

Solebury Parks & Recreation Plan Update - Laurel Park Master Plan - Ingham Spring Master Plan

Public Meeting #1

7 pm, New Hope Solebury Middle School, Steve Buck Auditorium

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Solebury Township – Laurel Road Park Master Plan

SJC# 04129.20

CARDS RECORD – PUBLIC MEETING #1 – 4/28/05

Goals

- Master Site Development Plan
- Recommendations for Future Improvements
- Develop Estimated Maintenance Costs

Facts

- Recreation Fields
- Communications Tower
- Maintenance Facilities
- Town Hall
- Field Underdrains
- Woodlands
- Concessions Stand
- Access from Laurel Road
- Adjacent Residents
- Firehouse ingress/egress
- Existing Soccer Goals are Portable

Concepts

- Connections to School Property
- Improve Parking
- Support Facilities
- Plan for Additional Park Land
- Improve Park Access
- Passive Recreation
- Picnic Areas
- Improve Concessions

Concepts (Cont')

- Play Equipment
- Maintenance and Security
- Access from Suga Road
- Buffer between fields and adjacent residential properties
- Remote Parking
- Use of Elementary School Parking
- Remove Maintenance Area Stockpile
- Additional Soccer Fields
- Revisit Park Lighting
- Restrooms
- Dedication towards one sport (Soccer or Baseball)
- Portable Goals for Soccer Practice Fields
- Football Field

Partners

- New Hope – Solebury School District
- Agencies: PA DCNR, PA DCED
- Solebury Youth Soccer
- NHS Little League



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6/13/05

Solebury Township – Laurel Park Master Plan

SJC# 04129.20

Steering Committee Meeting #2 - MINUTES

Date/Time: 5/16/05, 7 PM

Location: Solebury School, Abbe Science Center

In Attendance: Stephen Fiala – Steering Committee Member
Geoffrey Creary – Simone Jaffe Collins (SJC)
Joanne Davis – Resident
Dudley Rice – Director, Parks & Recreation
Gretchen Rice – Assistant Township Manager
Peter Simone – SJC
David Stauffer – SJC
Harvey Zeichner – Resident

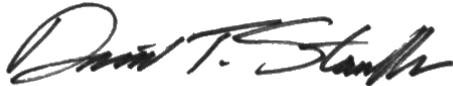
1. Peter S. began the meeting with introductions and a brief explanation of the status of the Laurel Park Master Plan. A photo tour of the park was shown to review the existing conditions.
2. Peter S. inquired about the provisions that are in place or planned for storm water controls at the New Hope – Solebury Elementary School. It was noted that the newly planned design for the school will provide storm water runoff control facilities.
3. Gretchen R. stated the Township has purchased one residential property adjacent to the New Hope – Solebury Elementary School and noted that acquisition of the second residential lot adjacent to the Township building was pending.
4. Peter S. noted that the current school parking layout and circulation is complicated and asked if the New Hope – Solebury Elementary School has considered redesigning the existing layout and circulation patterns. The committee described how there were many attempts to redesign the school circulation in the past, however none of the proposed schemes was determined to be better than what was already in place.
5. It was noted that the New Hope– Solebury School District has decided against the proposal to construct a gymnasium at the New Hope – Solebury Elementary School. It was estimated that the idea may be reexamined in a few years.
6. Dudley R. stated that the Eagle Fire Co. was housing older equipment at Laurel Park and that this equipment is not considered for the first response. The fire company, as of last year, permits parking at their lot as long as access to Laurel Road is not restricted and there is not parking in front of the building. It was also noted that the existing fire company facility at the park contains a restroom.

7. The SJC team discussed the site analysis for Laurel Park describing the existing conditions. Narrow roads, access points, lack of sidewalks, incorrect solar orientation for ball fields, and existing parking were some of the main points.
8. Peter S. described Concept A to the committee stating that the concept would add a little less than 70 parking spaces and that the plan shows one extra ball field. This concept shows the Township public works moved off-site and the Eagle Fire Company relocated to Sukan Rd. The old Township maintenance facility would then become an indoor sports facility with an adjacent skate plaza.
9. Dudley R. stated that the Township allows parking on the turf adjacent to the existing maintenance facility.
10. Harvey Z. voiced a concern that additional athletic fields would overwhelm the area. He would like to see any additional fields constructed at a different park.
11. Peter S. stated that the Solebury Park and Recreation Plan Update was looking into gaining athletic fields at new park sites elsewhere within the Township. Peter S. also mentioned that the initial design Concepts were still in the very early stages of development and that the Concepts would change greatly as the project progresses.
12. Peter S. described Concept B to the committee. Concept B would keep the public works building at its current location, and would include a one way circulation pattern through the park. There would be a net gain of 14 parking spaces, 2 soccer fields, and 1 T-ball field.
13. Peter S. made note that it would be beneficial for the Township to think about a long range vision in regards to the planning for the potential acquisition of the 5 residential parcels bordering the park, west of the Township building.
14. Concept C shows an addition of 57 parking spaces, 1 soccer field, and 2 T-ball fields. This Concept would studies the idea of moving the Public work facility to a new location off of Sukan Rd. between the Park and the New Hope – Solebury Elementary School.
15. To increase safety within the park, Stephen F. suggested that this Concept could benefit from the use of a traffic calming device similar to those found at Princeton. Stephen also noted that drop off points within the park would be beneficial and would help encourage interaction between the parents of children using the fields and the coaches.
16. Dudley R. would like to explore the idea of eliminating access from Laurel Road by creating a dead end or turn around loop within the park that could function as a drop-off area.
17. Dudley R. noted concerns over the feasibility of constructing a parking area or a roadway over the drip irrigation areas.
18. Dudley R. suggested that phasing plans incorporate short term solutions such as gravel parking areas that are cost effective to install. Peter S. noted that a phasing plan will be included in the Draft Master Plan.
19. Gretchen R. stated that the Township is pursuing land to allow for the relocation of the Township public works. It is estimated that at least 5 acres is needed, but 7 acres would be preferable to sufficiently meet the public works needs.
20. Peter S. stated that the area behind the school has the potential to be re-graded for use as an additional athletic field. The field could be accessed by a wetland board walk between the park and the school within the existing school property.
21. It was suggested that a cooperative agreement between the School District and Township is needed to facilitate funding, construction, maintenance and sharing of facilities.
22. It was expressed that having restrooms near the playground would be preferable for parents visiting the park with small children.

23. Stephen F. thought if the Township were to have some sort of skate facility it would be better to have it located next to the police station. This would allow the Township to overlook the facilities with more frequency.
24. The idea of a loop trail through the park was well received. The loop trail concept is one that appeared in each of the three Concepts presented.

Next Meeting: Laurel Park Master Plan Steering Committee Meeting #3 – July 26, 2005, 5PM, Solebury School – Abbe Science Center

Respectfully Submitted,
SIMONE JAFFE COLLINS, INC.
LANDSCAPE ARCHITECTURE

A handwritten signature in black ink, appearing to read "David T. Stauffer". The signature is fluid and cursive, with the first name "David" and last name "Stauffer" being the most prominent parts.

David T. Stauffer, RLA
Project Manager

Cc: SJC Design Team



SIMONE JAFFE COLLINS
LANDSCAPE ARCHITECTURE

9/19/05

Solebury Township – Laurel Park Master Plan

SJC# 04129.20

Steering Committee Meeting #3 - MINUTES

Date/Time: 7/26/05, 7 PM

Location: Solebury School, Abbe Science Center

In Attendance: Peter Simone – Simone Jaffe Collins (SJC)
David Stauffer – SJC
(See attached attendance sheet)

1. Peter S. briefly reviewed the three concept plans that were presented at the previous Steering Committee meeting. It was noted that a consensus was reached at the last meeting that access to the park from Laurel Road should be closed.
2. Based upon the feedback received on the concepts, a revised concept plan was presented. Per the direction of the township, the Concept D plan layout assumes that the township public works department will relocate from the site.
3. The Township asked SJC to analyze the potential for incorporating new plan components at the park site including a new post office and library. A +/-10,000 sf library and small post office have been shown near the existing township building complex. The conceptual plan shows the post office in the area of the site currently occupied by the temporary office trailers and it was suggested that the post office should be considered closer to Sugan Road.
4. Peter S. noted that both structures should be designed in a way that does not detract from the aesthetics of the township building.
5. A new vehicular connection is shown between the township building complex area and the New Hope Solebury Elementary School. This connection is intended to allow for shared use of parking between the school and the park. School busses would continue to operate within the existing circulation patterns at the school.
6. It was noted that the proposed gymnasium expansion at the Elementary School has been postponed due to cost constraints. The idea of the Solebury Township contributing funding for the construction of the gymnasium was discussed.
7. An assessment of existing and proposed parking was reviewed. Parking estimates were calculated based upon a known number of fields and players with 1.5 car parking spaces required per player using the active fields. The plan proposed a total of 332 parking spaces. This total assumes a shared use between the park and elementary school.
8. The idea of regrading the lower field area on the northern end of the New Hope Solebury Elementary School site was discussed. It is feasible that a formalized field area could be

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Park\Meeting\050916_SJC3_mtgmin.doc

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achieved in this location with some minor grading and clearing. The idea of the Solebury Township assisting with maintenance of this field was also discussed.

9. Peter S. discussed project phasing and noted that circulation at the site is a key element to consider in the initial phases of implementation. Also, it was noted that the field area at the current public works building would likely be an early phase of the project in addition to the new baseball field proposed on the newly acquired lots fronting on Sугan Road.
10. Peter S. stated that it would likely take several years for certain components to happen such as the library and the post office while other improvements could be realized sooner. A suggested phasing plan will be included within the Draft Plan report.
11. Project funding was discussed in regards to phasing. Peter S noted that PA DCNR and DCED are the two primary sources for public funding. It was noted that Solebury Township feels that they should be in a good position to request DCNR funds. Solebury Township has recently submitted a Delaware River Joint Toll Bridge Commission (DRJTBC) Grant for improvements at Canal Park.
12. Concern was addressed over football fields not proposed at Laurel Park. Mark H., representing the New-Hope Solebury Football Club, stated that the club is only asking for real estate to allow for football use. The club is willing to line the fields, provide goals, yard markers, etc. in order to provide football field in Solebury Township.
13. Peter S. stated that SJC would not be making a determination as to whether a soccer field or football field is provided at Laurel Park. The soccer field shown on Concept D will be labeled as a multi-purpose field. The multi-purpose field area is large enough to accommodate either a full sized soccer field or full size football field. Additionally, it was noted that the Township Parks and Recreation Plan Update is analyzing the potential for new park areas within Solebury Township and the plan may recommend more active recreational fields.
14. The purpose of the Township Parks and Recreation Plan Update telephone survey and township newsletter survey was discussed. The telephone survey is a random, statistically valid survey that will be used to gauge demand for park facilities. The township newsletter is not a statistically valid survey. The results of both surveys will be included in the Parks and Recreation Plan Update report.
15. The possibility of providing new active recreation fields at other parks in the Township was discussed, as it is apparent that Laurel Park alone can not accommodate all the demand within the Township. It was stated that Concept Plan D shows a net gain of only one new active recreation field, a new baseball field between the Elementary School and the township building complex.
16. Peter S. suggested that it would be appropriate for at least one member of the Township Board of Supervisors to be present at the Parks and Recreation Plan Update public meeting due to anticipated discussion of bond money not being used to purchase land for active recreational uses. **SJC shall make a request to the Board of Supervisors.**
17. The Committee felt that there might be some resident concern with tree clearing to allow for the new baseball field along Sугan Road.
18. The idea of providing the post office and library within the same building was discussed. Peter S. stated that this is a possibility however the postal service may have requirements that would not permit a shared use structure. It was noted that access and parking at the existing post office is dangerous.
19. It was suggested that the Laurel Park concept plan incorporate tennis courts and passive use areas.
20. The proposed loop trail was reviewed. Peter S. indicated that this trail would likely be constructed with a soft surface material. The width of the trail would be designed so that conflicts between users can be avoided.

**Next Meeting: Laurel Park Master Plan Steering Committee Meeting #4 – October 19, 2005,
5PM, Solebury Township Building**

Respectfully Submitted,
SIMONE JAFFE COLLINS, INC.
LANDSCAPE ARCHITECTURE

A handwritten signature in black ink, appearing to read "David T. Stauffer". The signature is fluid and cursive, with the first name "David" being the most prominent.

David T. Stauffer, RLA
Project Manager

Cc: SJC Design Team

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SIMONE JAFFE COLLINS
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11/10/05

Solebury Township – Laurel Park Master Plan

SJC# 04129.20

Steering Committee Meeting #4 - MINUTES

Date/Time: 10/19/05, 5 PM

Location: Solebury School, Abbe Science Center

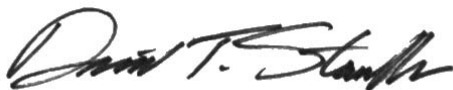
In Attendance: David Stauffer – Simone Jaffe Collins (SJC)
(See attached attendance sheet)

1. Dave S. began the meeting by giving a brief overview of the master plan process in regards to the work completed to date and the overall project schedule. It was noted that all future Steering Committee meetings will be held at the Solebury Township Municipal Building.
2. Dave S. review some of the minor changes that occurred from the prior site plan presented to the committee which include loop path alignment revisions and changes to the size of the proposed post office and concessions/restroom building. The idea of incorporating a stone wall entry feature at the north Sугan Road entrance to the township building was discussed as well as an entry feature at the main access point to the park from behind the township building.
3. The proposed parking area to the south of the dedicated softball field was discussed in terms of the potential for a foul ball to reach the parking area. Dave S. stated that one idea reviewed was to place the parking on the opposite side of the cartway in this location however this did not leave enough room for an adequate buffer between the parking area and the adjoining residential lot.
4. The need for crosswalks at the drop off loop area was discussed as there was concern over the potential for pedestrian and vehicular traffic conflicts. Pedestrian movement is anticipated between the ball fields on the west side of the park and the proposed location of the concession building and restrooms.
5. It was suggested that the parking area on the south side of the dedicated softball field be removed and the parking lot stop at the corner of the adjacent property line. With the parking lot terminating in this location, pedestrian movements could occur between the sports fields and concession building and restrooms without requiring pedestrians to cross the main access drive. Split rail fencing would be needed to direct pedestrian traffic from crossing the access drive. This proposal also addresses the previously noted concern with foul balls from the softball field reaching the parking area however there would be an overall loss of available parking spaces.
6. It was stated that Solebury Township has historically required land development plan review and approval to allow for construction of site improvements within Laurel Park.

7. An open lawn area on the south side of the dedicated softball field is viewed as desirable for spectators and pre-game warm ups. With the removal of parking in this area, the proposed loop trail alignment can be located farther from the existing softball field.
8. It was suggested that existing vegetation be removed along Laurel Road and replaced with an adequate buffer. The proposed loop trail alignment in this location could be revised so that the buffer is located between Laurel Road and the loop trail.
9. The idea of closing the existing Laurel Road access was discussed in regards to providing emergency access. The committee recommended closing the existing Laurel Road access to all traffic including emergency vehicles as the fire station offers an access to the park that could be used if needed for emergency purposes.
10. The proposed softball field located on the residential properties recently purchased by the Township was discussed. It was suggested that a Connie Mack baseball field with 260'-280' foul lines should be considered for this location rather than an additional softball field. It was noted that the softball field at Pat Livezy Park is not used and that the high school has had difficulties fielding a softball team due to lack of participation.
11. New Hope Solebury School District approval is needed for any improvements on their land including the strip that connects through the center of the park between Laurel Road and the School property.
12. It was suggested that the School District may be more willing to allow the proposed multi-purpose field at the back of the school property if maintenance is supplied by the Township.
13. Dave S. reviewed the project phasing plan and noted that the phases were broken out into manageable sections that followed a logical construction sequence. Phase four, for example, could not be completed until the township public works relocated from the site.
14. Dave S. stated that phasing would also depend upon the amount of available funding and it was discussed that it would be possible for one or two of the phase shown on the plan to be constructed together at the same time.
15. The surface material for the loop trail was discussed and Dave S. noted that the cost estimate was developed based upon an asphalt surface. The committee recommended that a compacted stone dust trail with metal edging be proposed as this detail has been successfully used other Township parks. It was noted that a compacted stone dust surface would meet ADA requirements and would preclude use of the trail by rollerbladers.
16. It was noted that the proposed gymnasium at the elementary school cannot be built until the current school building project is finished.

Next Meeting: Laurel Park Public Meeting #2, Draft Plan Presentation – November 17, 2005, 7PM, Solebury Township Municipal Building.

Respectfully Submitted,
SIMONE JAFFE COLLINS, INC.
LANDSCAPE ARCHITECTURE



David T. Stauffer, RLA
Project Manager

Cc: SJC Design Team

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12/12/05

Solebury Township – Laurel Park Master Plan

SJC# 04129.20

Public Meeting #2 - MINUTES

Date/Time: 11/17/05, 7 PM

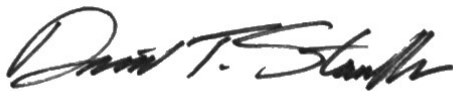
Location: Solebury Township Municipal Building

In Attendance: Peter Simone – Simone Jaffe Collins, Inc. (SJC)
David Stauffer – SJC
(See Attached Attendance Sheet)

1. Dave S. began the meeting by providing a brief overview of the meeting agenda and project schedule. A series of site photos was then reviewed along with the site analysis plan.
2. A series of conceptual layout plans prepared for the park were reviewed. It was noted that feedback provided from the steering committee was used to further refine the concepts and to develop the draft plan.
3. The draft plan was presented including a discussion of proposed vehicular circulation improvements, parking improvements, and field renovations. New facilities discussed included the proposed concession/restroom building, new playground, loop trail, and amphitheater.
4. Dave S. noted that the Parks and Recreation Plan Update recommends an indoor basketball / activity center within the Township and the potential for accommodating this facility at Laurel Park was reviewed. A plan excerpt was presented showing the potential for $\pm 15,000$ sf indoor basketball / activity center at the proposed drop off area in the center of the park. The proposed structure is sized to include 2 basketball courts, community space, changing rooms, and storage.
5. Dave S. reviewed the overall estimated project cost of \$2.13 million which excludes the proposed library and post office. A 10% contingency and 10% design and engineering fee are included in the overall estimated cost.
6. A project phasing plan was presented along with an overview of improvements proposed in each phase. It was stated that project phasing was established based on immediate needs and a logical sequence of construction.
7. It was noted that the project phasing should remain flexible as project funding becomes available. Dave S. stated that initial township feedback has indicated that the first and second phase may be constructed concurrently as the first park improvement project.
8. Surfacing options for the proposed loop trail were reviewed. The master plan proposes a compacted stoned dust trail surface with metal edging. It was noted that a compacted stone dust surface will accommodate bikes and strollers but will not permit rollerblading. The loop trail shall be designed with slopes less than 5% to provide ADA accessibility.

9. The idea of adding meeting space or a second floor meeting room to the proposed concession/restroom structure was suggested. This space is envisioned for meeting use and to view team films. Gretchen R. noted that sports groups are welcome to use the meeting space within the township municipal building.
10. Dave S. noted that the proposed playground surface will be designed to provide ADA accessibility. An attendee requested that the safety surface design consider materials that will not cause allergic reactions to latex.
11. The desire for a football field within the township was discussed and it was noted that football club had recently started fundraising efforts. Peter S. stated that the master plan shows a multi-purpose field that is sized to accommodate football or soccer. The township will make the ultimate decision as to the permitted use of fields. Peter S. suggested that residents interested in providing a youth football field continue to communicate this desire to the township.
12. Peter S. explained that the Parks and Recreation Plan Update is exploring the opportunity for new park land and new multi-purpose fields within the Township. It was noted that the township can acquire land for recreational use with the recently approved land preservation bond.
13. An attendee asked if lighting of the athletic fields had been considered. Dave S. noted that the master plan does not propose field lighting at Laurel Park as the township is sensitive to the potential impact on adjoining residences.
14. A meeting attendee expressed concerns that improvement costs will escalate over time. Peter S. stated that costs are based on 2005 dollars and that costs will increase over time. The cost estimate was prepared based upon prevailing wage rates that are required for public construction jobs.
15. An attendee suggested that the township leverage funds with state agency funding in order to make as many recreational facilities available as possible.
16. Concern was noted over costs associated with reorienting the existing athletic fields. Peter S. responded that the incorrect orientation presents an unsafe condition that must be corrected to acquire any state funding for improvements to the park.
17. A new lightning detection system will be installed at the park concession building. The proposed new Connie Mack baseball field is located within the 700' range of the detection system.
18. The proposed gymnasium at Lower Elementary School was discussed in regards to the potential for shared use with the Township. The gymnasium is not considered a priority for the school district at this time and the potential for shared use may be limited considering school day use and functions held during the evening. The idea of providing an indoor gymnasium /community center at Laurel Park was discussed as one way to avoid these constraints and provide the township with the greatest flexibility in terms of facility scheduling.

Respectfully Submitted,
SIMONE JAFFE COLLINS, INC.
LANDSCAPE ARCHITECTURE



David T. Stauffer, RLA
Project Manager

Cc: SJC Design Team

**Solebury Township – Laurel Park Master Plan
Public Meeting #2**

November 16th, 2005, 7PM @ Solebury Township Municipal Building

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Roy Smith	5985 Pidcock Creek Rd	598-0506	
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LANDSCAPE ARCHITECTURE

Laurel Park Master Plan – Solebury Township, Bucks County, PA
SJC#: 04129.2

REFERENCE MATERIALS BIBLIOGRAPHY

1. *Soil Survey of Bucks County PA*, United States Department of Agriculture Soil Conservation Service, 2004.
2. *Solebury Township Comprehensive Plan*, 2002.
3. *Solebury Township Open Space Plan*, 2000.
4. *Solebury Township Subdivision and Land Development Ordinance*.
5. *Solebury Township Zoning Ordinance*.
6. *Time –Saver Standards for Landscape Architecture*, Charles W. Harris and Nicholas T. Dines, 1988.