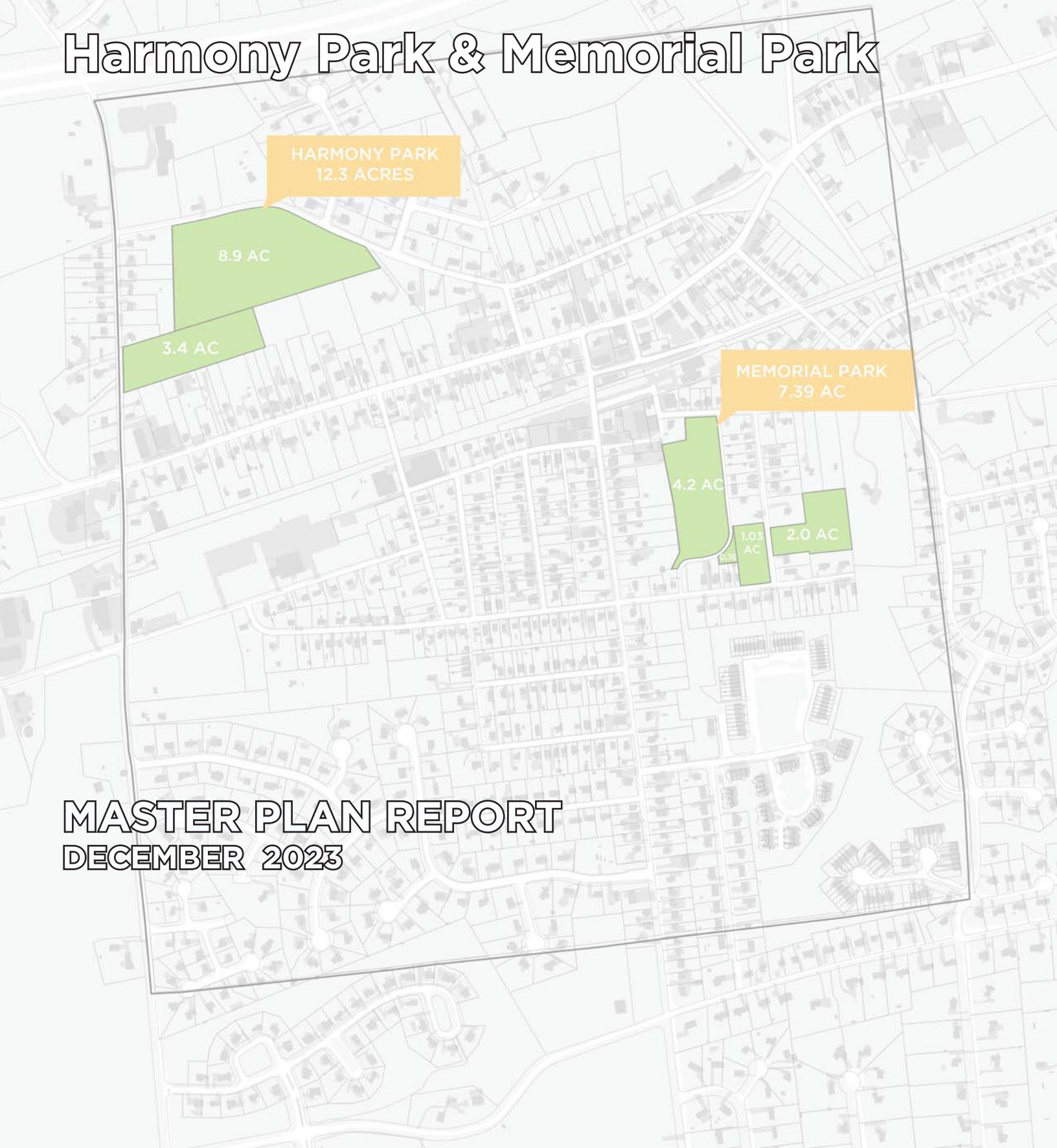


WEST GROVE BOROUGH COMPREHENSIVE PLAN

Harmony Park & Memorial Park



MASTER PLAN REPORT
DECEMBER 2023

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DECEMBER 2023

MASTER PLAN REPORT

WEST GROVE'S HARMONY PARK & MEMORIAL PARK

PREPARED BY:

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ACKNOWLEDGMENTS

E&LP Associates would like to thank everyone who participated in the West Grove Harmony Park and Memorial Park Master Plan process.

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The Honorable Mayor Stephen Black

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1.0 PURPOSE, GOALS, & OBJECTIVES

1.1 EXECUTIVE SUMMARY

West Grove Borough, as a result of recommendations in their Comprehensive Plan, have endeavored to develop master plans for both Memorial Park and Harmony Park. E&LP was commissioned as the design consultant to facilitate the Master Planning process for both parks. The goal of the process was to develop visions for each park reflective of community feedback while providing a realistic plan for implementation and long term maintenance and operations.

The process began with site inventory and analysis, including site visits, GIS mapping of natural and manmade resources, and document review. An activities and facilities analysis provided information on surround recreational amenities, existing park use, facility sizing, programming needs, and maintenance operations. Pre-design engagement was then conducted to collect information prior to beginning design work. Engagement included an in-person design charrette and an online survey. Results were analyzed to determine the goals and needs at each park.

The site inventory, activities and facilities analysis, and pre-design engagement were all used to inform two design alternatives for each park. The design alternatives provided contrasting visions for each park space with variations to layout, programming size, and site organization. Design alternatives were presented to the community at a second in-person engagement meeting and online survey. Feedback on these designs was used to refine ideas into a singular vision for each park.

The Master Plans for Memorial and Harmony Park encapsulate all research and feedback throughout the Master Planning process. Design ideas were supported with precedent imagery, conceptual stormwater management, layouts, habitat creation recommendations, and circulation diagrams. Phasing recommendations for each park are included in order to facilitate the successful implementation of the improvements. Funding opportunities were also identified to support the Borough in the next phase of park development.

This report and recommendations are intended to act as a guide for future park development. Next steps should include securing funding sources and proceeding with construction documentation and permitting for the first phases of construction.

Report and Project Overview

The report include 9 Chapters summarizing the planning process:

Chapter 1 “Purpose, Goals, and Objectives” introduces the overall project goals.

Chapter 2 “Site Inventory and Analysis” introduces the park’s existing conditions, history and ecological features.

Chapter 3 “Activities and Facilities Analysis” explains the park’s existing facilities and current activities.

Chapter 4 “Pre-Design Engagement” covers the results from the community engagement meeting and online survey #1, and summarize the community’s need for various programming of the park.

Chapter 5 “Design Alternatives” summarizes the process of synthesizing and exploring various design iterations and analyzing results from the second community engagement meeting and online survey #2.

Chapter 6 “Memorial Park Master Plan” summarizes and integrates all previous feedback into a Final Concept Design for Memorial Park.

Chapter 7 “Harmony Park Master Plan” summarizes and integrates all previous feedback into a Final Concept Design for Harmony Park.

Chapter 8 “Maintenance and Operations” provides a summary of existing and anticipated maintenance activities on the site and reviews various plantings.



Chapter 9 “Funding” summarizes the funding opportunities for both parks.

Chapter 10 “Conclusion” summarizes the full design process of the project and presents the final design for the passive park.

AP-1 “Opinion of Probable Construction Costs” provides a detailed quantitative breakdown of construction phases for Harmony and Memorial Park.

AP-2 “PNDI Report” provides an analysis of Harmony and Memorial Park’s environmental and ecological features.

1.2 MASTER PLAN GOALS

Prior to engaging E&LP for Master Planning services, West Grove Borough identified their goals for the park Master Plans:

1. Define a clear vision for the Borough parks that are reflective of the residents of the community.
2. Undertake public participation as part of the park planning process to define resident recreation interests and needs.
3. Recommend improvements necessary to bring the park into compliance with the Americans with Disabilities Act (ADA).
4. Develop a master plan for the park that illustrates the proposed recreation and support improvements and natural area enhancements.
5. Determine maintenance and operations requirements for the improved park.
6. Determine capital improvement costs and define a phased implementation plan for the proposed improvements.

2.0 SITE INVENTORY AND ANALYSIS

2.1 INTRODUCTION

Prior to developing design ideas for the two parks, the Design Team investigated existing conditions that may impact park design. Publicly available geographic information system (GIS) data, site investigations, and review of existing planning documents were reviewed as part of this process in order to understand natural and manmade features within and surrounding the parks. The site inventory was then used to understand opportunities and constraints related to each facility.

2.2 PARK LOCATION AND SIZE

Harmony Park is located at 280 W. Harmony Rd within the northwestern area of the Borough. The existing developed park parcel (UPI 5-3-8) consists of 8.9 acres and was established in 1986. The developed parcel is abutted by W. Harmony Road to the north and residential properties to the west, east, and south. The park contains a number of active and passive recreation amenities detailed in Section 2.5. In 2021, the Borough purchased a second parcel (UPI 5-3-9) adjacent to Harmony Park consisting of 3.4 acres of open space. The parcel is currently used as an overflow grass parking lot to support larger athletic events. Access to this parking area is through an adjacent Borough-owned lot (UPI 5-3-16) abutting W. Evergreen St (US-1 Alternate Truck).

Memorial Park (Est. 1940) is located at 40 Parkway Ave on the eastern side of the Borough. The park consists of an existing developed parcel of land containing active and passive recreation facilities, as detailed in Section 2.6. This parcel contains 4.2 acres of land (UPI 5-4-213) and is abutted by Rosehill Ave, Parkway Ave, residences, and commercial properties. Since 1940, the Borough has acquired three (3) additional parcels of land for a total park areas of 7.39 acres. Two of these parcels (UPI 5-4-219 and 5-4-220) are located between Parkway Ave, Myrtle Ave, E. Summit Ave, and residential properties. The eastern most parcel is located east of Myrtle Ave and is abutted by residential properties.





Figure 2.1 Overview Map of Memorial and Harmony Park

2.3 DOCUMENT REVIEW

The Design process was aided by review of existing planning documents including West Grove Borough's 2022 Comprehensive Plan, a Green Infrastructure Feasibility Study, and Chester County's Landscapes3 Plan.

The 2022 Comprehensive Plan was developed to guide the overall vision of future improvements throughout the Borough. While the document included a wide range of topics, a number of recommendations and goals were set related to parks and recreation.

The document explicitly highlights the need for park rehabilitation, with specific references to multi-use turf fields, lighting, and playground improvements. Social gathering spaces and ADA accessible facilities were highlighted as key needs throughout the Borough. These needs were identified through community engagement.

A number of goals were set related to natural landscapes that are also applicable to the park designs. The plan recommends conversion of lawn to forest and meadow, planting trees in open spaces, and using green stormwater infrastructure to mitigate drainage issues. Perhaps the most significant conclusions related to the parks is the desire to "utilize municipal facilities as model projects for native landscaping". Both Memorial Park and Harmony Park are composed of almost entirely of open lawn space. The parks offer opportunities to incorporate acres of native plantings and support the sustainability goals of the Comprehensive Plan.

A separate study was completed specific to green stormwater infrastructure (GSI) opportunities within the Borough by Rutgers Cooperative Extension Water Resources Program. The study identified both Memorial and Harmony Parks as opportunities to implement GSI. In Memorial Park, the plan recommended converting the basketball court into pervious systems for runoff storage. Stormwater planters were proposed along Parkway Ave and a bioretention basin was proposed adjacent to the parking lot. The right-of-way on Parkway Ave may be impractical due

to overflow parking in this location. However, the bioretention basin and use of basketball courts as stormwater management facilities is feasible.

At Harmony Park, stormwater recommendations included the use of rain gardens to capture parking lot and building area. A rain garden has been installed at one of these locations along the parking lot. The plan for the park includes additional surface bioretention systems and subsurface systems to capture new impervious surfaces.

The framework of Chester County's Landscapes3 Plan list goal areas of Preserve, Protect, Appreciate, Live, and Prosper. The overall vision for the proposed improvements for Harmony and Memorial Park were thoughtfully created with these goals in mind.

The Preserve, Protect, and Appreciate goal areas focus on protecting open and natural spaces, supporting resilient environments for healthy communities, and appreciating historic and cultural landscapes and resources. This can be honored, by researching how to preserve existing natural and ecological features, while integrating beneficial and complementary usage of environmental amenities such as nature trails, pollinator gardens, native meadows, and woodland edge plantings. This approach will not only increase biodiversity throughout the Borough but also provide beautiful passive landscapes for the community to enjoy. For the Live and Prosper goals, the framework emphasizes, living with a balance of residential opportunities and convenient access to amenities and facilities and prospering the economy through engaged communities and innovation. The plan hopes to foster greater community interactions with inclusive and social events held at improved facilities. New improvements should be centered around inclusivity to encourage all neighbors and community members to use for their benefit and advance their quality of life.



2.4 NEIGHBORHOOD & BOROUGH CONTEXT

Transportation

West Grove Borough’s size and the location of the two parks optimizes access to open space. Nearly the entire Borough is within a 5-10 minute walk of a public park space. The topography across the Borough should be noted as steep, creating challenging walking conditions that emphasize the need for sidewalks and ADA accessibility throughout the parks.

While the distance between residents and the parks is ideal, pedestrian connections could be improved. Near Memorial Park, sidewalks are missing along E Summit Ave and along Parkway Ave and Myrtle Ave. Near Harmony Park, sidewalks are not present along W. Harmony Road where it abuts the park. Sidewalks along W. Harmony Road would be critical in connecting the park to a larger network of sidewalks and bus routes.

Sidewalks are also absent along N Guernsey Rd where it abuts the park.

Designated bicycle routes are not present around either park. While it may not be as critical to provide bicycle routes for Borough residents due to walkability, residents from adjacent municipalities participating in sports leagues or wishing to use improved facilities may benefit from safer routes.

The Borough’s public transit consists of the SCCOOT Bus Route traversing West Grove along Route 1. The route connects Kennett Square to Oxford and makes stops within the Borough, including one adjacent to each park. The bus route provides an accessible means of transportation for nearby park users and strengthens West Grove resident access to nearby park amenities.

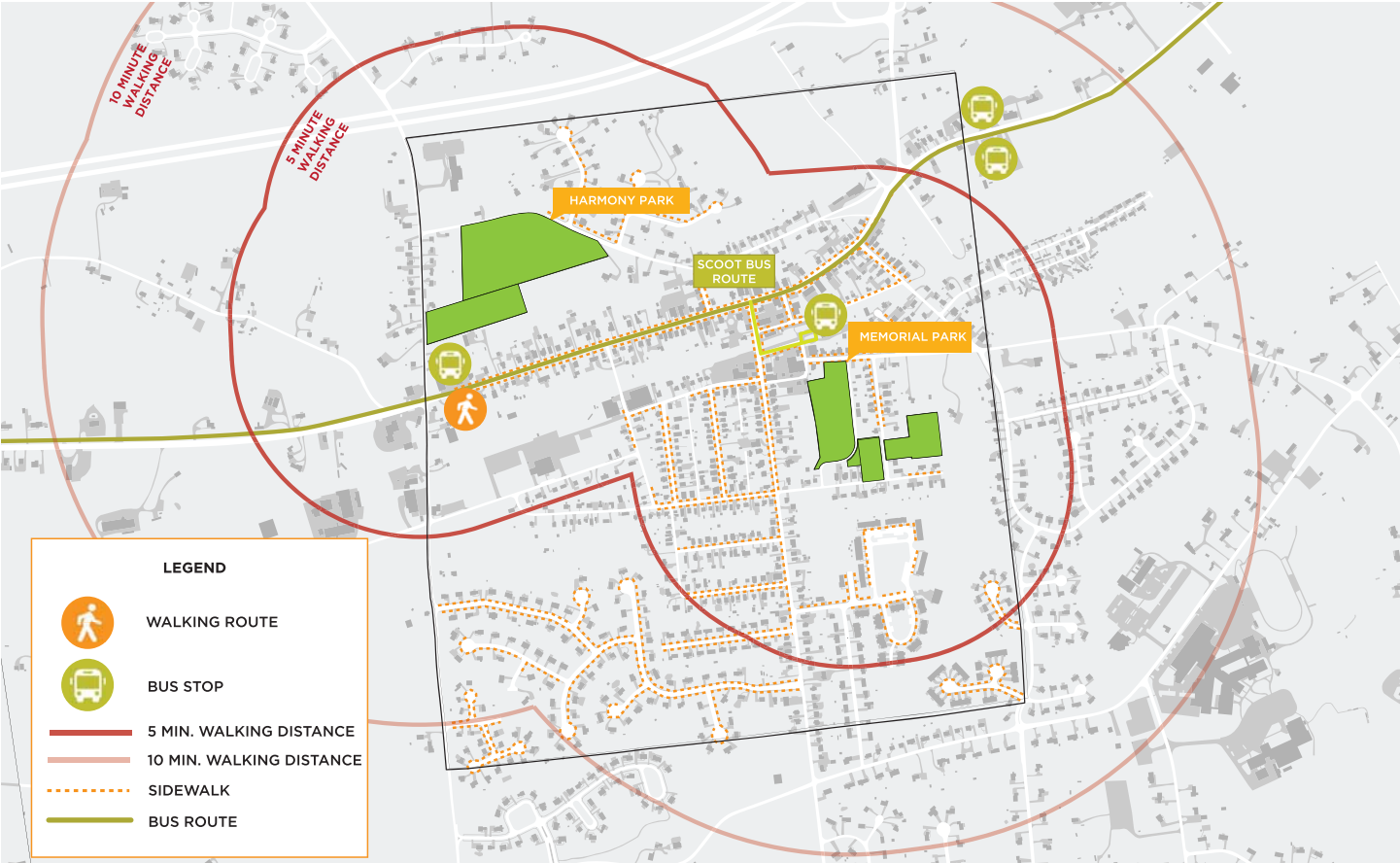


Figure 2.2 Transportation Map of Memorial and Harmony Park

Zoning

Harmony Park is bounded by the Low Density Residential (R-1), Residential (R-2), Neighborhood Residential (R-4), and Commercial Services District (C-4). Memorial Park is bounded by the Neighborhood Residential District (R-4) and Commercial District (C-1).

The Low Density Residential (R-1) development abuts Harmony Park in the northeast and southeast. Permitted principal uses include single-family detached and semidetached dwellings, government uses, and forestry/timber harvesting. Building setback requirements are 35 feet for front yard, 20 feet for side yards, and 40 feet for rear yards. This means that there is buffer of at least 35 feet plus the right-of-way width in the northeast from the park perimeter. It is also notable that the additional lot purchased in the southeast for park use is currently zoned as low density residential. While municipal uses are included in this zone, the Recreation District designation would be more appropriate.

Harmony Park is bounded by the Residential

District (R-2) in the southeast and northwest. Single family detached dwellings and forestry/timber harvesting on permitted principal uses in this zone. The rear yard building setback is 40 feet and has a side yard setback of 20 feet. The park's adjacent residential neighbors are a minimum of 40 feet away from the park boundary. The existing vehicular access to the site is within a R-2 lot. Adjacent dwellings are within 20 feet of this vehicular access and may be impacted by high-volume traffic entering the park by this route.

The Neighborhood Residential District to the west of Harmony Park and abutting the west, east, and southern boundaries of Memorial Park has the same permitted principal uses and building setbacks as the low density residential district, providing a buffer from dwellings to the park boundaries of at least 40 feet.

The Commercial Services District (C-4) to the southwest of Harmony Park has the same principal uses as the low density residential

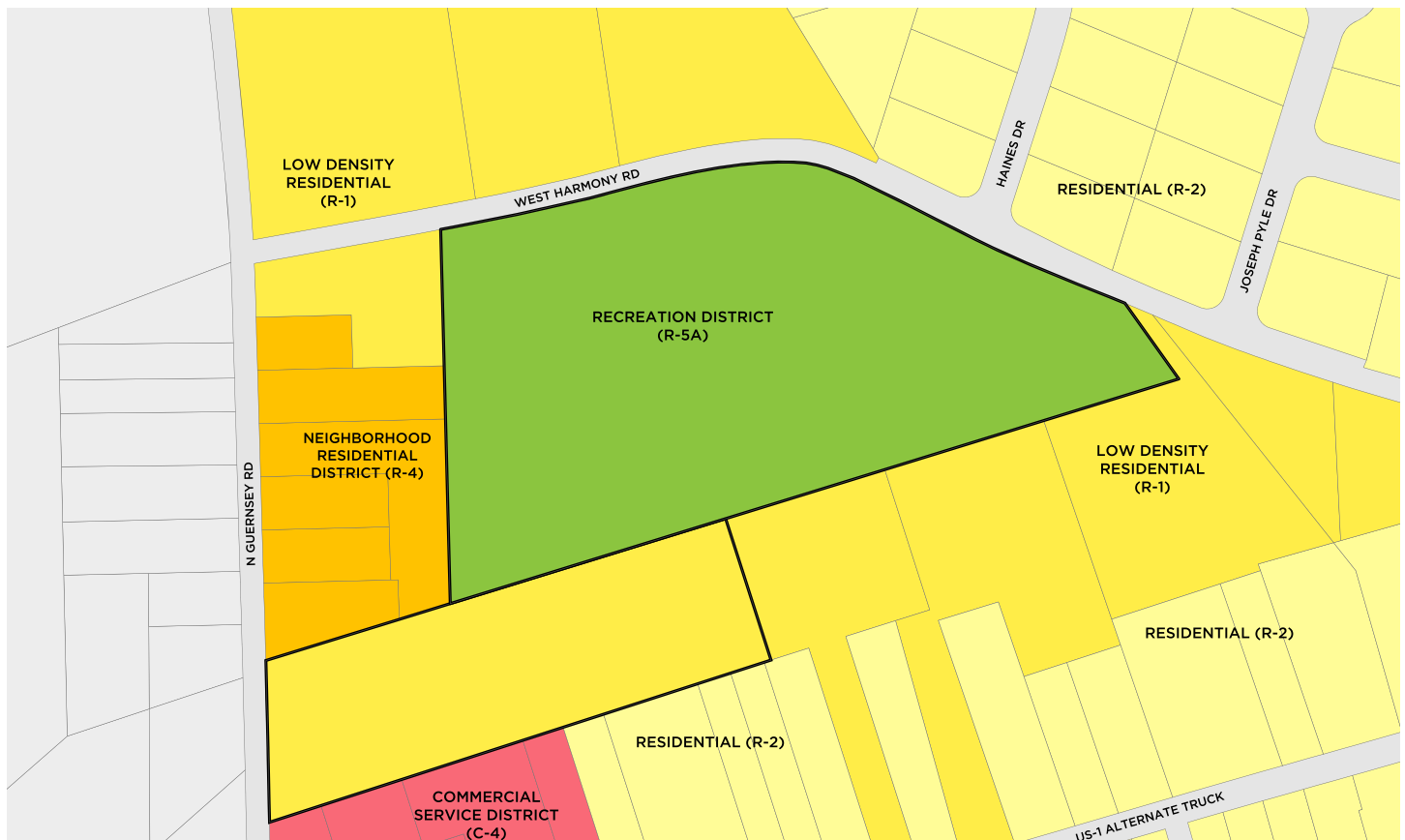


Figure 2.3 Zoning Map of Harmony Park



district but may also allow retail, office space, mixed use, and vehicle sales. A used car dealership is currently occupying one of these properties. Future development of retail or office space may increase traffic in this area. Improvement of sidewalks along W. Evergreen is recommended for safer pedestrian circulation around the park.

Commercial District (C-1) borders Memorial Park in the north. A number of commercial, retail, entertainment, and municipal uses are permitted in this district. The area currently contains Borough Hall, police department, library, retail, and restaurants including a brewery directly adjacent to the park. Building setbacks are less than those in other districts abutting the parks with zero foot front yard, 10 foot side yard, and 30 foot rear yard.

The existing Harmony Park parcel, and all parcels acquired for Memorial Park are within the Recreation District zone. This zone permits parks, playgrounds, active recreation facilities, and passive open space, consistent with existing

uses of the parks. Building setbacks are a minimum of 25 feet from any property boundary. The maximum allowable impervious cover is 10%. This cover restriction should be reviewed when finalizing park facilities. Athletic courts, paved parking areas, and walking paths may exceed 10%. Pervious pavement may be proposed if budgets allowed. If this is impractical from a maintenance standpoint, a variance should be pursued.

The final park designs should respond to adjacent uses, making advantageous connections to retail and commercial spaces and providing buffers adjacent to residential dwellings. Parks that acknowledge and respond to Borough context will have greater community support.



Figure 2.4 Zoning Map of Memorial Park

Soils and Geology

The soils underlying the site provide useful information for future stormwater management design and new structures. All soil information should be verified through on-site soil test pit excavation and infiltration testing.

Harmony Park

Harmony Park contain four (4) soil types based on USDA Web Soil Survey. On the developed parcel, Glenelg silt loam (GgB) occupies the western portion of the site. These soils are characterized as Hydrologic Soil Group B with more than 80 inches to groundwater. Soils are generally silt loam, clay, loam, and, at depths greater than 54 inches, sandy loam. Bedrock is typically greater than 80 inches below the surface.

The eastern portion of the developed lot contains Conestoga silt loam (CtB) which has similar hydrologic characteristics to Glenelg silt loam but has shallower bedrock at depths as high as 60 inches.

In the southwest of Harmony Park, soils consist

of Urban land Udorthents, schist and gneiss complex (UuGB). These soil are derived from manmade materials such as pavement. The water table in this area is typically 60 inches or more below the surface, with bedrock located 40-60 inches below. The soils should have moderate to low infiltration capabilities.

A small area of Urban land - Conestoga complex (UrgB) is located along the southern boundary of the park. These soils typically have bedrock 60 inches or more and groundwater 80 inches or more below the surface. Soils generally infiltrate well with a hydrologic soil rating of B.

The high bedrock in the southwest and relatively high bedrock in the northeast should be considered when installing buildings and structures. Footings and excavation within bedrock would be more costly.

It should be noted that the Cockeysville Marble formation underlying geology in the area of Harmony Park is considered to have “karstic” potential. This means that infiltrating practices

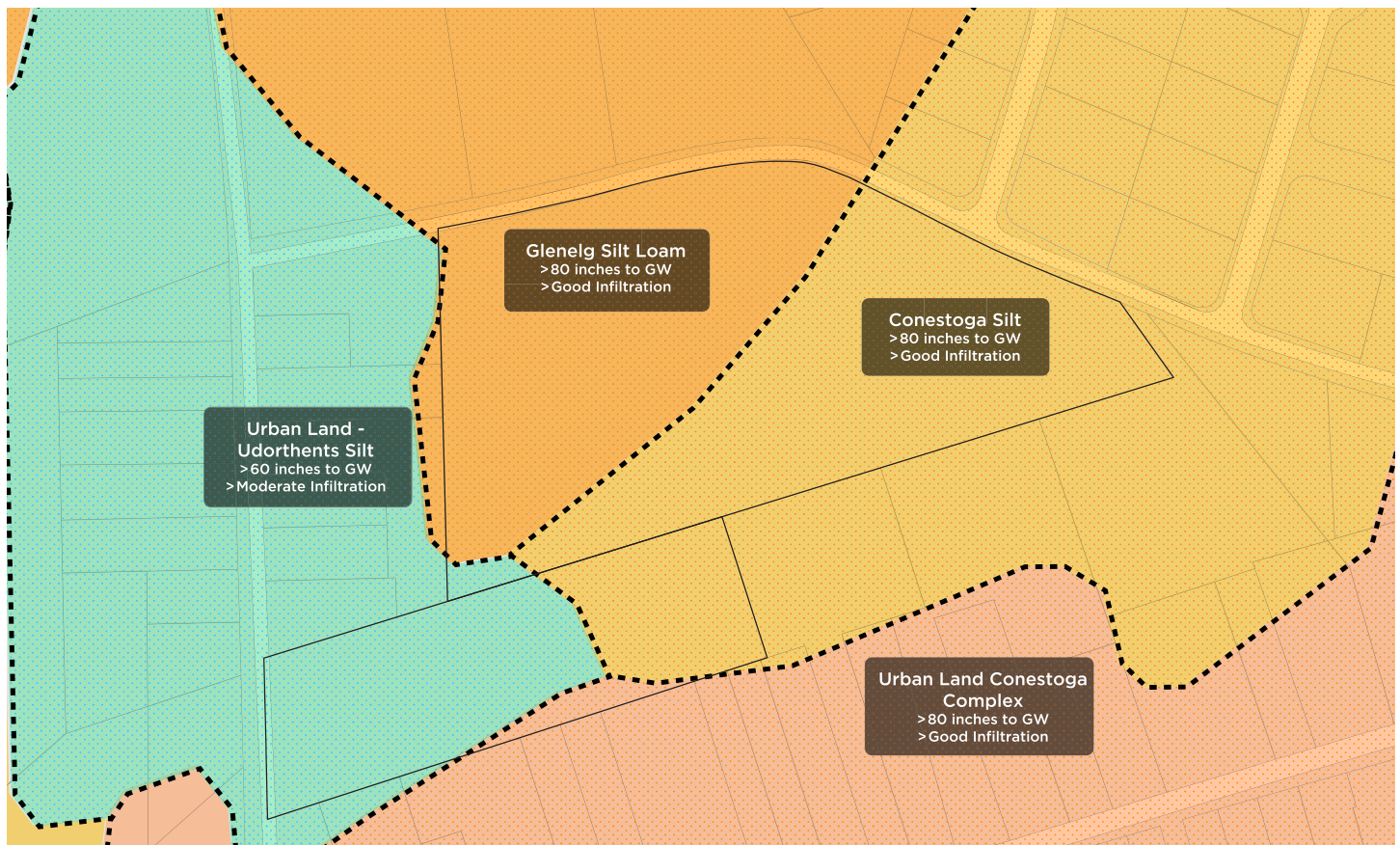


Figure 2.5 Soils Map of Harmony Park

interacting with limestone-based bedrock create unstable conditions. No Karst features are currently mapped within the Borough. However, Karst features located to the northeast of the Borough in the same formation indicate nearby issues. Stormwater management facilities should not infiltrate to avoid the creation of sink holes in Harmony Park. Non-infiltrating green stormwater management is still a viable option for this area.

Memorial Park

Memorial Park consists of five (5) different soil types. The most prevalent soil type is Urban Land - Glenelg complex (UrmB) and is located beneath the majority of the developed parcel and the central undeveloped parcels. These soils generally have low groundwater (greater than 80 inches) and good infiltration (Hydrologic Soil Group B). Bedrock is relatively high at 60-120 inches below the surface. The northeastern most area of Memorial contains Urban land (UrB) characterized by manmade parent material and poor infiltration.

A variety of soils occupy the eastern undeveloped parcel. Glenelg silt loam (GgC and GgD) are characterized as having good infiltration (Hydrologic Group B) and low groundwater and bedrock (greater than 80 inches). Gaila silt loam (GaD) has good infiltration but higher bedrock at approximately 60-100 inches below the surface.

The soils at Memorial Park suggest that infiltrating stormwater practices would be appropriate in most locations. The eastern most portion of the eastern undeveloped lot and the northwestern area of the developed lot are less appropriate for stormwater management. The low bedrock throughout the majority of the site does not pose concerns for new structures.

In Memorial Park, Karst features are not a concern. The underlying Glenarm Wissahickon formation is not associated with karstic behavior. Infiltrating practices should be used wherever possible to maximize benefits from green stormwater infrastructure.

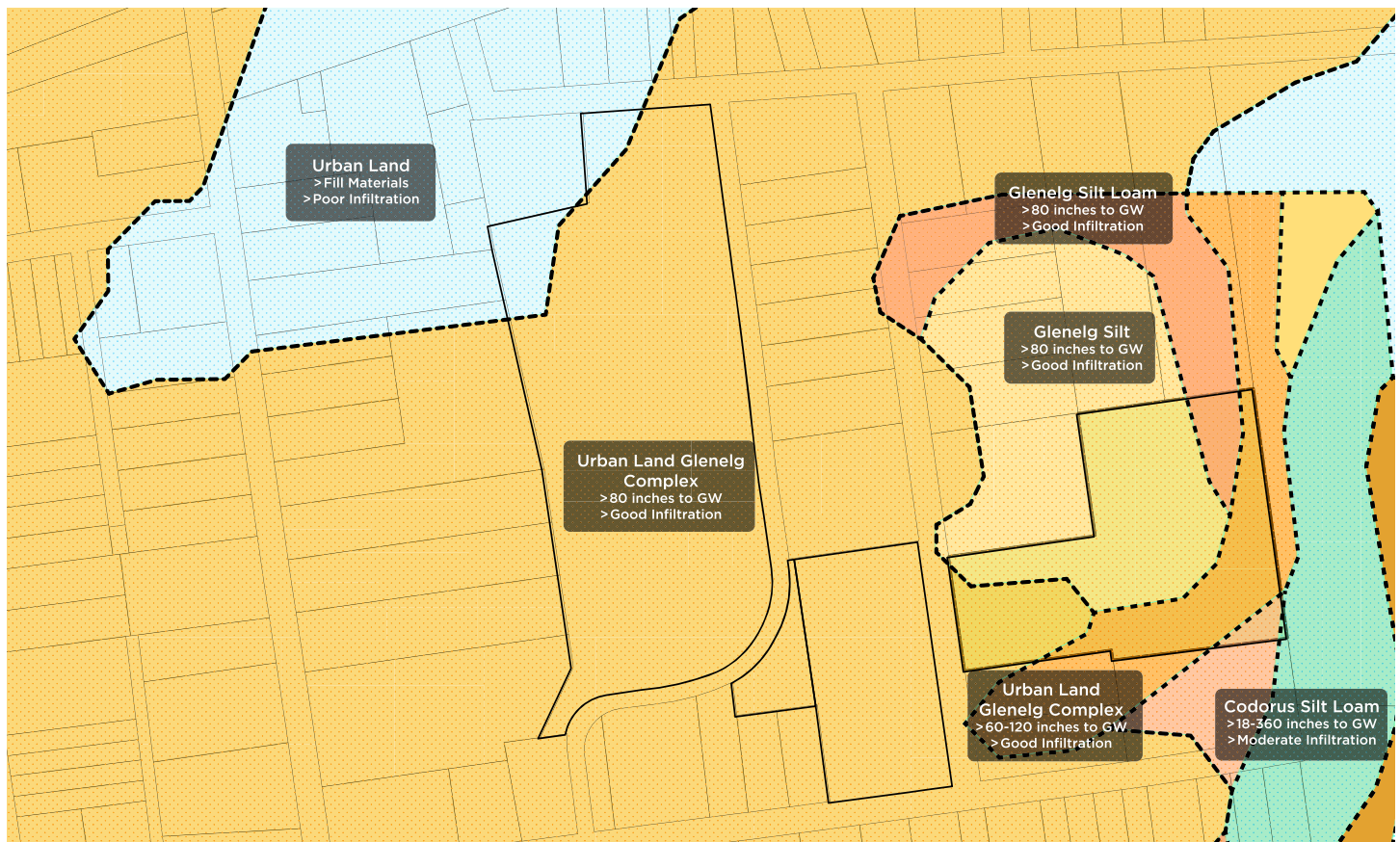


Figure 2.6 Soils Map of Memorial Park

Borough Hydrology

The Borough is separated into two (2) HUC-12 watersheds: Middle Branch White Clay Creek in the west where Harmony Park is located, and East Branch White Clay Creek in the east where Memorial Park is located. The former drains towards White Clay Creek, located 400 feet from the Borough boundary at its closest point. Several White Clay Creek tributaries extend into the southwestern area of the Borough. The Borough is outside of the Creek's 100-year flood plain.

The eastern half of the Borough flows eastward towards the East Branch White Clay Creek tributary. This waterway extends into the Borough and traverses a Borough owned property directly east of Memorial Park. A residential property is located between this Borough owned-property and Memorial Park. Access to the creek would provide a critical recreation opportunity for residents.

The Borough manages stormwater runoff through a number of storm pipes and stormwater management facilities (shown in Figure 2.8). Known stormsewer pipe locations are shown in blue and connect street inlets to pipe discharge locations. Discharge locations are primarily located along the tributaries. These direct stream discharges highlight the importance of providing adequate water quality treatment through existing and future green stormwater facilities.

Site Drainage

Harmony Park

Site runoff at Harmony Park generally drains from W. Harmony Road towards the southern undeveloped parcel. The park has a detention basin located in the southwestern corner of the developed park parcel. This facility received surface runoff and runoff from pipes within the park. Runoff is discharged from the basin to the adjacent undeveloped park parcel. The Borough has observed high volumes of water during



Figure 2.7 West Grove Borough Hydrology Map



precipitation events and persistent wet conditions on this parcel due to the confluence of runoff from the north, west, and east. Wet conditions interfere with use of the lot as overflow parking during sporting events. The park is also subject to other drainage issues due to the construction of a trail along the developed parcel's perimeter. The trail's elevations create a topographic barrier for runoff sheet-flowing towards the detention basin. To mitigate this issue, maintenance staff have installed a series of culverts to facilitate passage of runoff.

drain from south to northeast. The eastern undeveloped parcel flows from west to east with runoff directed towards the adjacent tributary.

Memorial Park

Memorial Park's runoff generally flows from south to north on the developed parcel. The parcel contains several topographic tiers that descend towards Rosehill Ave. The developed parcel contains stormwater infrastructure with pipes running along the western and northern boundaries. The western pipe crosses under the existing soccer field to reach infrastructure along Parkway Ave. The central undeveloped parcels



Figure 2.8 West Grove Borough Drainage Map

Natural Resources

The Borough has a relatively large amount of open space.

More than 5% of the Borough contains Protected Land. These parcels include the developed parcels for Memorial Park and Harmony Park, the adjacent parcels at Memorial Park, and land protected through a Homeowners Association south of Memorial Park. See Appendix AP-2 for PNDI Report. The parcels associated with Memorial Park and Harmony Park have limited ecological value in their current state.

Harmony Park

Harmony Park consists of large lawn areas with mature canopy trees located along the site perimeter. One particularly impressive sycamore is located along W. Harmony Rd., adjacent to the existing parking lot. Beyond the canopy trees and small rain garden adjacent to the parking lot, no habitat suitable for local wildlife was observed on the developed parcel. More densely planted trees in the undeveloped lot may provide some habitat.

Memorial Park

Memorial Park has similar limitations. The developed parcel consists of lawn and impervious surfaces with few trees. The central parcel consists of no trees and 100% lawn area. The eastern parcel is entirely lawn on the western half. Wooded area is present along the eastern half of the property and is the most suitable habitat for wildlife. While a residential property separates Memorial Park from the tributary to the east of this wooded area, wildlife associated with the tributary likely uses this area.

The adjacent tributary is subject to a number of impairments for fish consumption, recreation, and aquatic life. Impairments for aquatic life are caused by agricultural

activities and municipal discharges. Memorial Park may serve as an opportunity to improve the health of the riparian buffer in this area, thereby improving water quality.

The Park Master Plan should prioritize opportunities to create habitat on these large open space parcels and enhance adjacent habitats through creation of wooded areas and reduction of stormwater runoff.

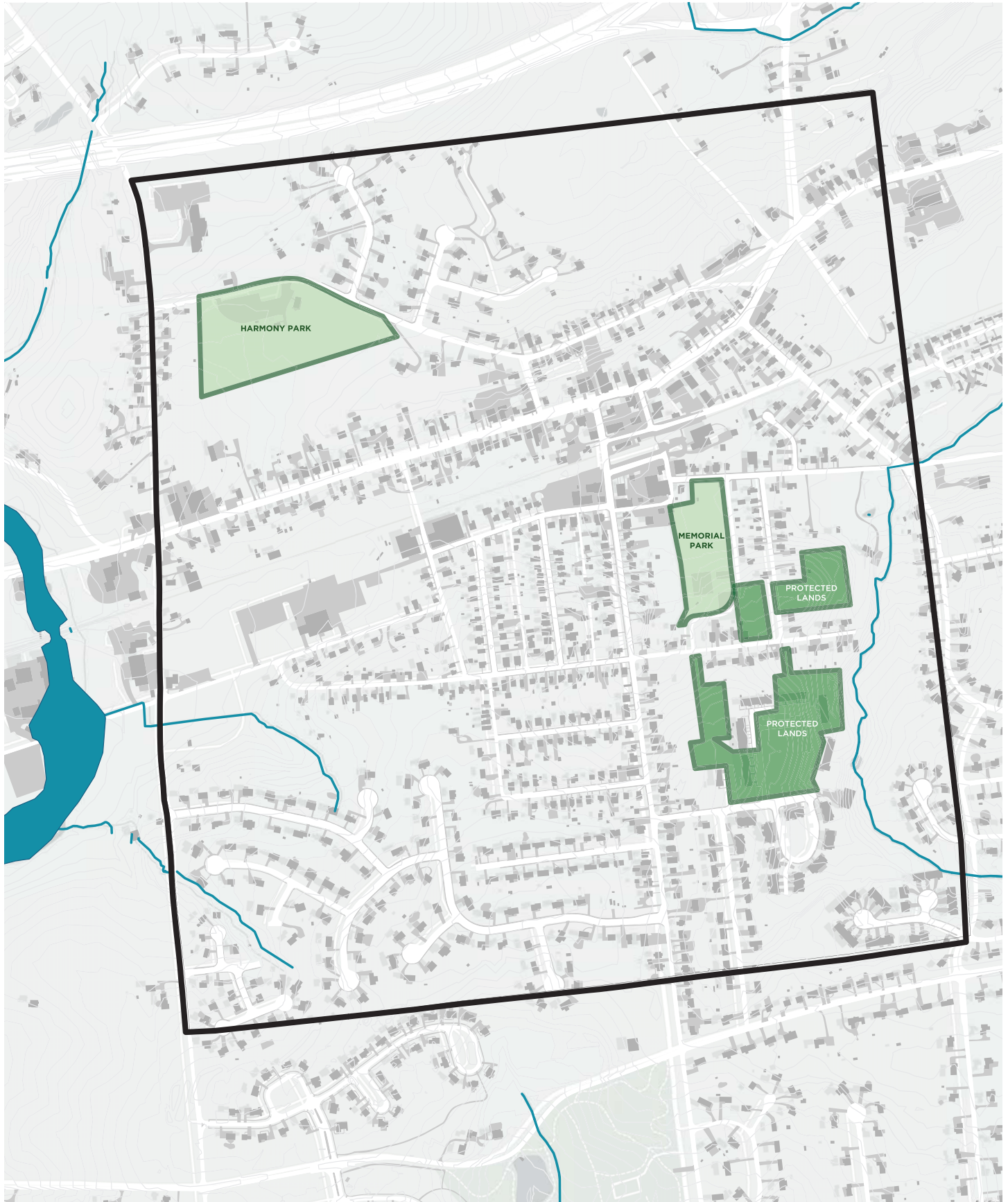


Figure 2.9 West Grove Borough Open Space and Protected Lands

2.5 EXISTING CONDITIONS: HARMONY PARK

Existing Amenities

A number of amenities are present at Harmony Park on the developed parcel.

Active Recreation

The majority of space at Harmony Park is dedicated to two active recreation natural turf fields. The field located closest to W. Harmony Rd is primarily used for youth football. The adjacent concessions stand, portable bleachers, goal posts, and flagpole support this use.

A second field is located to the west and has been used for football, soccer, and lacrosse. Soccer goals were present at the time of the site investigation. A storage unit and portable restrooms are located adjacent to this field.

A baseball/softball backstop is present. The infield consists of natural turf.

Passive Recreation

Harmony Park has a steel playground structure which appears suitable for 5-12 year olds. The structure contains elevated platforms, a plastic rock wall, monkey bars, and a slide. Wood chips are used as safety surfacing. Picnic tables are located adjacent to this area. A gaga ball pit is located to the north of the playground.

A gazebo is present at the northeastern area of the developed lot. A ramp provides access to seating within the gazebo.

The lot is encircled by a trail composed of recycled rubber and plastic rail ties. The plastic rail ties were warped in many locations and did not maintain straight boundaries along the trail.

Other Facilities

An asphalt paved parking lot is located along W. Harmony Road and contains 98 parking spaces. The lot is configured for one way traffic. However, the one way routes for all isles are in the same direction. The parking lot has two openings onto W. Harmony Rd.

A masonry building, approximately 20-feet by 30-feet, is located near the concession stand and parking lot. The building was constructed as a backup well house facility. A cylindrical tank is located adjacent to the well house.

A detention basin is located in the southeast of the developed parcel and discharges towards the south. The basin is maintained as lawn. The Borough has also installed a linear rain garden, approximately 75 feet in length, adjacent to the parking lot. Runoff is directed to the basin via

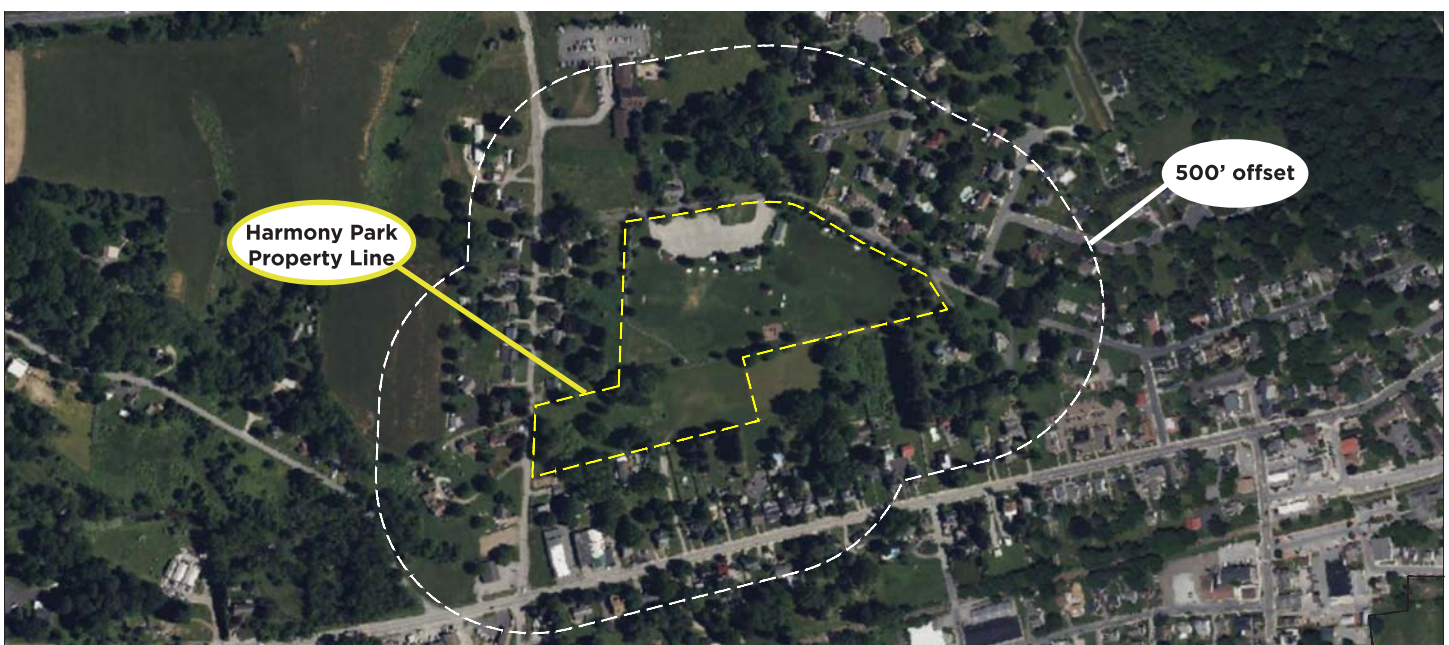


Figure 2.10 Aerial Map of Harmony Park

constructed runnels.

A chain link fence is located along the southern and western boundaries of the developed parcel. A gate can be unlocked by the Borough between the developed and undeveloped parcel when desired.

The undeveloped parcel does not contain any formal improvements. The Open Lawn area has been used as overflow parking during football games.



Figure 2.11 Existing Walking Path at Harmony Park



Figure 2.12 Existing Bleachers at Harmony Park



Figure 2.13 Existing Field at Harmony Park



Figure 2.14 Existing Gazebo and Picnic Area at Harmony Park



Figure 2.15 Existing Playground at Harmony Park

Existing Conditions Opportunities

The site inventory revealed opportunities for improvements at Harmony Park related to the existing structures, the trail, and open space.

The site's existing permanent structures include the concession stand, well house and tank, and gazebo. The concession stand is owned and operated by the football program. This building is in good condition and should be maintained as is. The well house and tank are currently vacant. The well house is a masonry structure with architectural interest. The building has electric connections and lights. The interior of the building contains well equipment. The structure appears suitable for adaptive re-use. The Borough should investigate the possibility of re-purposing the building as a park facility such as a comfort station. This will require building inspection and architectural input.

The gazebo is the only structure currently open to public use. The size of the structure does not allow for family or community events. Options for site structures, existing and proposed, are further discussed in the Community Engagement session and the final master plan sections of the report.

The trail at Harmony Park offers opportunity for exercise and is the only path circulating through the park. While a perimeter trail is a great asset in a park of this size, the materials used have proven to be a maintenance issue and nuisance to park patrons. The trail is composed of recycled rubber and plastic edging. Maintenance of this material is difficult and accessibility can be an issue where surfacing becomes uneven. Trail improvements should be considered in order to minimize maintenance and support desired park programming.

Space is the greatest asset at Harmony Park. The expansive 12+ acre open lawn area can accommodate a number of passive and active facilities. The lot purchased for overflow parking can also be improved to expand park amenities.



Figure 2.16 Existing Field at Harmony Park



Figure 2.17 Existing Field at Harmony Park

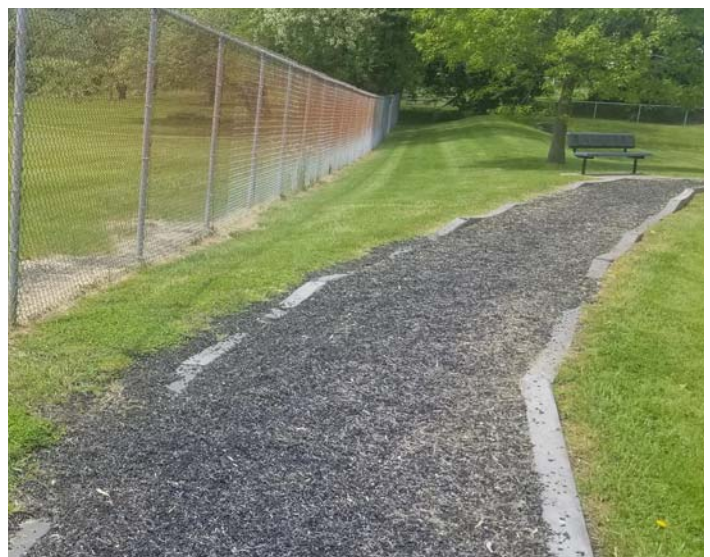


Figure 2.18 Existing Walking Trail at Harmony Park



Figure 2.19 Existing Field at Harmony Park



Figure 2.20 Existing Football Field and Picnic Area at Harmony Park

2.6 EXISTING CONDITIONS: MEMORIAL PARK

Existing Amenities

Memorial Park has several existing active and passive recreation amenities within its developed parcel.

The majority of Memorial Park's developed parcel is occupied by a natural turf field. The field is primarily used for soccer games and also serves as a practice field for youth football. The turf is in relatively average to poor condition, particularly around the goal areas. Overhead lights are installed around the perimeter of the field. The lighting controls are in a box just north of the field. A storage shed used by the football team and picnic tables are also present in this area. A post-and-rail fence follows the field's eastern boundary.

Three (3) basketball courts are also present. The courts are paved with asphalt. Two of the courts are approximately 80 feet by 50 feet in size with additional pavement around the court perimeter. The third court is 70 feet by 35 feet and has no asphalt beyond the court limit. Utility poles with mounted lights are located within the courts.

A baseball backstop abuts the southwestern corner of the soccer field. The backstop shows signs of aging with bent rails and rust.

Passive recreation includes a tot lot located at the intersection of Parkway Ave and Rosehill Ave. The tot lot contains a structure with elevated platform, slides, monkey bars, a plastic rock climbing wall, and pull-up bars. Benches are located around the structure and wood chips are used as safety surfacing. The tot lot includes a sand play area with digging tools. A swing set with two belt swings and two bucket swings is also installed near the play structure on wood chips. ADA transition ramps to the wood chip area are installed. However, no accessible route to the wood chip area from the tot lot entrance is present. All area not occupied by wood chips or sand is natural turf. The tot lot is surrounded by a fence.

Other Facilities

A parking lot is located at the southeastern corner of the developed parcel. The lot provides approximately 15-20 unstriped spaces and is triangular in shape. The lot opens onto Parkway Ave as the road turns at the bend in the road.

An abandoned restroom facility resides to the west of the parking lot. The facility is in a state of disrepair and has been disconnected from the

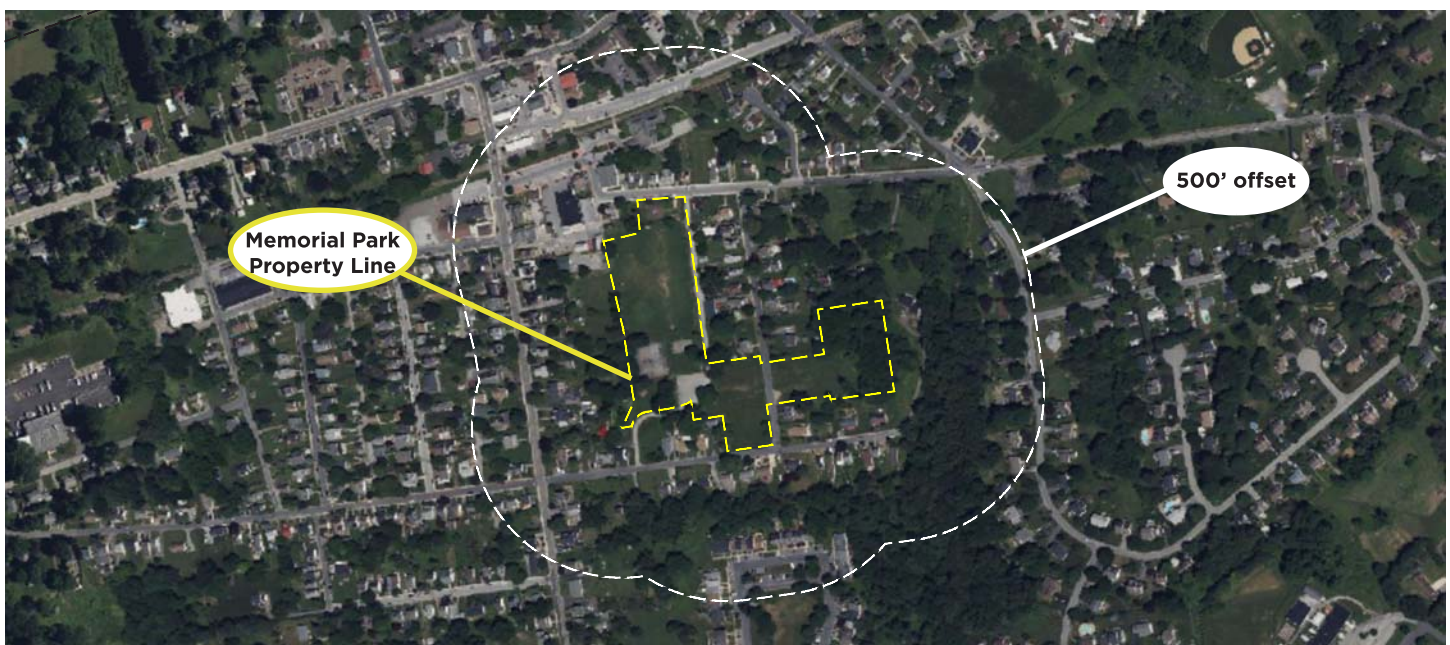


Figure 2.21 Aerial Map of Memorial Park

Borough’s sewer service. Portable restrooms to the north of the soccer field are used in lieu of this facility.

Due to the changes in topography on site, a retaining wall and stair case are used to meet grade along Parkway Ave.

Across Parkway Ave, two additional undeveloped lots, hereafter mentioned as the “central parcel” and “east parcel”, are maintained as lawn. No improvements have been made to date.

East of the central parcels, across Myrtle Ave, is Memorial Park’s “eastern parcel”. This lot is maintained as grass until it reaches an existing wooded area in the east.



Figure 2.22 Existing Playground at Memorial Park



Figure 2.23 Existing Basketball Courts at Memorial Park



Figure 2.24 Chain Link Fencing and Field at Memorial Park



Figure 2.25 Existing Soccer Field at Memorial Park



Figure 2.26 Restrooms at Memorial Park



Existing Conditions Opportunities

There are a number of opportunities at Memorial Park to enhance and expand park amenities.

While not as large as Harmony Park, Memorial Park has space to expand. The central and eastern lots offer opportunities for new amenities and engagement with natural systems along the eastern boundary. The upper tier on the developed parcel also contains unused space to expand and/or enhance existing amenities.

The topography at Memorial Park provides an opportunity for play and unique passive recreation. The central parcel has a flat area at the top which could be used for smaller active recreation activities, parking, or open space. The adjacent hill provides opportunities for seating and play. The same is true for the slopes on the developed parcel. The tiered landscape naturally creates separation between programming areas while maintaining the view-shed.

The centralized location of Memorial Park offers opportunities for community building. The adjacent facilities, including the brewer and the municipal building can easily utilize Memorial Park as a space for gathering and extension of their facilities. The park is ideally situated to host Borough-wide events.



Figure 2.27 Central Parcel of Memorial Park



Figure 2.28 East Parcel of Memorial Park



Figure 2.29 View of Existing Parking Lot of Main Parcel at Memorial Park



Figure 2.30 Existing Ramp at Memorial Park

3.0 ACTIVITIES AND FACILITIES ANALYSIS

3.1 INTRODUCTION

An activities and facilities analysis was performed to understand amenities offered at surrounding parks and recreational open spaces in current and past programming at both parks, operations and maintenance capacity, and facility sizing based on recreation standards. The intent of this section is to outline the existing and future requirements to meet the Borough's desired active and recreation programming needs.

3.2 SURROUNDING PROGRAMMING

Facilities surrounding the Borough were analyzed in order to understand which amenities were scarce within the immediate vicinity and which programming might be redundant. Per information available through Chester County, surrounding municipal websites, and aerial photography, eight (8) comparable parks were

identified.

Outside of the Borough, the majority of active recreation programming can be found at Penn Township Active Sports Complex. While this park was under development at the time of this analysis, it will offer soccer, basketball, baseball, pickleball, and tennis facilities. Volleyball is offered at Pomeroy Park and Penn Township Park, soccer is offered at Watson Park, and baseball is offered at New Garden Township Park. Fitness stations can be found at Penn Township Park and New Garden Township Park. Golf facilities are also offered at Penn Township Park. While these parks provide a number of active recreation opportunities, all are more than 2 miles outside of the Borough limits. West Grove residents would most likely need to drive or bike to these facilities.

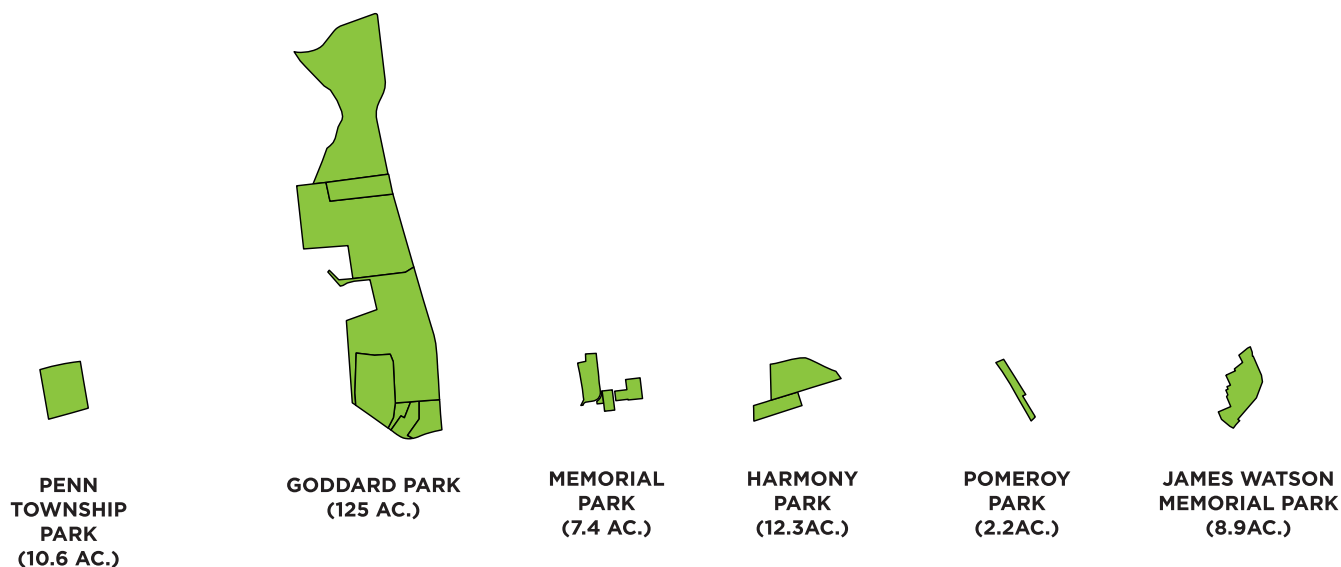


Figure 3.1 Park Comparison

It should be noted that public parks are not the only resource for active recreation. A Little League complex, owned and operated by the Little League organization, is located southeast of the Borough. The complex has a few fields. There are active recreation facilities associated with the Avon Grove District schools surrounding the Borough. Also these facilities are typically used for Middle School and High School sports programs.

Passive recreation amenities are located at all eight (8) of the surrounding parks. All but Indian Run Park have playgrounds. Trails are present at Indian Run Park, New Garden Township Park, Goddard Park, New London Township Park and Penn Township Park. Goddard Park offers the only dog park in the area as well as the only community garden in a public park.

This inventory of surrounding amenities highlights the need for more facilities within easy walking distance. While playgrounds are the most abundant recreation resource in the area, the

high volume of users observed at playgrounds within the Borough suggests that demand is sufficient to justify more play.

Given the proximity of Goddard Park, community gardens and a dog park may not be necessary within Borough limits, unless resident demand is sufficient.

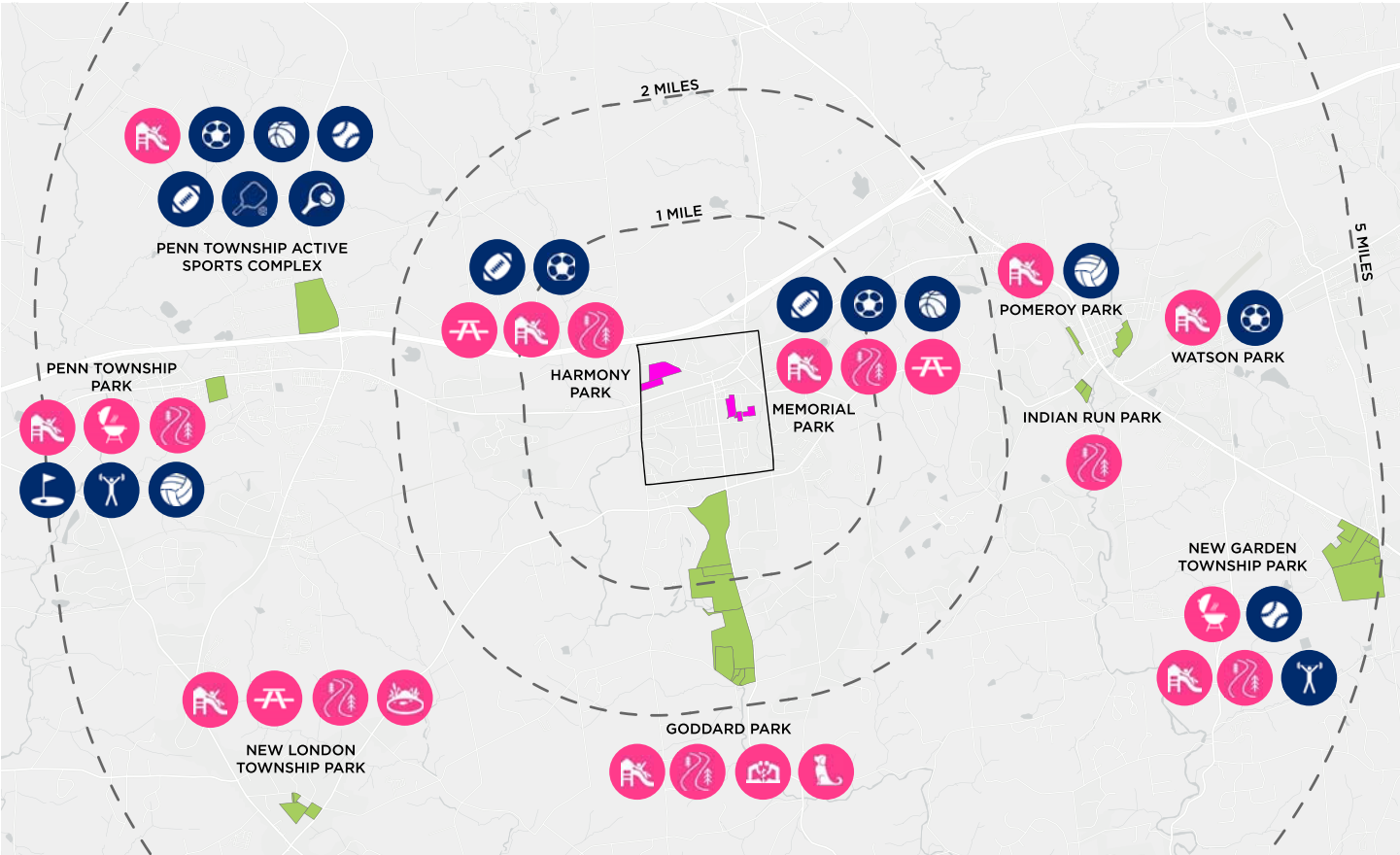


Figure 3.2 Local Parks Programming Map

3.3 BOROUGH PARK PROGRAMMING

The use of the existing parks and recreation facilities within the Borough is key to understanding past, current, and future recreation needs. Focus group meetings with leaders from the Wildcats cheer and football program, soccer league, and local Little League were conducted to answer questions on facility use and program needs. An interview was also conducted with the Borough administrator to review past park reservations, revenue from parks, and other programming procedures.

Wildcats Football and Cheer

Heather Hood, the President of the Wildcats program at the time of the interview, provided insight into the program. Wildcats is a youth football and cheer program open to 5-13 year olds. Players aging out of the program can join school teams. In 2022, the program had 14 teams across cheer and football with 185 football players and 75 cheerleaders.

The program has two seasons. Fall is the primary season and runs from the first week of August through mid-November for practices. Games are typically on weekends. Spring skills clinics are offered on Sundays from the end of May through mid-June. Events are held in the off season on Saturdays and Sundays for team building, conditions, and skills training.

The Wildcats program primarily practices and plays games at Harmony Park. Memorial Park is sometimes used as a practice field. Heather noted that Harmony Park was a draw for the program due to its space. The two fields allow for multiple games and practices at once. The concessions stand funded by the Wildcats program offers a home base for storage, concessions, and restrooms. The facility is locked when the program is not using the fields. Portable bleachers are located along the field edge. Wildcats brings in its own portable lights for evening activities. The Wildcats also fund supplementary turf maintenance on the main

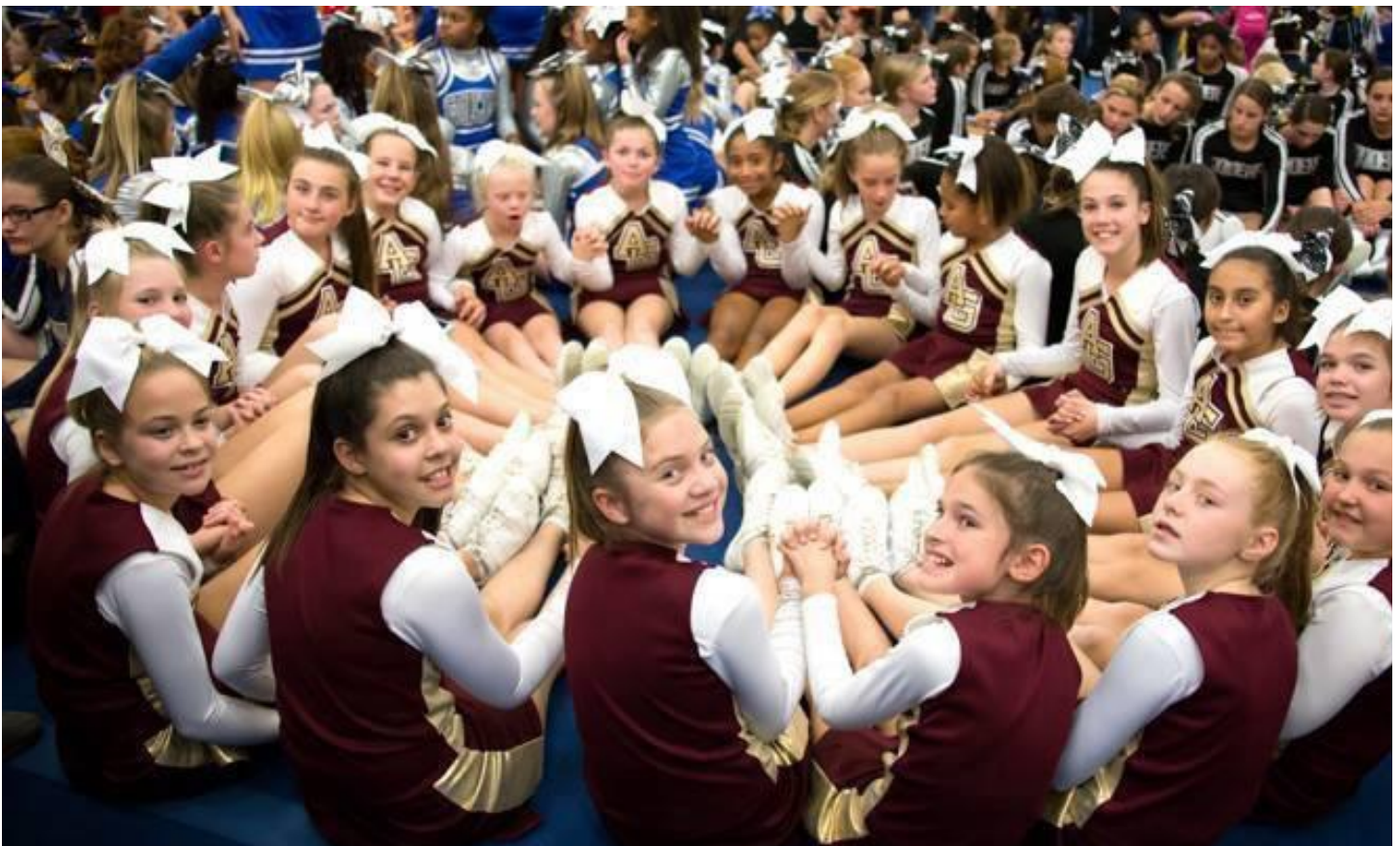


Figure 3.3 Wildcats Cheer Team

playing field. The field was in good condition at the time of the plan's development. The adjacent playground at Harmony Park benefits the football program as families can use the playground while other family members play football or cheer.

The greatest challenge for the program using Harmony Park is parking. The existing paved lot does not have enough capacity to support the program when multiple games are occurring at once. The adjacent lot is used for overflow parking. However, wet conditions render the overflow lot unusable at times. The nearby West Grove Methodist Church provides overflow as well. Avondale Presbyterian has also offered their lot for overflow parking use.

Ms. Hood noted that the program could benefit from expanded parking, permanent lighting and bleachers, and a press box. A portable Automated External Defibrillator (AED) unit, Wifi, scoreboard, and sound system were also desired at Harmony Park. PVC sleeves for field fence anchors at Harmony would facilitate

game preparation for the program. The program currently drives stakes into the ground every game day. An artificial turf field would also be a draw for visiting teams and programs. The program currently travels to West Chester to use artificial turf.

Due to their investment in the facilities, the Wildcats program is not charged by the Borough for field use.

Soccer

Claudia Quintero participated in the focus group on behalf of the soccer league that plays at Memorial Park. In 2022, the soccer team had 42 teams with 19-20 people per team. Thirty (30) of the teams consisted of adults while the remainder are high schoolers. The league generally plays in the evenings 3-4 days per week at Memorial Park. The field has been frequently used every day of the week in the past. However, deteriorating turf from over use has reduced the number of games. The location of Memorial Park is the greatest



Figure 3.4 Avon Grove Area Little League



Figure 3.5 Wildcats Football

draw for the program. However, the league has used other facilities equipped with artificial turf and better lighting as needed in recent seasons.

The soccer team noted a number of improvements at Memorial Park that would make it more attractive to the team. A critical change would be to convert the natural turf to artificial turf, allowing for more frequent use and safer playing conditions. Improved lighting would make the facility more appropriate for night games. The league depends on evening field use due to the work and school schedules of its players. Security could also be improved. Ms. Quintero noted that the nets have been cut in the past. Permanent restroom facilities in lieu of the existing portable restrooms would better support the program. Parking is limited but is not as big of an issue as it is for football at Harmony Park as many players walk to Memorial. Seating and picnic areas were also desired. Spectators generally bring their own seating for games. The existing picnic tables do not have enough capacity during soccer games. Trash receptacles would also support field use.

The soccer teams have also used this space for post-game socialization, bringing food and portable grills. A space that better supports this congregation would be appreciated.

The soccer league is the most consistent park user that pays to use Borough facilities.

Little League

Greg McCummings represented the local Little League baseball/softball program at the focus group. The Little League program does not currently use Borough-owned facilities. However, the desire to have additional field availability when the Little League Complex is at capacity was expressed. The Complex currently has 6 fields, all of which are used nearly every night during the season.

In 2023, the Little League program had 40-50 teams with approximately 1,000 players. Ages of players ranged from 4-16 years old. The season runs from April 1st through Memorial Day weekend. District tournament games follow the season. The League has a fall season that has

less participants. Summer camps are also held.

Neither Memorial or Harmony Park have appropriate facilities for Little League games. The existing backstops present at both locations are aging and in need of repair. The in-field is natural turf and no supporting facilities are available. The League would be more attracted to reserve a new field at either location if lighting were included. The existing Little League complex does not have lights at the moment, which limits game times. Security improvements and the installation of an AED unit would also be needed for the League to use a field at either park.

Other Programming

The Borough Administrator discussed other programming that has taken place at Memorial and Harmony Park.

The Presbyterian Church has used the backstop at Harmony Park for softball games. A lacrosse team used to use the lower field at Harmony Park regularly. However, the team has since moved to a new facility with artificial turf. The Borough Administrator had one record of the basketball courts at Memorial Park being reserved for a tournament. The program has not formally reserved the courts since.

Community events are infrequently hosted at the parks. Memorial Park is a stop on the Chester County Bike Club's annual event. One concert has been formally hosted at Memorial Park. An Easter Egg hunt has been hosted at Harmony Park. The lack of community and large group events in these spaces was attributed to the single-family dwellings in the area, particularly around Harmony Park. The Borough believes there is less demand in the area due to the availability of private back yards.



3.4 PARK MAINTENANCE

A focus group was held with the Borough Maintenance Staff. Three (3) members of the maintenance team walked the Design Team through the parks and discussed maintenance routines, capacity, persistent issues, and future needs.

The Borough staff perform trash pickup every day and empty trash cans weekly. During the growing season, staff mow both parks one to two times per week. The size of the lawn areas at both parks requires extensive mowing efforts.

Natural turf is generally maintained by mowing and reseeding. The football field at Harmony Park is maintained through the Wildcats program and is in better condition than Memorial Park. Current staff do not have experience maintaining artificial turf fields.

Green stormwater infrastructure in the Borough is relatively limited. A rain garden has been installed along Harmony Park's parking lot. Another rain garden is located adjacent to Borough Hall. The latter is maintained by a volunteer in the Master Gardener program. Borough staff do not have access to a porous pavement vacuum which is a helpful tool for maintaining rain gardens.

There is in-house capability to construct certain improvements within the park. Borough maintenance staff have installed benches, fences, and drainage modifications as part of park maintenance.



Figure 3.6 West Grove Borough Maintenance Staff



Figure 3.7 Existing Soccer Goal Area at Memorial Park



Figure 3.8 Existing Rain Garden at Harmony Park

Current challenges within the parks include restrooms, the Harmony trail, invasive species, and drainage. The restrooms at Memorial were decommissioned due to frequent vandalism and maintenance burden. Bamboo has encroached on Memorial Park's western edge from adjacent residential properties (See Figure 3.10). Management of this species requires substantial maintenance effort. The trail at Harmony park is the greatest burden on staff. The recycled rubber used as surfacing is loose and washes out onto adjacent lawn areas after rain events (See Figure 3.11). The surrounding plastic edging is warped and does not prevent this washout. Several sections of the trail channelize flow during rain events. A paved trail surface was a priority for the staff.



Figure 3.9 Existing Culverts at Harmony Park



Figure 3.10 Bamboo at Memorial Park



Figure 3.11 Existing Walking Trail at Harmony Park

3.5 FACILITY SIZING

The existing facilities were reviewed for capacity and compared to industry sizing standards. The following section details sizing standards used to inform design moving forward.

Active Recreation

The existing football field at Harmony Park has approximately 360 feet between goal posts and is 160 feet wide. The field has an indeterminate buffer around the field for fall zones and player seating. The dimensions of the football field are consistent with the National Football League dimensions. Any modifications or relocations of the field should include a 360 ft x 160 ft striped field as well as additional area around the field for players and fall zones. A 12 foot fall zone is recommended in accordance with NCAA Football Field Layout & Dimensions.

The existing lower field at Harmony Park is not striped but is used for both football and soccer. The soccer goals were spaced 360 feet apart. The spacing from the center of the western soccer goal to the edge of the trail was 100 feet. This indicates that the field likely has adequate width for an NFL football field but not adequate width for a regulation soccer pitch. If a second field is maintained at Harmony Park, the field should be resized to accommodate both uses.

At Memorial Park, the soccer field is approximately 330 x 160 feet in size. Per FIFA international soccer field standards, a full size soccer field dimensions are 345 ft in length and 222 ft in width. However, the Memorial Park can support a field slightly smaller than a full size. For a U16-19 soccer field, the dimension lengths can range from 330-360 ft with widths between 180 ft and 240 ft. An additional 12-15 feet of buffer around



Figure 3.12 Existing Soccer Field at Memorial Park



Figure 3.13 Existing Football Field at Harmony Park

the field is recommended as a clear fall zone.

The existing court sizes at Memorial Park are slightly under the National Basketball Association (NBA) court dimensions. Two of the courts are approximately 80 feet by 50 feet while the third court is 70 feet by 35 feet. Regulation NBA courts are 94 x 50 feet. Additional pavement is needed for a surrounding fall zone.

The regulations for pickleball court sizing were also investigated due to demand for this amenity. Courts are typically sized as 20 x 44 areas with an additional 5 feet of paved area outside of the striping.

Facilities

For the comfort of residents and people who use the park, restrooms are often considered the most important park amenity. Currently, there is one existing restroom at Memorial Park which is decommissioned. There is also one existing restroom facility at Harmony Park as part of the concession building. With the expansion of programming and recreation facilities at each location, it is recommended that one additional

restroom facility be provided at Harmony Park to supplement the existing one and one new facility be provided at Memorial to replace the current one.

Parking

Harmony Park currently has 98 parking spaces for its main parking lot. There are overflow spaces in the grass area on the southern parcel that can accommodate approximately 120 spaces. These spaces are generally used during Wildcats' Football games and events.

Memorial Park currently has about 15 spaces on their main parking lot. During athletic events, additional overflow parking occurs on the side of the adjacent streets.

The additional proposed programming for each park will require more parking spaces. This is particularly important for Harmony Park as several medium-sized events are held throughout the year.



Figure 3.14 Existing Parking Lot at Memorial Park



Figure 3.15 Existing Parking Lot at Harmony Park

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4.0 PRE-DESIGN ENGAGEMENT

4.1 INTRODUCTION

In addition to evaluating existing conditions, site inventory, and an activities and facilities analysis, community engagement was held prior to park design. Engagement in this phase included a community design charrette and online survey. The goal of these efforts was to understand what West Grove residents did and did not want in Memorial and Harmony Parks.

4.2 FIRST COMMUNITY ENGAGEMENT MEETING

The first community meeting was held on June 26, 2023 in the “Blondes and Brewnettes Brewery” adjacent to Memorial Park.

The engagement meeting began with time for attendees to interact with boards. A brief presentation by the design team was then given to summarize existing conditions analysis and precedents for programming possibilities at the parks. The evening concluded with breakout table activities.



Figure 4.1 West Grove Borough Residents leaving feedback on boards



Figure 4.2 1st Community Engagement Meeting

Boards

Four boards were prepared for the event:

1. Passive Recreation
2. Active Recreation
3. Programming Spectrum Banner
4. Write-In

The passive and active reaction boards had precedent imagery for types of programming that could be included in the future park design. Participants used green and red dots to indicate what they did and did not like.

Results from the passive recreation board indicated that the most popular programming was a sprayground, theatrical performances, community garden, and bocce ball. Educational talks and a dog park received negative feedback. Grilling received neutral feedback.

The active recreation board showed drinking fountains, running track, tennis courts, pickleball courts, and basketball courts as the most popular amenities. The least popular amenities were stadium lights, bleachers, press box, and concessions stand. The results of this board were in direct contrast to focus group findings from the recreation program directors. The negative feedback may reflect a lack of charrette participants with team affiliations. Participants responding to the boards in this way may have seen the expansion of recreation uses as disruptive.

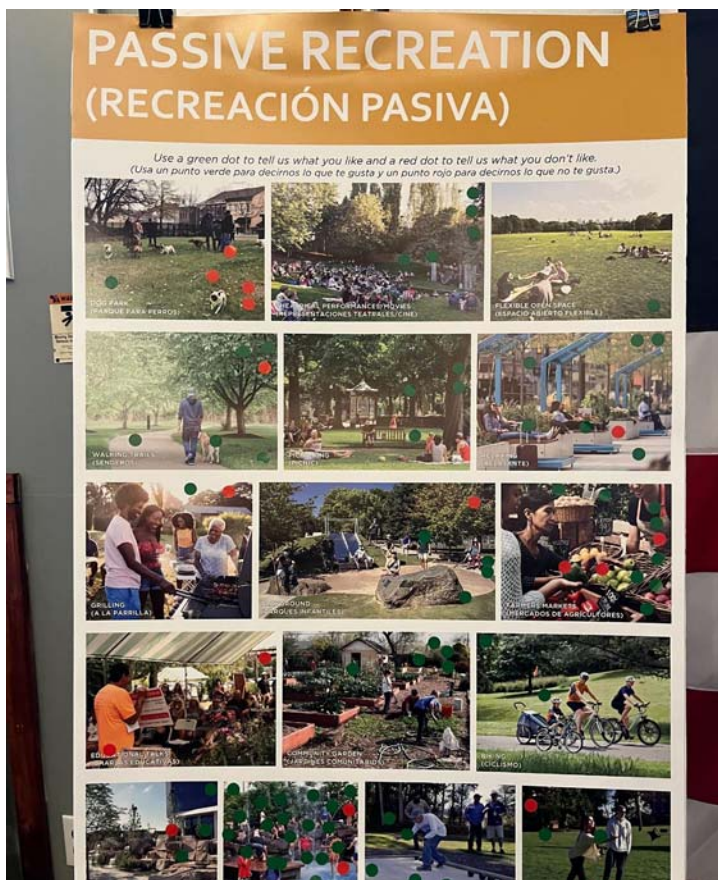



Figure 4.3 Passive Recreation Board



Figure 4.4 Active Recreation Board

PASSIVE RECREATION BOARD RESULTS

 Green Circle - Likes
  Red Circle - Dislikes

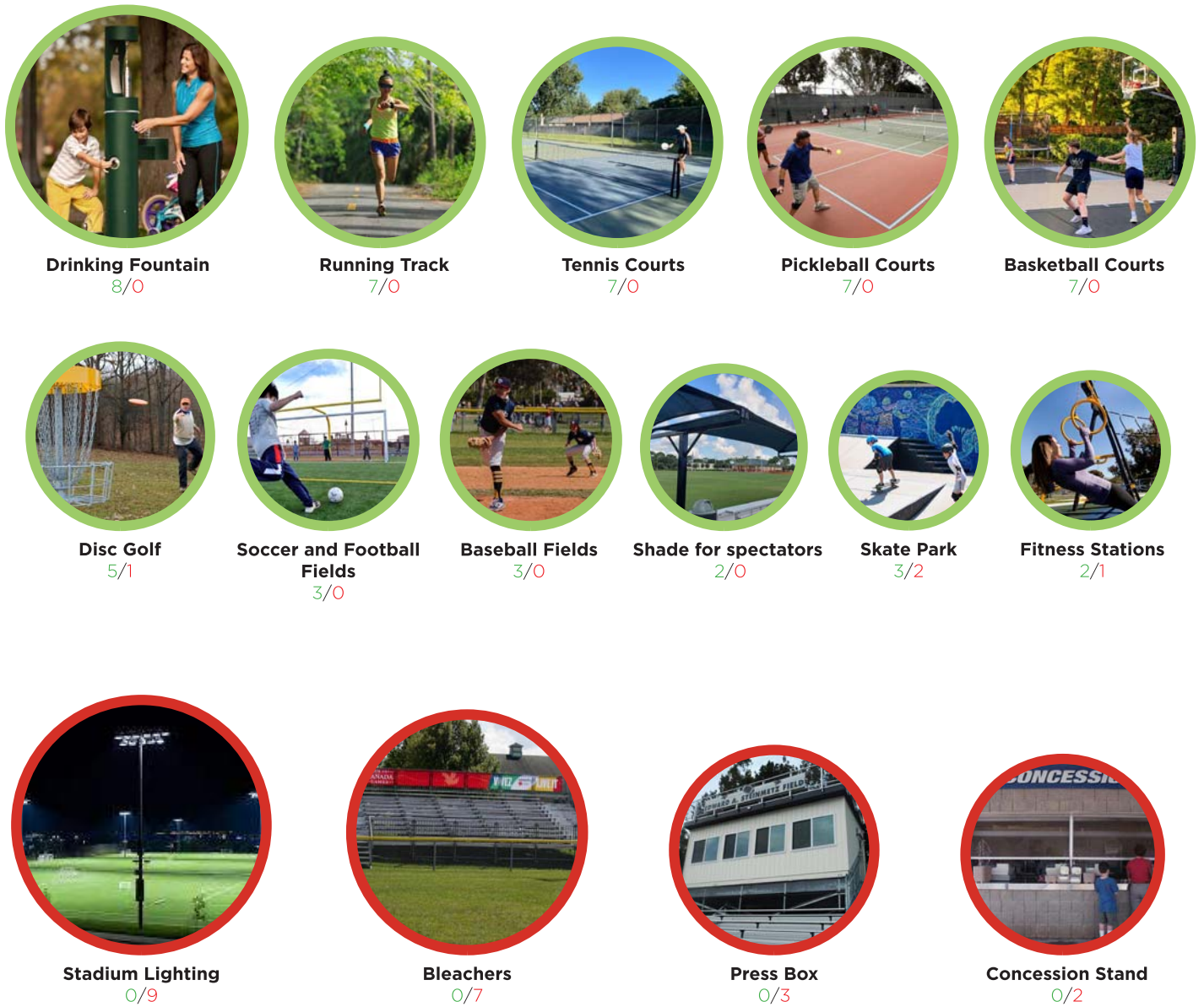


Figure 4.5 Passive Recreation Board Results

ACTIVE RECREATION BOARD RESULTS



Green Circle - Likes



Red Circle - Dislikes



Sprayground
13/2



Theatrical Performance
5/0



Community Garden
5/0



Bocce Ball
5/0



Farmers Market
8/3



Relaxing
6/1



Walking Trails
5/1



Picnicking
4/0



Playground
4/1



Biking
2/0



Corn Hole
3/1



Water Feature
3/1



Flexible Open Space
1/0



Dog Park
1/4



Educational Talks
0/2



Grilling
1/1

Figure 4.6 Active Recreation Board Results

Comments highlighted specific issues at both parks and as well as priority programming.



WHAT DO YOU WANT TO SEE IN YOUR PARK? RESULTS



Figure 4.8 'What do you want to see in your parks?' Board Results

The programming spectrum banner was a longer, unmounted activity where residents could provide specific feedback on what types of programming should be the focus of each park. The banner had a continuum of programming from conservation to ecological to passive to active recreation. Residents were encouraged to use blue dots to indicate where on the spectrum they would like Memorial Park to be and orange dots for Harmony Park.

The information from this banner activity highlighted the different focuses desired in each park. While Harmony Park had more emphasis on athletic fields, Memorial was most focused on play. Participants also expressed more preference towards the ecological end of the spectrum with trails and pollinator gardens. Despite these differences, both active and passive recreation were desired in both parks in some capacity.



Figure 4.9 'Where do you see your park on the programming spectrum?' Board

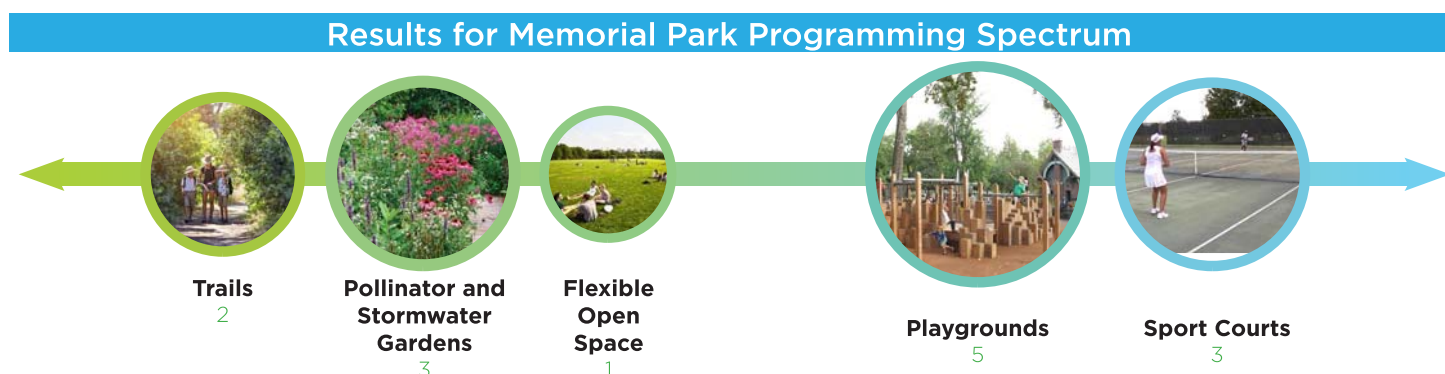


Figure 4.10 'Where do you see your park on the programming spectrum?' Memorial Park Result



Figure 4.11 'Where do you see your park on the programming spectrum?' Harmony Park Results

Breakout Charrette Tables

The breakout sessions were organized into four tables, two of which were focused on Harmony Park and two of which were focused on Memorial Park. Each table was set up with a large aerial of a park, to-scale cutouts of programming, trace paper, post-it notes, markers, and a member of the Design Team to facilitate. After 15 minutes at one park table, the participants were told to switch to a table focused on the other park. Participants were encouraged to move around types of programming within the park boundaries to see what fit and where programming could be located.

Each scheme developed by the table participants was documented through photos.



Figure 4.12 Community Engagement Meeting Table Charrette



Figure 4.13 Community Engagement Meeting Table Charrette



Figure 4.14 Community Engagement Meeting Table Charrette

Harmony Park breakout table results are shown in Figures 4.15-18. The breakout summary of the developed parcel shows general agreement to maintain the existing location of the football field. The potential of fitting the fields side by side in the existing lower field area was discussed. This ultimately did not fit when topography was considered. The existing parking lot was left in its

current location. Two locations were discussed for play on the developed lot: its current location and a location adjacent to the parking lot. Sports courts were located by the play or in the center of the parcel. The groups discussed locating a second field in the existing lower field area or replacing it with open space and more passive use. The desire to integrate shade and nature

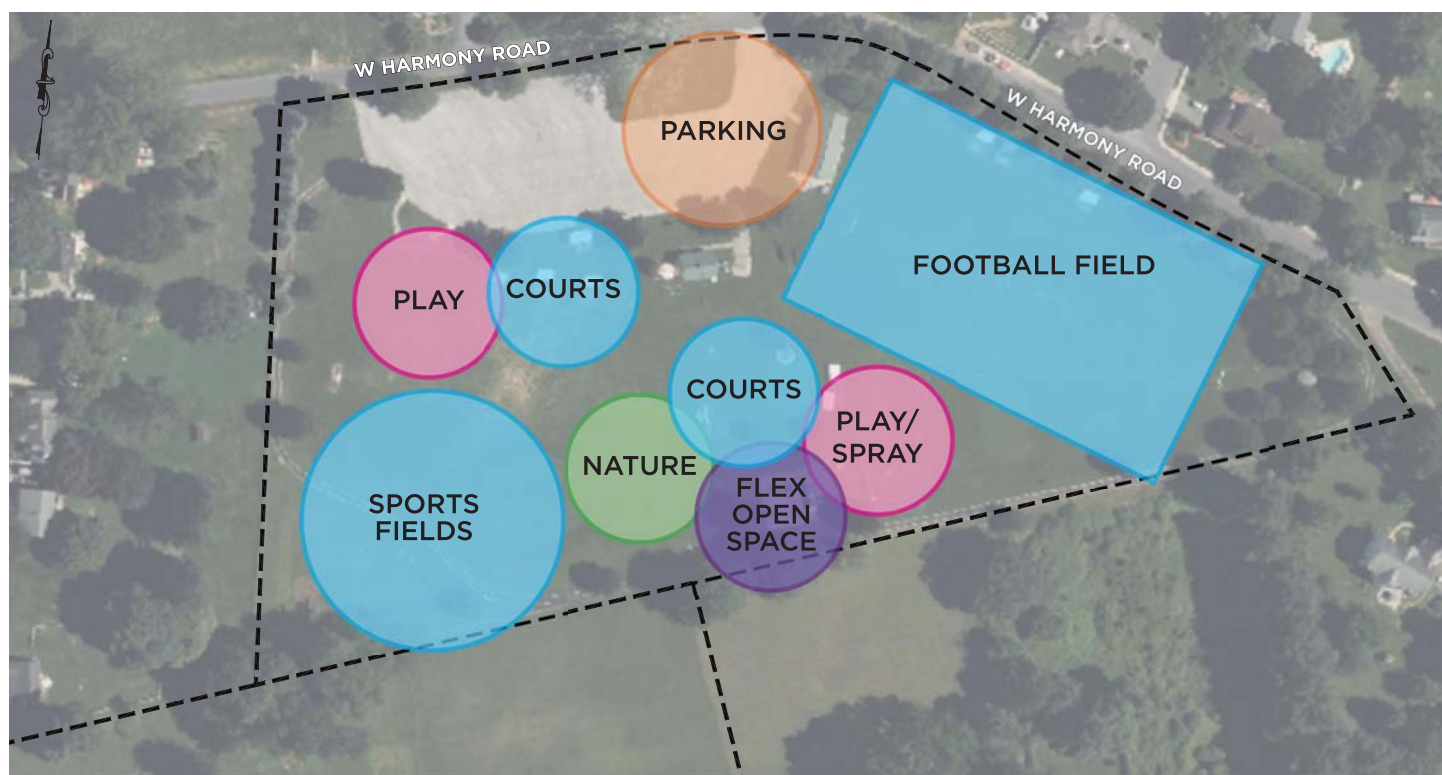


Figure 4.15 Harmony Park North Parcel Table Charrette Results



Figure 4.16 Harmony Park Table Charrette North Parcel Cut Out Concepts

throughout the park was highlighted. The desire for quiet space was also noted.

On the undeveloped parcel, play and a sprayground were popular. The location of the sprayground would be more challenging in this location due to its distance from water infrastructure. A baseball field could fit in the

eastern side of the lot spatially but would be difficult to make work with the topography. More passive and ecological programming was proposed on the parcel including picnicking, flexible open space, and natural areas. Rain gardens were proposed at the topographic low point.

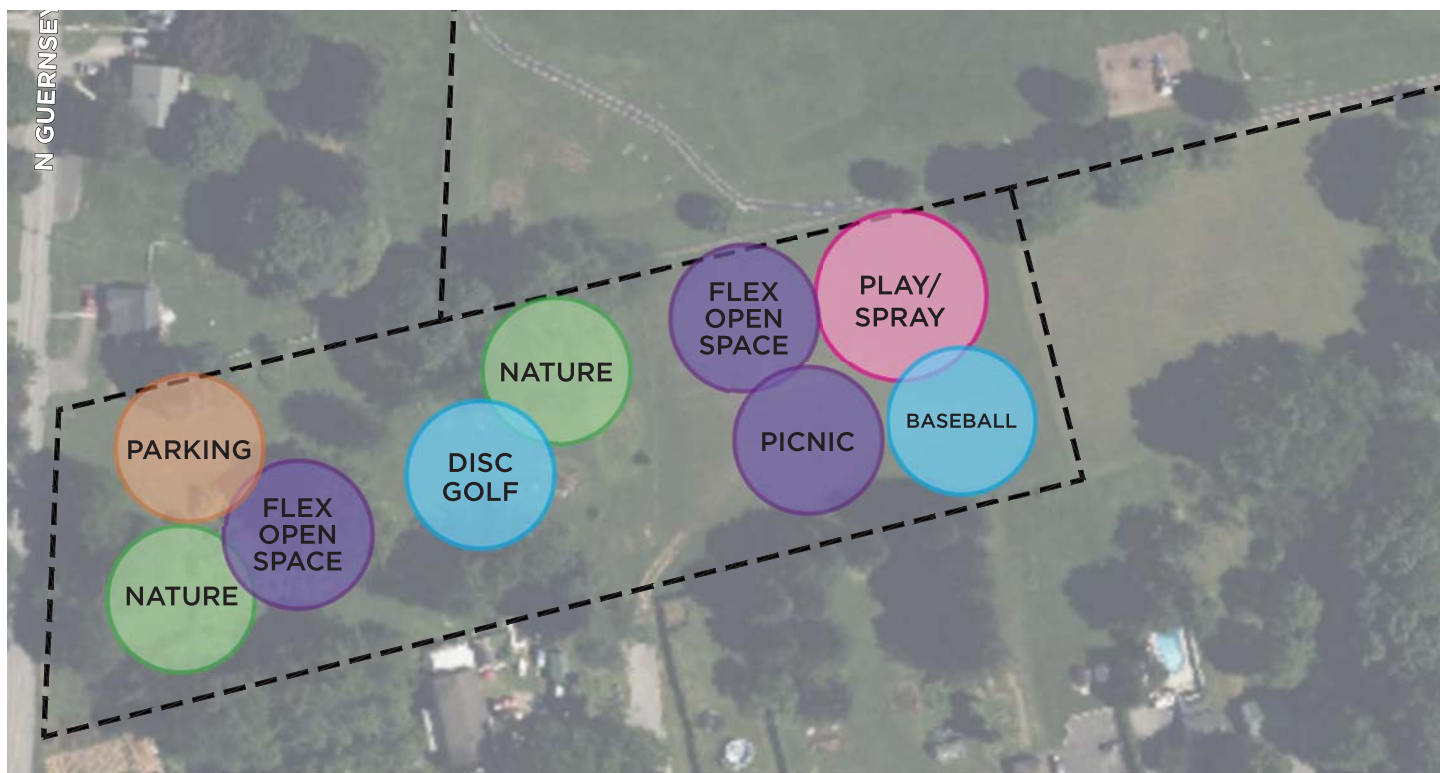


Figure 4.17 Harmony Park Table Charrette South Parcel Results



Figure 4.18 Harmony Park Table Charrette South Parcel Cut Out Concepts

Memorial Park breakout table results are shown in Figures 4.19-24. The existing soccer field is located in the only space large enough to accommodate professional soccer field dimensions. The field was therefore left in its current location in all schemes. Some groups proposed reducing the size of the fields to a youth soccer field. Given the current programming and need for a soccer field, a full sized soccer field was included in future designs.

Ideas for the northern most area of the developed parcel, which is currently occupied by a tot lot, include parking, picnicking, play and a skate park.

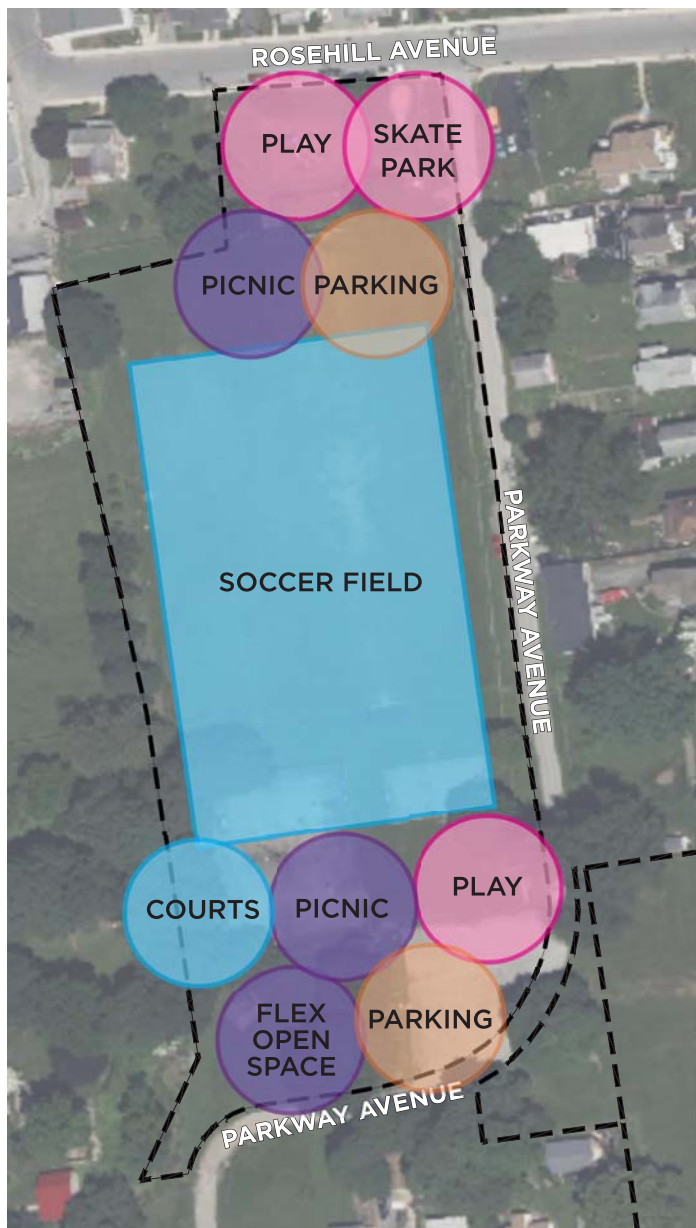


Figure 4.19 Memorial Park Table Charrette Main Parcel Results

The desire to have more parking near the soccer field was expressed in many of the schemes. An alternative location for play was proposed in one scheme on the southern end of the field. This area also included suggestions for expanded parking, picnicking, sports courts, and flexible open space.

More trees were proposed along the western boundary as well as around parking lots and playgrounds.



Figure 4.20 Memorial Park Table Charrette Main Parcel Cut Out Concepts

The central parcel for Memorial included suggestions for more natural and passive uses such as playground, sprayground, amphitheater, picnic areas, flexible open space and nature areas. Pavilions were popular in this area as well as quiet space.

Results for the eastern-most developed parcels emphasized the desire for passive and ecological spaces. The general consensus was to leave the wooded buffer as is or expand this area. Suggestions for the portion of this lot abutting Myrtle Ave included play, flexible open space, pinch area, and community gardens.



Figure 4.21 Memorial Park Table Charrette Central Parcel Cut Out Concepts



Figure 4.23 Memorial Park Table Charrette Middle Parcel Results



Figure 4.22 Memorial Park Table Charrette East Parcel Cut Out Concepts

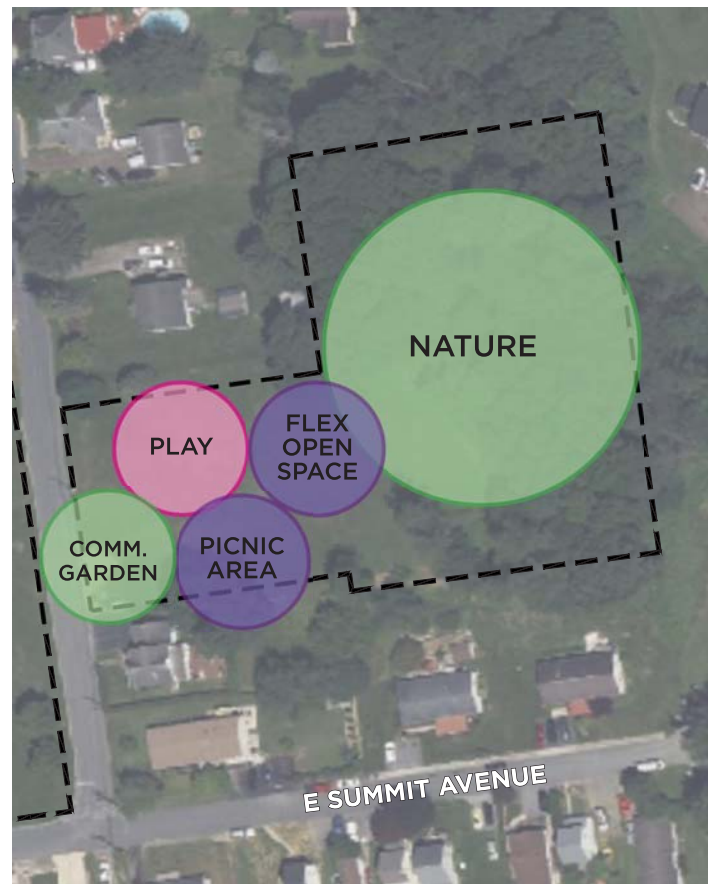


Figure 4.24 Memorial Park Table Charrette East Parcel Results

4.3 ONLINE SURVEY #1

An online survey was made live the day the of the community charrette (06/26/2023). The survey was kept open for approximately 4 weeks and was shared by the Borough on their website and through social media. The goal of the survey was to reach a larger audience than the charrette and gather information about programming desired in the parks. A total of 187 responses were recorded.

Demographics

Demographic questions included how participants identified themselves and how old they are. These questions provided context for which groups of people were being reached by the survey and if those groups were representative of Borough demographics.

The majority of participants identified as West Grove residents. A high percentage of residents were walkers/runners, parents, dog owners, and nature lovers. Only 25% of the survey respondents were a member of a sports team. The majority of

Q1: TELL US ABOUT YOURSELF

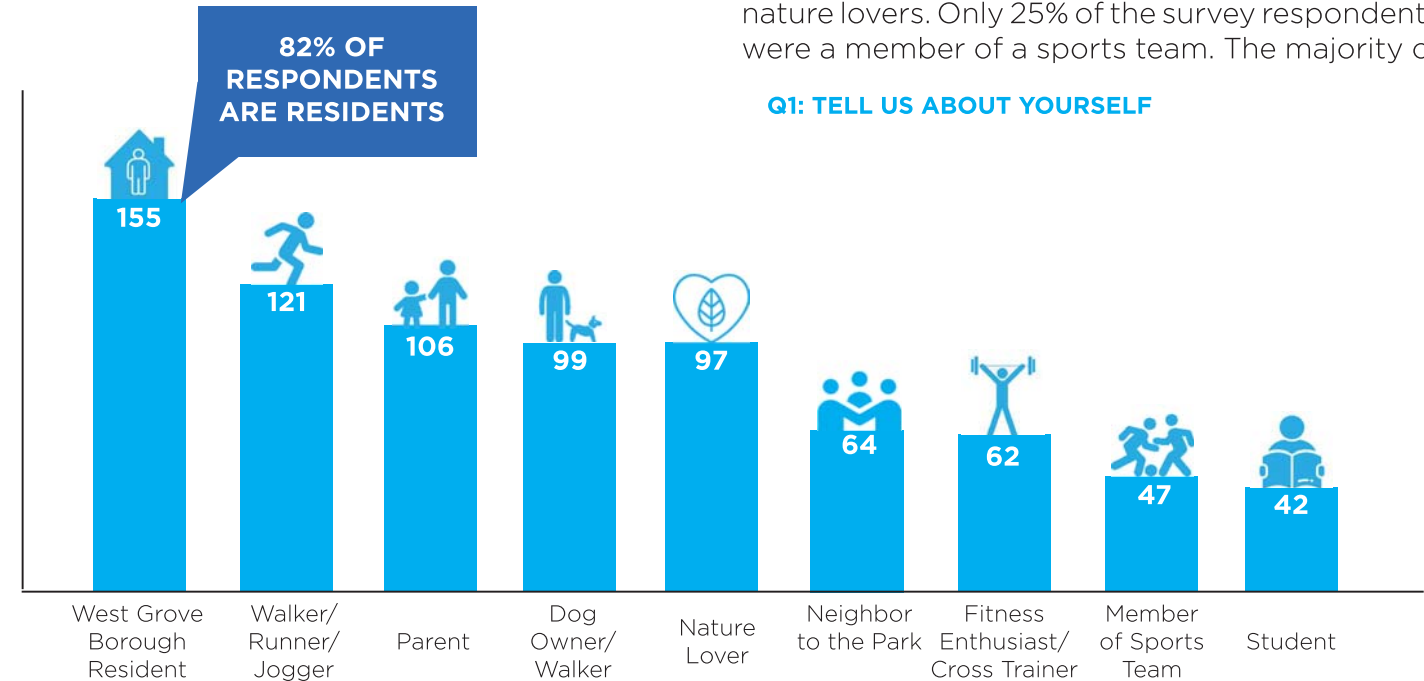


Figure 4.25 Results for Question 1 of Online Survey 1

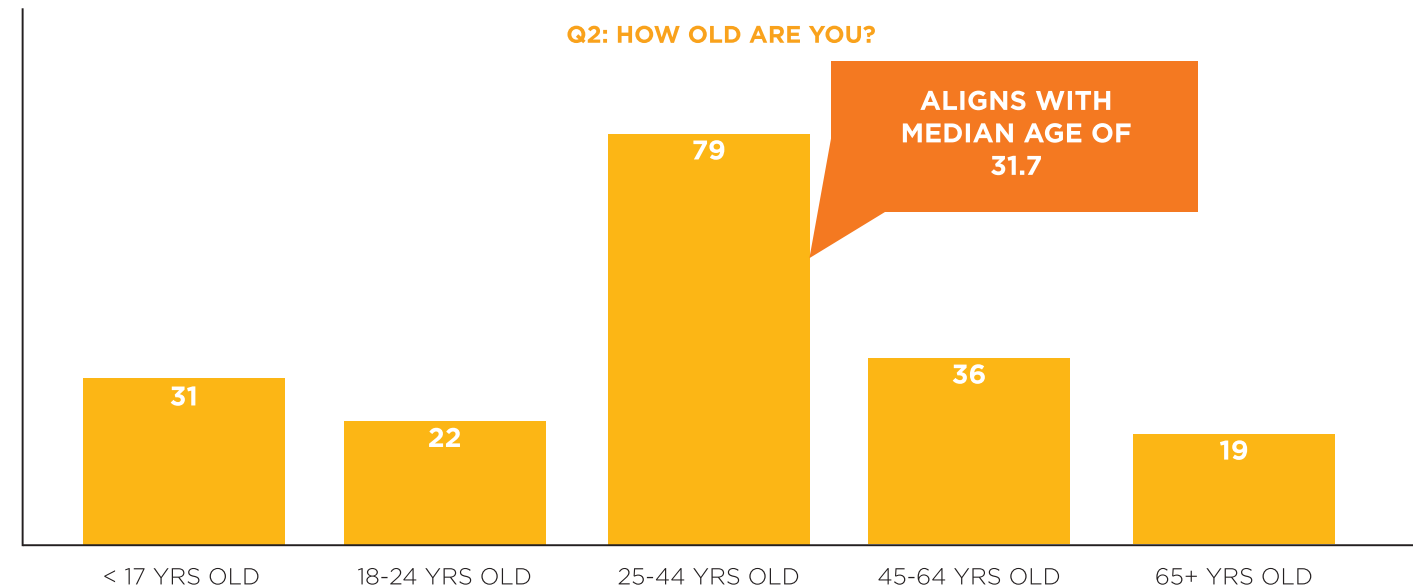


Figure 4.26 Results for Question 2 of Online Survey 1



respondents were between 25 and 44 years old, consistent with the median age in the Borough of 31.7 years old. The survey was least effective at reaching young adults and seniors.

Park Use

The majority of residents visited the parks once a month or less. The lack of park use may indicate the need for new amenities and programming that attract Borough residents.

The survey did indicate that approximately 51% and 49% of the respondents visit Memorial

and Harmony Parks, respectively. The similar responses to both parks indicate that the parks are both used similarly.

Transportation

Participants were asked how they get to both parks. Results confirm the transportation mapping discussion in Section 2.4 with the majority of participants walking to both parks. The second most popular mode of transport was driving, with a greater number of people driving to Harmony Park. The higher car traffic is consistent with the higher volume of cars

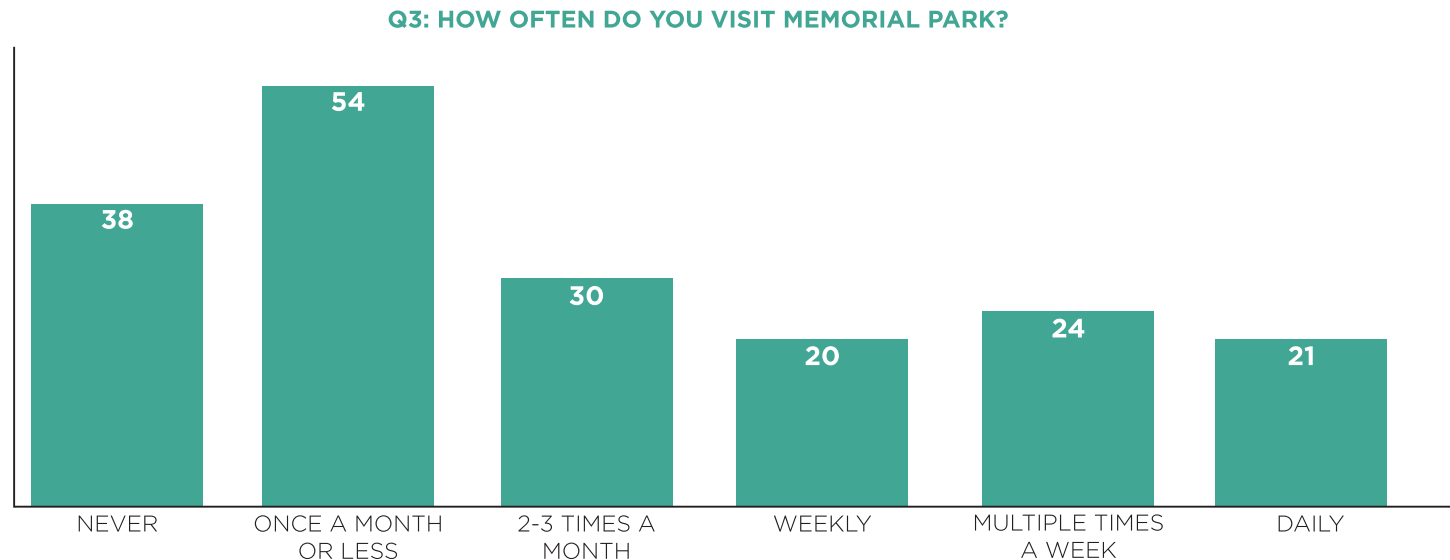


Figure 4.27 Results for Question 3 of Online Survey 1

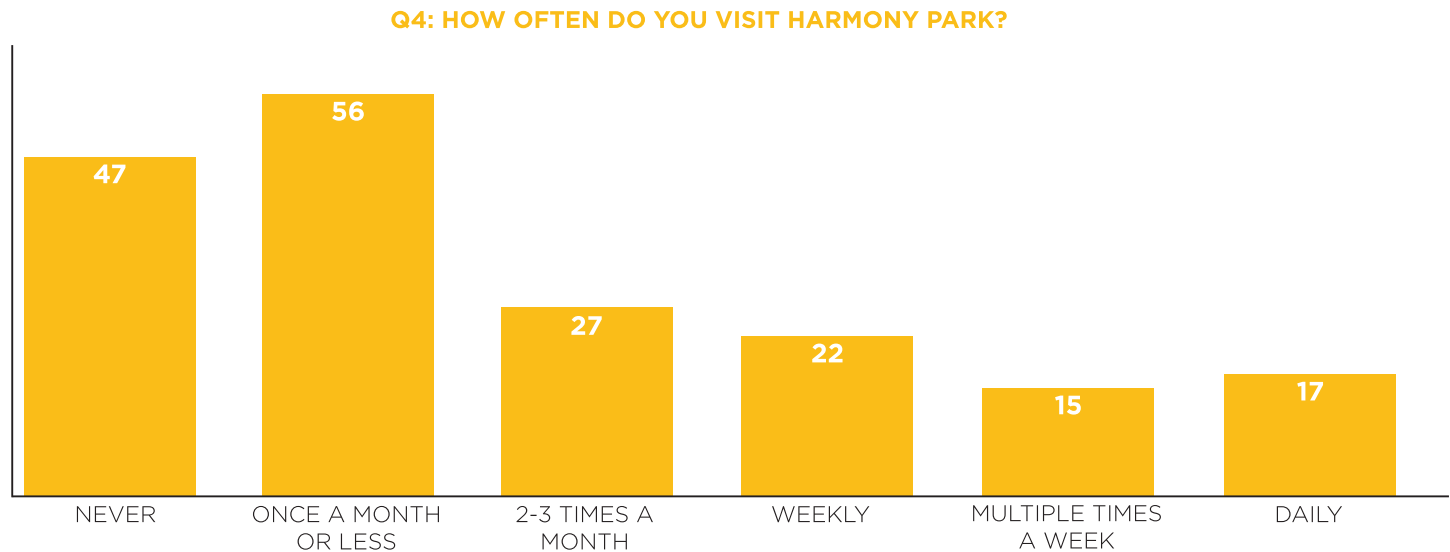


Figure 4.28 Results for Question 4 of Online Survey 1

observed at Harmony Park during events. The car use may also reflect the lack of sidewalk and less central location of Harmony Park compared to Memorial Park. More people bus to Memorial Park while more bike to Harmony Park. The latter may suggest that bicycle parking is more necessary at Harmony Park. Safe bicycle routes to the park should also be considered in future Borough projects.

Park Programming and Amenities

When asked what they'd like to do in the parks, participants were most interested in enjoying

nature, socializing with friends and family, reducing stress, and walking the dog. It is interesting to note that the top park uses are passive. The current parks have active recreation programming. The preference may reflect the relatively low amount of participants identifying as members of sports teams. It may also indicate the desire to have programming that is not supported by current active recreation amenities. The dog walking response may reflect the high number of participants identifying as dog walkers.

The top amenities desired by participants in

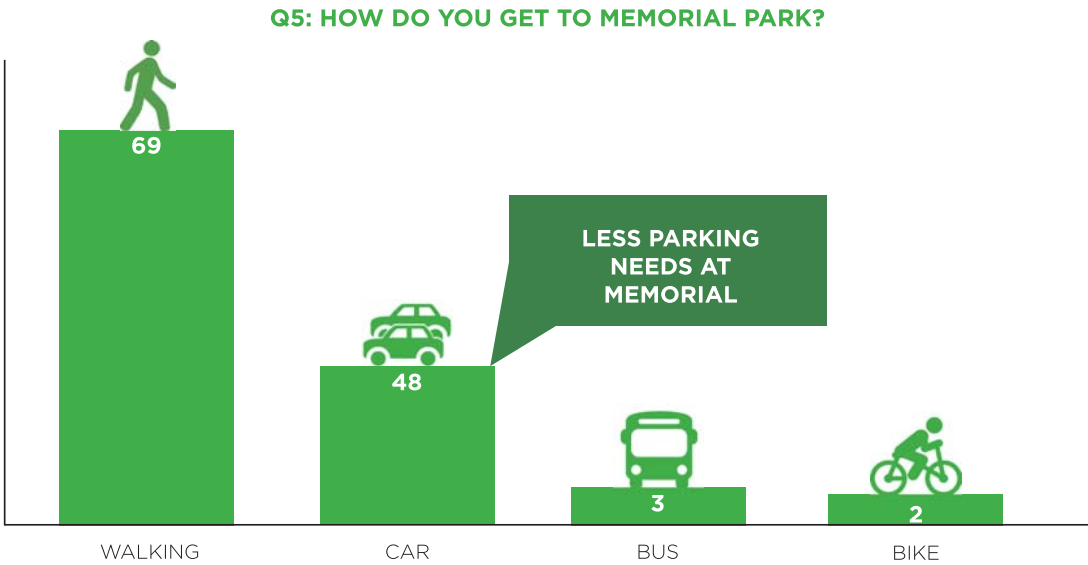


Figure 4.29 Results for Question 5 of Online Survey 1

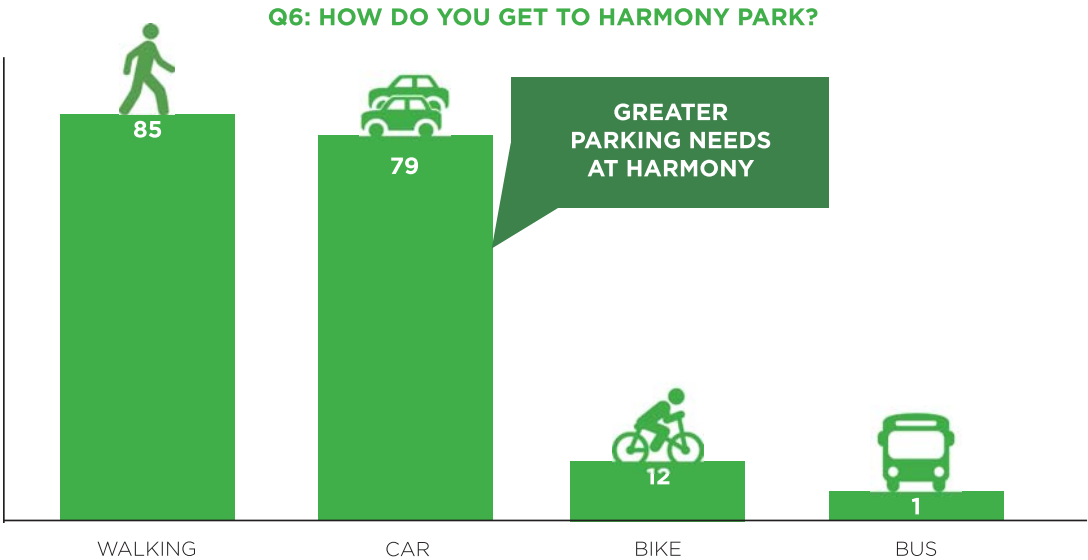


Figure 4.30 Results for Question 6 of Online Survey 1

Q7: WHAT ACTIVITIES WOULD YOU WANT TO DO IN THE PARKS?

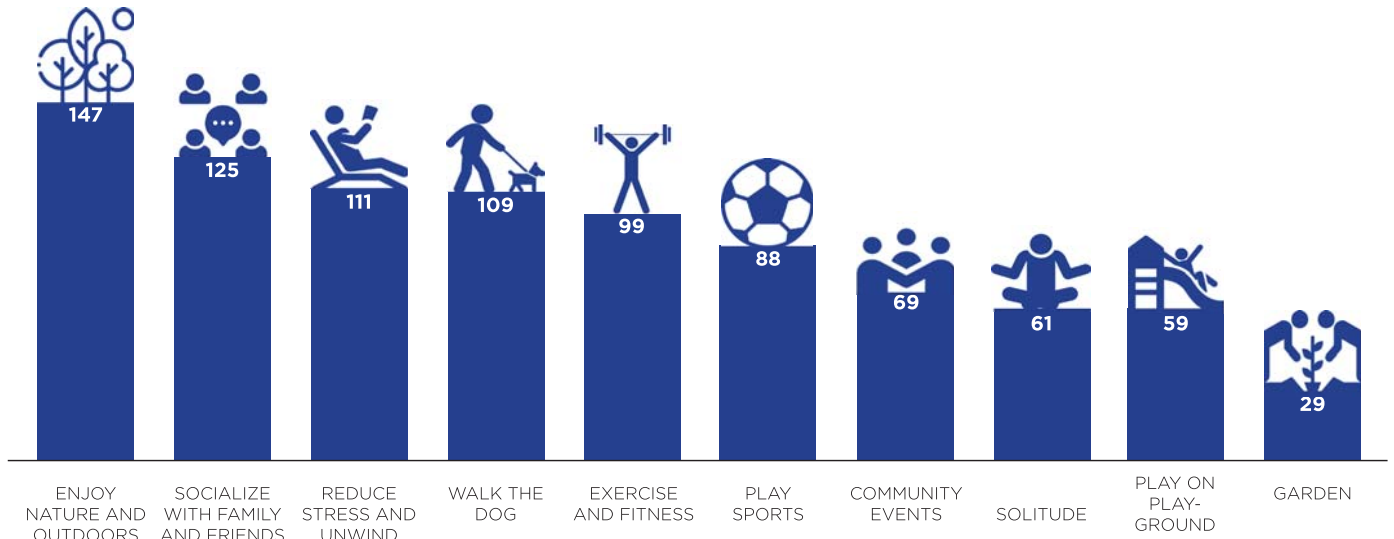


Figure 4.31 Results for Question 7 of Online Survey 1

Memorial Park reflect the need for basic park resources such as restrooms, trees, drinking fountains, and seating. Trails, shade structures, playgrounds, and native plants, were also highly popular. The strong desire for native plants aligns with the charrette feedback that Memorial Park should have more of an ecological focus.

The moderately popular amenities include car parking, picnic/grill areas, lighting, soccer fields, flexible event space, basketball courts, fitness stations, and community gardens. Survey results indicate that the two existing active recreation amenities, soccer fields and basketball courts, should remain.

The least desirable features at Memorial Park were lawn games, baseball/softball fields, environmental education, nature observation, football fields, sculpture/art, and lacrosse fields. These results demonstrate that, while natural areas and trails are desired, park users are less focused on supporting trail features. New active recreation programming is not desirable at Memorial Park.

Write-in responses included suggestions for programming and amenities not included in the survey. The water-related write-ins included suggestions for several types of water features

with the most write-ins for splash pads/spraygrounds. Participants expressed the need for a safe family space at Memorial Park with traffic control measures such as stop signs. Other amenities such as pickleball courts, bike racks, garbage cans, and dog areas were also mentioned.

Q8: WHAT FEATURES WOULD YOU LIKE TO SEE AT MEMORIAL PARK?

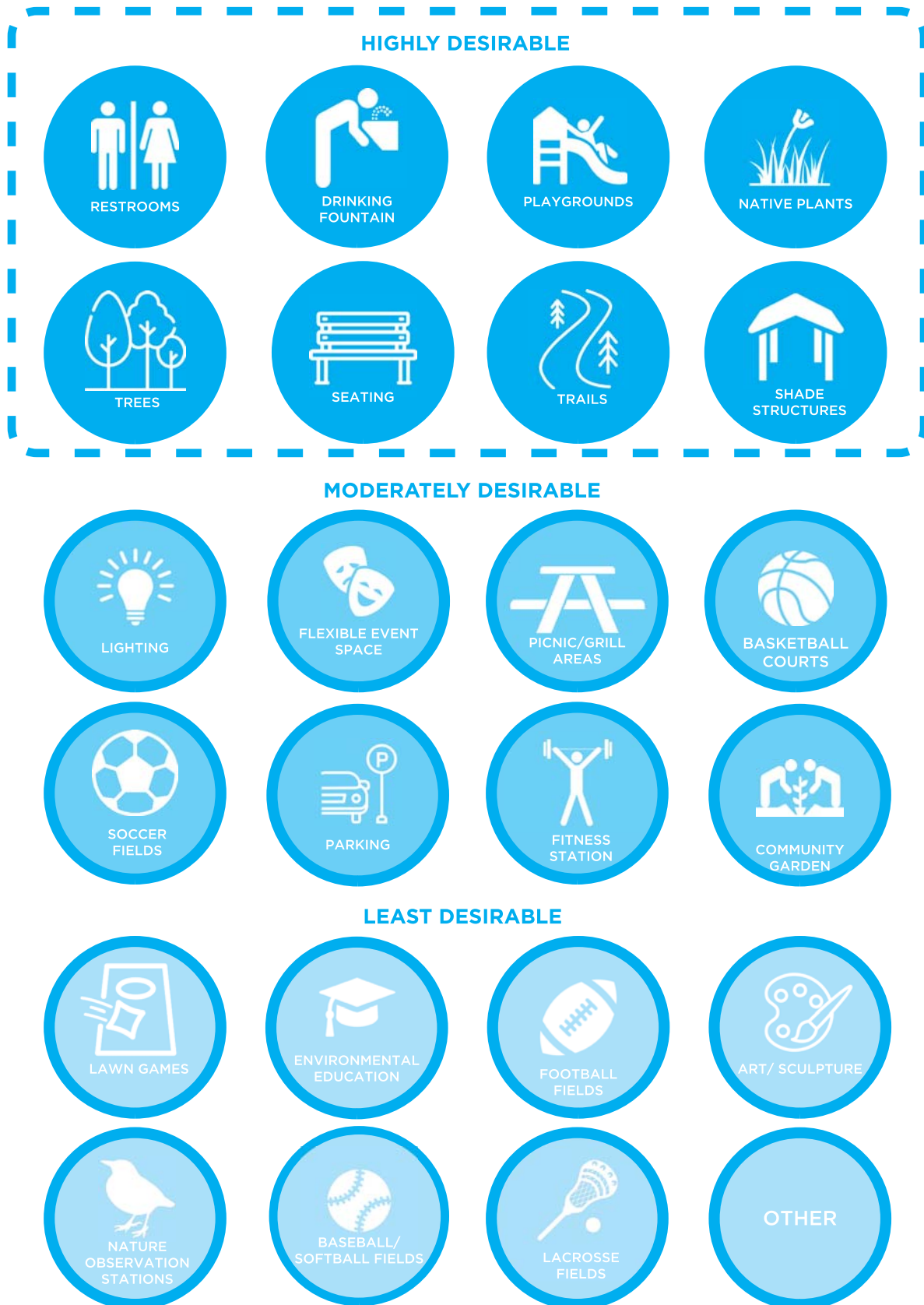


Figure 4.32 Results for Question 8 of Online Survey 1

Similar feedback on amenities was received for Harmony Park. Respondents also identified bathrooms, trees, drinking fountains, seating, trails, shade structures, and playground as top priorities. Picnic/grills were more desirable at Harmony Park than Memorial Park. Respondents ranked shade structures slightly higher in Harmony Park which may reflect the greater unshaded area at that park.

Moderately desired amenities included car parking, flexible event space, lighting, native plants, soccer fields, community garden, basketball courts, and fitness stations. The least desirable features mirrored those for Memorial Park.

Q9: WHAT FEATURES WOULD YOU LIKE TO SEE AT MEMORIAL PARK? (WRITE-IN RESPONSES)



Figure 4.33 Results for Question 9 of Online Survey 1

Q10: WHAT FEATURES WOULD YOU LIKE TO SEE AT HARMONY PARK?



Figure 4.34 Results for Question 10 of Online Survey 1

Q11: WHAT FEATURES WOULD YOU LIKE TO SEE AT HARMONY PARK? (WRITE-IN RESPONSES)



Figure 4.35 Results for Question 11 of Online Survey 1

4.4 PRE-DESIGN COMMUNITY ENGAGEMENT SUMMARY

The first online survey and community meeting provided valuable feedback for the direction of design alternatives. Key takeaways for the parks are summarized below.

General

- Residents would like to see a splash pad or sprayground in the Borough.
- More passive programming is desired. Parks should include both passive and active programming.
- Basic amenities are needed for both parks. Restrooms are the most important feature followed by trees, drinking fountains, seating, trails, and shade structures.
- Areas for dog were a controversial topic. While dog walking is a popular activity and several people expressed interest in areas for dogs, dog parks were not popular at the community charrette. Based on this feedback, the parks should be dog-friendly but not include designated dog parks.

Memorial Park

Location of Amenities:

- The soccer field should remain in its current location. No other location is suitable at this site.
- The central lot at Memorial park should include passive recreation.
- The eastern most lot should be ecologically/passively focused.
- The community is open to a number of locations for the playground.

Programming:

- Memorial Park should be more passive/ecologically focused than Harmony Park.
- Playgrounds and spaces for relaxation are a priority.
- The playground should be designed for all-

ages.

- Passive spaces should include flexible open space, nature, lawn games, and pavilions.
- Memorial Park also needs to support the existing active recreation uses of soccer and basketball.
- An artificial turf field is desirable for the soccer field.
- More parking is desired to support the programming.
- Traffic calming measures should be installed along adjacent roadways.

Harmony Park

Location of Amenities:

- The football fields should remain in the northeast of the site.
- The undeveloped lot should have passive uses

Programming

- Harmony Park should have more of an active recreation focus than Memorial Park.
- The football field and a secondary field should be included.
- Sports courts are desirable. Basketball and pickleball were popular.
- Event space for theatrical performances and movie nights is desired.
- Residents identified the gazebo and track as maintenance issues.
- Drainage in the southern lot is an issue.
- More parking is needed to support existing and future programming.
- Bicycle racks are desired.
- Sidewalk connections along surrounding roads are needed.
- There is community interest in a skate park
- The park should have more shade.



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5.0 DESIGN ALTERNATIVES

5.1 INTRODUCTION

The site inventory and analysis, activities and facilities analysis, and pre-design engagement were used to inform design alternatives for both parks.

Two concepts were developed for each park in order to provide contrasting design ideas for residents' input. Sections 5.2 and 5.3 provide an overview of each alternative's design elements.

Conceptual designs were presented at the Task Force Meeting for initial feedback prior to a larger public meeting. Feedback from the second community meeting is included in Section 5.4. After debriefing with the Task Force, the group elected to release a second online survey for additional feedback. Results are detailed in Section 5.5.

5.2 CONNECTIVITY

The Task Force discussed potential pedestrian connections from Memorial Park to surrounding neighborhoods and amenities.

A path connection to the Blondes and Brewnettes Brewery would strengthen connections to commercial areas. The connection could also attract additional park users from the brewery to the park and patrons from the park to the brewery. The park could be used as an overflow space for lawn games and activities for the nearby brewery and restaurants.

A pedestrian connection to Rosehill Ave, Parkway Ave, E. Summit Ave, and Myrtle Ave increase walkability to and from the park. The connection to Summit Ave also provides easier access to and from the residential development in the south.



Figure 5.2.1 Memorial Park Connections Map

The connection to Summit Ave from the eastern lot provides a point of entry to another Borough parcel which includes a section of the E. Branch White Clay Tributary. The connection would require a small easement through a private residential property. The trail could extend across the tributary to Welcome Ave in Avondale Borough.

5.3 MEMORIAL PARK DESIGN ALTERNATIVES

Two concepts were developed for Memorial Park: “Corridors” and “Rooms”.

Concept 1: Corridors

The first concept relied on a rectilinear form to

organize site amenities. The scheme was named for the distinct landscape typologies acting as “ecological corridors”. A forest corridor ran from north to south on the developed parcel and was interrupted by a meadow corridor running east to the eastern undeveloped lot. Another forest corridor bookended the park on the eastern boundary. The idea was to emphasize native plantings and habitat enhancement.



Figure 5.3.1 Memorial Park Concept 1: Corridors Overview



LEGEND



WOODED



LAWN



MEADOW



SPORTS COURT



PEDESTRIAN PAVEMENT



VEHICULAR PAVEMENT

1

SOCCER/FOOTBALL FIELD

2

EQUIPMENT STORAGE

3

PAVILION

4

PLAY EQUIPMENT

5

SPLASH PAD

6

PARKING

7

TIERED SEATING

8

FLEXIBLE LAWN AREA

9

TENNIS/PICKLEBALL COURTS

10

BASKETBALL COURTS

11

COMFORT STATION

12

PICNIC AREA

13

SEATING IN MEADOW

14

WOODLAND WALK

15

SLEDDING HILL

16

ADA RAMP

17

WHITE CLAY CREEK
TRIBUTARY CONNECTION



RESTROOMS



PEDESTRIAN PARK
ENTRANCE

Figure 5.3.2 Memorial Park Concept 1: Corridors and Legend





Figure 5.3.3 Precedent for Tennis Court



Figure 5.3.4 Precedent for Wooded Trails



Figure 5.3.5 Precedent for Parking lot surrounded by meadow



Figure 5.3.6 Memorial Park Eastern Parcel Concept

The easternmost parcel provided wooded area with trails before transitioning into meadow-scape. Two tennis courts and two basketball were located within the meadow. These courts expanded active recreation at Memorial Park and activated the eastern parcel. The location was chosen based on the flat topography available in this area.

A small trailhead parking lot was located adjacent to the tennis court, connecting park users to Myrtle Ave. The trailhead parking was surrounded by meadow.



Figure 5.3.7 Memorial Park Central Parcel Concept

The central parcel was dedicated to flexible open space. A lawn area was located on the upper tier of this lot and descended to the lower tier. Tiered seating was located on the slope overlooking a meadow. Small seating pockets were located around the lawn and surrounded by meadow plantings.

A path circulated around the parcel and included stairs and an ADA accessible ramp to navigate between tiers. A pavilion with picnic tables was located at the southern end of the lot, adjacent to the expanse of lawn.

A path connected the eastern lot to the developed lot.



Figure 5.3.8 Precedent for Tiered Seating on Lawn



Figure 5.3.9 Precedent for Pavilion



Figure 5.3.10 Precedent for Bench in Meadow



Figure 5.3.11 Precedent for Comfort Station



Figure 5.3.12 Precedent for Sprayground



Figure 5.3.13 Precedent for Playground



Figure 5.3.14 Memorial Park Main Parcel: Play Focus Area Concept

The southern area of Memorial Park included an expanded parking lot surrounded by meadow. Moving north down the hill, a large playground with 2-5 and 5-12 year old equipment was located. A splash pad abutted the play space. This expanded play space reflected the desire for the playground to serve all ages.

A comfort station was located adjacent to the play space and soccer field to provide easy access for parents and to support soccer programming. The comfort station would include restrooms, drinking fountains, and changing facilities.

An ADA ramp connected the parking area to the lower soccer field. The Task Force had requested that a sledding hill be preserved at Memorial Park as residents currently use the Park for this purpose. The slope between the parking lot and play area was therefore maintained as lawn.

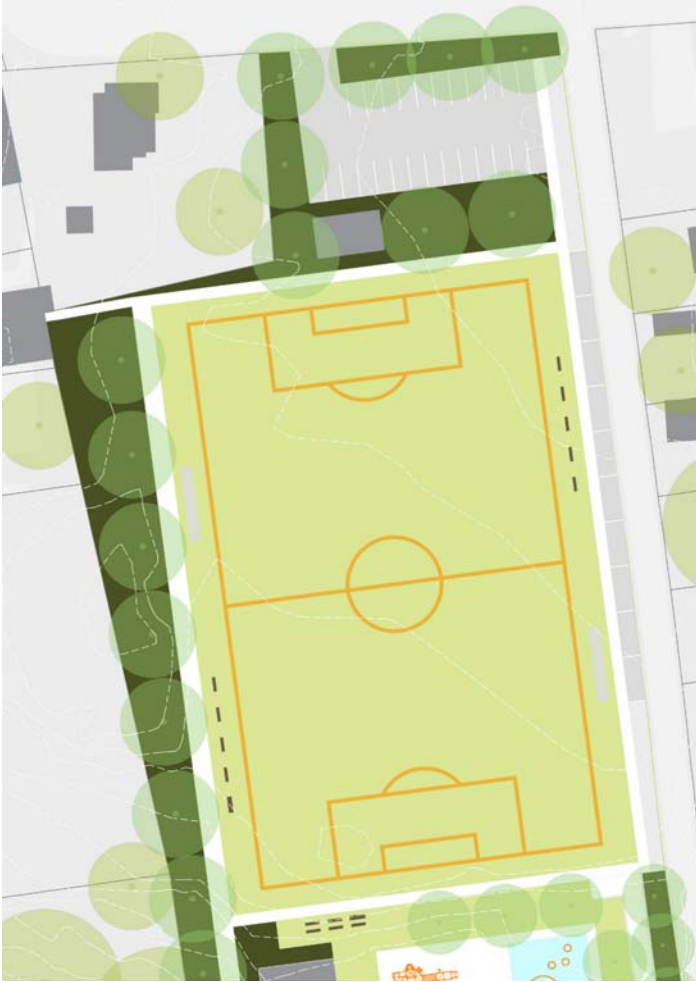


Figure 5.3.15 Memorial Park Main Parcel: Soccer Field Concept

The soccer field location was maintained north of the play area. Tiered seating was located on the hill for spectators. Permanent benches along the field were proposed.

Parallel parking was located along the length of the turf field, per request from the Task Force. A path circulated through the site and connected to the brewery located offsite. To the northwest of the site, a wooded buffer was proposed along the western boundary of the field.

A new parking area was located to the north of the field with access to Rosehill Ave. A storage shed for sport equipment and other park programs was maintained along the northern field boundary.



Figure 5.3.16 Precedent for Soccer Field



Figure 5.3.17 Precedent for Woods Lined Walking Path



Figure 5.3.18 Precedent for Tiered Seating

When presented at the second community meeting, the flexibility of program location was emphasized. To demonstrate, the sports courts were swapped with the play area in the corridors scheme.

It was important to convey to residents that there was flexibility not only in the types of programming that could be developed at the park but also its location.

The existing parking for Memorial Park included 15 formally striped spaces. The Corridors scheme increased this to 85 spaces.

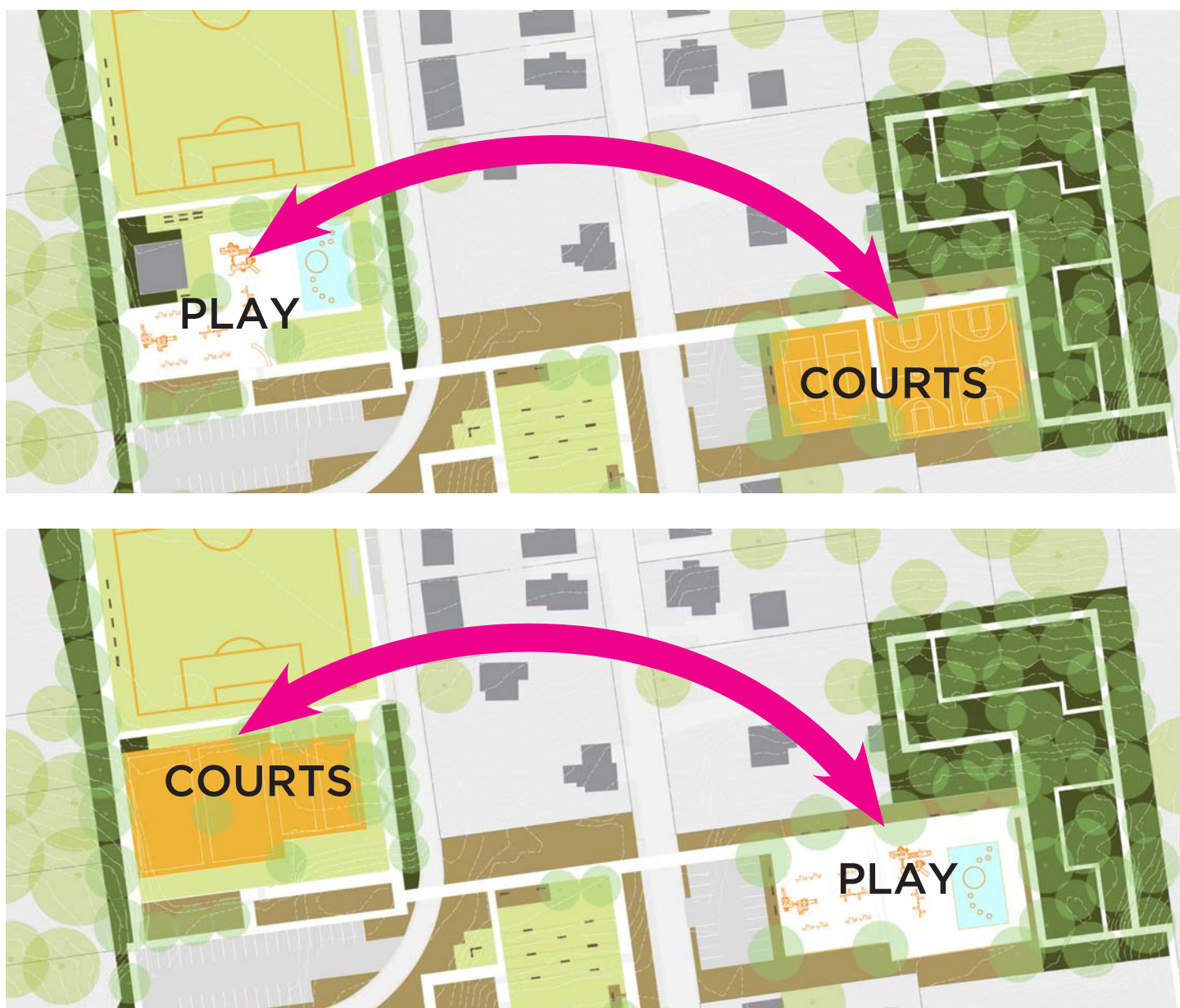


Figure 5.3.19 Memorial Park Sport Courts and Play Swap

Concept 2: Rooms

The second design alternative for Memorial park was organized into “rooms” separated by elliptical pathways. The organization of the site moved from ecological in the east, to passive in the center, to active in the west.

Similar types of programming were grouped together to keep active recreation as close to the soccer field and town center to the north as possible. By focusing play and community spaces in the center of the park, these less intensely used spaces are closest to residential homes and serve as a buffer from the athletic facilities.

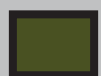
Finally, the woodland rooms to the east keep that parcel natural as it is closest to the White Clay Creek Tributary and entirely surrounded by residential homes.



Figure 5.3.20 Memorial Park Concept 2: Room Overview



LEGEND



WOODED



LAWN



MEADOW



SPORTS COURT



PEDESTRIAN PAVEMENT



VEHICULAR PAVEMENT

1

SOCCER/FOOTBALL FIELD

2

EQUIPMENT STORAGE

3

PAVILION

4

PLAY EQUIPMENT

5

AMPHITHEATER

6

PARKING

7

FLEXIBLE LAWN AREA

8

BASKETBALL COURTS

9

COMFORT STATION

10

PICNIC AREA

11

BOARDWALK

12

WOODLAND WALK

13

SLEDDING HILL

14

CAREGIVER AREA

15

RAIN GARDEN

16

WHITE CLAY CREEK CONNECTION



RESTROOMS



PEDESTRIAN PARK ENTRANCE

Figure 5.3.21 Memorial Park Concept 2: Room and Legend



PARKS MASTER PLAN FOR WEST GROVE BOROUGH
HARMONY PARK AND MEMORIAL PARK

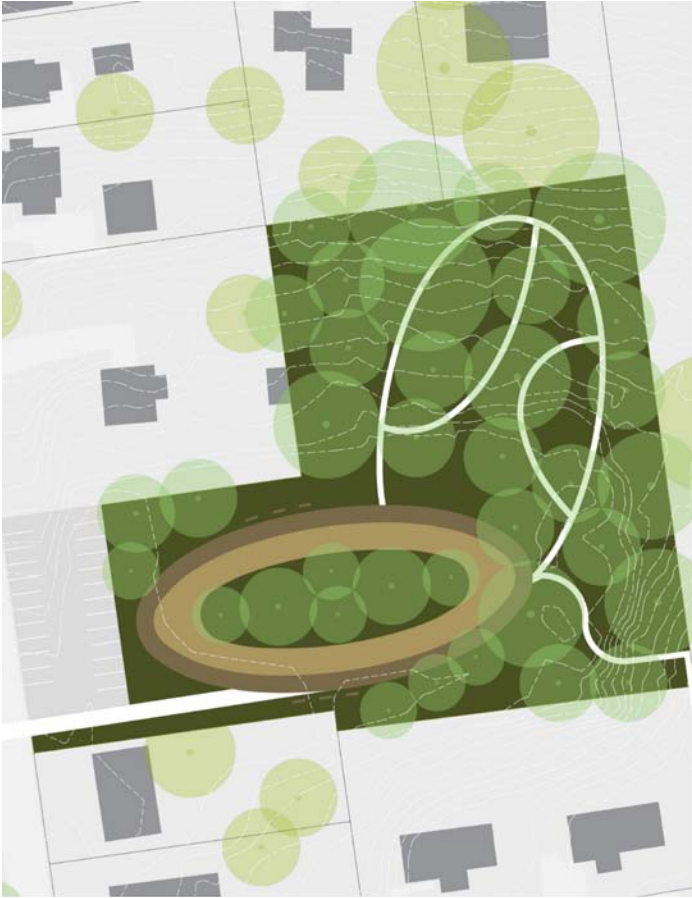


Figure 5.3.22 Memorial Park Concept: East Parcel

The eastern lot included entirely wooded area. The woodland trails included a boardwalk. A wet meadow was located in the boardwalk area for stormwater management. A parking lot abutted Myrtle Ave.



Figure 5.3.23 Precedent for Woodland Trails



Figure 5.3.24 Precedent for Stormwater Management



Figure 5.3.25 Precedent for Boardwalk



Figure 5.3.26 Precedent for Nature Play



Figure 5.3.27 Precedent for Embankment Slide



Figure 5.3.28 Precedent for Nature Play Swings



Figure 5.3.29 Memorial Park Concept: Central Parcel

The central lot focused on play. The topography provided interesting opportunities to integrate play elements such as embankment slides and boulder scrambles. “Rooms” for 2-5 year olds and 5-12 year olds were provided with adjacent seating.

Another room focused on caretaker needs, including shade, seating, and restrooms. The restroom included changing stations, drinking fountains, and dedicated nursing space. A meadow with a rain garden was located directly adjacent. The adjacent turf hill was maintained for sledding.

Play precedents focused on natural materials such as wood, stone, and engineered wood fiber.



Figure 5.3.30 Memorial Park Concept: Main Parcel

The southern area of the developed lot included rooms for flexible events and supporting field facilities.

The parking lot was maintained in its current location and was surrounded by meadow. A pavilion was located at the top of the slope with an adjacent picnic area.

An amphitheater was shown facing down towards a flexible lawn. This area could be used for lawn games, relaxation, gatherings, performances, and other events.

An adjacent room included storage for football and soccer equipment and a restroom.



Figure 5.3.31 Precedent for Comfort Station



Figure 5.3.32 Precedent for Amphitheater



Figure 5.3.33 Precedent for Pavilion



Figure 5.3.34 Precedent for Basketball Courts



Figure 5.3.35 Precedent for Shaded Bleachers



Figure 5.3.36 Precedent for Tiered Seating



Figure 5.3.37 Memorial Park Main Parcel Concept

Active recreation was located in the north of the developed lot. Tiered seating overlooked the soccer field. Two basketball courts were located along the northern boundary.

A supporting parking lot was located adjacent to the basketball courts with parallel spaces extending southward. The total parking in this concept alternative was 67, an increase from the existing 15.

5.4 HARMONY PARK DESIGN ALTERNATIVES

Two concepts were prepared for Harmony Park: the “Hub” and “Ribbons”.

Concept 1: Hub

The “Hub” scheme was organized around a central community space. From this center of activity, park users could reach all other major programming. Active recreation was clustered together in the northeast of the site, with programming becoming more passive as it got further away from the Hub.

This scheme centralized the most frequently used aspects of Harmony Park which were the athletics and playground uses. The remainder of the park design took on a flexible use approach by maintaining large open areas for practice fields, overflow parking, and pop-up events like farmers markets or harvest festivals.



Figure 5.4.1 Harmony Park Concept 1: Hub Overview



Figure 5.4.2 Harmony Park Concept 1: Hub and Legend



Figure 5.4.3 Harmony Park Concept: Hub

The central “Hub” space created a community-focused center around the existing well house. The well house would be retrofitted and expanded to accommodate a comfort station and indoor community space. The existing water tank would be maintained as an architectural feature and could be complemented by similar silo-shaped gazebos (Figure 5.4.5). The repetition of this element would emphasize the existing structure and create a cohesive visual statement. The Great Lawn would extend from the buildings with picnic areas, lawn games, and flexible open space for events.



Figure 5.4.4 Precedent for Comfort Station



Figure 5.4.5 Precedent for Silo-Shaped Gazebos



Figure 5.4.6 Precedent for Open Lawn



Figure 5.4.7 Precedent for Sprayground



Figure 5.4.8 Precedent for Playground



Figure 5.4.9 Precedent for Fitness Station



Figure 5.4.10 Harmony Park Concept: Play Area

This scheme created ample space for play. An expansive and colorful steel play structure with swings, climbers, slides, and other features would surround a sprayground. The sprayground included play features that could be used year round. The existing rain garden bordering the parking lot was expanded to collect additional runoff from the play area. Benches and trees would encircle the play, providing views of both the play area and the adjacent field.

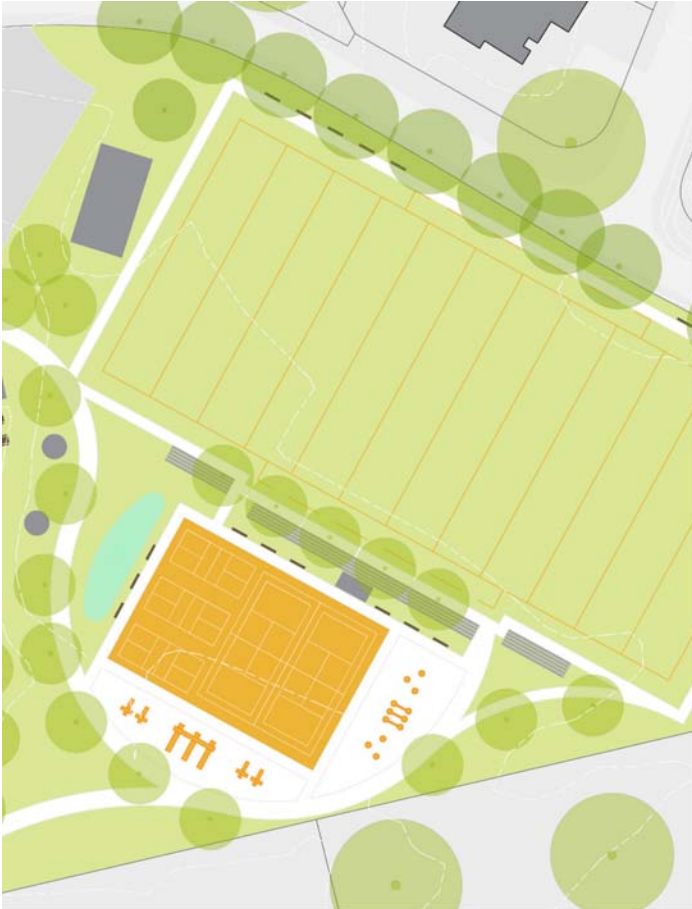


Figure 5.4.11 Harmony Park Concept: Sports Area

The football field and concessions stand would remain in their existing locations. Bleachers and a pressbox would be installed along the southern edge of the field.

The field would be abutted by more active recreation in the form of sports courts and fitness equipment. Two tennis courts and three pickleball courts were proposed. Fitness equipment could include pullup bars, weights, ellipticals and other off-the-shelf elements.



Figure 5.4.12 Precedent for Walking Path



Figure 5.4.13 Precedent for Press Box and Bleachers



Figure 5.4.14 Precedent for Pickleball Courts



Figure 5.4.15 Precedent for Outdoor Sculpture



Figure 5.4.16 Precedent for Nature Observation



Figure 5.4.17 Precedent for Nature Play

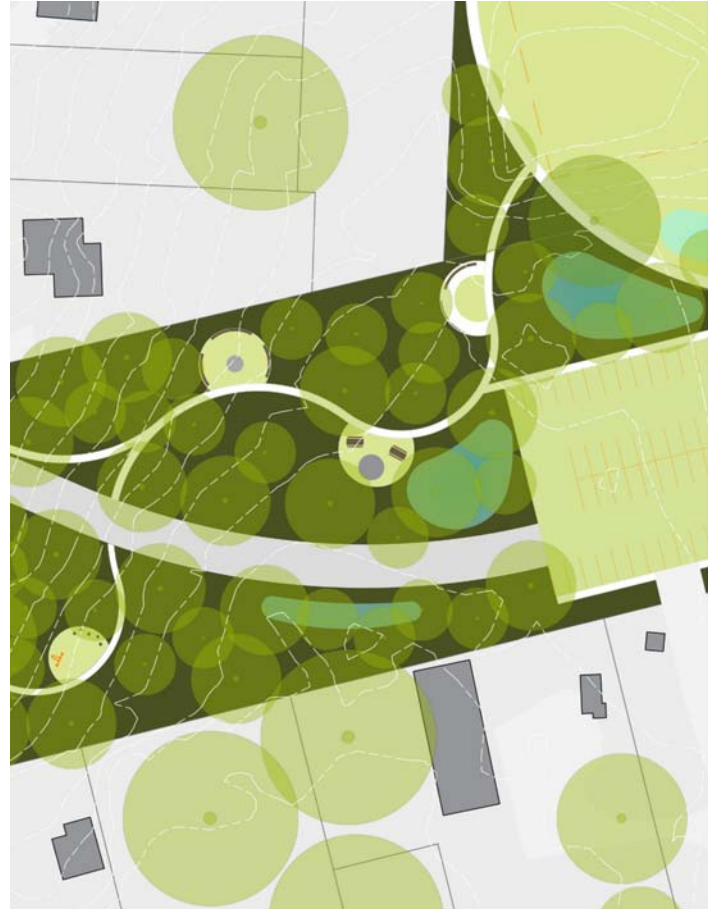


Figure 5.4.18 Harmony Park Concept: Wooded Area

The undeveloped parcel was transformed into a passive space with overflow parking. Pockets of activities within wooded areas included, outdoor sculpture (Figure 5.4.15), quiet seating areas (Figure 5.4.16), nature observation stations and nature play (Figure 5.4.17)

The overflow parking consisted of a pervious grass paver system. The grass pave provided opportunities for events such as farmers markets (Figure 5.3.19) and concerts (Figure 5.3.20). The space could accommodate approximately 85 10 ft x 10 ft tents for the market. As a concert venue, the space accommodated a crowd of 250 people while maintaining 80 spaces for parking.

A vehicular entrance connected the overflow parking to N. Guernsey Street. An emergency access would be maintained as a gated entrance connected to W. Evergreen Street. The W. Evergreen Street connection would no longer be the primary entrance due to Task Force concerns about traffic near a Borough wellhouse.

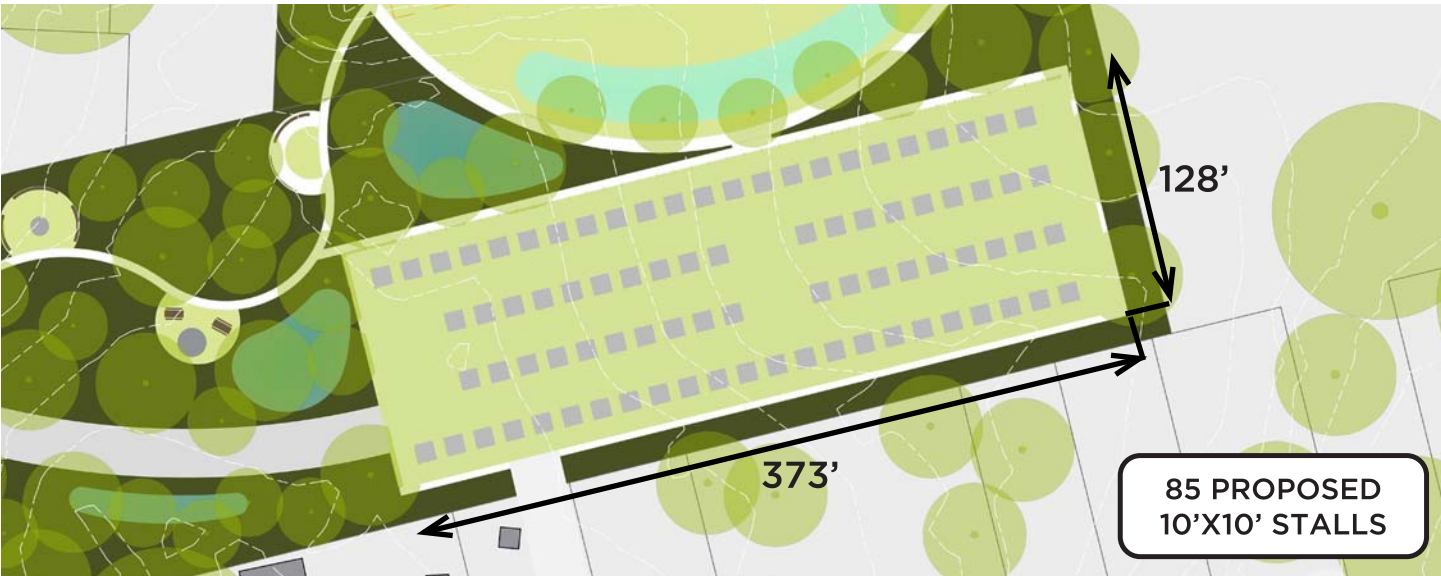


Figure 5.4.19 Harmony Park Concept: Grass Pave (Farmers Market)

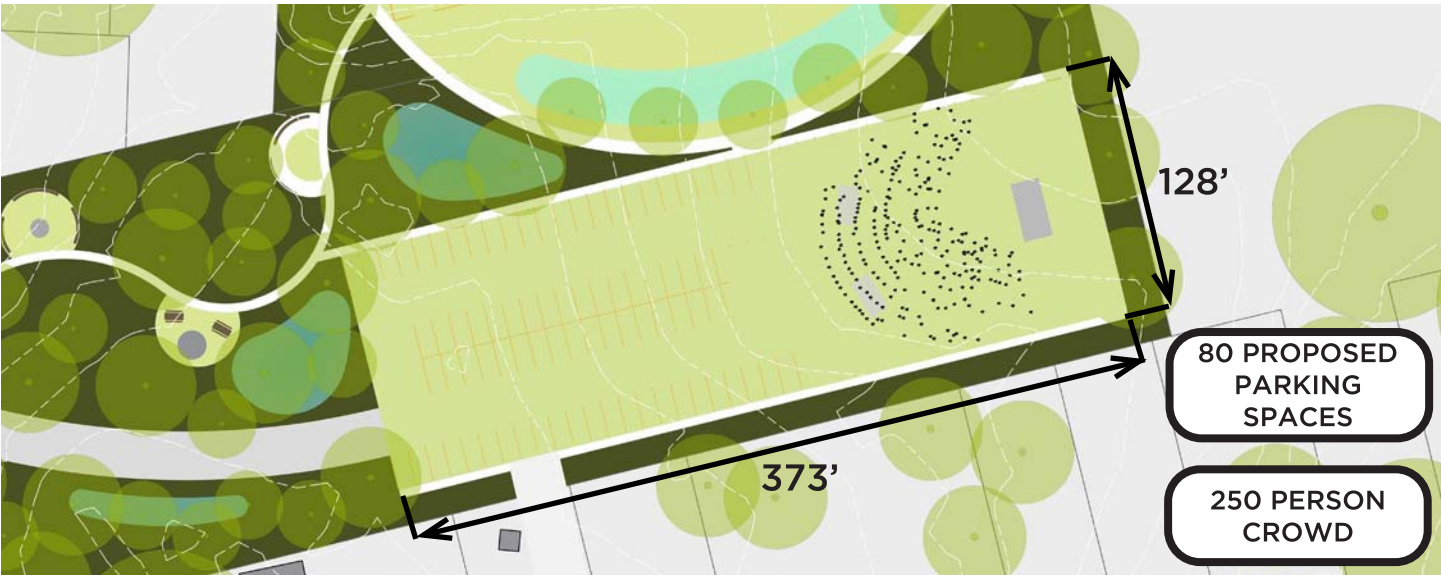


Figure 5.4.20 Harmony Park Concept: Grass Pave (Concert Crowd)

Concept 2: Ribbons

The second concept for Harmony Park was inspired by a “ribbons” organization scheme. Curvilinear paths snaked through the site surrounded by different types of programming such as play, community space, and active recreation.

The ribbon pathways themselves were bordered with different ecological experiences such as meadows, manicured gardens, allees of trees, and woodlands.

This scheme evenly dispersed programming throughout the park, tying it all together through the planting design. Unique active recreation opportunities such as a skate park and pickleball are interwoven with play areas and traditional sports fields. The programming transitions towards more passive and community focused events to the southwest where pavilions, an amphitheater, and trail system with ropes course are located.



Figure 5.4.21 Harmony Park Concept: Ribbons Overview



Figure 5.4.22 Harmony Park Concept: Ribbons and Legend



Figure 5.4.23 Precedent for Skate Park



Figure 5.4.24 Precedent for Water Play



Figure 5.4.25 Precedent for Basketball Courts



Figure 5.4.26 Harmony Park Concept: Active Ribbon

The active recreation ribbon began at the existing parking lot with a skate park. Interest in a skate park was expressed during the first community meeting. The skate park could be more easily accommodated at Harmony Park given the available space. The existing rain garden would be maintained along the parking lot and could capture additional runoff from new programming.

Continuing east along the ribbon, park users would find a group of sports courts. The first online survey indicated interest in pickleball courts. Interest in basketball courts at Harmony were expressed during the first community meeting.

A flexible open space abutted the active recreation ribbon to the south. The field was sized to accommodate Little League baseball and football. The Borough could strip this area as desired to accommodate a number of athletic activities.



Figure 5.4.27 Harmony Park Concept: Play Area

The active recreation ribbon transitioned to a play ribbon along the southeastern edge of the existing parking lot. The play ribbon encircled three play areas with interconnected secondary pathways. A play area entirely dedicated to swings was connected to the football field. Another play area focused on 5-12 year old play and a small splash pad. The existing well house would be retrofitted into a comfort station equipped with changing rooms and a nursing station.

The style of play in this scheme was nature-based. Timber structures, boulders, and surfacing such as sand and wood chips could be used.



Figure 5.4.28 Precedent for Nature Play Steppers



Figure 5.4.29 Precedent for Nature Play



Figure 5.4.30 Precedent for Nature Play Swings



Figure 5.4.31 Harmony Park Concept: Community Ribbon



Figure 5.4.32 Precedent for Press Box and Bleachers



Figure 5.4.33 Precedent for Picnic Area

The community ribbon encircled a flexible open space with picnic area. Trees would be added for shade. Grills and picnic tables could support gatherings and smaller community events.

The concessions stand would remain in place adjacent to the community ribbon. During football events, restrooms would be available directly adjacent to this area.

Two new parking lots were added adjacent to this community space to support football events. This scheme provided additional permanent parking along W. Harmony Road rather than overflow parking on the undeveloped lot. Clustering parking near the field allowed for other passive programming on the other parcel and more convenient access to the football field for park visitors. The gazebo would be removed to make space for the parking.

The football field included seating, bleachers, and a pressbox to support the program needs identified during focus groups.



Figure 5.4.34 Harmony Park Concept: Woodland Ribbon

The woodland ribbon completed the loop between play and active recreation and snaked through the undeveloped parcel. Given the desire for nature and passive recreation in this area expressed during the first community engagement session, the bulk of the undeveloped parcel would be planted as woods. Rain gardens would be installed in the area south of the existing detention basin to manage wet conditions identified during site visits. Boardwalks were located over these wet areas.

On the edge of the woods, another flexible community area would include a pavilion, picnic tables, and lawn. Given interest in community events such as theatrical performances and movie nights, an amphitheater and bandshell were included within the wooded area.

A small parking lot was added along N. Guernsey Road to provide direct access to amenities on this lot.



Figure 5.4.35 Precedent for Bandshell



Figure 5.4.36 Precedent for Boardwalk



Figure 5.4.37 Precedent for Ropes Course



Figure 5.4.38 Precedent for Boardwalk



Figure 5.4.39 Precedent for Boardwalk



Figure 5.3.40 Harmony Park Concept: Adventure Ribbon

An adventure ribbon was also proposed, intertwined with the woodlands ribbon. The trail would wind up a steep slope to reach a low ropes adventure course. The low ropes course would provide fitness opportunities. The Borough would have the opportunity to host programming and charge fees for use of this course.

Mile markers, such as the ones shown in Figure 5.74, would be installed along this route and throughout the park to support running and walking activities.

The size of event and gathering spaces were considered as part of the design process. The community ribbon space could accommodate crowds of around 100 people. The second flexible lawn space along the woodland ribbon could accommodate approximately 75 people in addition to space within the pavilion. Both of these flexible lawn spaces would be suitable for family events such as birthday parties, reunions, and holiday picnics. Team gatherings after the games would also be supported in these spaces.

The amphitheater was sized for crowds of 250 people. Movie nights and theatrical performance would fit well in this space. The amphitheater would also support smaller gatherings and function as an outdoor classroom/lecture space.

The crowd study highlighted the types of programming the design would support. If larger events or more intimate space are desired, open spaces should be adjusted accordingly.



Figure 5.4.41 Harmony Park Concept: Spaces for Crowds



Figure 5.4.42 Harmony Park Concept: Spaces for Crowds

5.5 SECOND COMMUNITY ENGAGEMENT MEETING

A second community meeting was held on September 5, 2023 at the Blondes and Brunettes Brewery adjacent to Memorial Park. The intent of the meeting was to solicit feedback on the design alternatives described in Section 5.3-4. The event began with time for participants to interact with five boards. A brief presentation on the design process and design alternatives followed. After the presentation, participants were split up into breakout stations to discuss design alternatives with the Design Team.



Figure 5.5.1 Community Engagement 2 Concept Review



Figure 5.5.2 Community Engagement 2 Presentation



Figure 5.5.3 Residents Looking at Boards at Community Engagement Meeting 2

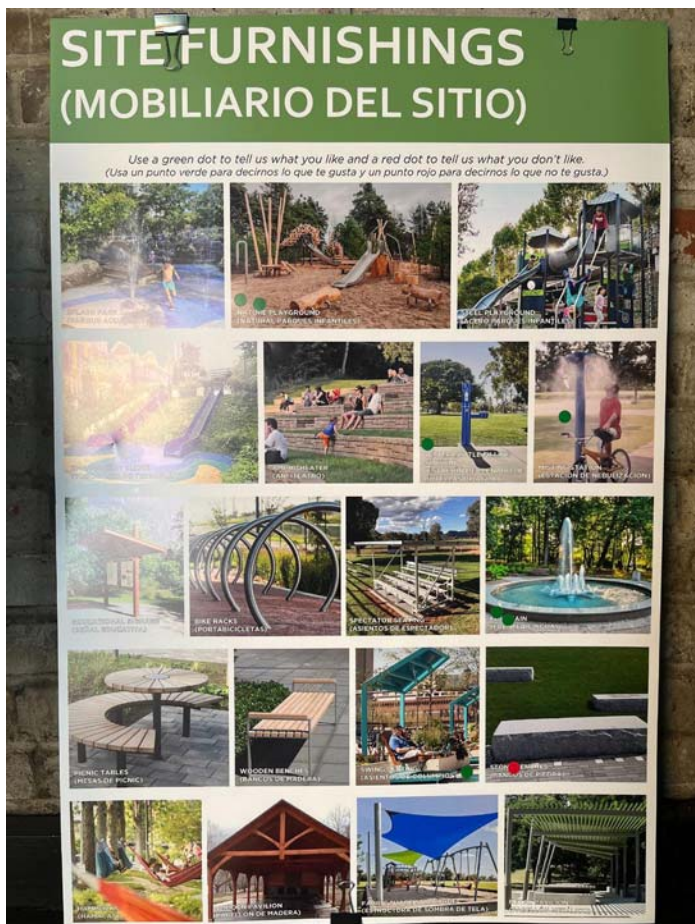


Figure 5.5.4 Site Furnishings Board

Five boards were brought to the event for feedback:

1. Site Furnishings
2. Memorial Park - Concept 1 (Corridors)
3. Memorial Park - Concept 2 (Rooms)
4. Harmony Park - Concept 1 (Hub)
5. Harmony Park - Concept 2 (Ribbons)

Participants were encouraged to add green dots for elements and furnishings they liked, and red dots for those they didn't like. Sticky notes and markers were also provided to add additional feedback. After the breakout sessions, participants were encouraged to go back to the boards and provide additional comments. However, minimal engagement with the boards was recorded.

Results from the furnishings board indicate some positive response to nature play, a misting station, and water bottle filling station. One negative response to the stone benches was received. The lack of engagement with this board did not provide significant insight into design preferences.

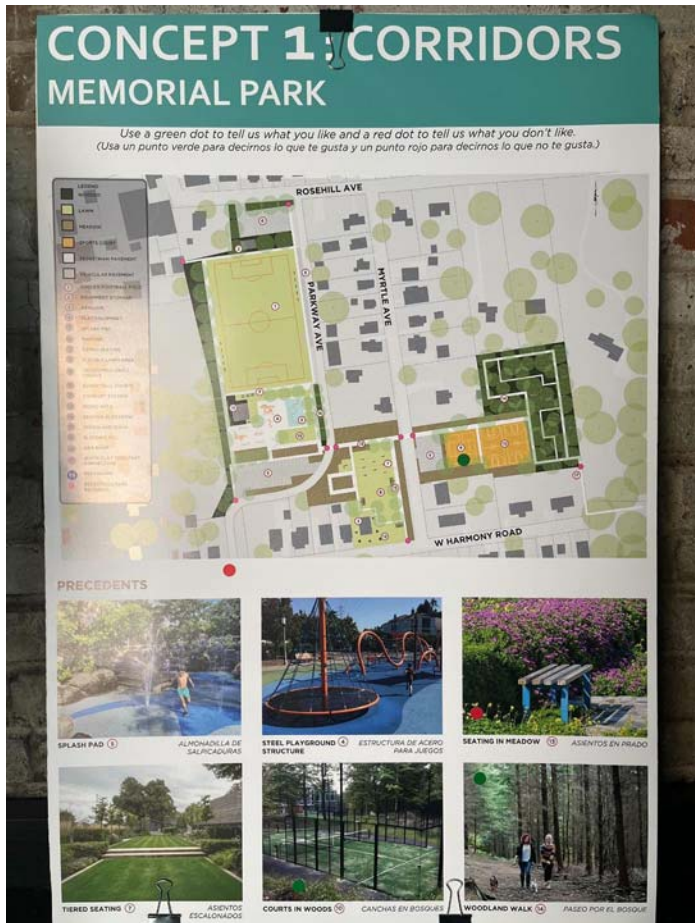


Figure 5.5.5 Memorial Park - Concept 1 Board

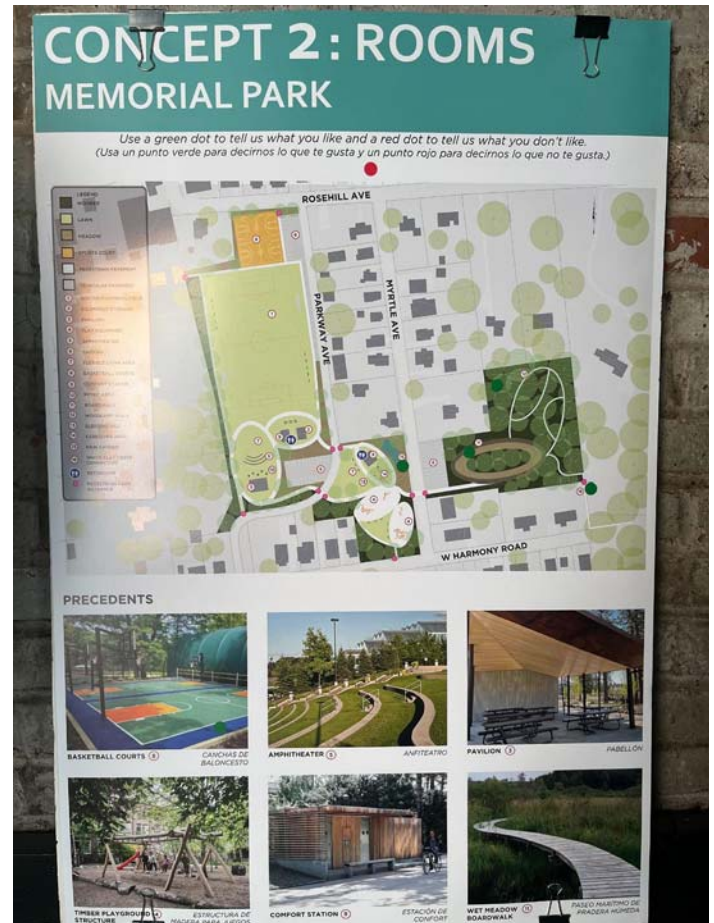


Figure 5.5.6 Memorial Park - Concept 2 Board

Feedback from the first Memorial concept included positive responses to sports courts in the woods and woodland walk. Seating in meadows received a negative response.

The second concept received positive response to the rain garden, boardwalk, wooded area, and connection to the tributary.

The minimal engagement with the Memorial Board aligns with the lack of interest in changing the existing locations of the park amenities observed in the breakout sessions.

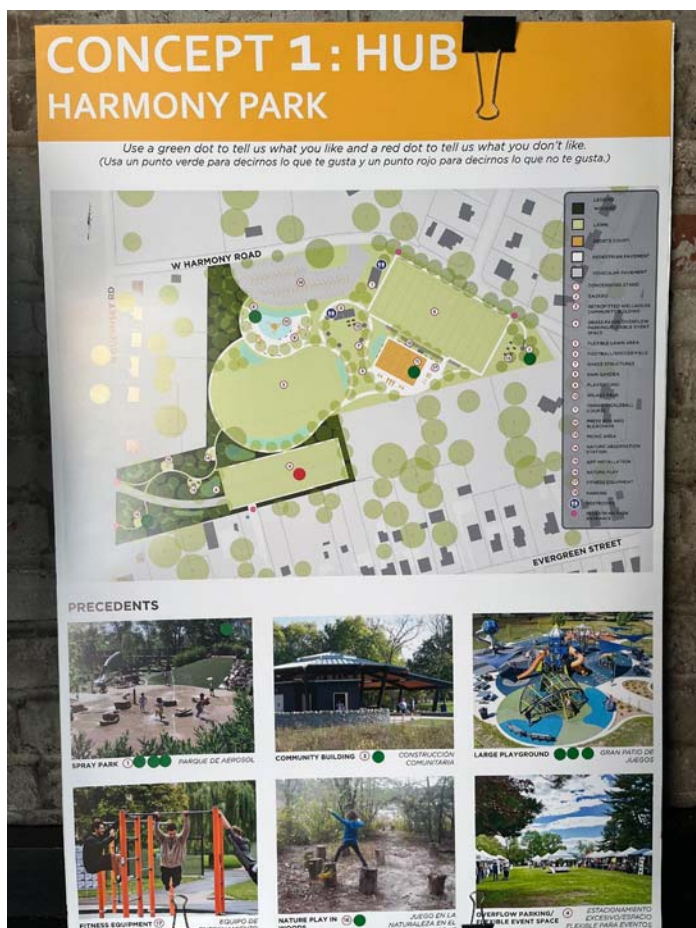


Figure 5.5.7 Harmony Park - Concept 1 Board



Figure 5.5.8 Harmony Park - Concept 2 Board

More engagement was received on the Harmony Park concept. The Hub scheme received positive responses to the sprayground and large playground. Sports courts, the community building, nature play in the woods, and preserving the gazebo also received positive responses. Overall twelve positive responses were recorded for features in this scheme. One negative response to the overflow parking on the undeveloped lot was recorded.

The second concept received the most positive responses for programming directly surrounding the parking lot. Three positive responses to the sports courts and two positive responses for the skate park and splash pad were recorded.

Other positive feedback included the amphitheater, the two flexible lawn areas, the rain garden with boardwalk, trailhead parking off of

N. Guernsey Road, two new permanent parking lots, and football field. No negative feedback was received on this board. A total of fifteen positive responses were recorded.

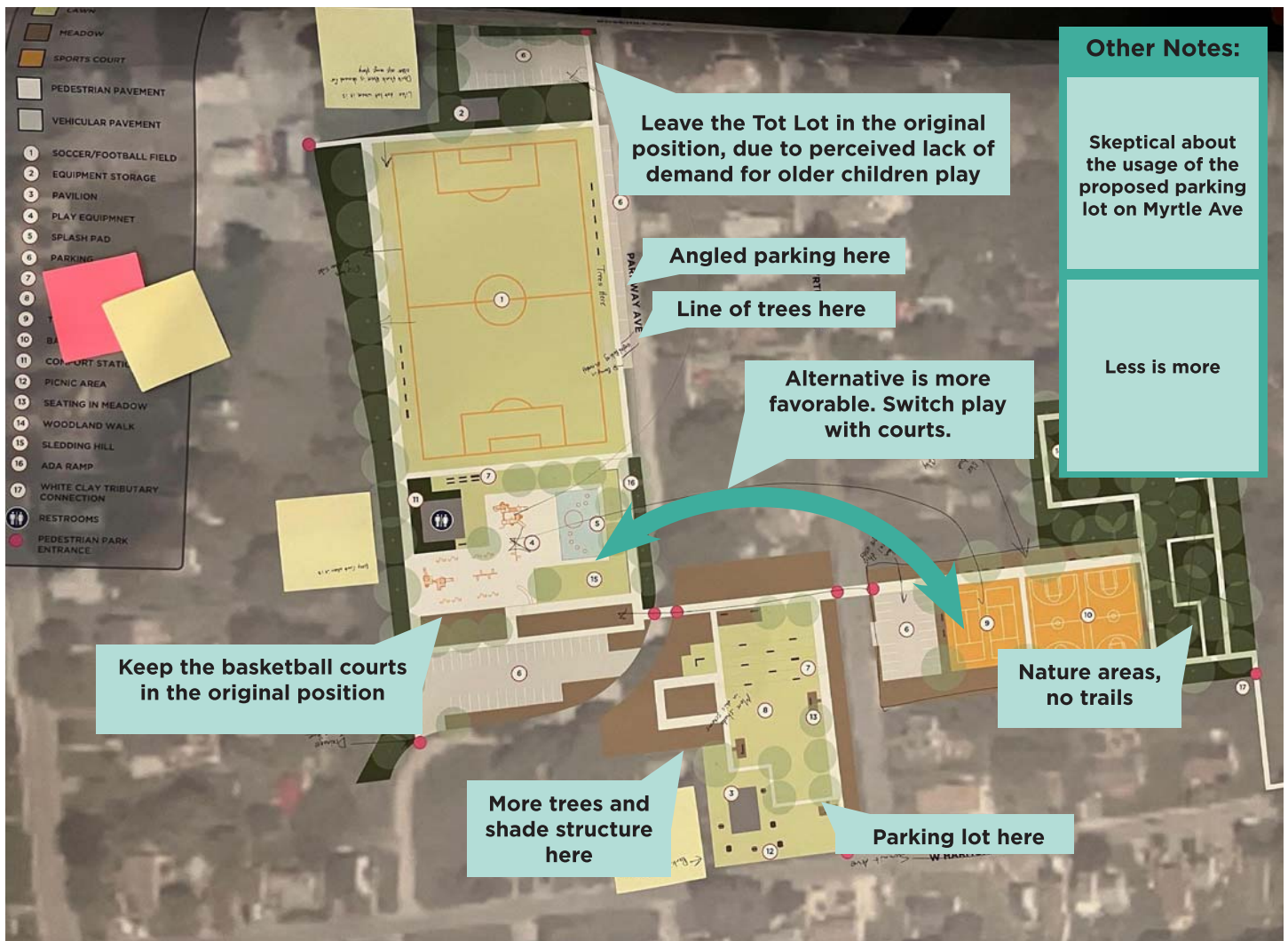


Figure 5.5.9 Memorial Park - Concept 1 Feedback

The design alternatives were presented at two stations, one for Memorial Park and one for Harmony Park. Residents were given 10 minutes to discuss the first Concept for a park before switching to Concept 2 for another 10 minutes.

After the 20 minutes at one park, the groups were switched to allow for comments on the other park. Sticky notes and trace paper were provided to record feedback. A member of the Design Team facilitated the activities at both tables.

At Memorial Park, a number of participants identified themselves as near neighbors to the park. Several had properties directly abutting the park boundary. Feedback from these residents highlighted concerns about changes

to the park that might impact their privacy, neighborhood noise, and safety. Feedback for both schemes was similar. A few residents were reluctant to pursue any change in location of existing programming. In the eastern parcel, the preference of some participants was to maintain the parcel as entirely conserved land with no trails. Participants who did like the trails preferred the curvilinear structure in Concept 2. Participants raised security concerns about trails in wooded areas.

Comments related to parking and traffic calming were also made. These included suggestions to add traffic calming on Summit Ave and Parkway Ave, and safer pedestrian crossings between park parcels. Angled parking along Parkway Ave



Figure 5.5.10 Memorial Park - Concept 2 Feedback

instead of parallel was recommended. Due to space, fall zone requirements for the field, and seating areas, angled parking in this area would be challenging.

Some of the participants also wanted to see the play and basketball courts remain in their existing locations. A few people did not want to see play expanded or provided for all age groups.

Comments specific to Concept 1 included a dislike for the sports courts on the eastern parcel. Participants weren't sure that the Myrtle Ave parking would be utilized. Instead, it was suggested that a parking lot be added in the central parcel along Summit Ave. More trees and shade were recommended in the central lot. Trees were also recommended along the eastern

edge of the soccer field.

In Concept 2, participants did not like the amphitheater.

The overall discussions around Memorial Park during the charrette revolved around concerns about moving existing park programming and disturbances impacting adjacent properties. Key feedback from this session and the boards included:

- Traffic calming between and around the lots is needed.
- Active recreation uses should be located as far from near neighbors as possible.
- The eastern lot should be kept as nature-focused as possible.



Figure 5.5.11 Harmony Park - Concept 1 Feedback

Discussions surrounding Harmony Park concepts were generally positive and supported changes and additions to existing park programming.

In Concept 1, participants liked that the playground and sprayground were adjacent to one another. The bleachers were received positively as well. A few participant liked the overflow parking and felt it was necessary based on football event traffic. Concerns about lighting on the courts and field were raised. Near neighbors were concerned about overflow lighting into adjacent properties. More shade was recommended in the flexible field space and around the picnic area. Participants did not like the connectivity of the trails in this plan.

Concept 2 was the favorite amongst participants. The proximity of the playground to the football field was appreciated. Families currently use the playground adjacent to the football field during events where one or more of their children are playing football. The location of the sports courts was supported in this scheme. Several participants were excited about the opportunities that a skate park would provide for older children.

The proposed passive spaces and amphitheater were well received on the undeveloped parcel. Participants recommended improved advertisement of community events to fully take advantage of this space. The fitness/low-ropes course was also liked.

A resident wasn't sure if the baseball field would be utilized, given the lack of use on the existing field. The Design Team explained that the field could be striped and used however the Borough saw fit. The intent of this field would be to



Figure 5.5.12 Harmony Park - Concept 2 Feedback

provide enough space for a baseball field, should the demand warrant such a space.

Overall, participants had positive feedback and clear preference for Concept 2. Key takeaways include:

- An amphitheater would be a great addition for community events
- A skate park for older children would be an asset
- Play near the football field is desirable.
- Passive use and quiet areas on the undeveloped lot are preferred.
- The sprayground/splash pad should be located near the playground.
- Shade and seating should be incorporated throughout.

- Trails should be connected throughout the entire site.

As with Memorial Park, feedback represented a relatively small group of residents. Additional engagement was recommended to confirm that the Design Team should proceed with Concept 2.

Conclusion

Based on the overall low attendance at the second in-person engagement events, and review of feedback with the Borough Task Force, additional and more widespread community input on the design alternatives was sought. Therefore, a second online survey was developed and released.

5.6 ONLINE SURVEY #2

The second online survey was developed as an additional tool for feedback in lieu of a third public meeting. The relatively low participation in the in-person charrette events limited the ability to develop parks reflective of Borough-wide needs and wants. Given the level of participation in the first online survey, a second online survey following the second engagement event was recommended to capture more feedback on design alternatives. The Task Force agreed to this approach in a meeting on September 18, 2023. The online survey was distributed in two parts,

one for Harmony Park and one for Memorial Park, via the Survey Monkey Platform by the Borough. English and Spanish translations were provided.. The survey link was posted to their website and to social media and was open from September 22 to October 9, 2023. Kristin Proto from the Task Force facilitated in person collection of surveys as well. 119 total responses were recorded.

The focus of the survey was to collect specific feedback on types, locations, and sizes of programming as well as connectivity and overall organization of the sites. Breaking the survey out into two parks also allowed for specific feedback

Q1: WHAT FEATURE/AMENITIES DO YOU WANT TO SEE IN MEMORIAL PARK? (SELECT AS MANY AS APPLY)

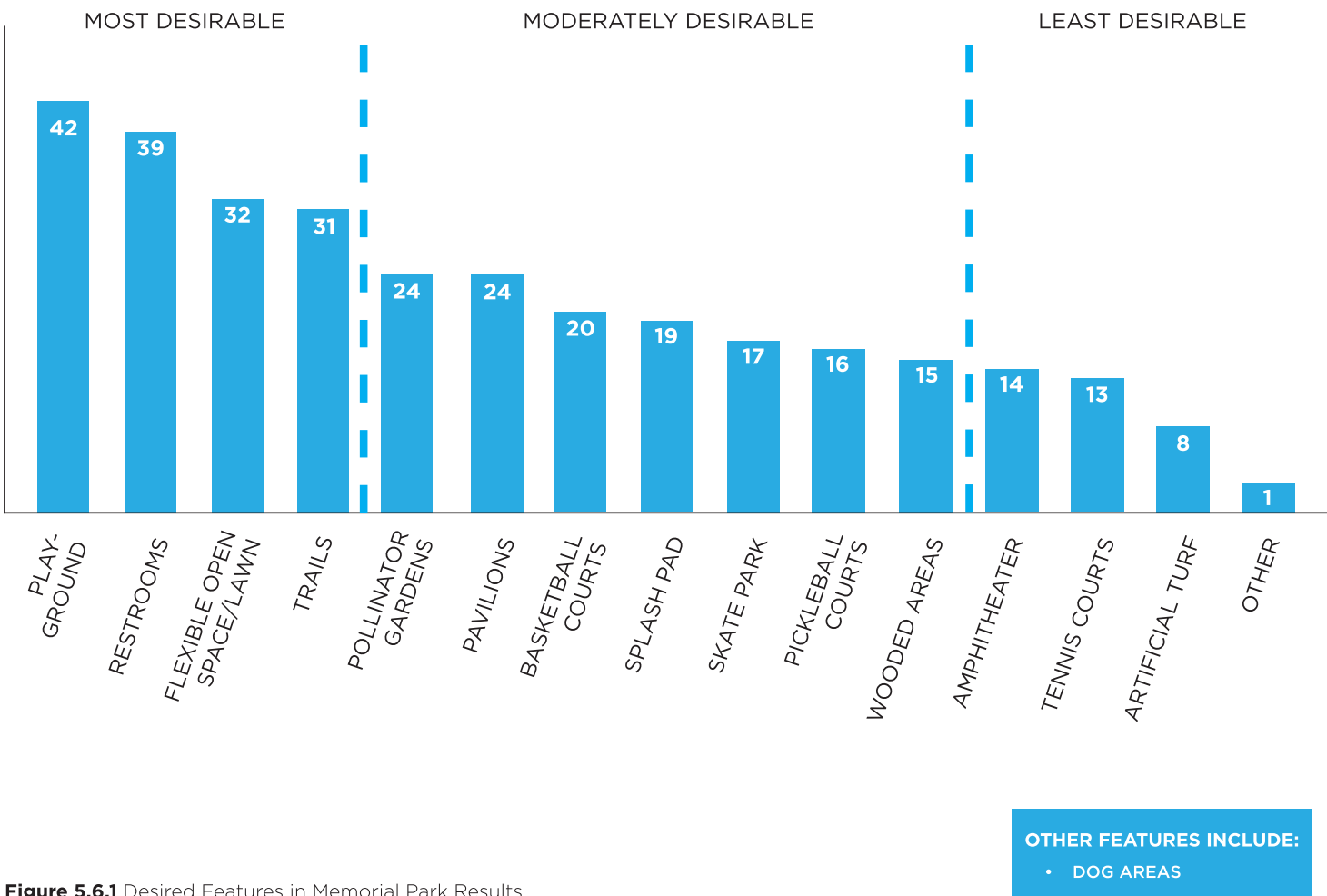


Figure 5.6.1 Desired Features in Memorial Park Results

Q2: WHAT TYPE OF PLAY ENVIRONMENT DO YOU WANT TO SEE IN MEMORIAL PARK?

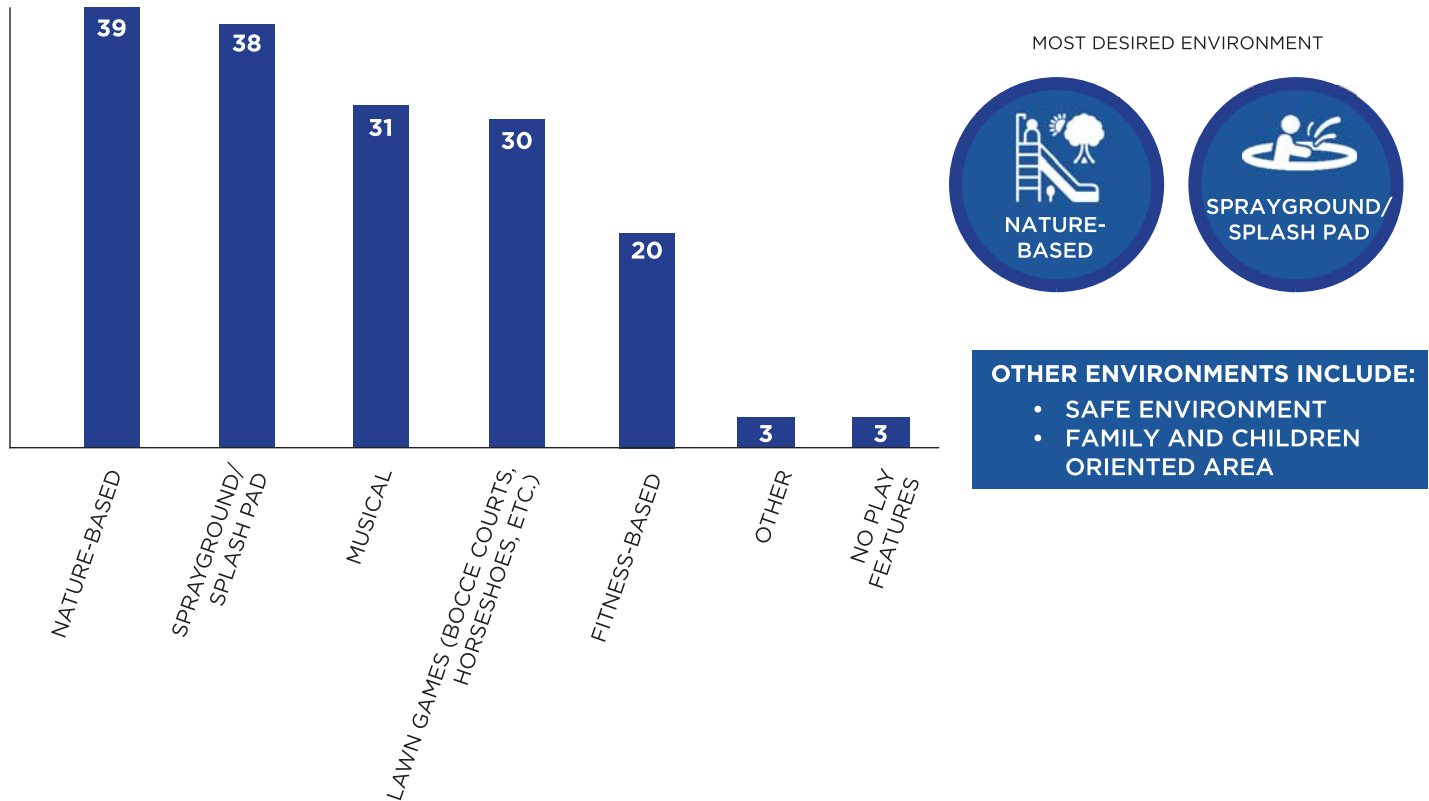


Figure 5.6.2 Desired Play Environment in Memorial Park Results

on each park. Through previous engagement, it was clear that Memorial Park and Harmony Park should have different programming focuses and that near residents had different concerns from the broader community survey results.

Memorial Park Survey - Corridor Concept

For Memorial Park, the survey began by asking what types of programming residents wanted to see. The most desirable programming was a playground, followed by restrooms, flexible open space/lawn, and trails. Pollinator gardens, pavilions, basketball courts, splash pads, skate park, pickleball courts, and wooded areas were also desirable. Respondents were least interested in an amphitheater, tennis courts, and artificial turf.

Responses to this question contrasted with the second community meeting with significant support for a larger playground and trails. The response to restrooms confirmed the need in Memorial Park for a permanent facility. However, the overall trend was in line with a desire for passive space. The first six most popular features

were all passive.

Although artificial turf ranked low on the list of programming, the need for this material was also reviewed in context of the focus group meeting and significant maintenance challenges for the current natural turf field. As the only driver of revenue at the park, soccer programming needs are particularly important.

Question 2 looked at specific styles of play to understand what type of playground might be appropriate. Nature-based play was most popular followed by water, musical, and lawn games. Proposed playground equipment should therefore focus on natural materials such as engineered wood fiber, timber structures, boulders, and plants.

Write-in responses stressed the importance of safety for a play environment. This aligned with concerns in the charrette about traffic in the roads in between park parcels. The location of play would be ideally located away from high-trafficked areas.

Q4: IN CONCEPT 1 (CORRIDORS), I'D LIKE TO SEE MORE...

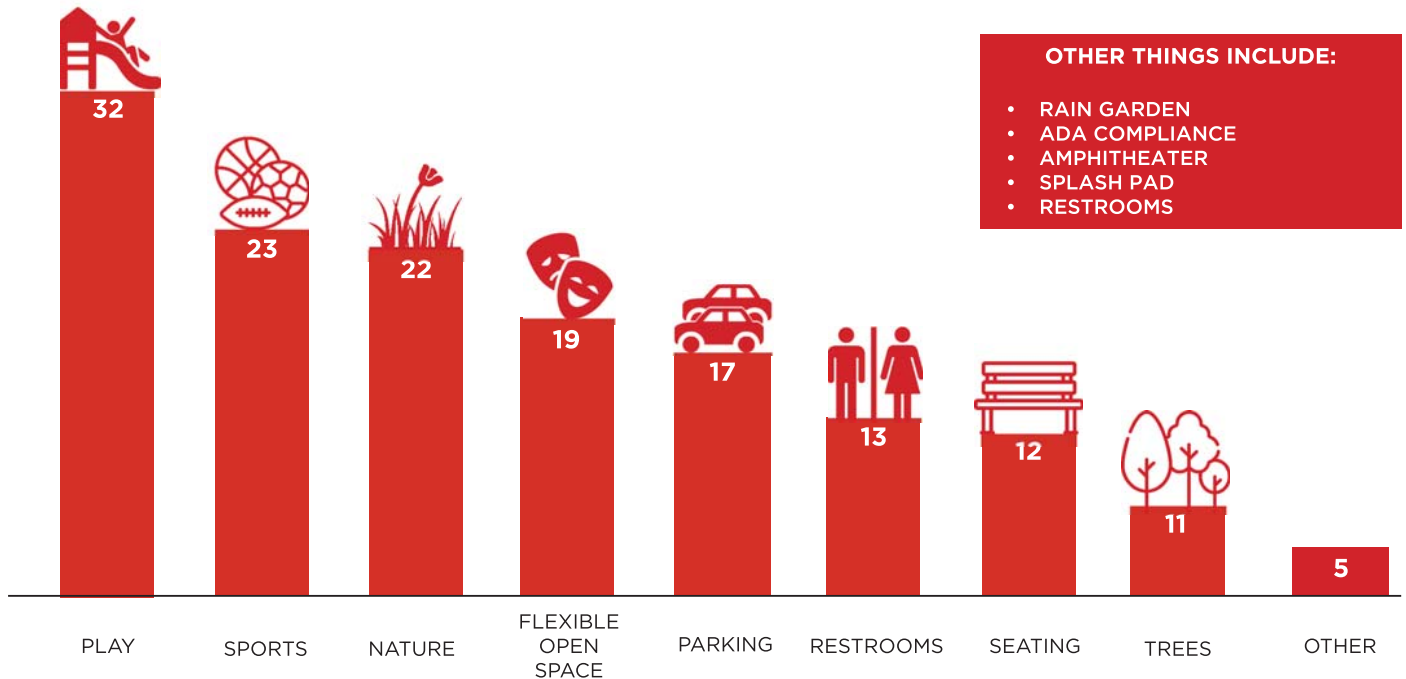


Figure 5.6.3 'I'd Like to See More' Corridors Concept Results

Question 3 focused on what participants liked about the first concept (Corridors). Responses indicated that the concept's shape and layout were most popular followed by types of programming. Parking, site organization, and circulation were less popular.

Question 4 asked what should be expanded/added to the concept. Respondents wanted more play than any other feature. This confirmed its importance in Memorial Park and made it clear that a large play area was the priority for this park. More sports were also desirable. Concept 1 included a soccer field, two pickleball courts, and two basketball courts. Given the limited space on the parcel, expansion of active recreation in these forms would be challenging. However, the responses did indicate that active recreation was also important for the park and should be preserved. More nature was also popular. This response aligned with early feedback to have a passive to ecological focused park as well as desire in the second community meeting to have the eastern parcel entirely passive/nature focused.

Q3: WHAT DO YOU LIKE MOST ABOUT CONCEPT 1 (CORRIDORS)?

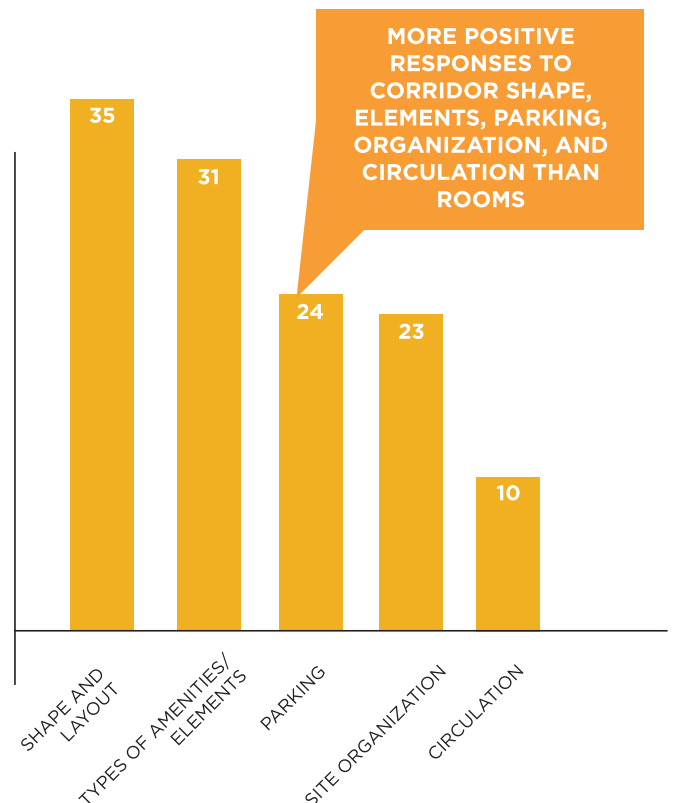
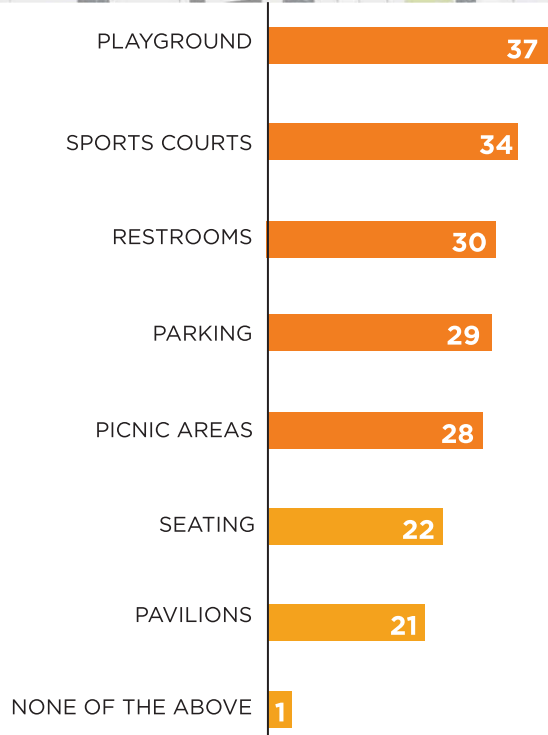


Figure 5.6.4 'What Do You Like Most About Concept 1?' Corridors Concept Results

Q5: IN CONCEPT 1 (CORRIDORS), I LIKE THE LOCATION OF... (SELECT AS MANY AS APPLY)



Respondents were asked to identify which programming location they liked most in Concept 1. The playgrounds placement just south of the soccer field was most popular. This aligned with the task force discussion that a play area located directly adjacent to the athletic field would be advantageous for parents with children in sports programs. The vantage point of the field from the play area created high visibility and was removed from the road intersections. The restroom location near the play was also well received.

The sports courts location in the eastern parcel were second most popular, in direct contrast to feedback from near neighbors at the second community meeting. Respondents also appreciated the parking lot locations in this scheme. The pavilion location was the least popular.

Figure 5.6.5 Most Liked Location Corridors Concept Results



Respondents were given the opportunity to write in suggestions for each park. For Memorial Park, comments revolved around activities and programs, parking, safety, and sports and play. The desire for evening use of the park and an amphitheater in this scheme was requested. Positive feedback was given related to the passive programming incorporated into the park.

Some residents felt that there was too much paved parking and suggested overflow non-paved parking.

Lighting was requested for both safety and sports uses. Traffic calming was recommended along Myrtle Ave.

Q6: DO YOU HAVE ANY OTHER COMMENTS ON CONCEPT 1 (CORRIDORS)?

ACTIVITIES AND PROGRAMMING

I like the flexible lawn space, ADA accommodations, parking options, sports courts broken up but still with nature walk/spaces.

These are very good ideas and it would be great if all of these things were in our community.

I don't see restrooms or splash pad. Missing the amphitheater.

Summers are getting more unbearable, and it would be nice if the park were equipped for evening use/events.

I personally think that fitness-based designs rarely draw use. The fitness area at Penn Township is a great example of this. I appreciate that not being a focus.

PARKING & SAFETY

Feels like a lot of space dedicated to parking. I understand the need for festivals/events, but feel like most spots will go unused most of the year.

I hope that the field/courts/playground could be equipped with lights. In addition to public safety benefits, more accessible.

Is there a way to create more flexible "overflow" parking arrangements (using additional basketball courts or grass with ground reinforcement?) that have more practical use the rest of the year? Just feels like most borough residents (primary patrons) are within walking distance

SPORTS & PLAY

The area where the playground will be located is a nice safe place not near streets or intersections where kids can run out something like Goddard park has would be so nice

Definitely think artificial turf field is necessary for the current uses, and would encourage installing lighting for fields/courts/playgrounds.

I like the tennis and basketball courts in this layout.

GENERAL CONCERNS

I don't see any walkway from rosehill to the new location of the play area a lot of small children come from rosehill and will need a walkway to play area. Also speed bumps are needed on parkway summit and Myrtle

I think I prefer this concept. Concern is noise that might impact homes in the area.

I would like them to build some bathrooms, because the ones that are there are very dirty and very uncomfortable.

Figure 5.6.6 Write-In Responses for Corridors Concept

Q7: IN CONCEPT 2 (ROOMS), I'D LIKE TO SEE MORE...

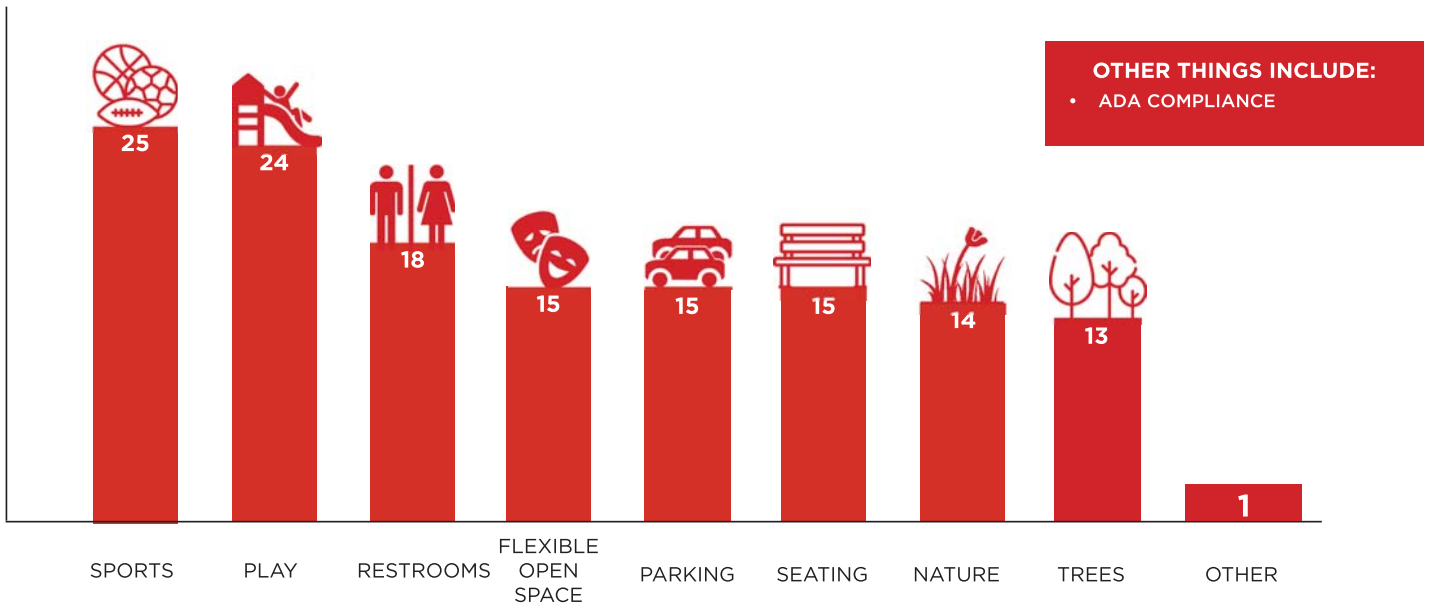


Figure 5.6.7 'I'd Like To See More' Responses for Rooms Concept

Memorial Park Survey - Rooms Concept

Identical questions were asked about the second Memorial Concept. In this scheme, the order of what people liked about the scheme remained the same. However, less people expressed positive feedback compared to the first scheme on this question.

More sports were most important in this scheme followed by play. This scheme had less sports courts and a smaller play area compared to the first concept in favor of more nature. Given that downsizing program in either scheme triggered a request for more of that programming, it was clear that a balance of play, active, recreation, and nature were necessary at Memorial Park.

Q8: WHAT DO YOU LIKE MOST ABOUT CONCEPT 2 (ROOMS)?

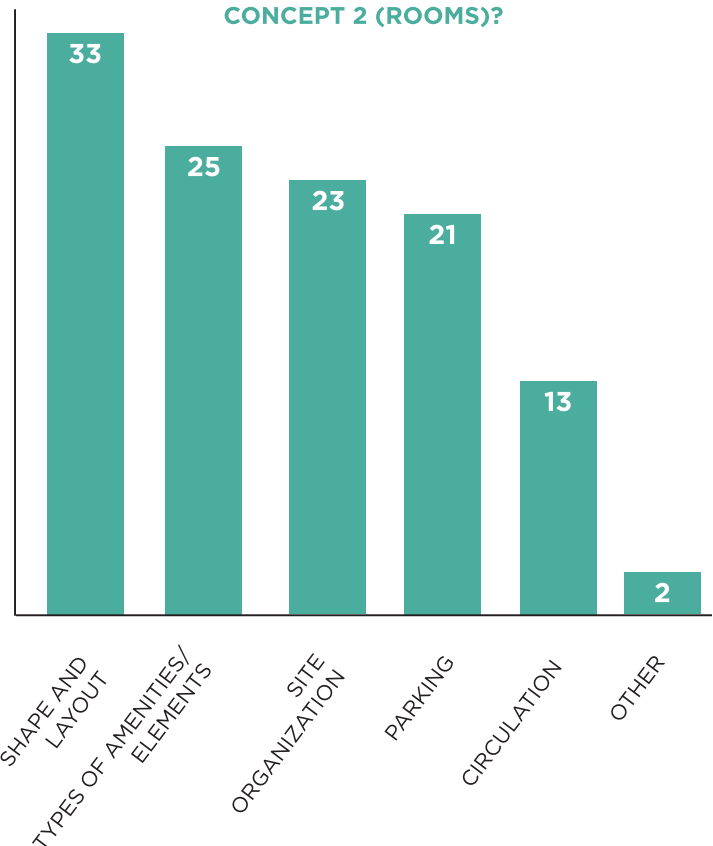
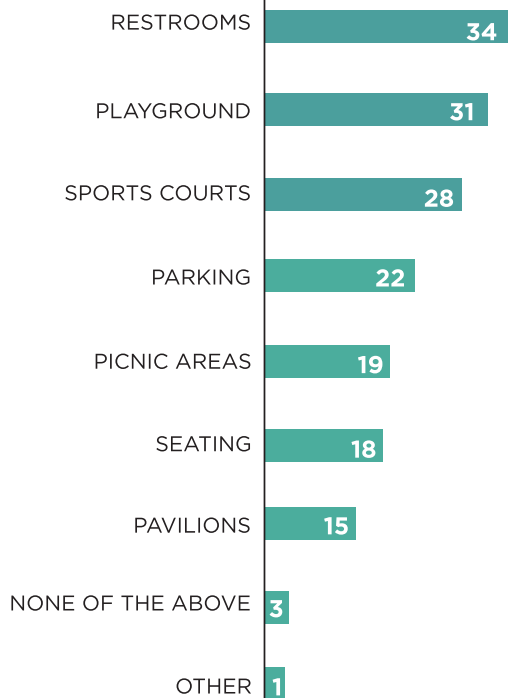


Figure 5.6.8 'What Do You Like Most About Concept 1?' Rooms Concept Results

Q9: IN CONCEPT 2 (ROOMS), I LIKE THE LOCATION OF... (SELECT AS MANY AS APPLY)



Responses to the location preferences in Concept 2 were compared to Concept 1. The location of all amenities besides the restrooms was preferred in Concept 1. Respondents likely preferred the location of restrooms in Concept 2 because there were 2 restrooms instead of the 1 in Concept 1.

Write-in responses provided key feedback on why residents did not like the location of programming or shape and layout of the plan. Concerns about the basketball courts near residents and the play near streets were raised. One person noted that the scale of the boardwalk may not be appropriate for this size park. The need for ADA accessibility was also highlighted.

Figure 5.6.9 Most Liked Location Rooms Concept Results

Q10: DO YOU HAVE ANY OTHER COMMENTS ON CONCEPT 2 (ROOMS)?



Figure 5.6.10 Write-In Responses for Rooms Concept

Q11: WHICH DESIGN ALTERNATIVE DO YOU PREFER?

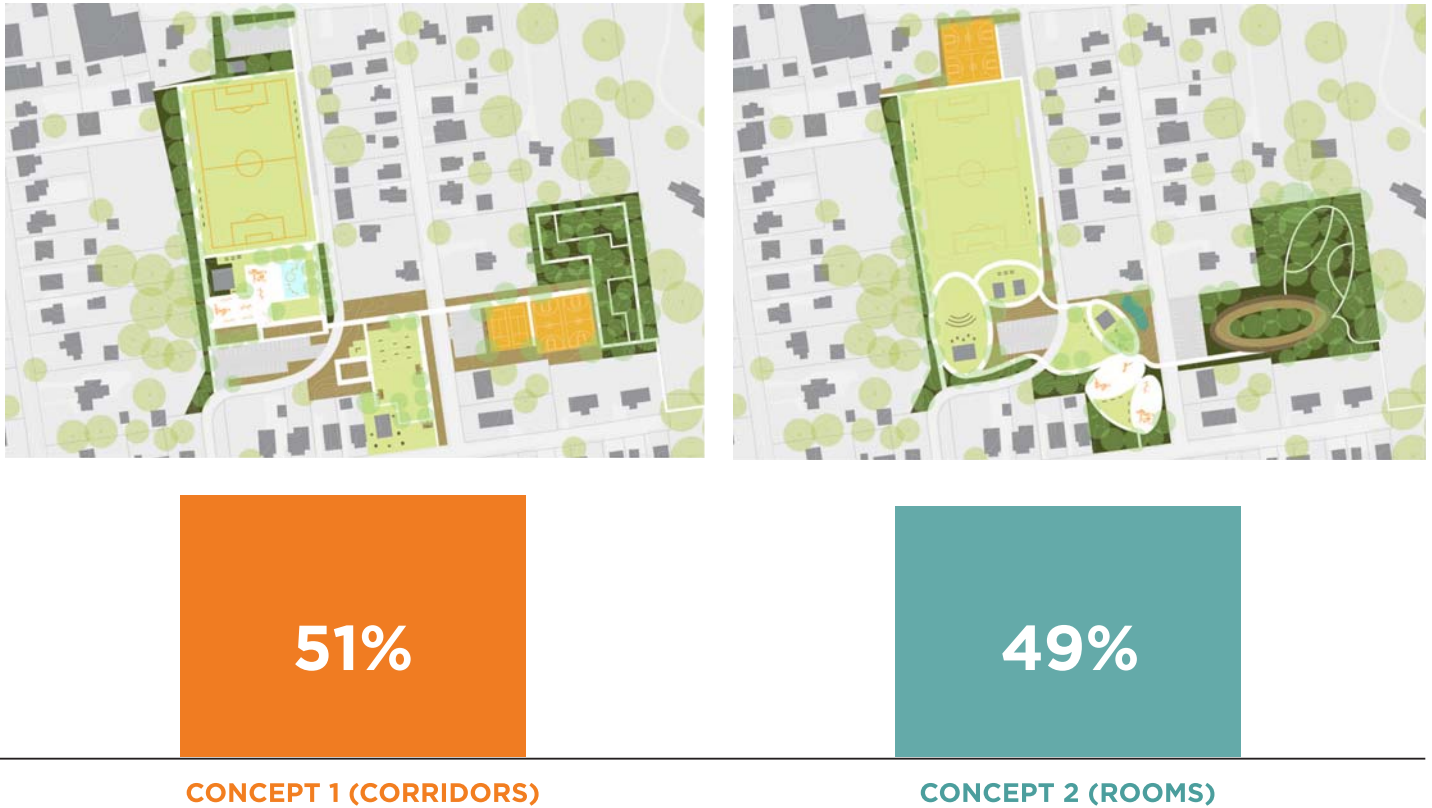


Figure 5.6.11 Memorial Park Concept Preference

The final question asked which scheme was preferred overall. The two concepts were nearly tied with a slight preference for Concept 1. While this response did not provide clear direction, the previous survey questions provided clarity. Respondents preferred the shape and layout, types of amenities, parking, and site organization in Concept 1. They also preferred the location of all elements besides the restrooms in Concept 1. Given the responses and confirmation from the Task Force, the Design Team moved forward with Concept 1 as a base.

Key Takeaways from the survey included:

- The playground should be nature-based.
- Athletic programming, play, and nature areas will need to be balanced. Play is the priority of the three.
- Traffic calming is necessary around the park.
- The location of the sports courts in Concept

1 may not be ideal for near neighbors. Relocating the courts to the current tot lot location is also not ideal.

- Restrooms, flexible lawn space, and trails are highly desirable.
- An amphitheater would not be appropriate at this location.
- A sprayground would not be appropriate for this location.
- More games should be incorporated.
- Lighting is desirable for athletic programming and safety.
- ADA accessibility should be considered in the design.
- The scale of the park is not appropriate for a boardwalk.

Q1: WHAT FEATURE/AMENITIES DO YOU WANT TO SEE IN HARMONY PARK? (SELECT AS MANY AS APPLY)

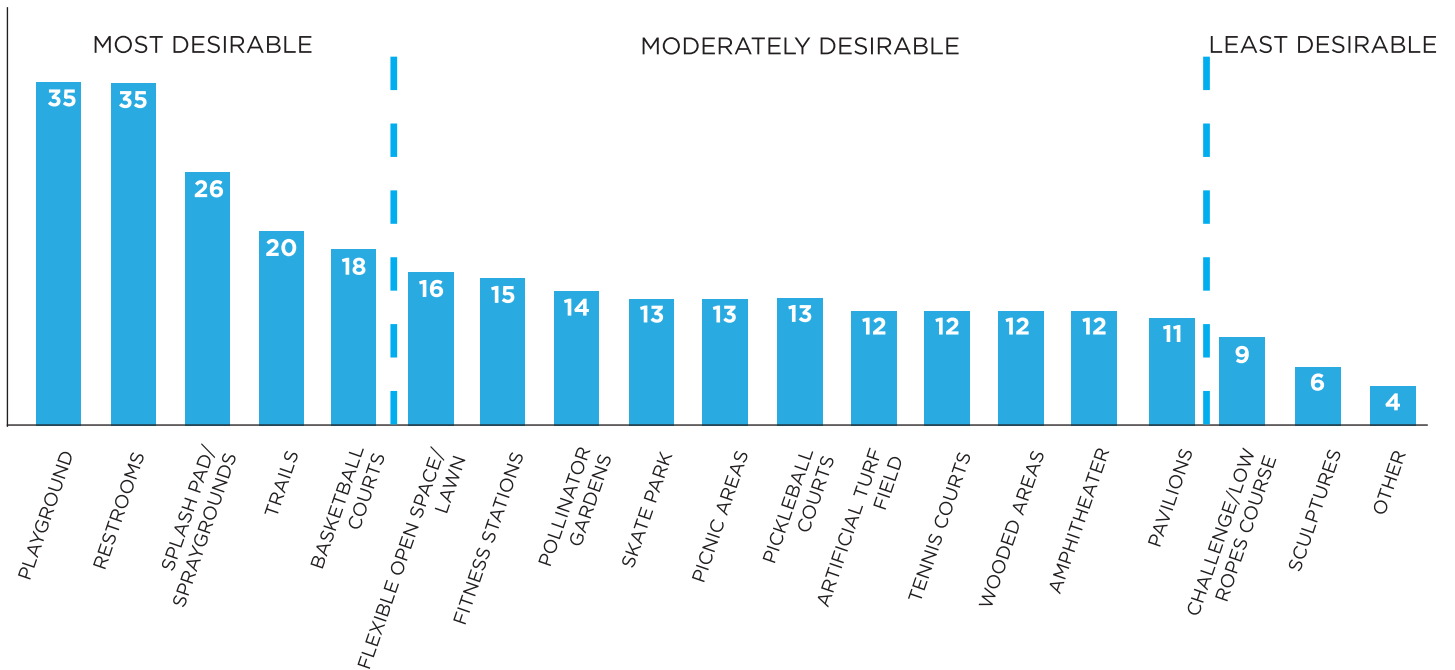


Figure 5.6.12 Desired Features in Harmony Park Results

Harmony Park Survey - Hub Concept

For Harmony Park, the survey began by asking what types of programming residents wanted to see. The most desirable programming was a playground, followed by restrooms, splash pad/playground, basketball courts, and trails. Flexible open space/lawn, fitness stations, and pollinator gardens were also desirable. Respondents were least interested in a challenge/low ropes course, and sculptures.

Responses to this question provided constructive feedback on a desire for a playground and splash pad as also reflected at the community engagement meetings by the residents. Currently, Harmony Park only has one restroom so an increase in amount of restrooms should be reflected on the plans. Trails are also highly desirable and an improved tract and long lengths of trails can boost utilization of the park for strolling and walking.

Question 2 asked about specific type of programming desired in the park. The most desirable programming includes a farmers market, movie nights, soccer games, musical performance, and football games. Some of these types of programming will need a flexible lawn to accommodate such group events. A farmers market can operate on a grass pave field as mentioned in Section 5.3 about Concept 1: Hub. A movie night and musical performances can be easily organized with a bandshell. A bandshell will allow the community to gather for local entertainment to spawn new and diverse activities for the borough.

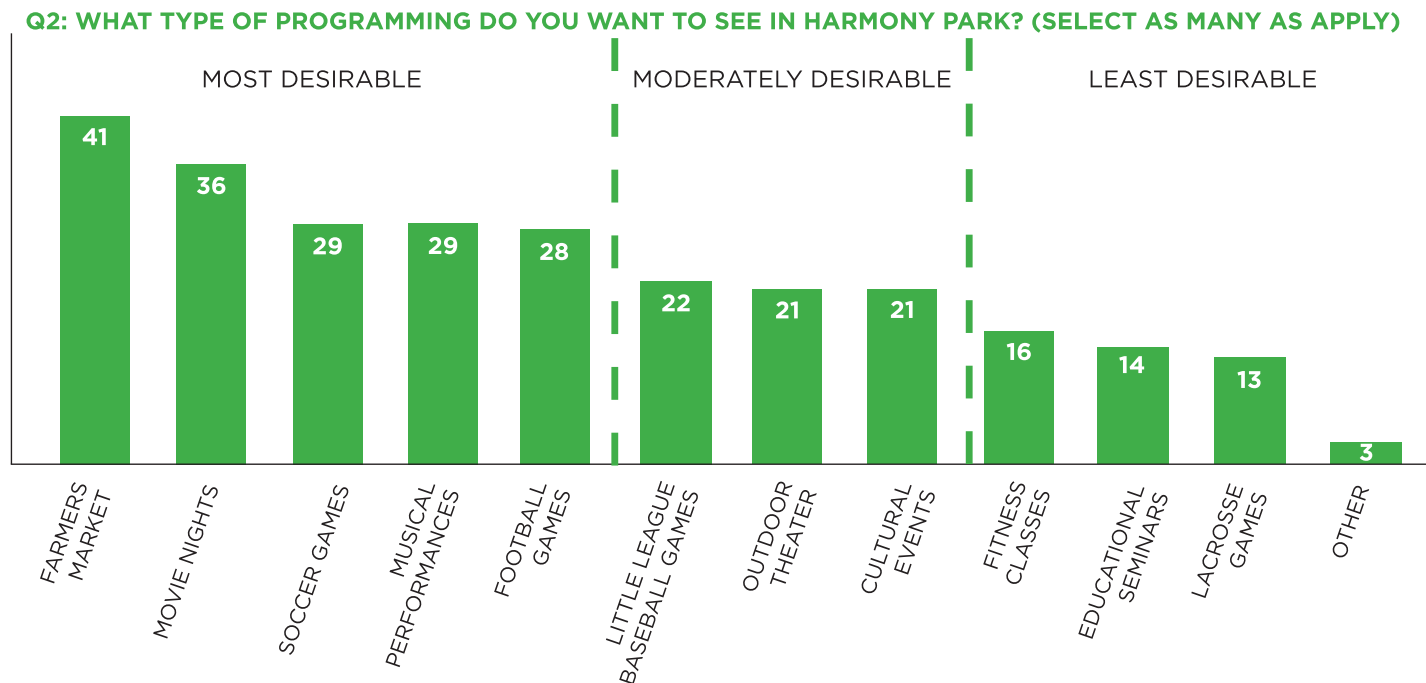


Figure 5.6.13 Desired Programming in Harmony Park Results

Q3: WHAT SIZE EVENTS DO YOU WANT HARMONY PARK TO ACCOMMODATE?

Question 3 addressed that a small to medium event space is desired at Harmony Park. This will be possible with the amount of space at Harmony Park. However, this would mean having enough parking spaces to accommodate such events as there is a lack of parking spaces when local events are held in Harmony Park. Currently, Harmony Park is the home for the Wildcats Football game events which the attendance for these games can average from 100 to 150 people. It is important to increase parking spaces and improve parking and traffic flow.

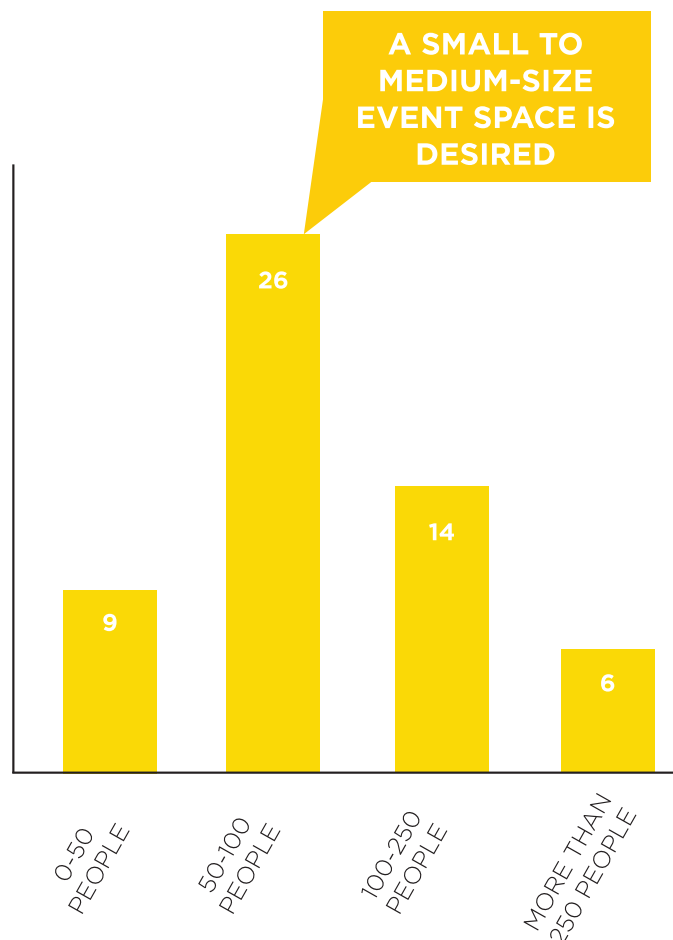


Figure 5.6.14 Desired Event Size in Harmony Park Results

Q4: WHAT TYPE OF PLAY ENVIRONMENT DO YOU WANT TO SEE IN HARMONY PARK? (SELECT AS MANY AS APPLY)

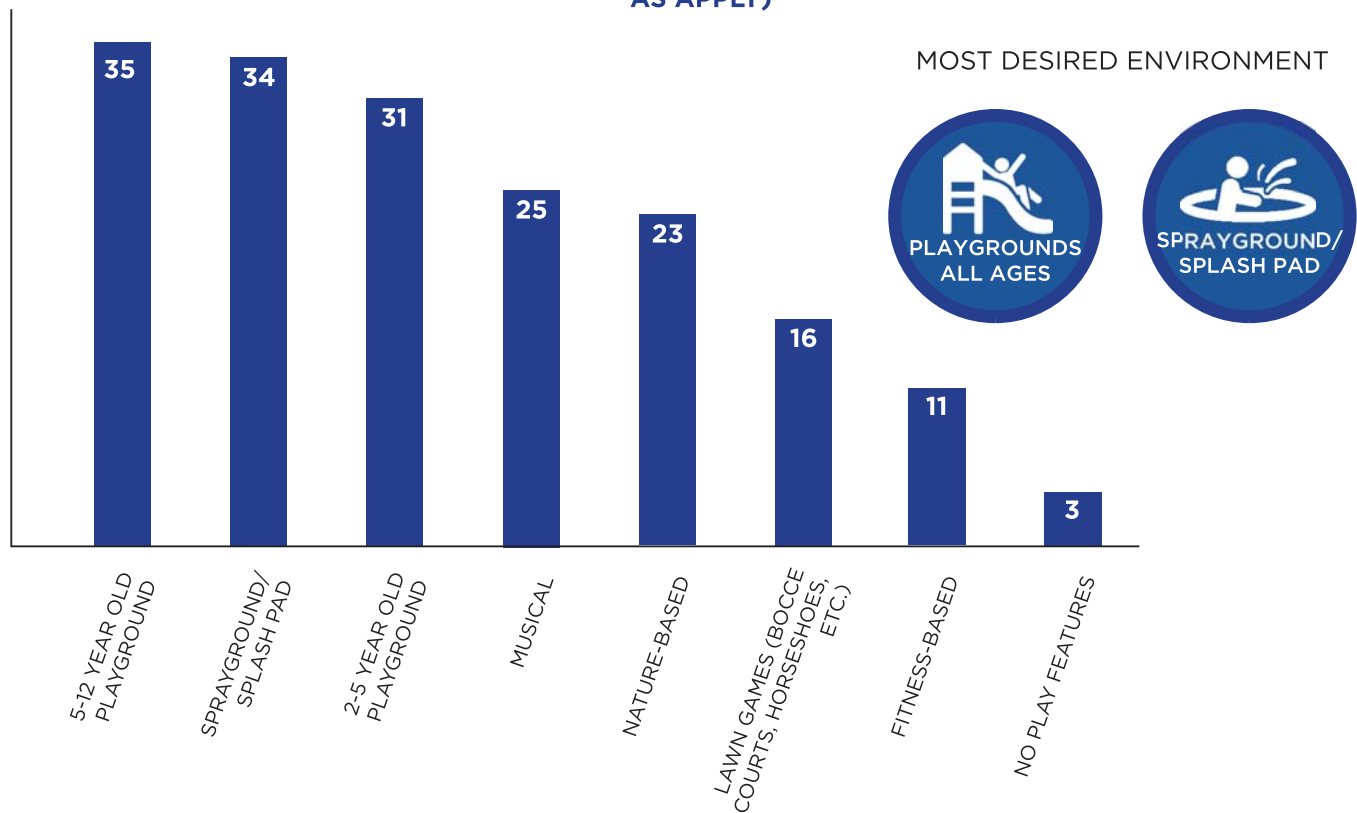


Figure 5.6.15 Desired Play Environment in Harmony Park Results

Question 4 reflects similar high responses as Question 1 in which playgrounds of all ages and a sprayground are desired. These directly reflect the early feedback and previous responses to want a sprayground for Harmony Park. A playground for ages 2 to 5 and 5 to 12 in addition to a sprayground would improve the quality of play for children and parents looking for more activities to do at Harmony Park.

While both concepts have playgrounds for all ages, Concept 1: Hub has a bigger sprayground than Concept 2.

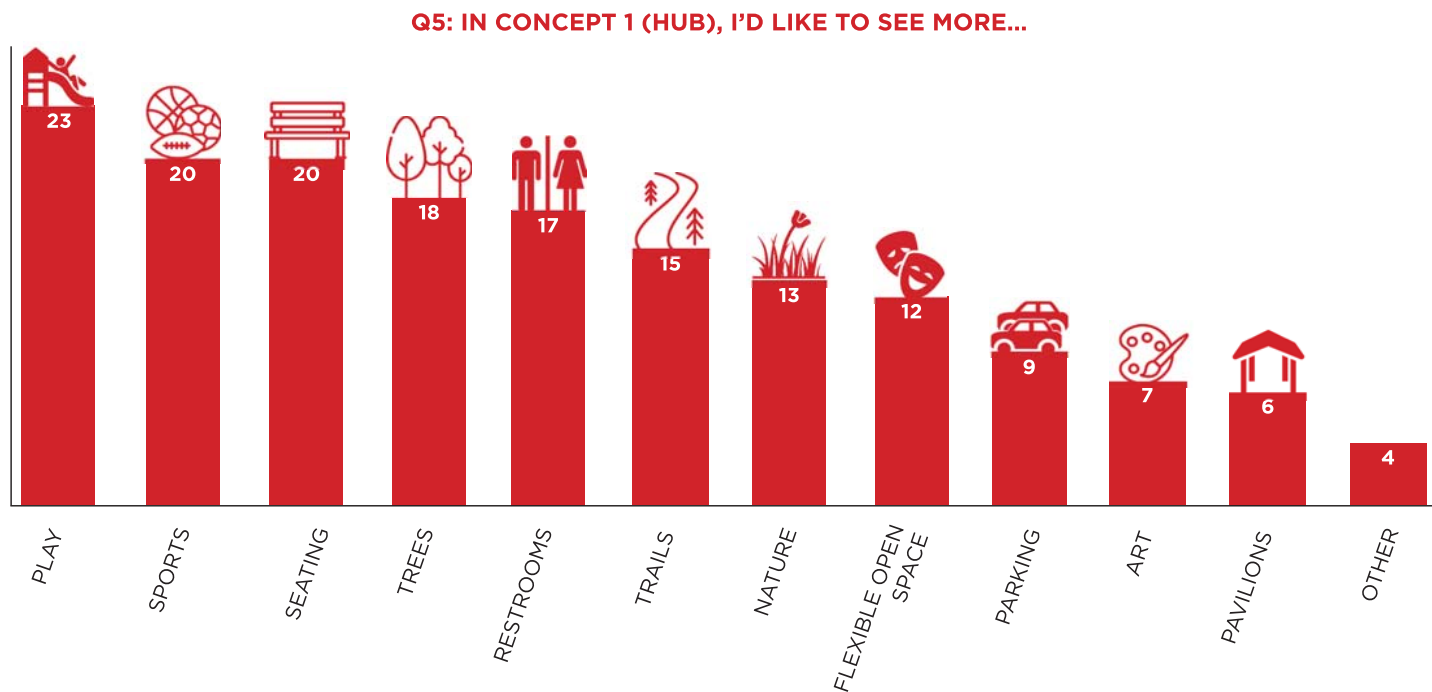


Figure 5.6.16 'I'd Like To See More' Responses for Hub Concept

Question 5 asked what should be expanded/added to Concept 1: Hub. Respondents wanted more play than any other feature. This confirmed its importance in Harmony Park and made it clear that a large play area was the priority for this park. Sports were also desirable. Concept 1 included a football field, pickleball and basketball courts. Responses indicate that seating is important. Currently, there are only a few benches on Harmony Park and an increased amount of seating arrangements would satisfy this desire. More trees was also popular. This response aligned with feedback of wanting more shade around Harmony Park.

Question 6 asked what respondents liked most about Concept 1. There was a high response to the shape and layout of the community-based theme of the Hub.

Q6: WHAT DO YOU LIKE MOST ABOUT CONCEPT 1 (HUB)?

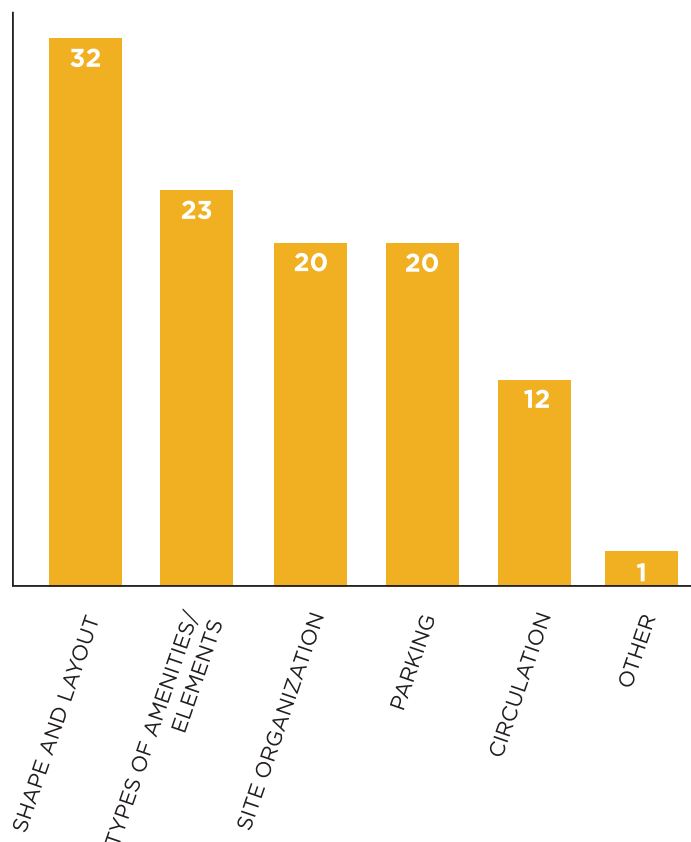
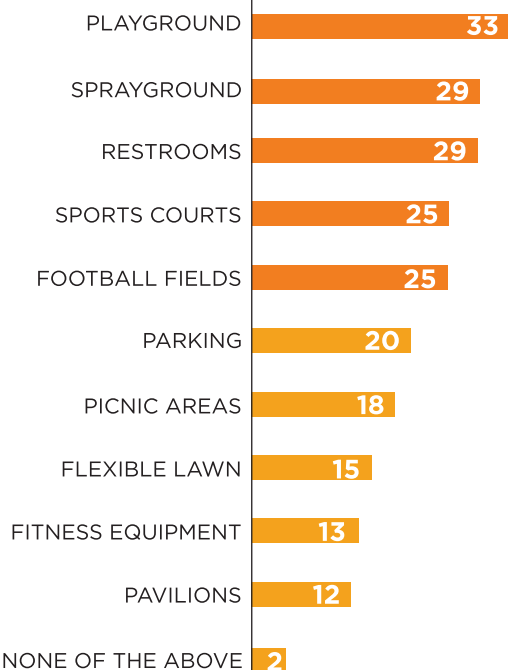


Figure 5.6.17 'What Do You Like Most About Concept 1?' Hub Concept Results

Q7: IN CONCEPT 1 (HUB), I LIKE THE LOCATION OF... (SELECT AS MANY AS APPLY)



Similar to Question 1 and 4, playground and sprayground received high responses for Question 7. There were also likable responses for the location of restrooms, sports courts, and football field, which are all features repeatedly desired from previous feedback.

Question 8 allowed respondents to generally comment on the concept. Some stand out responses were regarding parking which were mostly negative. The lack of parking spaces and disconnected flow for parking on this concept was mentioned. Respondents recommended that flooding and water hazards are an issue so stormwater management should be implemented.

Figure 5.6.18 Most Liked Location Hub Concept Results



Q8: DO YOU HAVE ANY OTHER COMMENTS ON CONCEPT 1 (HUB)?

PARKING & SAFETY

I think the parking arrangement makes more sense than Concept 2



Where is the ingress/egress for overflow parking. This is the current site's #1 challenge. WGUMC and the neighborhood is currently used for overflow during foot-ball games

I don't like the hub concept due to parking and safety for residents.



ACTIVITIES AND PROGRAMMING

I like how similar activities/interests are all together. I would definitely like outdoor movie nights and music events to become available.

I would like to see areas to read books when we come to the park because we like to read

I love the sprayground

We would like to see activities also for Mexican people, festivals or from any country, of these activities we do not have in West Grove

GENERAL RECOMMENDATIONS

The gazebo is covered in green mold and can use a power washing.

There are areas that flood when it rains, especially near the upper level batting cage. This area freezes in the winter causing an ice hazard.

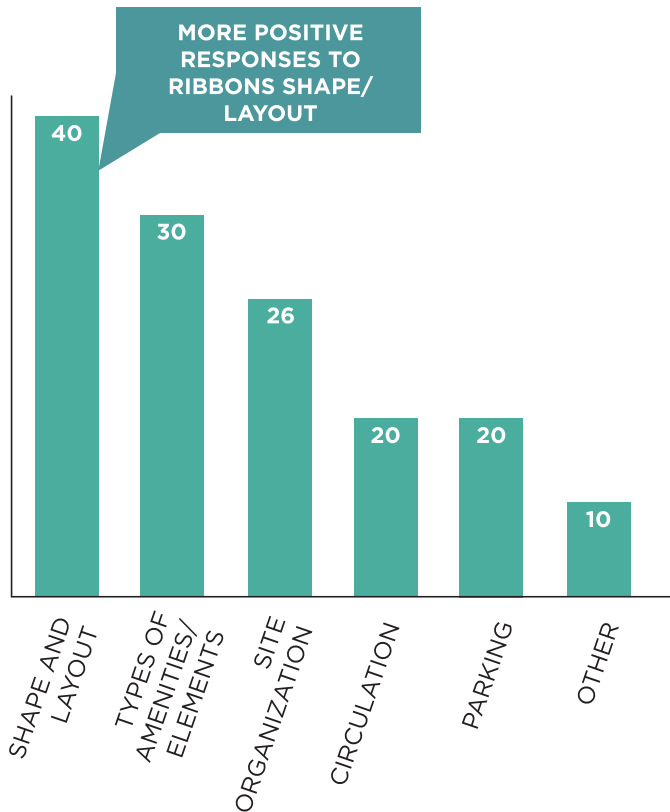
Please keep water features out of the plans. Look at the parks where these things were but are not just unkempt hazards.

The walking track is coming apart in sections with exposed rusty bolts. Heavy rain washes out the surface of the track in many areas. The track should be redone in black top.

The restrooms seem close together given the size of the park, the far corner has a long trek to the restroom esp for seniors or little ones

Figure 5.6.19 Write-In Responses for Hub Concept

Q9: WHAT DO YOU LIKE MOST ABOUT CONCEPT 2 (RIBBONS)?



Harmony Park Survey - Ribbons Concept

Question 9 asked about what respondents most liked about Concept 2: Ribbons. There were more positive responses to the Ribbon shape/layout than the Hub. There were also better responses for the type of proposed amenities and elements and site organization for this concept.

For question 11, there were positive responses for play, sports, trees and seating. There were also similar responses reflected on the same question for the Hub.

Figure 5.6.20 'What Do You Like Most About Concept 1?' Ribbons Concept Results

Q11: IN CONCEPT 2 (RIBBONS), I'D LIKE TO SEE MORE...

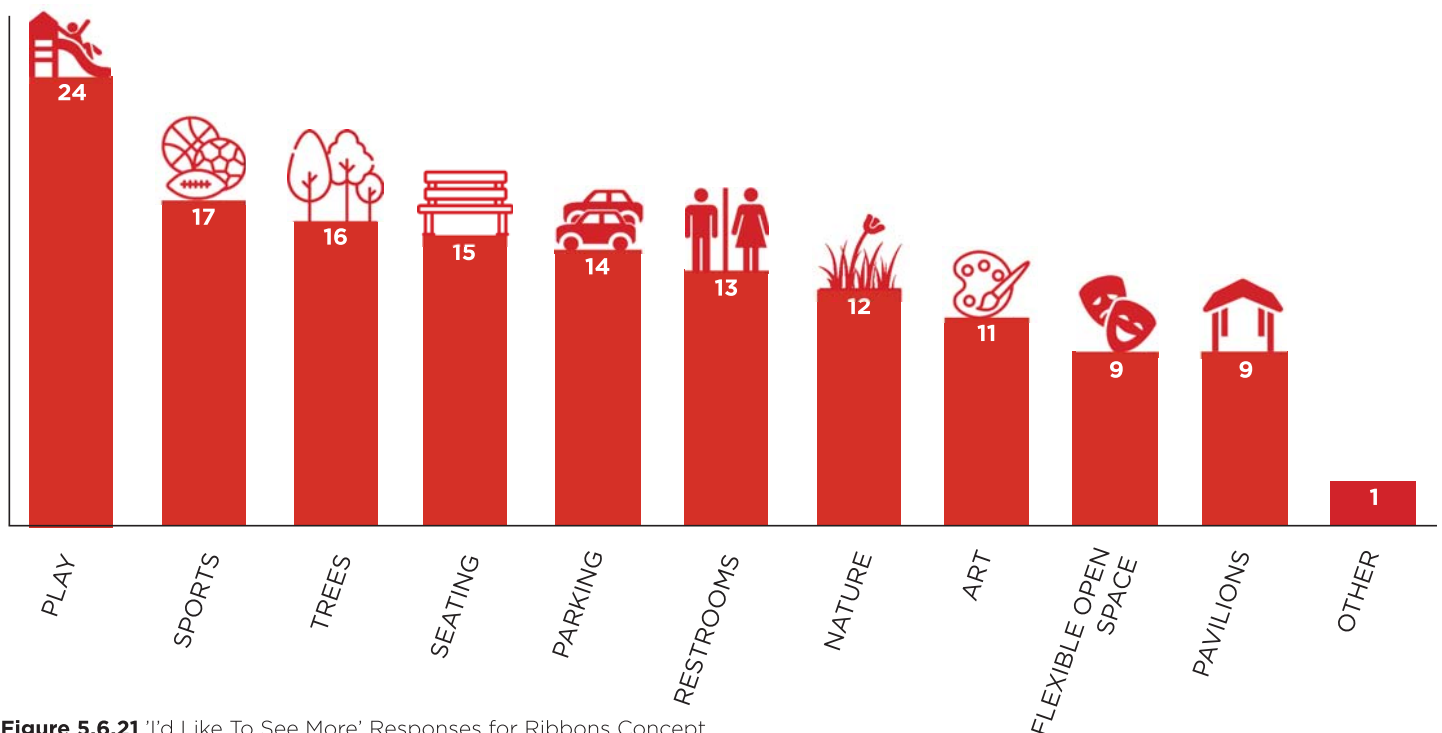
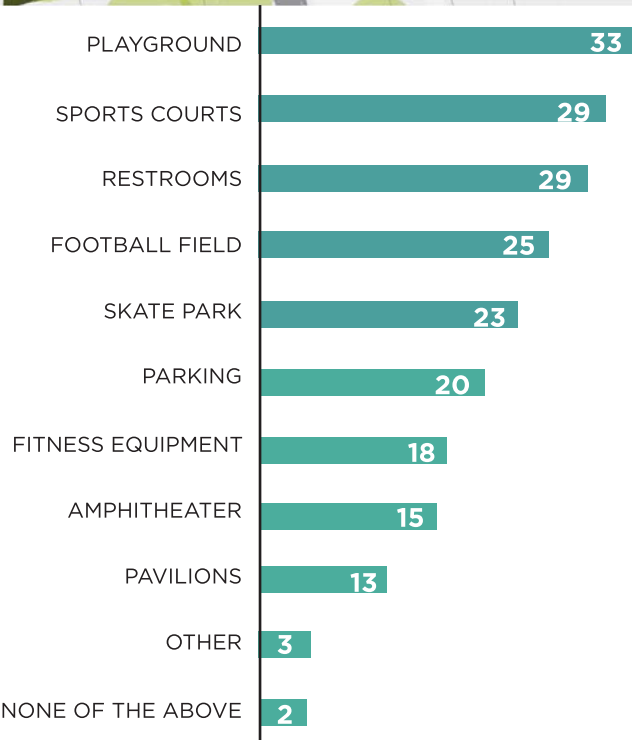


Figure 5.6.21 'I'd Like To See More' Responses for Ribbons Concept

Q10: IN CONCEPT 2 (RIBBONS), I LIKE THE LOCATION OF... (SELECT AS MANY AS APPLY)



The Ribbons concept also had high responses for the location of the playground, sports courts, restrooms, and football fields, similar to the responses for the Hub. The only difference is the sprayground which was proposed as a smaller feature for this concept. The skate park was exclusive to this concept and gathered good responses.

Write-in responses for question 12 also had responses that desired better parking accommodations. One suggestion is to use Concept 1's grass pave for overflow parking. As mentioned before this concept had a smaller sprayground, so there were a few responses wanting a larger sprayground. There were also comments on spreading restrooms throughout the park.

Figure 5.6.22 Most Liked Location Ribbons Concept Results



Q12: DO YOU HAVE ANY OTHER COMMENTS ON CONCEPT 2 (RIBBONS)?

<h3>PARKING</h3> <div>Not enough parking</div> <div>Could make one of the parking lots an “overflow” lot with grass (similar to Concept 1) for events.</div> <div>Parking wildly inadequate. View current state of parking during a Wildcat’s game. Also, this looks significantly more expensive than concept 1 and will be more costly to maintain.</div>	<h3>PLAY</h3> <div>I want the sprayground</div> <div>Larger Play and Splash Pad opportunities</div>
<h3>SKATE PARK</h3> <div>I don’t think we need a skate park in Harmony Park.</div> <div>There are no close skateparks in our area so our family would love this!</div> <div>I don’t think skate parks are utilized much</div>	<h3>LAYOUT</h3> <div>Concept 2 is “almost” perfect! I love the layout and amenities.</div> <div>The restrooms seem close together given the size of the park, the far corner has a long trek to the restroom esp for seniors or little ones</div>
<h3>ACTIVITIES AND PROGRAMMING</h3> <div>I like how this one seems geared towards multi-aged families. Something for every age to do - that’s centrally important in my opinion.</div> <div>It will be very nice to see what is in the project and see many activities in the park since there are almost no activities.</div> <div>Definitely think artificial turf field is necessary for the current uses, and would encourage installing lighting for fields/courts/playgrounds.</div> <div>I don’t think we need an amphitheater in Harmony Park.</div> <div>If there were more activities we would spend more time with our children having fun</div> <div>I think fitness courses very rarely get use.</div>	
<h3>MAINTENANCE</h3> <div>The walking track is coming apart in sections with exposed rusty bolts. Heavy rain washes out the surface of the track in many areas. The track should be redone in black top.</div> <div>I like both ideas but concerned that these areas will be trashed like memorial park is</div> <div>Please keep water features out of the plans. Look at the parks where these things were but are not just unkempt hazards.</div> <div>The park rules because people throw garbage everywhere and that contaminates society!!</div>	

Figure 5.6.23 Write-In Responses for Ribbons Concept

Q13: WHICH DESIGN ALTERNATIVE DO YOU PREFER?



38%

CONCEPT 1 (HUB)

62%

CONCEPT 2 (RIBBONS)

Figure 5.6.24 Memorial Park Concept Preference

The final question 13 determined that Concept 2: Ribbons is more preferable than Concept 1: Hub. This was also similarly concluded at the community engagement meeting. There were several positive feedback and comments about Concept 2.

Key Takeaways from the survey included:

- The sprayground is highly desirable.
- Location of the play areas and football fields had positive feedback.
- Play, sports, trees and seating should be a high priority for programming, so a balance between passive and active programming is needed.

- Restrooms should be located more sparsely around the park for easier accessibility.
- Walking trail needs to be better maintained.
- Parking must be a high priority. There should be more parking spaces and provide functionality.
- Community events such as farmers market, movie nights, and family friendly events are desirable, so spaces to accommodate these events are necessary.

5.7 DESIGN ALTERNATIVES SUMMARY

Sharing the two alternatives for each park with the community provided valuable insight into the community vision for each park.

For Memorial Park, the contrasting needs from park neighbors and the community as a whole created a design challenge. Memorial Park's location is central to the Borough's downtown and will need to be developed responsibly and in coordination with surrounding residents and businesses. In addition, the new space the Borough has acquired for park development should be activated to meet the programming needs and wants identified in the pre-design engagement and second online survey. Online survey respondents indicated that Concept 1: "Corridors" had better programming location and layout. This Concept was therefore used as a basis for the final Master Plan with changes to some active recreation activities and play features to better balance broader community feedback with concerns of near neighbors about noise, privacy, and security.

For Harmony Park, design feedback was more straightforward. Residents who attended the second community meeting and online survey respondents favored Concept 2: "Ribbons". Recommendations for improvement of this design included additional parking and better circulation.

The community engagement process along with feedback from the Task Force was a vital intermediary step to developing Master Plans for each park in alignment with the needs and wants of West Grove residents.



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6.0 MEMORIAL PARK MASTER PLAN

6.1 INTRODUCTION

Memorial Park is a well-used neighborhood asset, centrally located and easily accessible to the majority of West Grove residents. Through pre-design engagement and feedback during the design alternatives process, it became clear that the park needed upgrades for the existing programs, such as soccer, basketball, and play, as well as an expansion of passive programming and nature areas. This chapter details a park vision reflective of community feedback, Task Force guidance, key person interviews, activities and facilities analysis, site inventory, and site mapping.

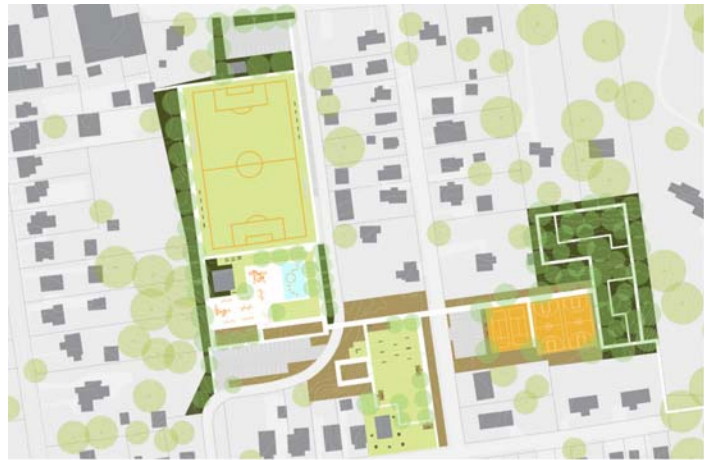


Figure 6.1 Memorial Park Concept 1: Corridors



Figure 6.2 Memorial Park Concept 2: Rooms



LEGEND





























	WOODED		1 SYNTHETIC TURF FIELD		9 TIERED SEATING		16 CHESS TABLES
	LAWN		2 EQUIPMENT STORAGE		10 BASKETBALL COURTS		17 WOODED TRAILS
	TURF		3 BLEACHERS		11 SLEDDING HILL		18 BLUE LIGHT EMERGENCY CALL TOWER
	MEADOW		4 PLAYGROUND 2-5 & 5-12 AREAS		12 ADA RAMP		19 WHITE CLAY CREEK TRIBUTARY CONNECTION
	SPORTS COURT		5 RAIN GARDEN		13 PAVILION		RESTROOMS
	PEDESTRIAN PAVEMENT		6 PARKING		14 PICNIC AREA		PARK ENTRANCE
	VEHICULAR PAVEMENT		7 COMFORT STATION		15 ELECTRIC CAR CHARGING STATION		
			8 MINI SOCCER FIELD				

Figure 6.3 Memorial Park Final Concept



Figure 6.4 Memorial Park Concept: Soccer Field

6.2 MASTER PLAN OVERVIEW

The Master Plan for Memorial Park incorporates passive, active, and ecological spaces across the three parcels.

The first parcel upgrades the soccer field and supports more intensive programming needs through the use of artificial turf. The field remains in nearly the same position as the current field with additional dedicated space for player and spectator seating. Benches and bleachers line the field with tiered seating on the hillside to the south providing additional viewpoints. Seating was identified as a sorely needed amenity for the soccer program and should be maximized where feasible. A row of trees with woody understory plants borders the western side for the field and



Figure 6.5 Precedent for Synthetic Turf Field and Sport Benches



Figure 6.6 Precedent for Lined Trees

provides shade for spectators. A new equipment storage building is located at the northern end of the field to store soccer, football, and other park programming equipment. A path circulating the field connects park users to Rosehill Ave., the adjacent play area, and the offsite brewery.

Parking to support field use is located at the northern end of the lot, where the existing tot lot is located. These parking lots include ADA spaces and electric vehicle charging stations.

New stadium lights are located along the field for evening soccer games and football practices. Lights should include shields to reduce lighting overflow to adjacent properties.



Figure 6.7 Precedent for Embankment Slide and Boulders



Figure 6.8 Precedent for Nature Play Swings



Figure 6.9 Precedent for Nature Play



Figure 6.10 Memorial Park Concept: Play Area

A play area is located south of the soccer field. This location for the playground addresses concerns about locating a playground near a roadway. The playground would be separated from Parkway Ave by a ramp and retaining wall. Residents had also expressed appreciation for playgrounds located adjacent to athletic fields, allowing families to watch games while occupying children. Furthermore, the space provides significantly more area than the existing location, allowing for equipment designed for 2-5 year olds and for 5-12 year olds.

The adjacent slopes also provide opportunity for embankment play such as slides and boulder scrambles. The path will have stairs that are lined with boulders. Based upon results from the online survey, this area should focus on nature play. Timber structures such as the ones in Figure 6.9 could complement boulders and sensory plant experiences. Trees should be planted wherever feasible to provide much-needed shade in this area and to reinforce the nature play.

A comfort station is located adjacent to the play area, equipped with restrooms, a drinking fountain, changing stations, and dedicated nursing space. Restrooms should include ADA-accessible stalls.

In response to suggestions from the Task Force, a mini-soccer pitch is located just north of the comfort station, providing space for younger children to play soccer while adults and older children utilize the larger turf field. The field would be natural turf and support other flexible uses such as cornhole and picnicking.

An adjacent parking lot supports play needs. The lot provides improved organization and circulation from existing conditions with two entrances from Parkway Ave. Meadow and woodland plantings surround the parking. An ADA ramp along the east side of the playground provides access from the parking lot to the playground.



Figure 6.11 Precedent for Comfort Station



Figure 6.12 Precedent for Mini Soccer Pitch



Figure 6.13 Precedent for ADA Ramp



Figure 6.14 Precedent for Tiered Seating



Figure 6.15 Precedent for Basketball Courts and High Chain Link Fence

A crosswalk connects the western lot to the central lot, where programming includes basketball and passive relaxation space.

The two basketball courts are larger than the existing and meet NBA sizing requirements. A 12-foot high chain link fence surrounds the courts to prevent balls from entering adjacent lots. Lighting is proposed around the courts to allow for evening use. The Task Force agreed that night use of the courts is desirable. The location of the basketball courts was chosen as the least disruptive alternative. Given the close proximity of residential properties on the eastern lot and direct feedback from those homeowners, the eastern lot is not suitable for active recreation. The pickleball courts proposed in Concept 1 were



Figure 6.16 Memorial Park Concept: Middle Parcel

removed due to noise concerns. Concerns about disturbance to the residential property adjacent to the park on Rosehill Ave makes the northern lot ill-suited for courts. The center lot has enough flat space to accommodate two basketball courts and is next to the rear yard of only one residence.

A parking lot adjacent to the courts was added to this plan in response to requests during the second community engagement event. Trees surround the courts and parking lot to provide shade.

An ADA ramp and staircase connect the basketball courts and parking lot to the southern area of the lot. Tiered seating is built into the existing slope to provide space for relaxation. A wooded area between this passive space and the adjacent residential lots provides visual buffer and shade for the lawn area. Pollinator gardens complement the wooded area. A seating nook adjacent to the open lawn area provides a secluded area for quiet reflection.



Figure 6.17 Memorial Park Concept: Eastern Parcel

A quiet, passive space is located in the easternmost lot. Instead of the courts shown in the “Corridors” concept alternative, the Master Plan creates a passive and ecologically-focused space to reduce noise in the area and minimize disturbance to neighboring residential properties.

A parking lot provides easy access to this area. Adjacent to the parking lot, a blue light emergency tower is proposed for safety measures. From the parking lot, an expanse of lawn extends east to the wooded area. Within the lawn, two small pavilion structures provide shade and small gathering areas. Table chess, picnic tables, and benches furnish the space. A band of meadow surrounds the lawn before transitioning into woods.

The eastern-most area of the lot is dedicated to maintaining and expanding the existing

woodland edge with canopy trees and woody understory. Trails circulate through the woods to provide access to nature and opportunities for exercise. A path leaving the property to the south eventually connects the park to the tributary.

This organization of the parcel aligns closely with resident design ideas in the first community meeting. Trails and flexible open lawn space were also identified as some of the most desirable features at Memorial Park in the second survey. While access and use of this lot is encouraged, programming has been scaled back from the design alternatives in response to feedback from adjacent neighbors and the wider community.



Figure 6.18 Precedent for Pavilion



Figure 6.19 Precedent for Chess Tables



Figure 6.20 Precedent for Understory Trees and Meadow Areas



Figure 6.21 Precedent for Blue Light Emergency Tower



Figure 6.22 Precedent for Picnic Tables



Figure 6.23 Precedent for Trails in Wooded Areas

6.3 STORMWATER

Earth disturbance required to convert Memorial Park's existing expanse of lawn into the Master Plan shown in Section 6.2 will require stormwater management facilities. Per Chapter 342 of Borough Ordinances, developments with over 5,000 square feet of disturbance and/or 1,000 square feet of new impervious surfaces must meet water quality, recharge, and peak flow rate reductions. The site will also be subject to Pennsylvania Department of Environmental Protection NPDES permit requirements, which are applicable to developments over 1 acre in size.

To meet these regulations, the stormwater management design for Memorial Park should integrate both surface and subsurface infiltration systems. Figure 2.8 provides an overview of potential stormwater facility locations.

Based on the soil mapping in Section 2.4, the soils at Memorial should be suitable for infiltration. However, field testing should be performed in accordance with Borough Ordinance 342-19 to confirm depth to groundwater and infiltration rate.

Subsurface infiltration systems are proposed where large expanses of impervious are created, such as the parking lots and basketball courts. The subsurface systems would consist of perforated pipes and stone storage. Runoff could be directed to these systems via inlets.

Another alternative would be to install porous asphalt or concrete in parking stalls. The porous pavement would collect runoff without the need for inlets or other surface collection. However, the Borough will need to determine if maintenance of the pavement systems is practicable for their team. The Borough will either need to purchase, rent, or hire a subcontractor to vacuum porous pavement.

Surface systems should include bio-infiltration systems (rain gardens). Rain gardens will provide the native plants and habitats residents have requested while managing runoff through natural processes. Rain garden maintenance includes

watering, weeding, and other plant care through establishment (1-2 growing seasons). After plant establishment, watering may still be required in drought periods in addition to trimming, weeding, and replacing plants as needed. Outlet control structures, if used, will need to be cleaned and inspected regularly to prevent clogging.

The outfalls for these systems should be coordinated with existing stormwater utilities. Per stormwater infrastructure mapping shown in Section 2.4, Figure 2.8, two stormwater pipes run through Memorial Park and connect to street infrastructure. The depth of these pipes and their receiving structures in the rights-of-way should be evaluated to determine if connections are feasible.





Figure 6.24 Memorial Park Concept Stormwater Overlay

6.4 CIRCULATION

Circulation at Memorial Park is particularly important as Myrtle Ave and Parkway Ave separate park parcels. Residents highlighted concerns about the safety of pedestrian crossings in the online surveys and community engagement meetings. Memorial Park should prioritize making pedestrian connections safe and accessible to encourage use of all three park parcels.

In order to create safer pedestrian connections between the parks, traffic calming measures should be added along Parkway Ave and Myrtle Ave. The specific locations of road crossings are shown in red on Figure 6.25. Such traffic measures could include pedestrian crossing signage, speed bumps, stop signs, and raised intersections. It is recommended that a traffic study be performed to assess the most effective strategies for increasing pedestrian safety. Crosswalks, ADA ramps, and detectable warning surfaces are recommended wherever street crossings are proposed on the Master Plan.

The existing circulation within the park requires park users to climb steep grass embankments or walk along roadways. The lack of sidewalks and internal park pathways makes areas of the site inaccessible for some residents. The proposed internal circulation will provide ADA-accessible pathways between amenities. The circulation is organized into primary and secondary pathways. The primary pathways circulate the field and connect the playground to the central and eastern parcels. Primary paths should be constructed with asphalt or concrete pavement. While concrete pavement is more expensive, it is recommended that concrete be used along roadways and parking lots to visually indicate the transition between vehicular and pedestrian spaces.

Less expensive materials could be used for secondary pathways such as stone dust. In the wooded areas, other surfacing such as wood chips or compacted earth might be used. Materials used should meet ADA accessibility requirements, providing even and stable terrain.

Figure 6.25 shows the flow of the ADA-accessible path around the soccer field, playground, and basketball courts, as well as connection to the parking lots. The length of this path totals to 0.34 miles (1,800 feet). The ADA paths should be constructed with concrete or asphalt to provide a solid, stable surface as mentioned for the primary paths. The paths must be between 0-5% max running slope and 0-2% cross-slope. The ADA paths include ADA ramps by the proposed playground and basketball courts to provide access. The street crossings will be ADA-accessible with ADA curb ramps and crosswalk striping.

For paths that do not include specific ADA-accessible ramps, the length of the walking path (shown in blue on Figure 6.25) totals 0.85 miles (4,500 ft). As for specific lengths, the pathway around the soccer field is 0.21 miles (1,108 ft).

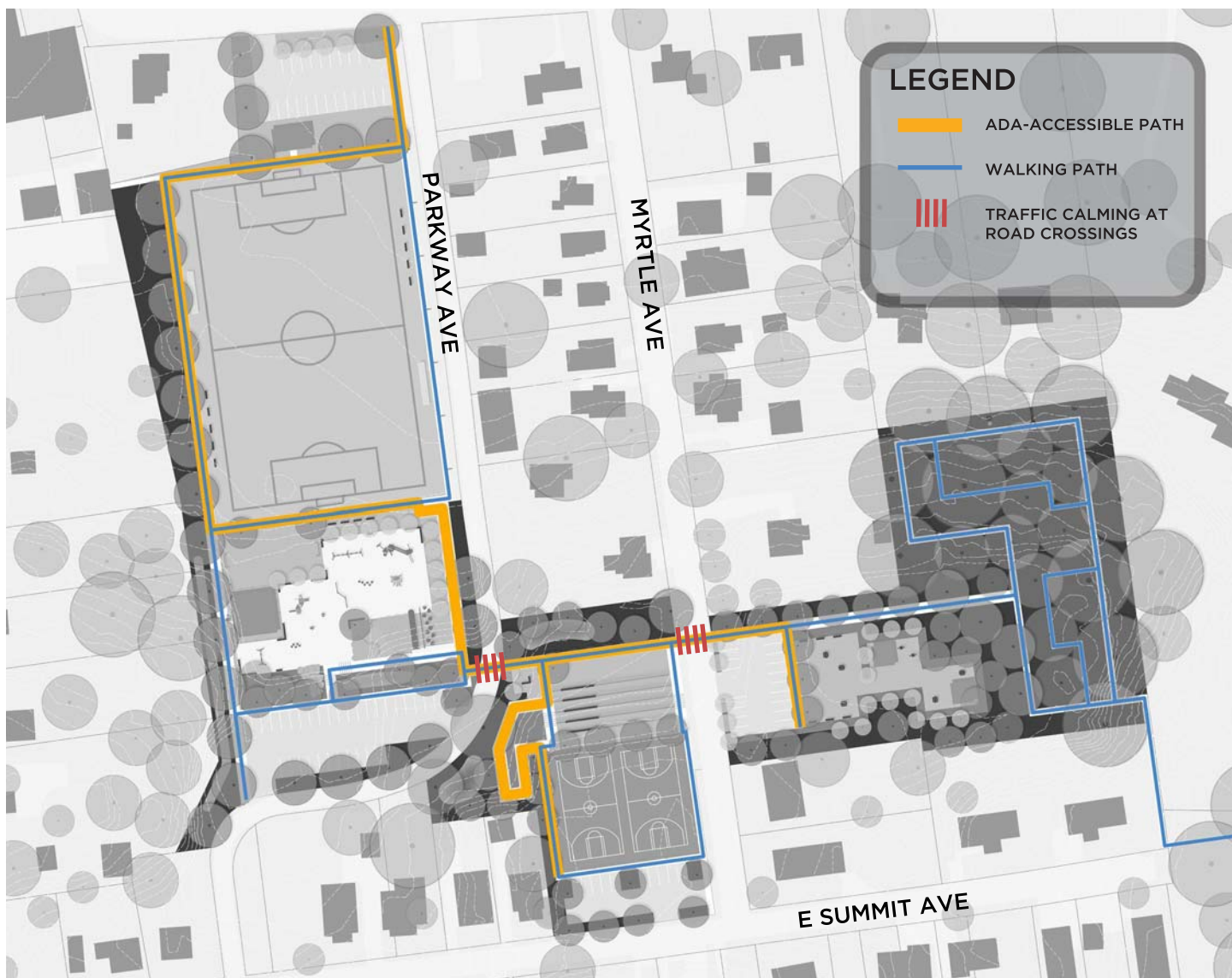


Figure 6.25 Memorial Park Concept Circulation Overlay

6.5 PARKING

The existing parking lot at Memorial Park has approx. 15-20 existing parking spaces. As well as 10 spaces for street parking along Parkway Ave. However, the Borough Council said residents along Parkway Ave do not have ample space on their driveway when cars are parked along this street, so parking along Parkway Ave will no longer be allowed. All cars will be directed to park on the proposed parking lot North of Parkway Ave. As the park grows more popular with the use of their soccer field, play and basketball courts, more parking spaces are necessary. Figure 6.26

shows the proposed spaces. There is a proposed parking lot at each parcel to allow easy access to specific amenities and flexibility in vehicular mobility.

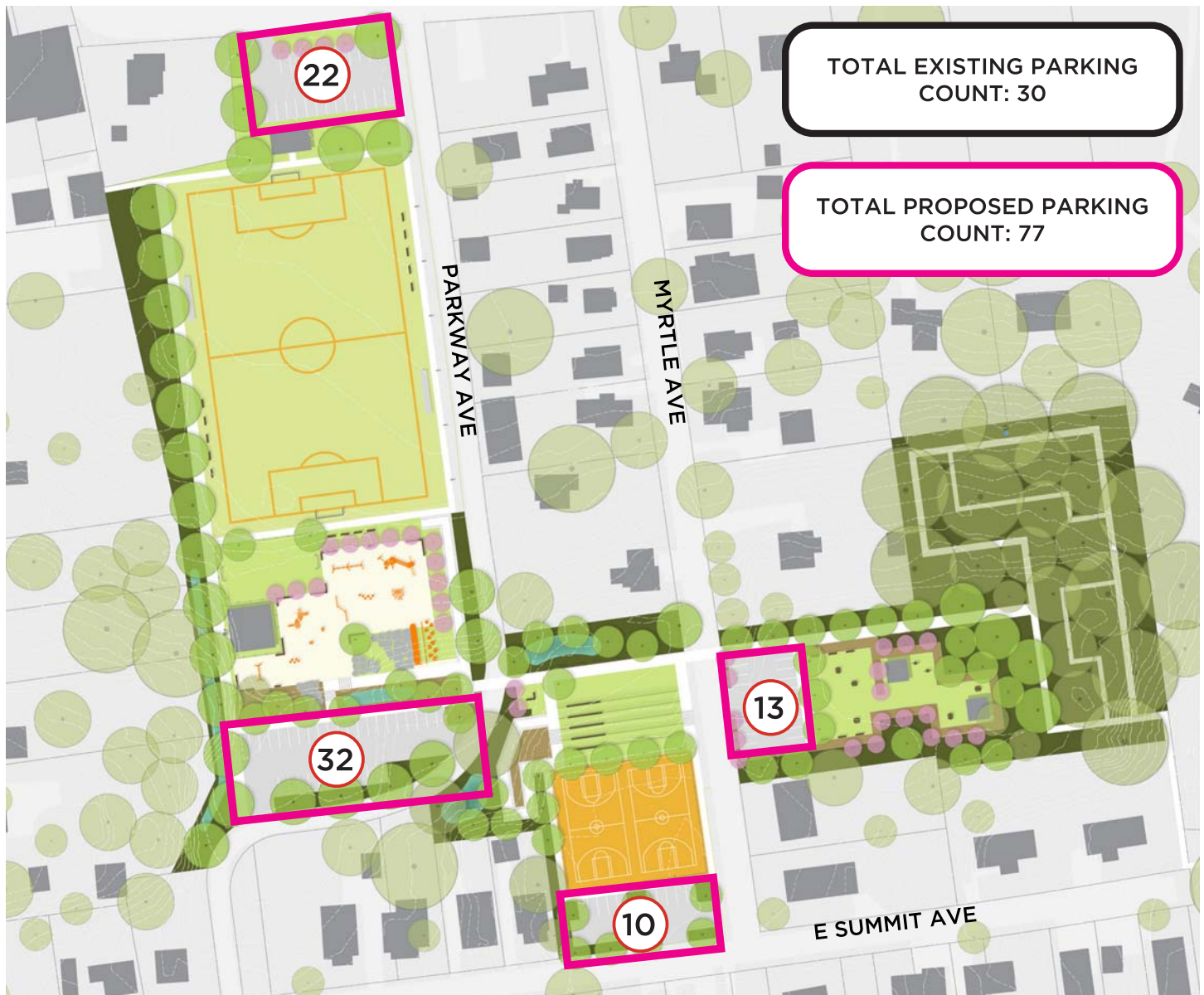


Figure 6.26 Parking Count for Memorial Park Concept

6.6 FURNISHINGS

The existing furnishings at Memorial Park are limited and provide an opportunity to select a full new set of furnishings. Furnishing styles and site materials are not specified within the Master Plan graphic. However, the style of furnishings for the park should be viewed holistically rather than on a phase-by-phase basis. Selecting furnishings with similar materials and from similar product families will create a cohesive aesthetic across all parcels.

The different types of programming may warrant variations on bench type. For instance, in the play area, wider and longer bench seats are recommended to accommodate caregiver bags and create room for families to sit together. Benches along the field can be longer and thinner. Long, backed benches may be appropriate for spectators as they will spend long periods on the benches. Smaller benches would be appropriate in the more intimate spaces, such as the seating nook in the central parcel and benches in the eastern lawn.

Other furnishings to be considered include picnic tables, trash and recycling receptacles, and light fixtures. Picnic tables can range from higher end architectural elements to typical wooden tables that can be assembled by Borough staff. Trash and recycling with covered lids will prevent cans from filling with water and will limit overfilling.

All furnishings should be assessed for ADA accessibility. Picnic tables with extended ends to provide space for park visitors in wheel chairs are recommended (Figure 6.32). Benches that leave space in the center or at the ends for wheel chair parking will also create more inclusive spaces.

The style of furnishings should consider surrounding architectural context in the historic downtown while emphasizing natural materials. The pedestrian light poles along Memorial Ave could match the historic light poles located just north of the site near Borough hall (Figure 6.28). Additional types of light poles, such as bollard and security lighting, should remain consistent with the historic fixture finishes.

Wooden benches could both reflect the historic style while utilizing natural materials reflective of the new ecological focus. Benches, picnic tables, and trash receptacles within the same family of products are shown in Figure 6.30-34. Informal boulder seating may be appropriate near the play areas. Additional feedback from park stakeholders will be necessary to determine the final selection of furnishings.



Figure 6.27 West Grove Light Fixtures



Figure 6.28 Precedent for Light Fixture



Figure 6.29 Precedent for Benches



Figure 6.30 Precedent for Sport Benches



Figure 6.31 Precedent for ADA Picnic Table



Figure 6.32 Precedent for Bench



Figure 6.33 Precedent for Trash Receptacles



Figure 6.34 Precedent for Water Fountain



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6.7 PHASING

Based upon the total anticipated cost of the project (See Appendix AP-1) and typical grant award amounts, the Borough will need to consider phasing the improvements outlined in the Master Plan. The diagram in Figure 6.36 outlines four phases.

Phase 1 prioritizes the installation of an artificial turf field. Given the existing programming demands the revenue provided by the soccer program using the field, completion of this part of the project first should be prioritized. Once the field is open, programming and associated revenue could be expanded to more intensive uses that the existing turf cannot support. Improvements installed with the soccer field would include stone storage and stormwater piping, adjacent trees and understory plantings, benches and bleachers, stadium lights, and a new equipment storage building.

The central lot was recommended as the second phase in order to preserve existing courts while new courts are under construction. The improvements will include all features shown on the parcel including the courts, lighting, benches, tiered seating, planted area, parking lot, and stormwater management.

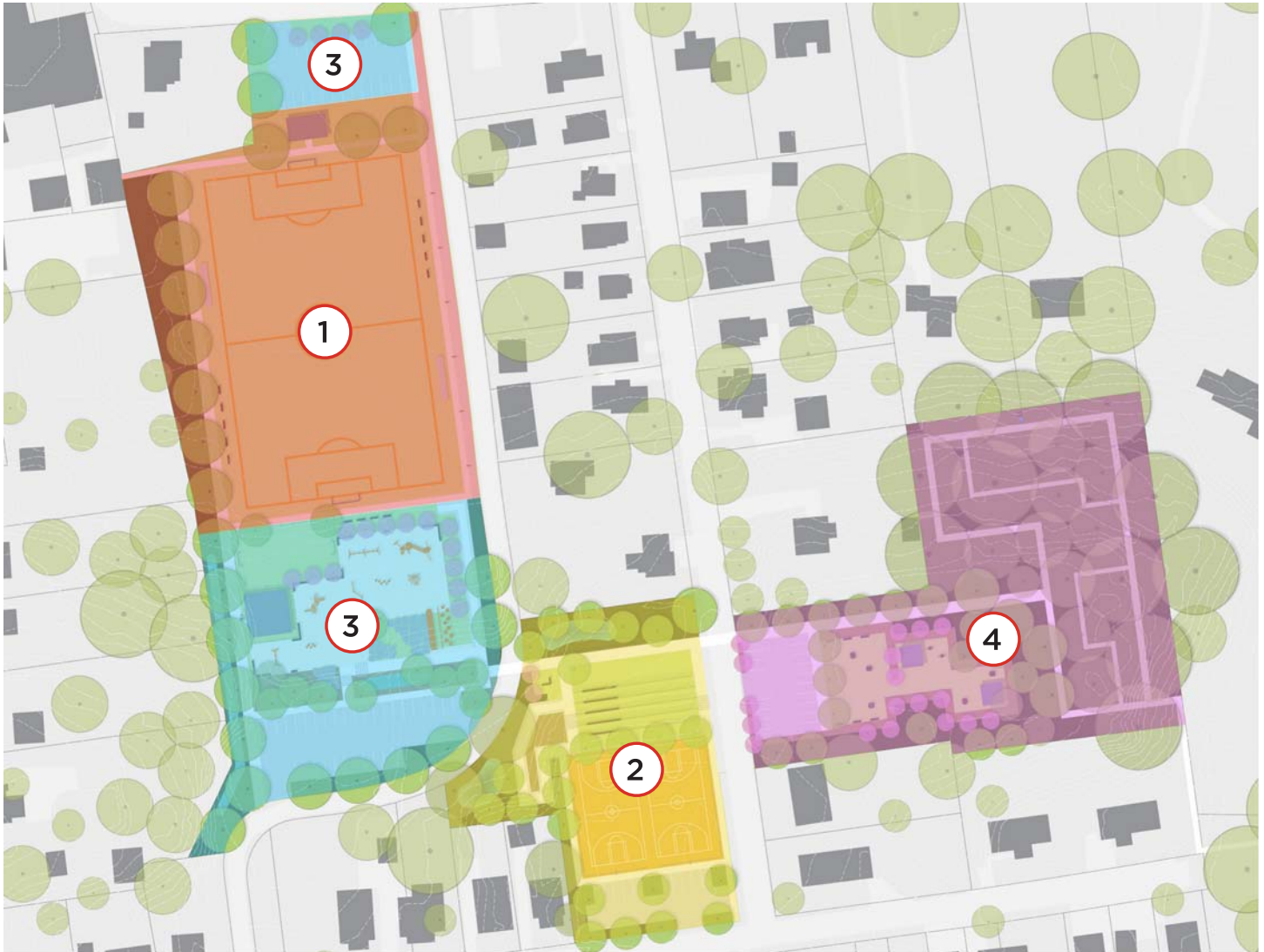
Phase 3 would include two areas within the existing developed lot: converting the existing tot lot to a parking lot, and converting the existing basketball courts to a playground. This work could also be performed in two parts in order to preserve the existing tot lot while a new playground was under construction. The comfort station, expansion of the existing parking lot and addition of a new parking lot, pedestrian paths, stormwater management and other associated improvements would also be included in this phase.

Phase 4 would include all work within the eastern lot. This work is heavily planting-based and could potentially be done partially in house, based on information obtained from maintenance staff (Section 3.4). The remaining work on the lot includes pathways, two small park pavilions, a

water fountain, and site furnishings. The minimal non-planting related work in this phase may be easily incorporated into other phases, such as Phase 3 when other building work is proposed.

The Borough may choose to reorder the phases, perform multiple phases at once, or further breakdown the project given available funding or shifting priorities. When moving forward with construction documentation, it is recommended that a full site survey be performed at the beginning of the project to inform overall design feasibility and modifications to the Master Plan.





PHASE 1:
MAIN PARCEL
SOCCER FIELD

PHASE 2:
MIDDLE PARCEL
BASKETBALL COURTS

PHASE 3:
MAIN PARCEL
PLAYGROUND, BATHROOMS, MAIN PARKING

PHASE 4:
EAST PARCEL
MEADOW, PICNIC, & TRAILS

Figure 6.35 Phasing Map for Memorial Park

7.0 HARMONY PARK MASTER PLAN

7.1 INTRODUCTION

The vision for Harmony Park was developed from the “Ribbons” design alternative with modifications to incorporate more parking and improved connectivity.

The existing park offers a relatively “blank slate” for future development. The park’s size can accommodate programming not appropriate for Memorial Park due to size and noise including a sprayground, amphitheater, skate park, and pickleball courts. Reducing the amount of lawn allows for the expansion of active recreation programming while simultaneously increasing planted areas and passive programming.



Figure 7.1 Harmony Park Concept Hub



Figure 7.2 Harmony Park Concept Ribbons



LEGEND

	WOODED		1 CONCESSIONS STAND/ COMFORT STATION		9 SPLASH PAD		17 POLLINATOR GARDEN
	LAWN		2 FLEXIBLE LAWN AREA		10 PICKLEBALL COURTS		18 GAZEBO
	TURF		3 SYNTHETIC TURF FIELD		11 PRESS BOX AND BLEACHERS		19 RETROFITTED BUILDING
	MEADOW		4 PAVILION		12 PICNIC AREA		20 ELECTRIC CAR CHARGING STATION
	SPORTS COURT		5 BANDSHELL		13 BOARDWALK		21 EMERGENCY CALL TOWER
	PEDESTRIAN PAVEMENT		6 AMPHITHEATER SEATING		14 SKATEPARK		RESTROOMS
	VEHICULAR PAVEMENT		7 RAIN GARDEN		15 PARKING		PARK ENTRANCE
			8 PLAYGROUND		16 GRASS PAVER PARKING		

Figure 7.3 Harmony Park Final Concept



Figure 7.4 Harmony Park Concept: Football Field

7.2 MASTER PLAN OVERVIEW

The Master Plan for Harmony Park incorporates passive and active programming through existing and new spaces. The existing focus of Harmony Park’s programming is the Wildcats football and cheer programs. The existing field and adjacent practice field provide ample space for the program’s needs but can be improved upon with additional supporting facilities. The football field can support more intensive active programming needs through the use of artificial turf. The field remains in similar size as the existing turf space. A press box was requested from the Wildcats Football program and can be installed above bleachers. These high-capacity bleachers will line the northern side of the field, while benches will line the southern side. These seating arrangements can improve the spectator capacity and foot traffic at football events. Seating is an important amenity that was desired for the park so it should be maximized where necessary. A water drinking fountain is also proposed between the bleachers.

New stadium lights are located along the field for evening soccer games and football practices. Lights should include shields to reduce lighting



Figure 7.5 Precedent for Football, Press Box, and Bleachers



Figure 7.6 Precedent for Walking Trail and Benches

overflow to nearby properties.

Two additional parking lots are proposed to increase the number of parking spaces. This was particularly desirable after listening to residents’ feedback through the surveys and at the community engagement meetings. The increase in permanent parking space will allow vehicular safety at large events at the park, especially the Wildcats football games. These spaces will have a few electric vehicle charging stations as well as ADA-accessible spaces. Several trees are also proposed south of the football field to act as a landscape buffer.



Figure 7.7 Precedent for Playground



Figure 7.8 Precedent for Sprayground

The need for improved play elements was highly voiced throughout surveys and community engagement meetings. The second most liked play environment for Survey 2 (See Section 5.5) was a sprayground and also had the highest amount of likes on the Passive Recreation Board at the 1st Community Engagement Meeting. From the previous Ribbons concept, the sprayground increased in size to cover the entire area of the western circular area as shown on Figure 7.9. Next to the sprayground is the existing wellhouse that is recommended to be retrofit into a functional building such as a comfort station with an ADA-accessible bathroom. This would increase the amount of restrooms and address the highest



Figure 7.9 Harmony Park Concept: Play Area

requested amenity. The rest of the circular areas will have a designated area for 2-5 year olds and 5-12 year olds. They are connected through a smaller width walking path. Furthermore, this space provides significantly more area than the existing location, allowing for improved equipment designed for 2-5 year olds and for 5-12 year olds. The play structures should differ from the nature play type that is proposed for Memorial Park. Some recommendations are to use metal structures that center around an attractive theme and color scheme as shown in as Figure 7.7. Benches border around the play areas to provide enough seating amenities for adults and guardians who are taking care of young ones. The play area will be adjacent to the existing concession stand that is maintained by the Wildcats Program.



Figure 7.10 Harmony Park Concept: Pollinator Gardens

Pollinator gardens that are adjacent to the walking path were added to the plan to improve the ecological health of the parks and provide a visual aesthetic. It is recommended to install these pollinator gardens for educational purposes as well. Plantings should have labels or signs that describe their ecological purpose. It is also important to make sure these gardens can be maintained (See Section 8).

There are also several understory trees that line the walking path that will bring spring interest to the park.

The walking path connects every amenity together and several benches are proposed to provide residents time to sit down and rest.



Figure 7.11 Precedent for Walking Trail



Figure 7.12 Precedent for Pollinator Gardens



Figure 7.13 Precedent for Pollinator Gardens



Figure 7.14 Precedent for Skate Park



Figure 7.15 Precedent for Pickleball Courts



Figure 7.16 Precedent for Walking Trail with Understory Trees



Figure 7.17 Harmony Park Concept: Active Recreation Area

At the western entrance of the park more active recreation is planned. A small-scale skate park is proposed. It is recommended to add skate park features that beginner and intermediate skaters can utilize.

Next to the skate park, six pickleball courts are proposed. Although there were comments about having a basketball court, the Task Force Committee decided that basketball courts will be exclusive to Memorial Park, and Harmony Park should have a different sport court. Due to the proximity of the parks, it will be very convenient for residents to travel from one park to another to participate in either pickleball or basketball.

There are also a few picnic tables and benches for relaxation and resting. Several trees are proposed to provide shade and the theme of lined understory trees is repeated throughout this area.

The existing community rain garden will stay and be further improved to capture runoff from the new programming.



Figure 7.18 Harmony Park Concept: Flexible Lawn

The flexible lawn is a wide space with natural turf to accommodate full-size soccer and Little League baseball games. The lawn is to be multi-purpose and striped for multiple sports fields and age ranges. The trail around the lawn can also be used for exercise to walk or run laps. South of the open lawn is a building that will act as a pavilion and restroom. There is also a water fountain next to the pavilion. The pavilion will have picnic tables for residents who want to use this space for events or casual activities. Adjacent to the open lawn, is a small space that has more picnic tables and seating under trees. This area will have space for cornhole and other low intensity activities. Similar to the previous subsection, understory trees are lined around the walking path. The southern area will connect to the grass pave parking and the other amenities in the wooded sections of the park.



Figure 7.19 Precedent for Pavilion and Restroom



Figure 7.20 Precedent for Cornhole and Picnic Area



Figure 7.21 Precedent for Open Lawn

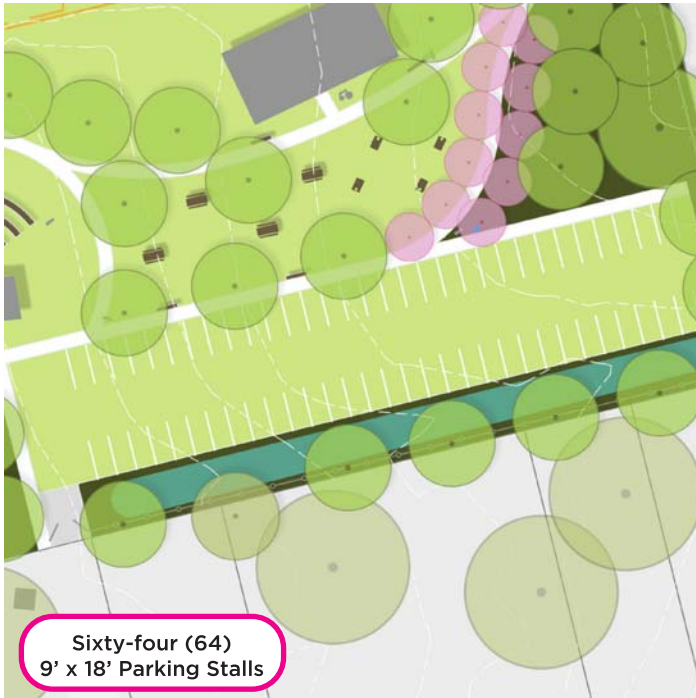


Figure 7.22 Harmony Park Concept: Grass Pave Lot



Figure 7.24 Harmony Park Concept: Farmers Market



Figure 7.23 Precedent for Overflow Grass Pave Parking



Figure 7.25 Precedent for Farmers Market

Similar to the Hub Concept presented in Section 5.3, a grass pave parking lot was proposed as the final concept. This parking lot will provide the overflow parking for the park when it has larger events. The grass pave lot can also be used for other events such as a farmers market. An example of how multiple tents can be layout is shown on Figure 7.24.

In addition, a stormwater system is planned adjacent to the lot. Existing stormwater flows west in that area, so installing a stormwater system would help drainage and direct water off of the grass pave.



Figure 7.26 Harmony Park Concept: Wooded Area

The most southern and western portion of the park has intentionally been kept wooded. Several trees were proposed to fill any sparse lawn areas. Near the pavilion and picnic area, a bandshell, and amphitheater is proposed. The bandshell can be used for community events and other entertainment purposes. Existing stormwater systems on the park are close to the proposed rain gardens. These rain gardens will store water that naturally slope through the topography of the park. Over the rain gardens a boardwalk is proposed to provide an immersive walk through varying ecological systems. Further west, there is a small open lawn space with picnic tables and a gazebo that residents can use for relaxation and shade. To allow people to access these amenities easily, another parking lot is planned that exits to N. Guernsey Road.



Figure 7.27 Precedent for Bandshell and Amphitheater

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7.3 STORMWATER

Earth disturbance required to convert Harmony Park's existing expanse of lawn and wooded areas into the Master Plan shown in Section 7.2 will require stormwater management facilities. Per Chapter 342 of Borough Ordinances, developments with over 5,000 square feet of disturbance and/or 1,000 square feet of new impervious surfaces must meet water quality, recharge, and peak flow rate reductions. The site will also be subject to Pennsylvania Department of Environmental Protection NPDES permit requirements, which are applicable to developments over 1 acre in size.

To meet these regulations, the stormwater management design for Harmony Park should integrate both surface and subsurface infiltration systems. Figure 7.30 provides an overview of potential stormwater facility locations.

Based on the soil mapping in Figure 2.5, the soils at Harmony are not suitable for infiltration. Due to "karstic" potential (See Section 2.4) This means that infiltrating practices interacting with limestone-based bedrock create unstable conditions. However, to confirm the soil type, field testing should be performed in accordance with Borough Ordinance 342-19 to confirm depth to groundwater and infiltration rate.

Subsurface detention systems are proposed where large expanses of impervious areas are created, such as the parking lots and pickleball courts. The detention systems would consist of perforated pipes and stone storage as well as a non-permeable geomembrane to avoid any infiltration. All detentions systems can connect via stormsewer and drain to the municipal system off-site (See Figure 7.28).

Surface systems should include bio-retention (rain gardens) that do not infiltrate to the depths of potential karstic rock. These rain gardens will provide the native plants and habitats residents have requested while managing runoff through natural processes. The managed runoff will not exit the system through natural infiltration, but flow into an outlet via HDPE pipes. Typical rain

garden maintenance includes watering, weeding, and other plant care through establishment (1-2 growing seasons). After plant establishment, watering may still be required in drought periods in addition to trimming, weeding, and replacing plants as needed. Outlet control structures, if used, will need to be cleaned and inspected regularly to prevent clogging.

The outfalls for these systems should be coordinated with existing stormwater utilities. Per stormwater infrastructure mapping shown in Section 2.4 there is a outlet in southern parcel that can be used to redirect all water flowing into the proposed stormwater systems (See Figure 7.28). The outlet will connect to street infrastructure. The depth of these pipes and their receiving structures in the rights-of-way should be evaluated to determine if connections are feasible.



Figure 7.28 Harmony Park Stormwater Overlay

7.4 CIRCULATION

Existing circulation at Harmony Park is one main walking path that paves close to the perimeter of the park. The path is not completely connected because of the parking lot. Residents highlighted negative comments of having to walk through the parking lot to get back on the path. This also raises concerns about the safety of pedestrian crossings in the online surveys and community engagement meetings. Harmony Park should ensure safe and accessible circulation for all residents.

In order to create a continuous walking path, Harmony Park should pave a trail that flows within the park perimeter and should not bisect any parking lot or structures. The Master Plan proposes a walking path that connects all throughout the park and each of the proposed parking lots.

There is a proposed walking path on W Harmony Road that can be used to connect any existing sidewalks to the park. Before any installation of sidewalks or crossing on public right of ways, it is recommended that a traffic study be performed to assess the most effective strategies for increasing pedestrian safety. Crosswalks, ADA ramps, and detectable warning surfaces are recommended wherever street crossings are proposed on the Master Plan.

The existing circulation within the park is not assessed to provide ADA-accessible pathways. The proposed internal circulation will provide ADA-accessible pathways between amenities such as the football field, flexible lawn, restrooms, bandshell, and every parking lot. The circulation is organized into primary and secondary pathways. The primary pathways circulate the football field and flexible lawn. These pathways are then connected to the playground, pickleball courts, skate park and sprayground. All primary paths should be constructed with asphalt or concrete pavement. While concrete pavement is more expensive, it is recommended that concrete be used along roadways and parking lots to visually indicate the transition between vehicular and pedestrian spaces.

Less expensive materials could be used for secondary pathways such as stone dust. In the wooded areas, other surfacing such as wood chips or compacted earth might be used. These materials should meet ADA accessibility requirements and provide even and stable terrain. The ADA paths must be between 0-5% max running slope and 0-2% cross-slope.

Figure 7.29 shows the walking paths for specific areas. The length for the walking path around the flexible lawn is exactly a quarter of a mile (1,320 ft), which allow residents to run continuously around the track to easily count their distance. The walking path around the football field (shown in green on Figure 7.29) is 0.24 miles (1,241 ft). The distance of the walking path near the entrance shown in blue totals to 0.45 miles (2,402 ft), and the southern walking path totals to 0.30 miles (1,580 ft). In total, Harmony park's walking paths cover 1.24 miles.





Figure 7.29 Harmony Park Circulation Overlay

7.5 PARKING

The existing number of permanent parking spaces on Harmony Park is only 98 spaces. Due to large events, overflow parking on the southern lot and surrounding church lots is frequently used. The need for more parking spaces was reflected on the plan. The existing lot will be expanded with two vehicular entrances that provide improved traffic flow. Three additional parking lots were proposed that totals to 90 new permanent parking spaces. The proposed grass pave will accommodate 64 parking spaces. Figure 7.30 shows that through this recommendation, 252 parking spaces will be available to the public. This is an increase from the 218 existing spaces which is combined with the parking spaces used on the existing grass area.

The expanded parking is intended to prevent overflow onto surrounding streets and prevent damage to cars that park on the existing grass area during extreme weather.

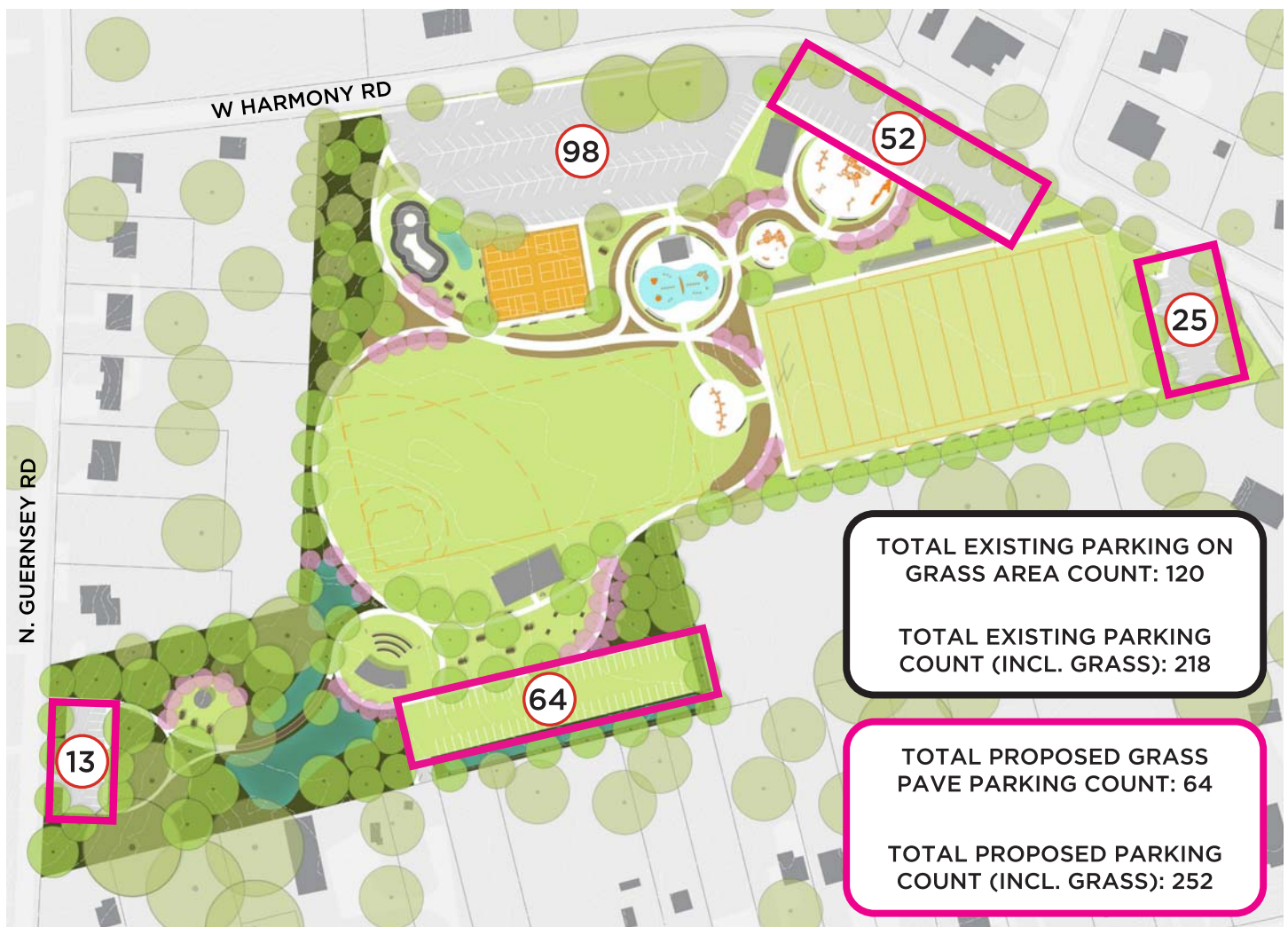


Figure 7.30 Harmony Park Parking Overlay

7.6 FURNISHINGS

The existing furnishings at Harmony Park are limited and provide an opportunity to select a full new set of furnishings. Furnishing styles and site materials are not specified within the Master Plan graphic. However, the style of furnishings for the park should be viewed holistically rather than on a phase-by-phase basis. Selecting furnishings with similar materials and from similar product families will create a cohesive aesthetic across all parcels.

The different types of programming may warrant different variations on bench type. For instance, in the play area, curved and longer bench seats are recommended to border the perimeter of the play area. Benches along the southern edge of the field can be longer and thinner. Long, backed benches may be appropriate for spectators as they will spend long periods on the benches. Due to the curvilinear walking paths, smaller curved benches with a modern style would be appropriate in designated seating areas such as the two picnic areas, near the pickleball courts and pavilion as well as around the flexible lawn, and wooded trails.

Other furnishings to be considered include picnic tables, trash and recycling receptacles, and light fixtures. Picnic tables can range from higher end architectural elements (Figure 7.33) to typical wooden tables that can be assembled by Borough staff. Trash and recycling with covered lids will prevent cans from filling with water and will limit overfilling.

All furnishings should be assessed for ADA accessibility. Picnic tables with extended ends to provide space for park visitors in wheel chairs are recommended. Benches that leave space in the center or at the ends for wheel chair parking will also create more inclusive spaces.

Furnishings at Harmony Park can either be uniform with those at Memorial Park or be unique. Different furnishing styles from Figure 6.29-34 are shown in this section by comparison. Additional feedback from park stakeholders will be necessary to determine the final selection of furnishings.



Figure 7.31 Precedent for Light Fixture



Figure 7.32 Precedent for Benches



Figure 7.33 Precedent for Picnic Table

7.7 PHASING

Based upon the total cost of the project and typical grant award amounts, the Borough will need to consider phasing the improvements outlined in the Master Plan. The diagram in Figure 7.33 outlines five phases.

Phase 1 prioritizes the installation of an artificial turf field and two new parking lots. Given the existing programming demands by the football Wildcats program using the field, completion of this part of the project first would make the most sense. More parking is highly requested so once this is completed, the overflow parking will be used less frequently. Once the field is open, programming and associated revenue could be expanded to more intensive uses that the existing turf cannot support. Improvements installed with the football field would include stone storage and stormwater piping, adjacent trees and understory plantings, benches and bleachers, stadium lights. This also includes utility connections for electricity for lighting. It is recommended to start this phase during the off-season for football.

Phase 2 improvements will include all play features, sprayground, and bio-retention systems (rain gardens) shown on the Figure 7.34 This includes utility connection for water, lighting. Other amenities in this area include benches, planted area, and subsurface stormwater systems under the play areas. The existing wellhouse will also be retrofitted during this phase. To ensure no drainage problems occur and catch runoff for future impervious amenities, it is highly recommended to install stormwater systems that are shown south west of the plan. These stormwater systems will be bio-retention systems and replace the existing stormwater management systems on the site.

Phase 3 would include the entire flexible lawn, pavilion, picnic area, grass pave and the last rain garden. This also includes the majority of the walking trail and at this phase the existing walking path will be completely replaced. Completion of the phase will allow the grass pave to function whenever overflow parking is

needed. The pavilion and restroom will also be completed to open the third restroom. The last new rain garden will be constructed to complete all proposed stormwater facilities on site.

For Phase 4, the active amenities are constructed. This includes the skate park, pickleball courts and renovating the existing rain garden. Benches and picnics will be added as well.

The last phase will complete the entire plan through the construction of the amphitheater, bandshell, gazebo area, and last parking lot. This parking lot is proposed to have a subsurface system so stone storage and stormwater piping will be included. This phase will also include several tree and shrub plantings to cover the existing lawn space.

The Borough may choose to reorder the phases, perform multiple phases at once, or further breakdown the project given available funding or shifting priorities. When moving forward with construction documentation, it is recommended that a full site survey be performed at the beginning of the project to inform overall design feasibility and modifications to the Master Plan.





PHASE 1:
FOOTBALL FIELD, PARKING

PHASE 2:
SPRAYGROUND, PLAYGROUND, RAIN GARDENS

PHASE 3:
FLEXIBLE LAWN, PAVILION, GRASS PAVE

PHASE 4:
PICKLEBALL COURTS, SKATE PARK

PHASE 5:
AMPHITHEATER, WOODED AREA

Figure 7.34 Harmony Park Phasing Overlay

8.0 MAINTENANCE AND OPERATIONS

8.1 MAINTENANCE AND OPERATIONS

Artificial Turf Field

Maintenance of an artificial turf field will require staff to rinse the field, and will require equipment such as a leaf blower, hose, and lawn vacuum. Artificial turf is not susceptible to weeds, however it risks wear and tear in high traffic areas. If there is wear and tear, the Borough should be prepared with strategies to address issues and move forward with repatching the turf. Often specialized maintenance crews certified by the turf manufacturer will need to come and perform the needed repairs.

Meadow and Pollinator Gardens

Maintaining the established native meadows requires skills and equipment that are outside of the existing West Grove Maintenance Staff's current assets. Maintenance of an established meadow will require staff with some experience in meadow mowing techniques and/or burning, and will require specialized equipment such as flail mowers, harley rakes, and string trimmers. Established meadow maintenance can be conducted seasonally. Seasonal assessment of meadow health will facilitate the longterm management of large meadow systems. Should assessments indicate presence of invasive species, pests, or other environmental damage, the Borough should be prepared with strategies to address issues and move forward with restoration in these areas.

Wooded Areas

Maintenance of wooded areas is somewhat outside of the skill set and equipment of the existing West Grove Maintenance Staff. Both parks consist of wooded areas with native species. However, invasive species are also present and may out-compete desirable natives over time if not managed. Monitoring and removal of invasive species and protection of desirable native species will require staff trained in plant identification and vegetation management and

require monthly monitoring and maintenance. Occasional use of a seasonal crew for large scale management activities may be required. Maintenance activities may include, but are not limited to, herbicide applications, pesticide applications, tree removal, etc. Established woodlands or wetlands maintenance can be conducted seasonally. Maintenance of adjacent portions of the property for weed and invasive species management will ultimately reduce the amount of maintenance required on site.

Stormwater Systems

Maintaining a stormwater bio-retention basin or rain garden requires skills and equipment that are outside of the existing West Grove Maintenance's current assets. Maintenance of the customized plantings in a stormwater bio-retention basin or rain garden will require staff trained in plant identification and pruning, and vegetation management will require seasonal attention. Additionally, basins or rain gardens with drainage features will need weekly monitoring for debris removal, and seasonal to yearly maintenance of drainage features by trained personnel with specialized equipment. All maintenance activities will need to comply with maintenance plans prepared in accordance with Pennsylvania Department of Environmental Protection regulations and Township ordinances.

Paved Accessible Walking Paths

Maintaining proposed paved accessible walking paths with benches is within the skill set and equipment of the existing West Grove Maintenance Staff. Walking paths should be inspected for debris, deterioration over time, and damage from unanticipated vehicular traffic. Repairs to paved paths should be considered in conjunction with repairs to other park paths in the Borough in order to consolidate contracts and expedite work.



Stone Dust Trails

Maintaining stone dust trails requires skills and equipment that are within the current assets of the existing West Grove Maintenance Staff. Stone dust trails are pervious and well suited for stormwater management and wetter areas of the site. Stone dust trails are planned to be located in wooded areas, such as the eastern parcel on Memorial Park and the southern area on Harmony Park. Maintenance of stone dust trails will require staff to monitor paths for overgrowth, fallen limbs, and other obstructions or hazards, which may require specialized equipment. Obstruction or hazard monitoring and maintenance should be conducted weekly. Stone dust trails will experience some washout and settling, requiring additional stone dust replenishment.

hours of operation. The Borough should expect to contract an external company for regular servicing and cleaning of public restrooms.

Trash Collection

Trash collection is within the skill set and equipment of the existing West Grove Maintenance Staff's current capabilities. Trash collection will be required at all sites of waste disposal including but not limited to pavilions, restrooms, buildings, and walking paths.

Public Restrooms

Maintaining public bathrooms requires skills and equipment that are somewhat outside of the existing West Grove Maintenance Staff's current assets. The maintenance staff has paused cleaning the Memorial Park restrooms. Custodial cleaning requires specialized equipment and generally requires a high frequency of service, based on the



8.2 PLANTINGS

The majority of Memorial Park and Harmony Park is occupied by natural lawn. Lawn provides little to no ecological benefits with poor erosion control, no biodiversity, limited pollinator food and habitat, and relatively low runoff infiltration capacity.

Given the residential and commercial context of the park, there is limited area in the surrounding properties to expand green space. Memorial Park offers a great opportunity for habitat creation. Habitat improvements, particularly in the eastern lot, can expand the corridor connecting wildlife to the tributary. Due to Harmony's large open area, there are several opportunities to expand green space and habitat creation, particularly in the southern lot which has a few mature trees.

These areas create connective ecological tissue through the use of wooded corridors, meadow plantings, and rain gardens. Plantings should be native and include a diverse palette of canopy, under story, and evergreen trees, shrubs, and perennials. These new plantings will provide opportunities for birds to nest and forage, pollinators to feed, and other wildlife from nearby areas to visit the site. The Master Plan intentionally limits the amount of lawn. Lawn should be used as an intentional amenity rather than as the remaining space between programming.

These efforts not only provide benefits to local flora and fauna, but also provide educational opportunities for residents. This connection to nature aligns with early feedback during the first online survey where the most desirable park activity was to "enjoy nature and the outdoors".

The focus on habitat creation and expansion of natural areas also aligns with Chester County Comprehensive Plan recommendations of:

1. Encouraging restoration and stewardship;
2. Creating additional recreation properties; and
3. Expanding protection of natural habitats

The Master Plans for Memorial Park and Harmony Park are intended to balance both recreation needs and natural systems.

The Recommended Plant Lists from Borough of West Grove Zoning Code Appendix A offers a list of required flora including coniferous and deciduous trees, understory trees and shrubs, and herbaceous plants.



Figure 8.1 Sugar Maple (*Acer saccharum*)



Figure 8.2 White Oak (*Quercus alba*)



Figure 8.3 Eastern White Pine (*Pinus strobus*)



Figure 8.4 Eastern Red Cedar (*Juniperus virginiana*)



Figure 8.5 White Ash (*Fraxinus americana*)



Figure 8.6 American Sycamore (*Platanus occidentalis*)



Understory species should be used for seasonal interest and to supplement planted buffers. Trees with spring blooms, such as dogwoods (*Cornus florida*) and eastern redbuds (*Cercis canadensis*) are recommended on both Master plans. Other woody species, such as bayberry (*Myrica pennsylvanica*) are recommended in proposed forested areas and along existing wood edges to soften edges and discourage entrance into woods via non designated trails.

Shrubs, grasses, and perennials should round out the plant palette and provide color, pollinator habitat, and erosion control. Bio-infiltration systems should be heavily planted with perennial plugs and seeds. Heavy grass-based palettes, including varieties of native carex and panicum, will reduce maintenance burdens.

Planting design should ultimately be cohesive across project phasing. The performance of plants in earlier construction phasing should be used to inform future decisions.

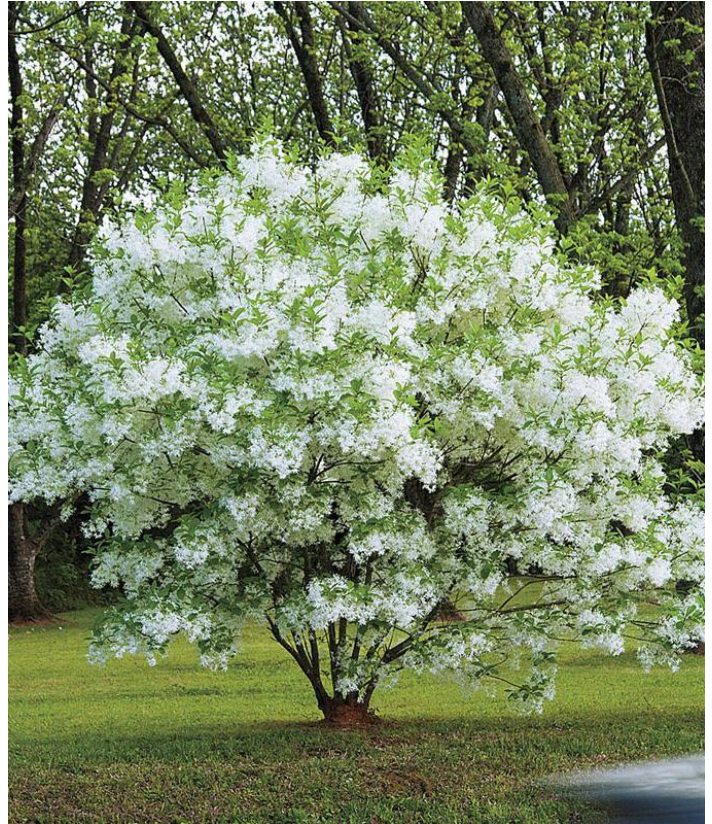


Figure 8.7 Fringetree (*Chioanthus virginicus*)



Figure 8.8 Flowering Dogwood (*Cornus florida*)



Figure 8.9 Eastern Redbud (*Cercis canadensis*)



Figure 8.10 Carolina Sliverbell (*Halesia carolina*)



Figure 8.11 Bayberry (*Myrica Pennsylvanica*)



Figure 8.12 Arrowwood Viburnum (*Viburnum dentatum*)

9.0 FUNDING

In order to move forward with the final recommended improvements, West Grove Borough will need to secure funding. It is recommended that improvements be funded through a variety of available grant opportunities. It should be noted that grant opportunities typically require matching funds or a percent contribution from the municipality. This additional funding will need to be secured through other avenues. Potential resources for such funding include establishing an open space fund as a portion of the municipal taxes and fundraising. An open space fund would reinforce the Borough's commitment to expanding and upgrading recreation for the foreseeable future. Funds could also be used to increase maintenance capacity and prepare for equipment and furnishing replacement. Fundraising can require significant administrative overhead and may be facilitated through partnerships with local non-profits and volunteer groups.

Chester County Parks + Preservation

Chester County offers grant opportunities such as the Preservation Partnership Grant.

Chester County Preservation Partnership Grant Program

The grant provides funding for municipalities under the Municipal Program for Park and Trail Improvements that could be used for Memorial and Harmony Park. This grant opportunity would be most in line for any park facility and trail improvements which are features proposed in both parks. The fund provides a maximum of 25% up to \$100,000 for parks less than 20 acres.

Pennsylvania Department of Conservation and Natural Resources

The Pennsylvania Department of Conservation and Natural Resources (DCNR) offers a number of applicable grant opportunities for proposed improvements.

Park Rehabilitation and Development

DCNR also offers grants focused on development of public parks and recreation facilities. Grant funds can be used towards design, survey, bidding, and construction. The borough may pursue any/all of phases for Harmony Park and Memorial Park improvements. The Parks Rehabilitation and Development (PRD) project category supports development of outdoor parks and recreation facilities including playgrounds and pavilions.

Community Recreation and Conservation Planning

This DCNR grant opportunity may facilitate future grant applications by funding detailed conceptual plans and cost estimates for specific areas of improvement. The grant's "Master Site Development Plan" project category would fund a more detailed design of a project area that could be used in applications for full design and construction of a project. Several of the DCNR grants require detailed conceptual plans prepared by a licensed engineer or architect. The recommendations in this report could be developed further using this resource.

Potential Revenue from Harmony Park

It is possible to gather revenue from Harmony Park's proposed artificial turf field. For private uses, the borough can accept a fee or payment for private events. This can also be possible for the bandshell and amphitheater. Reservations can be made for the proposed pickleball courts.

Potential Revenue from Memorial Park

As mentioned above for Harmony Park it is possible to gather revenue from Memorial Park's recreation spaces. For private uses, the borough can accept a fee or payment for private events for the soccer field. Reservations can be made for the pavilions proposed on the east parcel as well as the basketball courts.



10.0 CONCLUSION

This Parks Master Plan document provides a road map for future public park and recreation development in West Grove Borough. Adherence to the recommendations herein ensures that development aligns with the Borough needs, wants, and Chester County planning goals.

The Pre-design phase of this process involved mapping, document review, existing facility analysis, and research that laid the ground work for informed discussions with the community. Working closely with the Task Force Committee, a community engagement strategy was developed which included distribution of two online surveys, and two community engagement workshops. The discussions and interactions during engagement events yielded insights into the challenges and opportunities within the Borough.

Residents were able to voice goals and concerns around improved athletic facilities, expanded playgrounds, connectivity, parking, ecological stewardship, and community events. This critical input guided the creative solutions and recommendations captured in this master plan. The recommendations focus on creating an inviting public space for families and enhancing passive and active recreation.

The final conceptual plan for Memorial Park is featured in Section 6.0 and Harmony Park is featured in Section 7.0. The report details programming and captures the character of the Borough envisioned through the community engagement process. Considerations for construction are discussed including cost estimation and maintenance and operation planning.

It should be noted that the Borough is not bound to recommendations in this plan. Future land acquisition, agency coordination, and funding opportunities may prompt the community to pursue new avenues for open

space and recreation. This document is intended to guide and support the Borough in its future development endeavors and realize the parks and recreation opportunities that its community deserves.



AP-1

OPINION OF PROBABLE CONSTRUCTION COST (ATTACHED SEPARATELY)



AP-2

PNDI REPORT (ATTACHED SEPARATELY)

