

SOLEBURY TOWNSHIP 202 PROPERTY ADVISORY COMMITTEE

April 26 2023– 7:00 P.M.

Hybrid Meeting

MEETING MINUTES

Attendance: Nancy Stock-Allen, Chair, Peter Brussock, Vice-Chair, Nancy Minich, Robert Chase Palmer, Joanne Reszka, Rickie Yudin, Robin Seiz, Barbara Zietchick, Kevin Morrissey, Supervisor Liaison, Erika Canterbury, Administrator. Judith Stern Goldstein, Gilmore and Associates Inc. was also in attendance. Absent: Hanna Howe, Supervisor Liaison, Kay Reiss, and Peter von Zelowitz.

Zoom recording was turned on.

I. The meeting was called to order.

II. Approval of Minutes – March 22, 2023

1. Upon a motion by Mr. Yudin, seconded by Mr. Palmer, the Minutes of March 22, 2023 meeting were unanimously approved.

III. Presentations

A. Judith Stern Goldstein (Gilmore and Associates) – Solebury Township Planning and Park Design

The presentation began with overview of Gilmore and Associates organization and services they provide, focused on current work and former projects, highlights of masterplans from various projects for other communities that would be of interest to the committee, and ended with views and process for successful community planning and sustainable design along with sharing Gilmore and Associates' skill for grant writing (copy of which is attached). A question and answer session followed.

1. Ms. Seiz asked: If Ms. Stern Goldstein had seen the 202 Property in person and was there anything she saw initially that she thought would be a wonderful use?
Ms. Stern Goldstein's answer: My first reaction was it was a park with different sections and it is perfectly set up and situated for major community events. And the fact that it was originally set up for the flea market and there is impervious surface already, you have some prime space for parking. But I love the natural area and the floodplain and there is the opportunity to mix people coming for a very active event in with teaching moments in another area of the park.
2. Ms. Zietchick asked: You spoke about open space that was allocated to one of the park projects... Was it all left as open space and did that include all woods or what kind of configuration?
Ms. Stern Goldstein's answer: It was Central Park and two different multi-family use developments dedicated land to the township as open space and there was a requirement of 50% use as open space. This dedicated land included different areas. Part of the open space remained natural, part became an environmental education grove and incorporated the storm water management into this area as well, and part connected to Hart's Woods. Open space was intentionally integrated into the park design.
3. Ms. Zietchick also asked: About specific park design features as well as how would Gilmore and Associates would design or handle a park like the 202 Property with regard to the front of the park being located near a busy highway and the back of the park being more countrified or isolated?

Ms. Stern Goldstein's answer: It would depend on what features you end up having on the property. If you are going to develop a community gathering area, it should be in close proximity to your larger parking areas so it can be easily accessed. Many parks have their parking and access roads around the outside so drivers are not crossing through the park. In general, you want to have your parking closest to your most intense activity.

4. Ms. Stock-Allen asked: What do you see as more creative approaches to pavilions?

Ms. Stern Goldstein's answer: We did one that had stone pillars, cedar shake roof, fireplace at one end and a concession stand at the other with a little utility room and bathrooms on the end. Some can have more intricate roofs, some are designed to blend into the style of architecture of the area. One thing to mention is the garage door utilitarian style pavilion that are often seen at active parks. They can be used for birthday parties, bridal showers, family reunions and various events. You can pull down the doors to get three seasons out of them and the ability to have events rain or shine. Stemming from the discussion of pavilion features, a brief discussion ensued on the construction, use, and pros and cons of shade structures.

5. Mr. Brussock asked: Have you seen or considered incorporating solar in a park to amplify its sustainability, cover its electrical needs, maybe serve as a demonstration as well?

Ms. Stern Goldstein's answer: Yes, in one project mentioned for a STEM park we had this and, in most parks we are retrofitting, the lighting is usually solar. We are installing solar charging stations for people's electronic devices. It is a big thing especially with active recreation areas as people are using devices for tournaments etc. We are also exploring solar roofs on top of pavilions and over parking areas.

6. Mr. Brussock asked: What's your feeling on bathroom facilities on a park that has events?

Ms. Stern Goldstein's answer: One: the public tends to expect real bathrooms that flush and have running water and it is difficult to tell community members about the cost of building a park and then not have bathroom facilities. I have been all over the country and all over the world and there are parks that have nice versions of porta potties and some not so nice versions as well. You are never going to have enough facilities to cover the amount of people during major community events. If you did, you would be wasting money and have too many restrooms. Ms. Stern Goldstein stated for large events, porta potties would be needed and are commonly used. Ms. Stern Goldstein also suggested that composting porta potties or composting bathrooms, some are better than others, can be used as well and be an educational experience.

**There was additional comment and discussion on bathrooms being used for multiple purposes that invite and support a full spectrum of ages to be able to participate. Purposes such as: changing rooms, and additional reasons that can allow groups of diverse ages and abilities to participate and be comfortable. This needs to be considered similarly with pavilions.

7. Mr. Brussock also asked: When you have a blank slate, what do you think is a sound process to align uses with the landscape you are starting with? And how much do you lead vs. follow in the process?

Ms. Stern Goldstein's answer: Look at opportunities and constraints of the site... it starts talking to you in conjunction with the needs and wants of the community and it begins to sort itself out. We do as much as the community wants or demands. Each community is different. Some want to be led, some want to do the leading and then we execute. It really depends on what the process was articulated to us or what it evolves into. In the end it is the community's park it is not my park. It is important to ask the critical questions and listen very carefully for the answers.

8. Mr. Palmer asked: As a community planner, at what stage in the process do you involve the neighbors who are living around the property? At what stage do you approach them?

Ms. Stern Goldstein's answer: I always recommend involving the neighbors as much as you can. The neighbors, whether they agree with you or not, need to be part of the process. If they are part of the process it is much more likely a project will succeed because the people who are closest to it will hopefully relate to it and will be part of the solution and not reject the end result. As far as timing it depends, sometimes there is a separate study committee formed and stakeholders are invited to meetings or they are invited after a site analysis, initial plan, or concept drawings are created. It depends on the individual park, the neighbors, and the individual group from the township that's doing it.

9. Mr. Palmer also asked: What do you do when a park is on the border of another township? We may have individuals using the park that are from another borough but Solebury Township is the one paying for it?

Ms. Stern Goldstein's answer: Ms. Minich offered, and Ms. Stern Goldstein concurred, that if you receive DCNR money, you cannot restrict who uses a park that is developed through federal grants. Ms. Stern Goldstein stated this conversation comes up at least two times during the evolution of every park. Residents of all surrounding areas are able to use a park and its resources.

B. Robert Chase Palmer – Park Facility Inventory in Surrounding Townships

The presentation focused on an overview of parks and their features in Solebury and the surrounding townships of: West Amwell, NJ; Lambertville, NJ; New Hope Borough, Upper Makefield, Plumstead, and Buckingham (copy of which is attached).

A discussion followed with highlights of: Specific features missing from surrounding parks, what features were common, working on specific descriptions for parks so all visitors are aware of what is available, what parks have ADA access or features, reviewing liability and risks associated with particular park features. Additional discussion followed.

1. Mr. Yurden tasked the committee with discovering specifically what Solebury Residents want the park to be as an outcome and listed examples of parks from other townships that were developed with a purpose in mind. He inquired whether the residents of Solebury want a park that serves as an attraction? If so, when do they want visitors accessing this park specifically? Can 202 handle an influx of visitors at various times of day?
2. Ms. Reszka and the committee recognized concerns regarding lighting and noise related to existing event spaces such as NHS HS stadium.
3. Ms. Seiz suggested to the committee that what is built will need to be maintained. What does that cost? How does that happen? These are all questions to be considered.
4. Ms. Minich reminded the committee that Bucks County Audubon has trails and other resources to be considered and should probably be added onto the matrix for consideration.
5. Ms. Stock-Allen closed discussion by stating that she and Mr. Palmer recognized we have about 7-8 additional park-type places in our community like: Bowman's Tower, The Wildflower Preserve, and the Delaware Canal Trail that will be added to the matrix. A comprehensive list of available resources will help the committee to avoid providing recommendations for a space that is duplicated with resources presently available to residents.

IV. New Business

A. Work Session

Ms. Stock-Allen led the committee review of pending schedules and focus issues. Highlights included: Direction for committee to help reach targeted goals of July 18th presentation to BOS providing committee's recommendation for property and December when committee votes on final recommendation for property. Crafting a project statement about committee intentions for property. Developing specific recommendations and coming up with property name. Get community input on committee's work. Consideration to be taken on timing for neighbor involvement. Current focus on: committee members gathering and sharing information in next few sessions.

Additional discussion surrounded around: Committee evaluating responses from public survey broken down into preference numbers and preference type and balancing against existing resources. Subcommittees announced to develop and share with committee: project statements, property design options, and community response methods. Subcommittee 1 members specified: Kay Reiss, Robin Seiz, and Nancy Stock-Allen. Discussion closed with committee members reviewing and ranking focused attributes desired for property development.

V. Upcoming Meetings – Tentative agenda

A. May 24th at 7:00pm

- a. Subcommittee 1 Presentation of: Vision, Mission, and Principles for 202 Property - Followed by Committee Discussion
- b. Chair's Explanation of: Concept Development Process and Timeline.
- c. Nancy Minich, Committee Landscape Architect, - Presentation

VI. Public Comment

- No Comment

VII. Adjournment

The work session adjourned at 8:23 p.m.

Respectfully submitted
Erika Canterbury

Solebury Township

Park Planning and Design

Presented by:



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

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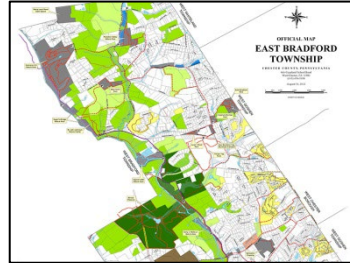
COMMUNITY PLANNING



CONSTRUCTION ENGINEERING



ENVIRONMENTAL



GEOGRAPHIC INFORMATION SYSTEMS



GEOTECHNICAL



GRANT WRITING ASSISTANCE



LANDSCAPE ARCHITECTURE



LAND SURVEY



MUNICIPAL ENGINEERING



SITE PLANNING AND DESIGN



STRUCTURAL AND FORENSIC



TRANSPORTATION



WATER RESOURCES

Select Park Projects

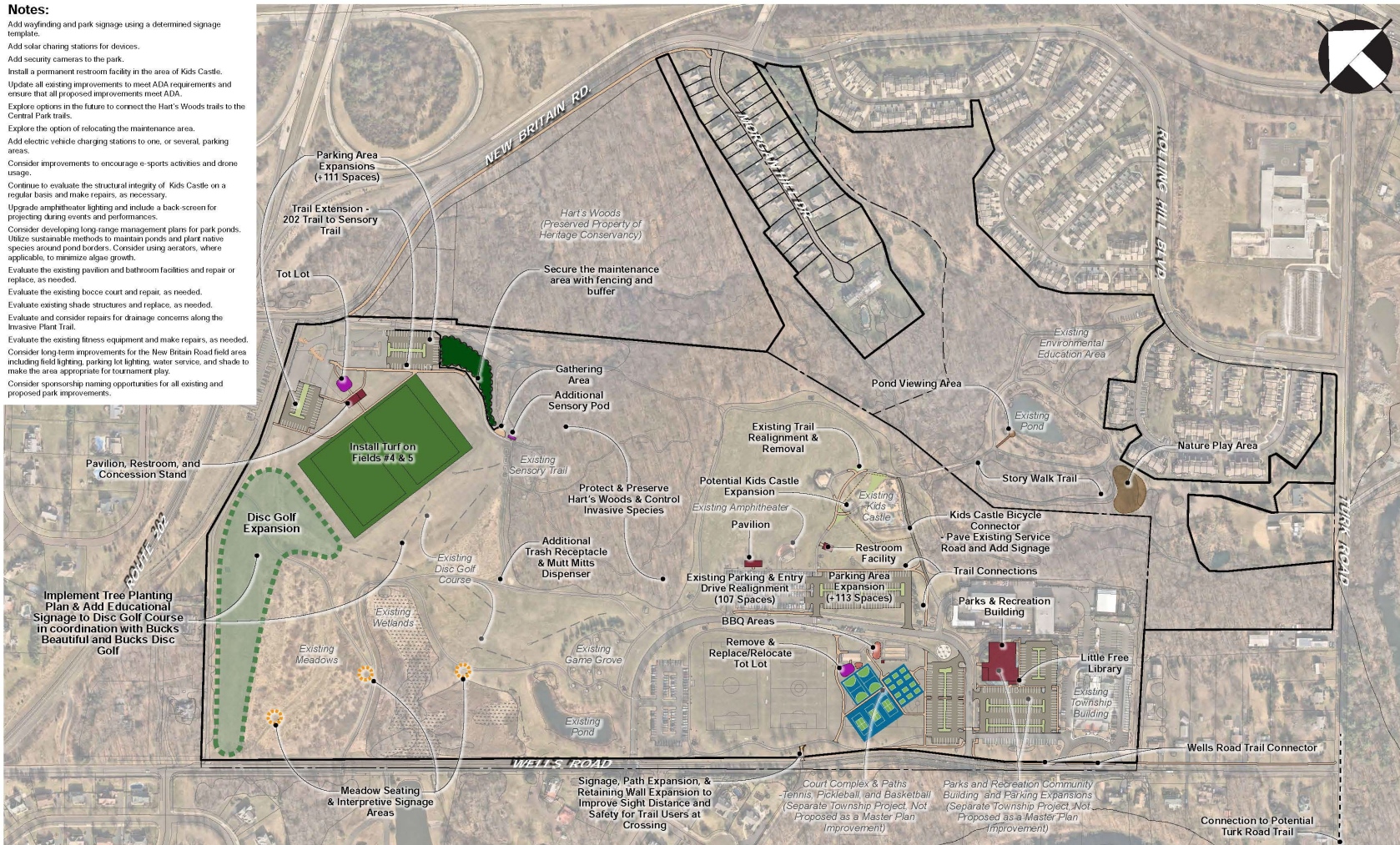


Central Park – Doylestown Township



Notes:

- Add wayfinding and park signage using a determined signage template.
- Add solar charging stations for devices.
- Add security cameras to the park.
- Install a permanent restroom facility in the area of Kids Castle.
- Update all existing improvements to meet ADA requirements and ensure that all proposed improvements meet ADA.
- Explore options in the future to connect the Hart's Woods trails to the Central Park trails.
- Explore the option of relocating the maintenance area.
- Add electric vehicle charging stations to one, or several, parking areas.
- Consider improvements to encourage e-sports activities and drone usage.
- Continue to evaluate the structural integrity of Kids Castle on a regular basis and make repairs, as necessary.
- Upgrade amphitheater lighting and include a back-screen for projecting during events and performances.
- Consider developing long range management plans for park ponds. Utilize sustainable methods to maintain ponds and plant native species around pond borders. Consider using aerators, where applicable, to minimize algae growth.
- Evaluate the existing pavilion and bathroom facilities and repair or replace, as needed.
- Evaluate the existing bocce court and repair, as needed.
- Evaluate existing shade structures and replace, as needed.
- Evaluate and consider repairs for drainage concerns along the Invasive Plant Trail.
- Evaluate the existing fitness equipment and make repairs, as needed.
- Consider long term improvements for the New Britain Road field area including field lighting, parking lot lighting, water service, and shade to make the area appropriate for tournament play.
- Consider sponsorship naming opportunities for all existing and proposed park improvements.

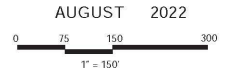


PROJECT #: 2201146

CENTRAL PARK

DOYLESTOWN TOWNSHIP, PA

DATA SOURCES:
AERIAL: DVRPC, 2015
PARCELS & RIPARIAN CORRIDOR: BUCKS COUNTY, 2021



Central Park – Doylestown Township





Central Park – Doylestown Township



Central Park – Doylestown Township

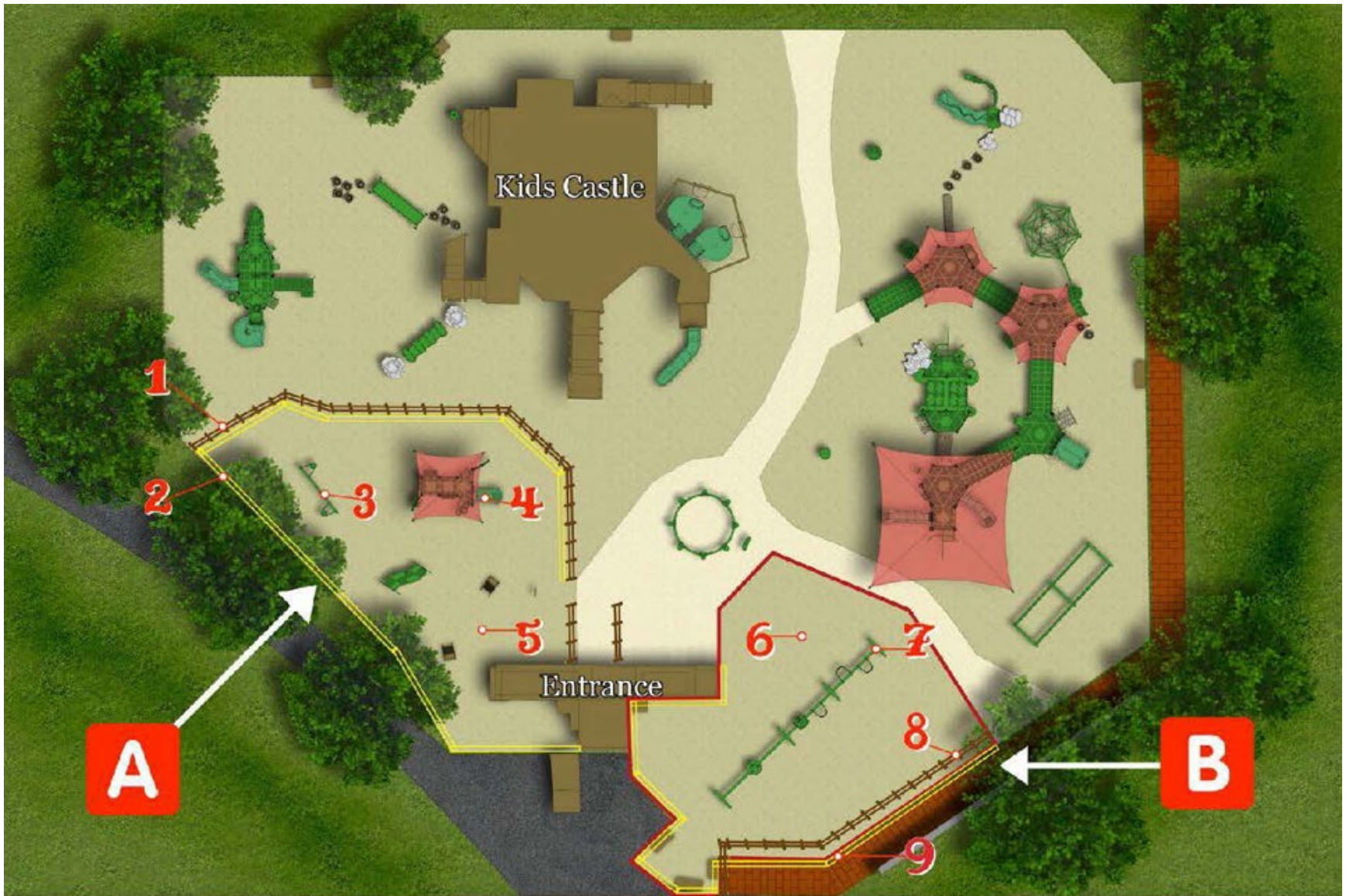


Central Park – Doylestown Township

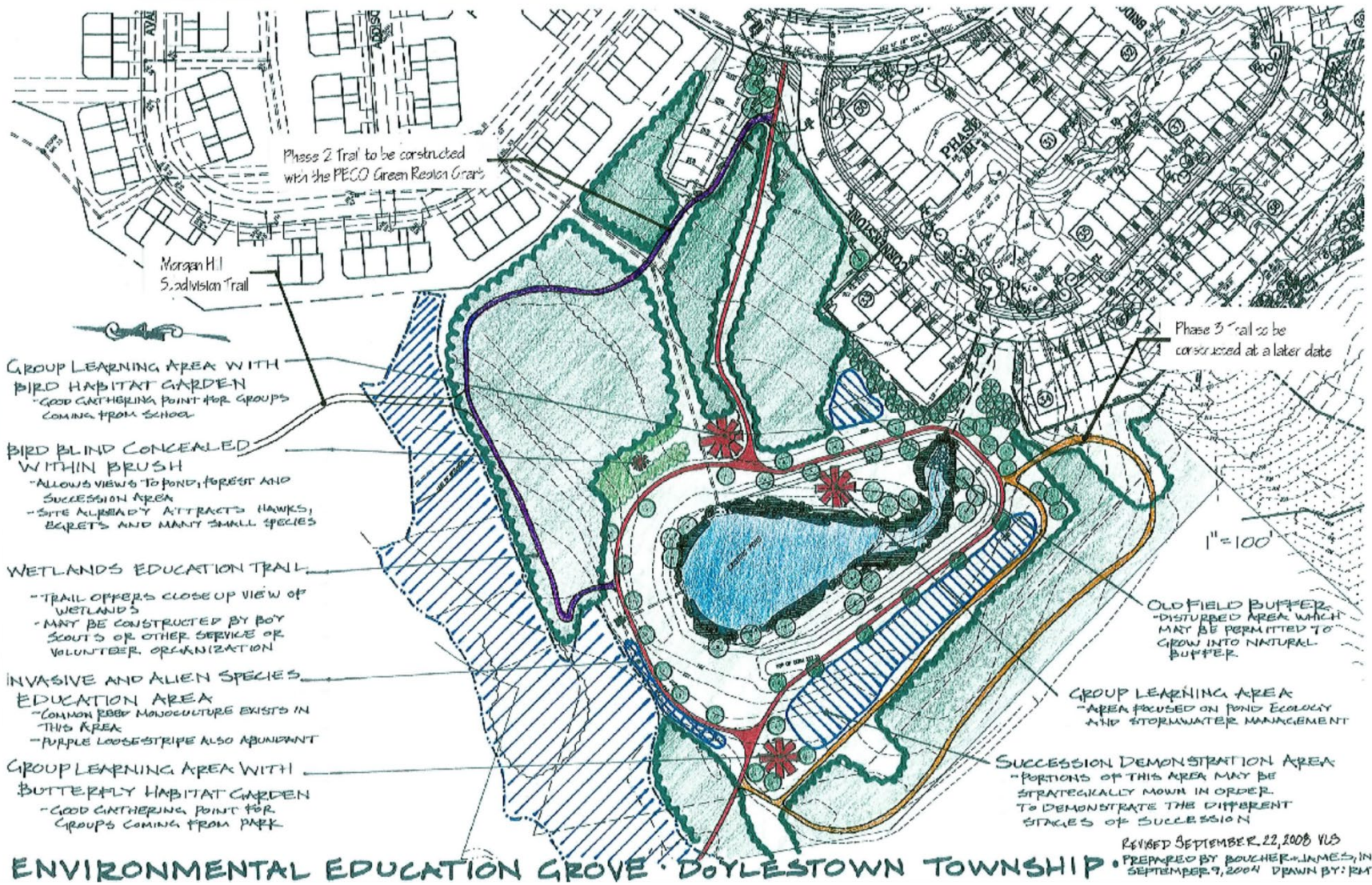


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ENVIRONMENTAL EDUCATION GROVE · DOYLESTOWN TOWNSHIP

Central Park – Doylestown Township



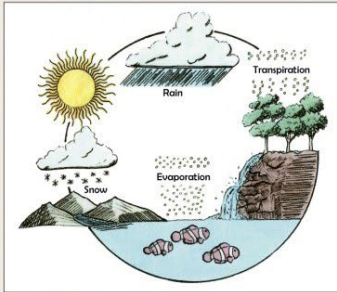


Central Park – Doylestown Township

Stormwater & Ponds

Stormwater is the term for run-off from precipitation. Precipitation includes rain, drizzle, snow, sleet and hail.

Stormwater becomes contaminated in two ways. First, as it falls out of the sky it collects and absorbs material in the air including dusts and air pollutants like sulfur dioxide. Second, as it runs along the ground and off buildings it collects and absorbs dirt and other materials. These materials that are collected in stormwater are called contaminants. Contaminants include dirt and the chemicals contained in the dirt such as oils, grease, metals, fertilizers and pesticides, trash including cigarette butts, grass clippings, and other materials. Some of these contaminants collect and are filtered out in ponds, streams, rivers, lakes and the ocean. More of the contaminants percolate down through the soil into groundwater.



Ponds are "wide spots" in the runoff system where stormwater and other natural waters collect. The formal title for ponds is surface impoundments. There are all sorts of man-made ponds including Wet Basins, Dry Basins, Infiltration Basins and Trenches, Bio Filtration Basins and Swales, and Recharge Basins. Each type of pond functions differently but all serve the same purpose: to slow down the run-off from precipitation and to remove some of the contaminants from stormwater.

An important point to remember is that stormwater run-off goes into the ponds and creeks that then flow into the rivers and groundwater. The rivers and groundwater are the major supply to drinking water. What you put into the water could come out of your faucet.

What happens when it rains?

Rain is an important part of nature's water cycle, but there are times it can do more damage than good. Problems related to stormwater runoff include:

Flooding caused by too much stormwater flowing over impervious (compacted) surfaces, such as parking lots and roads, instead of soaking into the ground.

Closed beaches due to high levels of bacteria carried by stormwater that make swimming unsafe



Increases in spending on maintaining storm drains and storm sewer systems that become clogged with excessive amounts of dirt and debris

Decreases in fish & animal populations because storm water carries sediment and pollutants that degrade important fish habitat.



More **expensive technologies** to remove harmful pollutants carried by stormwater into our drinking water supplies.



10 Things You Can Do to Prevent Stormwater Runoff Pollution

- ◆ Use fertilizers sparingly and sweep up driveways, sidewalks, and roads
- ◆ Never dump anything down storm drains
- ◆ Vegetate bare spots in your yard
- ◆ Compost your yard waste
- ◆ Avoid pesticides and learn about Integrated Pest Management (IPM)
- ◆ Direct downspouts away from paved surfaces
- ◆ Take your car to the car wash instead of washing it in the driveway
- ◆ Check cars for leaks, and recycle motor oil
- ◆ Pick up after your pet
- ◆ Have your septic tank pumped and system inspected regularly





Central Park – Doylestown Township



Central Park – Doylestown Township

Invasive Species

What is an Invasive Plant?

A species which has settled in an ecological system other than the one in which it was found, and is aggressive and problematic for native plants, animals and natural communities, at least in part because it is released from the pressure of predators and diseases from its native habitat.

Characteristic of Invasive Plants

- Can grow in many conditions
- Can be exploiters and colonizers of disturbed ground
- Spread and reproduce by roots and shoots
- If spread by seed, produce many seeds that disperse and sprout easily
- Survive and reproduce under adverse conditions
- Have high photosynthetic rates
- Lack natural predators, pathogens and parasites

Why are Invasive Plants a problem?

In a battle for habitat, invasive plants directly impact native plants and animals, and they indirectly impact native species through the alteration of ecosystem processes, sometimes creating problems for genetic diversity. Next to habitat loss, invasive species are considered the second major factor in the decline of biodiversity in North America.

Additionally, some invasive species can cause skin irritation when contact is made. Others have spines that can puncture skin and the soles of shoes.

Invasive Plants in Pennsylvania

- Canada Thistle (*Cirsium arvense*)
- Multiflora Rose (*Rosa multiflora*)
- Johnson Grass (*Sorghum halepense*)
- Mile-a-minute (*Polygonum perfoliatum*)
- Kudzu (*Pueraria lobata*)
- Bull or Spear Thistle (*Cirsium vulgare*)
- Musk or Nodding Thistle (*Carduus nutans*)
- Shattercane (*Sorghum bicolor ssp.*)
- Jimsonweed (*Datura stramonium*)
- Purple Loosetrife (*Lythrum salicaria*)
- Common Reed Grass (*Phragmites australis*)
- Reed Canary Grass (*Phalaris arundinacea*)
- Tree of Heaven (*Ailanthus altissima*)
- Shrub Honeysuckle (*Lonicera maackii*)

How are Invasive Plants Removed?

Continual Monitoring and Early Detection

The best way to battle the problem of invasive species is to stop them before they start growing. Detecting the invasive plant before it reproduces is ideal because it can be eradicated before it has a chance to spread.

Manual or Mechanical Removal

Plant removal, done through pulling, cutting, digging or trapping is effective if the invasive population is small or if sufficient resources are available. For annual and biennial species, cutting is sometimes preferable because disturbing the soil can itself encourage the establishment of more invasives.

Chemical Application

In cases where the invasive plant population is too large to be controlled, the use of chemicals may be necessary. In these situations, environmentally friendly chemicals should be applied carefully.

What can you do?

Become Educated

Educate yourself on what invasive species look like and educate others.

Don't Use Invasive Species

Avoid planting garden plants from other regions whose invasive potential is unknown.

Remove Invasive Species

Remove invasive plants from your yard and replace them with native plants or non-invasive plants.

Minimize Landscape Disturbance

Promote healthy native plant communities. Invasive species thrive on bare soil and disturbed ground where native plant communities have been displaced.

Limit Fertilizer Use

Native plants are adapted to natural low nutrient levels. For soil fertility, try using slow-decomposing compost and mulches.

Monitor

Remove invasive noxious weeds before they become a problem. Get involved in local or regional volunteer weed programs. Don't bring back seeds or living plants when traveling to another country or region.

Have you seen any of these Invasive Plants?



Purple Loosetrife

Lythrum salicaria

Has a ridged, square stem with as many as 30 stems growing from a central, woody root mass. Leaves are smooth, opposite and attached directly to the stem. Each plant can grow as tall as two yards and flowers in late June to late September. The flowers are pink-purple in color and are tightly clustered on a long spike.

Tree of Heaven

Ailanthus altissima

A rapidly growing, deciduous tree that can reach 80 feet or more in height. It has smooth stems with pale gray bark, and twigs which are light chestnut brown. Leaves are large and compound, 1-4 feet in length and alternate along the stems. Can often resemble sumac, a native plant species.



Common Reed Grass

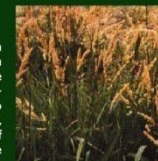
Phragmites australis

Common reed grass is a tall, perennial wetland grass ranging in height from 3 to 15 feet. Leaves are broad, opposite and sheath-like, and leaves and stems are stiff and sharp. In mid to late summer, feathery plumes of brownish flowers are produced.

Reed Canary Grass

Phalaris arundinacea

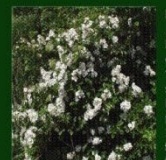
Large, coarse grass that reaches 2 to 9 feet in height. The stem is erect and hairless with gradually tapering leaf blades. Leaf blades are flat with a rough texture on both surfaces. Single flowers occur in dense clusters in May to mid-June, and they are green to purple at first, changing to beige over time. This grass is one of the first to sprout in spring, and its seeds are shiny brown in color.



Multiflora Rose

Rosa multiflora

Multiflora rose is a thorny, perennial shrub with arching stems (canes), and leaves divided into 5 to 11 sharply toothed leaflets. The base of each leaf stalk bears a pair of fringed bracts. Beginning in May or June, clusters of showy, fragrant, white to pink flowers appear, each about an inch across. Small bright red fruits, or rose hips, develop during the summer, becoming leathery, and remain on the plant through the winter.





Central Park – Doylestown Township



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Central Park – Doylestown Township



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Central Park – Doylestown Township



Polk Valley Park – Lower Saucon Township



Polk Valley Park – Lower Saucon Township





Polk Valley Park – Lower Saucon Township



Polk Valley Park – Lower Saucon Township





Polk Valley Park – Lower Saucon Township



Polk Valley Park – Lower Saucon Township





Warminster Community Park – Warminster Township





Warminster Community Park – Warminster Township





Broad Commons – Doylestown Borough



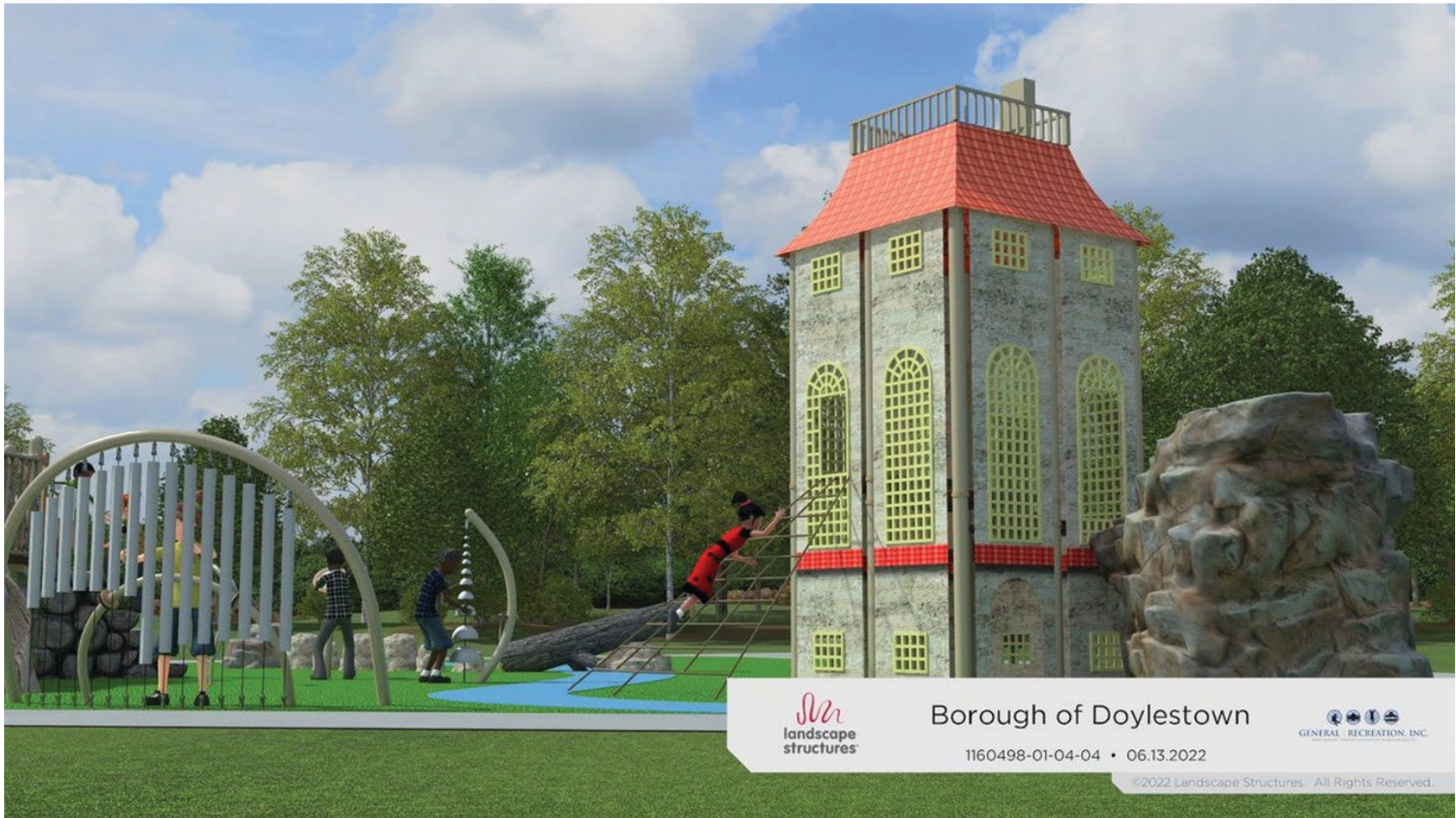
Broad Commons – Doylestown Borough



Broad Commons – Doylestown Borough



Broad Commons – Doylestown Borough



landscape
structures

Borough of Doylestown

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Broad Commons – Doylestown Borough





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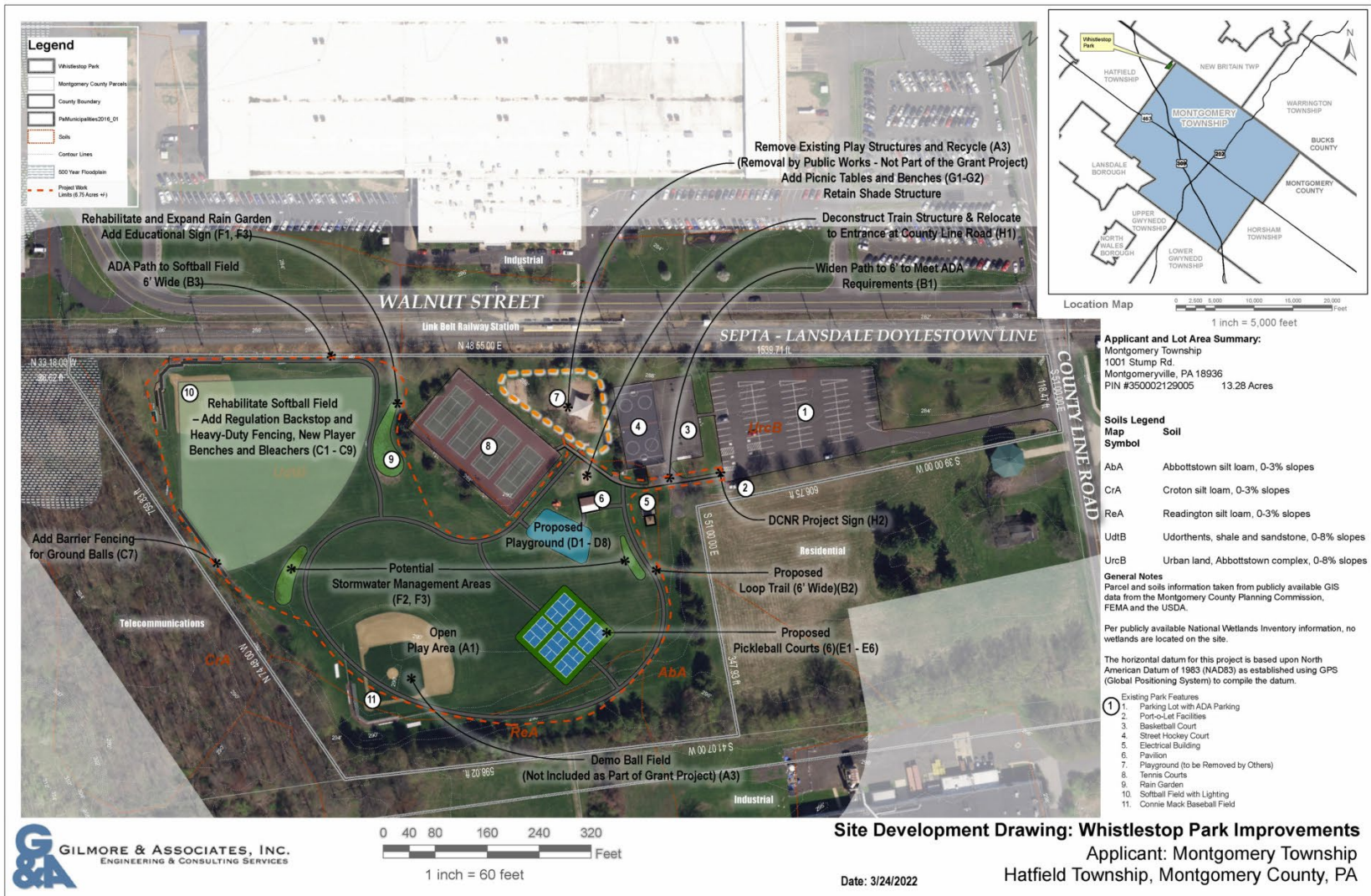
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Broad Commons – Doylestown Borough





Whistlestop Park – Montgomery Township



Playground Overview



KOMPAN!

Whistlestop Park – Montgomery Township





Friendship Park – Montgomery Township

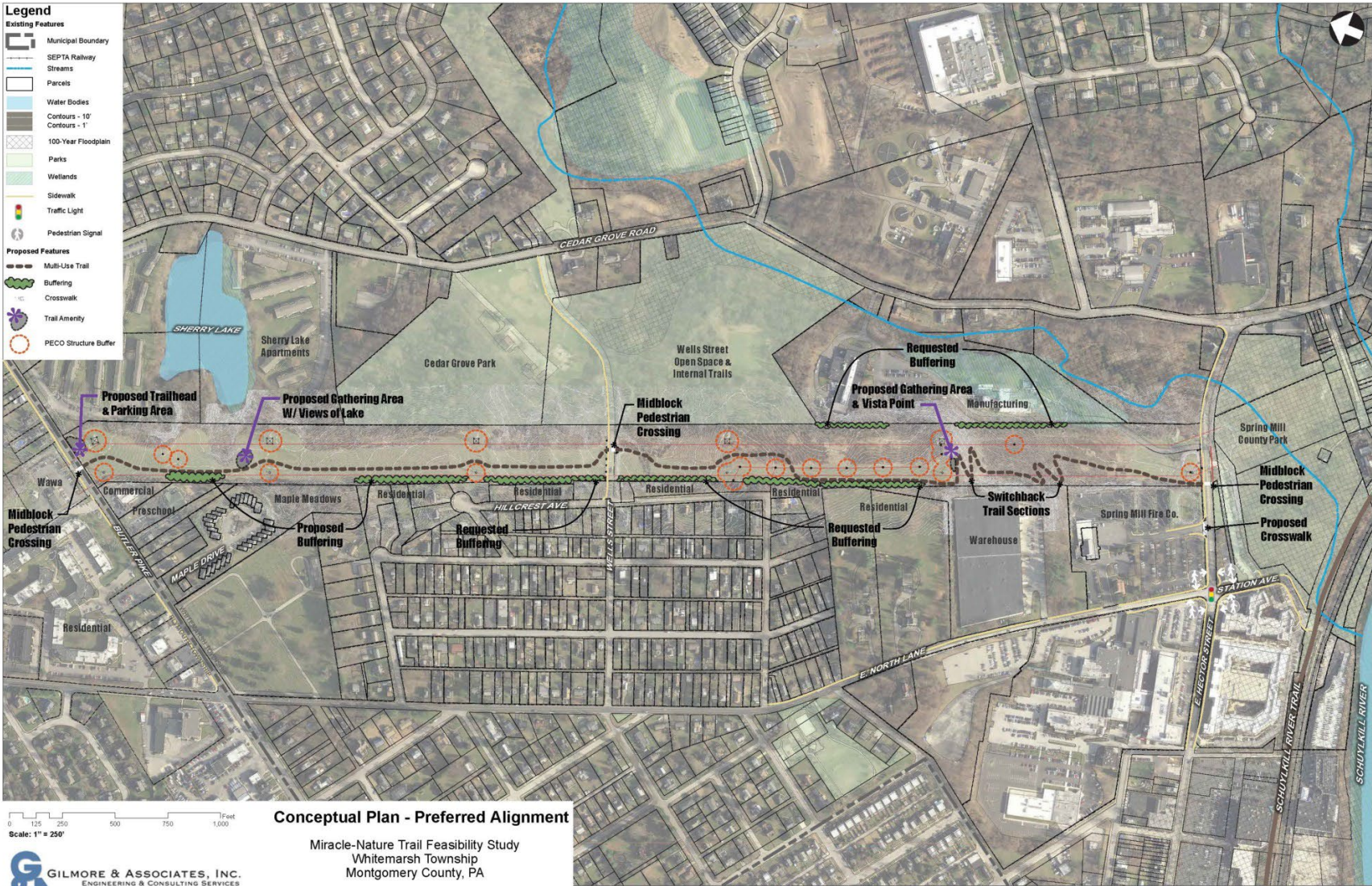


Friendship Park – Montgomery Township



Miracle Nature Trail - Whitemarsh Township





Conceptual Plan - Preferred Alignment

Miracle-Nature Trail Feasibility Study
 Whitemarsh Township
 Montgomery County, PA

October, 2021

Project # 2003041



Miracle Nature Trail - Whitemarsh Township





Tot Lot & Sprayground - Montgomery Township Community Center





Nature Play



Nature Play

Successful Community Planning



Responsiveness



Understanding
Township's goals and
vision



Demonstrating respect
and caring to the
community voices



Critical thinking There
is a solution to every
problem



Balancing effective
solutions with budget
constraints and longevity



Attention to detail

G&A has the experience to help our clients realize the true value of green. A green approach to an infrastructure can result in a project attaining multiple goals, enabling limited capital funds to be successfully leveraged. For example:

- a green streetscape that integrates MS4 stormwater benefits with traffic calming and pedestrian mobility
- a road program that reduces impervious surfaces and enables safer bicycle travel while improving traffic flow at critical intersections
- stormwater management retrofits that perform over a wide range of storm events while providing water quality and habitat enhancements with reduced maintenance costs
- park designs that integrate sustainable design elements as teaching tools for an investment in tomorrow's leaders



Questions & Answers

