

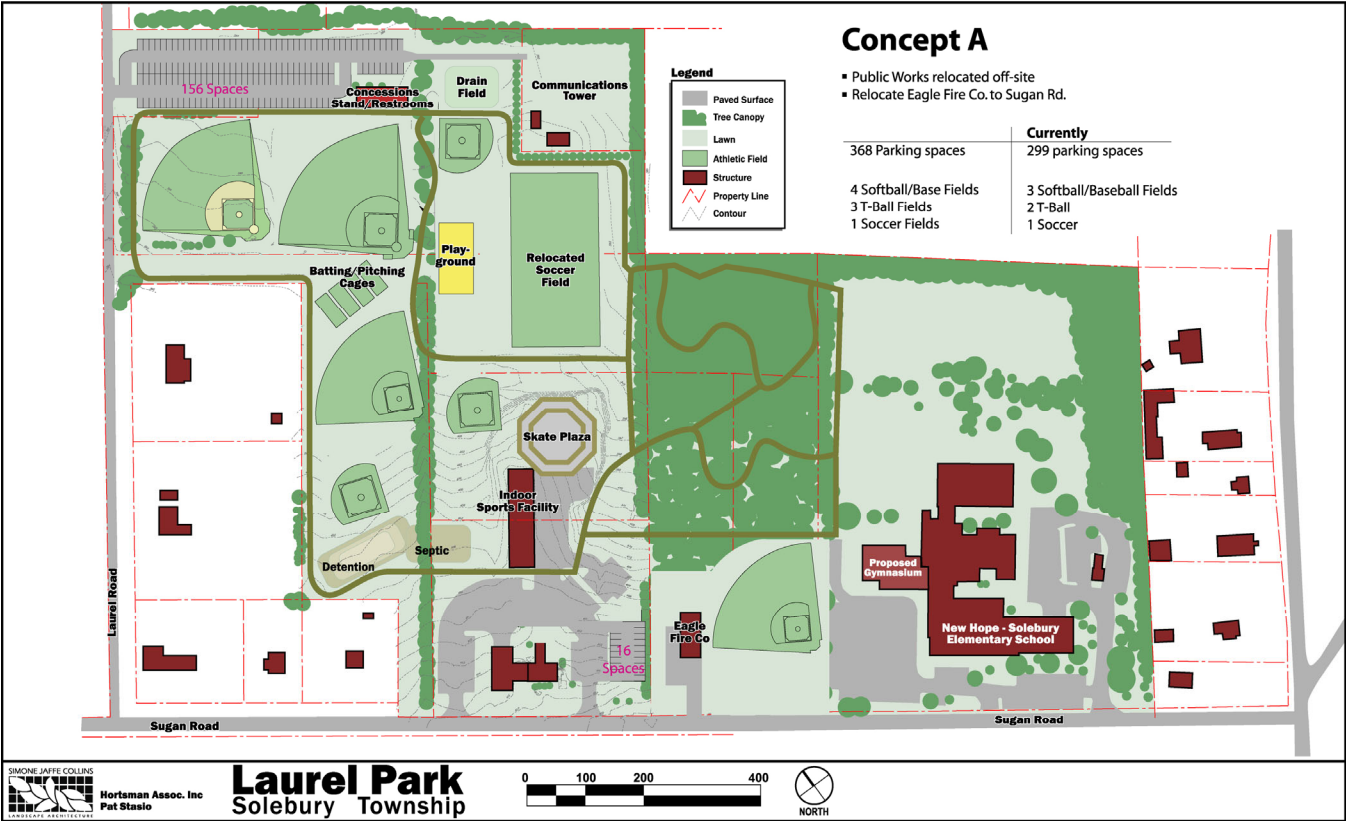
Draft Master Plan

Site Plan

Based upon input and feedback from the public meetings and steering committee meetings, a series of conceptual site plans were prepared to present initial design ideas and to study potential locations of proposed facilities within Laurel Park. The existing site conditions were considered as well as the functional relationships between proposed recreational facilities, parking areas, and site circulation.

Concept Plan A

Concept A shows a site layout with the township public works moved off-site and the Eagle Fire Company relocated to an area along Sугan Road. The public works maintenance building is explored for potential reuse as an indoor sports facility with an adjacent skate plaza. This concept shows a large parking area at the northern corner of the site which would restrict vehicular traffic from the central portion of the park. Approximately 70 additional parking spaces are shown. Additionally, this concept suggests the reorientation of existing baseball fields and the addition of one tee-ball field and a new softball field between the municipal building complex and Lower Elementary School. Because the Eagle Fire Company houses older equipment and is not considered a first response station, the committee did not feel that relocation of the fire company was necessary.



Concept Plan A

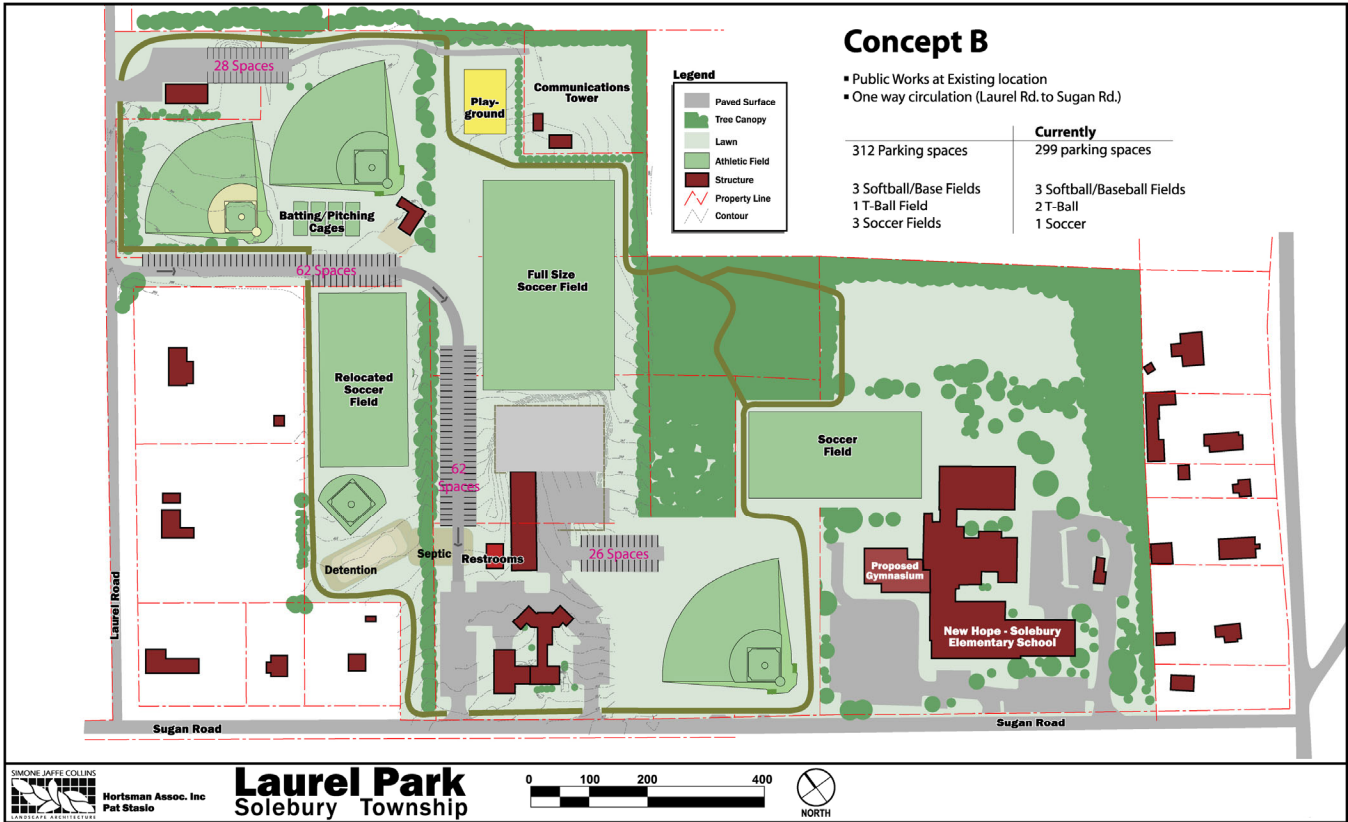
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Concept Plan B

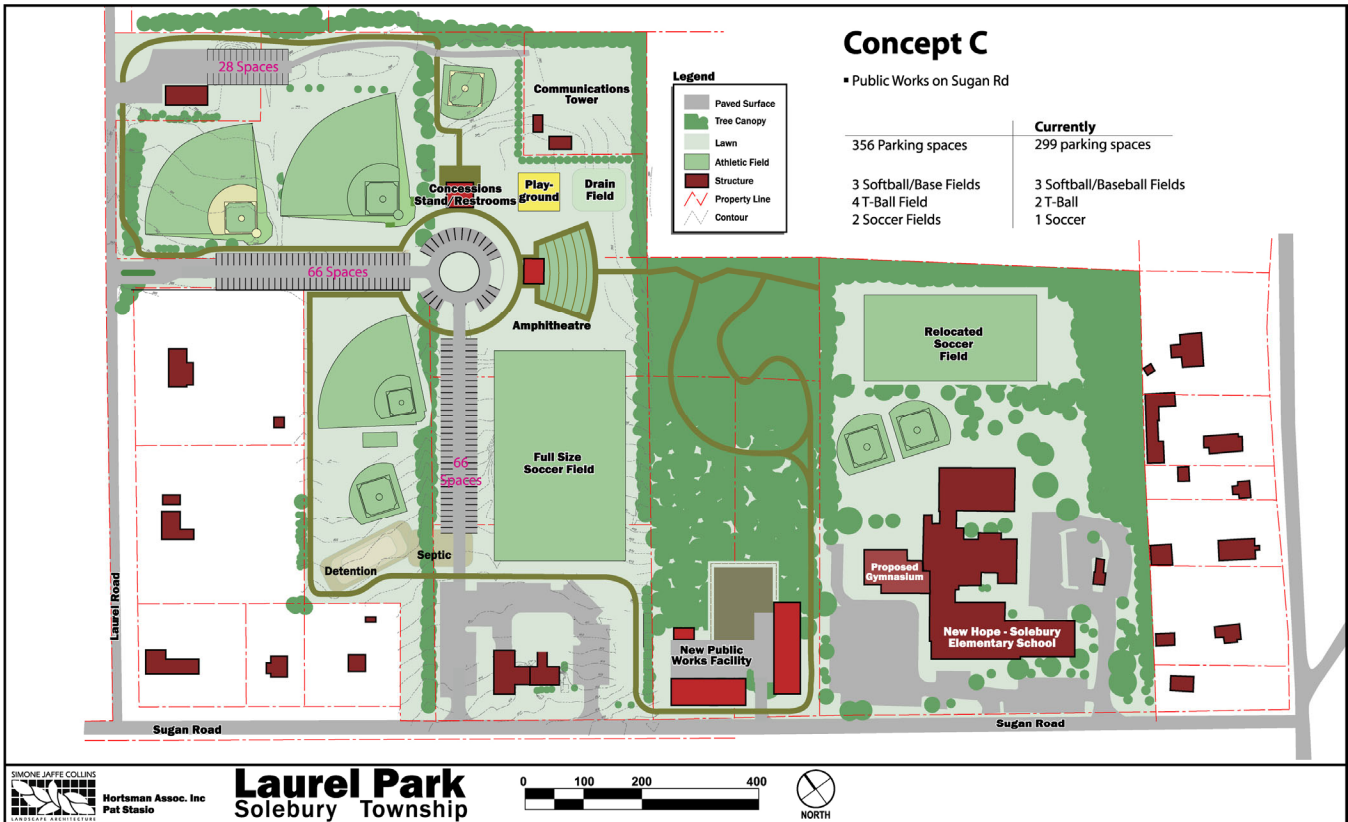
Concept B shows the public works building maintained at its current location and suggests a one way circulation pattern with an entry from Laurel Road and an exit to Sugan Road to improve vehicular circulation through the park. This concept looks at a slightly different composition of proposed active recreation fields which would result in the loss of one tee-ball field and the addition of two soccer fields. The existing concession building is proposed to remain with a new restroom facility shown in the vicinity of the existing public works department building. Concept B also includes a proposed loop trail around the perimeter of the park. The steering committee felt strongly that a loop trail should be constructed at Laurel Park.

Concept Plan C

This concept studies the potential for moving the public works department to a new location off of Sugan Road between the municipal building complex and Lower Elementary School. A central drop off loop is proposed in the center of the site in the vicinity of a new concession building with restroom facilities. Concept C also proposed a new playground area in proximity to the proposed restrooms and an amphitheater space is proposed to accommodate park events. In terms of active recreation fields, this concept proposed the reorientation of three existing baseball fields and the layout includes one additional soccer field, and two additional tee-ball fields. The steering committee felt that the proposed drop off loop would help address current vehicular circulation issues. Additionally, the location of the playground adjacent to restrooms was viewed favorably as an improvement that would benefit parents visiting the park with small children.



Concept Plan B



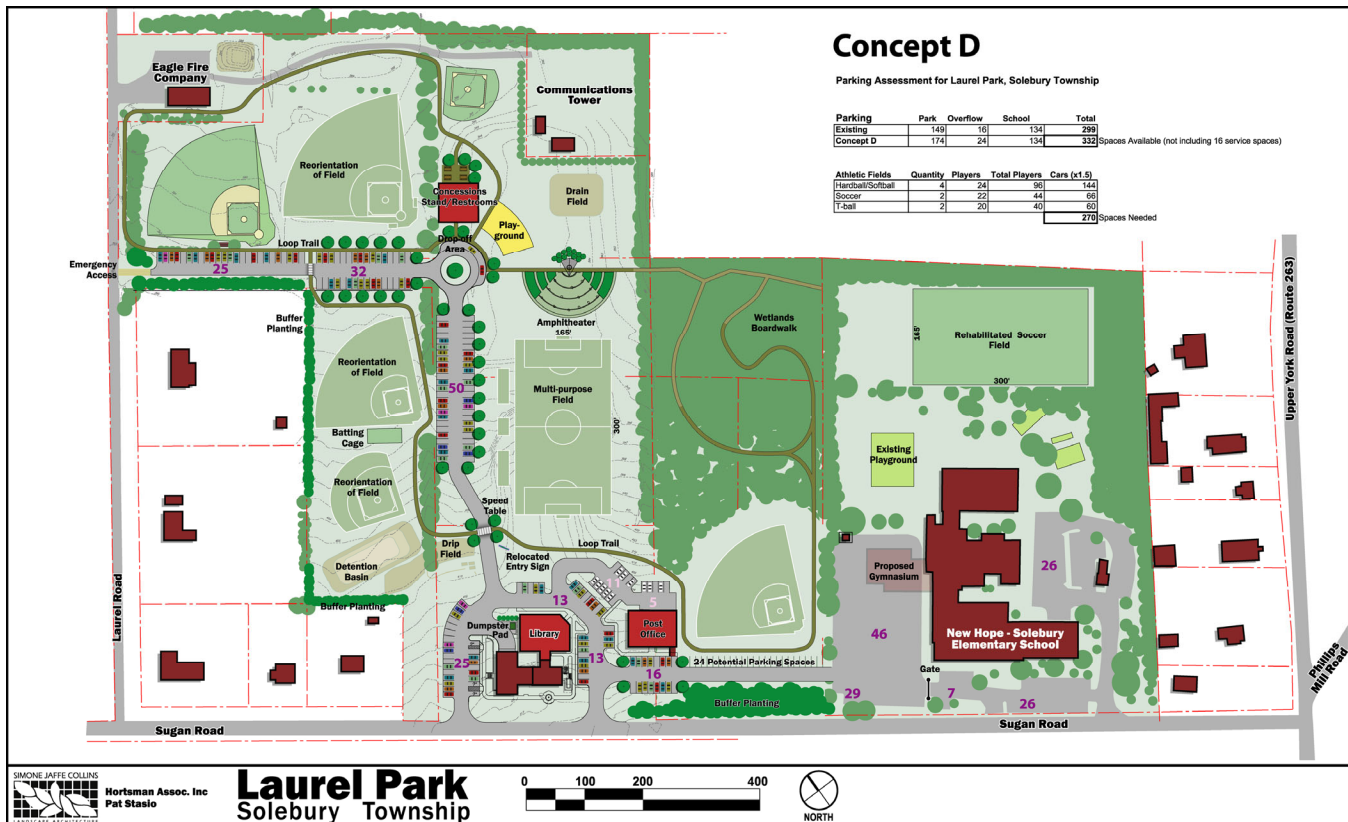
Concept Plan C

Draft Master Plan

Concept Plan D

Based upon the feedback received on the initial concepts, a revised concept plan was presented to the steering committee. Per the direction of the township, the Concept D plan assumes that the township public works department will be relocated to a remote site. The township also requested an analysis of the potential for incorporating a new post office and library into the fabric of the park and existing municipal building complex. Concept plan D shows a two story +/-10,000 sf library and small post office near the existing municipal building complex.

Additionally, a new vehicular connection is shown between the municipal building complex and the New-Hope Solebury School District Lower 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. The proposed circulation pattern shown on this concept is similar to Concept C in that a centralized drop off loop has been provided. One difference between these plans is that Concept D shows the existing park entrance from Laurel Park closed to vehicular traffic with the exception of emergency vehicular traffic. Concept D shows the existing baseball fields reoriented to the correct solar orientation. One additional softball field is proposed along Sugan Road on the recently acquired park land. The committee felt that township residents may express concern over the tree clearing that will be required to provide the additional softball field.



Concept Plan D

Draft Plan

Concept Plan D formed the basis of the draft plan with some minor changes made to reflect steering committee feedback. These changes include slight revisions to the loop path alignment and changes to the size of the proposed post office and concessions/restroom building. The idea of constructing a stone wall entry feature at the north Sagan Road entrance to the township building was also incorporated into the draft plan. It is important to keep the viewshed into the park from this entry.

The need for crosswalks at the drop off loop area was discussed with the steering committee as there was concern over the potential for pedestrian and vehicular traffic conflicts. Pedestrian movement in this area is anticipated between the ball fields on the west side of the park and the proposed location of the concession building and restrooms. The draft plan was revised so that the parking area on the south side of the dedicated softball field is removed and the parking lot stops at the corner of the adjacent property line. With the parking lot terminating in this location, pedestrian movements can occur between the sports fields and concession building/restrooms without requiring pedestrians to cross the main access drive. The Draft Plan also shows the Laurel Road entry completed closed by new buffer planting proposed in this area. Emergency access to the park can be achieved by way of the existing fire company driveway and gravel drive leading to the communications tower at the northeast corner of the park.

Steering committee feedback and interpretation of the Park and Recreation Plan Update needs assessment indicate that there is greater need for an additional Connie Mack size baseball field than an additional softball field. The proposed new softball field layout shown on Concept D was modified on the draft plan to provide a 90' base path baseball field with 260'-280' foul lines. To achieve this large field size, the location of the proposed post office building and the parking layout were modified accordingly as shown on the draft plan.

An 11"x17" fold out Draft Plan is included at the end of this Chapter.

Proposed Activities and Facilities

A park program indicating proposed activities and facilities was developed based upon conducting an analysis of site conditions and existing facilities. The activities and facilities proposed for Laurel Park reflect feedback provided from public comment and review by the Steering Committee. The proposed program also incorporates recommendations from the Solebury Township Park and Recreation Plan Update. A description of the proposed improvements for each activity and facility follows.

New Baseball Field

A new Connie Mack size baseball field with 90' base paths and 260'-280' foul lines is proposed on the recently acquire park land located between the municipal building complex and Lower Elementary School. It is important to note that this proposed facility will require removal of a significant number of trees from existing woodlands. The location will probably require the installation of an underdrainage system to provide adequate drainage. The potential presence of wetlands on the north side of the proposed field may require a revised layout and/or mitigation measures if wetland disturbance can not be avoided.

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Field Reorientation

All existing baseball fields are proposed to be reoriented to the proper solar orientation. The proposed field reorientation layout must consider the subsurface drainage system that will remain in place to provide adequate field drainage. The cost estimate of the proposed field reorientation includes salvage and reuse of existing field fencing and backstops.

Multi-Purpose Fields

The master plan proposes the relocation of the existing soccer field to an area of the site currently occupied by the township public works department. Field renovations are proposed to provide a multi-purpose field that is sized to accommodate a variety of uses including soccer and football. Given the high level of use on existing township fields, the potential for installing an artificial turf field has been suggested by Solebury Youth Soccer.

An additional multi-purpose field is proposed at the northeast corner of the Lower Elementary school property. This area has been used in the past for recreation activities and a multi-purpose field could be achieved with minor grading and turfgrass improvements. Construction of this facility will require a cooperative agreement between Solebury Township and the New Hope Solebury School District to facilitate funding, construction, and shared use of this facility. The steering committee discussed the potential for the township to assist with field maintenance at this location.

Amphitheater

An amphitheater is proposed at the north end of the proposed multi-purpose field. With the removal of the public works department from the site, regrading of the site can be completed to achieve a terraced amphitheater area suitable for organized events or performances. The amphitheater area will also function as a passive seating area within the park when the amphitheater is not being used for organized events. The proposed amphitheater can also act as an outdoor classroom facility for the adjacent Lower Elementary School.

Loop Trail

A multi-use loop trail (.8 mile length) is proposed around the perimeter of the park. Surface material options for the loop trail were discussed with the steering committee and the committee prefers a compacted stone dust trail surface with metal edging. This type of trail construction has been successfully used in other township parks. Compacted stone dust trail surfaces meet ADA requirements and the trail should be designed so that no slope is greater than 5%.

Buffer Planting

Additional buffer planting is proposed primarily along the western boundaries of the park. The existing planting in this area does not adequately provide a landscape buffer between the park and adjacent residential land uses. New buffer planting is also proposed along Laurel Road where the existing park entrance will be closed to vehicular traffic.

Vehicular Circulation and Parking

A number of layout changes are proposed to improve vehicular circulation and parking within the park. The existing entry from Laurel Park will be closed and all traffic will enter the park from two existing entrances to the municipal building complex off Suga Road. A new drive with formalized parking is proposed from the municipal building complex parking area to the center of the park where a new drop-off loop will be constructed.

A new vehicular connection is shown between the municipal building complex and the New-Hope Solebury School District Lower Elementary School. This connection is intended to allow for shared use of parking between the school and the park. Additionally, it is anticipated that this connection will be used by parents to drop off and pick up students at the school without encountering bus traffic which circulates on the east side of the school.

New Concession Building with Pavilion and Restrooms

A new concession building with restrooms and storage space is proposed at the drop off area in the center of the park. A covered pavilion area is envisioned at one end of the structure. A custom designed structure which incorporates natural materials is envisioned to compliment the character of the recently constructed municipal building addition.

New Playground

A new and expanded playground for young children is proposed in the center of the park, adjacent to the new concession/restroom building. An ADA accessible playground safety surface is proposed with site amenities and additional landscape plantings.

Library

A two story library is proposed as an addition to the original township municipal building. An addition in this location requires demolition of the old north wing of the township building. A detailed architectural study will be required to ensure that the proposed addition does not detract from the aesthetics or function of the existing municipal building. The development of the library facility will be highly dependent upon the availability of additional sanitary sewer disposal capacity at the site.



Sketch of Proposed Concession Building and Playground

Draft Master Plan

The draft master plan shows a dashed line indicating the potential for a larger building footprint to be constructed on the north side of the proposed library. This building configuration provides the township with flexibility in terms of the size and type of future building that can be constructed at this location. Three potential options include:

1. Construction of the library only, as shown
2. Construction of a combined library/community center, assuming a larger building footprint
3. Construction of a community center only structure with a larger building footprint.

The parking layout and circulation on the north side of the municipal complex building must be adjusted accordingly if the optional larger footprint building is constructed.

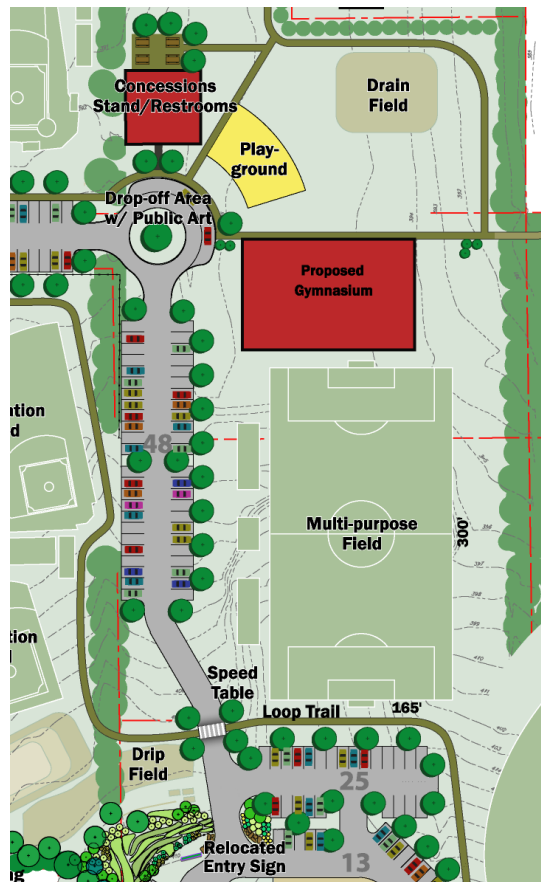
Post Office

A future post office structure is proposed to the east of the existing municipal building complex. A detailed architectural study will be required to achieve a design that is aesthetically pleasing and in character with the existing and proposed structures at the municipal building complex and Laurel Park.

Indoor Recreation Facility/Community Center

The possibility of providing an indoor recreation facility/community center was explored as part of the master plan process. The proposed central drop off area of the site is thought to be the best location for such a facility. This facility could be constructed where the amphitheater is shown. An alternate location within the park would be in the vicinity of the existing public works area. Regardless of the location, the gymnasium can only be accommodated if the amphitheater area is removed from the plan and the multi-purpose field is shifted accordingly. The development of an indoor recreation facility is highly dependent upon the creation of additional septic disposal capacity on the site.

The gymnasium building size on the partial plan to the right is approximately 16,000 square feet which could accommodate two basketball courts, restrooms/changing areas, and storage. The gymnasium area could include area dividers that would facilitate use by community groups. Alternatively, an indoor recreation center could be incorporated into the future park parcel acquisition that is recommended by the Parks and Recreation Plan Update or at another location to be determined.



Potential Gymnasium Location

Design Considerations

ADA Accessibility

All improvements must be designed in accordance with the most recent version of the *ADA Accessibility Guidelines for Buildings and Facilities*. The most up to date information can be found at <http://www.ada.gov>.

Best Management Practices

The *Pennsylvania Handbook of Best Management Practices for Developing Areas* offers numerous solutions for handling storm water on site. Some Best Management Practices (BMP's) that could be implemented at Laurel Park include porous paving, infiltration areas, vegetated swales, and rain gardens. Incorporation of these facilities will require site specific soil tests to determine site suitability to determine the infiltration rate of the existing soils.

Native Plant Material

The use of native plant material is required per the Solebury Township Subdivision and Land Development Ordinance. The use of native plant materials at Laurel Park should include formal plantings and buffer areas similar to the recent landscape plantings at the municipal building complex. The use of native plant materials will create an attractive landscape that will reduce long-term maintenance costs as native plants generally are resistant to most pests and diseases, and require little or no irrigation or fertilizers.

Maintenance

Laurel Park is currently maintained through a combination of contracted maintenance service and supplemental volunteer maintenance provided by youth sports groups that use the park. Maintenance goals must strive to minimize any real or perceived risks of injury to users and ensure that facilities continue to be highly regarded and attractive. It is recommended that the township develop a maintenance management plan which sets quality and performance standards for maintaining Laurel Park. The following is a monthly outline of basic maintenance tasks that should be completed at Laurel Park. This schedule assumes that the park concession/restroom building is closed during the winter months. The frequency, per month, of these maintenance tasks is indicated in parentheses.

January

Pick up and remove trash (8)
Tree pruning
Inspect buildings, trails / make repairs (1)
Inspect play equipment, etc. / make repairs (1)
Snow removal, as necessary

February

Pick up and remove trash (8)
Inspect play equipment, etc. / make repairs (1)
Signage inspection and repairs
Snow removal, as necessary

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March

Pick up and remove trash (8)
Inspect park trees for winter damage / perform work
Inspect buildings, trails / make repairs (1)
Inspect play equipment, etc. / make repairs (1)
Inspect lawns for winter damage and perform necessary repair work
Aeration of all open lawn areas / top dress as necessary and over seed with perennial
rye
Sweep pavilion (1)
First mowing of lawns (1)
Fertilize and lime lawns (possibly April) (1)
Apply pre-emergent crab grass controls if warranted (possibly April)
Apply dormant oil sprays to trees if warranted
Paint all facilities if warranted
Turn on water supply to all exterior buildings
Prune trees as needed

April

Pick up and remove trash (12)
Clean rest rooms twice weekly (8)
Mow lawns (3-4)
Sweep pavilion (3-4)
Inspect buildings, trails / make repairs (1)
Inspect play equipment, etc. / make repairs (1)

May

Pick up and remove trash (12)
Clean rest rooms twice weekly (8)
Mow lawns (4)
Sweep pavilion (4)
Inspect buildings, trails / make repairs (1)
Inspect play equipment, etc. / make repairs (1)
Plant flowers and other landscape items

June

Pick up and remove trash (12)
Clean rest rooms thrice weekly (12)
Mow lawns (4)
Sweep pavilion (4)
Inspect buildings, trails / make repairs (1)
Inspect play equipment, etc. / make repairs (1)

July

Pick up and remove trash (12)
Clean rest rooms thrice weekly (12)
Mow lawns (3)
Sweep pavilion (4)
Inspect buildings, trails / make repairs (1)
Inspect play equipment, etc. / make repairs (1)

August

Pick up and remove trash (12)
Clean rest rooms thrice weekly (12)
Mow lawns (3)
Sweep pavilion (4)
Inspect buildings, trails / make repairs (1)
Supplement aggregate and wood chip trails (1)
Inspect play equipment, etc. / make repairs (1)

September

Pick up and remove trash (12)
Clean rest rooms twice weekly (8)
Mow lawns (4)
Sweep pavilion (4)
Fertilize lawns (1)
Mark invasive species for winter removal
Inspect buildings, trails / make repairs (1)
Inspect play equipment, etc. / make repairs (1)

October

Pick up and remove trash (12)
Clean rest rooms twice weekly (8)
Mow lawns (2-3)
Sweep pavilion (4)
Aerate and top-dress lawns (1)
Repair damage / compacted lawn areas - seed with fescue
Inspect buildings, trails / make repairs (1)
Inspect play equipment, etc. / make repairs (1)
Fall leaf pick-up (1)
Fall tree fertilization

November

Fertilize lawns (1)
Pick up and remove trash (8)
Clean rest rooms once weekly (4)
Mow lawns (1)
Sweep pavilion (2)
Inspect buildings, trails / make repairs (1)
Inspect play equipment, etc. / make repairs (1)
Fall leaf pick-up (1)
Winterize all exterior buildings and turn off all water

December

Pick up and remove trash (8)
Inspect buildings, trails / make repairs (1)
Inspect play equipment, etc. / make repairs (1)
Snow removal, as necessary

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