

October 19, 2022

Haverford Township

# BROOKLINE PARK

## *Master Plan*

Committee Meeting #2 | Site Visit & Brainstorming

# Meeting Agenda

- Master Plan Process
  - Final Focus Group Meetings
  - Final Web Based Public Opinion Survey
- Brainstorming Session
- Next Steps



# Steering Committee

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



# Project Team

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





# The Master Plan Process

Brookline Park Master Plan

# Master Plan Process



## Transparent Public Outreach Process:

- 4 Public Meetings
- 6 Steering Committee Meetings
- 4 Focus Group Meetings
- 2 BOC Meetings
- Web-based Public Opinion Survey
- 2-Month Draft Plan Review Period
- Total Public Access to the SC Team During the Master Plan Process

# Project Schedule



BROOKLINE PARK MEETINGS	PURPOSE	DATE	TIME
Steering Committee Meeting 1	Project review, protocols	Wed, Sep 28, 2022	7:00 PM - 8:30 PM
<b>Steering Committee Meeting 2</b>	<b>Site Visit / Brainstorming</b>	<b>Wed, Oct 19, 2022</b>	<b>5:00 PM – 7:00 PM</b>
Public Meeting 1	Brainstorming	Mon, Oct 24, 2022	7:00 PM - 9:00 PM
Focus Group Meeting 1	Focus Group TDB	Wed, Nov 9, 2022	5:30 PM - 7:00 PM
Focus Group Meeting 2	Focus Group TDB	Wed, Nov 9, 2022	7:30 PM - 9:00 PM
Focus Group Meeting 3	Middle School Students	Thurs, Nov 10, 2022	TBD
Focus Group Meeting 4	Focus Group TDB	Thurs, Nov 10, 2022	7:30 PM - 9:00 PM
Steering Committee Meeting 3	Initial Concepts	Wed, Nov 16, 2022	7:00 PM - 8:30 PM
Public Meeting 2	Initial Concepts	Tues, Dec 6, 2022	7:00 PM - 9:00 PM
Steering Committee Meeting 4	Concepts Refinement	Tues, Jan 24, 2023	7:00 PM - 8:30 PM
Steering Committee Meeting 5	Pre-Draft Master Plan	Tues, Mar 7, 2023	7:00 PM - 8:30 PM
Public Meeting 3	Draft Master Plan	Wed, Mar 29, 2023	7:00 PM - 9:00 PM
Board of Commissioners Meeting 1	Draft Master Plan	Mon, April 10, 2023	
Steering Committee Meeting 6	Review Draft Plan comments	Tue, June 6, 2023	7:00 PM - 8:30 PM
Public Meeting 4	Final Master Plan	Thu, June 29, 2023	7:00 PM - 9:00 PM
Board of Commissioners Meeting 2	Final Master Plan	Mon, July 10, 2023	

# Focus Group Meetings

## Identified Groups:

1. Adjacent Neighbors  
Church/Daycare – Temple Lutheran Church
2. School Students  
Haverford Middle School - Teacher Jason Finn  
Chatham Park Elementary School – Principal Dr. Jabari Whitehead  
Cardinal John Foley Catholic School
3. Senior Citizens  
Senior Citizens Advisory Board  
Surrey Services Group
4. Fraternal or local civic organizations  
Penfield Civic Association

SC will work with the Township to coordinate meeting times and invites with groups.



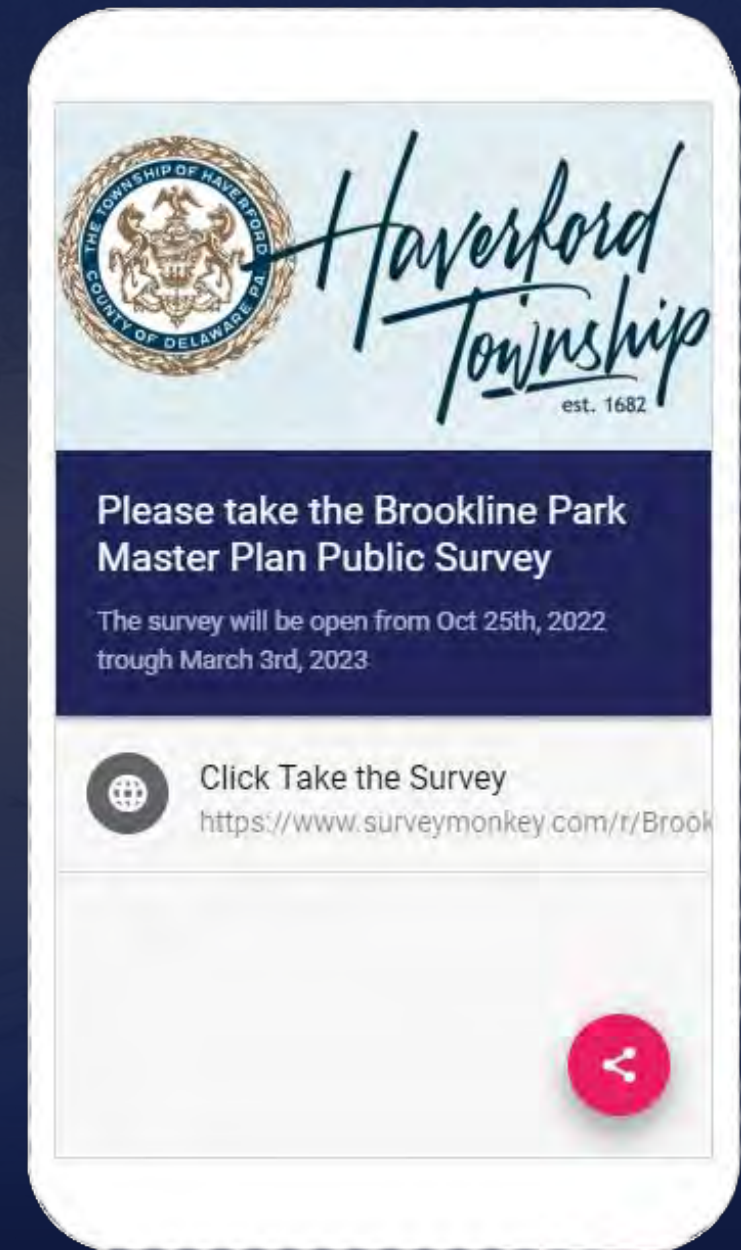


# Web-Based Public Opinion Survey

- Survey is set to open on Tuesday October 25<sup>th</sup>, following Public Meeting 1, and will close March 3<sup>rd</sup> prior to Steering Committee Meeting 4



*Take or Share the Survey*



An aerial, isometric-style photograph of a park area. In the center, there is a large, light-colored building with a flat roof. The surrounding area is filled with trees and greenery. The entire image is overlaid with a dark blue, semi-transparent filter.

# Brain Storming

Brookline Park Master Plan

# Brainstorming – Card Technique

Your Ideas, Comments, Suggestions...create a program for improvements

## GOALS

**Goals for the Project** Initially broad, then specific: “ADA Access” or “Provide facilities for all ages”

**Facts** Neighboring land use, site conditions, existing facilities, potential partners.

## FACTS

## CONCEPTS

**Ideas for Attaining Project Goals** “Upgrade play courts”, or “New playground” “Engage Neighbors” or “Seek County funding”

# Brainstorming – Card Technique

Your Ideas,  
Comments,  
Suggestions...

## GOALS

COORDINATE  
WITH THE  
OVERALL PARKS  
SYSTEM

APPEAL TO A  
DIVERSE  
POPULATION

PROVIDE FOR  
ALL  
AGES & ABILITIES

## FACTS

3.0 ACRES

STONE SALVAGED  
FROM  
SCHOOL BUILDING

20 HOMES  
FRONT THE PARK

## CONCEPTS

*PERIMETER  
WALKING TRAIL*

*SMALL EVENT  
PLAZA*

*"50 FOOT  
TALL WATER  
SLIDE"*

## PARTNERS

DCNR

DELAWARE  
COUNTY

DCED

# Site Plan



Sources: Esri, Airphoto DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geopostsystems, JWS/watermark, GSA, Geoline, FEMA, Intermap and the GIS user community, Esri Community maps Contributors, DVRPC, data.pa.gov, New Jersey Office of GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, Geotechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

An aerial photograph of Brookline Park, showing a large green lawn, several trees, and a paved area. The image is overlaid with a dark blue, semi-transparent filter. The text 'Next Steps' is prominently displayed in white, serif font on the left side of the image.

# Next Steps

Brookline Park Master Plan

# Project Schedule

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# Next Committee Meeting

- Steering Committee Meeting #3
  - November 16<sup>th</sup>, 2022  
7:00 to 8:30 PM
  - Initial Concepts

# Public Meeting #1

- October 24, 2022  
7:00 to 9:00 PM
- Brainstorming & Programming





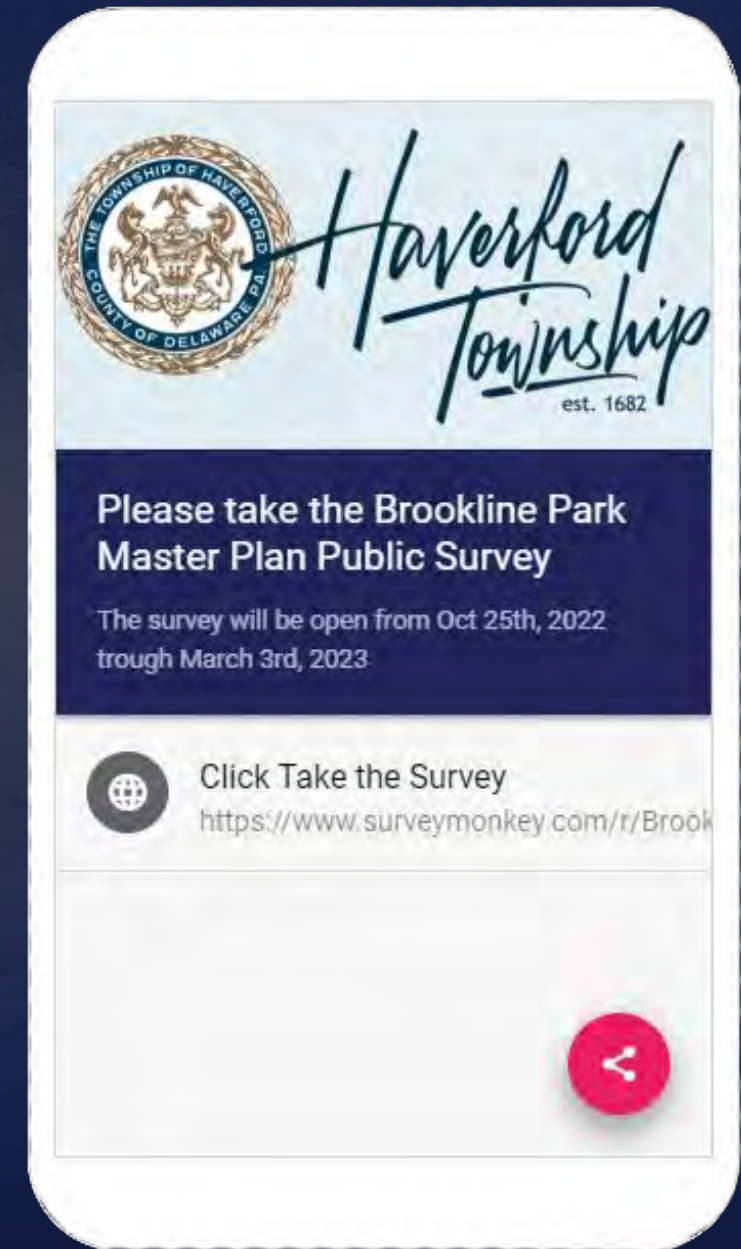
# Web-Based Public Opinion Survey

- Please share survey link following the public meeting
  - Oct 25, 2022 – Mar 3, 2023



*Take or Share the Survey*

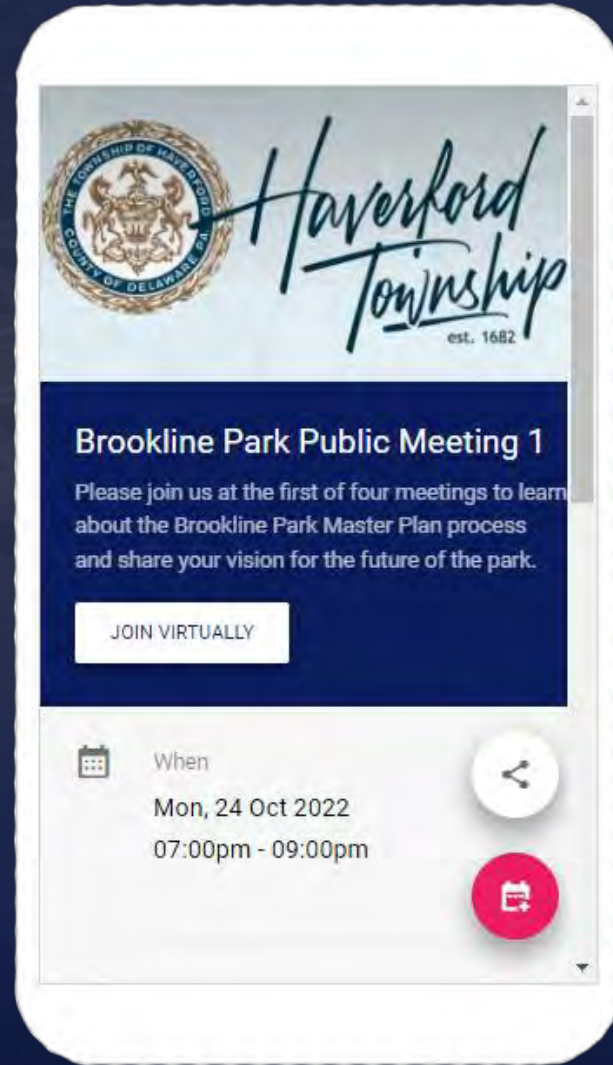
Prior to 10/25 people following the link will receive a message that the survey will open on October 25<sup>th</sup>



# Public Meeting

- Please share the public meeting poster with your friends, organizations and neighbors.

SCAN ME



# BROOKLINE PARK MASTER PLAN

## PUBLIC MEETING #1

Monday, Oct 24, 2022  
7:00 to 9:00 PM



Attend in person, or attend virtually.  
Scan the QR code or use the link below to  
view and share meeting details.  
<https://arco.de/BrooklinePublicMeeting>

All Meetings will be held at:  
Haverford Community Recreation &  
Environmental Center (CREC)  
9000 Parkview Drive, Haverford, PA 19041



Future Meeting Dates:  
Public Meeting #2 - Tues. December 6, 2022  
Public Meeting #3 - Wed. March 29, 2023  
Public Meeting #4 - Thu. June 29, 2023

The Township is inviting all members of the community to participate in the master plan process to create a new vision for Brookline Park. Participants will be encouraged to share their ideas and participate in a brainstorming session for improvements for the Park.

Haverford Township has retained Simone Collins Landscape Architecture of Norristown to facilitate the master plan process.

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

The Survey will open  
Tuesday Oct 25, 2022:



Take or Share the Survey  
[https://arco.de/Brookline\\_Survey](https://arco.de/Brookline_Survey)

# Thank you!

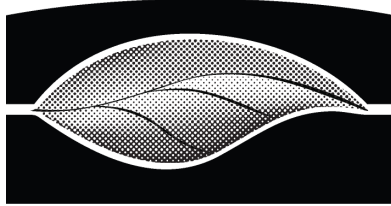
Please feel free to contact us anytime

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)

Simone Collins Landscape Architecture: (610) 239-7601



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## MEETING NOTES

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Project:	<b>Brookline Park Master Plan</b>	Project No.:	<b>22033.10</b>
Location:	<b>Site Visit: Brookline Park Brainstorming: Community Recreation &amp; Environmental Center (CREC) Haverford Township, PA</b>	Meeting Date/ Time:	<b>10.19.2022 5:00-5:30 pm 6:00-7:00 pm</b>
Re:	<b>Steering Committee Meeting 2 Site Visit &amp; Brainstorming</b>	Issue Date:	<b>11.08.2022</b>

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### ATTENDEES:

Michelle Alvare	Becky Timme (CREC only)
Monica Durfee	Brian Barrett
Kristin Luckshire	Eileen Mottola
Pat McLoone	Gerry Hart (site visit only)
Melissa Raffel	Peter Simone, Simone Collins (SC)
Lynanne St. Denis	Michelle Armour, SC

### NOTES:

#### **Brookline Park - Site Visit**

##### 1. Parking

- a. May need to provide additional parking to accommodate park visitors and prevent parking issues for neighbors
- b. Explore head-in parking on Sagamore Rd. (two-way) and/or angled parking on Kenmore Rd. (one-way)
- c. Avoid on-site parking – maximize green/open space and minimize opportunity for pedestrian-vehicular conflict
- d. Site formerly had 15-25 (?) parking spaces on site – was occasionally full, but usually not

2. Stormwater
  - a. Low point of the site is at the western corner
3. Salvaged stone from Brookline School building is with Public Works
4. Earlington Rd
  - a. Explore barriers for safety – prevent children from running out into the street
  - b. Concept: stone wall with entrance arch,
    - i. Mid-block on Earlington, or
    - ii. At the corners of Sagamore and Kenmore (to relate to future crosswalks)
  - c. Berms/plantings
5. Traffic flow
  - a. Kenmore Rd is one-way because of the former senior center
  - b. Has been some conversation with resident about changing to two-way, but not sure how much over interest exists
  - c. Pete suggested maintaining one way, since it is safer for crossing pedestrians.
6. Landscape
  - a. Neighborhood organization(s) could be recruited to assist with maintenance
    - i. Penfield Civic Association has a crew of “green thumbs”
    - ii. Haverford Civic Council (?)
    - iii. If enough interest, could form “Friends of Brookline Park”
  - b. 5 trees along existing basketball/paved area were planted by former commissioner, who lives across the street (5 kids = 5 trees)
7. There is a desire to keep existing trees on site
8. Design must consider neighbors – especially the two residences that are directly adjacent to the site.
9. Provide a neighborhood gathering space
  - a. For all ages to share
  - b. Flexible space
  - c. Commons, piazza (ex. Rittenhouse Square)
  - d. Currently, Grange Park is used as a civic space for events, but Manoa Rd is a barrier to access the park for some residents
10. Teenagers
  - a. Provide safe space for teenagers to “hang out”
  - b. Place at front of site, nearer Earlington Rd – visibility
  - c. Middle school-aged kids come to this site and are well-behaved

- d. There was a recent violent incident near the Skatium/Wawa
- e. Most children are well-behaved

11. Young children

- a. Provide a “tot-lot”
- b. Maybe place at back of site, away from Earlington Rd – safety
- c. The daycare at the Lutheran Church needs a tot-lot. They used the former playground on site heavily, and since it is gone there is no alternative for use.

12. Restrooms

- a. Good for parents with young children, seniors
- b. Explore maintenance needs

13. Lighting

- a. Explore options/possibilities (ex. pedestrian scale lighting along road, low lighting along internal paths, etc.)
- b. Respectful of neighbors
- c. Provide ability to extend use of Park (ex. evening stroll)
- d. Solar lighting

14. Splash pad

- a. Some neighbors may see it as a problem – do not want something that will be a regional attraction
- b. Committee members generally support exploring the option, though there is some committee opposition to the idea
- c. Mister at Freedom Playground (Haverford Reserve) is very popular

**CREC – Brainstorming Meeting**

15. Peter Simone (PS) reviewed the master plan process and project schedule.

16. PS presented a list of groups identified for four (4) Focus Group meetings:

- a. Adjacent Neighbors
  - i. Church/Daycare – Temple Lutheran Church
- b. School Students
  - i. Haverford Middle School – Teacher Jason Finn
  - ii. Chatham Park Elementary School – Principal Dr. Jabari Whitehead
  - iii. Cardinal John Foley Catholic School
- c. Senior Citizens
  - i. Senior Citizens Advisory Board
  - ii. Surrey Services Group

- d. Fraternal or local civic organizations
  - i. Penfield Civic Association
  - ii. To add (?): Haverford Civic Council – May be asked to weigh in, though focus is more on the local neighborhood
- e. PS reminded the Committee that the public opinion survey is set to open on 10/25/22.
  - i. One correction to Q8. of the survey was provided by a Committee member.

17. The meeting opened into a brainstorming session/discussion, in which the following list of concepts was generated:

#### GOALS

- Appeal to a wide age range
- ADA accessible
- Beauty
- Low maintenance
- Visual surveillance/safety
- Pedestrian safety

#### CONCEPTS

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• Barrier along Earlington Rd (wall/berm/landscape plantings)</li> <li>• Sound buffering (from Earlington Rd)</li> <li>• Salvaged stone wall/arch</li> <li>• Historic plaque/signage</li> <li>• Pull-in parking</li> <li>• Restroom</li> <li>• Shade</li> <li>• Lighting</li> <li>• Pathways</li> <li>• Benches</li> <li>• Moveable furniture</li> <li>• Pavilion (reservable or not?)</li> <li>• Electricity</li> <li>• Storage</li> </ul> | <ul style="list-style-type: none"> <li>• Drinking fountain/bottle fill station</li> <li>• Trash cans</li> <li>• Dog waste bags/stations</li> <li>• Bike station – racks, pump</li> <li>• Water feature</li> <li>• Plants/landscaping</li> <li>• Trees (keep existing)</li> <li>• Native plants</li> <li>• Sensory Garden (ex. Wynnewood Valley Park)</li> <li>• Community garden</li> <li>• Stormwater management (rain garden, etc.)</li> <li>• Defined spaces</li> <li>• Flexible spaces</li> <li>• Neighborhood gathering space</li> </ul> |
|--|---|

- Central green/commons
- Event space
- Frolicking space
- Open space
- Performance area/plaza
- “Hang out” spaces
- Elevation changes (ex. Merry Place)
- Tot-lot
- Swings
- Zipline (ex. Veterans Memorial Park)
- Grade slide
- Poured-in-place safety play surface
- Dispersed play equipment w/ small footprint
- Splash pad/mister
- Boulder seating/climbing feature
- Basketball
- Bocce
- Gaga pit
- Field for small teams/practice
- Multi-use synthetic turf
- Volleyball
- Ping pong table
- Game benches/tables
- Cornhole
- Flexible paved area
- Surface/court games
- Outdoor fitness equipment

18. Next Steps:

- Mon. 10/24/22, 7:00-9:00 pm – Public Meeting 1 | Brainstorming
- Weds. 11/16/22, 7:00-8:30 pm – Steering Committee Meeting 3 | Initial Concepts
- Committee members to share the **public meeting poster** with friends, neighbors, and organizations (poster contains the following QR codes):



**Survey**



**Public Meeting**

19. The Committee is encouraged to contact SC any time with questions or comments (please include all contacts below on emails):

Peter Simone, RLA, FASLA, Principal [psimone@simonecollins.com](mailto:psimone@simonecollins.com)  
 Sarah Leeper, RLA, Project Manager [sleeper@simonecollins.com](mailto:sleeper@simonecollins.com)  
 Michelle Armour, Staff Landscape Architect [marmour@simonecollins.com](mailto:marmour@simonecollins.com)  
 Simone Collins Landscape Architecture: (610) 239-7601

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

Sincerely,  
 SIMONE COLLINS, INC.



LANDSCAPE ARCHITECTURE

A handwritten signature in black ink, appearing to read "Michelle Armour". The signature is fluid and cursive, with a large initial "M" and "A".

Michelle Armour