



02/07/10

Gerald Richards Park & Pleasantview Park - Master Site Plans

Lower Pottsgrove Township, Montgomery County, PA
SC#09111.10

Public/Committee Meeting #3 – Notes

Date/Time: 1/25/11, 6:30 PM

Location: Sunnybrook

In Attendance:
See attached sign-in sheet

Notes:

1. The meeting began with a brief PowerPoint presentation showing the revised concepts for each park property. Committee and public comments received to date were also presented. An example of a local dog park and common site amenities for dog parks were shown. The purpose of the meeting was to obtain public and committee comments on the concept plans presented. The revised concepts are summarized below:

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

Gerald Richards Park (GRP)

Revised Concept #2 – entails a total re-grading of the site in 2 phases to maximize usable area primarily for soccer fields. One softball/little league field is shown as a secondary/overlay use to the soccer fields on GRP property, and one softball/little league field is shown on the Coventry Christian School (CCS) property. This concept features an 80 car parking lot near Buchert Road (expansion of existing parking lot), a centrally located 200 car parking lot, and a 30 car parking area next to the Township municipal garage. Revisions to the initial concept #2 include: moving the tennis courts, basketball courts, and clubhouse closer to Buchert Road to improve visibility; elimination of the 400' baseball field; rearranging soccer fields to provide more space between the fields to accommodate spectators and/or stormwater management BMP areas; additional width of buffering along residential property lines; shifting the existing driveway entrance at Buchert Road 30' to the east; a perimeter

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loop trail suitable for emergency vehicle access; and, a future building expansion to the Township's Municipal Garage. Also planned on CCS property: a future building expansion to the CCS school building; additional 60 required parking spaces; a future playground expansion; community gardens; and, a full sized basketball court.

Pleasantview Park (PV)

Revised Concept #2 – emphasizes a mixture of baseball, little league/softball, multi-use artificial turf field, roller hockey, tennis, basketball, and a dog park. The primary uses are little league/softball with 5 fields shown. Two vehicular access points are established where the two proposed residential streets opposite the park 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 additional buffering/screening along the north south and east property lines. Changes from the previous concept #2 include: the addition of roller hockey court, a 1 acre dog park, basketball courts, open field areas (free play) and landscaping, 2 picnic pavilions with field storage.

2. The consultants explained various methods of stormwater runoff controls that could be used for GRP including: 2 stormwater management areas-1 as a wet pond, bio-swales to convey stormwater and improve water quality, underground stormwater detention (under parking lots), porous paving for trails and parking lots, area drains, and sports field under drainage. Pete S. explained that due to the poor draining shale-like soil, a variety of these methods will have to be instituted to control and improve stormwater management. He added that stormwater controls could change when the project goes to design development and as a result of the local conservation district review. Stormwater management areas shown on the plans depict the general size required for stormwater detention. However, additional areas may be needed for stormwater infiltration or water quality improvement areas as determined by the local conservation district review.
3. Rich W. asked if irrigation was proposed due to the poor conditions of the soils in GRP. **Pete S. responded that recommendations for irrigation as well as a practical water source location will be included in the master plan narrative report.** Justin K. added that soil amendments will help to reduce the need for irrigation of the sports fields and will be included as a recommendation in the master plan report.
4. A major factor when deciding the final solution is the timing of construction for both parks. A possible strategy could be to construct phases at Pleasant View Park first in an effort to provide a relief valve for Gerald Richards – portions of 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. However, it is anticipated that Gerald Richards could be re-graded in two phases.
5. There were some concerns that the GRP clubhouse was not located in the most visible location and most were in agreement that it should be moved behind the municipal garage. This would allow for more supervision of the building by maintenance workers and provide nearby utility connections. **SC will relocate this building in the revised plan.**
6. Members in attendance asked that a portion of the parking be provided over stabilized turf to reduce impervious surface and provide a softer look to the

- parking. Pete S. explained that porous asphalt paving should also be considered for the parking lot since these systems have been proven to last 20+ years. He noted that some vacuuming will be required to maintain porous asphalt paving.
7. Members in attendance had concerns that the GRP driveway entrance at Buchert Road was too close to the driveway entrance for Rolling Hills. It was determined that the existing location for the driveway was the best location since it is near the perimeter of the site and will not conflict with pedestrian circulation - providing a better overall user experience. It was agreed by most that this entrance could be better defined with improved design, landscaping and signage.
 8. It was suggested that another bathroom location be added to the GRP plans near the southern property line and away from the adjacent residences. Pete S. added that a bathroom could be added to one of the pavilion structures. Justin K. noted that adding bathrooms will increase the cost of building the park but that it could be done in a later phase. **SC will explore the addition of a restroom and pavilion relocation.**
 9. **SC will verify that proposed little league fields have 220' outfields.**
 10. A member in attendance wondered why there were mixed uses of sports fields and a dog park at PV. Pete S. added that the dog park was added due to public and committee requests for a dog park. In addition, mixed user groups can provide extra sets of "eyes" at different times of the day to help deter vandalism.
 11. It was recommended that the dog park location be switched with the roller hockey location. Pete S. stated that it would be better to locate hockey near the street to deter vandalism to the court. **SC to consider this suggestion.**
 12. A member asked how maintenance or emergency vehicles will enter the park. Justin K. responded that it is intended that the perimeter loop trail be built wide enough to accommodate a small vehicle. **SC will show connections to the loop trail from driveways/parking lots.**
 13. 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 no later than February 18, 2011 so the DRAFT plans can be prepared before the next meeting.**
 14. **The committee / public meeting scheduled for February 23, 2011 is canceled. The next meeting will be held on March 23, 2011, 6:30PM at Sunnybrook Ballroom.**

Respectfully Submitted,
SIMONE COLLINS, INC.
LANDSCAPE ARCHITECTURE



Justin M. Keller

Enc.: Attendance Sign-In Sheet