

November 16, 2022  
Haverford Township

# BROOKLINE PARK

## *Master Plan*

Steering Committee 3 | Initial Concepts

# Meeting Agenda

1. Master Plan Process Update
  - a. Public Meeting Review
  - b. Focus Group Review
  - c. Survey In Progress Review
2. Initial Concept Review & Discussion
  - Next Steps



# Steering Committee

Michelle Alvare	Park Board
Monica Durfee	Brookline Community
Peter Hickman	Brookline Planning Committee
Jamie Jilozian	Park Board
Scott Lean	Neighbor
Kristin Luckshire	Penfield Civic
Pat McLoone	Neighbor
Melissa Raffel	Penfield Civic
Lynanne St. Denis	Park Board
Becky Timme	Neighbor
Brian Barrett	Director of Parks & Recreation
Eileen Mottola	Parks & Recreation Facilities Coordinator
Gerry Hart	Commissioner



# Project Team



- Peter Simone, RLA, FASLA, Principal
- Sarah Leeper, RLA, ASLA
- Anita Nardone, P.E.
- Michelle Armour, ASLA, Staff Landscape Architect





# The Master Plan Process Update

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
<b>Steering Committee Meeting 3</b>	<b>Initial Concepts</b>	<b>Wed, Nov 16, 2022</b>	<b>7:00 PM - 8:30 PM</b>
Public Meeting 2	Initial Concepts	Tues, Dec 6, 2022	7:00 PM - 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 PM - 9:00 PM
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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
Board of Commissioners Meeting 2	Final Master Plan	Mon, July 10, 2023	



# Public Meeting 1

GOALS

FACTS

CONCEPTS

PARTNERS

## Project Introduction & Brainstorming

- Monday, October 24, 2022
- 82 attendees

- Create a Multi-purpose site
- Provide for all ages
- Preserve existing trees
- Get kids playing
- Aesthetically beautiful
- Relate to residential scale
- Reuse salvage stone
- Be a good neighbor
- Encourage people to walk and bike

# Public Meeting 1

## GOALS

## FACTS

## CONCEPTS

## PARTNERS

### Planting / Habitat

- New trees
- Shade trees
- Preserve existing trees
- Native planting +
- Community garden
- Donate garden veg.
- Add topography

### Walkways

- Reflexology path
- Walkways
- Meandering pathways
- ADA design

### Structures

- Pavilion
- Gazebo
- No concession stand

### Classes / Activities

- Yoga Class
- Summer concert
- Fire Co. meet and greet
- Food truck space
- Nature bathing
- Holiday Tree lighting

### Play

- Playground
- Sand box
- 2-5 play area
- Vary the type of play
- Splash pad
- Climbing wall
- Swing Set
- "Swing Along" Swing
- Musical play
- A "Little Library"
- Nature based exploratory play
- Toddler play surfaces
- Create discovery opportunities

### Open Area

- Town green
- Synthetic lawn gathering area
- Open lawn
- Green space
- Organized sports field (practice/game)
- Multi-use field (pick up sports)

### Education

- Native Planting Education
- Horticulture education

### Site amenities

- Parking
- Fix parking
- Bike parking
- Does parking encourage people to drive?
- Restrooms
- Community Kiosk
- Shade sail
- Benches/seating
- Picnic table
- Waste receptacles
- Public art
- Bird Houses

### Green Infrastructure

- Vegetative Composting
- Stormwater control
- Help with Stormwater for area around park
- Grid on grass event parking

### Safety & Security

- New fencing
- Stone wall
- Fenced play area
- Earlington entrance for parking
- Safe crosswalks
- Security
- Motion sensor lights
- Cameras

### Lighting

- No lights
- Limit light pollution
- Light parking

### Facilities

- Swimming Pool
- Dog park
- No full basketball court
- Half court Basketball
- Adult fitness
- Water feature
- Explore other parks for some of these ideas
- Less is more
- Multifunctional hardscape

# Focus Group Meetings

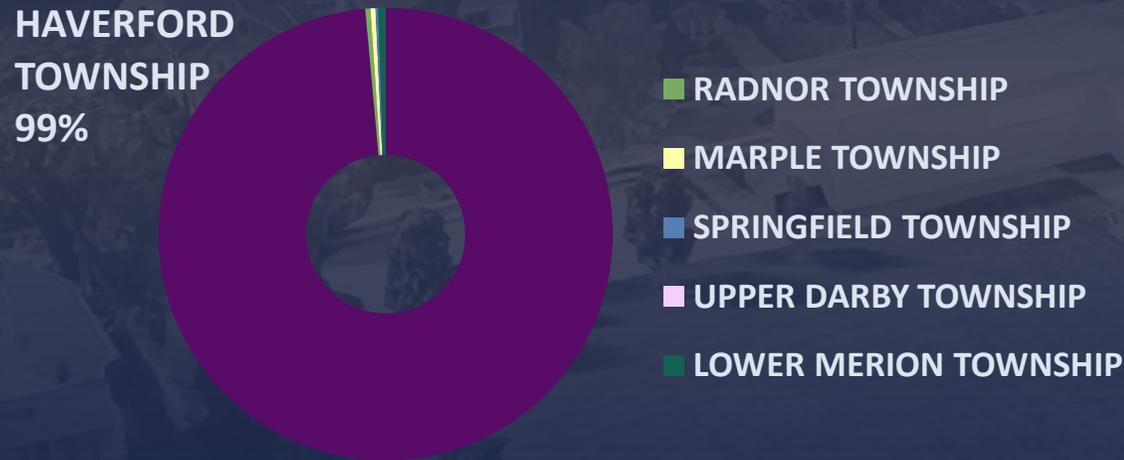
1. Young Families Group
2. Adjacent Neighbors
3. Middle School Students
4. Penfield Civic Assoc.
5. Senior Citizens



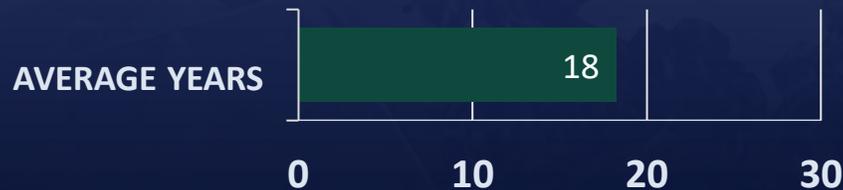
# Web-Based Public Opinion Survey

565 Responses to date

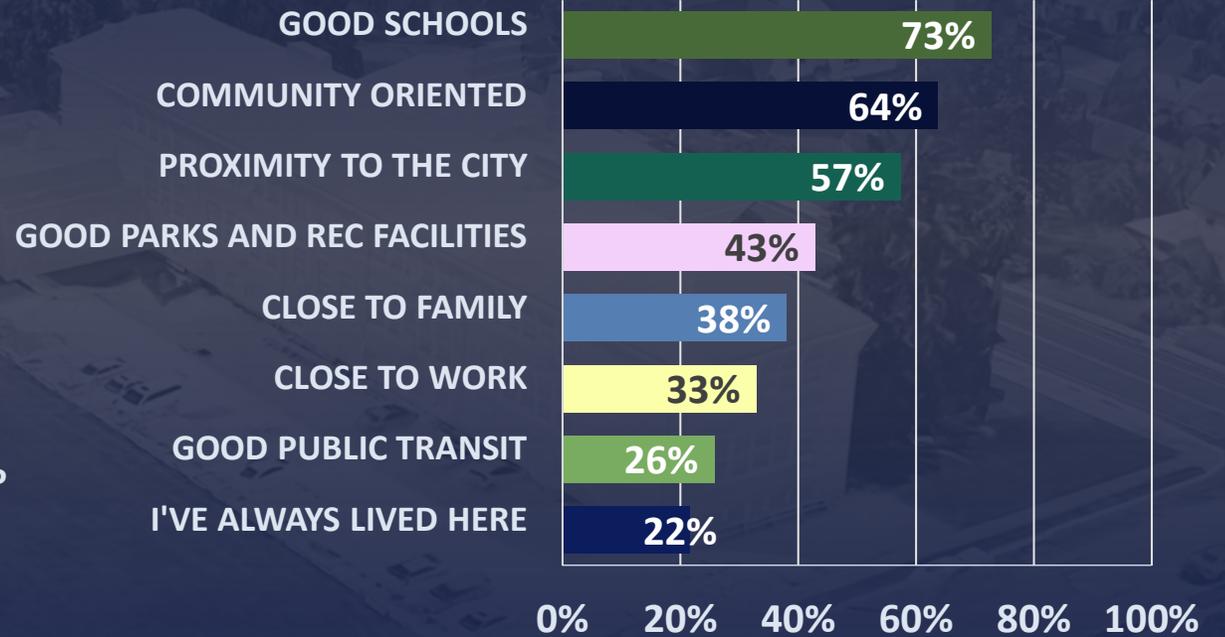
## Respondents Municipality



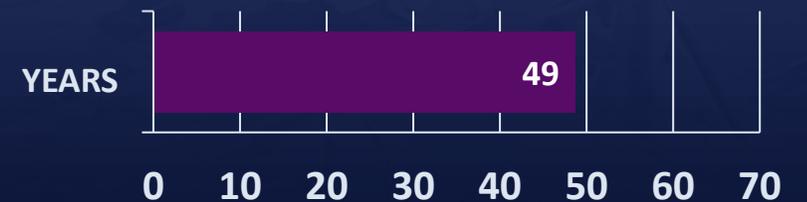
## Respondent years lived in their current municipality



## Reason respondent chooses to live in Haverford Township.

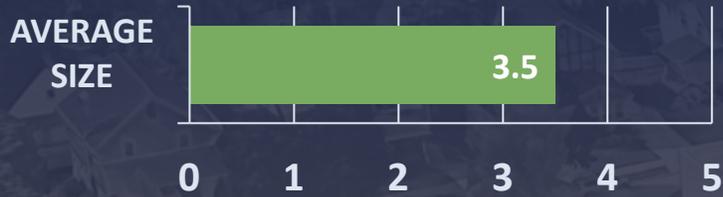


## Respondant Average Age

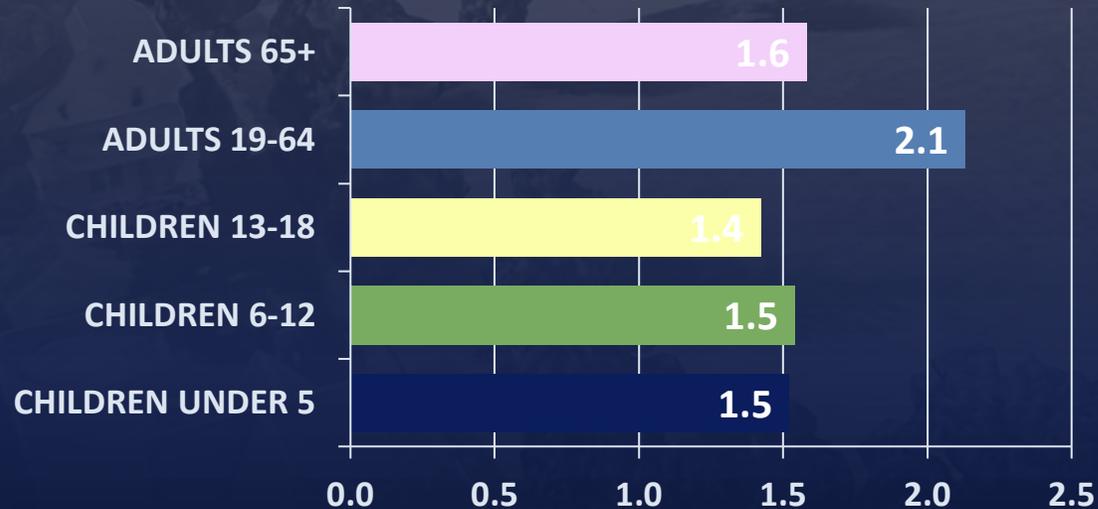


# Web-Based Public Opinion Survey

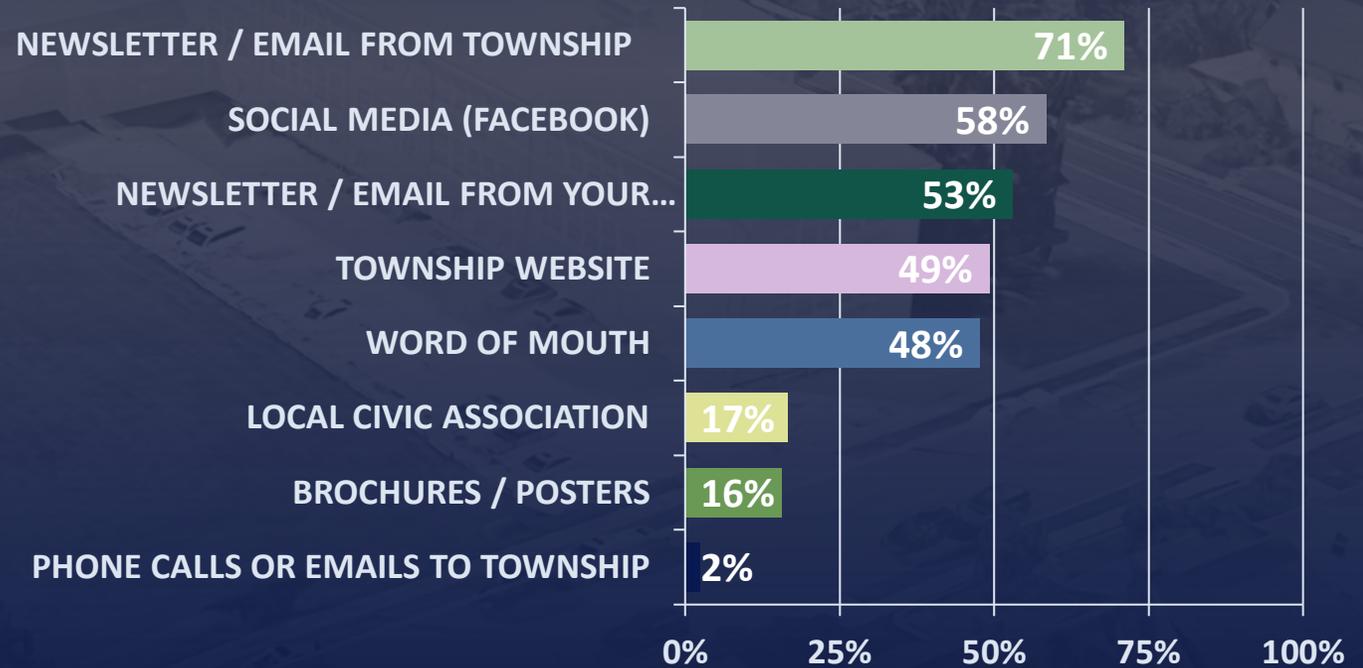
## Respondent Household Size



## Household Member Ages

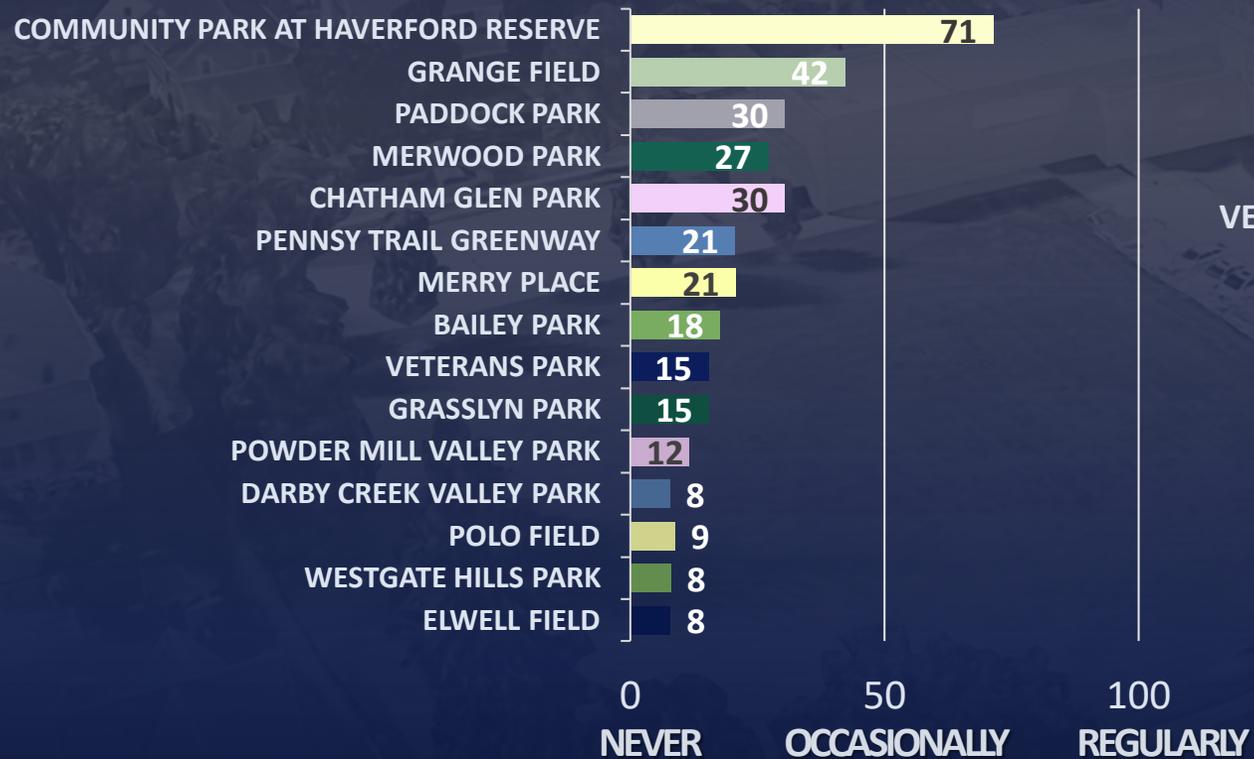


## How respondents obtain information about Haverford Township park activities and programs.



# Web-Based Public Opinion Survey

Township parks respondents visit.



Other area parks respondents visit.

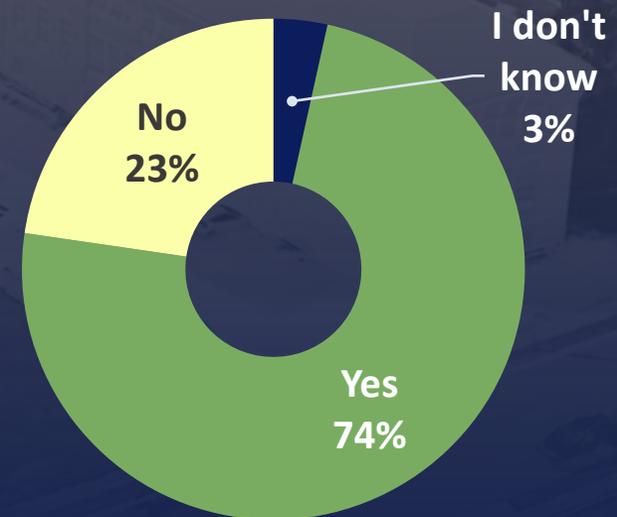


# Web-Based Public Opinion Survey

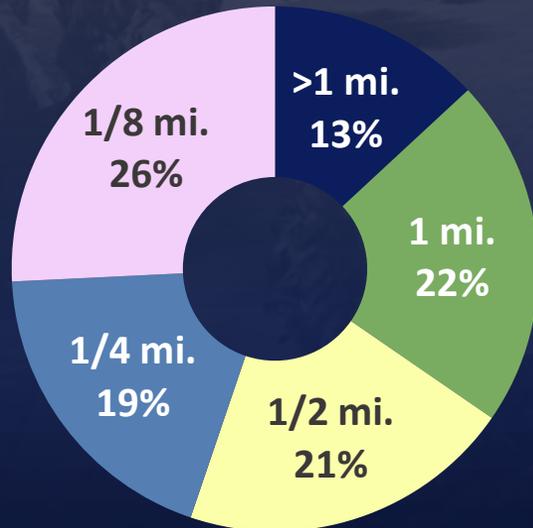
How well respondent's outdoor recreational & open space needs are being met



Respondants that have visited / walked through Brookline Park

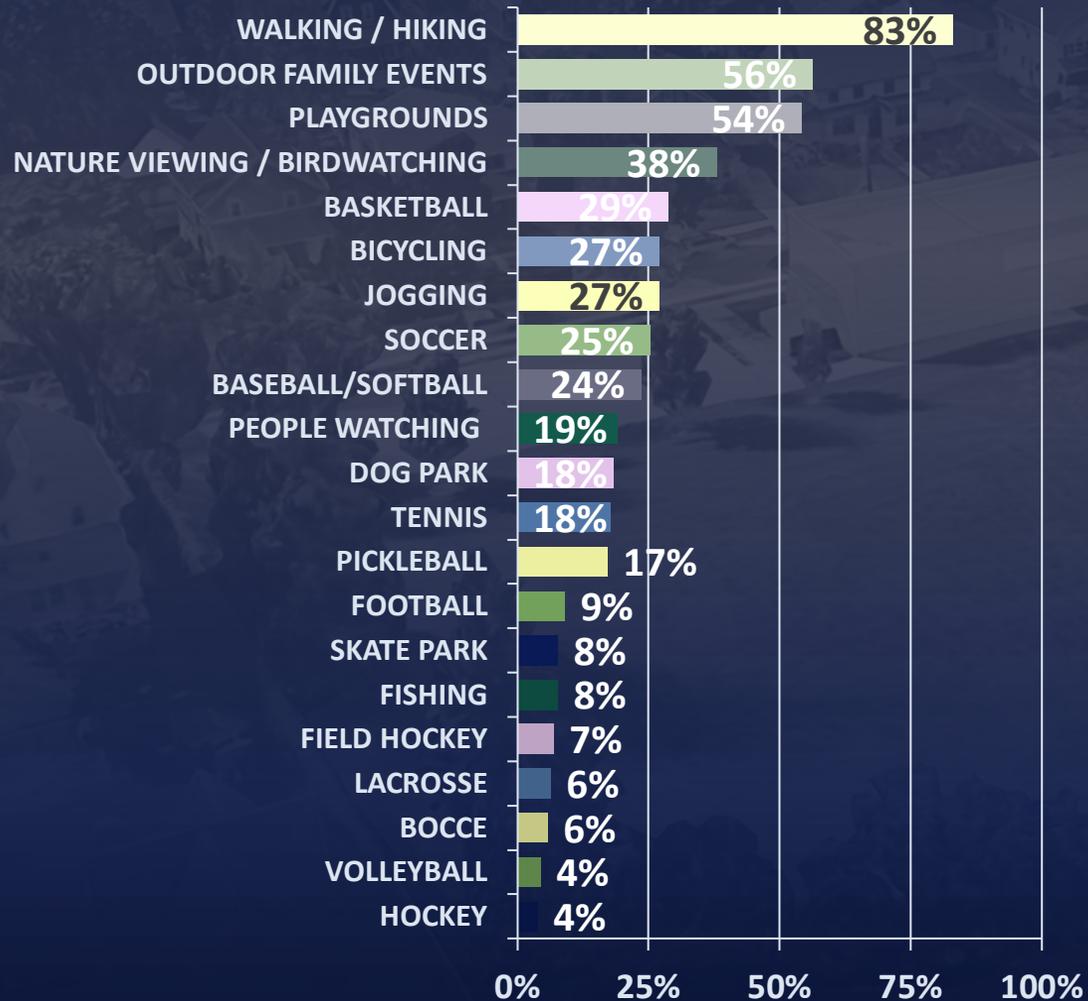


How far respondents live from Brookline Park

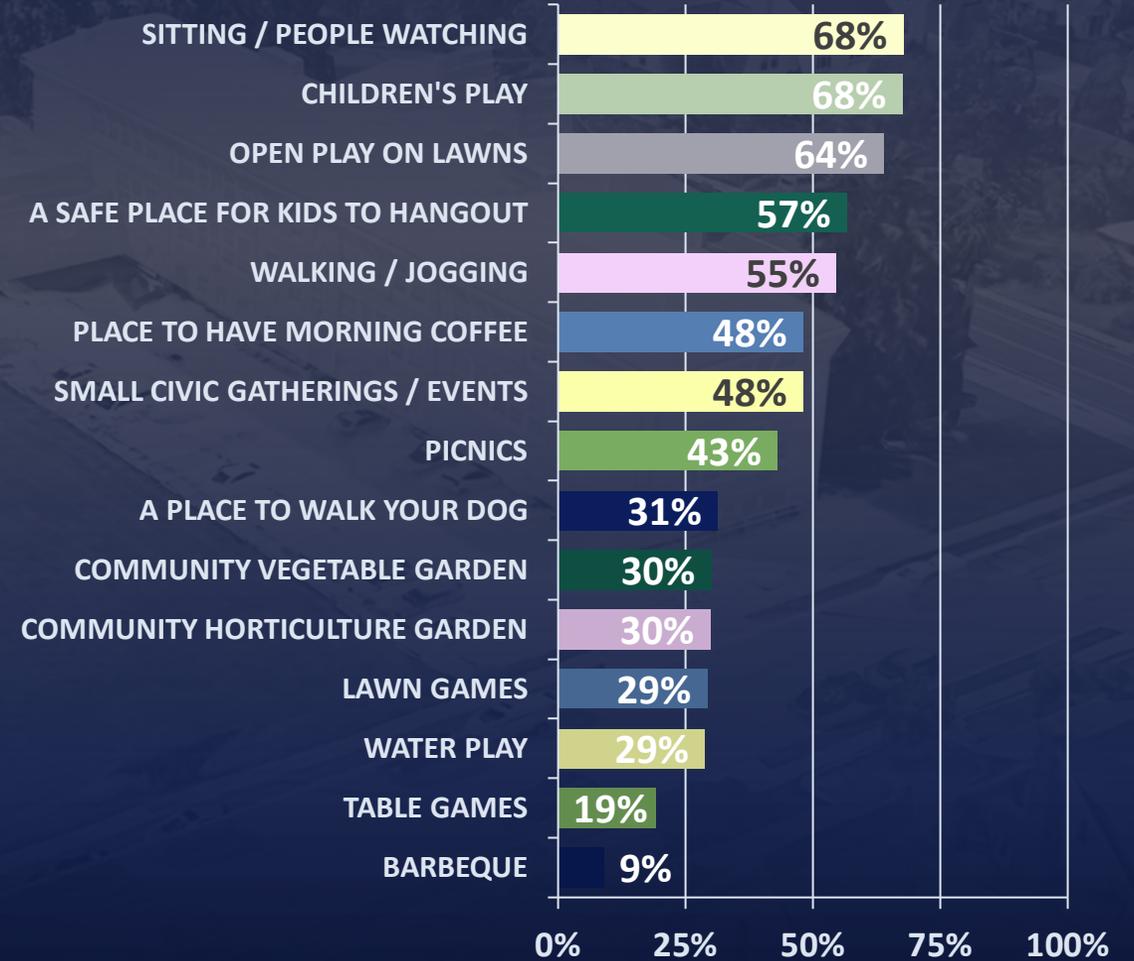


# Web-Based Public Opinion Survey

## Respondent recreational activities they enjoy most

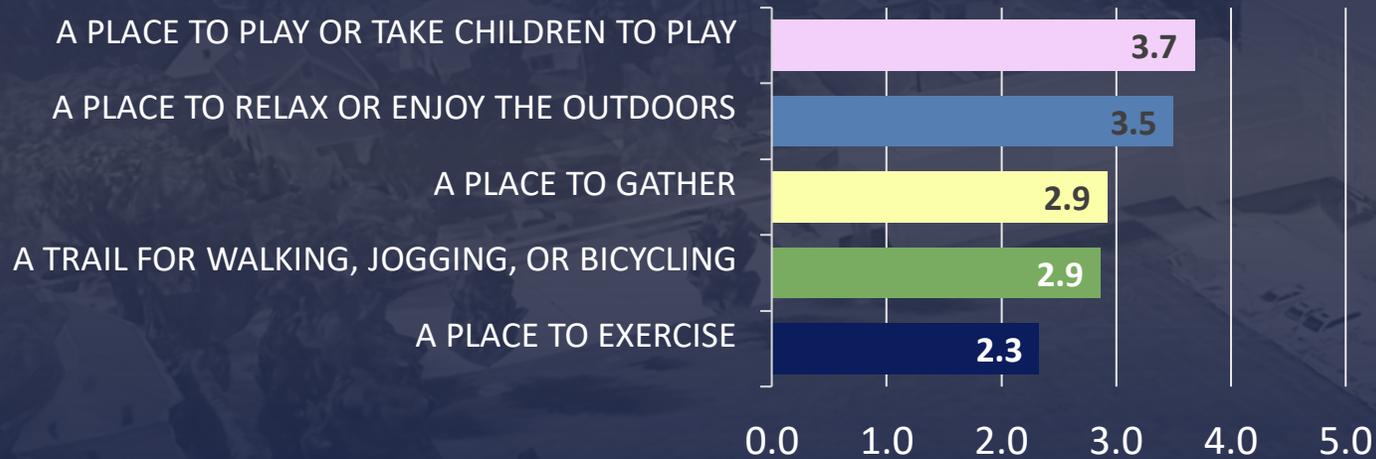


## Activities to accommodate at Brookline Park.

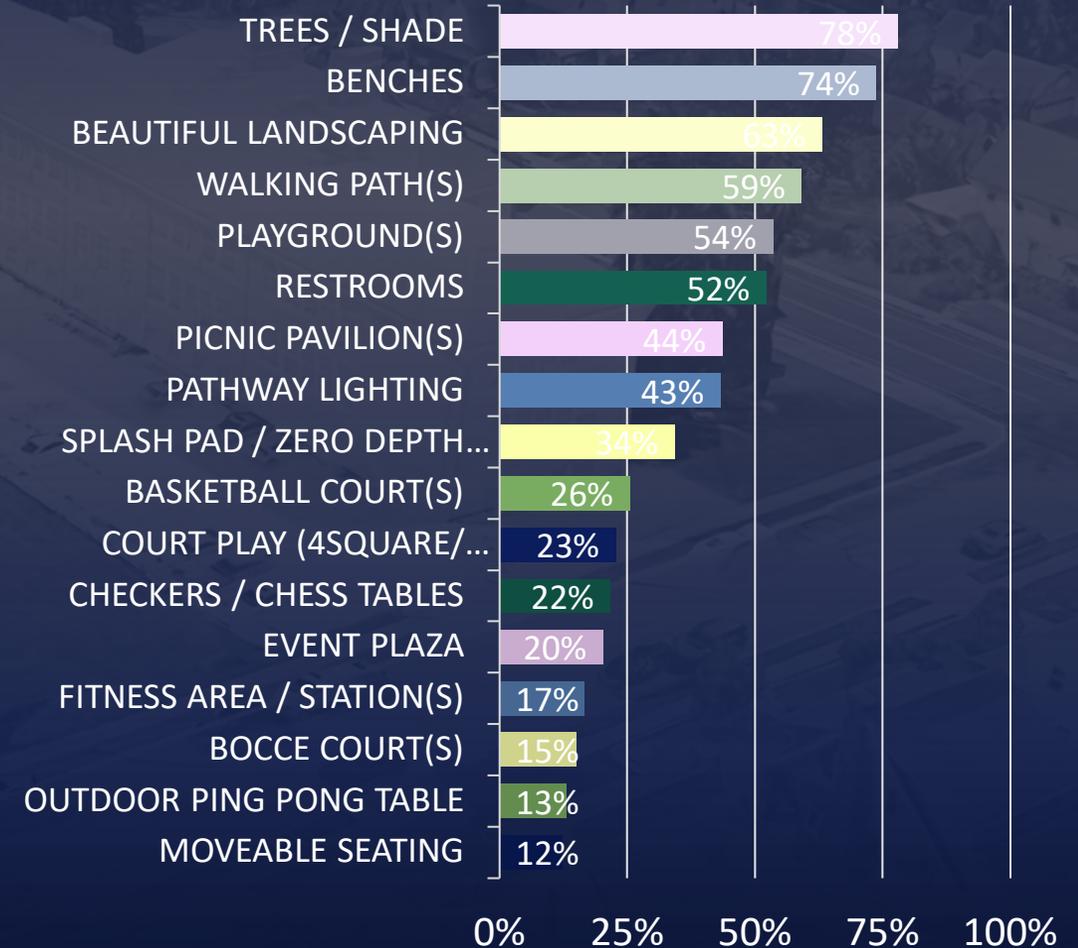


# Web-Based Public Opinion Survey

## Preferred recreational experience for Brookline Park



## New facilities to considered for Brookline Park



# Web-Based Public Opinion Survey

What excites you most about the future of Brookline Park?

different bring small children people young kids location walking distance field enjoy outdoors  
close home older kids need close house neighbors spot outdoor shade children middle  
home longer go lot love library walkable look will old kids play Keeping another  
little bit splash pad open fields kids nature walk Proximity nice adults  
green space activities neighborhood chance  
community relax place another park space park closer  
park Open green space Open space somewhere new  
hang enjoy becoming area meet beautiful Havertown  
playground possible close walking path township  
Beautiful green space something house family feel gather dog opportunity  
also possibility outside potential unique S m play natural great basketball courts live  
excited new USE place walk Something new proximity house water play place gather events  
proximity home excited park close home nearby school



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.

# Initial Concepts

Brookline Park Master Plan

# Town Green

- Provide plaza area for neighborhood gatherings
- Open lawn area for younger organized sports and unstructured play
- Shade



# Neighborhood Event Space

- Small stage / plaza
- Open lawn for gathering and play
- Alternative games



# Structures



# Splash Pad

- Keep a neighborhood scale
- Function as plaza during down time



# Court Areas

- Basketball
- Pickleball
- Four Square
- Hopscotch
- Free play Chalk Area
- Gaga Pit



# Lighting

- Solar Light bollard - Low level Path Lighting for wayfinding
- Light standards at strategic locations
- Hanging Lights at Neighborhood Plaza



# Furnishings

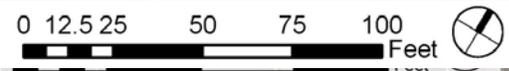
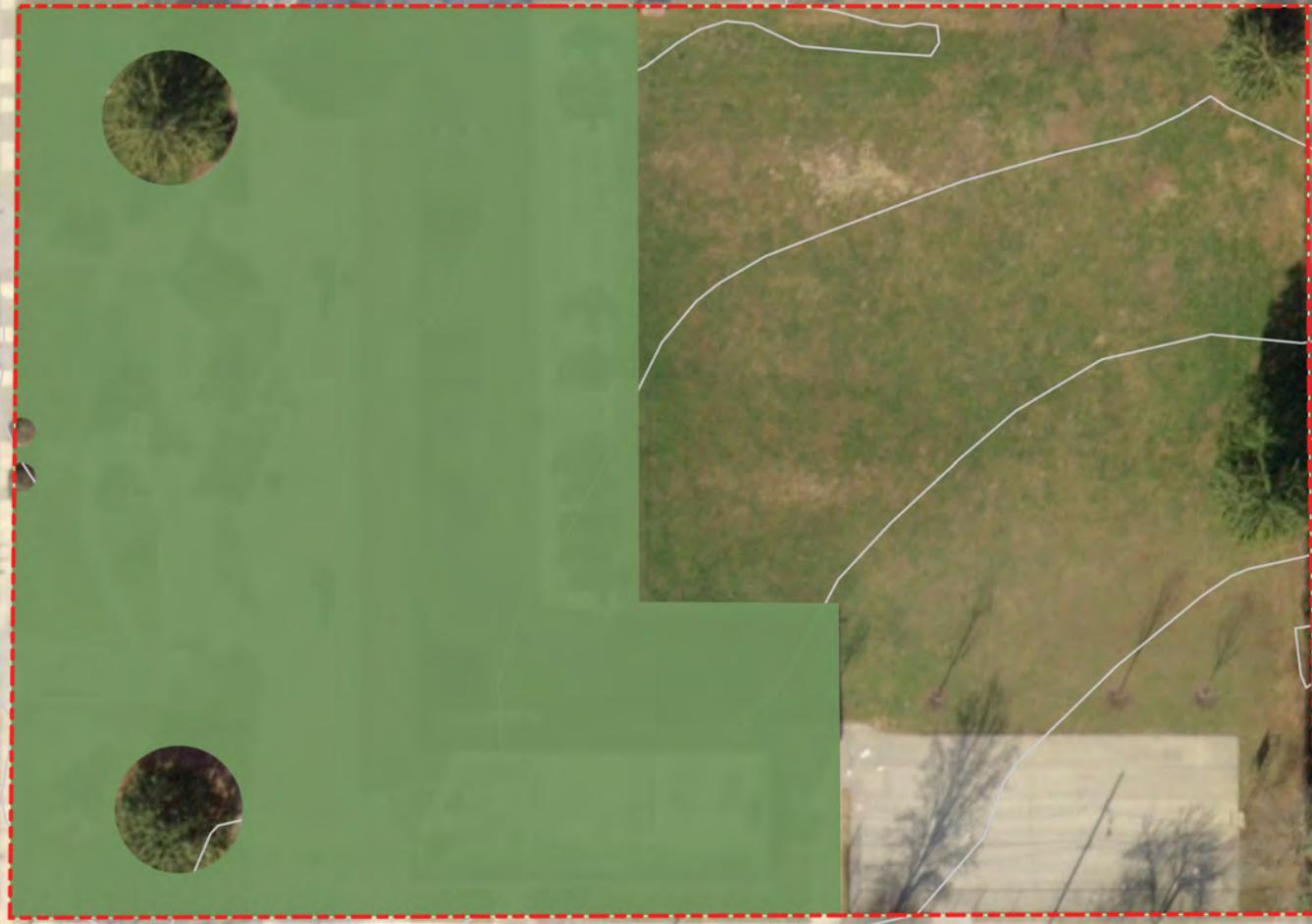


# Base Plan

Sagamore Road

Earlington Road

Kenmore Road

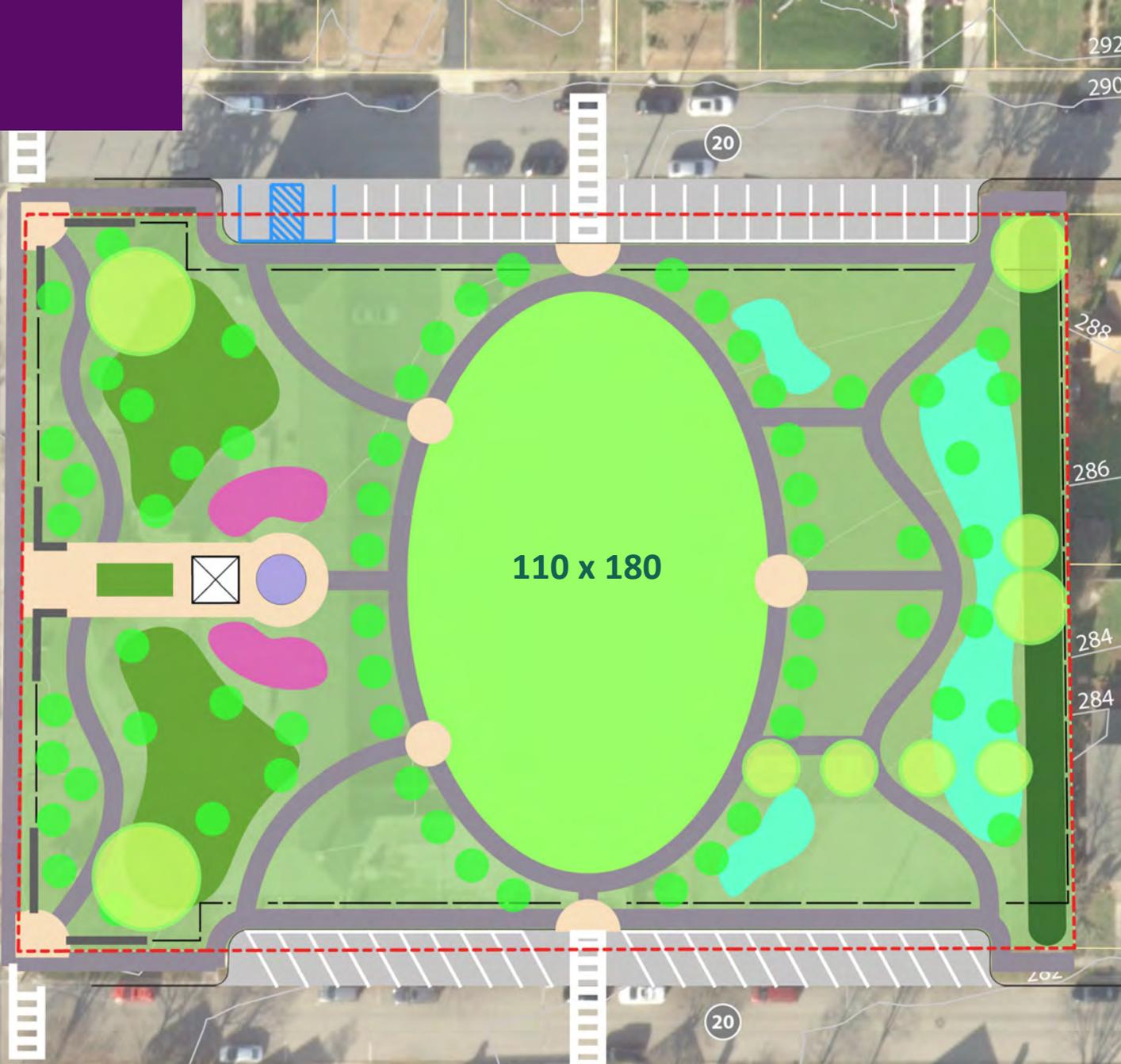


# Concept A

Sagamore Road

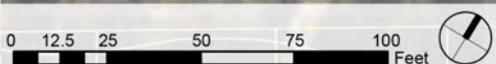
Earlinton Road

Kenmore Road

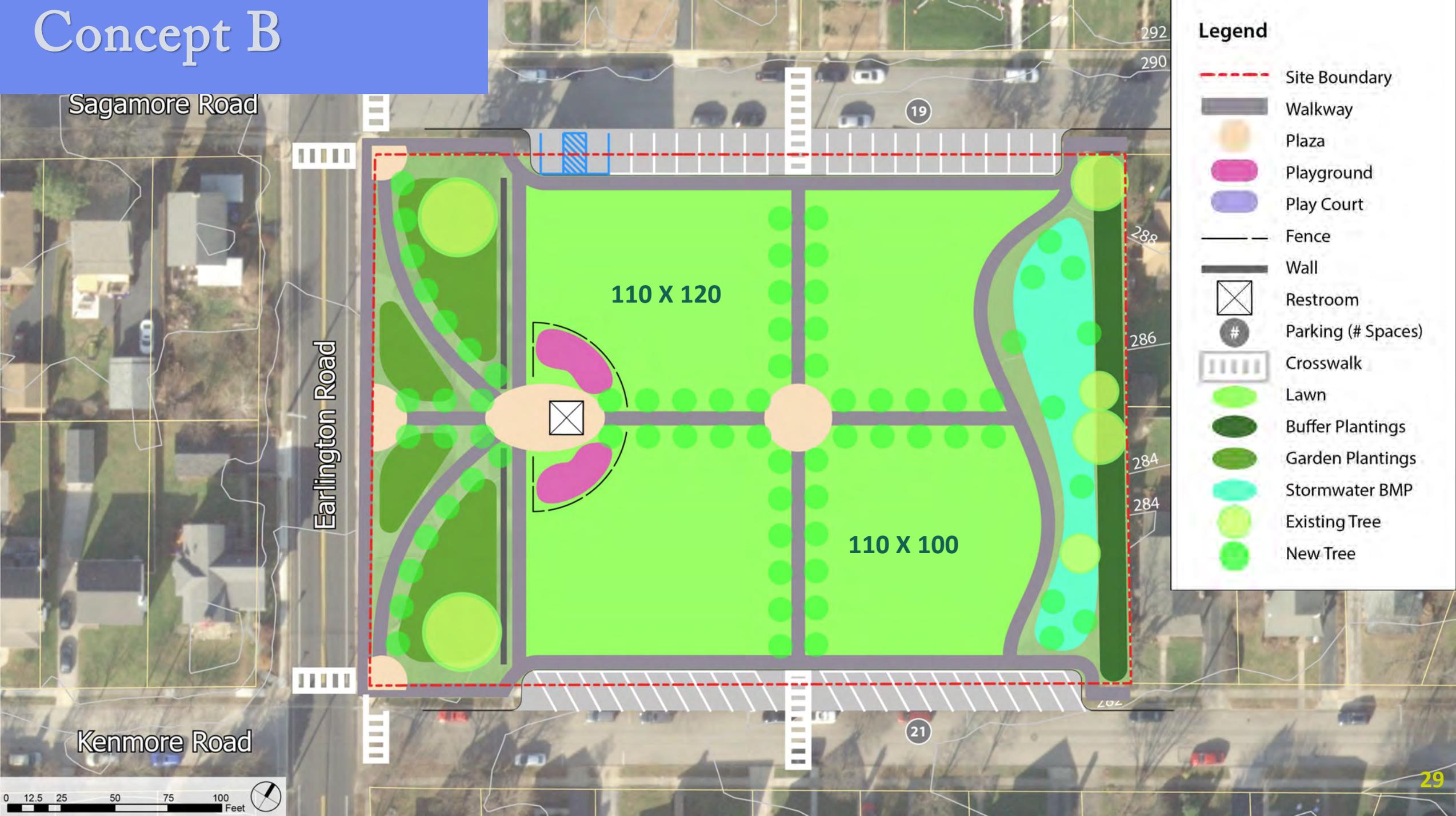


## Legend

- Site Boundary
- Walkway
- Plaza
- Playground
- Play Court
- Fence
- Wall
- Restroom
- Parking (# Spaces)
- Crosswalk
- Lawn
- Buffer Plantings
- Garden Plantings
- Stormwater BMP
- Existing Tree
- New Tree



# Concept B



## Legend

- Site Boundary
- Walkway
- Plaza
- Playground
- Play Court
- Fence
- Wall
- Restroom
- Parking (# Spaces)
- Crosswalk
- Lawn
- Buffer Plantings
- Garden Plantings
- Stormwater BMP
- Existing Tree
- New Tree

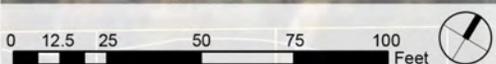
Sagamore Road

Earlington Road

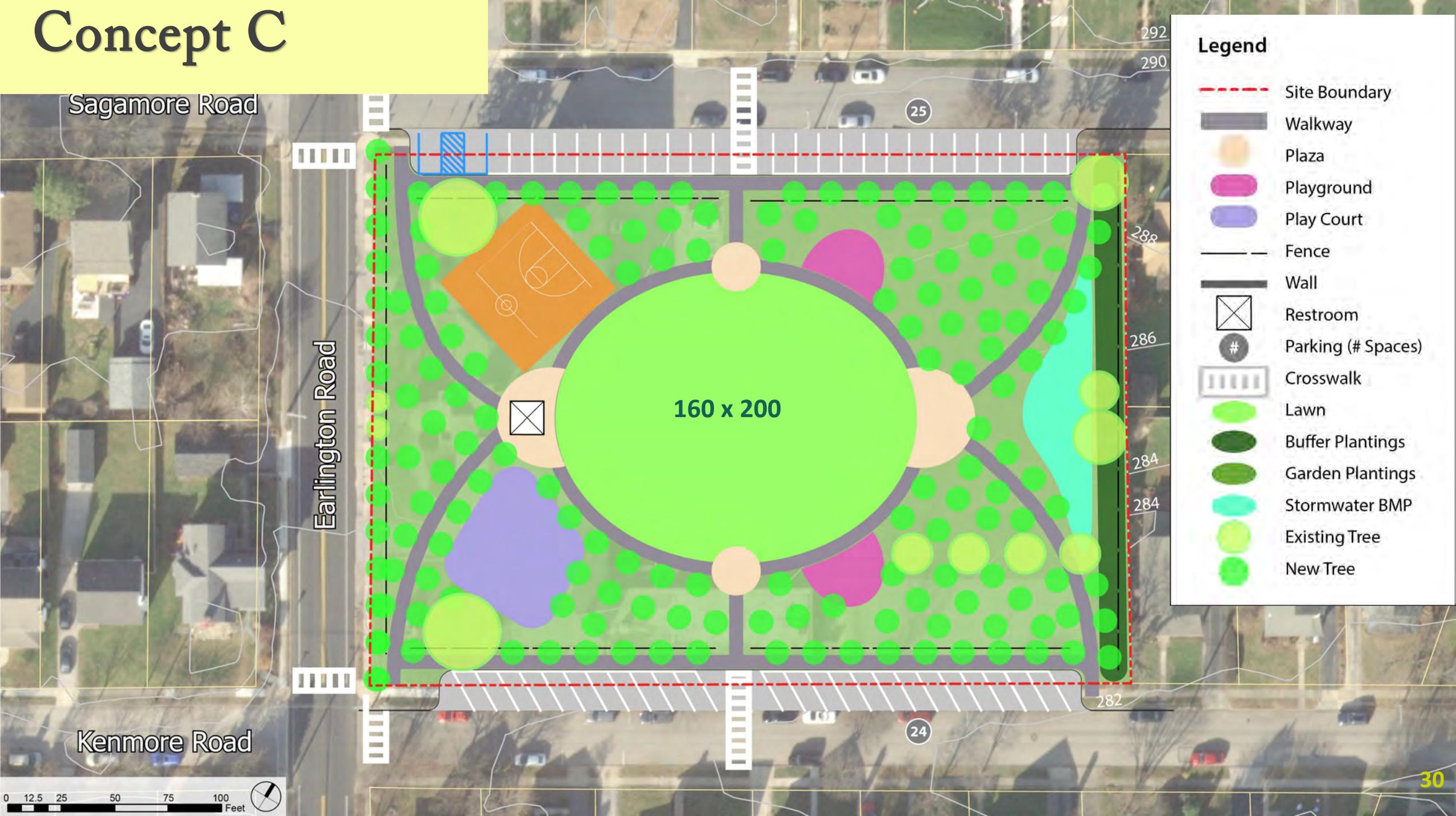
Kenmore Road

110 X 120

110 X 100



# Concept C



## Legend

- Site Boundary
- Walkway
- Plaza
- Playground
- Play Court
- Fence
- Wall
- Restroom
- Parking (# Spaces)
- Crosswalk
- Lawn
- Buffer Plantings
- Garden Plantings
- Stormwater BMP
- Existing Tree
- New Tree

Sagamore Road

Earlington Road

Kenmore Road

160 x 200

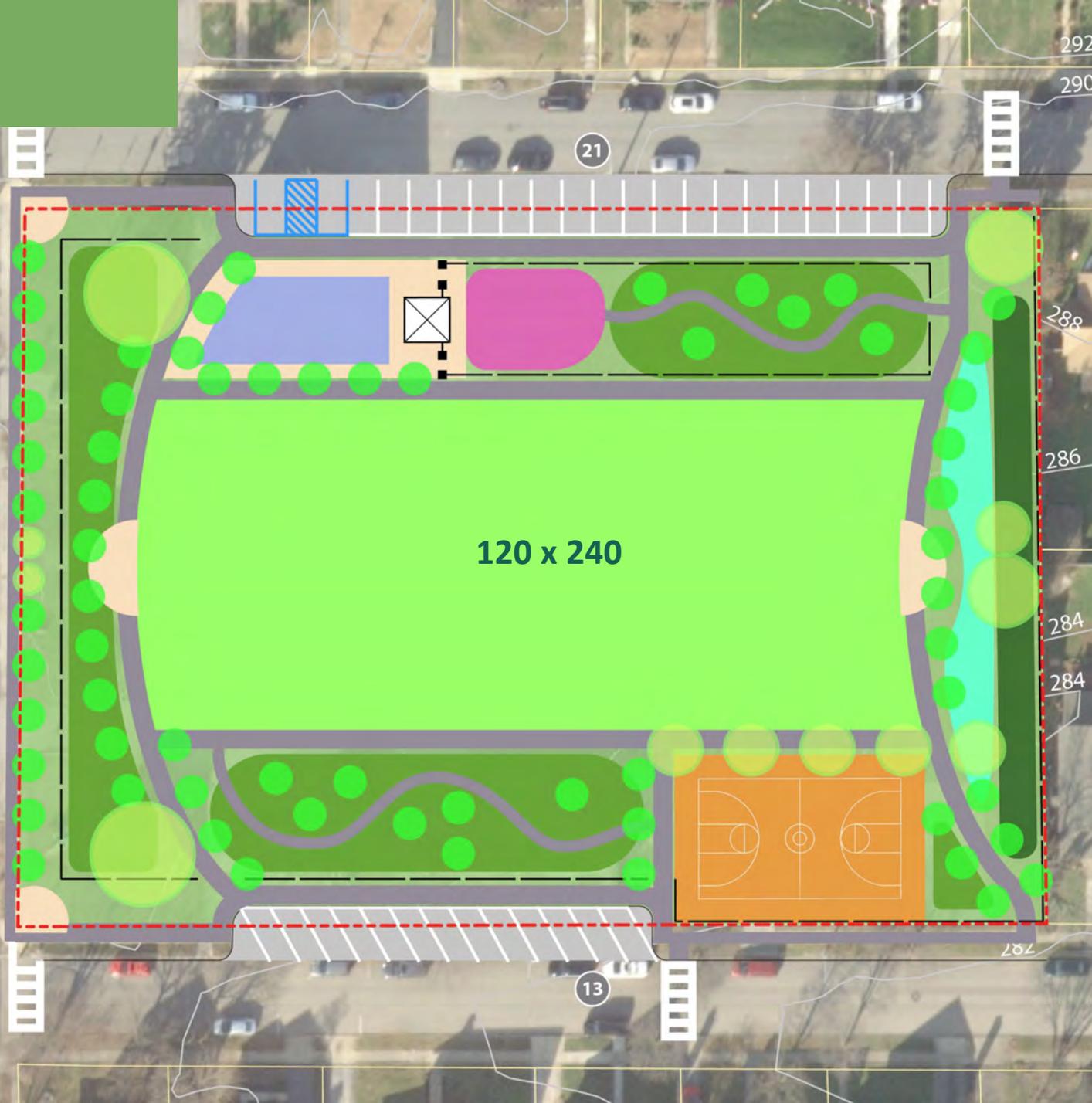


# Concept D

Sagamore Road

Earlinton Road

Kenmore Road



## Legend

- Site Boundary
- Walkway
- Plaza
- Playground
- Play Court
- Fence
- Wall
- Restroom
- Parking (# Spaces)
- Crosswalk
- Lawn
- Buffer Plantings
- Garden Plantings
- Stormwater BMP
- Existing Tree
- New Tree



# Concept A



# Concept B

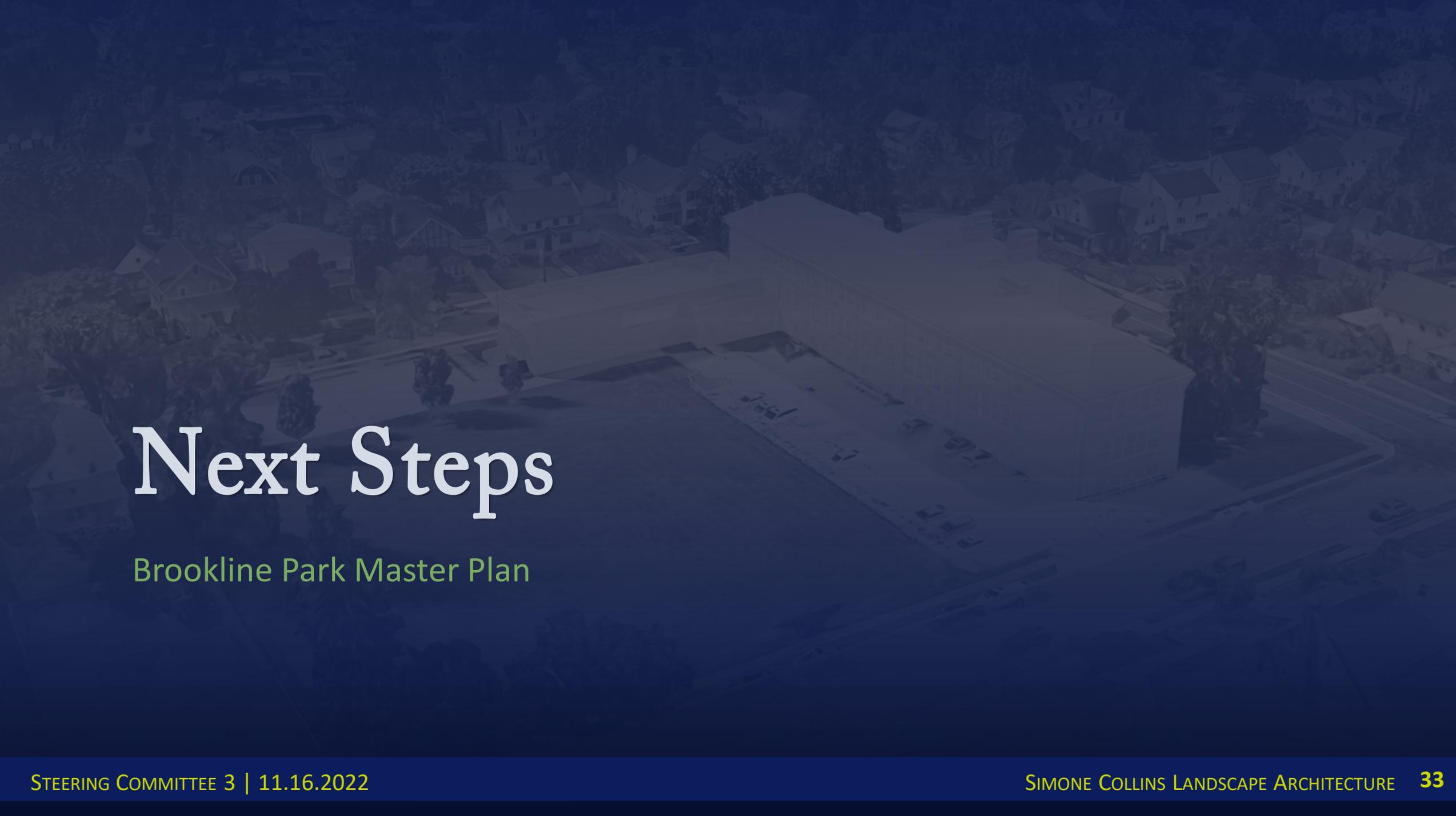


# Concept C



# Concept D



An aerial photograph of a residential neighborhood, overlaid with a semi-transparent blue filter. In the center, there is a large, multi-story building with a flat roof and a parking lot in front of it. The surrounding area is filled with smaller houses and trees.

# Next Steps

Brookline Park Master Plan

# Project Schedule

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Focus Group Meeting 1	Focus Group TDB	Wed, Nov 9, 2022	5:30 PM - 7:00 PM
Focus Group Meeting 2	Focus Group TDB	Wed, Nov 9, 2022	7:30 PM - 9:00 PM
Focus Group Meeting 3	Middle School Students	Thurs, Nov 10, 2022	TBD
Focus Group Meeting 4	Penfield Civic	Wed, Nov 16, 2022	5:30 - 6:30 PM
Focus Group Meeting 4	Focus Group TDB	Thurs, Nov 10, 2022	7:30 PM - 9:00 PM
Steering Committee Meeting 3	Initial Concepts	Wed, Nov 16, 2022	7:00 PM - 8:30 PM
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# Web-Based Public Opinion Survey

- Please take the online survey and share the link with your friends, organizations, and family.
- The survey will be open from Oct 25, 2022 to Mar 3, 2023



*Take or Share the Survey*



# Next Public Meeting

## Public Meeting 2

Tuesday December 6, 2022

7:00 to 9:00 PM

Initial Concepts

SCAN ME



# Thank you!

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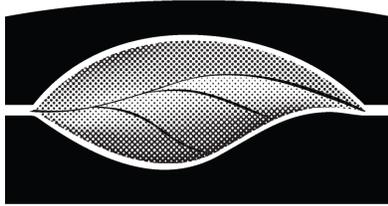
Please contact us anytime

Simone Collins Landscape Architecture

(610) 239-7601

- Peter Simone, RLA, FASLA, Principal  
[psimone@simonecollins.com](mailto:psimone@simonecollins.com)
- Sarah Leeper, RLA, Project Manager  
[sleeper@simonecollins.com](mailto:sleeper@simonecollins.com)
- Michelle Armour, Staff Landscape Architect  
[marmour@simonecollins.com](mailto:marmour@simonecollins.com)





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## MEETING NOTES

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Project:	<b>Brookline Park Master Plan</b>	Project No.:	<b>22033.10</b>
Location:	<b>Haverford Community Recreation &amp; Environmental Center (CREC) Haverford Township, PA</b>	Meeting Date/Time:	<b>11.16.2022 7:00-8:30 pm</b>
Re:	<b>Steering Committee Meeting 3 Initial Concept Review</b>	Issue Date:	<b>11.22.2022</b>

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### ATTENDEES:

Michelle Alvare	Brian Barrett
Monica Durfee	Eileen Mottola
Jamie Jilozian	Gerry Hart
Scott Lean	Peter Simone, Simone Collins (SC)
Kristin Luckshire	Sarah Leeper, SC
Melissa Raffel	Michelle Armour, SC

### NOTES:

1. Sarah Leeper (SRL) presented an update on the master plan process, including a review of discussion and feedback from public meeting 1 and focus group meetings, and public opinion survey results to date.
2. SRL presented initial concepts, including example images of possible programmatic elements and four alternative initial concept diagrams.

### GENERAL DISCUSSION

3. SC to compare demographics information from survey results with overall demographics of Haverford Township (specifically, household size).
4. Basketball
  - a. Brian Barrett (BB) noted that basketball and tennis courts in the Township have been converted to paved areas for other uses, such as foursquare, "driving" track for children, and other court activities.

- b. Eileen Mottola noted that the Township has considered installing 8-foot basketball nets at Brookline Park to accommodate younger children’s play.
- c. BB is in favor of the idea of installing a half basketball court at Brookline Park.

5. Lighting

- a. The committee generally agreed that, while lighting for formalized events may not be necessary. Low-level lighting, such as pathway lights and low-level area lights, may be appropriate to extend the time that the park can be used (ex. assist in wayfinding and allow park use on summer nights or in the winter months when sunset is earlier in the evening).

6. Open lawn/field

- a. Monica Durfee (MD) noted that a field size that accommodates soccer practice (children in kindergarten and first grade) would be useful. **MD to provide dimensions of field lining to SC.**

7. Restrooms

- a. PS suggested that exploring automatic locking systems can help to alleviate resident concerns regarding the safety and maintenance of restrooms.
  - i. BB and EM noted that the Township is in the process of installing automatic locks in the restrooms at The Grange, Merry Place, and another park as part of a pilot. The cost is approximately \$15K per building. If it goes well, the Township will likely seek to install them at every park to reduce maintenance load, passing off of keys, etc.
- b. SL asked if there has been demand for changing tables at park restrooms. BB responded that changing tables will be something to consider for Brookline Park.
- c. Wintertime – Township restrooms are winterized and NOT open during the wintertime. The Township would consider heating restrooms if it were reasonable to do so.
- d. Residents have expressed a desire for restrooms that are available year-round.

8. Water

- a. SL asked how common bottle filling stations are in similar parks. SRL responded that they have become more common than they used to be, especially because of the impacts of the COVID-19 pandemic on the use of parks and open space.

9. Earlington Road

- a. Michelle Alvare or Jamie Jilozian noted that the mid-block entrance on Earlington Rd. was the entrance to the former school and suggested, if removing site access here, incorporating an element at this location to commemorate the historic school entrance – opportunity to use salvaged stone?
- b. MD is in favor of entrances on Earlington Rd. only at the corners of the site, as visitors will approach from crosswalks Sagamore and Kenmore Rds., further noting that a mid-block entrance may not be well-used and, therefore a “waste.”
- c. BB is in favor of a denser tree barrier along Earlington Rd.

- d. Michelle Armour (MA) inquired about the amount of foot traffic typically seen on Earlington Rd., and whether more attention to the streetscape here is warranted.
  - i. A committee member responded that there is not typically much foot traffic on the park side of Earlington Rd.
  - ii. Another member pointed out that children do walk this stretch of Earlington Rd. on their way to school.
  - iii. Another member noted that, when she and her child ride bicycles through the neighborhood, they avoid riding on Earlington because it is not conducive to a safe, comfortable ride, and they would rather ride on the smaller neighborhood streets.
  - iv. SRL noted that, while most or all of the surrounding sidewalks include a green verge or strip between the sidewalk and the road, this stretch of Earlington does not, perhaps because of the layout of the former school entrance. Pulling the sidewalk away from the road and incorporating a verge may be appropriate here to create a safer pedestrian route.
- e. SL asked about ownership of Earlington Rd, and whether there would be any obstacles to road improvements. PS responded that, as this is a PennDOT road, improvements such as raised crosswalks may or may not be a challenge to have implemented, and that solutions such as flashing beacons may be a good alternative. SRL added the idea of triangular “yield to pedestrians” signs. **SC will reach out to PennDOT.**
- f. BB noted that residents on and around Earlington Rd. would be in support of any traffic calming measures that could be implemented.
- g. Gerry Hart (GH) pointed out that there have been conversations between the Township and PennDOT regarding the mitigation of traffic hazards on Earlington Rd. **GH to connect SC with those involved in the conversation (the police department).**

#### 10. Sagamore and Kenmore Roads

- a. Parking
  - i. Gerry Hart asked what the net gain of parking spaces would be in each concept, to which SC responded approximately 20 total.
  - ii. SC to confirm existing parking capacity and spaces to be gained by replacing parallel parking with pull-in parking along Sagamore Rd. and Kenmore Rd. frontages.
- b. The committee generally did not feel that mid-block crosswalks are necessary on Sagamore and Kenmore Roads.
- c. A committee member suggested the addition of “Children at Play” signs.
- d. PS proposed that speed cushions may be a good addition to prevent speeding on Sagamore and Kenmore Roads.
- e. Committee members noted that Sagamore and Kenmore Road are typically not “cut-through” streets.

## 11. Costs/Maintenance

- a. Scott Lean (SL) inquired about estimates of cost. SC noted that costs are not typically generated at this point in the master planning process; after ideas and data are gathered, concepts are refined, and the best design is determined, SC will generate an estimate of probable cost, to be included in the report. Peter Simone (PS) noted that the design can be value engineered if necessary.
- b. SC can discuss maintenance with the Township to determine estimated ongoing maintenance costs.
- c. BB noted that significant areas of plantings will require volunteer support for maintenance.

## 12. Concepts

- a. BB noted that the concepts respond to public desire for Brookline Park to become a unique space within the community.
- b. A committee member expressed a preference for **Concept D**.
- c. SC confirmed that, in **Concept D**, the Earlington Rd. frontage consists of a continuous run from corner to corner of sidewalk, tree plantings/buffer, and fencing.
- d. Melissa Raffel (MR) noted that the proximity of the restroom building to the playground area in **Concept D** makes sense, as these parents and young children will have the most need for a restroom facility.
- e. A committee member noted that **Concept D** seems to place activities for young children in an area separate from teenagers, which is favorable.
- f. MR suggested adjusting **Concept D** to provide more room toward the edges of the park for different spaces (ex. pull the edge of the central lawn and walkway in and away from Earlington Rd. to create room for a plaza, etc.)
- g. A committee member expressed interest in the ability to have food trucks either in the parking area on Sagamore Rd. or in the park itself (such as in the **Concept D** paved play court area).
  - i. SRL responded that SC can explore both options. BB noted that vehicular access will be necessary for maintenance vehicles in any case, so this may also accommodate access for food trucks.
- h. BB expressed preference for the less rectilinear, more fluid layouts of **Concept A** and **Concept C**.
- i. A committee member suggested adjusting **Concept D** by taking the central oval shape from **Concept A** and fitting it, rotated, in place of the more rectangular space.

## 13. Next Steps:

- a. Committee to provide SC with any additional feedback on Initial Concepts.
- b. Tues. 12/6/22, 7:00-9:00 pm – Public Meeting 2 | Initial Concepts

c. **Please note meeting time/location change:**

Tues. 1/24/23, 6:00-7:30 pm – Steering Committee Meeting 4 | Concepts Refinement | Township Building, 1014 Darby Road, Havertown, PA 19083

- d. Committee members are encouraged to share the **public meeting poster** with friends, neighbors, and organizations (poster contains the following QR codes):



Survey



Public Meeting

14. The Committee 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](mailto:psimone@simonecollins.com)

Sarah Leeper, RLA, Project Manager

[sleeper@simonecollins.com](mailto:sleeper@simonecollins.com)

Michelle Armour, Staff Landscape Architect

[marmour@simonecollins.com](mailto: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



Michelle Armour