

MEETING NOTES

Project:	Brookline Park Master Plan	Project No.:	22033.10
Location:	Community Recreation & Environmental Center (CREC) Haverford Township, PA	Meeting Date/Time:	12.06.2022 7:00-9:00 pm
Re:	Public Meeting 2 – Alternative Concepts Plans	Issue Date:	12.12.2022

ATTENDEES:

Peter Simone, Simone Collins (SC)

Michelle Armour, SC

Sarah Leeper, SC

[See attached attendance sheet]

NOTES:

GENERAL

1. Brian Barrett (BB) opened the meeting with an introduction of the project and SC team.
2. Peter Simone (PS) introduced the project team and experience, the steering committee, the master planning process, project schedule, public participation process. PS emphasized that the project is still in the “ideas” stage, and that nothing is set in stone.
3. PS and Sarah Leeper (SL) presented a summary of public feedback to date, including: public meeting 1, focus group meetings, and data collected through the web-based public opinion survey.
4. PS presented descriptions and example images of program elements being explored for the park, based upon public feedback.
5. SL reviewed the existing conditions of the site and then presented four (4) alternative concept plans, which explore spatial relationships of park elements and overall layout of the site.
6. Attendees were invited to ask clarifying questions in a Q&A session; these questions and discussion are shown below under “General Discussion”.
7. Attendees were invited to place a sticker dot on the concept of their preference. Concept A received the most dots, followed closely by Concept C; Concept D was third, and

Concept B had the fewest. Discussion regarding specific Concepts, general questions, and comments followed.

8. General Discussion:

a. Concept A

i. Likes:

1. "Infinity walk" – looping walkways - could walk for a long time
2. Entrance that mirrors old school – site history
3. Different zones allow for development of different activities, several spaces, plantings, densities of trees, etc.

ii. Dislikes

1. Needs fencing specifically around play areas – ex. to help grandparents who have trouble keeping up with small children.
2. Too much is concentrated around the proposed pavilion/restroom building.

SC response: Committee has discussed the possibility of spreading play elements throughout the park – could be a possibility.

b. Concept C

i. Likes:

1. Trees
2. Court in upper corner near Earlington Road.
3. Zones to work with around central green space
4. Better than A because A has tiny zones. C is better – compartmentalized but bigger, more usable spaces
5. Open area for sitting and watching different areas – 360-degree view throughout park.

ii. Dislikes

1. So many trees – concerned that when they grow in, they could reduce visibility through the park .

SC response: The intention is to have high-branching trees and to keep eye level (4.5'-6' height) clear to maintain sight lines.

c. Elements/features not on concepts that attendees would like:

i. Dog run (smaller than a dog park – area for a dog to run up and down)

ii. Beautiful streetscape from Earlington Road. The streetscape of Earlington Road is too "blank". How tall is the proposed wall/fence in these concepts?

SC response: There are options in these concepts where there is more streetscape – this can be expanded upon. The wall shown is intended to be low – only about 3'-3/5' tall, and fencing is intended to be elegant; both can help with safety along the Earlington Road frontage.

9. General Discussion/Q&A (items have been grouped by topic for ease of review):
- a. Could these different amenities and spaces be interchangeable between concepts? What are we being asked to vote on?
SC response: Yes, they are interchangeable. We are mostly looking for feedback on layout and basic spatial organization.
 - b. Restroom
 - i. Should be at the perimeter of the park
 - ii. Should not be at the perimeter of the park – too close to neighboring residents
 - iii. Should not be in the park at all – the Township has trouble with maintenance. For example, neighbors were cutting the grass on the site.
SC response: About 50% of survey respondents are in favor of a restroom, 50% not. There are pluses and minuses. The committee feels strongly that there should only be a restroom if its design reflects the neighborhood, is reliably open, and well-maintained. The Township is also currently exploring automatic locking restrooms.
 - iv. In favor of restroom – with no restroom, it is difficult for people with small children or numerous children; when one person has to use the facilities, the entire family has to pack up and leave.
 - v. Not in favor of restroom – There are bathrooms in the neighborhood: Wawa, restaurants up the street, coffee shop, etc.
 - vi. What is the percentage of people who live near the park who asked for a restroom? ie. Middle school students vs. neighbors.
SC response: SC will run the survey statistics to understand opinions of bathrooms based on proximity to the park. To clarify – the middle school students’ feedback was separate from the web-based survey. Students attended a focus group meeting, presented proposed models of the park, and advocated for restrooms with the idea that figuring out how to get home when suddenly needing a restroom presents a challenge to visitors who do not live next to the park.
 - vii. If a restroom goes in, do not place at the entrance – people can just come up from the street, stop in, and be on their way.
 - c. Parking
 - i. What is the justification for having 40 or so spots?
SC response: To clarify – the concepts show a total of about 20 spots more than the current 20 on-street parking spots. There has been concern voiced that the park will need more parking spaces, so we are showing how to accommodate that without taking green space away from the park itself. This could be done in phases as it is determined to be needed. There are no guidelines for number of parking spaces for parks, as there are for buildings. Note that these are not final plans, so as we go further with the

committee and the public, it may turn out that there are no more parking spaces proposed for the park than there currently are.

- ii. People have suggested having parking off of Earlington Road. Why is parking on Earlington not shown in these concepts?

SC response: Earlington Road is a state road, and it is busy. Access from Earlington Road would require obtaining an Highway Occupancy Permit (HOP) from PennDOT. PennDOT would likely suggest having an entrance from Sagamore because it would provide safer access. Also, having parking inside the park (instead of on-street) will take up more park green space and can create more potential pedestrian/vehicular conflicts.

- iii. Comment: I live directly across from the current entrance. There is another park in the area that has parking with a separate entrance and exit from the road for one-way flow. Something like this on Earlington would keep cars off the side roads.

- iv. Comment: I live across the street. I struggle now with cars that are parallel parked blocking my driveway. I see people backing into my car from the parking area in these concepts.

- v. In Concepts A and D, regarding the transition area parallel to Earlington Road – why do we need that if it will not be usable for parking?

SC response: The transition area is meant to buffer heavy traffic from the park for safety reasons and so that park users are not distracted by noise, traffic, etc.

- vi. Who is looking at the traffic, not only here but also further down Earlington Road?

SC Response: This park plan does not consider traffic farther away on Earlington Road.

- vii. Why is there not a concept without parking on Kenmore/Sagamore?

SC response: When we have met with the community and the committee, there has been concern that more parking will be needed. We have tried to show additional parking by minimizing the use of park open green space. Additional parking may not be needed. However, if new additional parking is provided, nearby neighbors may see fewer open on-street parking spaces during busy park times.

- viii. It seems that the sizes of things in these concepts could change.

Regarding parking, there is a layer of conservatism here? I.e., “What if we put all of the parking possible on the plan, in case it is needed?” Is there potential to grow green space out into the parking?

SC response: Yes, future concepts may have less additional parking shown.

- ix. Looking at the number of parking spots – will this park be designed as a destination?

Brian Barrett response: No, there will be minimal programming. We are not expecting new sports or lots of programmed activities. The committee’s discussion regarding addition of parking has been with the intention of

protecting the neighbors of the park, who would be the people to lose “their” spots if parking is not adequately provided for.

- x. Comment: I live in the last house before Earlington Road and have seen so many kids almost get hit by people who swing around the corner to the parking that used to be on Sagamore. Would love for the team to follow through with PennDOT.

SC response: SC will reach out to PennDOT.

- xi. Improvements on Earlington – only proposing crosswalks? I live the next block up, and I cannot tell you how many times I have gone out to help people in accidents.

SC response: It is difficult to change speeds on PennDOT roads. They will not go lower than 25mph on Earlington Road. SC will explore placing a speed table at both crosswalks -where the crossing comes up to the level of sidewalk to slow traffic to 25 mph while increasing accessibility and visibility for pedestrians crossing the street.

d. Basketball court

- i. Should not be at the perimeter of the park – too close to neighboring residents. Used only slightly now and is not a problem, but if located at the center, noise would be less of an issue.
- ii. Half court with open surface for other activities may be better than a full court.
- iii. Current court – The sound of bouncing balls does go through neighbor’s house – not a big problem except late at night.
- iv. Current court – Basketballs sometimes go over the fence into the street – not a big problem, but sometimes people jump over the fence to retrieve them

e. Stormwater Management

- i. Clarify “stormwater BMP”. Is it a ditch or a basin?

SC response: BMP = “Stormwater Best Management Practice” – necessary for the control of stormwater coming onto this site, reduction of stormwater runoff, and meeting water quality standards by cleaning and filtering stormwater. This is not a ditch or basin. It can be at the surface or subsurface. One example is a rain garden.

- ii. The BMPs are all shown on the one side of the park – do they have to be there because of the grade?

SC response: There is about 8 feet of change from high side of park to low side, and the BMPs are shown on the low side. They do not all have to be there – there can be areas throughout the park. Placement will be dependent upon soil percolation tests and final stormwater management design. The general idea is that we need to pick up the stormwater on-site, infiltrate it into the ground, and meet all regulations.

f. Seniors

- i. Why has there not been a lot of mention of senior citizens, the elderly, and older adults? Looking at the images of furnishings, they do not seem to be for all ages. Would like to see adult/senior fitness equipment. It is sad that the average age of survey respondents was only 49 years old when there are so many older adults in the area. Can Patch Parks and the Township put out an article about the importance of fitness for older adults?

SC response: One stated goal of the park master plan is to provide for all ages, which includes seniors. SC is meeting with a senior citizens focus group next week to get feedback, suggestions, and ideas.

- ii. None of the seniors here heard about the upcoming seniors focus group meeting until today.

Brian Barrett response: The Senior Advisory Group put out the word. If you are interested, send me and/or SC an email and we will include you in the focus group meeting.

- g. I like the concepts but am having trouble conceptualizing the sizes of the spaces. For example, if Concept D is like the fields that are all over Havertown, would this be used for playing fields? Organized sports vs. open space?

SC response: This will likely not be used for organized sports – the intent is for passive recreation, pickup games, throwing a ball around, and to maintain the level of small-scale sports play use that currently exists on the site.

- h. Playground areas - Some concepts show separate play areas, some not. I am trying to understand their scale - how much would fit into them. Also, clear sightlines are important.

SC response: The areas are probably shown here at about 20' x 40'. These will be refined as the design moves along. This would likely be a smaller scale playground.

- i. When will we, the public, have an opportunity to mesh all of these elements and feedback together?

SC response: 1. Public Meeting 3 on March 29th, 2023 – we will come back with a draft plan that incorporates a lot of suggestions from tonight. 2. Take the survey. 3. Contact us. Please send us an email – it will go into the public record. Or call us to discuss.

- j. If it will take about two years before construction begins, are there any plans to take care of the site in the meantime? It is an eyesore for the neighborhood. The fencing is ugly. People use the site to walk their dogs. Do the erosion controls need to stay in place at the edges?

Brian Barrett response: The Township is trying to address this in a cost-effective way, which is why we are asking for input from the public. We do not want to put anything up that we would need to take right back down. A discussion is happening with the Township Manager about addressing the sidewalks. The fence is still up along Earlington for safety reasons – maybe we can have a discussion with the neighbors about taking the fence down if it is not necessary. We can put dog waste bags and trash receptacles up. The soil erosion measures need to stay for a while to prevent erosion and sedimentation until the site is stabilized.

SC response: Maybe the Township can put down a “top dressing” (soil and grass seed) in the spring.

18. Next Steps:

- a. Weds. 3/29/23, 7:00-8:30 pm – Public Meeting 3 | Draft Master Plan

Public Meetings link and QR code:

<https://qrco.de/BrooklinePublicMeeting>



- b. Please take the Public Opinion Survey.
(open October 25th, 2022 through March 3rd, 2023)

Public Opinion Survey link and QR code:

https://qrco.de/Brookline_Survey



- c. Please spread the word about the Brookline Park Master Plan to friends, neighbors, and organizations.

19. The public is encouraged to contact SC any time with questions or comments (please include all contacts below on emails):

Peter Simone, RLA, FASLA, Principal

psimone@simonecollins.com

Sarah Leeper, RLA, Project Manager

sleeper@simonecollins.com

Michelle Armour, Staff Landscape Architect

marmour@simonecollins.com

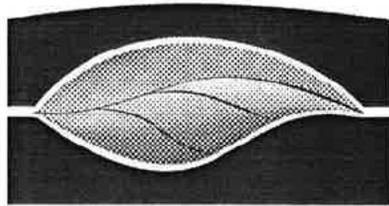
Simone Collins Landscape Architecture: (610) 239-7601

This report represents the Professional's summation of the proceedings and is not a transcript. Unless written notice of any correction or clarification is received by the Professional within ten days of issue, the report shall be considered factually correct and shall become part of the official project record.

Sincerely,
SIMONE COLLINS, INC.
LANDSCAPE ARCHITECTURE

A handwritten signature in black ink, appearing to read 'Michelle Armour'.

Michelle Armour



SIMONE COLLINS
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MEETING SIGN IN SHEET

Project: **Brookline Park Master Plan**

Project No.: **22033.10**

Location: **Haverford Township**

Date: **12.06.2022**

Topic: **Public Meeting 2 – Alternative Concepts**

Time: **7:00-9:00 PM**

NAME	STREET ADDRESS	EMAIL
1. Peter Lunny		
2. Vince Cunningham		
3. Cara Seker		
4. Ryan Crow		
5. Diane Amadio		
6. Angela Natale		
7. Denise Ritzinger		
8. John McGreevey		
9. Zinat Yusufzai		

NAME	STREET ADDRESS	EMAIL
10. Michelle Alvaré		
11. Todd Dunn		
12. Rich Van Trieste		
13. Laura Brown		
14. Ellen Monahan		
15. Denise Suter		
16. Tracey McLoone		
17. Lyrame St. Denis		
18. Margy & John Papiano		
19. Marian Courtney		
20. Jenny Johnson		
21. Colette Bannon		
22. Steve + Anjela Alvarado		
23. Perry & Dawn Hagan		
24. Meissa & Mary Ecker		
25. Kristen Weiss		
26.		

NAME	STREET ADDRESS	EMAIL
27. Margie Dent		
28. Mary + Ad vanltes		
29. Amanda Phily		
30. ALLEN POLSKY		
31. Sarah McCafferty		
32. Monet Kelly		
33. Natalie Summers		
34. John D'Arcy		
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