

August 14, 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. The building is surrounded by greenery and trees. The rendering is semi-transparent, allowing the background image to be seen through it.

Board of Commissioners Meeting # 2 | Final Plan
August 14, 2023



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
Steering Committee Meeting 5	Pre-Draft Master Plan	Tues, Mar 7, 2023	7:00 PM - 8:30 PM
Public Meeting 3	Draft Master Plan	Wed, Mar 29, 2023	7:00 - 9:00 PM
Board of Commissioners Meeting 1	Draft Master Plan	Mon, April 10, 2023	
Steering Committee Meeting 6	Review Draft Plan comments	Tue, June 6, 2023	7:00 PM - 8:30 PM
Public Meeting 4	Final Master Plan	Thu, June 29, 2023	7:00 PM - 9:00 PM
 BOC Meeting 2	Final Master Plan	Mon, Aug 7, 2023	

Public Input Update

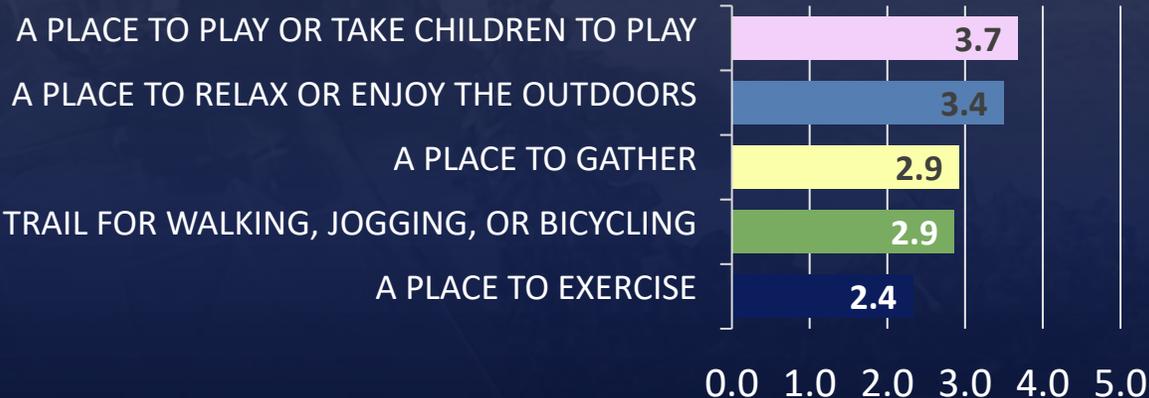
1130 INTERACTIONS

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

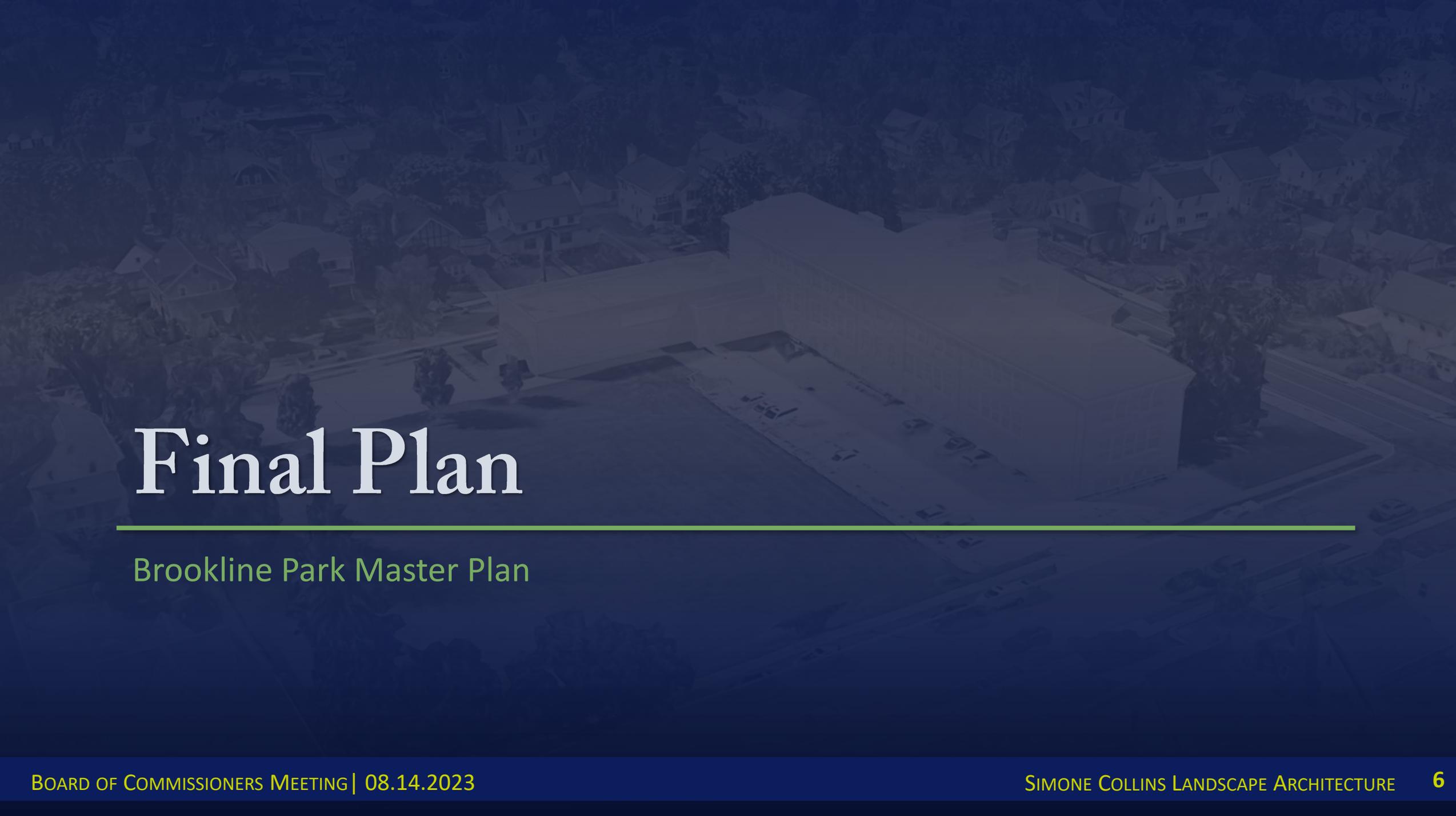
Public Meeting 3
Mar 29, 2023
Draft Plan
46 Attendees



Draft Plan Feed
back form:
23 comments

Public Meeting 4
Jun 29, 2023
Final Plan
25 Attendees



An aerial photograph of a residential neighborhood, overlaid with a semi-transparent 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.

Final Plan

Brookline Park Master Plan

Program Elements

- **Playground Area**
 - **Playground (5-12)**
 - **Toddler Play Area**
 - **Musical Instrument areas**
 - **Swing Area**
- **Open lawn for gathering and play**
- **Court games**
- **Seating / gathering areas of various scales**
- **Shade Structure**
- **Trees and Plantings**
- **Restroom**
- **Lighting**





Earlington Rd

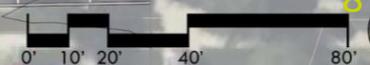
Sagamore Rd

Kenmore Rd

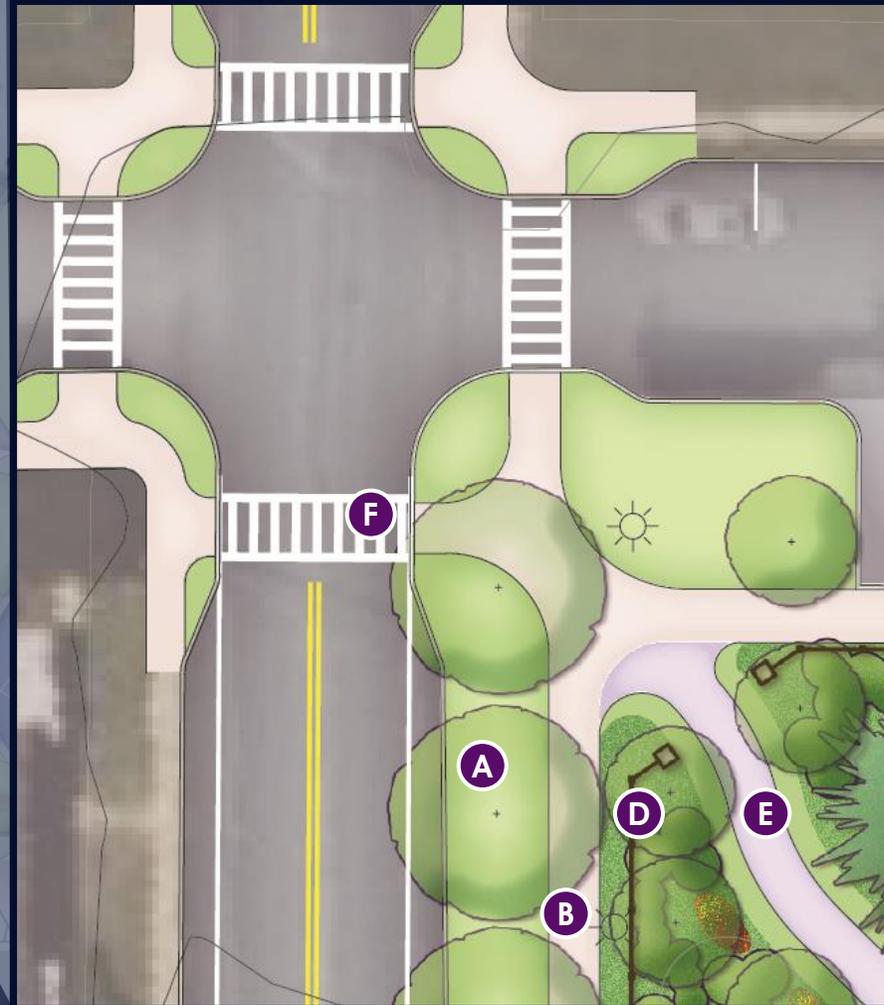
Final Plan

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** 6 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





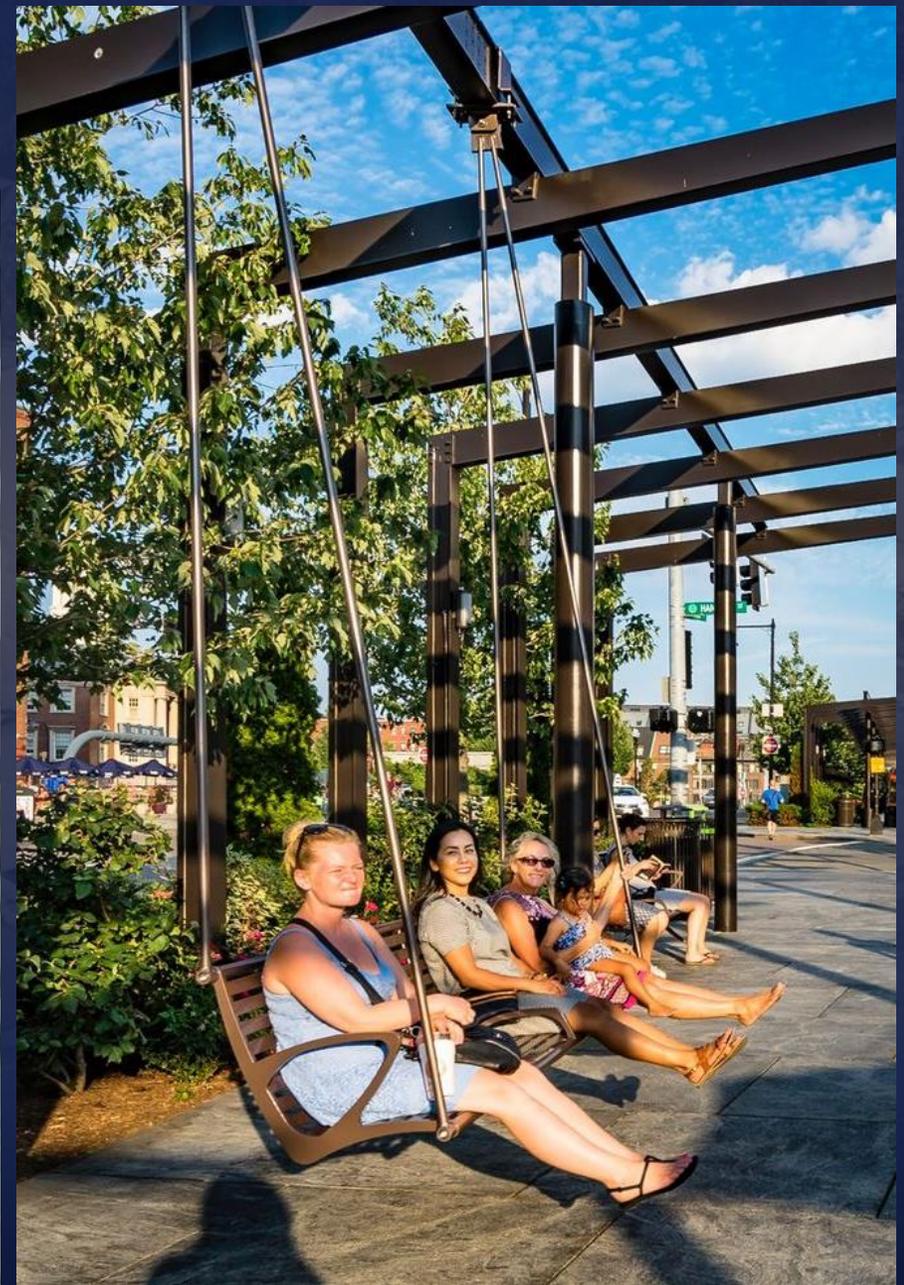
The Porch serve as a transition space from the Earlington Streetscape into the entire of the Park. It is a place to sit and watch and to be seen.

The Porch Key

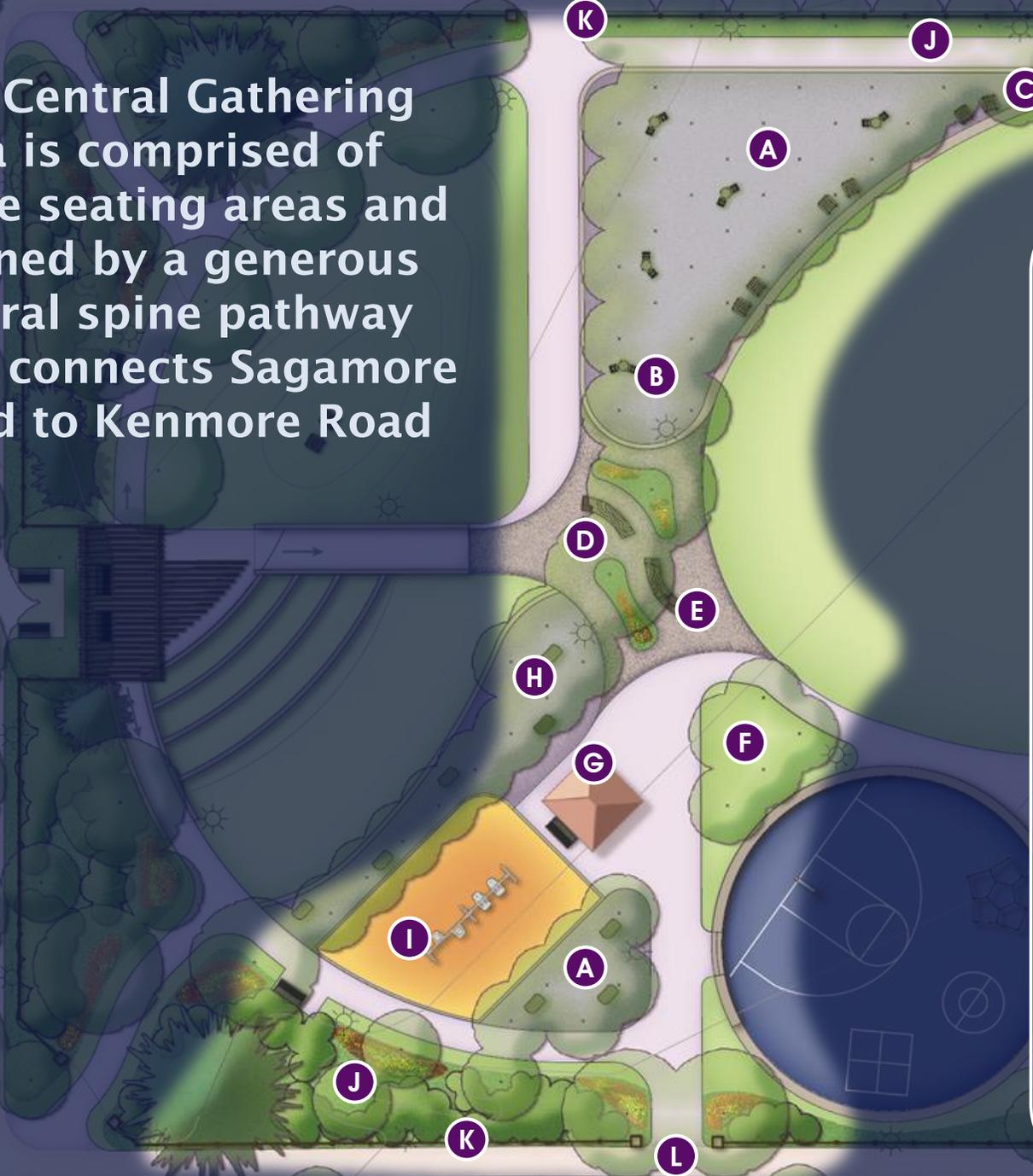
- A** Elevated Plaza with Trellis
- B** Bench Swing (2)
- C** Lawn Steps
- D** Large Lawn Mound
- E** Movable Adirondack Style Chairs
- F** Tradition Bench
- G** Open Lawn
- H** Mix border / bed planting
- I** Fence 4ft-Tall
- J** Stone Piers at Park Entrance

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 lawn
- G** Single occupancy restroom
- H** Boulder seating (8)
- I** Swings
- J** Mix border / planting bed
- K** Fence 4ft-tall
- L** Stone piers at park entrance

Tree Grove

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



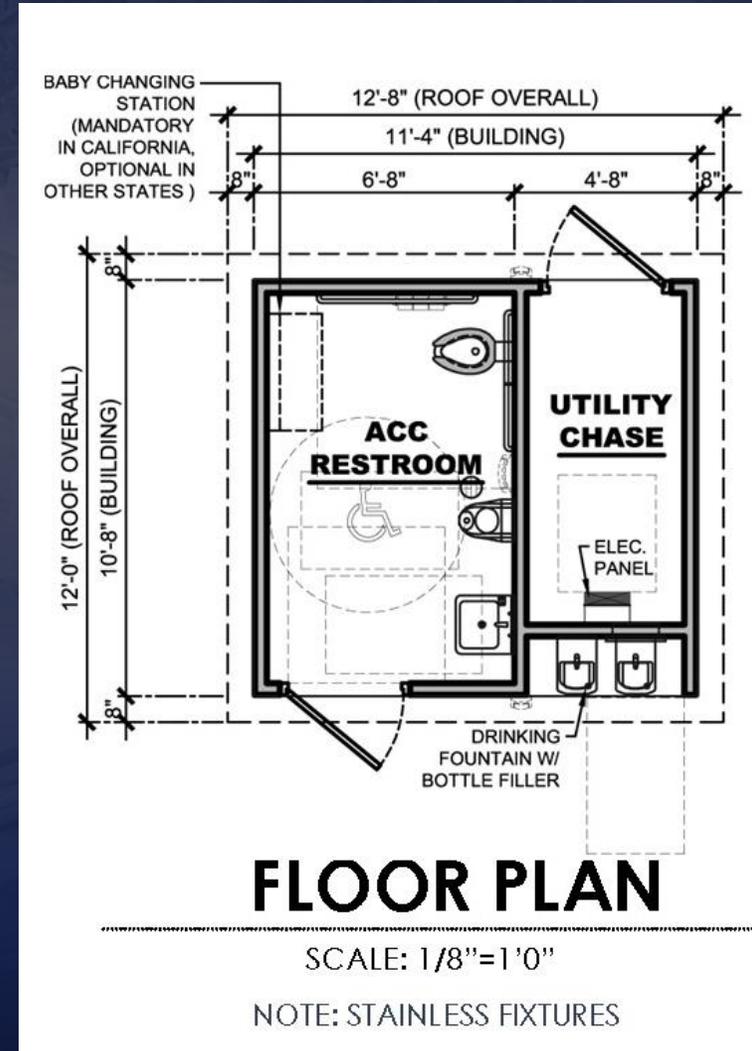
Central Plaza Paving

- Natural Stone Material
- Organic Pattern



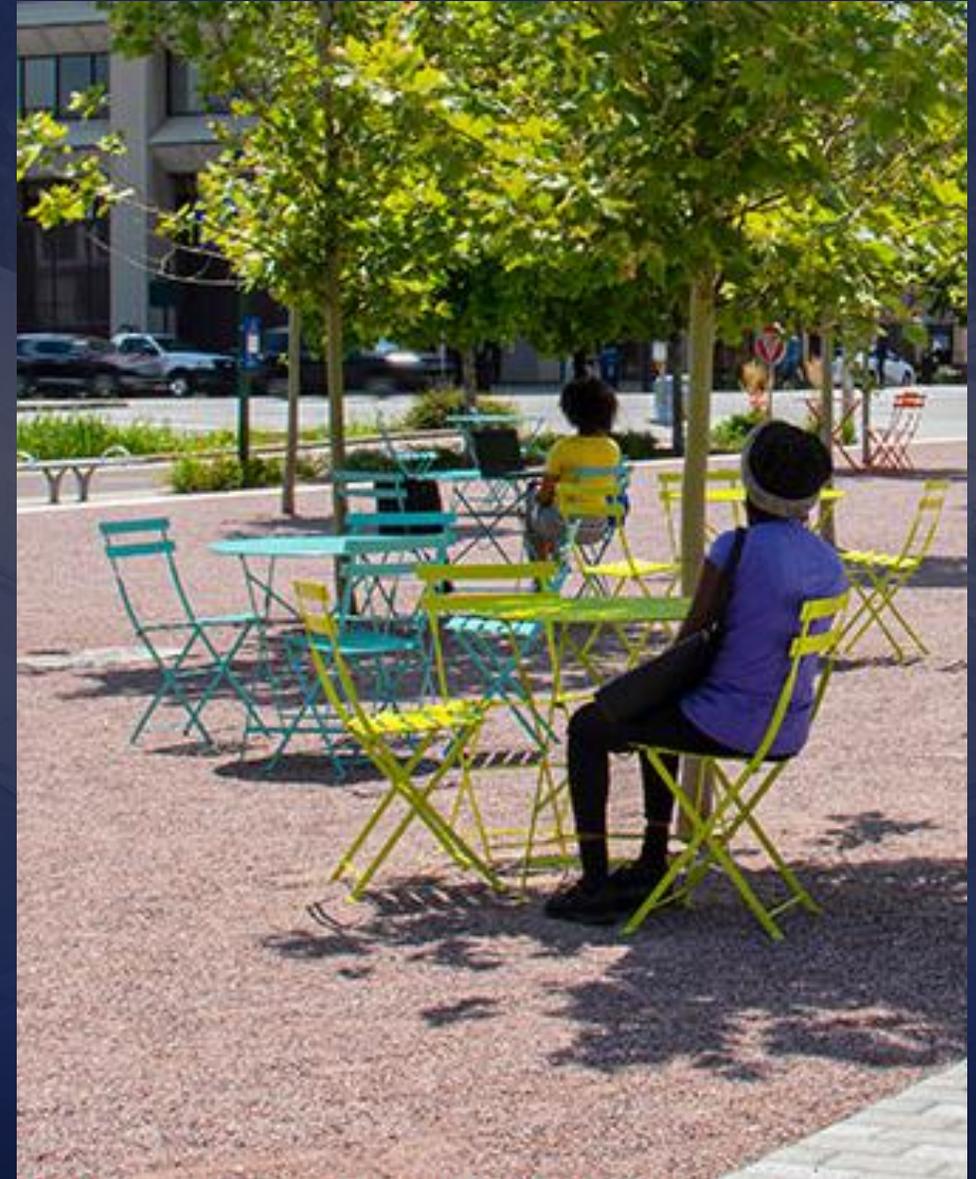
Single Occupancy Restroom

- 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.

Earlington Rd

Eastern Play Area Key

- A** Open lawn
- B** Seat wall
- C** Playground (5-12)
- D** Playground (tot)
- E** Musical Play
- F** Small lawn play mounds (2)
- G** Game court
- H** Seat wall
- I** Low ground cover planting
- J** Buffer planting
- L** Fence 4ft-tall
- M** Stone piers with gate at park entrance
- N** 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

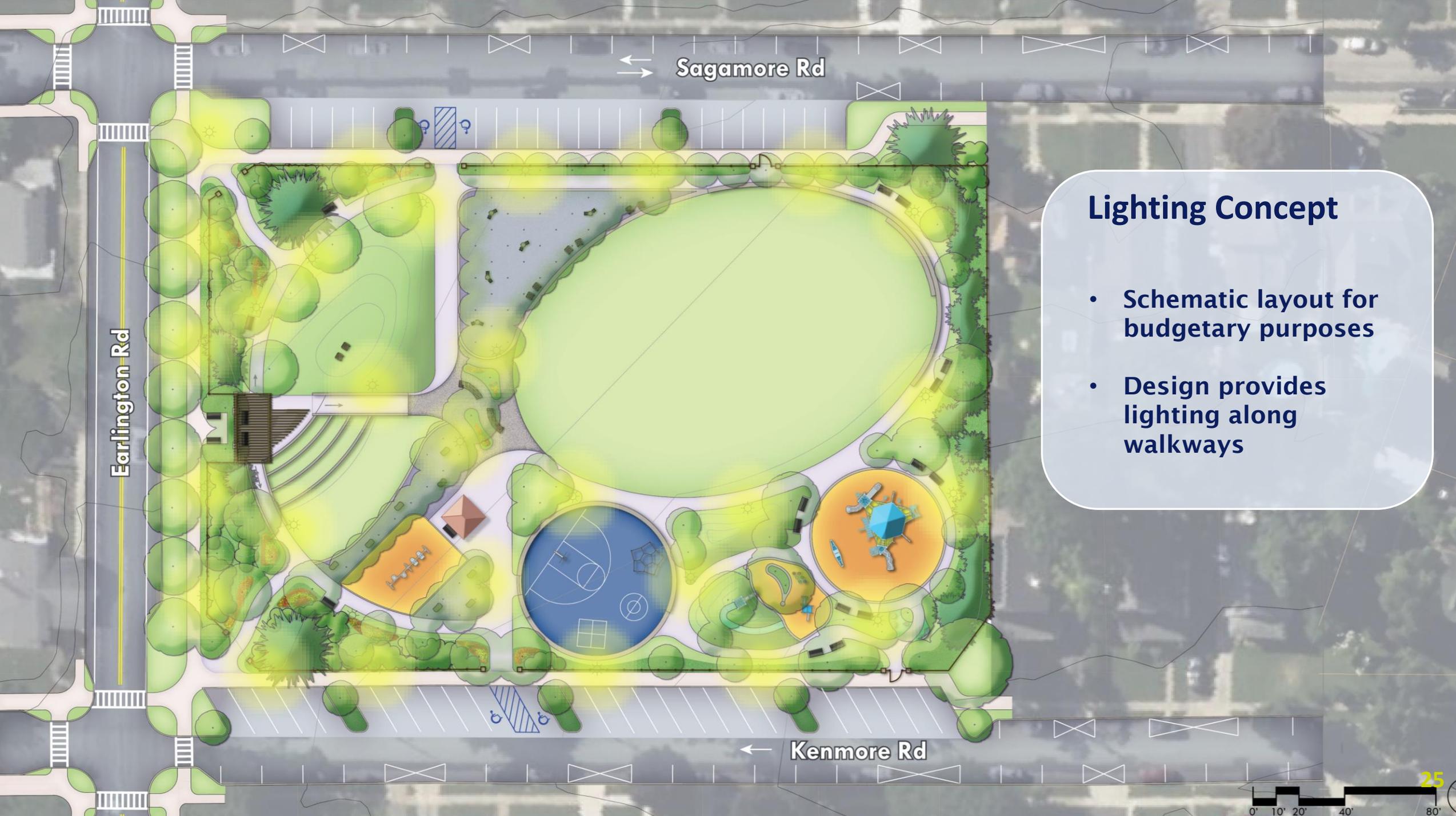
- Single half court basketball
- Four square
- Over head play
- Open chalk play



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





Sagamore Rd

Earlington Rd

Kenmore Rd

Lighting Concept

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



Funding & Probable Cost of Development

Brookline Park Master Plan

Probable Cost of Development



Brookline Park Master Plan Draft Cost Summary

Total Project Cost Summary

Pedestrian Street Safety Improvements/ Sidewalks	\$	242,500
Parking	\$	168,600
Utilities - Lighting, hose bids, electric / sewer / water service etc.	\$	198,500
Hardscape/ Fencing - pavements, seat wall, etc.	\$	436,300
Amenities - Playground, Play Court, Restroom, Site Furnishings, etc.	\$	835,600
Planting	\$	182,600

Total Proposed Site Improvements \$ 2,064,100

Mobilization	\$	62,200
E&S	\$	41,700
Stormwater Allowances	\$	62,200
Construction Contingency (10%)	\$	206,700
Design & Engineering (12%)	\$	248,000

Total Project Cost \$ 2,684,900

Probable Cost of Development

- Township may wish to implement early improvements such as improved lawns, daffodil plantings, temporary low fence along Earlington Road.
- Possible grant applications in 2024.
- Cost are estimated using PA prevailing wage rates.

Brookline Park Master Plan Draft Cost Summary

1. Site-Wide Improvements	\$ 504,300
Total Proposed Site Improvements	\$ 387,700
Mobilization, E&S, Stormwater Allowances	\$ 31,200
Construction Contingency (10%)	\$ 38,800
Design & Engineering (12%)	\$ 46,600
2. Park Porch Area	\$ 316,200
Total Proposed Site Improvements	\$ 243,100
Mobilization, E&S, Stormwater Allowances	\$ 19,500
Construction Contingency (10%)	\$ 24,400
Design & Engineering (12%)	\$ 29,200
3. Central Gathering Area	\$ 495,600
Total Proposed Site Improvements	\$ 381,000
Mobilization, E&S, Stormwater Allowances	\$ 30,700
Construction Contingency (10%)	\$ 38,100
Design & Engineering (12%)	\$ 45,800
4. Eastern Play Area	\$ 800,700
Total Proposed Site Improvements	\$ 615,800
Mobilization, E&S, Stormwater Allowances	\$ 49,400
Construction Contingency (10%)	\$ 61,600
Design & Engineering (12%)	\$ 73,900
5. Pedestrian / Streetscape Improvements	\$ 568,100
Total Proposed Site Improvements	\$ 436,500
Mobilization, E&S, Stormwater Allowances	\$ 35,300
Construction Contingency (10%)	\$ 43,800
Design & Engineering (12%)	\$ 52,500
Total Project Cost	\$ 2,684,900

Funding Opportunities

State and federal funding sources – DCNR & Land and Water Conservation Fund (LWCF) could be obtained for the park allowing the Township to leverage local funds for park improvements. One possible funding scenario (below) might fund the majority of the construction in a single phase.

<u>Source</u>	<u>Amount</u>	
Township funds	\$ 1,000,000.00*	
DCNR LWCF	\$ 1,000,000.00	(grant application due April 5, 2024)
DCED GTRP:	\$ 250,000.00	(grant application due May 31, 2024)
<u>DELCO Greenways:</u>	<u>\$ 500,000.00</u>	<u>(grant application due Sept 30, 2023)</u>
Total Possible	\$ 2,750,000.00	

*CDBG funds may be available for sidewalks at the park

Design & Engineering Costs: +- \$250k

Park Timeline / Next Steps



Next Steps

- Board of Commissioners approve / adopt plan
- **Commit to pursue grant applications**
- Submit DELCO GreenWays grant September 2023
- **Meet with DCNR and DCED to familiarize them with project**
- Submit DCNR and DCED grant applications in spring of 2024
- **Begin design & engineering to make project “shovel-ready”**



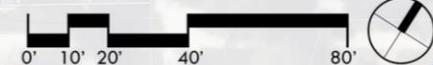
Questions & Comments

Brookline Park Master Plan



Key:

- A** Elevated plaza w/ trellis
- B** Bench swing (2)
- C** Bench (16)
- D** Large lawn mound
- E** Lawn steps / open lawn
- F** Tree grove w/ stone dust paving
- G** Bistro chairs & tables (5)
- H** Adirondack style chairs (8)
- I** Stone boulder seating (8)
- J** Central plaza with benches
- K** Single occupancy restroom
- L** Swing set
- M** Seat wall
- N** Open play lawn
- O** Play court w/ seat wall
- P** Small lawn play mounds (2)
- Q** Playground (5-12 years)
- R** Playground (tot area)
- S** Musical play area
- T** Fence
- U** Gate (2)
- V** Buffer planting
- W** Curb extension / crosswalk improvement
- X** Street tree planting
- Y** Mixed border / bed planting
- #** Parking (83)



Thank you!

It has been a pleasure to work with the Haverford Township community!

Please contact us anytime.

Simone Collins Landscape Architecture

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