



12/21/10

**Gerald Richards Park & Pleasantview Park - Master Site Plans**

Lower Pottsgrove Township, Montgomery County, PA  
SC#09111.10

**Public/Committee Meeting #2 – Notes**

Date/Time: 12/15/10, 6:30 PM

Location: Sunnybrook

In Attendance:  
See attached sign-in sheet

Notes:

1. The meeting began with a brief PowerPoint presentation showing three initial concepts for each park property. The purpose of the meeting was to gather and finalize programming needs and to receive feedback on the initial concepts presented. The initial concepts are summarized below:

*All concepts for each park assume a new clubhouse (2,500-3,000 SF) with meeting rooms, restrooms, snack bar, and storage; new storage buildings dispersed throughout the site(s); additional parking; and, a playground.*

**Gerald Richards Park**

Concept #1 - shows the reuse and improvement of the existing facilities and a mixture of baseball/little league and soccer facilities. It is anticipated that this concept could be completed in 3-4 phases and would require the least amount of grading to re-grade areas between fields and improve stormwater drainage. This concept features a new centrally located 100 car parking lot, an artificial turf field at the game field location, a 30 car parking area next to the Township municipal garage, and a building expansion onto the existing field house. This concept is the least costly to construct.

Concept #2 – entails a total regrading of the site in 1-2 phases to maximize area for mostly soccer fields. This concept features an 80 car parking lot near Buchert Road (existing), a centrally located 200 car parking lot, and a 30 car parking area next to the Township municipal garage. This concept would be more costly than concept #1 due to the extensive grading and mostly new facilities.

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Concept #3 – also entails a total regrading of the site in 1-2 phases to maximize area for mostly soccer fields. This concept features a 250 car parking lot near Buchert Road and a 30 car parking area next to the Township municipal garage. A central field consisting of flexible space/free play area or /U6/U8/U12 soccer fields is also shown. This concept would be more costly than concept #1 due to the extensive grading and mostly new facilities.

### **Pleasantview Park**

Concept #1 – consists primarily of baseball and little league fields with soccer fields overlaid onto baseball as a secondary use. Vehicular access is taken off Bleim Road opposite the proposed residential road, and a 200 car parking area is provided in the western portion of the site. Also shown is a perimeter jogging/walking trail.

Concept #2 – emphasizes more of an equal mixture of baseball, little league, t-ball, and soccer. This concept also includes tennis courts, a dog park, and a multi-use artificial turf field. Two vehicular access points are established where the two proposed residential streets intersect Bleim Road. A 200 car parking area is provided in the central portion of the site. Also shown is a perimeter jogging/walking trail and buffering/screening along Pleasantview Road.

Concept #3 – consists primarily of little league/t-ball fields. This concept also includes tennis courts, a baseball field with soccer overlay, and a flexible free play area. Vehicular access is taken where the two proposed residential streets intersect Bleim Road. A 200 car parking area is provided in the eastern portion of the site. Also shown is a perimeter jogging/walking trail and buffering/screening along Pleasantview Road.

2. An attendee stated that ball fields near roads could pose a hazard to motorists or cause children to chase balls into the street.
3. Much discussion took place regarding the solar orientation of the baseball fields. An attendee asked if baseball/little league fields could be orientated to take the form of a “clover leaf” or “fourplex” – where the home plates of the ball diamonds are located near a central pedestrian core. Pete S. stated that this arrangement would not be approved by DCNR since it would require some fields to have incorrect solar orientation. He added that complexes like this are often geared towards night play where field lighting is used and the sun is not a factor.
4. It was then asked if fields could be oriented with incorrect solar orientation if private money was raised to construct the fields? Pete S. responded that this might allow for a 20-30% reduction of the construction costs since a private organization may not be mandated to pay prevailing wage rates. Pete S. also added that the cost for these improvements is a lot of money for a private organization to raise, and that to be able to leverage funds with public grant sources the fields would have to have correct solar orientation. It was also added that this plan is funded through DCNR and therefore their requirements for solar orientation must be followed.
5. It was suggested that the tennis and basketball courts be located close to Buchert Road to provide more visibility.
6. A member in attendance preferred Pleasantview option #3 since this option contained the most little league fields.

7. A major factor when deciding the final solution is the timing of construction for both parks. A possible strategy could be to construct Pleasant View Park first in an effort to provide a relief valve for Gerald Richards – which could be offline for 1-2 years when Gerald Richards is improved. At this time there is not enough information to make this decision and will require more in depth investigation and feedback from the public and committee.
8. **It was asked that sports organizations submit their needs to the Township as soon as possible.** To date, SC has received the following needs:

**Pottsgrove Baseball Organization:**

TEAMS (6):

- 13 year old Legion Prep team(13 only)
- Junior Legion Team(13-15)
- Sr. Legion(16-19)
- Babe Ruth team(13-15)
- Sr. Babe Ruth(16-19)
- City/County team (15-17)

NEEDS:

- 3-6 full sized (90' base paths) baseball fields (assumption by SC – there was a comment from an attendee that 3 full sized baseball fields were too many)

**Pottsgrove Little League:**

PARTICIPANTS:

- Approximately 330 and growing

FIELD NEEDS:

- 6-7 little league fields (60' base paths)
- 1 full sized field (90' base paths)
- 2 bullpens (75' length)

OTHER NEEDS:

- Electric at bullpens and fields
- Storage for field equipment - including pitching machines, helmets, catchers gear, field grooming equipment.
- Snack bar facilities - with running water
- Restrooms

9. Copies of the initial concept plans for review will be posted on the Township's website and will also be e-mailed to those who gave e-mail addresses at previous meetings. **It is asked that public comments and feedback on the concepts be submitted to [aelliott@lowerpottsgrove.org](mailto:aelliott@lowerpottsgrove.org) no later than January 12, 2011 so concept plans can be revised before the next meeting.**
10. **The next committee / public meeting will be held on Tuesday, January 25, 2011 at 6:30 PM at the Sunnybrook ballroom.**

Respectfully Submitted,  
SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE



Justin M. Keller

Enc.: Attendance Sign-In Sheet



