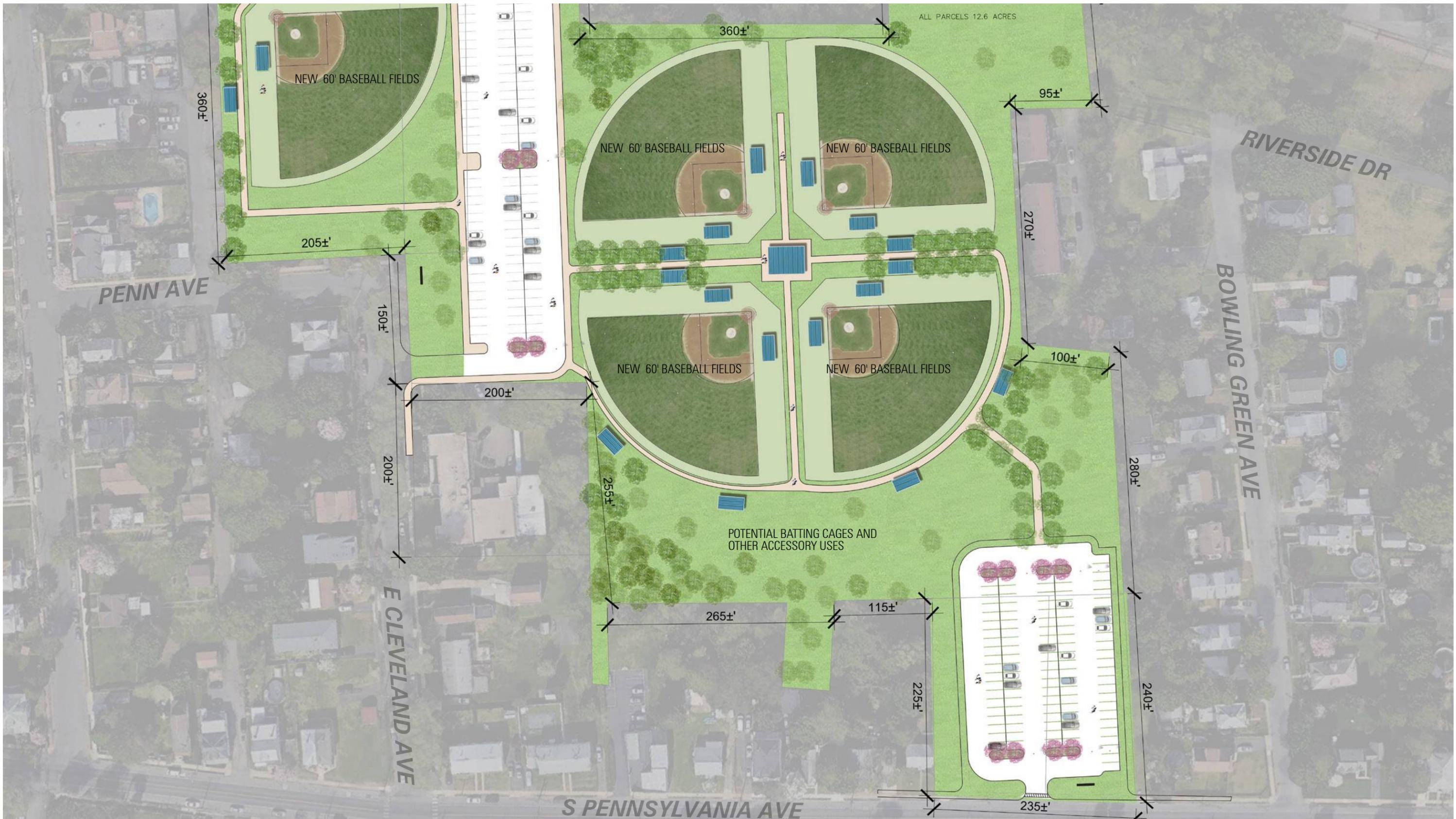


**CONCEPT PLAN - MORRISVILLE HIGH SCHOOL: UPGRADED FIELDS**  
**WILLIAMSON PARK TOWN SQUARE | J.W. MCGRATH ORGANIZATION**

**EG** Eastburn and Gray, PC  
 Attorneys at Law

**SIKORA WELLS APPEL**  
 LANDSCAPE ARCHITECTURE





**CONCEPT PLAN - MANOR PARK SCHOOL AND ADJACENT PROPERTY: NEW FIELDS**  
**WILLIAMSON PARK TOWN SQUARE | J.W. MCGRATH ORGANIZATION**

**EG** Eastburn and Gray, PC  
 Attorneys at Law

**SIKORA WELLS APPEL**  
 LANDSCAPE ARCHITECTURE



# VIEWS

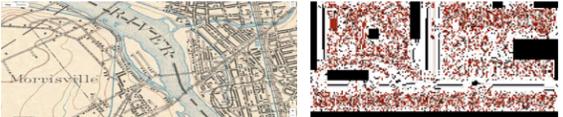




**EAST BRIDGE ST LOOKING WEST**  
**WILLIAMSON PARK TOWN SQUARE | J.W. MCGRATH ORGANIZATION**

**EG** Eastburn and Gray, PC  
Attorneys at Law

**SIKORA WELLS APPEL**  
LANDSCAPE ARCHITECTURE

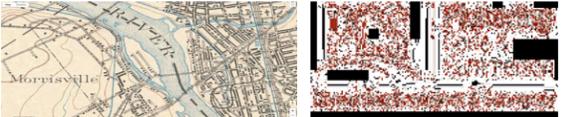




**EAST BRIDGE ST LOOKING EAST**  
**WILLIAMSON PARK TOWN SQUARE | J.W. MCGRATH ORGANIZATION**

**EG** Eastburn and Gray, PC  
Attorneys at Law

**SIKORA WELLS APPEL**  
LANDSCAPE ARCHITECTURE





**CORNER OF EAST BRIDGE ST AND DELMORR AVE**  
**WILLIAMSON PARK TOWN SQUARE | J.W. MCGRATH ORGANIZATION**

**EG** Eastburn and Gray, PC  
 Attorneys at Law

**SIKORA WELLS APPEL**  
 LANDSCAPE ARCHITECTURE





**RECREATIONAL LOOKING EAST**  
**WILLIAMSON PARK TOWN SQUARE | J.W. MCGRATH ORGANIZATION**

**EG** Eastburn and Gray, PC  
Attorneys at Law

**SIKORA WELLS APPEL**  
LANDSCAPE ARCHITECTURE





**EAST BRIDGE STREET  
WILLIAMSON PARK TOWN SQUARE | J.W. MCGRATH ORGANIZATION**

**EG** Eastburn and Gray, PC  
Attorneys at Law

**SIKORA WELLS APPEL**  
LANDSCAPE ARCHITECTURE





**INTERSECTION OF EAST BRIDGE STREET AND DELMORR AVE  
WILLIAMSON PARK TOWN SQUARE | J.W. MCGRATH ORGANIZATION**

**EG** Eastburn and Gray, PC  
Attorneys at Law

**SIKORA WELLS APPEL**  
LANDSCAPE ARCHITECTURE





**CORNER OF DELMORR AVENUE AND EAST BRIDGE STREET  
WILLIAMSON PARK TOWN SQUARE | J.W. MCGRATH ORGANIZATION**

**EG** Eastburn and Gray, PC  
Attorneys at Law

**SIKORA WELLS APPEL**  
LANDSCAPE ARCHITECTURE





**RETAIL BUILDINGS ALONG DELMORR AVENUE**  
**WILLIAMSON PARK TOWN SQUARE | J.W. MCGRATH ORGANIZATION**

**EG** Eastburn and Gray, PC  
 Attorneys at Law

**SIKORA WELLS APPEL**  
 LANDSCAPE ARCHITECTURE





**COMMERCIAL BUILDINGS ALONG DELMORR AVENUE AND UNION STREET  
WILLIAMSON PARK TOWN SQUARE | J.W. MCGRATH ORGANIZATION**

**EG** Eastburn and Gray, PC  
Attorneys at Law

**SIKORA WELLS APPEL**  
LANDSCAPE ARCHITECTURE





**APARTMENT BUILDINGS AND CLUBHOUSE ON DELMORR AVENUE  
WILLIAMSON PARK TOWN SQUARE | J.W. MCGRATH ORGANIZATION**

**EG** Eastburn and Gray, PC  
Attorneys at Law

**SIKORA WELLS APPEL**  
LANDSCAPE ARCHITECTURE

