

Parks and Recreation Infrastructure Updates:

BOS Presentation July 20, 2022



Today we will discuss:

- ▶ Schuyler Tennis Courts
- ▶ Caiola-Lights
 - ▶ Presentation of proposed timeline
- ▶ Veterans Square ADA Accessibility Updates
- ▶ Memorial Park ADA Accessibility
 - ▶ Shade Structure
 - ▶ Replace Rubberized Surface
- ▶ Snipes Tract
 - ▶ Review of historic documents and studies
 - ▶ Presentation of proposed timeline moving forward

Schuyler Tennis Courts

Survey is complete

RVE Drafting up proposed construction plan

NEXT STEP:

- Use construction plans to submit to COSTARS Vendors to get quotes.
- Present quotes to the BOS for direction on next step.

ACTIVITY	START	NOTES
	2017/2018	project was budgeted for two fields in 2017 Project was shut down in 2018 due to funding
BOS Meeting Allocating Funds	6/9/2022	Sewer proceed special meeting
Park Board Meeting	6/14/2022	Discussed the Allocation of Funds for project Follow up: 1) Timeline 2) Layout and Design 3)
BOS Meeting Initial Discussion	7/6/2022	Consortium Pricing 4) Site Testing 5) Use function with PAA
BOS Meeting	7/20/2022	Discuss site testing options (Balloon or alternative, soil samples)

Caiola Lights

ACTIVITY	START	NOTES
BOS Meeting	7/20/2022	Balloon or alternative, soil samples
Meeting onsite for Neighbors within 300 Feet	7/26/2022	Collect feedback from neighbors and provide information and insight from professionals
Road Tour	8/9/2022	Visit site with Park Board and BOS as part of annual road tour
BOS Meeting	8/17/2022	Provide information to board about neighbor feedback and testing onsite
BOS Meeting	9/7/2022	Decide consortium pricing or go out to bid with information previously collected.

Caiola Lights

ACTIVITY	START	NOTES
		<u>Consortium Choice</u>
If BOS Chooses Consortium Project Start	Fall 2022	This date is weather dependent
Project Completion	Early 2023	This date is weather dependent
		<u>Bid Process Choice</u>
If BOS Chooses Bid Process Bid Packet Deadline	8/31/2022	NOTE: If BID Comes back high BOS will have to reevaluate bid and rebid on a new timeline.
IF BOS Chooses Bid Process BOS Meeting	10/5/2022	Bid Results and Award by BOS
IF BOS Chooses Bid Process Project Start	Late Fall	This date is weather dependent
Project Completion	Spring 2023	This date is weather dependent

Caiola Lights

ADA Accessibility

Veterans Square

- Had a discussion with Veterans Square Foundation
- Survey Fieldwork is Completed
- Waiting for survey plan
- RVE to design concept plan passed on comments from foundation and recommendations within ADA Transition Plan

Memorial Park

- RVE scheduling soil testing for foundation of shade structures.
- Disability Advisory Board recommended specific shade structures.

Snipes Tract: Timeline



1995

The Lower Makefield 1995 Plan of Action supported additional recreation land in the northern section of the Township to address the shortage of field space.



2000

Lower Makefield Township acquired the Snipes Tract in 2000 and targeted the land to be developed as additional recreational field space.



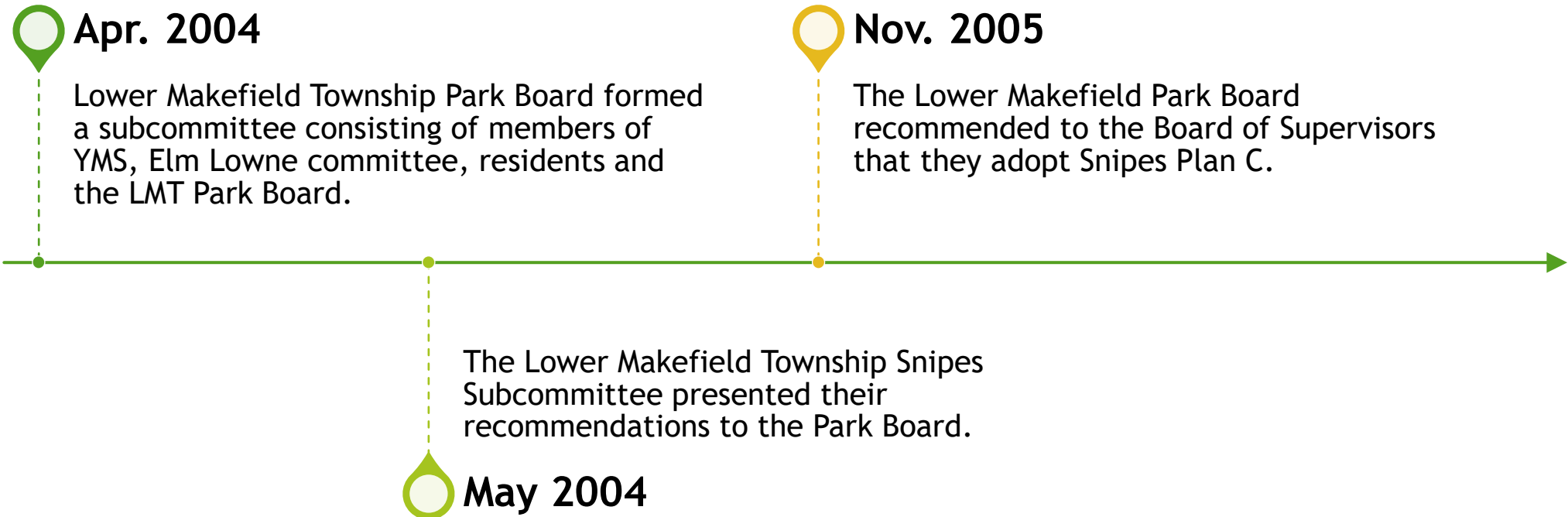
1997

The Lower Makefield 1997 follow-up to the Plan of Action Recommendations identified a need for additional park land.

2000 Snipes Tract



Snipes Tract: Timeline



Snipes Tract: Timeline

November 2005: The Lower Makefield Township Board of Supervisors approved a motion to move forward with engineering of the Snipes Plan.

February 2006: The Lower Makefield Township Park Board recommended to the Board of Supervisors that they approve Snipes Plan C.

The Lower Makefield Township Park Board recommended to the Board of Supervisors to include funding for Snipes on 10/17/2006.

The plan included 9 sport fields, skate park, 350 parking spaces, playground, concession/restrooms.

The plan also included reserved land for Northern Fire Station.

Snipes Tract - Plan C - Adopted 11/21/05



Snipes Tract: Timeline



Jan. 2007

The Lower Makefield Township Park Board recommended to the Board of Supervisors that they approved the ALTERNATE to Plan C Snipes.



Apr. 2007

The Bucks County Courier Times ran a story with the headline “Lower Makefield Officials Unveil Plan for Soccer Complex” along with picture of proposed plan showing 10 soccer fields, playground, and skate park.



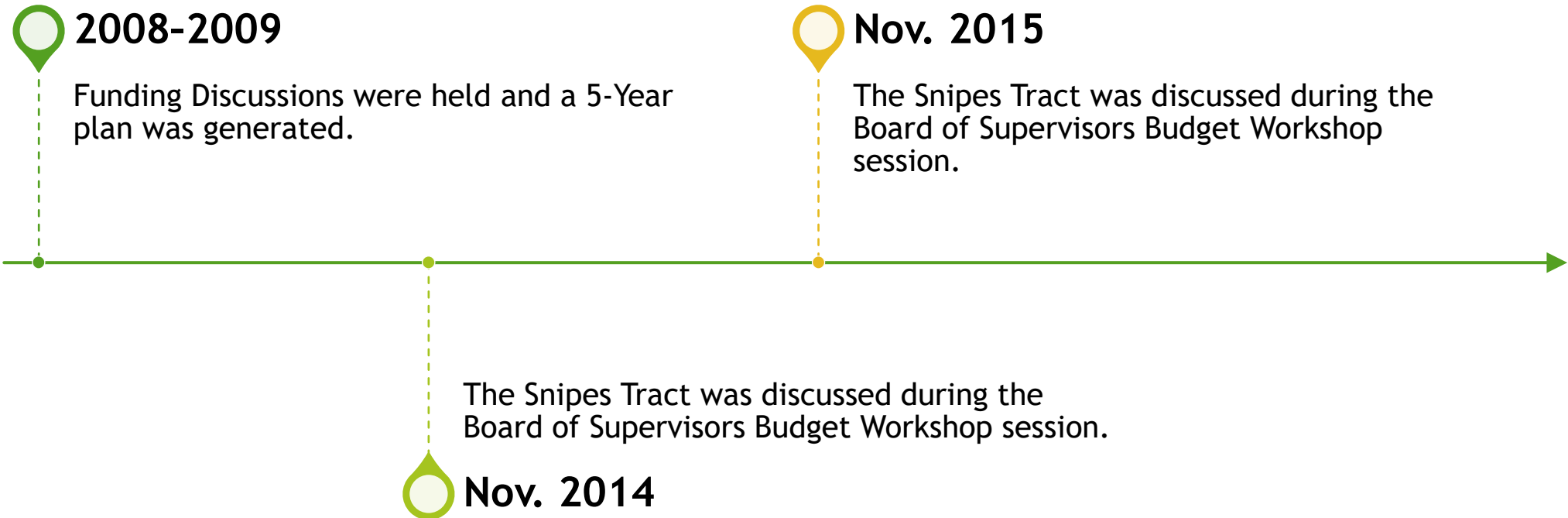
Mar. 2007

Lower Makefield Township Board of Supervisors approved the Sketch Plan for Snipes.

Snipes Tract 2010

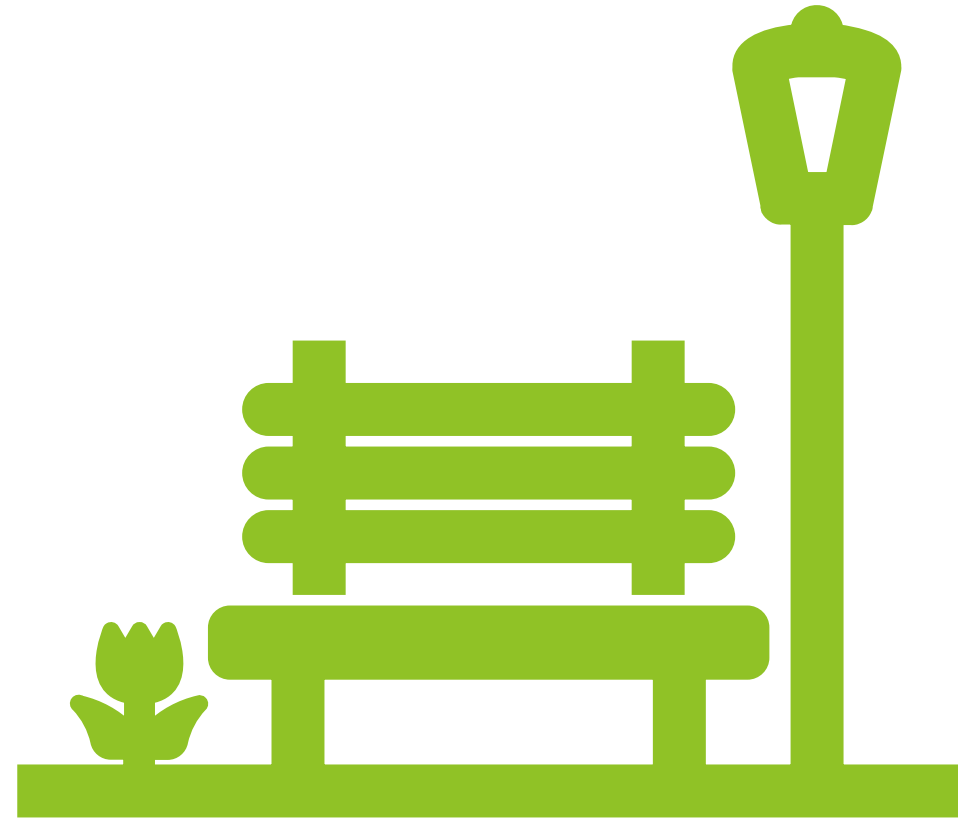


Snipes Tract: Timeline



Snipes Tract: Timeline

- ▶ Between November 2015 and April 2016, Boucher & James, Inc. met with the Park and Recreation Board and was directed to prepare a Sketch Plan of the site to provide the following amenities:
 - ▶ 3 Large Athletic Fields
 - ▶ 1 Mid-Size Athletic Field
 - ▶ A loop road around the fields with parking
 - ▶ A Concession Stand/Restroom Building
 - ▶ Main Access Entrance off of Dolington Road
 - ▶ A Future Skate Park



Snipes Tract 2016



Snipes Tract: Timeline



Apr. 2016

Boucher & James, Inc. presented a Sketch Plan to the Park and Recreation Board which incorporated the site layout and amenities, as directed. The Park and Recreation Board recommended some minor changes to the Sketch Plan.



June 2016

The Board of Supervisors approved the Sketch Plan of the Snipes Tract dated May 2, 2016 and instructed Boucher & James, Inc. to proceed with the Land Development Process.



May 2016

Boucher & James, Inc. presented the revised Sketch Plan to the Park and Recreation Board. The Park and Recreation Board passed a motion to recommend Approval to the Board of Supervisors.

Snipes Tract: Timeline

- ▶ June 2016 through November 2016, Boucher & James, Inc. performed the following:
 - ▶ Boundary and Topographic Survey
 - ▶ Test Pits and Infiltration Testing
 - ▶ Engineering Site Design for the Land Development Plans
 - ▶ Preparation of the Post Construction Stormwater Management Report
- ▶ The Plans included adjustments based on Township Review and Public Input including:
 - ▶ Moved mid-sized field to area north of entrance near I-95
 - ▶ Shifted location of Concession/Restrooms away from Dolington Road
 - ▶ Added 2nd entrance along Quarry Road

Snipes Tract: Timeline

November 2016: Boucher & James, Inc. presented the plans to the Zoning Hearing Board to request two Variances from the Zoning Ordinance. The Variances were granted for setback requirements .

November 2016: Preliminary Land Development Plans and Reports were submitted to the Township.
[2017 Land Development Plan Link](#)

November 2016: The project was presented by Boucher & James, Inc. to the Planning Commission. Several residents voiced their concerns; the meeting became unruly and was adjourned.

Snipes Tract: Timeline



January 2017: The Zoning Hearing Board issued the Findings of Fact, Conclusions of Law and Decision, approving the requested Variances.



May 2017: The Snipes Tract Project was discussed for a second time during the Planning Commission Meeting. Concerns from citizens, comments from advisory boards and a third party engineer, as well as support from youth athletic organizations were heard during public comment. A motion was made to continue the project to the next meeting.



The comments and concerns were taken into consideration.

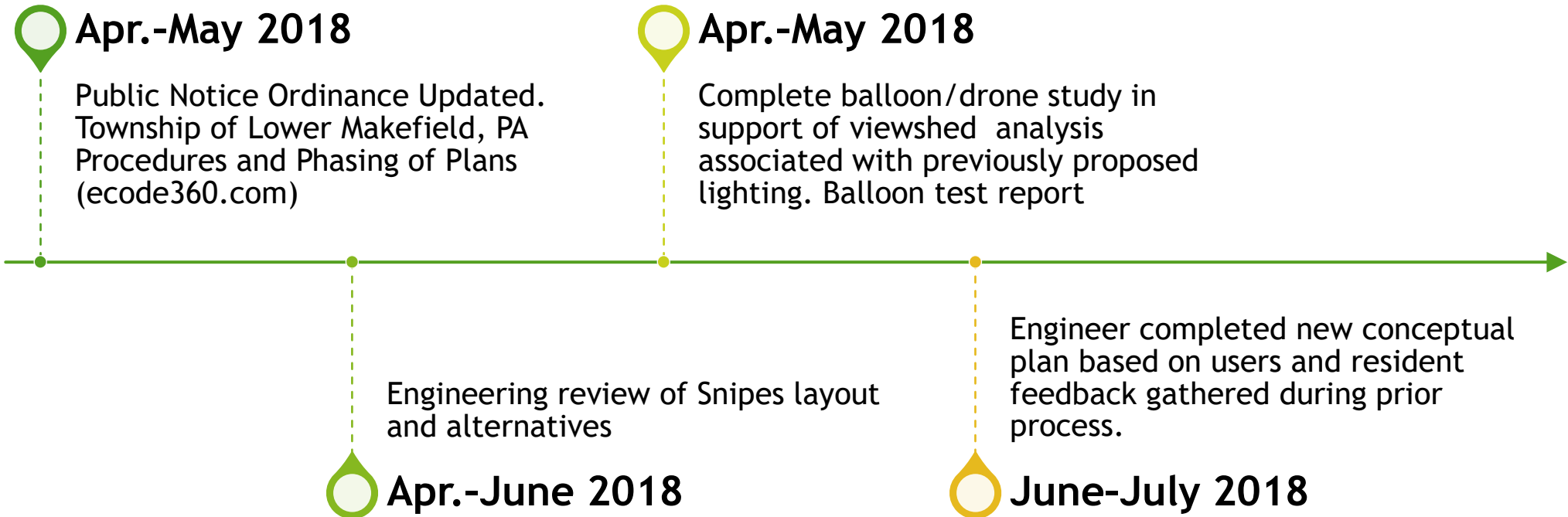
Snipes Tract: Timeline

- ▶ Updates included the following:
 - ▶ Conducted additional infiltration testing for stormwater management facilities.
 - ▶ Converted 55 parking spaces (over 11,000 SF) to porous pavement to further decrease runoff volume.
 - ▶ Increased sizes of two (2) infiltration trenches.
 - ▶ Increased the buffer along Dolington Road and around the detention basin
 - ▶ Added 129 trees
 - ▶ Added Berm

Snipes Tract: Timeline 2017 Site Documents

- [Last Revised 2017 Post Construction Stormwater Management Report](#)
- [Last Revised 2017 Erosion & Sediment Pollution Control Narrative](#)
- [Last Revised 2017 Transportation Impact Study](#)
- [2017 Site Plan Rendering](#)
- [2017 Review and Approval Letters](#)
- [Last Updated 2017 Environmental Impact Assessment](#)

Snipes Tract: Timeline (Updated)



Snipes Tract: Timeline



Two conceptual plans to provide variations of initial conceptual design shows that a second concept is possible. (These will be used for the first public workshop)



Conceptual design(s) will also include ground-level renderings from the neighboring streets and inside the park.



2018 The project was delayed due to funding.

Snipes Tract: Timeline

- December 2021 / January 2022: Completed comprehensive need analysis for the Park System Public Opinion Survey (Needs Assessment) Report this led to the Play for All Plan
- June 2002: Play for All Plan was Adopted by the BOS for the Parks and Recreation Department
 - While the plan was for the entire parks system one recommendation was to continue the Snipes Tract Project but to focus on a more wholistic approach due to the results of the Needs Assessment. This Plan recommends the Township “update the Snipes master plan and develop this 38-acre site as a community park with a mix of active and passive recreation facilities and conservation of identified natural features worthy of protection. Engage the public in updating the plan.”



Snipes Tract: Future Projected Timeline

August 2022: Schedule public workshop to show public engage community discussion about two conceptual design(s) from 2018. This will be a starting point for the new updated project with Play for All in mind.

- ▶ The workshop will be set up for a range of times and will utilize small working groups. New groups will start on the hour for three hours. Registration for time slots will be required so we can ensure time slots. Each time slot can host 80 to 100 people.
- ▶ Goals:
 - ▶ Incorporate the Play for All concept at Snipes Tract.
 - ▶ This should include a mix of active and passive recreation facility. Ex. fields, trails, socializing play areas, and connections to nature as recommended in the Play for All Plan.
 - ▶ Provide an opportunity for residents to problem solve and be creative.
 - ▶ All ideas and feedback are welcome.

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At the beginning of each meeting a presentation will be made to the group about the organization and intent of the meeting, the history of the project and considerations.



Discussion items will include:

key amenities

engineering features

Rendering

Note: If there is a larger than available response a second date will be scheduled for an open house style workshop.

Marketing for this project will follow Parks and Recreation Marketing and Community Outreach Protocol.

Snipes Tract: Future Projected Timeline

August 2022: Complete tree survey for compliance with tree/woodlands ordinance (Natural Lands or Morris Arboretum?)
NOTE: Remington & Vernick Engineers did a Tree Inventory in 2018 to review the tract. Documents included in 7/14/2022 Packet.

September 2022: Present Feedback to Park Board and BOS, engage Engineer on a redesign of concepts based on all feedback understanding the Play for All Framework.

October 2022: Present new updated design concepts to Park Board for feedback and BOS for feedback.

Late October 2022: Public Workshop to discuss design concepts and gain further feedback from residents about usage and logistics.

Snipes Tract 2022



Snipes Tract: Future Projected Timeline

- ▶ November 2022: Communicate feedback from workshop to BOS and Park Board, engage engineer to update renderings if needed.
- ▶ November/December 2022: Park Board recommends and BOS votes on preferred conceptual plan.
- ▶ January/February 2023: Using feedback from public workshops, Park Board and BOS, design engineer to progress the preferred conceptual plan to engineering-level drawings for internal Township review. This will ensure that key concepts and concerns are addressed and incorporated into the final design. (Design Development -40% complete submission)
- ▶ Design engineer to provide preliminary cost estimate and schedule based on the current design. Design Engineer to provide updated EIA and present the minimum number of hardship/waiver and variance requests necessary to execute the project.

Snipes Tract: Future Projected Timeline



February/March 2023:



Using feedback from Township, design engineer to progress the Preliminary Plans to Final Plans for internal Township review. (Design Development -90% complete submission)



Design engineer to provide detailed cost estimate and schedule based on the current design.



Design engineer to update all renderings for public review.



Design engineer to finalize all plans, reports, studies, applications, etc., for submission to Township, Bucks County Conservation District, PADEP, PennDOT, etc...



Upon review and acceptance of applications by Township staff, the Township will forward all plans to consultants and committees for their comments during their 30-day review period.



Snipes Tract: Future Projected Timeline

March-May 2023:

- ▶ After receipt of all review comments, Township will schedule a formal public hearing in accordance by the Planning Commission and BOS (two separate meetings) with our public notification process. Public hearing should include the following in its presentation.
 - ▶ Introduction
 - ▶ Discuss public need and benefit
 - ▶ Future use data
 - ▶ Review process undertaken to get this public hearing.
- ▶ Overall design concepts review
 - ▶ Discuss public comments received and how they were addressed when applicable.
- ▶ Renderings Review

Snipes Tract: Future Projected Timeline

- ▶ March-May 2023(Continued):
 - ▶ Engineering Review
 - ▶ Stormwater
 - ▶ Traffic
 - ▶ Landscaping
 - ▶ Lighting
 - ▶ EIA Review (for items not previously covered under other portions of the presentation).

Snipes Tract: Future Projected Timeline

March-May 2023(Continued):

- ▶ Operations and Maintenance review
 - ▶ Hours of Operation
 - ▶ League use and public use
- ▶ Budget review
 - ▶ Construction Budget
 - ▶ Operations and maintenance budget
 - ▶ Township costs versus league cost
- ▶ Schedule review
 - ▶ Public comment and discussion
 - ▶ Vote

Snipes Tract: Future Projected Timeline



June 2023: Design Engineer to provide Bid Package to Township for Public Bid



June 2023: Project out to Bid



July 2023: BOS award contract



September 2023: Project construction begins



July 2024: Project substantially complete