



SIMONE COLLINS
LANDSCAPE ARCHITECTURE
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MEETING NOTES

Project:	Woodlawn Park Master Plan	Project No.:	21073.00
Location:	Upper Moreland Township Meeting Room 117 Park Ave, Willow Grove, PA 19090	Meeting Date/ Time:	06.09.2022 7: 00-8: 30pm
Re:	Steering Committee Meeting #3	Issue Date:	06.17.2022

ATTENDEES:

Anthony Benvenuti, Steering Committee
Michael Chauveau, Steering Committee
Matt Duffey, Steering Committee
Jeff Herb, Steering Committee
Chuck Jones, Steering Committee
Annmarie Mangin, Steering Committee
Mary Meister, Steering Committee
Phil Strybuc, Steering Committee
Dean Swedberg, Steering Committee

James Torpey, Steering Committee
Barbara Tuck, Steering Committee
Pat Stasio, Director of Parks and Recreation
Department
Matthew Candland, Township Manager
Nicholas Scull, Ward 1 Commissioner
Peter Simone, Simone Collins (SC)
Sarah Leeper, SC
Michelle Armour, SC

GENERAL NOTES:

INTRODUCTION

- Pat Stasio (PSt): The police department does not know why parking is not allowed on both sides of the street
- PSt: The Township is having an engineer perform a survey to see if any of the neighboring fences encroach upon the property
 - Peter Simone (Psi) – recommended the Township have a more in-depth survey done to determine the site topography, boundaries, underground utilities, etc.
- Psi: Reviewed the meeting agenda, introductions, project schedule, and master plan process. Presented public meeting #1 feedback and brainstorming (including goals, facts, concepts, and partners).
- Sarah Leeper (SL): Presented web-based survey results to date.

- Psi: Discussed upcoming focus group meetings and key person interviews.
- SL: Presented Concept Studies and then opened the meeting up for comment on the five concepts.
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Concept A

- 13,000 SF building may be maximum size for this site – 40K SF may be too large
- Overlapping of fields not good – soccer field needs to be turf
- What does a 13K SF building have?
 - SC: Classroom space, multi-purpose meeting room, restrooms, a gym
- A building of this size may not draw from across the community
- Should be careful about what to call the building – maybe a building of this size is a “rec facility”
- Concerns about balls from ballfield ending up in neighbors’ yards
 - SC: This concept shows a smaller field than what is currently on site
- Move soccer field towards Forest Ave?
 - Take out parking, bring basketball over
 - Important to keep basketball near the road – kids play music. Keep it away from residents and keep it visible.
- PSt: The field is a big space taker
 - SC: This is why separate baseball and soccer fields were not explored.
 - How much more space would be available if both fields were taken out?
 - Higher demand for fields – all sports used to have their own seasons, but now they overlap in all of the seasons

Concept B

- Street parking is good – better than on the site
- Basketball courts are in neighbors’ back yard (and playground)
- Sidewalk bump outs are good – maybe add one on Forest as well
 - SC: Could tie into stormwater treatment with a vegetated strip

Concept C

- 40K SF building where the old building was is good.
 - Township can use all summer for summer camp, basketball, etc.
 - Doesn’t need to be tall
 - Could be tall to have an indoor track upstairs
- Need buffer for Woodlawn Ave from parking lot so that neighbors are not looking out their living room windows to see cars.
- The parking lot is big – takes away from green space
- Large building would be difficult here
- Only one field in this concept – relocating the other? The 2007 plan says that every sport needed 1-2 fields and that the Township needed a community center
- Orientation of this concept is better than the diagonals of other layouts

Concept D

- Least favorite concept – doesn't look like much is happening
- Don't like basketball courts at that angle – and that area is kind of hidden, elevated, out of eyeshot for neighbors
- PSt: The existing ball field needs to be reoriented
- Community green space – is this needed when there is all of the other green space?
 - Concerts, but maybe not the place for it – parking, noise, etc.
 - Maybe movie nights – not Township wide events
 - If renting pavilions, maybe this space would be used for bocce, volleyball, badminton
 - Unstructured play – football, frisbee
 - Like a college commons – trees, hammocks
- The trail at the bottom right goes through the existing tennis courts. Can the courts be retained and resurfaced? It is an activity that the neighbors are accustomed to.

Concept E

- Take the 40 spaces in parking lot and place them on the street
- The driveway drop-off circle could be good for food trucks – pull them off the road and draw people into the park
 - Touch a Truck event – bring out big trucks and kids touch them
- Maybe have a smaller parking lot on site

General Discussion

- Pickleball
 - Maybe no outdoor pickleball on this site – it is loud.
 - Add pickleball at Masons Mill and take something from Masons Mill and bring to this park?
 - PSt: There are currently 6 pickleball courts and 5 tennis courts at Masons Mill, and the community is asking for more pickleball at Masons Mill, but there is no space to add more there.
 - Either have pickleball inside a building or not at all at this park.
- How many residents have taken this survey? Are people most affected by this park taking it? Do they realize it will bring traffic? A community center is needed, but maybe not in this tight area of the township. Kids run through the street
 - 75% of respondents live within ½ mile of the park
- There is limited indoor space/time available. This need has been known at least since the comp rec plan, 15 years ago – we don't want to put it off for another 15 years.
 - Even if not here, if a full-blown community center is needed, maybe the right land can be found for it.
- Against a building of any kind going on this site. A park is defined by natural things – playgrounds, courts (not pickleball).
- Any possibility of building up the low point of the site with fill to buttress it was a nice walk to make a fully level site?
 - SC: It is more frugal to work with the existing grade, but it can be explored.

- Can there be angled parking on Woodlawn?
 - SC: The street is one-way, but maybe 90-degree parking to accommodate parking from both directions
 - SC: There is less than 24' to accommodate this, so this would require a retaining wall
- A rec center building would need to be designed to not stick out “like a sore thumb” – residential design that fits in with the vernacular of the residential neighborhood
- The corner where the tennis courts currently are is not used in these concepts – why?
 - SC: Consideration of the amount of neighbors/buffering
- Water play area – will it get much use when we have winter 9 months of the year?
 - SC: This can serve as a civic space when not turned on – zero depth, nozzles flush to ground.
 - SC: Some communities keep features like this open longer than Memorial Day to Labor Day – the seasons are expanding at both ends.
- Current parking – in school parking lot and along driveway of Woodlawn, along Division, off Woodlawn, church parking lot, into surrounding neighborhood
 - Problem is when there is game overlap – one game brings 25 vehicles, two games bring 50
- The two main questions will drive this design:
 - Community Center? And size?
 - Sports fields?
- SC: Is this location special for the sports fields? Could they be somewhere else?
 - Yes, they could be somewhere else
 - PSt: Masons Mill might make more sense – and something could be done to make the existing field more playable
 - If no fields here, a rec center could fit more easily
- Indoor space is at capacity – there are many outdoor fields. Indoor space is needed more than anything.
- Reality of a community center elsewhere?
 - PSt: Township would need to purchase a property – maybe \$2M
 - Township owns a lot of property, but much is wetlands
 - Township only owns the Township building, and historic structures
 - SC: Retail space – look at spaces that may become available in the near future, along major roads
 - Office Max
 - PSt: Township has been spending/borrowing for firehouse, fire trucks, P&R, etc. Competing with other necessary expenses.
 - Do we want taxes to go up?
 - Would need to make too many sacrifices on the building to place it at this park – really want to shrink it down to fit it here?
- SC: Committee needs to discuss whether to put a community center at this site or not in coming weeks – consultant needs direction
- If largest building is the decision, can it be done? How long would it take? Can everything else be completed in the meantime?
 - PSt: Feasibility Study for a community center should be done as a next step if community is serious about this, regardless of location.
 - SC: DCNR offers funding for these studies

- SC: A placeholder can be left for the building in case this turns out to be the best site per a feasibility study
- PSt: Get more data – focus groups, etc.
- PSt: Masons Mill – benefit would be having two fields side by side
 - One place to bring kids of different ages
 - No neighbors
 - Some restrictions on the property – to discuss
- The school district uses Township fields for free, but the Township pays to use school district facilities
- If there were neither a rec center nor a ball field here – something different could be created for the community
- Will there be tweaks to the plan between Steering Committee Meeting 4 and Public Meeting 2?
 - SC: This depends on committee feedback. Probably Yes.

Focus Groups and Key Persons Interviews

- PSt: Has reached out to scouting groups, the Key Club, and parents of teens in the area for the Teens Focus Group meeting, which will hopefully have a few dozen participants.
- Community Center Focus Group – Golden Age Club, etc.
- How about the Historical Association as a stakeholder group?
 - Pat Stasio to provide KPI info.
 - “Woodlawn Park on Frazier Hill” – concept for park renamed
- Possible Key Person Interview – visually impaired neighbor – does not want parking on the road

Next steps

- Meeting notes and agenda to go out for public posting to website.
- Consider looking into feasibility study early on, seek available funding.
- SC tasks:
 - Focus Groups
 - Refine Concepts
 - Key Person Interviews
- Committee tasks:
 - Provide suggestions/contact info for Focus Groups, Key Person Interviews, and potential donors
 - Discuss whether or not this site is the right place for a rec center/community center building

Upcoming Meetings

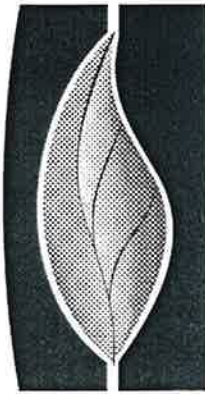
- Focus Group Meetings
 - Tuesday, June 21, 2022
 - Wednesday, June 22, 2022
- Committee Meeting 4: Initial Concepts – Wednesday, August 24, 2022, 7:00-8:30 PM
 - Review Focus Groups and Key Person Interviews
 - Review refined concepts for presentation at Public Meeting 2
- Public Meeting 2: Initial Concepts – Wednesday, September 14, 7-9 PM

This report represents the Professional's summation of the proceedings and is not a transcript. Unless written notice of any correction or clarification is received by the Professional within ten days of issue, the report shall be considered factually correct and shall become part of the official project record.

Sincerely,
SIMONE COLLINS, INC.
LANDSCAPE ARCHITECTURE



Michelle Armour



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Please check box if you would you like to receive Project Updates and Meeting Reminders.