

# Master Plan

## Meeting Consensus

The consensus generated at both committee and public meetings included the following main concepts:

- Include active recreation facilities at both parks to meet the needs of local sports organizations;
- Create a soccer oriented “complex” at Gerald Richards Park;
- Create a baseball/softball orientated “complex” at Pleasantview Park ; and,
- Locate tennis courts, basketball courts, buildings and other structures prone to vandalism close to roadways to provide added visibility.

It was also agreed that common amenities for each park should include:

- Perimeter jogging / walking loop trails;
- Sufficient parking areas;
- Picnic pavilions with storage areas dispersed throughout the sites;
- A multi-purpose clubhouse with space for meeting rooms, restrooms, field storage, snack bar; and,
- A playground located close to restrooms and children's athletic fields.

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#### **Alternative Concept Plans**

Three concept plans for each site were developed, presented to the Steering Committee and public, and discussed at length prior to proposing the DRAFT master plans. The first set of concept plans were developed from ideas generated during the first committee and public meetings. Most attendees were united over the concepts of active recreation at both parks with emphasis on locating a baseball or soccer “complex” in each park. Also, discussed was the desire by many to enhance vehicular access and provide additional parking on the sites. For the most part, these concepts remained consistent throughout the development of the master plan and guided the types of park facilities proposed.

Based on public feedback received, 3 concepts were generated for ***Gerald Richards Park***. These concepts are as follows:

Concept #1 - Reuse and Improve Existing Facilities: 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 work 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.

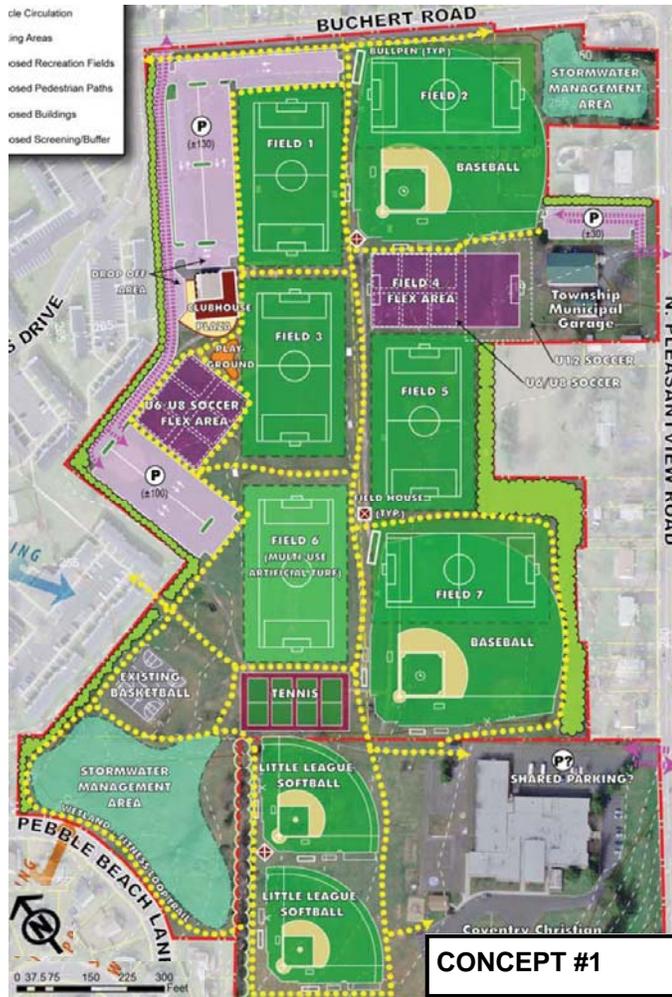
Concept #2 – New Facilities: entails a total regrading of the site in 1-2 phases to maximize area for mostly soccer fields. This concept features an 80 car parking lot near Buchert Road (existing), a centrally located 200 car parking lot, and a 30 car parking area next to the Township municipal garage.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

Concept #3 – New Facilities: 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

### Legend

- Project Area
- Parcels
- Vehicle Circulation
- Parking Areas
- Proposed Recreation Fields
- Proposed Pedestrian Paths
- Proposed Buildings
- Proposed Screening/Buffer

Note: Full page concept plans can be found in the appendix.



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is also shown. This concept would be more costly than concept #1 due to the extensive grading and mostly new facilities.

Gerald Richards Concept #2 was preferred by most of the public and committee since it provided the most efficient athletic field layout, and a centrally located 200 car parking lot. Concept #2 was refined and detailed based on public comments received to reflect consensus as shown in the DRAFT plan. These refinements 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 loop trail suitable for emergency vehicle access; and,
- a future building expansion to the Township's Municipal Garage.

The following was shown on the Coventry Christian School 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.

***Gerald Richards DRAFT Plan*** – entails a total re-grading of the site in 3 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.



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Based on public feedback received, 3 concepts were also generated for **Pleasantview Park**. These concepts are as follows:

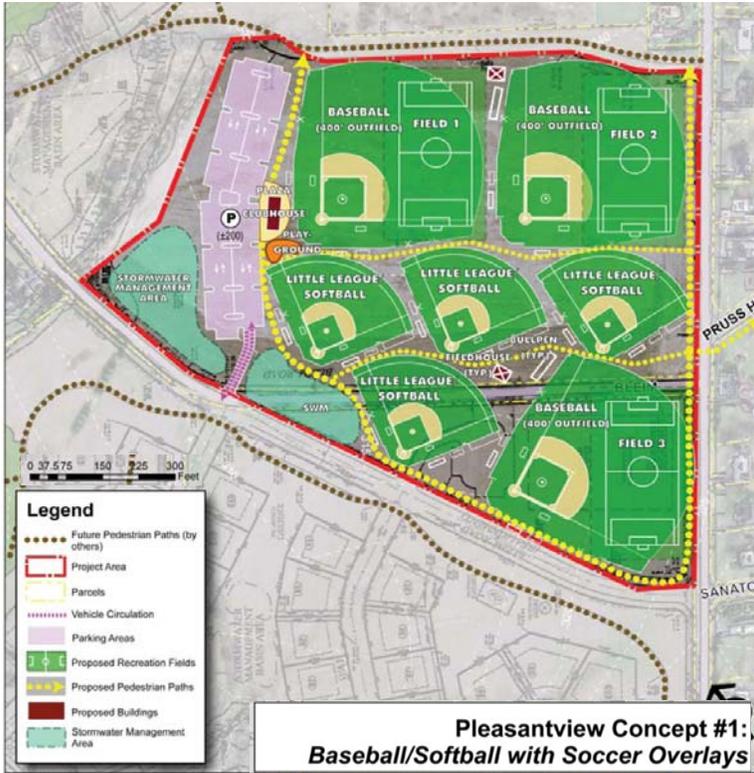
Concept #1 – consists primarily of baseball and little league fields with soccer fields overlaid onto baseball as a secondary use. Vehicular access is taken off Bleim Road opposite the proposed residential road, and a 200 car parking area is provided in the western portion of the site. Also shown is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

Pleasantview Concept #2 was preferred by most of the public and committee since it provided an efficient athletic field layout, and a centrally located 200 car parking lot. Concept #2 was refined and detailed based on public comments received to reflect consensus as shown in the DRAFT plan. These refinements include:

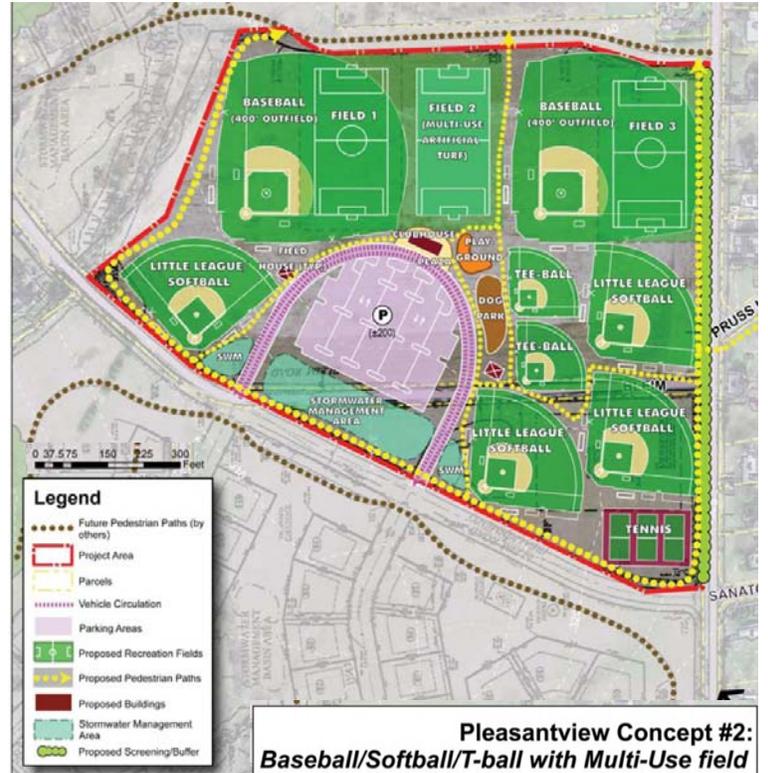
- Shifting the ball fields away from the roads to reduce chances of foul balls entering the roadways
- Increasing the size of the dog park to 1 acre
- Removing a 400' baseball field to accommodate more softball / little league uses and more open, unprogramed areas
- The inclusion of a roller hockey rink
- Basketball courts
- The addition of 2 picnic pavilions with field storage



**PROPOSED FACILITIES DATA:**

- 3 - 400' baseball fields with 2 bullpens
- 4 - little league baseball / softball fields
- 3 - 300' soccer fields overlaid onto baseball fields
- 200 parking spaces

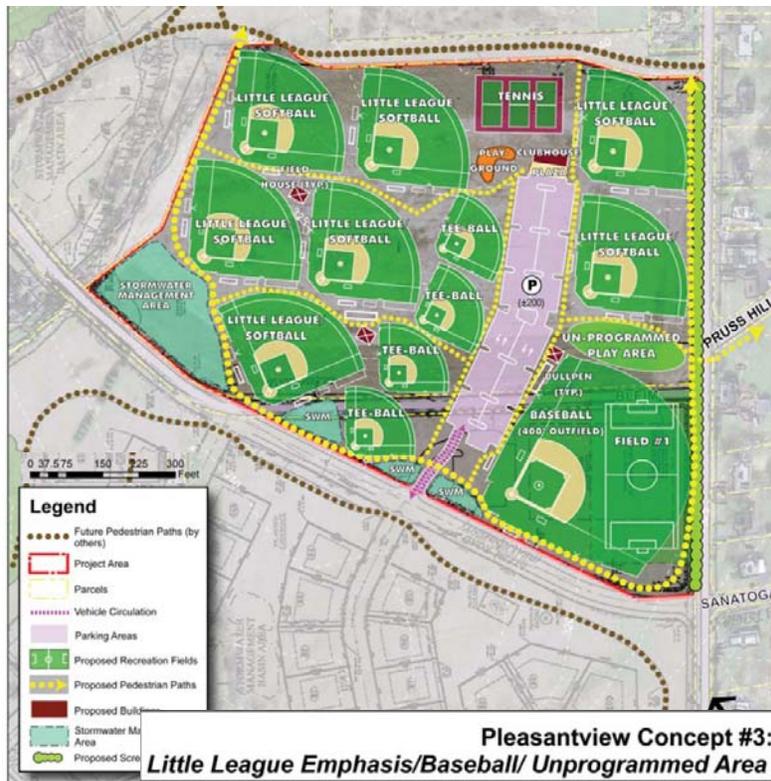
- Perimeter fitness loop trail
- Clubhouse: meeting rooms, restrooms, snack bar, storage
- Playground
- 2 - Fieldhouse / storage



**PROPOSED FACILITIES DATA:**

- 2 - 400' baseball fields with 2 bullpens
- 1 - multi-use artificial turf field
- 4 - little league baseball / softball fields
- 2 - tee-ball fields
- 3 - 300' soccer fields overlaid onto baseball fields
- 3 - tennis courts
- 200 parking spaces

- Dog park
- Perimeter fitness loop trail
- Clubhouse: meeting rooms, restrooms, snack bar, storage
- Playground
- 2 - Fieldhouse / storage



**PROPOSED FACILITIES DATA:**

- 1 - 400' baseball field with 1 bullpen
- 1 - 300' soccer field overlaid onto baseball field
- 7 - little league baseball / softball fields with 1 bullpen
- 4 - tee-ball fields
- 2 - tennis courts
- 200 parking spaces
- Unprogrammed play area

- Perimeter fitness loop trail
- Clubhouse: meeting rooms, restrooms, snack bar, storage
- Playground
- 3 - Fieldhouse / storage

Note: Full page concept plans can be found in the appendix.

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**Pleasantview DRAFT Plan:** 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.

Based on the comments and ideas voiced during the planning process, the both park draft master plans were developed and submitted for 30 day public review and comment period.

#### **Master Plan**

Descriptions of the materials and site amenities proposed in the master plan are detailed in the cost estimate which can be found in the appendix.

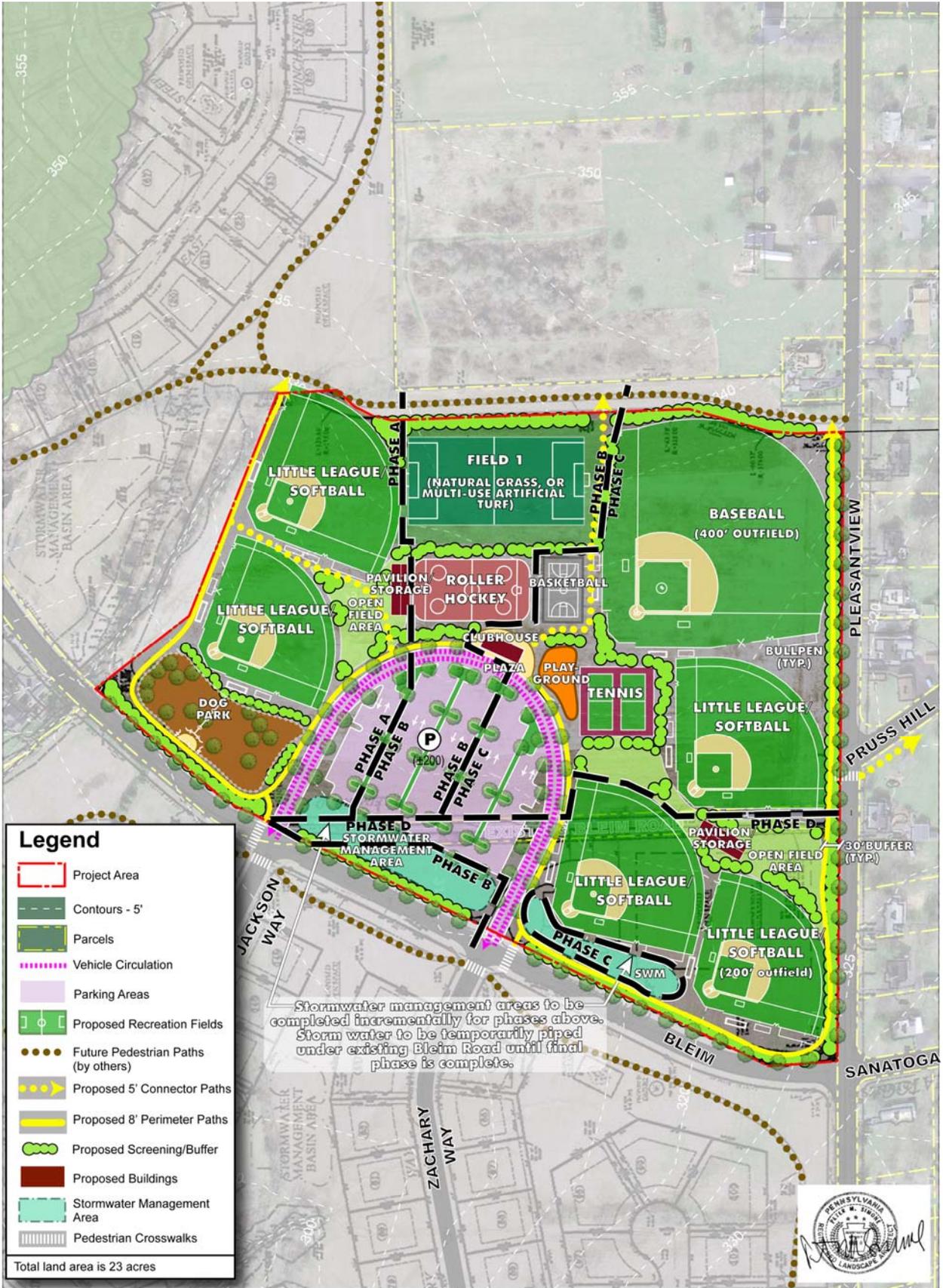
#### **Site Maintenance**

During the design development stages of the project, the selection of furnishings, materials, and plantings must focus on durability and low levels of required maintenance.

Park and trail maintenance should not be deferred. Deferring maintenance for short-term savings is a faulty strategy with a poor chance of long-term success. Most funding agencies do not fund operational costs. If the park quality deteriorates and does not provide a high quality recreation experience, it will lose popular support.

#### **Maintenance Plan:**

Gerald Richards and Pleasantview Park will need to develop a maintenance plan to address the proposed park facilities outlined in this Master Plan. Maintenance goals must strive to minimize any real or perceived risks of injury to users and ensure that facilities continue to be highly regarded and attractive. The maintenance management plan should set quality and performance standards for maintaining the Parks. The following is a monthly outline of basic maintenance tasks



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that should be completed at both park properties. This schedule assumes that the park restrooms are closed during the winter months. The frequency, per month, of these maintenance tasks is indicated in parentheses.

#### **January**

- Pick up and remove trash (4)
- Tree pruning
- Inspect structures, trails / make repairs (1)
- Inspect play equipment, etc. / make repairs (1)
- Snow removal, as necessary

#### **February**

- Pick up and remove trash (4)
- Inspect play equipment, etc. / make repairs (1)
- Signage inspection and repairs
- Snow removal, as necessary

#### **March**

- Pick up and remove trash (8)
- Inspect park trees for winter damage / perform work
- Inspect pavilion, trails / make repairs (1)
- Inspect play equipment, etc. / make repairs (1)
- Inspect lawns for winter damage and perform necessary repair work
- Aeration of all open lawn areas / top dress as necessary and over seed w/ perennial rye
- Sweep pavilions (1)
- First mowing of lawns (1)
- Fertilize and lime lawns (possibly April) (1)
- Apply pre-emergent crab grass controls if warranted (possibly April)
- Apply dormant oil sprays to trees if warranted
- Paint all facilities if warranted
- Turn on water supply
- Prune trees as needed
- Sweep and de-compact artificial turf field (1)

#### **April**

- Pick up and remove trash (12)
- Clean rest rooms twice weekly (8)
- Mow lawns (3-4)
- Sweep pavilion (3-4)
- Inspect structures, trails / make repairs (1)
- Inspect play equipment, etc. / make repairs (1)

#### **May**

- Pick up and remove trash (12)
- Clean rest rooms twice weekly (8)
- Mow lawns (4)
- Sweep pavilion (4)
- Inspect structures, trails / make repairs (1)
- Inspect play equipment, etc. / make repairs (1)
- Plant flowers and other landscape items
- Sweep and de-compact artificial turf field (1)

#### **June**

- Pick up and remove trash (12)
- Clean rest rooms thrice weekly (12)
- Mow lawns (4)
- Sweep pavilions (4)
- Inspect structures, trails / make repairs (1)
- Inspect play equipment, etc. / make repairs (1)

#### **July**

- Pick up and remove trash (12)
- Clean rest rooms thrice weekly (12)
- Mow lawns (3)
- Sweep pavilion (4)
- Inspect structures, trails / make repairs (1) Inspect play equipment, etc. / make repairs (1)
- Sweep and de-compact artificial turf field (1)

#### **August**

- Pick up and remove trash (12)
- Clean rest rooms thrice weekly (12)
- Mow lawns (3)
- Sweep pavilion (4)
- Inspect structures, trails / make repairs (1)
- Supplement aggregate and wood chip trails (1)
- Inspect play equipment, etc. / make repairs (1)

#### **September**

- Pick up and remove trash (12)
- Clean rest rooms twice weekly (8)
- Mow lawns (4)
- Sweep pavilions (4)
- Fertilize lawns (1)
- Mark invasive species for winter removal
- Sweep and de-compact artificial turf field (1)
- Inspect structures, trails / make repairs (1)
- Inspect play equipment, etc. / make repairs 1)

#### **October**

- Pick up and remove trash (12)
- Clean rest rooms twice weekly (8)
- Mow lawns (2-3)
- Sweep pavilions (4)
- Aerate and top-dress lawns (1)
- Repair damage / compacted lawn areas - seed with fescue
- Inspect pavilion, trails / make repairs (1)
- Inspect play equipment, etc. / make repairs (1) Fall leaf pick-up (1)
- Fall tree fertilization

#### **November**

- Fertilize lawns (1)
- Pick up and remove trash (8)
- Clean rest rooms once weekly (4)
- Mow lawns (1)
- Sweep pavilions (2)
- Inspect pavilion, trails / make repairs (1)

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- Inspect play equipment, etc. / make repairs (1)
- Fall leaf pick-up (1)
- Winterize pavilion and turn off all water

#### *December*

- Pick up and remove trash (4)
- Inspect structures, trails / make repairs (1) Inspect play equipment, etc. / make repairs (1)
- Snow removal, as necessary

The park will contain facilities for both active and passive recreation, serving all age groups. Maintenance goals must strive to minimize any real or perceived risks of injury and provide residents with an attractive facility, all within a limited maintenance budget. “Best maintenance or management practices” should be implemented, assuring a quality facility and healthy habitat. The Township must continually strive to achieve high quality maintenance with as few public funds as possible. Residents, sports clubs, scouts, school students and other volunteers can greatly assist the Township in their efforts by undertaking “clean-up” events, sponsoring planting events, and encouraging residents to keep the park clean and litter free.

## **Security Analysis**

### **Safety and Crime Deterrence**

Basic park rules such as closing the park from dusk till dawn, encouraging use by neighbors and holding random police patrols is the best way to deter crime for this site. It is recommended that structures, courts, playgrounds, and other valuable recreation facilities be located to take advantage of clear public views into the site. Proposed trail and site design should attempt to create or enhance clear definition of the public space.

To deter unwanted nighttime activity it is recommended that all structures be installed with motion sensor security lights. Motion sensor lights will also help to alert neighbors to unwanted nighttime activity. These lights are now available as solar powered units—eliminating the need and cost of obtaining electrical service connections.

Initially, while park use is low, there may be a greater occurrence of unwanted activity. Littering, vandalism and underage drinking are typical negative activities that occur at some parks. As runners,

hikers and other users populate the park, they will become the eyes and ears of “authority”. Increasing numbers of park users will have cell phones. People engaged in negative activities will not wish to be seen performing these activities and they usually will go elsewhere. This has been the general experience parks across the country.

Park users also help the Township maintain and operate the trails. When there are problems, trail users notify the Township about the issue. This is a beneficial process that leads to the smooth operation of the park. It is important that municipal office phone numbers and e-mail addresses be posted at the various park entrances, parking areas and trail connection access points as a part of park signage.

#### **Emergency and Maintenance Access**

In the event of an emergency, the perimeter loop trail should be designed to be accessible by police vehicles and ambulances to deal with these occurrences. The perimeter trails will be built to a sufficient width (8 feet) and most likely be paved with an asphalt surfacing material to allow for maintenance and emergency vehicle access. Municipal maintenance vehicles, such as pickup trucks, will also access the trail for periodic inspections or maintenance. Bollards, gates and other vehicular controls should be designed to keep out private motor vehicles. The use of collapsible or removable bollards should be used at emergency and maintenance vehicle access points so that they can easily access the trail in the event of an emergency while still preventing unauthorized vehicles from entering the trail.

#### **Typical Park Rules**

- Park hours daily from 6AM to 11PM.
- Unauthorized motorized vehicles prohibited.
- Bicycles must yield to pedestrians.
- Stay to the right of the trail except when passing.
- Give a clear warning before passing other trail users on the left.
- Smoking, alcoholic beverages, and illegal drugs not permitted.
- Avoid disturbing natural features.
- Respect the neighbors of the park.
- Camping prohibited. No campfires.
- Keep pets on a short leash.
- Do not litter.

Example of Typical Park Rules.

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