

# Public Meeting 3

Wednesday, October 26, 2022 | Draft Plan

**Woodlawn Park**

Master Plan

Upper Moreland Township

Public Meeting 3: 10.26.22

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# Meeting Agenda

- Master Planning Process
- Public Input Update
- Program Elements
- Draft Plan Review
- Funding & Phasing
- Next Steps





# Project Team

## Simone Collins Landscape Architecture

- Pete Simone, RLA, ASLA, Principal  
psimone@simonecollins.com
- Sarah Leeper, RLA, Project Manager  
sleeper@simonecollins.com
- Michelle Armour, Staff Landscape Architect  
marmour@simonecollins.com



## Seiler + Drury Architecture

- Doug Seiler, AIA, LEED AP, Principal
- Ali Dowd, Staff Architect



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# Woodlawn Park Steering Committee

**Anthony Benvenuti**

**Michael Chauveau**

**Matt Duffey**

**Jeff Herb**

**Chuck Jones**

**Annmarie Mangin**

**Mary Meister**

**Phil Strybuc**

**Dean Swedberg**

**James Torpey**

**Barbara Tuck**

**Patrick Stasio**

Director of Parks and Recreation  
Department of Parks and Recreation  
117 Park Avenue, Willow Grove, PA  
19090-3215  
[pstasio@uppermoreland.org](mailto:pstasio@uppermoreland.org)  
(215) 659-3100 x1039



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# Master Planning Process

Woodlawn Park Master Plan

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# Project Schedule

WOODLAWN PARK MEETINGS	PURPOSE	DATE	TIME
Steering Committee Meeting #1	Kick off meeting	Wednesday, April 20, 2022	7:00 to 8:30 PM
Steering Committee Meeting #2	Programming	Wednesday, May 18, 2022	7:00 to 8:30 PM
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Web Based Survey		May 26 to October 1	
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Draft Plan Review Period – 30 Days	Public Review	October 27 to November 28	
Steering Committee Meeting #6	Final Plan Review	Wednesday, November 30, 2022	7:00 to 8:30 PM
Public Meeting #4 - Commissioners Mtg	Final Plan	Monday, December 19, 2022	7:00 to 9:00 PM

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# Master Plan Process



## Transparent Public Outreach Process:

- 4 Public Meetings
- 6 Study Committee Meetings
- 4 Focus Group Meetings
- 8 Key Person Interviews
- Web-based Public Opinion Survey
- 30-Day Review Period
- Total Public Access to the SC Team During the Master Plan Process

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# Public Input Update

Woodlawn Park Master Plan

**Woodlawn Park**

Master Plan

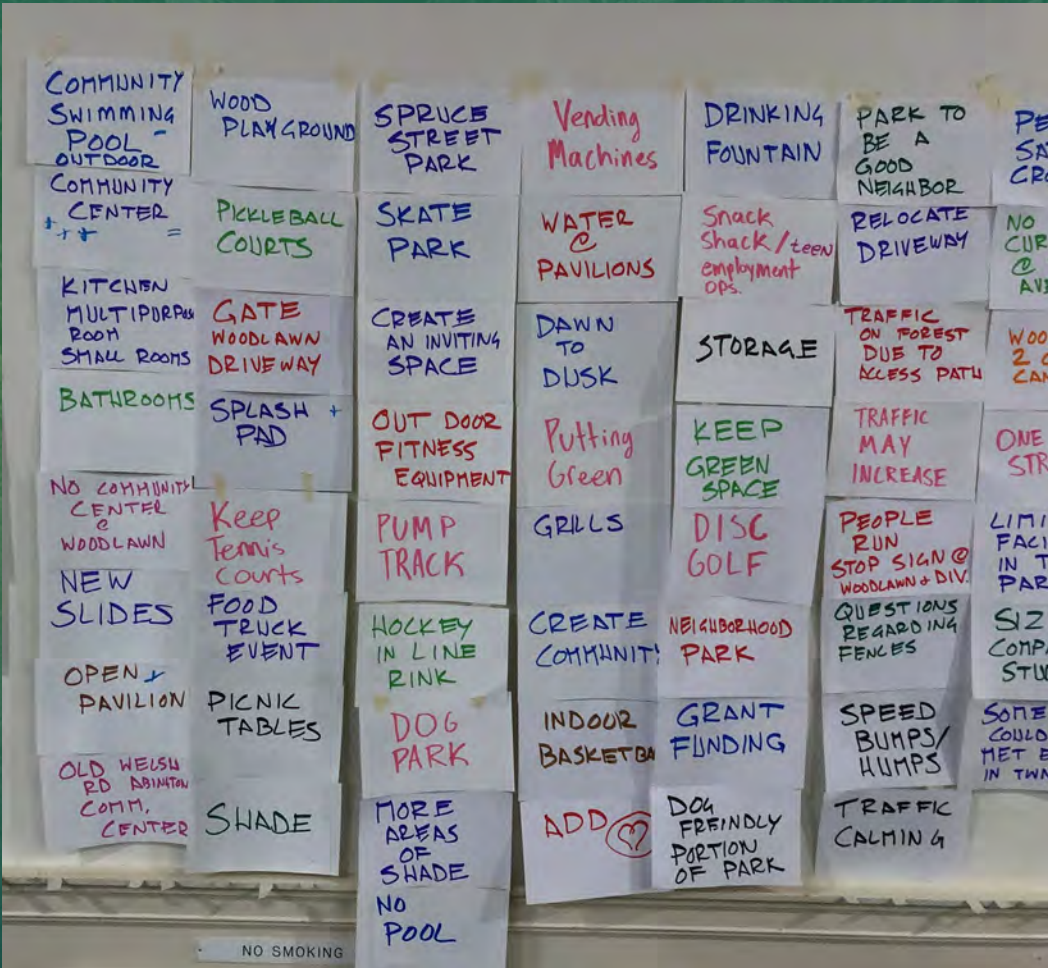
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# Public Input to Date



## Public Meeting 1

- 50 in-person / 21 virtual

## Public Meeting 2

- 34 in-person / 1 virtual

## Focus Group Meetings

- Sports Group - 7
- Neighborhood Rec Advocates - 9
- Neighbors - 35
- Teens - 4

## Online Survey

- 511 Responses

## Key Person Interviews

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# Public Feedback Themes

Maximize Open / Green Space

Work to maintain Existing Trees / Plant more trees / create  
Ares of shade

Provide for spaces to gather / teens / Impromptu meet up /  
family / friends Picnic / neighborhood events.

Provide for places to walk and run accomodating all  
abilities

Develop a balance between on-site and on street parking

Calm traffic along park roads

Provide for a range of recreation focus on neighborhood  
recreation

Respect adjacent neighbors



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# Initial Concepts

## Concept 1



## Concept 2



## Concept 3



## Concept 4



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# Public Meeting 2 - Feedback

## Concept 1

### Likes

- Bridges the gap between sports, children, other programs.
- Building is appropriate size for the site.
- Like 1 and 4, but 1 seems to have more to do. Like open areas in 4, but a little to “sleepy”

### Dislikes

- Baseball doesn't get that much use year-round
- Placement of baseball field - looks massive and too close to houses. Also, concerns about field lighting being an issue for people who live there.





# Public Meeting 2 - Feedback

## Concept 2

### Likes

- Aesthetically pleasing, walking trails, no baseball field, recreation center would benefit community, programming.
- Not as passive as 4.
- A lot that the community can take advantage of.
- Like the ideas in this concept, not necessarily the configuration
- Splashpad, rec center, parking in park for good access.

### Dislikes

- Parking on Woodlawn Ave.
- Playground too close to street
- Basketball court too close to backs of houses
- Woodlawn as a one-way street
- Neighborhood rec center – traffic / area is too small.



- Would be better at Pileggi Park – more space and buildings already there.



# Public Meeting 2 - Feedback

## Concept 3

### Likes

- Keeps baseball field, playground and pavilion being together

### Dislikes

- Basketball too close to houses
- Playground area too close to street





# Public Meeting 2 - Feedback

## Concept 4

### Likes

- No basketball court by our back yard (Forest Ave)
- Natural
- Community center is a great idea, but not in this residential area
- Maintains the structure (topography) of the park
- Lawn spaces – can see my son with a soccer ball
- Low parking demand

### Dislikes

- Too passive, not enough flexibility of use
- Not enough going on in the park
- Like this concept, but the playground is too nestled in, isolated, not visible – keeps it in the same situation as current condition





# Draft Plan Review

- Woodlawn Park Master Plan

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# Park Mission

The Woodlawn Park Master Plan Mission is to create a green, accessible, oasis that serves the neighborhood while addressing limited township-wide needs. The park master plan should:

- Create family-friendly civic spaces, sports and play areas;
- Provide trails and sidewalks for exercise;
- Calm traffic; and
- Respect adjacent neighbors.





# Program Elements

- ADA Loop Walking Trail
- Restrooms
- Picnic Pavilion
- Playground area
- Small Plaza / Seating Areas
- Open Play Lawn
- Multiuse Courts
- Outdoor Fitness Area
- Neighborhood Scale Water Splash Pad
- 70' Baseball Field
- Neighborhood Recreation Center
- Preserve Heritage trees
- New Tree Plantings
- Stylized Native Meadow Plantings
- Lighting & Cameras
- Crosswalks
- Parking





# Key Design Standards

Proposed Facility	Size	Dimensions (safety zone)	Orientation (source: DCNR)	Max. % Slope	Parking Need
Multi -Use Walking Trail	8' min. wide with 2' shoulder	Stabile even Surface		4.9%	
Baseball	70' basepath, outfield 250'	home to backstop 50'	Batter facing NNE	1.5%	48
Basketball	84' x 50' per court	10' surround	North to South	1.0%	
Outdoor Fitness Area	4000 SF	5' surround for circulation		2.0%	
Gaga Pit	20' Diameter	5' surround for circulation		2.0%	
Playground 5-12 yrs.	26' x 32'	38' x 44'		2.0%	
Swing set	10' x 32'	32' x 44'		2.0%	
Tot Lot 3-5 yrs.	27' x 20'	32' x 40'		2.0%	
Water Play / Splash Pad	20' diameter	8' surround		2.0%	
Neighborhood Rec Center	15,308 SF	1 Gym / 4 Classrooms		N/A	60
Large Pavilion	24' x 32' 800 SF			N/A	15



# Existing Conditions



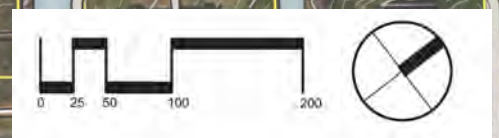


# Draft Plan

Division Ave

## Key

- 1 Neighborhood Rec Center
- 2 Parking & Drop-off
- 3 Gated Courtyard
- 4 Stage
- 5 Synthetic Lawn Event Space
- 6 Playground Area
- 7 Picnic Pavilion
- 8 Spray Pad
- 9 Multi-purpose Game Court
- 10 Plaza
- 11 Sledding Hill
- 12 60'/70' Ball Field
- 13 Outdoor Fitness Area
- 14 Flag / USGS Marker Plaza
- 15 Perimeter Trail
- 16 Tabled Crosswalk
- 17 Forest Ave Connection
- ## Parking (84 total)

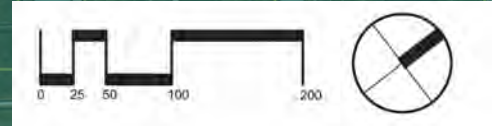




# Upper Plateau

## Key

- 1 ADA walkway to Forest Ave
- 2 USGS Marker / Entry Plaza
- 3 70' Baseball Field
- 4 Team Dugout
- 5 Spectator Seating
- 6 Outdoor Fitness Area
- 7 Sledding Hill
- 8 Raingarden
- 9 Short Meadow Area
- 10 Buffer Planting
- 11 Mown Lawn Path





# Synthetic Turf Infield



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# Spectator Shade Structure / Team Dugout



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# Outdoor Fitness Area





# Middle Plateau

## Key

- 1 ADA walkway to Courts
- 2 Staircase to Upper Plateau
- 3 Staircase to Lower Plateau
- 4 Seat wall
- 5 Play Wall / Retaining Wall
- 6 Plaza Area





# Court Areas

- Basketball
- Deck Hockey
- Single Pickleball
- Four Square
- Hopscotch
- Tennis Wall



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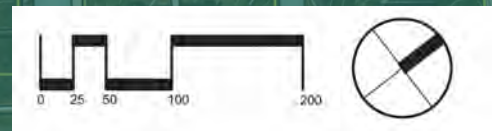
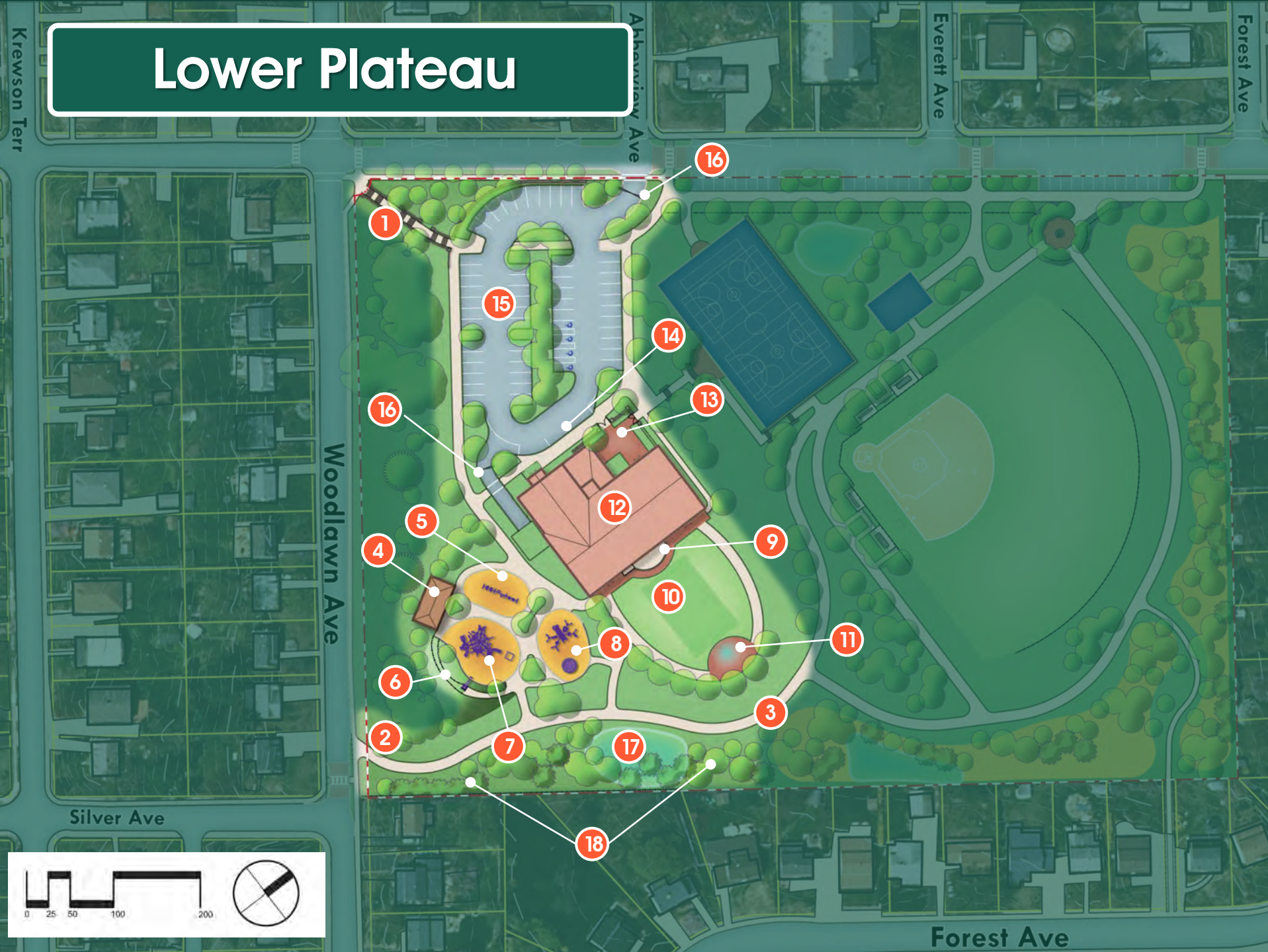
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# Lower Plateau

## Key

- 1 Walkway/Stairs to Woodlawn
- 2 ADA walkway to Woodlawn
- 3 ADA walk to Upper Plateau
- 4 Pavilion
- 5 Swings
- 6 Hillside slide
- 7 5-12 Play Area
- 8 2-5 Play Area
- 9 Stage
- 10 Event Lawn
- 11 Splash Pad
- 12 Neighborhood Recreation Center
- 13 Courtyard
- 14 Drop-off
- 15 Parking – 56 Spaces
- 16 Vehicular Gate
- 17 Rain Garden
- 18 Buffer Planting





# Neighborhood Event Space

- Small stage / plaza
- Open lawn for festival / gathering
- Alternative games



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# Earth forms

- Mounds
- Lawn Amphitheater
- Sledding Hill



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# Splash Pad

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



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# Playgrounds

- Hillside Slide
- 2-5 Play Equipment
- 5-12 Play Equipment
- Swing Area
  - Belt Swing
  - Tot Swing
  - Inclusive Swing



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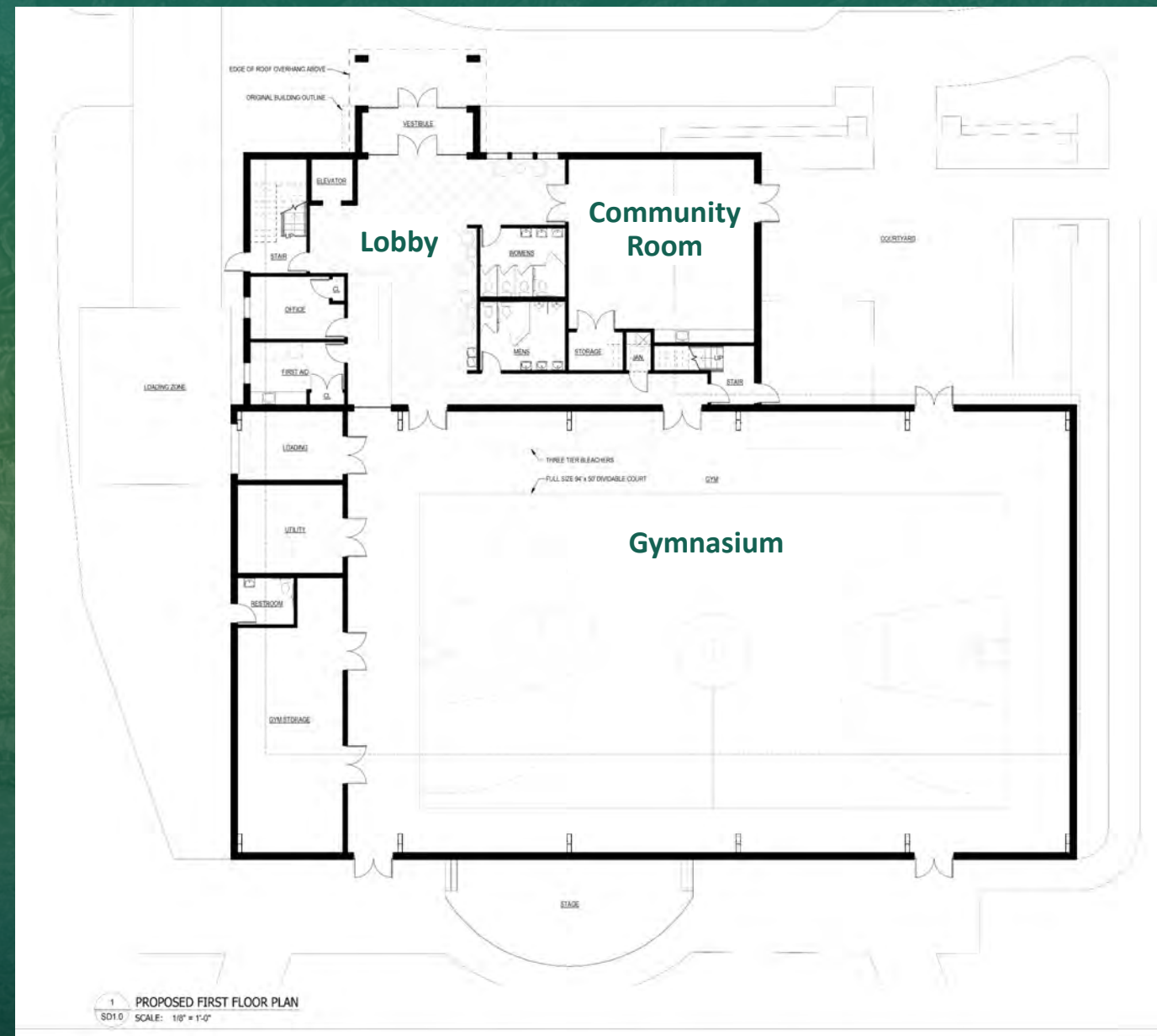
# Picnic Pavilion





# Neighborhood Recreation Centers

- 15,000 SF
- Gymnasium,
- 2 Multi purpose rooms
- Support Spaces
- Restrooms



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# Neighborhood Recreation Centers

- 15,000 SF
- Gymnasium,
- 2 Multi purpose rooms
- Support Spaces
- Restrooms



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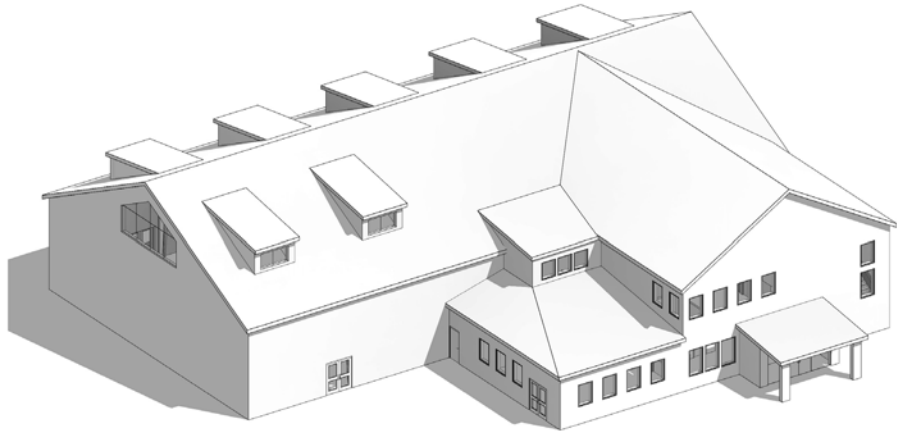
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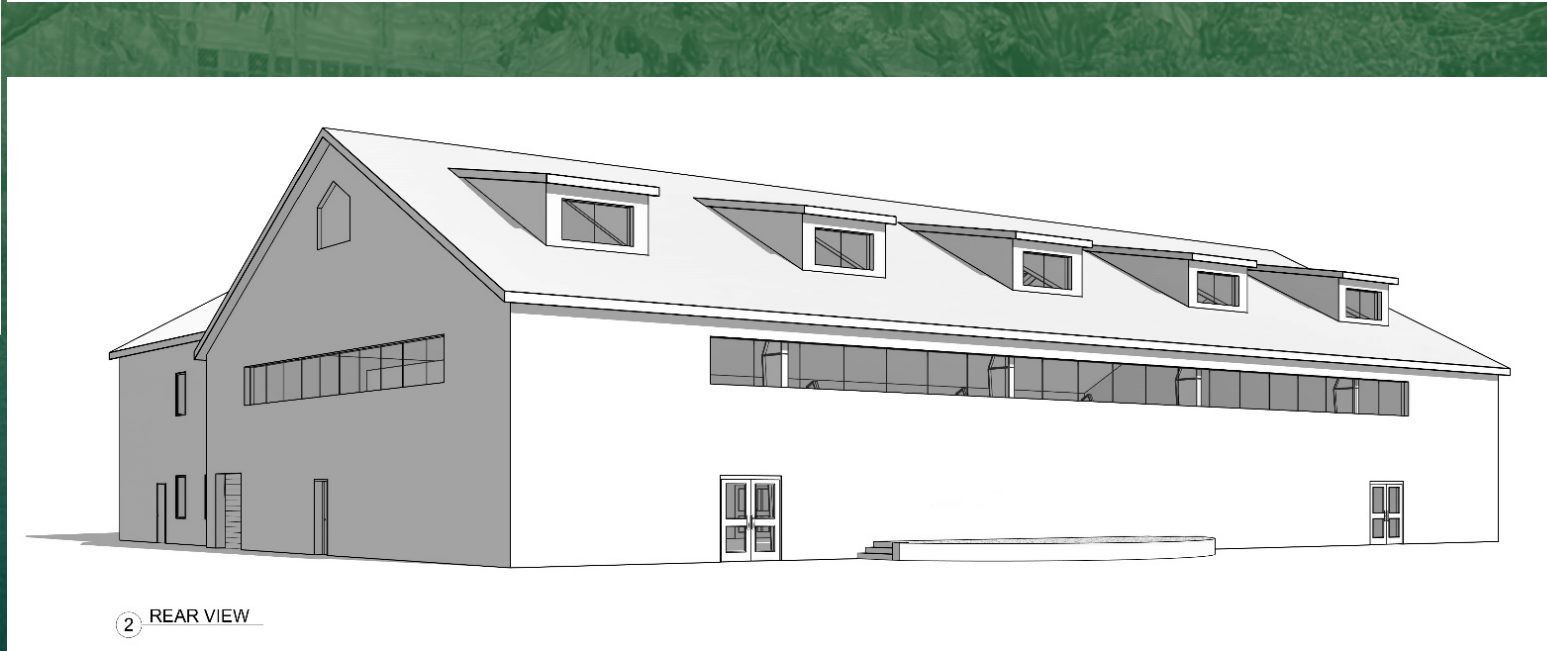
# Neighborhood Recreation Centers



3. BIRD'S EYE



① FRONT VIEW



② REAR VIEW

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## Key

- 1** Sidewalk Bump outs & Tabled Crosswalks:
  - Abbeyview Ave
  - Everett Ave
  - Forest Ave
  - Silver Ave
- 2** New Crosswalks Typical (7 Total)
- 3** 90 Degree On-Street Parking (28 spaces)
- 4** Define Existing Parallel
- 5** Parking on Division (16 spaces)
- 6** Fencing
- 7** Planting Between Sidewalk & Street

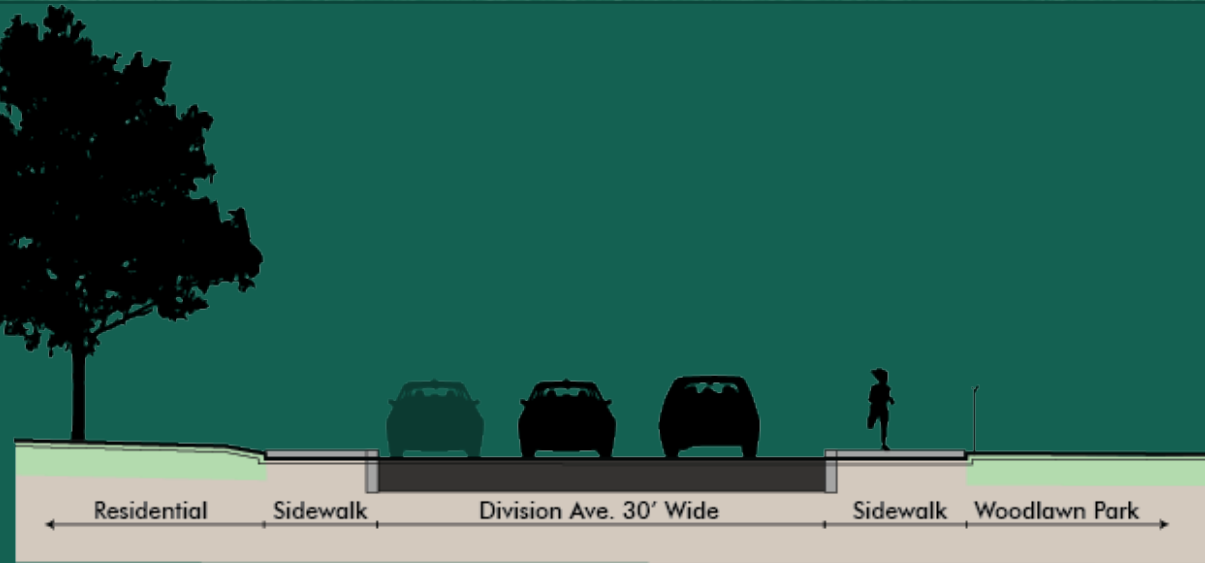
## Pedestrian / Street Improvements





# Division Ave Pedestrian Safety

Division Ave  
Existing Condition  
No Crosswalk



Tabled Crosswalk  
with Curb Bump  
outs



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# Funding & Phasing

Woodlawn Park Master Plan

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# Phase 1

## Woodlawn Park Master Plan Draft Cost Summary

<b>1. Upper Plateau</b>	<b>\$</b>	<b>1,541,300</b>
Total Proposed Site Improvements	\$	1,185,400
Mobilization, E&S, Stormwater Allowances	\$	95,000
Construction Contingency (10%)	\$	118,600
Design & Engineering (12%)	\$	142,300
<b>2. Middle Plateau</b>	<b>\$</b>	<b>677,300</b>
Total Proposed Site Improvements	\$	520,800
Mobilization, E&S, Stormwater Allowances	\$	41,900
Construction Contingency (10%)	\$	52,100
Design & Engineering (12%)	\$	62,500
<b>3. Lower Plateau</b>	<b>\$</b>	<b>1,464,700</b>
Total Proposed Site Improvements	\$	1,126,600
Mobilization, E&S, Stormwater Allowances	\$	90,200
Construction Contingency (10%)	\$	112,700
Design & Engineering (12%)	\$	135,200
<b>Park Improvements</b>	<b>\$</b>	<b>3,683,300</b>



# Draft Plan

Division Ave

## Key

- 4 Stage
- 5 Synthetic Lawn Event Space
- 6 Playground Area
- 7 Picnic Pavilion
- 8 Spray Pad
- 9 Multi-purpose Game Court
- 10 Plaza
- 11 Sledding Hill
- 12 60'/70' Ball Field
- 13 Outdoor Fitness Area
- 14 Flag / USGS Marker Plaza
- 15 Perimeter Trail
- 16 Tabled Crosswalk
- 17 Forest Ave Connection

Woodlawn Ave

Abbeyview Ave

Everett Ave

Forest Ave

Silver Ave

Forest Ave

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# Phase 2

<b>4. Division Ave Street Improvements</b>	<b>\$</b>	<b>391,500</b>
Total Proposed Site Improvements	\$	300,900
Mobilization, E&S, Stormwater Allowances	\$	24,300
Construction Contingency (10%)	\$	30,100
Design & Engineering (12%)	\$	36,200
<b>5. Woodlawn Ave Street Improvements</b>	<b>\$</b>	<b>23,300</b>
Total Proposed Site Improvements	\$	17,700
Mobilization, E&S, Stormwater Allowances	\$	1,600
Construction Contingency (10%)	\$	1,800
Design & Engineering (12%)	\$	2,200
<b>Traffic Safety Improvements</b>	<b>\$</b>	<b>414,800</b>



# Draft Plan

Division Ave

Key

16 Tabled Crosswalk

## Parking (32 total)

School House

Forest Ave

Abbeyview Ave

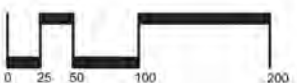
Everett Ave

Forest Ave

Woodlawn Ave

Silver Ave

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Silver Ave

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# Phase 3

<b>6. Neighborhood Recreation Center</b>	<b>\$</b>	<b>5,388,200</b>
Total Proposed Site Improvements	\$	4,144,600
Mobilization, E&S, Stormwater Allowances	\$	331,700
Construction Contingency (10%)	\$	414,500
Design & Engineering (12%)	\$	497,400
<b>Building Improvements</b>	<b>\$</b>	<b>5,388,200</b>



# Draft Plan

Division Ave

## Key

- 1 Neighborhood Rec Center
- 2 Parking & Drop-off
- 3 Gated Courtyard

## Parking (56 total)



Woodlawn Ave

Abbeyview Ave

Everett Ave

Forest Ave

Silver Ave

Forest Ave

Forest Ave

School House

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# Mason Mills Phase

<b>Mason Mill Synthetic Infield Reconstruction</b>	<b>\$</b>	<b>538,000</b>
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# Next Steps

Woodlawn Park Master Plan

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# Public Meetings

## Draft Plan Report / Project Updates:

- <http://www.uppermoreland.org/331/Woodlawn-Park-Master-Plan-Process>
- Plan will be up for public review and comment in November – date to be determined.

## Public Meeting #4

Final Plan

Wednesday, December 19, 2022

7:00

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## Woodlawn Park Master Plan

Upper Moreland Township

## Public Meeting #4

Commissioners Meeting  
Dec 19, 2022  
7:00 PM

Attend in person at the Township building  
or virtually using this link: <https://qrco.de/WoodlawnPark-PublicMeeting>



Scan to add meeting to your  
calendar or forward to friends

All Meetings will be held at:  
Upper Moreland Township Building  
117 Park Ave, Willow Grove, PA 19090



The Township is inviting all members of the community to participate in the master plan process, and to help create a new vision for Woodlawn Park. Participants at this second public meeting will be encouraged to share their feedback regarding initial concepts depicting potential facilities and improvements for the Park.

Upper Moreland has retained Simone Collins Landscape Architecture of Norristown, to lead a team of consultants in the master plan process.

For additional project information contact

Sarah Leeper, Project Manager at 610-239-7601 [sleeper@simonecollins.com](mailto:sleeper@simonecollins.com)

Visit Upper Moreland Project Page: <http://www.uppermoreland.org/331/Woodlawn-Park-Master-Plan-Process>



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# Thank You!

Please feel free to contact us anytime

Peter Simone, RLA, FASLA, Principal

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

Sarah Leeper, RLA, Project Manager

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

Michelle Armour, Staff Landscape Architect

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

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Patrick Stasio, Director of Parks and Recreation

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