

Macclesfield Park

Park Master Plan

Meeting 3 - 06.28.2023 Preliminary Recommendations

Meeting 2 - 1.9.2023 Questionnaire Responses & Preliminary Field Usage Discussion

Meeting 1- 11.14.2022 Preliminary Site Assessment

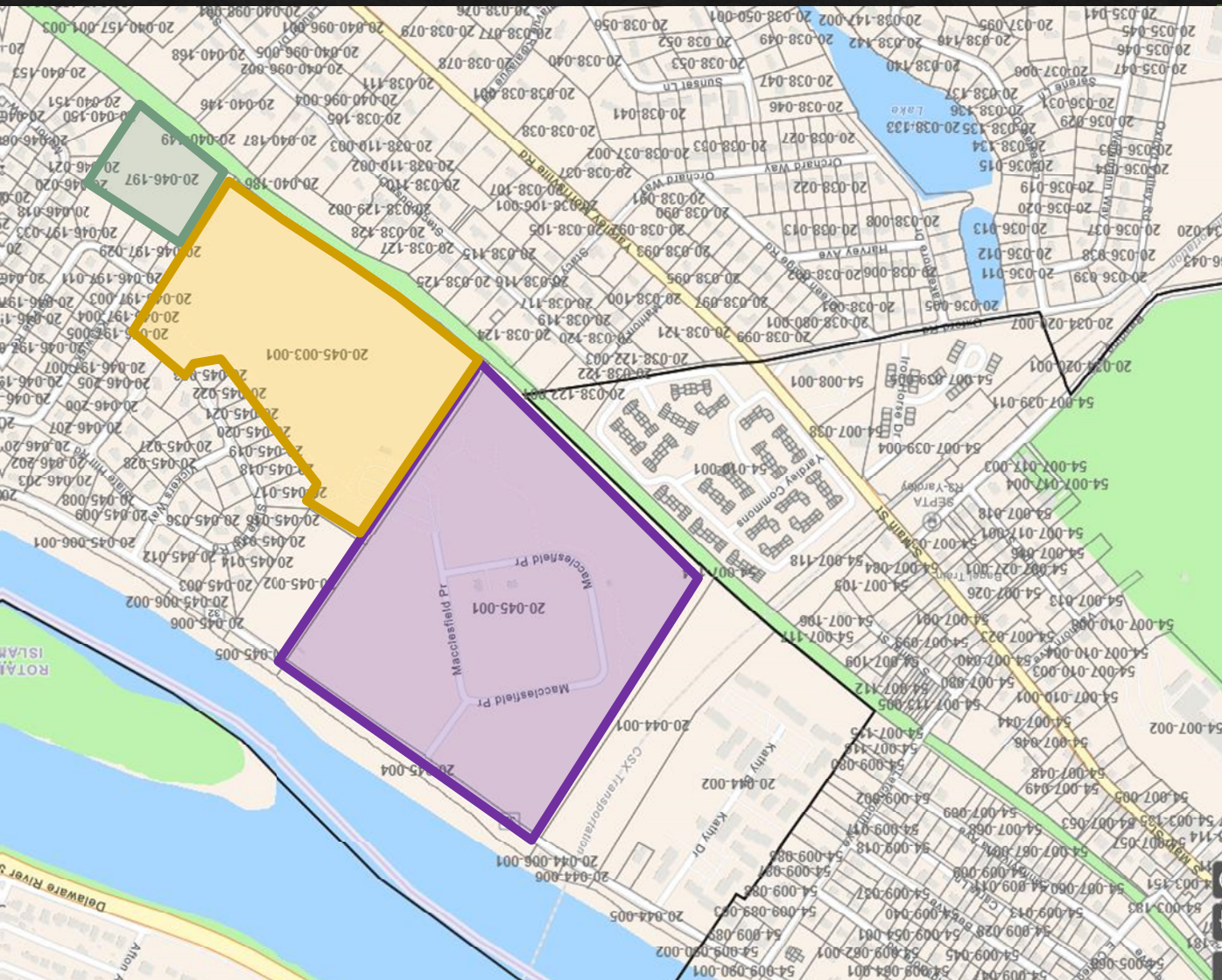
AGENDA

- . Welcome and Introductions
- . Recap of Project Purpose
- . Update on Turf Field Use Agreement
- . Summary of Key Person Interviews
 - Township Supervisors
 - Residents
 - Skateboard Advocate
 - Neighbors
- . Focus Group Summary
 - Adjoining Neighborhoods (Rivergate, Manor Gate, and Penn Valley Manor)
 - Students
 - Seniors
- . Review of Field Use Analysis Summary
- . Preliminary Recommendations
- . Group Discussion
- . Macclesfield Facts
- . Next Steps

Master Plan

- Lower Makefield Township recently adopted a new Parks and Recreation Play for All Master Plan and part of the plan is the rehabilitation of Macclesfield Park due to its high traffic, congestion, and overuse. The intent of this work will be to study and address the issues within Macclesfield Park and to create a plan moving forward that meets the needs of our sports groups and the community.
- The purpose of this would be to devise solutions for community and league needs for ball fields and support facilities such as parking circulation. In the end the master development plan should determine the capacity of the site for ballfields, parking, and circulation and recommendations should be made for improving the park for sports leagues, and park use during the non-organized hours.

INITIAL FINDING PARK BOUNDARY



Parcel 20-045-001

63.02 acres

Parcel 20-045-003-001

31.69 acres

Parcel 20-046-197

6.41 acres

Total Park Deed Area

101.12 acres

Parcel 20-045-001 was acquired with state funds and carries deed restrictions pertaining to park use.

TURF FIELD YMS LEASE AGREEMENT

LEASE AGREEMENT

THIS LEASE AGREEMENT, dated June 19, 2019, 2019, by and between The Township of Lower Makefield, having offices located at 1100 Edgewood Road, Yardley, PA 19067 (hereinafter referred to as "LMT" or the "Township"), and Yardley-Makefield Soccer having an address of 430 Hidden Oaks Drive, Yardley, PA 19067 (hereinafter referred to as "YMS").

In consideration of the mutual promises hereinafter set forth and other good and valuable consideration, the sufficiency of which is hereby acknowledged, LMT and YMS (hereinafter collectively referred to as the "Parties") hereto agree as follows:

ARTICLE I

LEASE, GRANT OF LICENSE, INSTALLATION OF TURF FIELD AND USE

1.01 Lease. LMT hereby leases to YMS and YMS hereby leases from LMT a portion of Macclesfield Park, located at River Road, Yardley, Pennsylvania, as more specifically depicted as Field C on Exhibit "A" attached hereto (hereinafter referred to as the "Leased Premises").

1.02 Grant of License. LMT hereby grants to YMS and YMS hereby accepts from LMT a non-transferable, exclusive license to use the Lease Premises pursuant to the terms and conditions set forth herein.

1.03 Installation and Replacement of Turf Field. LMT hereby grants the right and authority to YMS to install and replace a turf field (hereinafter referred to as the "Turf Field") within the Leased Premises, at YMS's sole cost and expense. LMT hereby grants the right and authority to YMS to install a fence (hereinafter referred to as the "Field Fence") and other improvements within the Leased Premises.

A. YMS shall be responsible to make such applications, pay such fees, and secure any and all permits as may be necessary or required for the installation of the Turf Field and any other improvements within the Leased Premises (including but not limited to, the Field Fence), at YMS's sole cost and expense.

B. Installation or replacement of the Turf Field and of the Field Fence is subject to the review and approval of the Township Engineer.

Parties the Agreement:

Lower Makefield Township (LMT) & Yardley-Makefield Soccer (YMS)

Length of Agreement:

September 9, 2019, to September 8, 2031

Or

Earlier termination of the Lease Agreement by YMS

Key Terms of Agreement:

YMS leases the Leased Premises (Field C) of Macclesfield Park from LMT

LMT grants YMS the right to install and replace the turf field within the Field C limits, as well as install field fence and other improvements within Field C

YMS has right to schedule events at Field C

YMS has sole rights to grant use of Field C to LMT or any other party

YMS is obligated to pay repair and maintenance to the Field C area

KPI & FOCUS GROUP SUMMARY

Summary of Key Person Interviews

- Township Supervisors
- Residents
- Skateboard Advocate
- Neighbors
- Township Maintenance Staff
- Township Manager
- Pennsbury School District

Focus Group Summary

- Adjoining Neighborhoods (Rivergate, Royal Oak, Manor Gate, and Penn Valley Manor)
- Students
- Seniors

KPI & FOCUS GROUP SUMMARY

- Overwhelmingly most consider the park as a sports complex.
- A perimeter loop trail is the most desired facility.
- More pavilions and places to sit are the second most desired amenities.
- Key issues are pedestrian safety, traffic, circulation, parking, scheduling, lighting, and flooding.
- Provide spaces and facilities for those who are not engaged in competitive activities.
- Provide more buffer for adjoining residents and define the public/private boundaries.
- There are limited opportunities in the Township for other sports such as lacrosse, field hockey, ultimate frisbee, and skateboarding.
- Growth and demographic shifts are influencing factors that must be considered in presenting a path forward.

SELECTED—QUOTES

I loved the wading pool that converted to an ice rink as a child. The town came out to watch.

The restrooms are nasty!

Snipes was to have fields 23 years ago, still nothing has happened.

Appreciates that these discussions are happening as in the past the feeling was the TWP was just going to bulldoze and move ahead with whatever they wanted to do.

A cricket pitch was recently installed at the MS campus. Spring flag football for girls and boys is growing. E-Sports, girls wrestling, and ruby growing.

Restroom building is inadequate and poorly located

No reason for seniors to go there so that may be why they don't know about it.

Volleyball courts aren't maintained so they're not used.

Everyone comes here for soccer, you are trapped here if you're not playing the game.

Make it a real park as it's just a bunch of soccer fields.

Clean up and traffic control after the last tournament was the best it has ever been.

Get rid of the fields behind resident's houses and put multiple users on fewer fields.

Rebalance and reallocation of the facilities at Macclesfield Park should be investigated first followed by investigations on the impacts elsewhere

FIELD NEEDS

Lower Makefield Football Association (LMFA)

Teams*	Fields Available	Current Need	Current Deficit
42	5**	5	0

Yardley Makefield Soccer (YMS)

Teams	Fields Available	Current Need	Current Deficit
120	13*	15	-2

Pennsbury Athletic Association (PAA)

Field Size	Teams	Fields Available	Current Need	Current Deficit
60' Diamond	66	15	19	-4
70' Diamond	8	2	3	-1
90' Diamond	4	2	2	0

PRELIMINARY—RECOMMENDATIONS

- 1 Improve programming, update existing facilities, and provide overflow parking area at Macclesfield.
- 2 Partner with School District for better use and maintenance of underutilized fields and spaces.
- 3 Enhance Caiola, Stoddard and/or Fred Allen Complexes to include lights and turf existing fields.
- 4 Develop new facilities to address immediate and future unmet needs at other locations.

1

Improve programming, update existing facilities, and provide overflow parking area at Macclesfield.

1

A



Field	Current	Fields Lost	Fields Gained	Net Gain/Loss
Rectangular	15	-10	+1*	-9
60' Diamond	1	-1	0	-1
70' Diamond	1	-1	0	-1
90' Diamond	1	-1	0	-1

River Rd

Delaware River

1

B



Field	Current	Fields Lost	Fields Gained	Net Gain/Loss
Rectangular	15	-3	+1*	-2
60' Diamond	1	-1	0	-1
70' Diamond	1	-1	0	-1
90' Diamond	1	-1	0	-1

River Rd

Delaware River

1

C

Delaware Canal Towpath

BOARDWALK TRAIL CONNECTION TO D&L TOW PATH

MEADOWS

PRACTICE FIELD

EMPTY FEATURE

SWIM

River Rd

Delaware River

Field	Current	Fields Lost	Fields Gained	Net Gain/Loss
Rectangular	15	-2	+1*	-1
60' Diamond	1	-1/2	0	-1/2
70' Diamond	1	0	0	0
90' Diamond	1	0	0	0

2

Partner with School District for better use and maintenance of underutilized fields and spaces.

2

Memorial Park

Quarry Hill Elementary

Afton Elementary

Macclesfield Park

Pool Complex

Edgewood Elementary

Stoddard Fields & Greg Caiola Complex

Fred Allan Complex

Boehm Middle School

Township Owned / Controlled

Other Available Fields





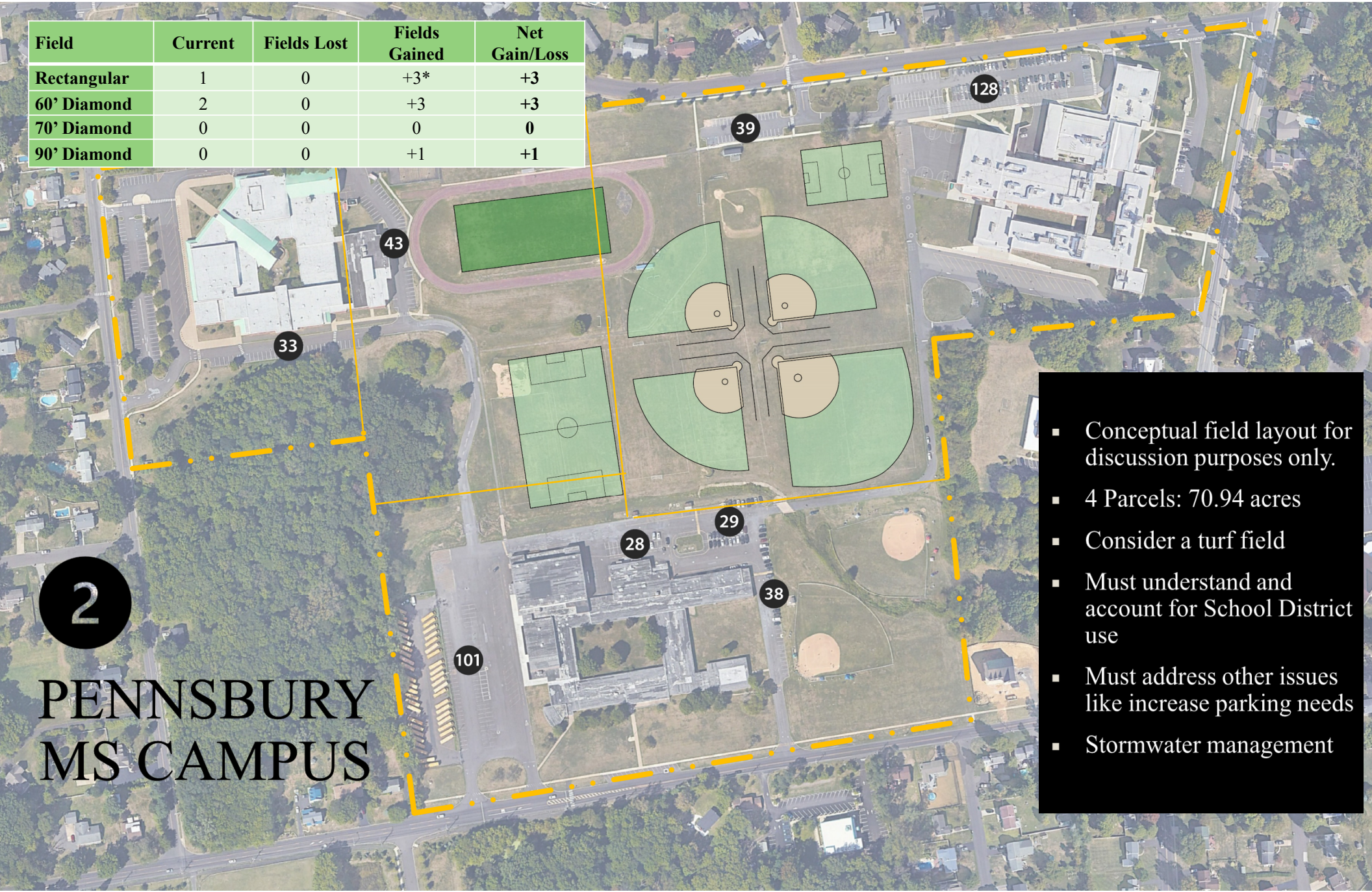
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**PENNSBURY
MS CAMPUS**

4 Parcels: 70.94 acres

Field	Current	Fields Lost	Fields Gained	Net Gain/Loss
Rectangular	1	0	+3*	+3
60' Diamond	2	0	+3	+3
70' Diamond	0	0	0	0
90' Diamond	0	0	+1	+1

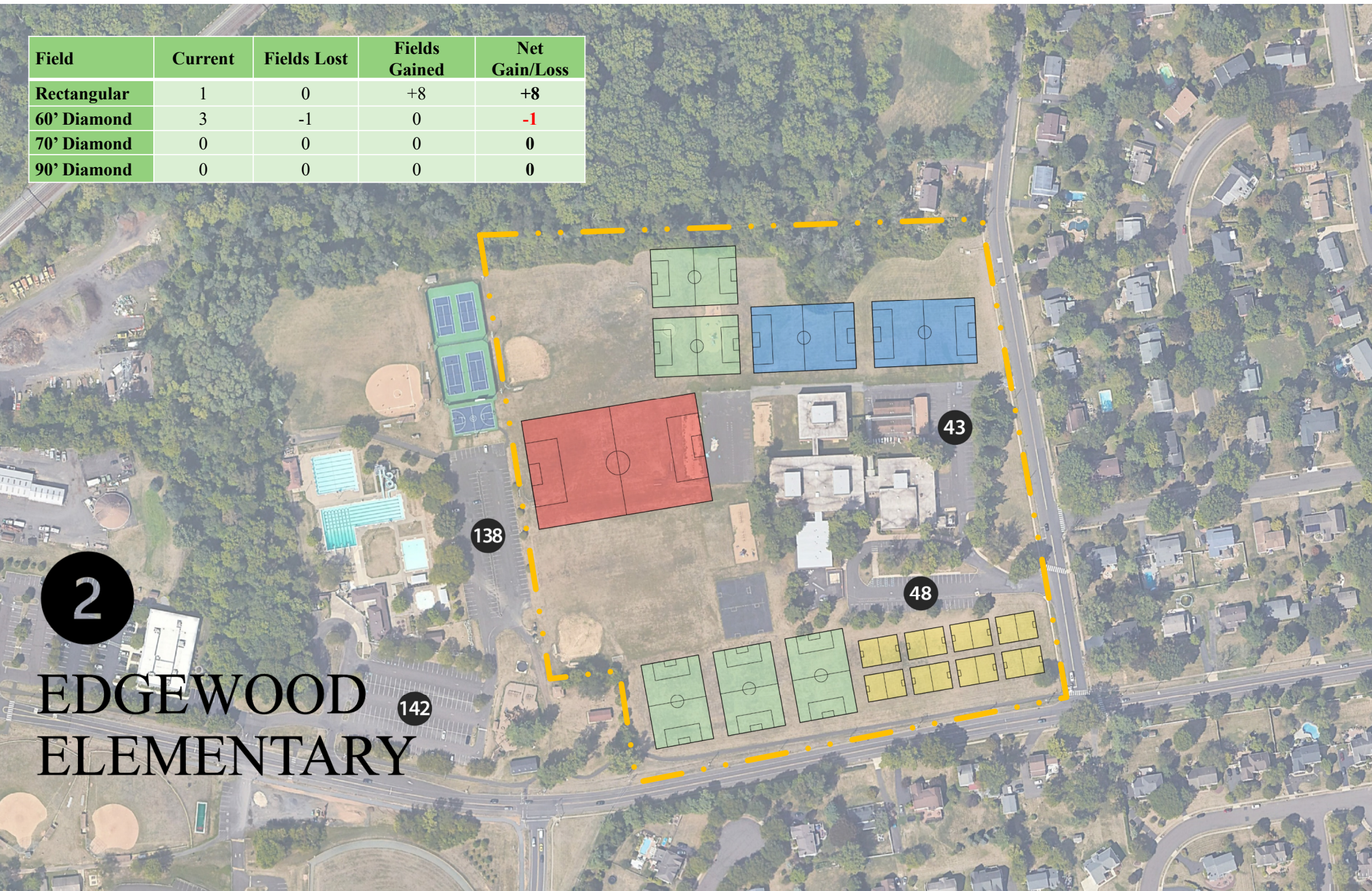
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PENNSBURY MS CAMPUS

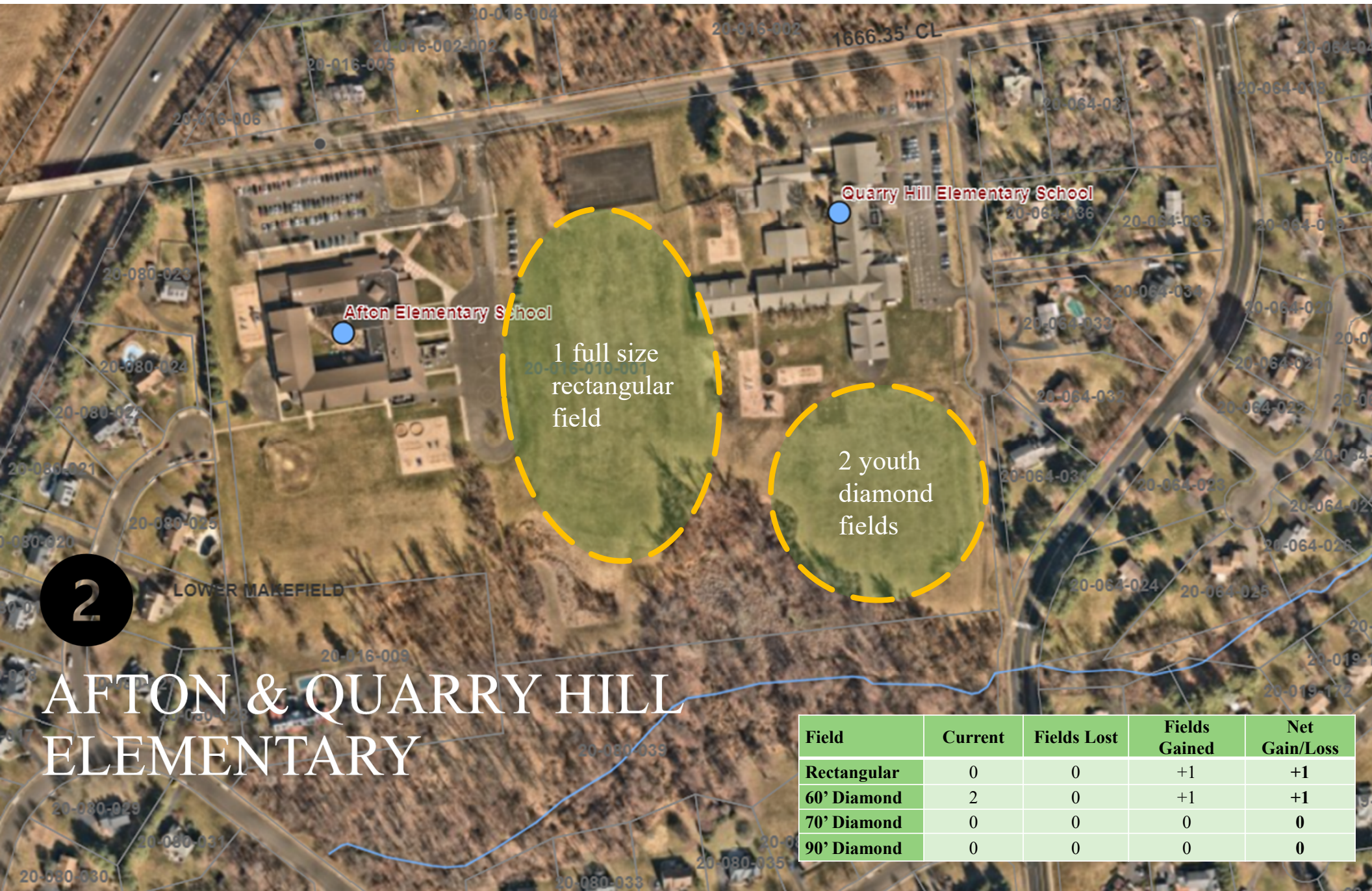


- Conceptual field layout for discussion purposes only.
- 4 Parcels: 70.94 acres
- Consider a turf field
- Must understand and account for School District use
- Must address other issues like increase parking needs
- Stormwater management

Field	Current	Fields Lost	Fields Gained	Net Gain/Loss
Rectangular	1	0	+8	+8
60' Diamond	3	-1	0	-1
70' Diamond	0	0	0	0
90' Diamond	0	0	0	0



EDGEWOOD
ELEMENTARY



2

AFTON & QUARRY HILL ELEMENTARY

Field	Current	Fields Lost	Fields Gained	Net Gain/Loss
Rectangular	0	0	+1	+1
60' Diamond	2	0	+1	+1
70' Diamond	0	0	0	0
90' Diamond	0	0	0	0

3

Enhance Caiola, Stoddard and/or
Fred Allen Complexes to include
lights and turf existing fields.



3

- Consider turf for 2 fields and include field lighting
- Must address other issues:
 - increased parking needs,
 - connectivity with pool property, community center, and stormwater management.

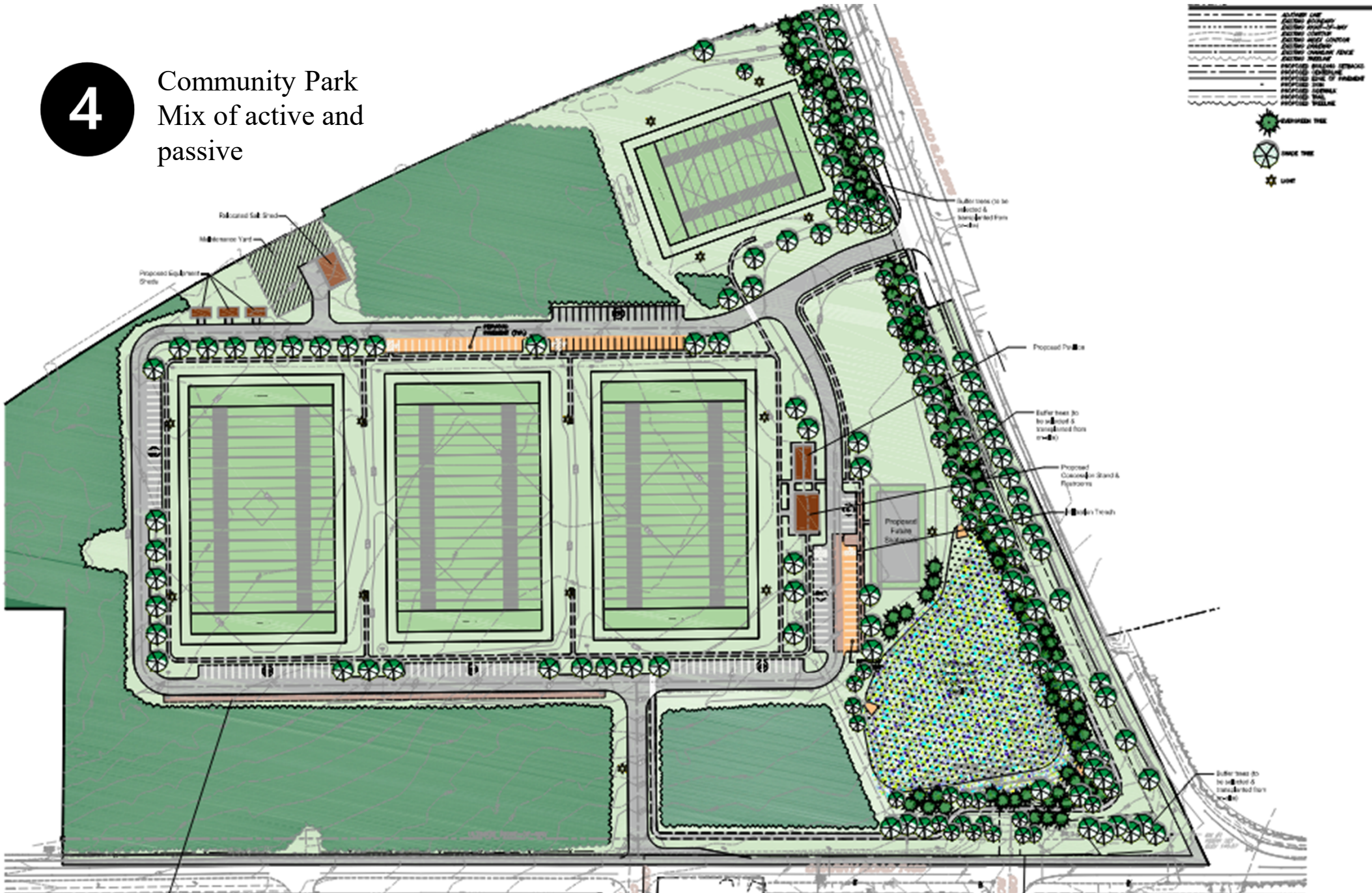
Field	Current	Fields Lost	Fields Gained	Net Gain/Loss
Rectangular	0	0	0	0
60' Diamond	7	0	+1*	+1
70' Diamond	0	0	0	0
90' Diamond	1	0	+1*	+1

4

Develop new facilities to address immediate and future unmet needs at other locations.

4

Community Park Mix of active and passive



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Next Steps:

- Understand School Use of Existing Facilities
- Understand Needs of Other Groups Not Currently Served
 - Field hockey, lacrosse, cricket, ultimate frisbee, rugby, others?
- Refine Preliminary Recommendations
- Update, Revise, and Complete Sports Field Demand and Capacity Analysis
- Plan For Public Meeting
- Schedule and Conduct Public Open House Meeting