

March 29, 2023
Haverford Township

BROOKLINE PARK

Master Plan

An aerial rendering of Brookline Park, showing a large, multi-story building with a parking lot in front of it. The building is surrounded by greenery and trees. The rendering is semi-transparent, allowing the background image of the park to be visible.

Public Meeting 3 | Draft Plan

Meeting Agenda

1. Master Plan Process Update
2. Program Refinement
3. Draft Master Plan
4. Funding & Probable Cost of Development
5. Next Steps



Steering Committee

Michelle Alvare	Park Board
Monica Durfee	Brookline Community
Peter Hickman	Brookline Planning Committee
Jamie Jilozian	Park Board
Scott Lean	Neighbor
Kristin Luckshire	Penfield Civic
Pat McLoone	Neighbor
Melissa Raffel	Penfield Civic
Lynanne St. Denis	Park Board
Becky Timme	Neighbor
Brian Barrett	Director of Parks & Recreation
Eileen Mottola	Parks & Recreation Facilities Coordinator
Gerry Hart	Commissioner



Project Team



- Peter Simone, RLA, FASLA, Principal
- Sarah Leeper, RLA, ASLA
- Anita Nardone, P.E.
- Michelle Armour, ASLA, Staff Landscape Architect





The Master Plan Process

Brookline Park Master Plan

What is a Master Plan?



Transparent Public Outreach Process:

- 4 Public Meetings
- 6 Steering Committee Meetings
- 4 Focus Group Meetings
- 2 BOC Meetings
- Web-based Public Opinion Survey
- 2-Month Draft Plan Review Period
- Total Public Access to the SC Team During the Master Plan Process

Project Schedule

BROOKLINE PARK MEETINGS	PURPOSE	DATE	TIME
Steering Committee Meeting 1	Project review, protocols	Wed, Sep 28, 2022	7:00 PM - 8:30 PM
Steering Committee Meeting 2	Site Visit / Brainstorming	Wed, Oct 19, 2022	5:00 PM - 7:00 PM
Public Meeting 1	Brainstorming	Mon, Oct 24, 2022	7:00 PM - 9:00 PM
Focus Group Meeting 1	Moms Group	Wed, Nov 9, 2022	3:00 PM - 4:00 PM
Focus Group Meeting 2	Neighbors	Thur, Nov 10, 2022	7:30 PM - 8:30 PM
Focus Group Meeting 3	Middle School Students	Fri, Nov 11, 2022	9:00 AM - 10:00 AM
Focus Group Meeting 4	Penfield Civic	Wed, Nov 16, 2022	5:30 - 6:30 PM
Focus Group Meeting 5	Senior Citizens	TBD	TBD
Steering Committee Meeting 3	Initial Concepts	Wed, Nov 16, 2022	7:00 PM - 8:30 PM
Public Meeting 2	Initial Concepts	Tues, Dec 6, 2022	7:00 - 9:00 PM
Steering Committee Meeting 4	Concepts Refinement	Tues, Jan 24, 2023	7:00 PM - 8:30 PM
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Public Meeting 4	Final Master Plan	Thu, June 29, 2023	7:00 PM - 9:00 PM
Board of Commissioners Meeting 2	Final Master Plan	Mon, July 10, 2023	



PUBLIC INPUT UPDATE

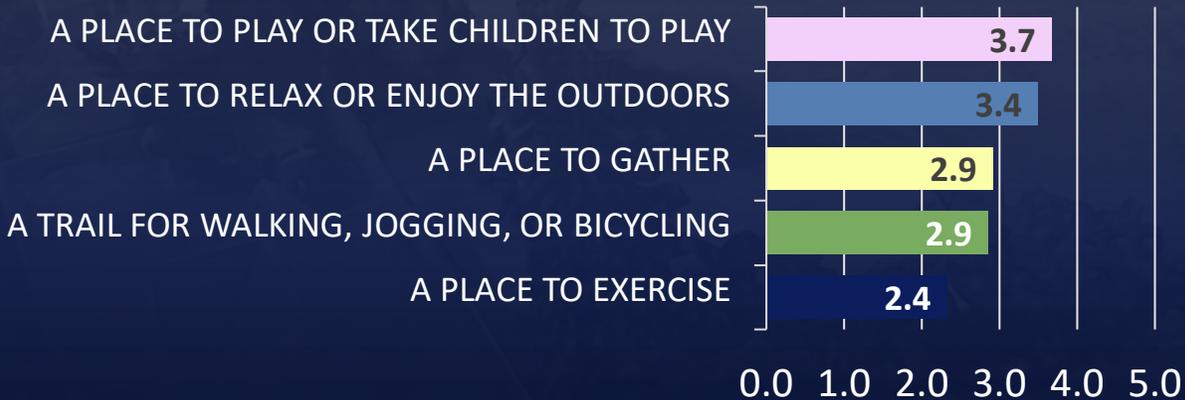
1047 INTERACTIONS

Public Meeting 1 Oct 24, 2022

Brainstorming & Programming
82 attendees
77 Ideas Shared

Public Survey 879 Responses

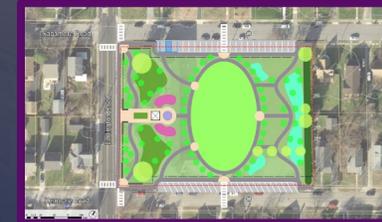
Preferred recreational experience for Brookline Park



4 Focus Groups

1. Young Families Group – 13 attendees
2. Adjacent Neighbors – 15 attendees
3. Middle School Students – 10 attendees
4. Senior Citizens – 4 attendees

Public Meeting 2 Dec 6, 2022 Concept Studies 33 Attendees



11 Follow up letters

- From adjacent neighbors
- Concerns with parking & restrooms
- Some support for angle Parking

Survey Feedback

What excites you most about the future of Brookline Park?

Space / Feel

- A beautiful space
- Gathering space
- Quiet park
- Town square feel
- Nature
- Shade
- A unique park – unlike existing parks in the Township
- Modern – “like a beautiful city park”
- “Suburban Rittenhouse Square”
- Veterans Park, Broomall as example
- “Classy” (like the Railpark)

Planting

- Trees – large, shade trees
- Professional landscape/gardens
- Vegetable gardens
- Community garden

Open Space

- Green space
- Multi-purpose green space
- Open field for youth sports (soccer)

Play

- Playground
- exploratory play
- Nature-based

Users

- Pedestrians – walking distance
- Dog walking
- Adult activities
- Dog walking
- Kids, teens, and families
- Seniors
- Teen hangout
- Festivals

Facilities

- Walking paths
- Loop paths
- New basketball court
- (2) basketball courts
- Tennis
- Pickleball
- Splash pad
- Water feature
- Pool
- Games not available at other parks
- Chess
- Ping pong
- Fitness stations
- Place to workout/exercise
- Bocce
- Bathrooms
- Pavilion
- Off leash dog park

- Seating
- Library
- Restaurant/café
- Handicapped parking and access

Green Practices

- Stone wall/pillar as memorial to the school
- Renewable materials

Survey Feedback

What concerns might you have about the development of Brookline Park?

Space / Feel

- Fitting too much into the park
- “NIMBY” thinking resulting in a boring space with few amenities or a sports field
- That it will not be bold enough in vision – trying to meet all requests, beholden to old ideas (ex. needs a basketball court)
- Generic park (playground, basketball, baseball, soccer)
- Too similar to existing parks in the area
- Need to accommodate young children and toddlers alike

Planting

- Lack of plantings
- Lack of shade

Access and Safety

- Traffic (Earlington)
- Lack of accessibility – “Too hard to get to”
- Pedestrian safety
- Lack of community center
- Interior parking
- Not enough parking
- Not enough lighting
- Unsafe for people of color

Impact on neighborhood

- Destination park
- Water play – attracting people from outside township, unused space most of the year
- Basketball “brings in outside elements”

- Over-crowding
- Athletic field
- Playground
- Pickleball
- Poor maintenance
- Cleanliness
- Restrooms
- Commercial use
- Buildings/structures
- No late night hangouts
- Too much lighting
- Teenagers “taking over”
- “Wrong crowd”
- Migrants/homeless
- Drugs/under age drinking
- Noise – events
- Skateboards
- Graffiti

- Fireworks
- Overrun with dogs
- Too much fencing – confining and uninviting
- Not dog friendly

Facilities

- Loss of open field for youth sports
- Lack of restrooms
- Library

Green Practices

- Chemicals/carbon use in lawn maintenance
- Waste of resources – should be environmentally and fiscally responsible development
- Impervious surface/environmental impact

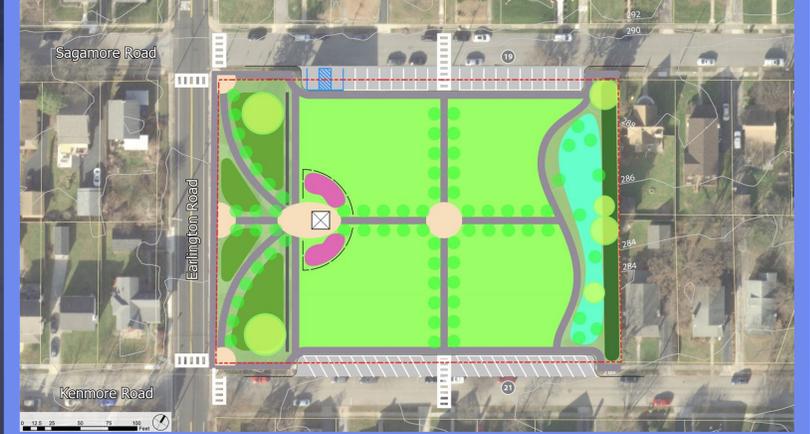
Concept Alternative Studies

- 4 Concepts were presented to the Committee and Public for comment and feedback

Concept A



Concept B



Concept C



Concept D



Committee 3 & Public 2 Concept Feedback

Space / Feel

- Recognize former school entrance with an element – salvaged stone
- Entrances only at corners of Earlington
- **Entrance that mirrors old school entrance – site history**
- **Different spaces or zones for different activities**
- **Too many elements concentrated around pavilion/restroom**
- **Beautiful streetscape on Earlington**
- Overall preference for spatial layout (D)
- Separation of young children's and teenagers' spaces (D)
- preference for more fluid, curvilinear layouts of Concepts A (D)
- provide more room toward edges of the park for different spaces(D)
- placing central oval from Concept A at center to make less rectilinear(D)
- **"Zones" are bigger, more usable than in (c)**

Planting

- Dense tree buffer along Earlington
- Continuous buffer on Earlington – corner to corner Concept D
- **Trees (C)**
- **Trees – too many? Visibility concerns**

Access and Safety

- **Open area for watching – 360-degree view through park**
- **Needs fencing around play areas**
- Low-level lighting (pathway, low-level area)
- Traffic calming
- "Children at Play" signs
- Mid-block crosswalks not necessary on side streets
- **Parking on/from Earlington**
- **Traffic on Sagamore and Kenmore**
- **Blocking driveways**
- **Danger to pedestrians as cars turn onto Sagamore**
- **Restrooms Maintenance**
- **Explore Traffic Calming on Earlington Ave**

Open Space

- Playing field for soccer practice

Facilities

- Year-round restrooms
- Loop trails/walkways (A)
- Restroom close to playground (i.e.. Concept D)
- **Restrooms Not too close to residences**
- **Basketball court in upper corner near Earlington**
- **Half court Basketball**
- **Dog run (smaller than dog park)**
- **adult/senior fitness equipment**
- **accessible furnishings/amenities**

Impact on neighborhood

- **Noise – currently can be heard in homes (not big problem – except at night)**
- **Balls go over fence (not big problem – but sometimes people jump the fence to retrieve balls)**



Program Refinement

Brookline Park Master Plan

Program Elements

- Open lawn for gathering and play
- Small plaza
- Seating / gathering areas of various scale
- Shade Structure / Trees
- Court games
- Lighting

Decision Points

- Water Play Feature (Splash Pad)
- Restroom
- Parking



Water Play Feature

Removed from Park Program

- Neighborhood concerns regarding a destination facility
- Recreation, Parks and Open Space Study identifying other preferred locations.



Restroom

Strong options for and against restrooms throughout the process.

- Survey Respondents in favor of Restrooms sorted by Distance from Park :
 - 1/8 mile 27 % (44 of 163)
 - 1/4 mile 53 % (69 of 131)
 - **1/2 mile 60 % (91 of 152) *walking distance***
 - >1 mile 65 % (177 of 271)
 - All 53 % (382 of 717)
- Main concerns expressed by neighbors is maintenance
- Plan recommends:
 - Single Occupancy Building w/ Drinking Fountain
 - Vandal Resistance Finishes / Automatic Nighttime locks
 - Building finishes should draw from the neighborhood's residential architectural style



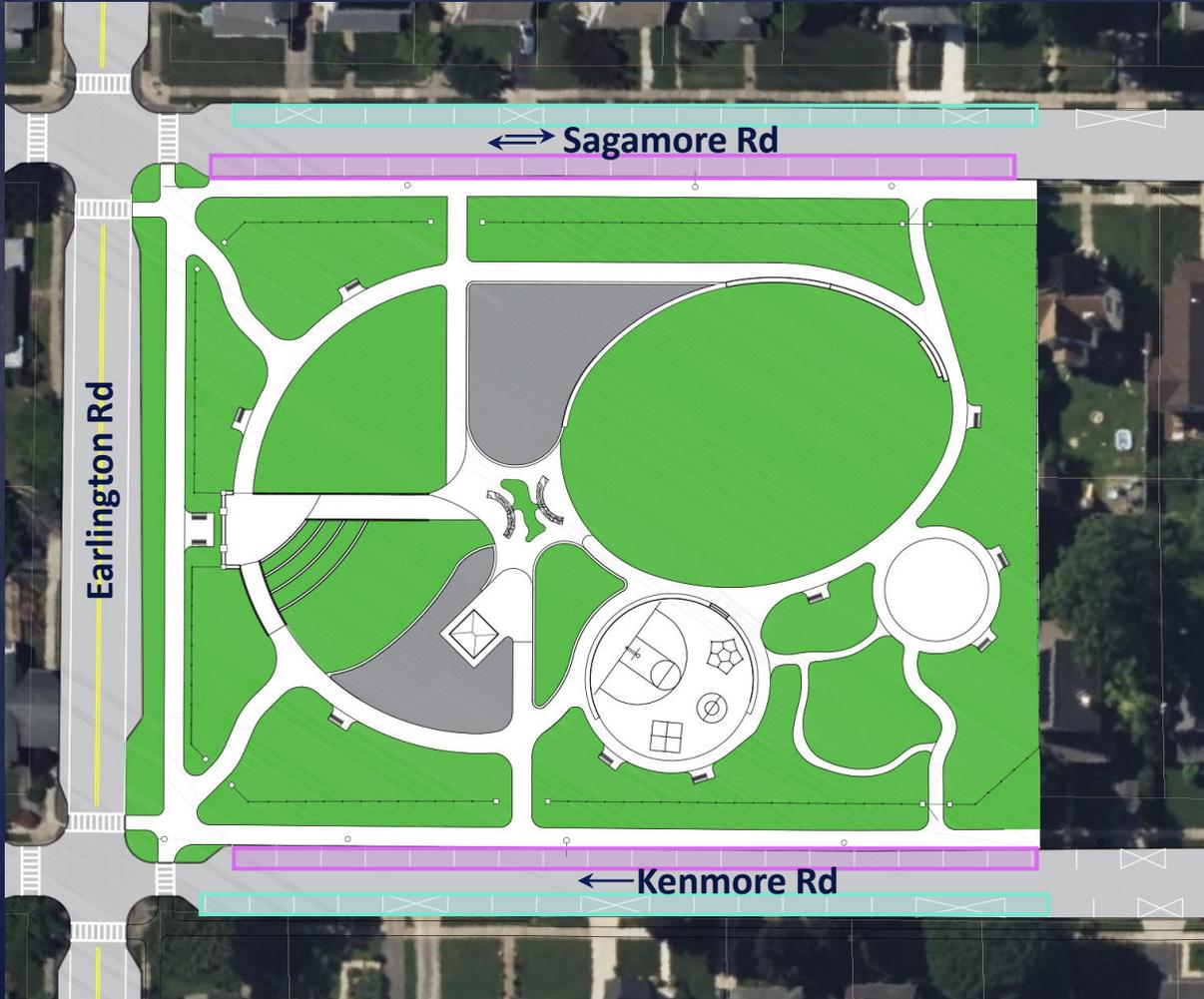
Parking

Township zoning officer opined that additional parking is required for a new park.

- Goals for parking
 - Develop a concept that provides space for both the neighborhood and park users
 - Maximize Park green space
 - Minimize pedestrian / vehicular conflicts
 - Provide adequate parking while minimizing additional pavement



Parking – Existing Conditions



Sagamore along Park	18 Spaces
Kenmore along Park	18 Spaces
Total Spaces along Park	36 Spaces

Sagamore Opposite Park	15 Spaces
Kenmore Opposite Park	14 Spaces
Total Spaces Opposite Park	29 Spaces

Total Existing On-street Spaces within the Park Vicinity	65 Spaces
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Public Feedback

We were provided examples by neighbors of how parking has been addressed in other facilities.

- Greenfield in Ardmore
- Clem Macrone Park in Villanova
- South Ardmore Park



Greenfield in Ardmores Model



Neighbor Suggestion:

- Divided angled parking separated from road
- Locate Along Sagamore Rd

Brookline Park Configuration:

- Total Depth into park – 40'
- 8' Sidewalk on park side of Parking
- Only creates 19 Spaces (Net Gain 2)

Design Review:

- Cuts into park significantly for small gain.
- Creates an additional drive lane leading to a wide expanse of pavement formed by road and parking drive aisle.

Clem Macrone Park in Villanova



Neighbor Suggestion:

- One-way angled parking divided from road
- Locate along Earlington Rd.

Brookline Park Configuration:

- Total depth into park – 60' (70' for verge and wider sidewalk)
- Sidewalk on street side of parking
- 50' Offset for driveways from intersections required
- 12 spaces gained

Design Review:

- Required intersection setbacks for driveways limit the potential to add significant parking this way
- Creates pedestrian/vehicular conflict points
- Reduces overall park green space and program elements for moderate gain.

South Ardmore Park



Neighbor Suggestion:

- Two-way street with head-in parking and parallel on street parking
- Locate along Sagamore Rd and Kenmore (modified for one-way)

Brookline Park Configuration:

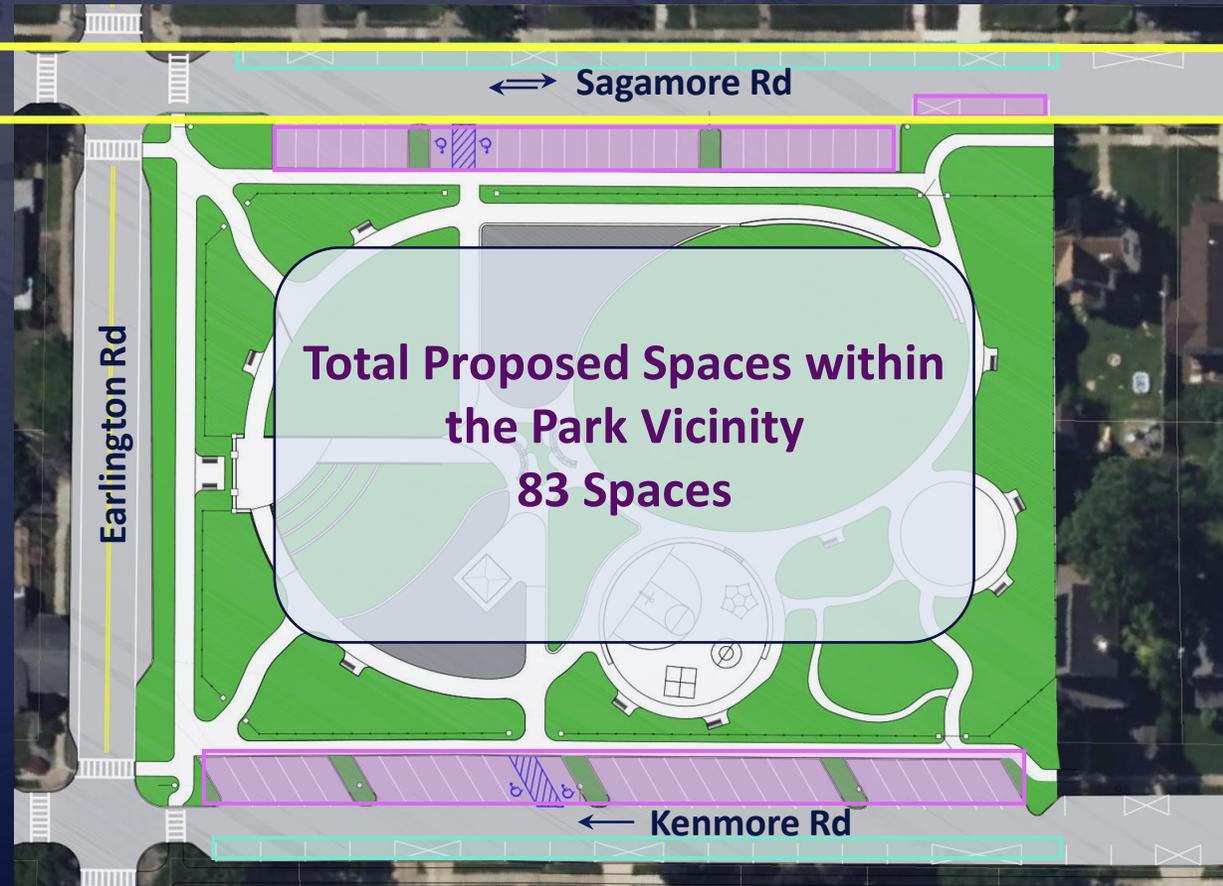
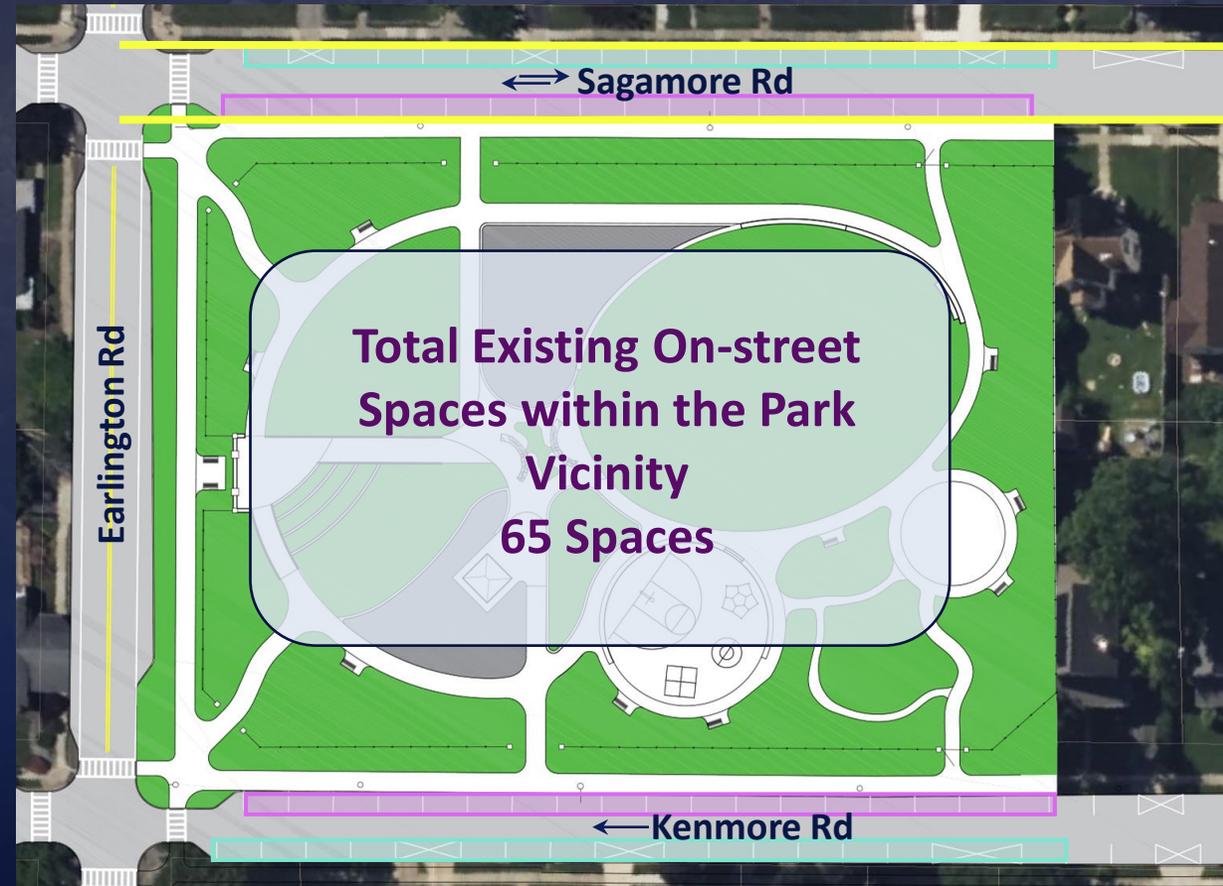
- Total depth into park – 25'
- 8' Sidewalk on park side of parking
- 23 spaces gained

Design Review:

- 24' drive lane maintained for roadway
- Minimizes additional pavement by allowing the road to serve as the parking driveline
- No Pedestrian conflicts
- Parking serves as transition space between park sidewalk and road
- **This approach is suggested for Brookline Park**

Parking – Proposed

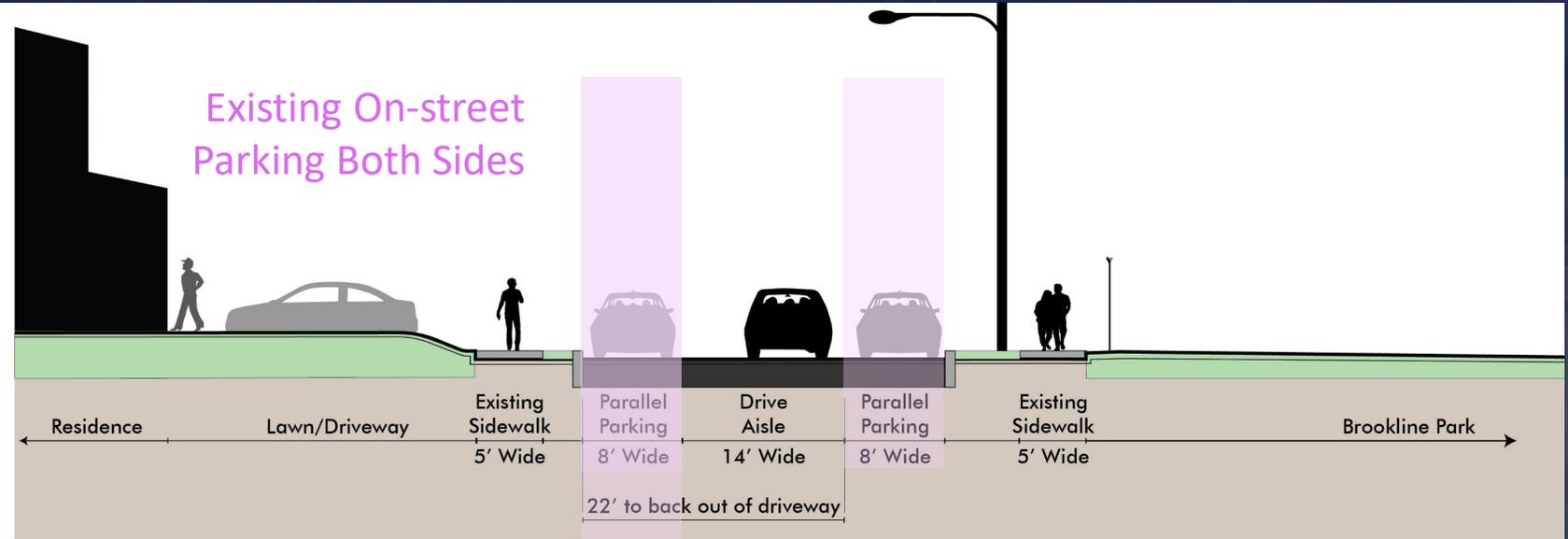
Sagamore along Park	27 Spaces	Total Spaces within the Park Vicinity	83 Spaces
Kenmore along Park	27 Spaces		
Total Spaces along Park	54 Spaces	Existing	65 Spaces
Sagamore Opposite Park	15 Spaces		
Kenmore Opposite Park	14 Spaces	Net Gain	18 Spaces
Total Spaces Opposite Park	29 Spaces		



Parking – Section

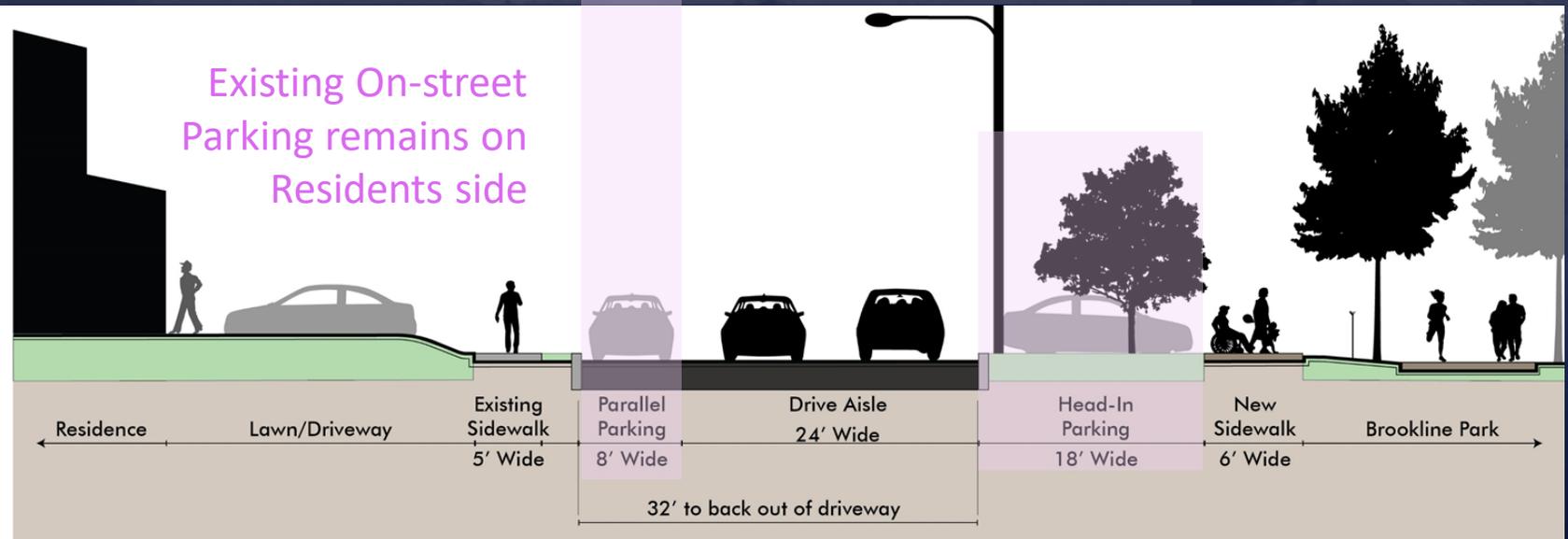
Sagamore Road Existing Condition

14' – wide Drive Aisle with Parking on Both Sides



Sagamore Road Proposed Condition

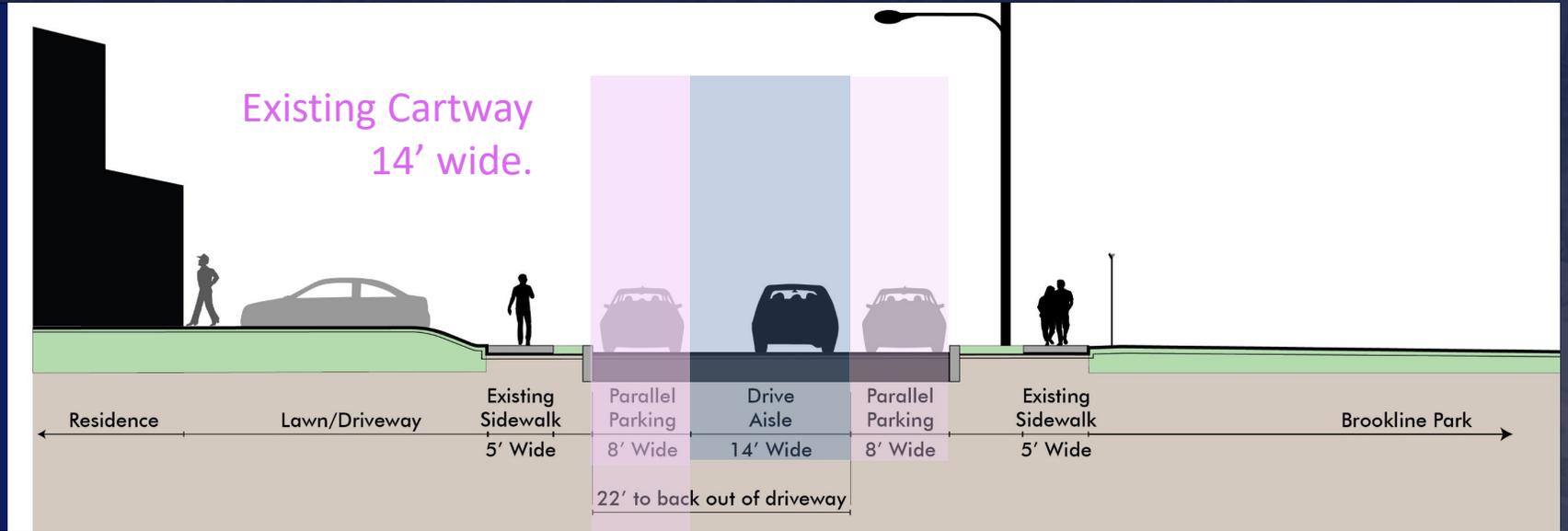
24' – Wide Drive Aisle with Parking on Both Sides



Parking – Section

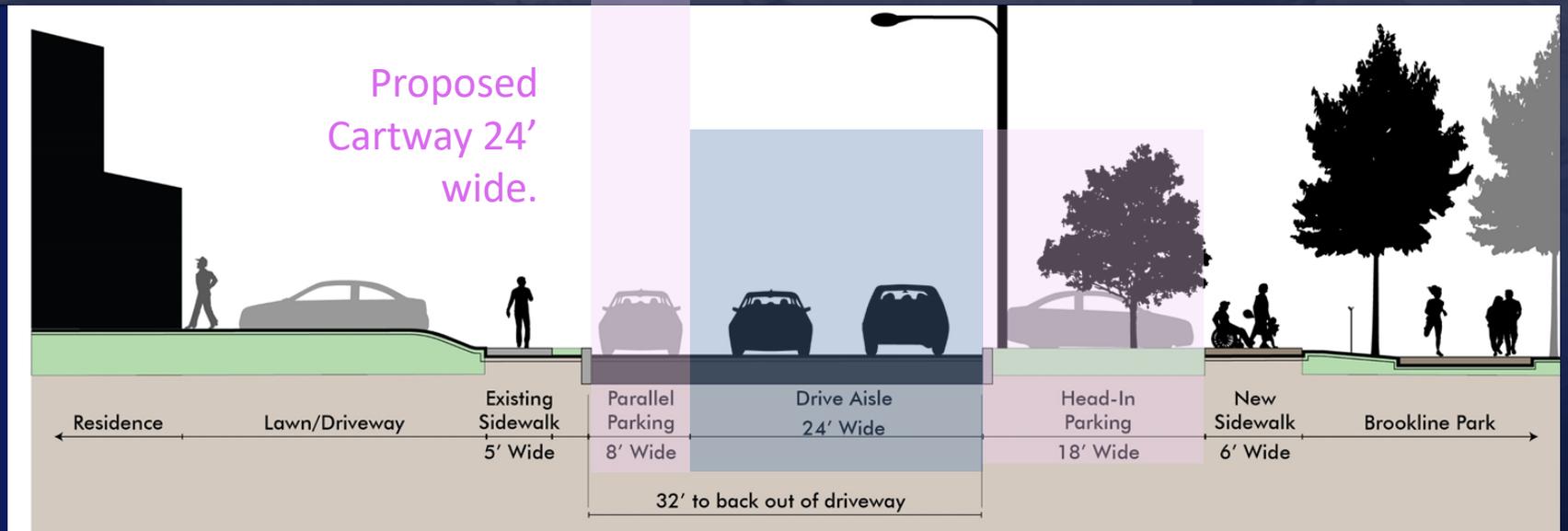
Sagamore Road Existing Condition

14' – wide Drive Aisle with Parking on Both Sides



Sagamore Road Proposed Condition

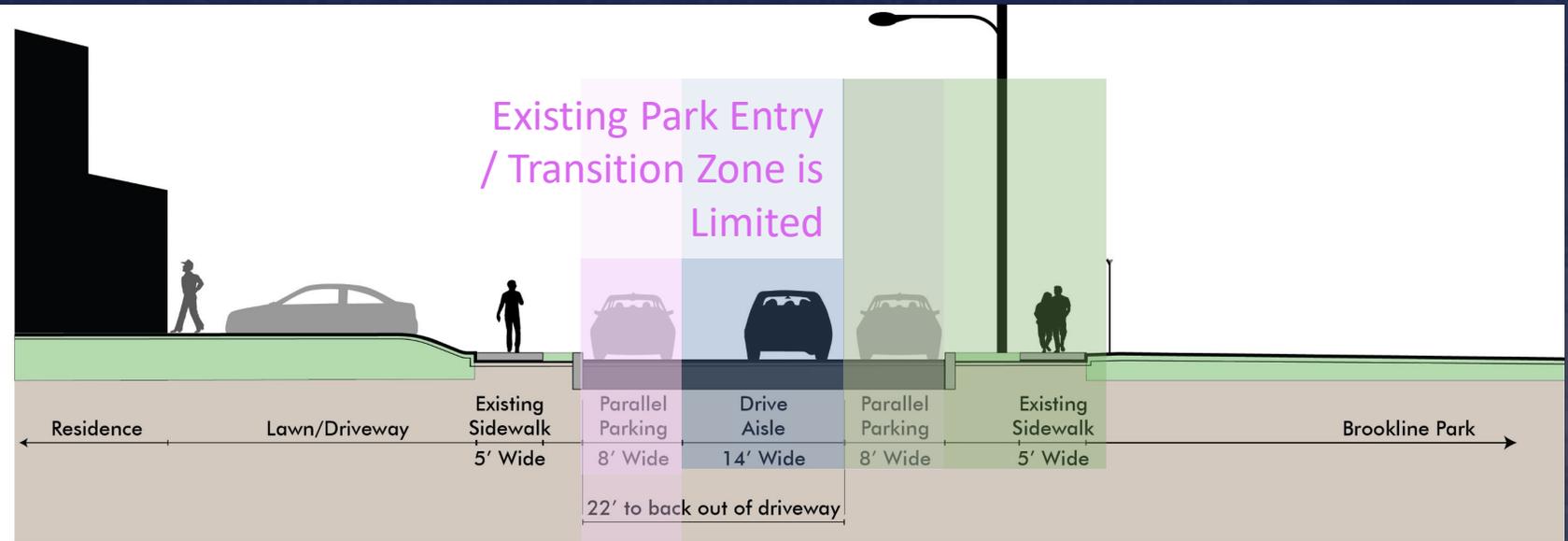
24' – Wide Drive Aisle with Parking on Both Sides



Parking – Section

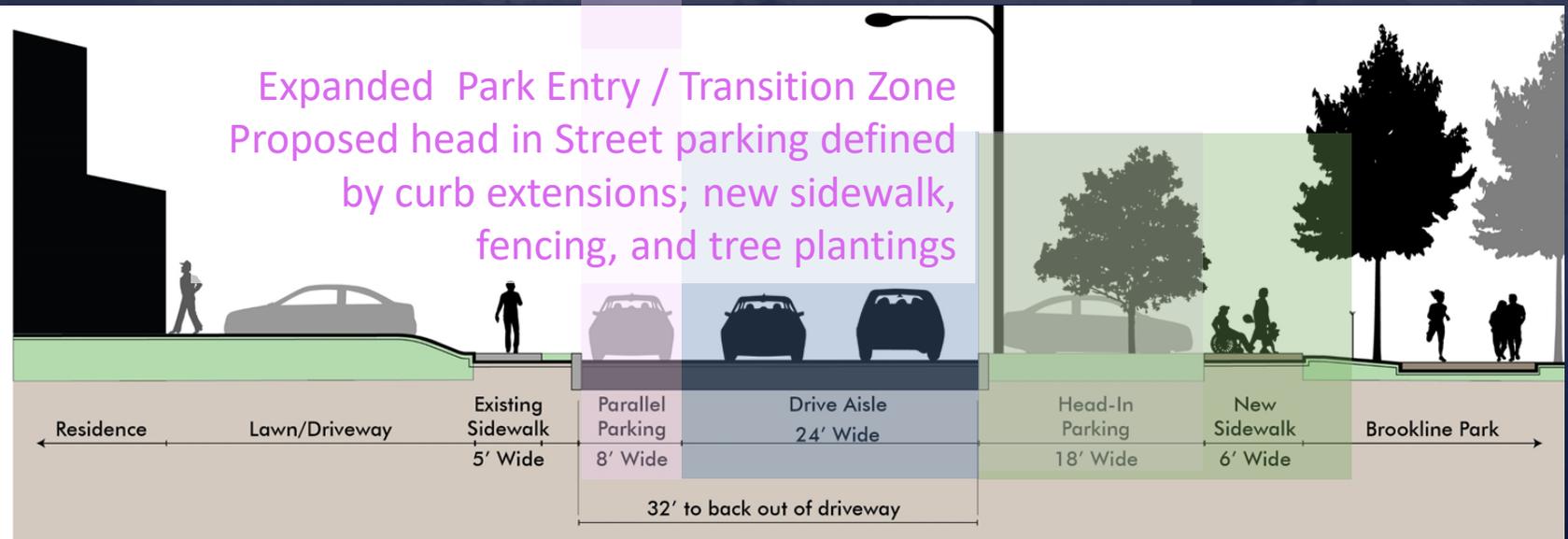
Sagamore Road Existing Condition

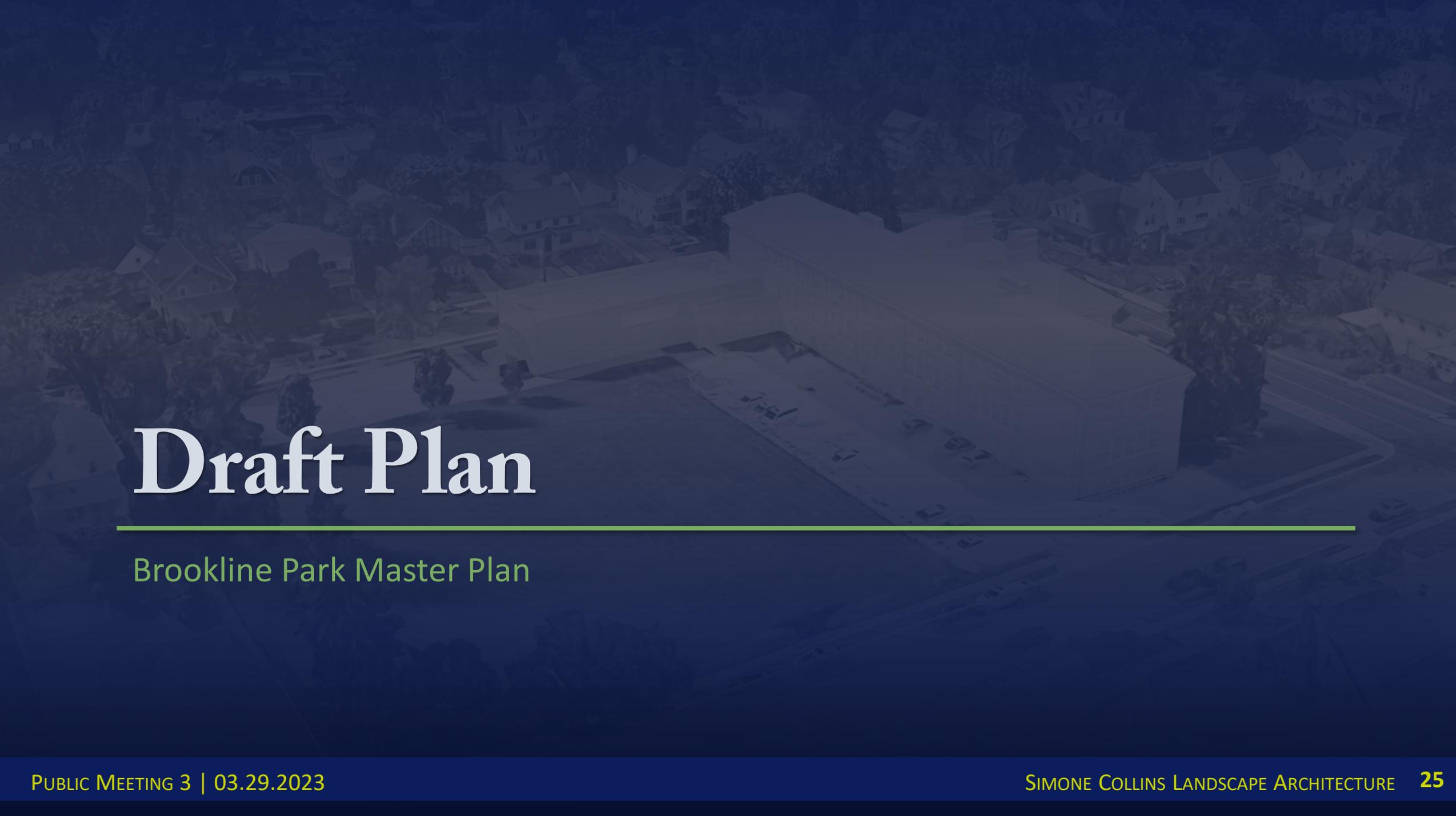
14' – wide Drive Aisle with Parking on Both Sides



Sagamore Road Proposed Condition

24' – Wide Drive Aisle with Parking on Both Sides





Draft Plan

Brookline Park Master Plan



Earlington Rd

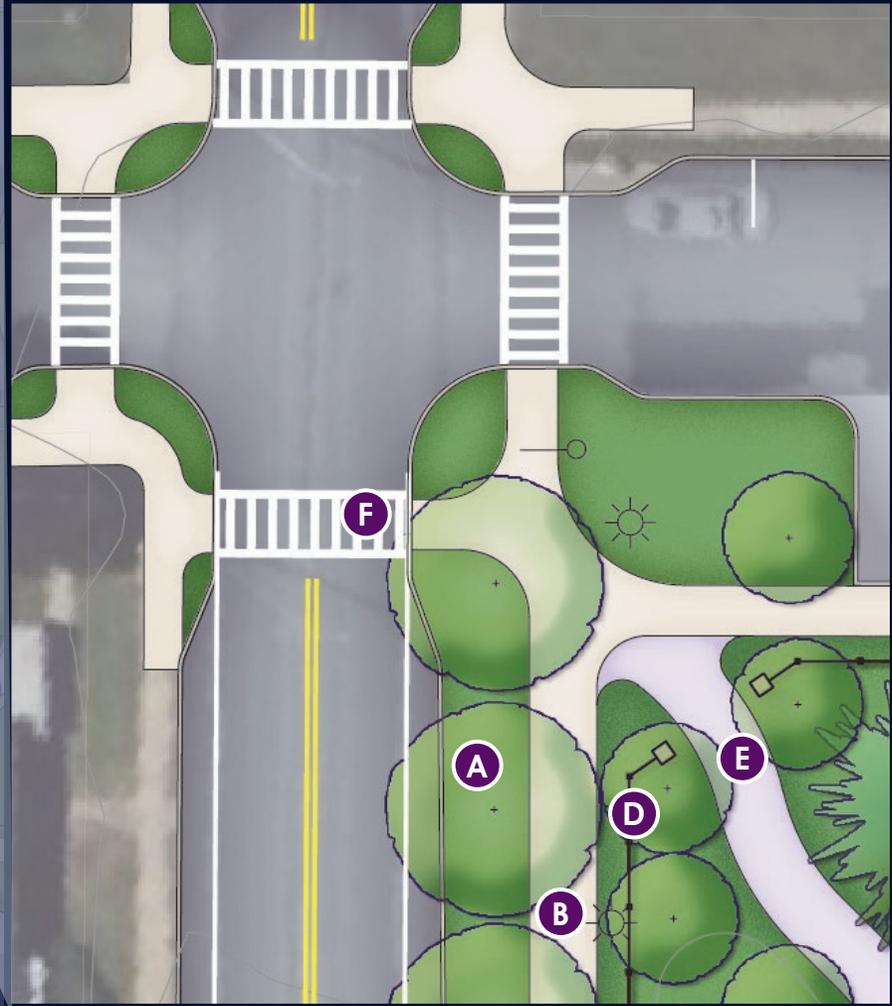
Sagamore Rd

Kenmore Rd

Major Area Key

- ① Earlington Road Streetscape
- ② Park Porch
- ③ Central Gathering
- ④ Eastern Play
- # Parking (83 Total)

Earlington Road streetscape improvements focus on creating a safe pedestrian environment for people walking to or past the park.



Earlington Road Streetscape Key

- A** 8 ft-wide Verge with Shade Trees
- B** 8 ft-wide Sidewalk
- C** Seating Plaza & Feature Wall
- D** Fence Line within Planting Bed
- E** Park Entrance
- F** Curb Extension, Crosswalks & Rapid Flashing Beacon

Earlington Road Traffic Calming

- Safety & Traffic Calming Devices:
 - Curb extension
 - Crosswalks
 - Rapid flashing beacon
 - Street Trees
- Final design will require PennDOT approval



Seating Plaza & Feature Wall

- Elevation concept
- Design incorporate features from school façade.
- Reuse salvaged stone from building



Historic image of Brookline School entry façade depicting the arch motif.



Elevation of Feature Wall viewed from Earlington Road

Fencing

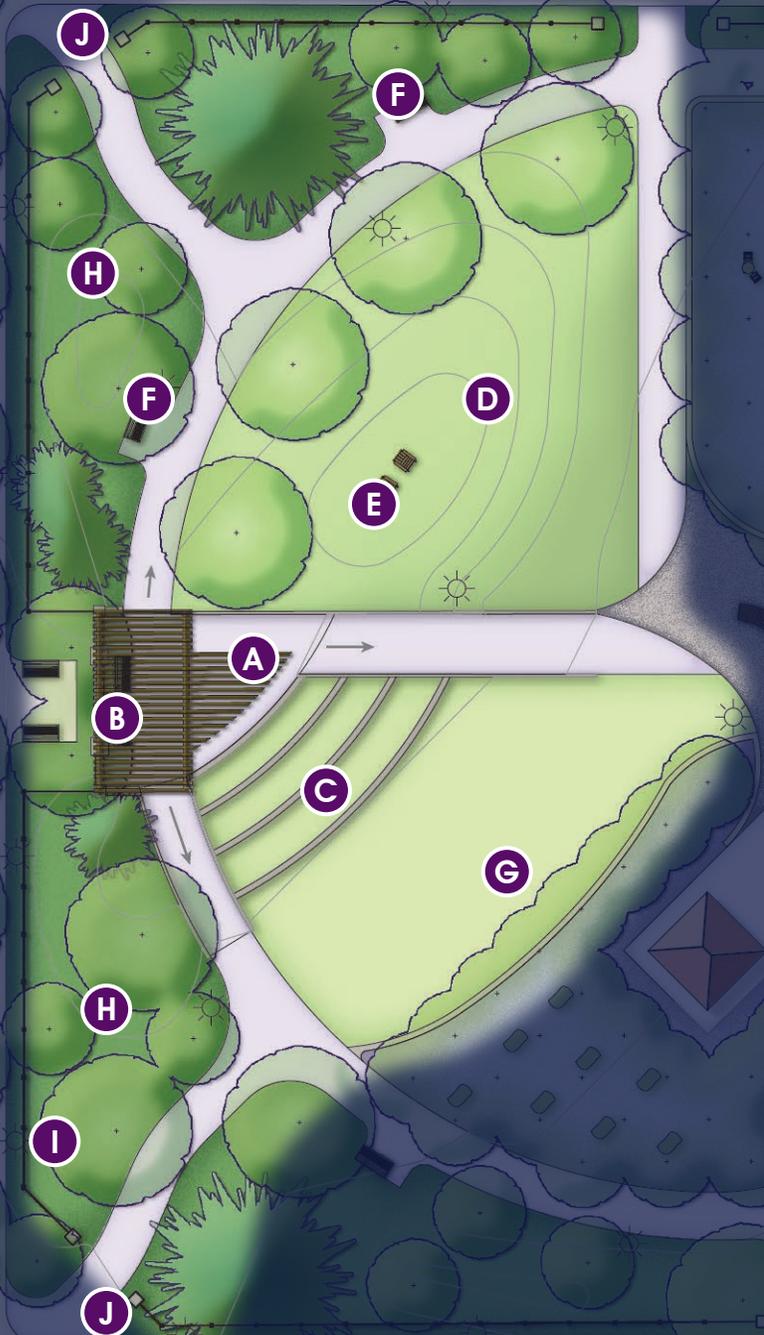
- Decorative metal perimeter fencing
- Simple detail / non-black powder coat color such as bronze
- 4 feet height
- Use salvaged stone to create stone piers denoting entrances



The Porch serve as a transition space from the Earlington Streetscape into the entire of the Park. It is a place to sit and watch and to be seen.

The Porch Key

- A** Elevated Plaza with Trellis
- B** Bench Swing (2)
- C** Lawn Steps
- D** Large Lawn Mound
- E** Movable Adirondack Style Chairs
- F** Tradition Bench
- G** Open Lawn
- H** Mix border / bed planting
- I** Fence 4ft-Tall
- J** Stone Piers at Park Entrance



Elevated Plaza & Tiered Lawn Seating

- Plaza elevated 2.5 feet
- Tiered lawn defines transition between plaza and open lawn
- Serve as informal seating for small groups



Porch Seating

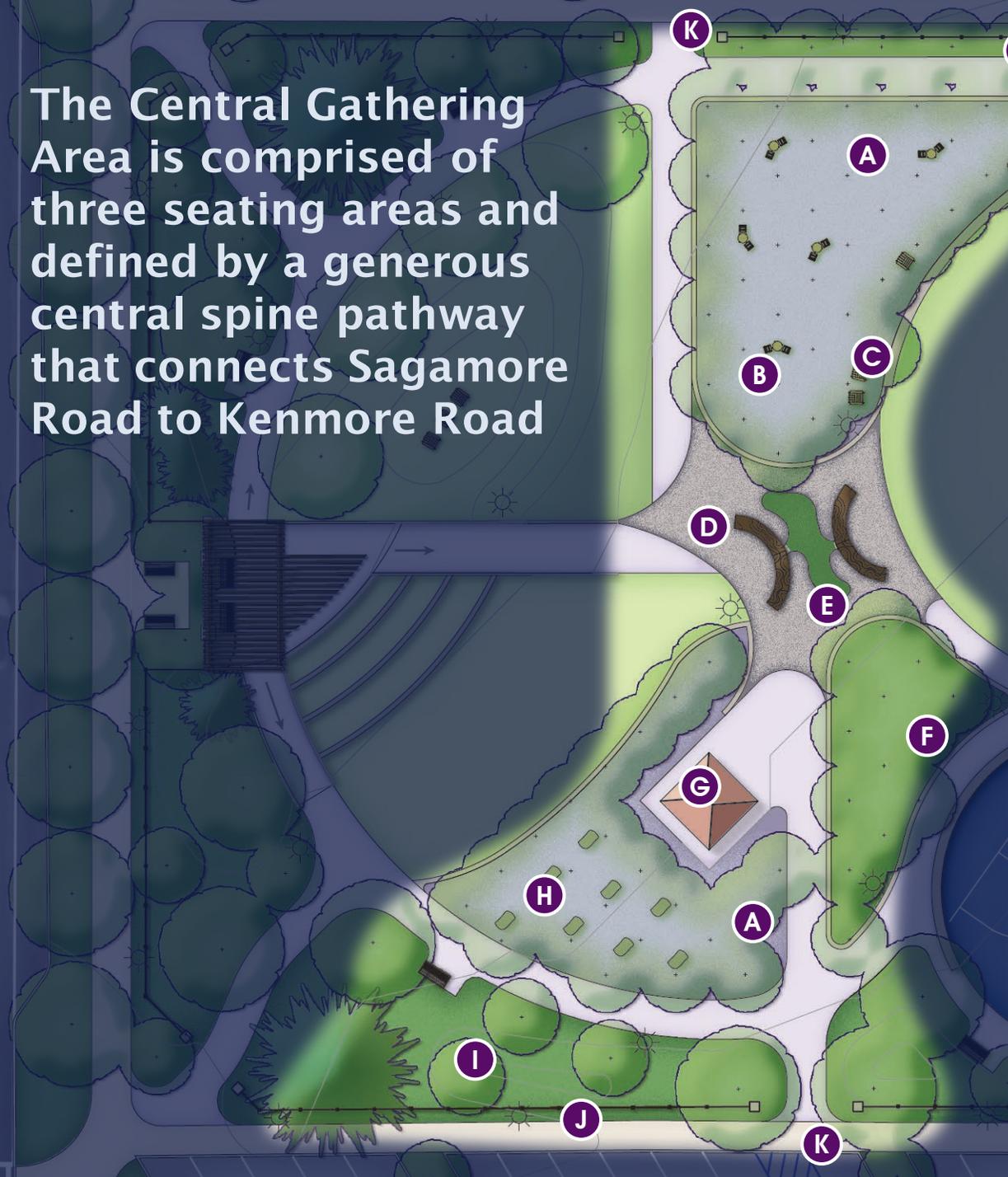
- Bench swing
- Traditional benches
- Movable Adirondack Style Chairs



The Central Gathering Area is comprised of three seating areas and defined by a generous central spine pathway that connects Sagamore Road to Kenmore Road

The Central Gathering Area Key

- A** Tree grove w/ stone dust paving
- B** Movable bistro chairs & tables (5)
- C** Movable Adirondack style chairs (5)
- D** Central plaza
- E** Modern conversation bench (2)
- F** Tree grove in planting bed
- G** Single occupancy restroom
- H** Boulder seating (8)
- I** Mix border / planting bed
- J** Fence 4ft-tall
- K** Stone piers at park entrance



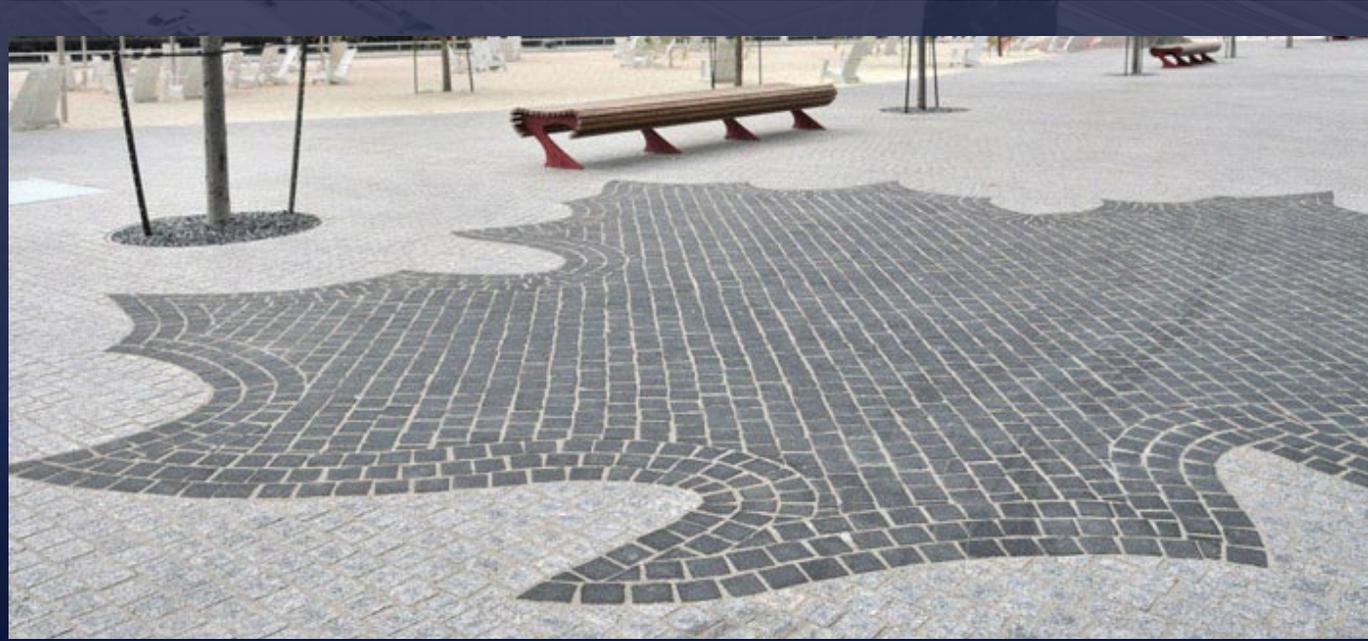
Tree Grove

- Trees planted on grid
- Focused Shade
- Permeable stone dust paving provides opportunity to collect stormwater subsurface



Central Plaza Paving

- Natural Stone Material
- Organic Pattern



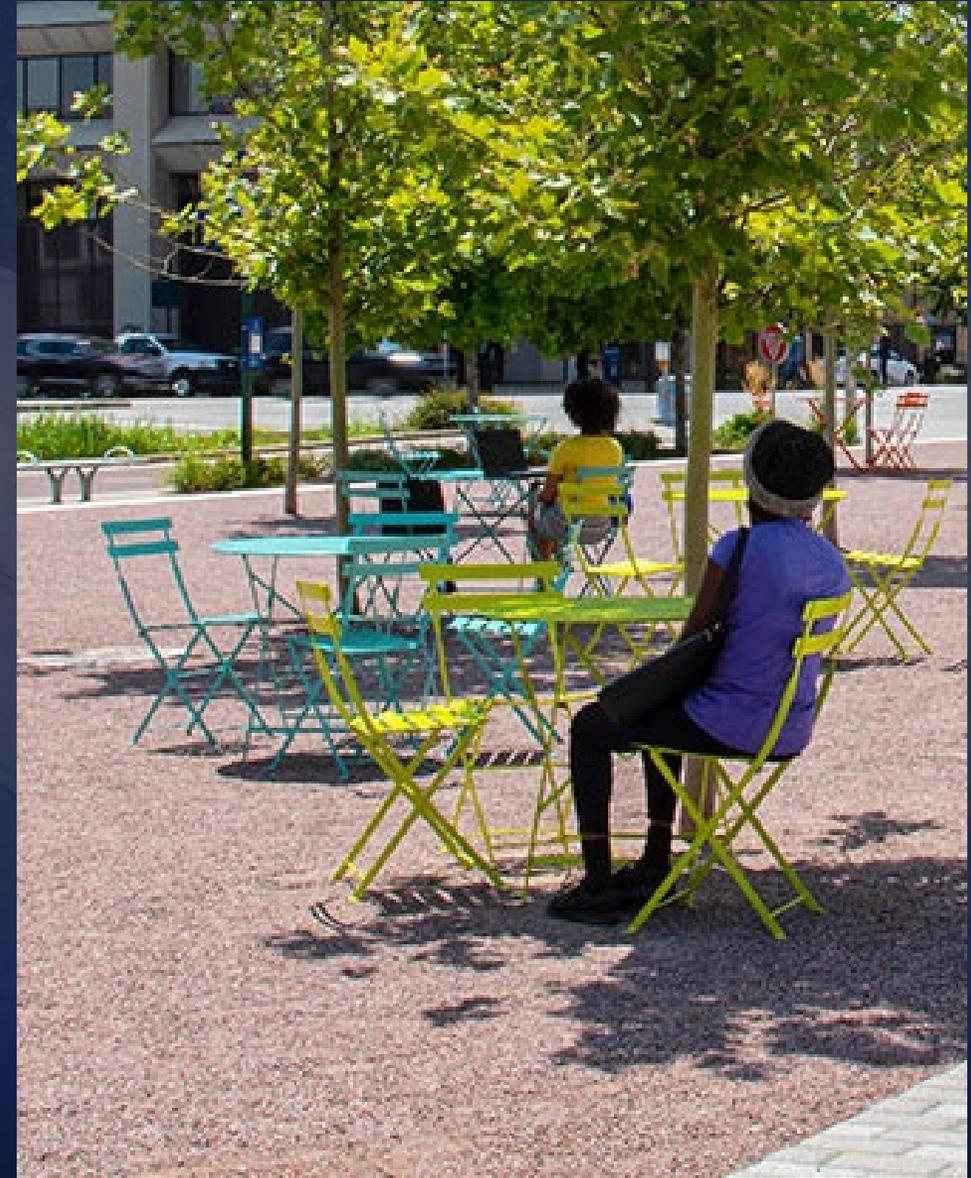
Single Occupancy Restroom

- Drinking fountain
- Vandal resistance finishes
 - Wall mounted stainless steel fixtures
 - Order minimizing floor finish
 - Touchless fixtures
 - Automatic nighttime locks
- Building design draw from the neighborhood's residential architectural style
 - Hip roof
 - Shake shingle
 - Stone work in façade



Seating

- Movable bistro chairs & tables
- Modern conversation bench (2)



The Eastern Play Area focuses young kid activities in the interior of the park away from Earlington Road while still being close to key park amenities.

Eastern Play Area Key

- A** Open lawn
- B** Seat wall
- C** Playground
- D** Game court
- E** Seat wall
- F** Mix border / planting bed
- G** Buffer planting
- H** Fence 4ft-tall
- I** Stone piers with gate at park entrance
- J** Fence 6ft-tall



Open Lawn

- Informal pick up games
- Sized for youngest level soccer and tee ball
- Neighborhood / Penfield Civic events such as movie night in the park



Playground Area

- Playground structure
- Lawn play mounds
- Children's garden discovery paths



Court Game Area

- Single half court basketball
- Four square
- Over head play
- Open chalk play



Lighting

- Pathway lighting – standards & bollard options
- Dark skies complaint
- Directional controls along neighboring properties to control spill over lighting
- Programable controls
- Dim lights over night





Earlington Rd

Sagamore Rd

Kenmore Rd

Lighting Concept

- Schematic layout for budgetary purposes
- Design provides lighting along walkways

An aerial photograph of a residential neighborhood, showing a large, multi-story building under construction in the center. The surrounding area is filled with smaller houses and trees. The image is overlaid with a dark blue semi-transparent filter.

Funding & Probable Cost of Development

Brookline Park Master Plan

Funding Opportunities

- **Local Funding**
 - Delaware County
 - Township Parks Capital Improvement Funds
- **State Funding**
 - DCNR – C2P2
 - DCED – GTRP
 - CDBG – Sidewalk Improvements
 - Land & Water Conservation Fund (Federal through DCNR)

Probable Cost of Development

Brookline Park Master Plan Draft Cost Summary

Total Project Cost Summary

Pedestrian Street Safety Improvements	\$	279,400
Utilities - Lighting, hose bids, electric /sewer /water service etc.	\$	198,500
Hardscape / Fencing - pavements, seat wall, etc.	\$	488,700
Amenities - Playground, Play Court, Restroom, Site Furnishings, etc.	\$	843,200
Planting	\$	228,000

Total Proposed Site Improvements \$ 2,037,800

Mobilization	\$	61,400
E&S	\$	41,100
Stormwater Allowances	\$	61,400
Construction Contingency (10%)	\$	204,100
Design & Engineering (12%)	\$	244,800

Total Project Cost \$ 2,650,600

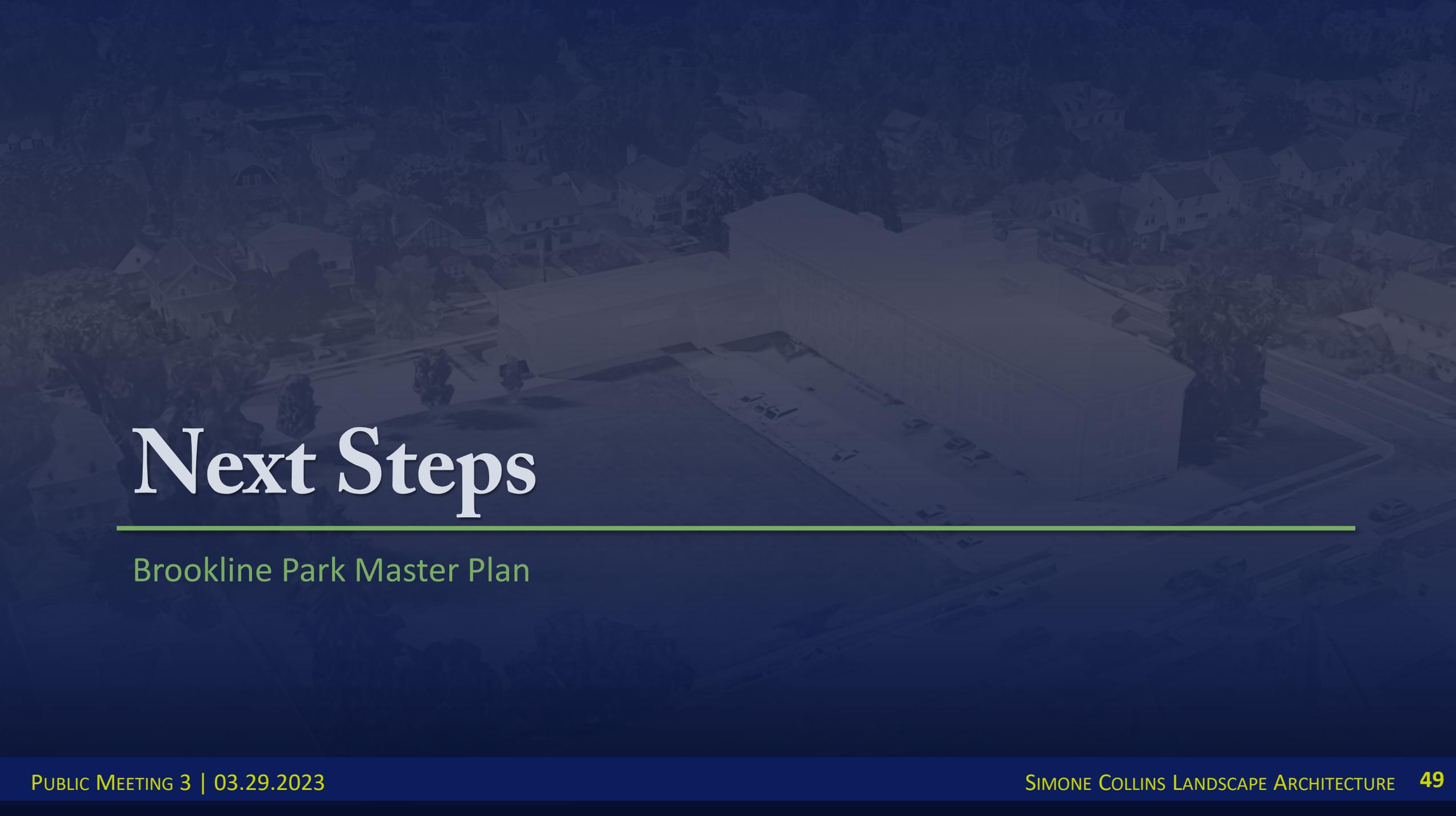


Probable Cost of Development

- Township may wish to implement early improvements such as improved lawns, sidewalks and fencing.
- Possible grant applications in 2023/2024.
- 2 to 3 phases of improvements possible dependent on funding.

Brookline Park Master Plan Draft Cost Summary

1. Site-Wide Improvements	\$	524,400
Total Proposed Site Improvements	\$	403,300
Mobilization, E&S, Stormwater Allowances	\$	32,300
Construction Contingency (10%)	\$	40,400
Design & Engineering (12%)	\$	48,400
2. Elevated Plaza	\$	311,000
Total Proposed Site Improvements	\$	239,100
Mobilization, E&S, Stormwater Allowances	\$	19,200
Construction Contingency (10%)	\$	24,000
Design & Engineering (12%)	\$	28,700
3. Central Plaza Areas	\$	511,000
Total Proposed Site Improvements	\$	393,000
Mobilization, E&S, Stormwater Allowances	\$	31,500
Construction Contingency (10%)	\$	39,300
Design & Engineering (12%)	\$	47,200
4. Playground & Court Area	\$	878,400
Total Proposed Site Improvements	\$	675,500
Mobilization, E&S, Stormwater Allowances	\$	54,200
Construction Contingency (10%)	\$	67,600
Design & Engineering (12%)	\$	81,100
5. Pedestrian / Streetscape Improvements	\$	425,800
Total Proposed Site Improvements	\$	326,900
Mobilization, E&S, Stormwater Allowances	\$	26,700
Construction Contingency (10%)	\$	32,800
Design & Engineering (12%)	\$	39,400
Total Project Cost	\$	2,650,600

An aerial photograph of a residential neighborhood, overlaid with a semi-transparent dark blue filter. In the center, a large, multi-story building with a flat roof and a parking lot is visible. The surrounding area is filled with smaller houses and trees.

Next Steps

Brookline Park Master Plan

Project Schedule

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Review Draft Plan & Provide Feedback

- The Draft Report will be on the Township Website for review on April 11th, 2023.
- The feedback form will be open once the report is posted.



Provide Your Feedback

The image shows a social media post for Haverford Township. At the top left is the official seal of the Township of Haverford, County of Delaware, PA, established in 1682. To the right of the seal is the township's name "Haverford Township" in a large, black, cursive font, with "est. 1682" written in a smaller font below it. Below the header is a dark blue banner with the text "Please Provide Feedback" in white. Underneath the banner, in a white box, is the text "The full draft plan report will be up on the townships website on April 11, 2023". Below this are two clickable links, each with a globe icon: "Click to View Report" with the URL "https://www.haverfordtownship.org/Brook" and "Click for Feedback Form" with the URL "https://www.surveymonkey.com/r/Brook". At the bottom right of the post is a red circular share button with a white share icon.

Next Public Meeting

Public Meeting 4 – Final Plan

Thursday, June 29, 2023

7:00 PM - 9:00 PM

SCAN ME



Thank you!

Please contact us anytime

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