

Agenda

Meeting 1 - 11.14.2022	Preliminary Site Assessment
Meeting 2 - 01.09.2023	Preliminary Field Usage Discussion
Meeting 3 - 06.28.2023	Preliminary Recommendations
Meeting 4 - 11.14.2023	Pre-Final Design/Public Meeting

- Welcome and Introductions
- Recap of Project Purpose
- Update on Turf Field Use Agreement
- Implications of Reshaping Macclesfield Park
- Field Use Analysis Summary
- Prefinal Design Plan
- Path Forward
- Public Meeting
- Next Steps

Master Plan Goal

- 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.



	Field	Current	Fields Lost	Fields Gained	Net Gain/Loss
A	Rectangular	15	-10	+1*	-9
	60' Diamond	0	0	0	0
	70' Diamond	1	-2	0	-2
	90' Diamond	2	-2	0	-2

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

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

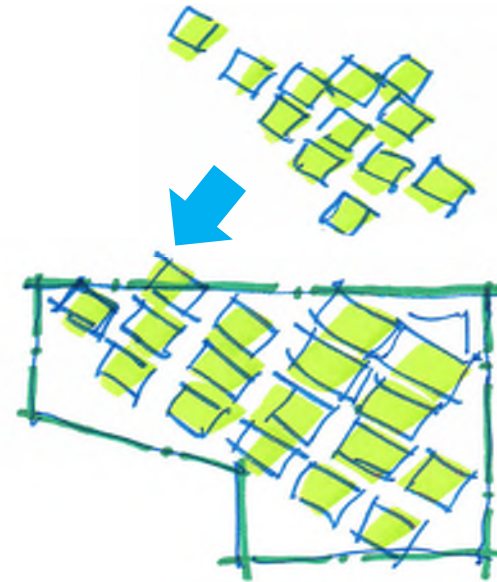
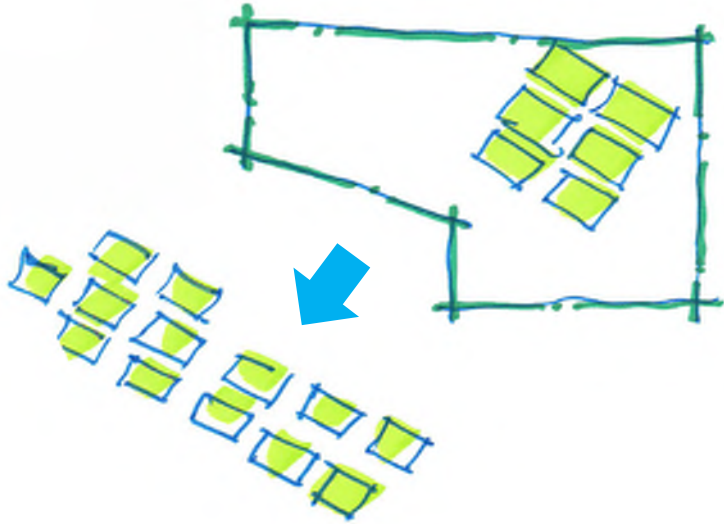
* Field gain due to new turf field

SPORTS GROUP FOCUS GROUP SUMMARY

- The alternatives presented create more of a community park and address the problems at Macclesfield Park but in doing so, increase field deficits for soccer and baseball/softball. We can't move this problem down the road.
- Sports groups want to be part of the solution and be a big part of the community. The design team has done a great job showing the compromises that are required to solve these issues. No one coming out of this process feeling like they won – still many questions. All acknowledged that there is inherent problem associated with Macclesfield Park and in order to address them everyone must give up something. We must all work together YMS, PAA, and LMT to look at the big picture to meet everyone's needs.
- A clear plan of commitments, steps and sequencing of activities need to be outlined so sports groups are not boxed in since they are compromising existing facilities that are currently in play at Macclesfield Park.
- The need to address baseball must be first. We can't do anything without first accommodating the potential loss of fields. We can't get rid of fields just to have open space for the neighbors. We need to move the baseball fields to solve the safety problems.
- Snipes is a logical solution to be considered for development of a baseball complex. Or the Township needs to pursue more land to meet recreation needs for active sports.
- Need to put forth the best vision for Mac/ Then for the sports groups. This really is a domino effect and the overall costs for lights, parking

Reshape + Rebalance

Reduce the impacts from programming



Unmet needs for additional active recreation from both existing and new user groups

Park is operating beyond it's carrying capacity

Where and how do we accommodate unmet, future, and impacts of re-programming Macclesfield?



- **Potential Partner Organizations**
- **Existing Parks and Open Space**
- **New Parks**

OTHER LANDS CONSIDERED

- Dog Park
- Schuyler Tennis Courts
- Fred Allen
- Lower Makefield Township Sports Complex (Caiola and Stoddard Fields)
- Five Mile Woods
- Community Park / Pool Facility
- Memorial Park
- Patterson Park
- Torbert Farm
- Grey Nun
- Shady Brook Farm
- Snipes Property
- School District Owned Properties

PRELIMINARY—RECOMMENDATIONS

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

PRELIMINARY—RECOMMENDATIONS

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

2



- | | | | | | | |
|----------------------------|----------------------------|---|---------------------------------|----------------------------|--|-------------------------------|
| 1. Reassigned Entry Drive | 6. PickUp/ Drop Off Area B | 11. Existing Turf Field | 19. Team Testing Area | 24. Reststops/Viewing Area | 29. Wetland Boardwalk
Connection to D&L Trail | 33. Accessible Parking Spaces |
| 2. Parking Area 1 | 7. PickUp Drop Off Area C | 12. Proposed Turf Field | 20. Large Pavilion | 25. Medium Pavilion | | |
| 3. Parking Area 2 | 8. PickUp/ Drop Off Area D | 13. Existing Soccer Fields to
Remain | 21. Concession + Restroom | 26. Volleyball Courts | | |
| 4. Parking Area 3 | 9. Football Fields | 14. Entry Sign and Sculptural
Elements | 22. Splash Pad and Misting Area | 27. Skatepark/ Pump Track | | |
| 5. PickUp/ Drop Off Area A | 10. Soccer Field | 15. Pedestrian Promenade | 23. Community Lawn | 28. Family Game Area | | |
| | | 16. Paved Loop Trail | | | | |
| | | 17. Themed Playground | | | | |
| | | 18. Stormwater Management | | | | |

FIELD ANALYSES

Existing Fields:

- 15 of 17 Township controlled rectangular fields are located at Macclesfield Park
- 3 of 4 lighted diamond fields are located at Macclesfield Park

Summary of Field Needs:

- Football – no fields needed
- Soccer – need 2 fields
- Baseball / Softball –
 - Need 1-90' diamond field
 - Need 1-70' or 90' diamond field

Notes For Analyzing Proposed Fields:

- 1 lighted field is equivalent to 2 non-lighted fields
- 1 turf field is equivalent to 2 grass fields

Existing Available Fields in Lower Makefield Township					
Township Controlled Locations	Small Size Rectangular Fields	Full Size Rectangular Fields	60 Foot Diamonds	70 Foot Diamonds	90 Foot Diamonds
Macclesfield Park	7	8 ¹		1 ¹	2 ¹
Fred Allen Softball Complex			3		
Stoddard Fields & Greg Caiola Baseball Complex			3	1	1
Memorial park		2 ²			
Pool Field			1 ¹		
Total	7	10	7	2	3

Notes:

- Lighted Fields - 5-1/2 Full Size Fields; and 1 60', 1 70', and 2 90' Diamonds
- Practice field(s) only

Non-Township Controlled Locations	Small Size Rectangular Fields	Full Size Rectangular Fields	60 Foot Diamonds	70 Foot Diamonds	90 Foot Diamonds
Middle School Campus		3	2		2
Quarry Hill Elementary School			1 ¹		
Afton Elementary School			1 ¹		
Edgewood Elementary School		1	2		
Total	0²	4	6	0	2

Notes:

- Practice field(s) only
- Edgewood Elementary open areas used for U3 to U6 practice "4v4" fields.

FIELD ANALYSES

Existing Field Needs

Rectangular Fields

- 2

Diamond Fields

- 2

Impacts of Reshaping
and Rebalancing of
Macclesfield Park

Rectangular Fields

- 4

Diamond Fields

- 5

Field	Current	Fields Lost	Fields Gained	Net Gain/Loss	Current Deficit	Total Future Deficit
Rectangular	15	-3	+1*	-2	-2	-4
60' Diamond	0	0	0	0	0	0
70' Diamond	1	-1	0	-1	-1	-2
90' Diamond	2	-2	0	-2	-1	-3

* Additional field gained by turfing field.

PARKING ANALYSES




- Existing Parking Count: 556 spaces
- Required Parking Example:
 - Average Per Field
 - 30 players (2 teams of 15)
 - 2 coaches (1 team)
 - 50 spectators (25/team)
 - 2 refs or umpires
 - 84 people per field**
 - 84 + 84 (next teams) = 168 persons per field peak use
- Assume 2.5 people per car = 67 spaces
- Daily rate of 60% of peak use = 40 spaces
- Plan for 40 spaces per field
- Provision for Overflow Parking

Field	Field Size	Representative # of Fields	Existing Parking Needs (Typical Day)	Proposed Parking Needs (Typical Day)
C	11 v 11	2	80	80
D	11 v 11	2	80	80
E	11 v 11	2	80	80
F	11 v 11	1	40	40
G	11 v 11	2	80	80
H	11 v 11	1	40	-
I	11 v 11	1	40	-
L	11 v 11	1	40	40
L1	9 v 9	1	40	40
L2	9 v 9	1	40	40
N1	7 v 7	1	40	40
N2	7 v 7	1	40	40
N3	7 v 7	1	40	40
N4	7 v 7	1	40	40
N5	7 v 7	1	40	-
Diamond 1	70'	1	40	-
Diamond 2	90'	1	40	-
Diamond 3	90'	1	40	-
Total:			880	640

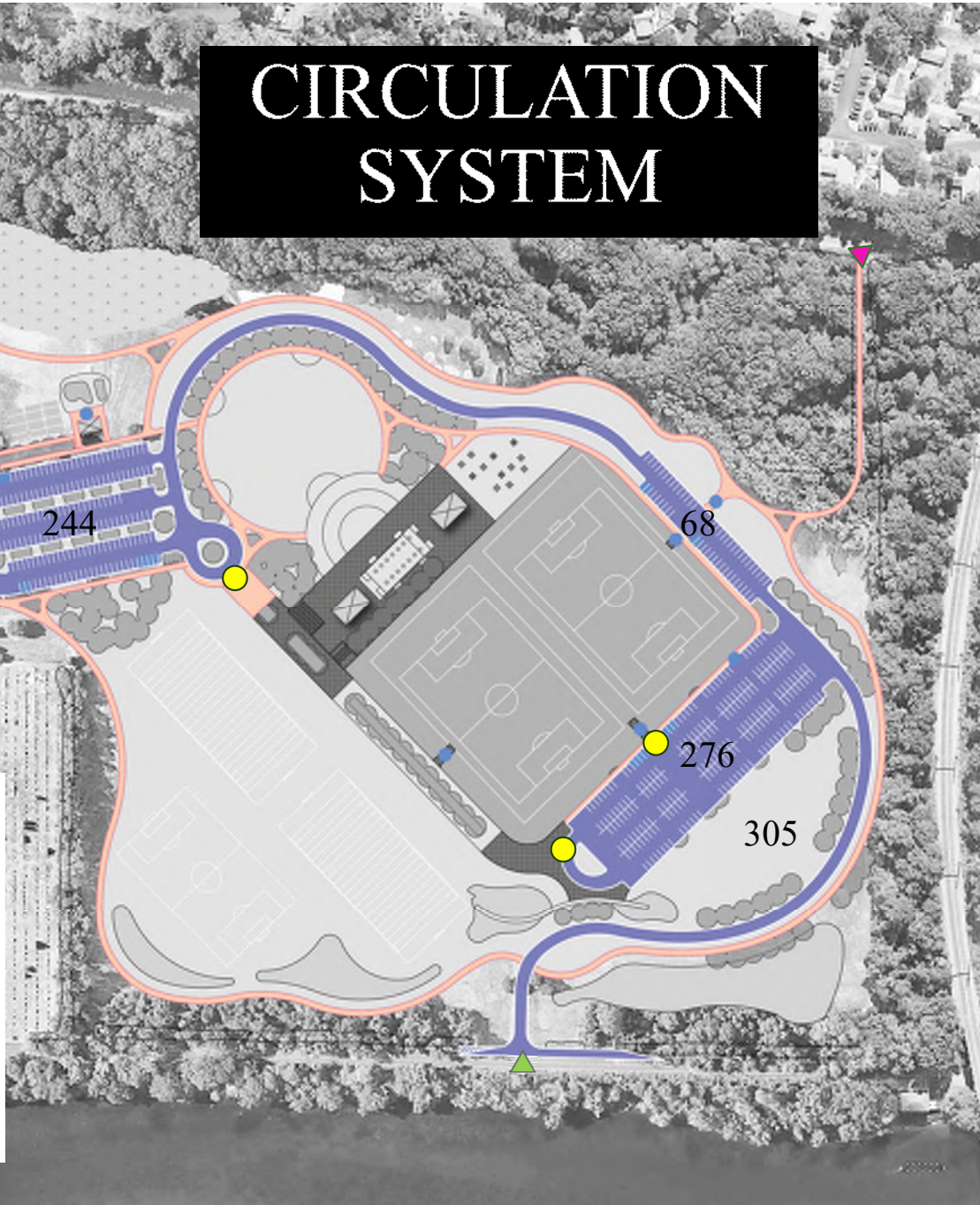
CIRCULATION SYSTEM

-  Access Drive Loop
-  Bituminous Paved Trail
-  Boardwalk
-  ADA Parking
-  ADA Access

Total Proposed
Parking =
588 Spaces (18 HC)

-  Vehicular Access
-  Pedestrian Access
-  Drop/Off
Pick Up + Emergency Access





*305 overflow parking can be accommodated








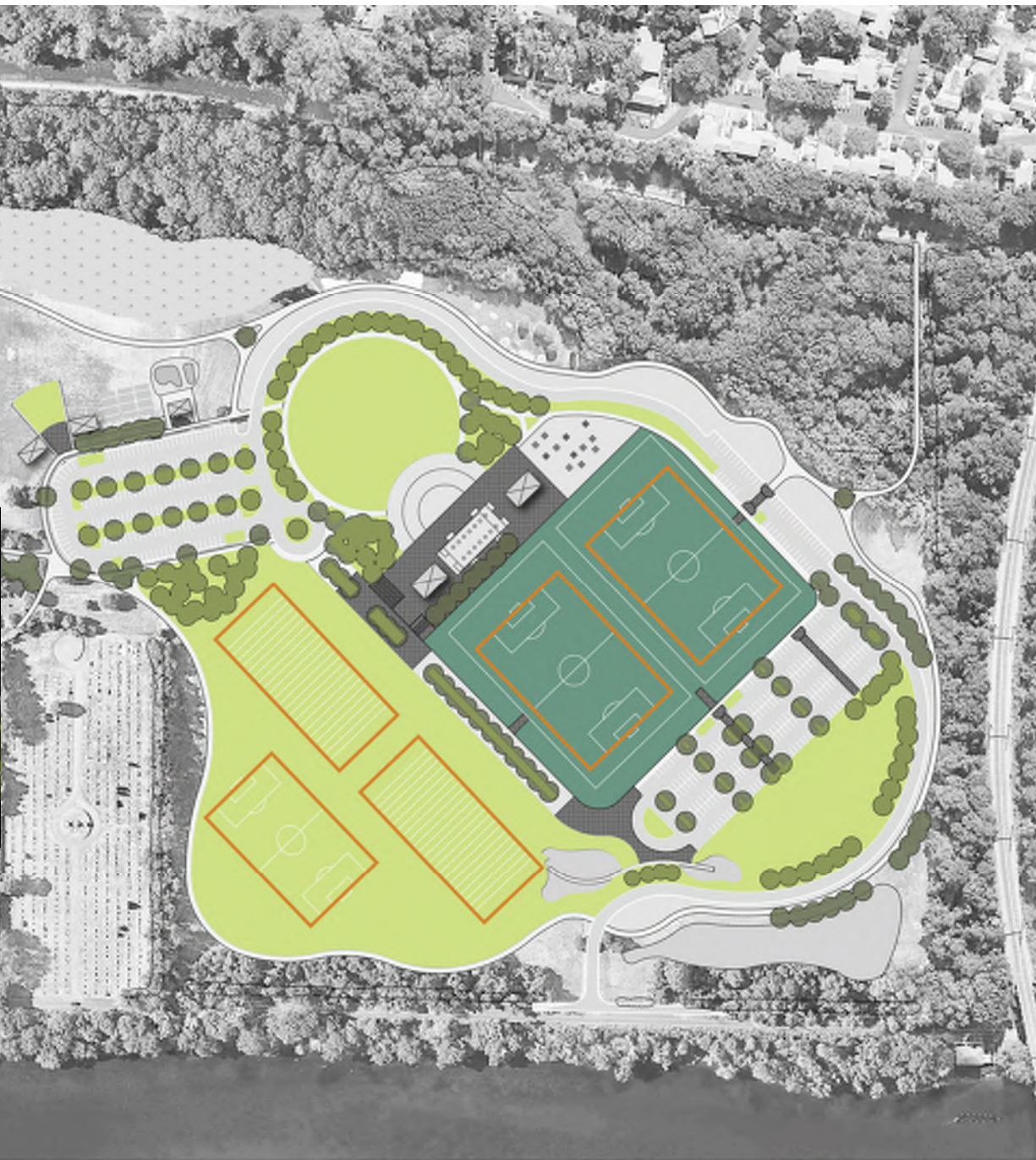
Overflow Parking Area



-  Outer Loop - 2mi
-  Outer Loop - 1.5mi
-  Central Loop - 1.25mi
-  Boardwalk - 0.15mi



-  Lighted Field
-  Grass Lawn
-  Turf Lawn

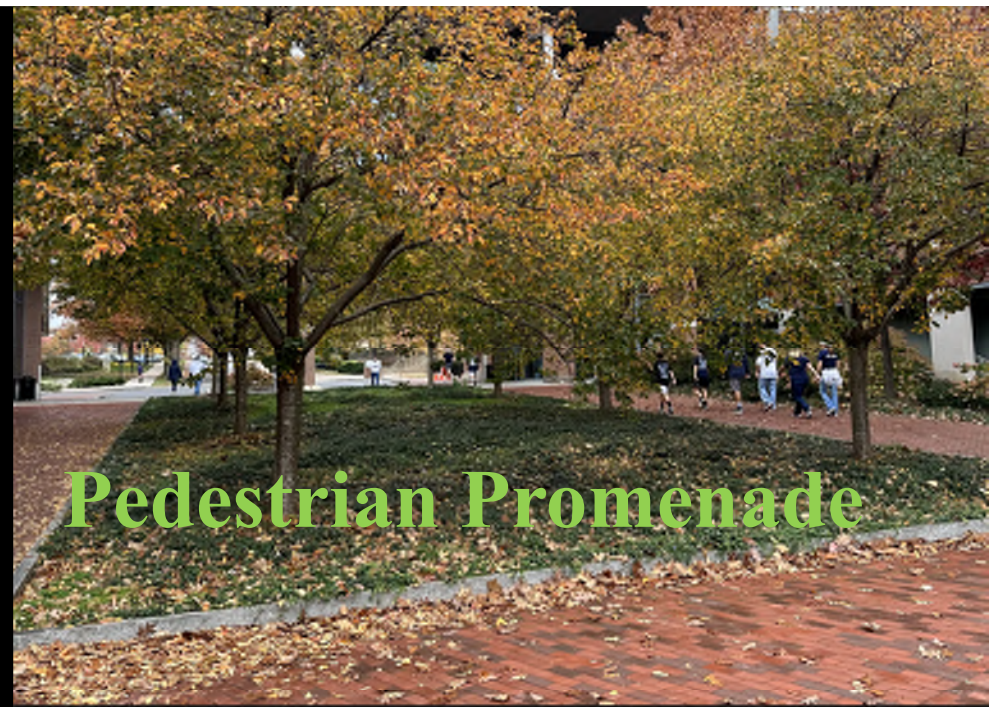




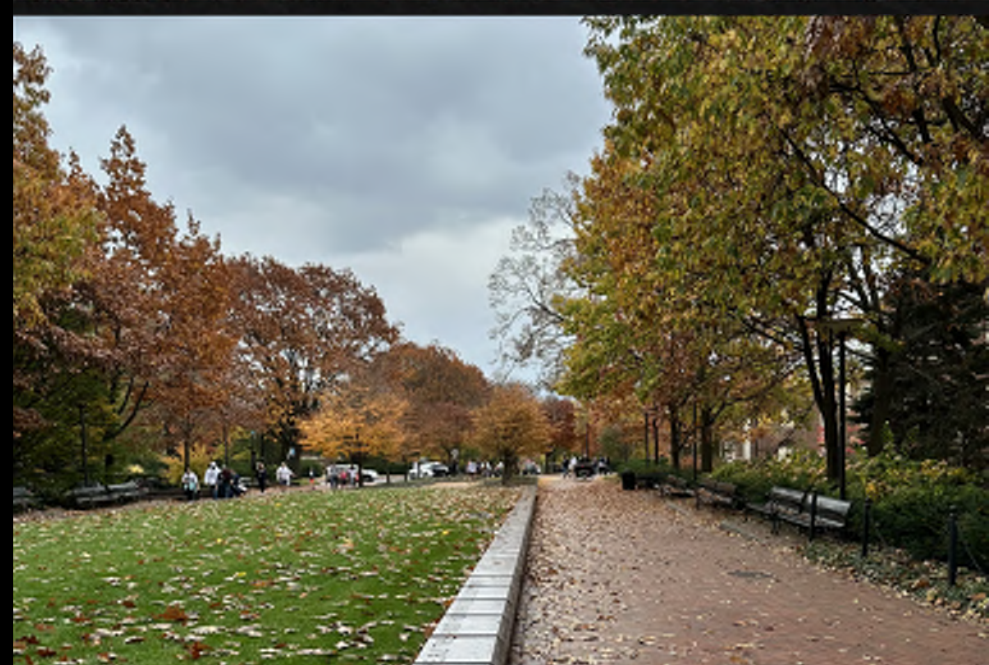
Entry Signage



Art In the Park – Sculptural Entry Feature

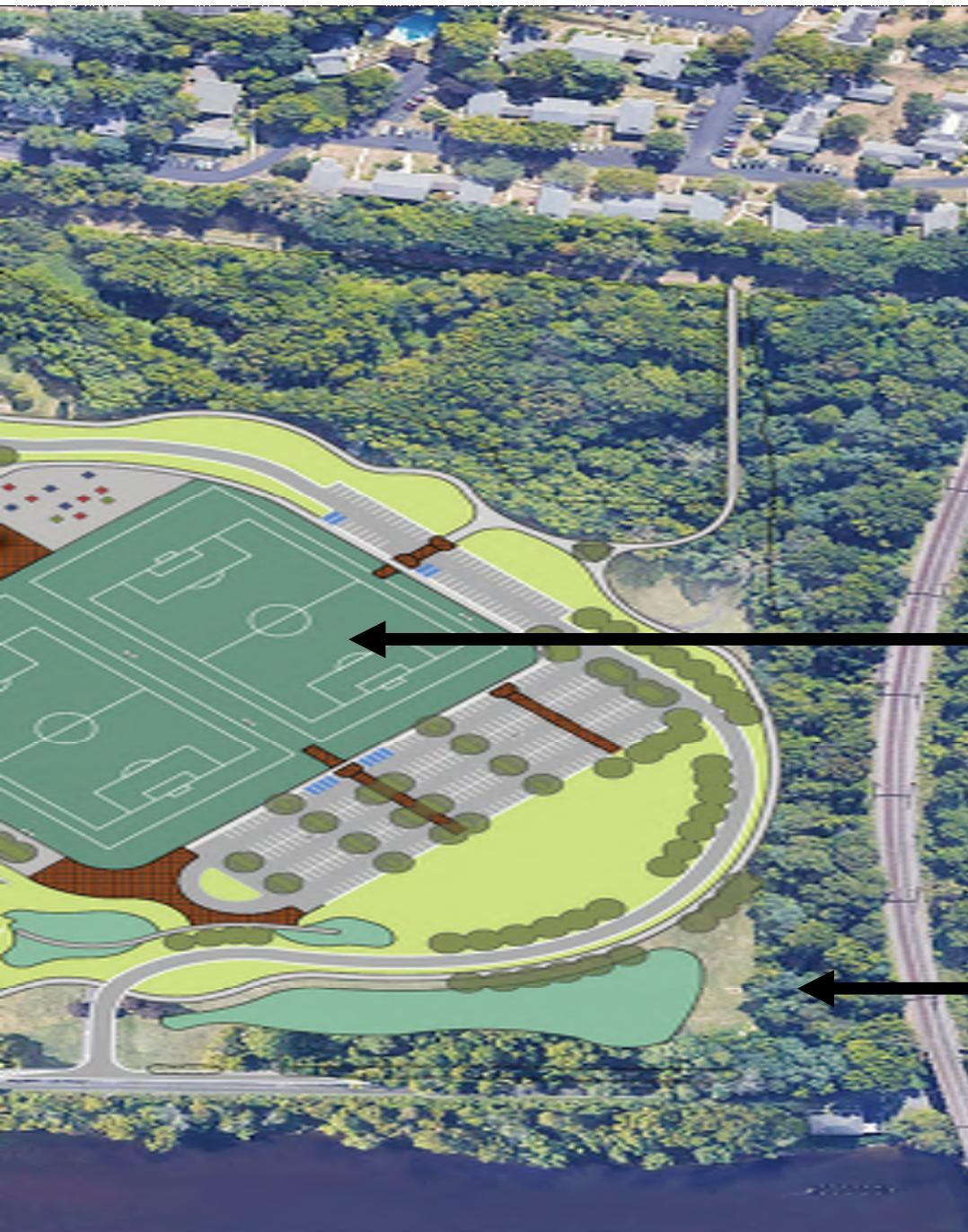


Pedestrian Promenade



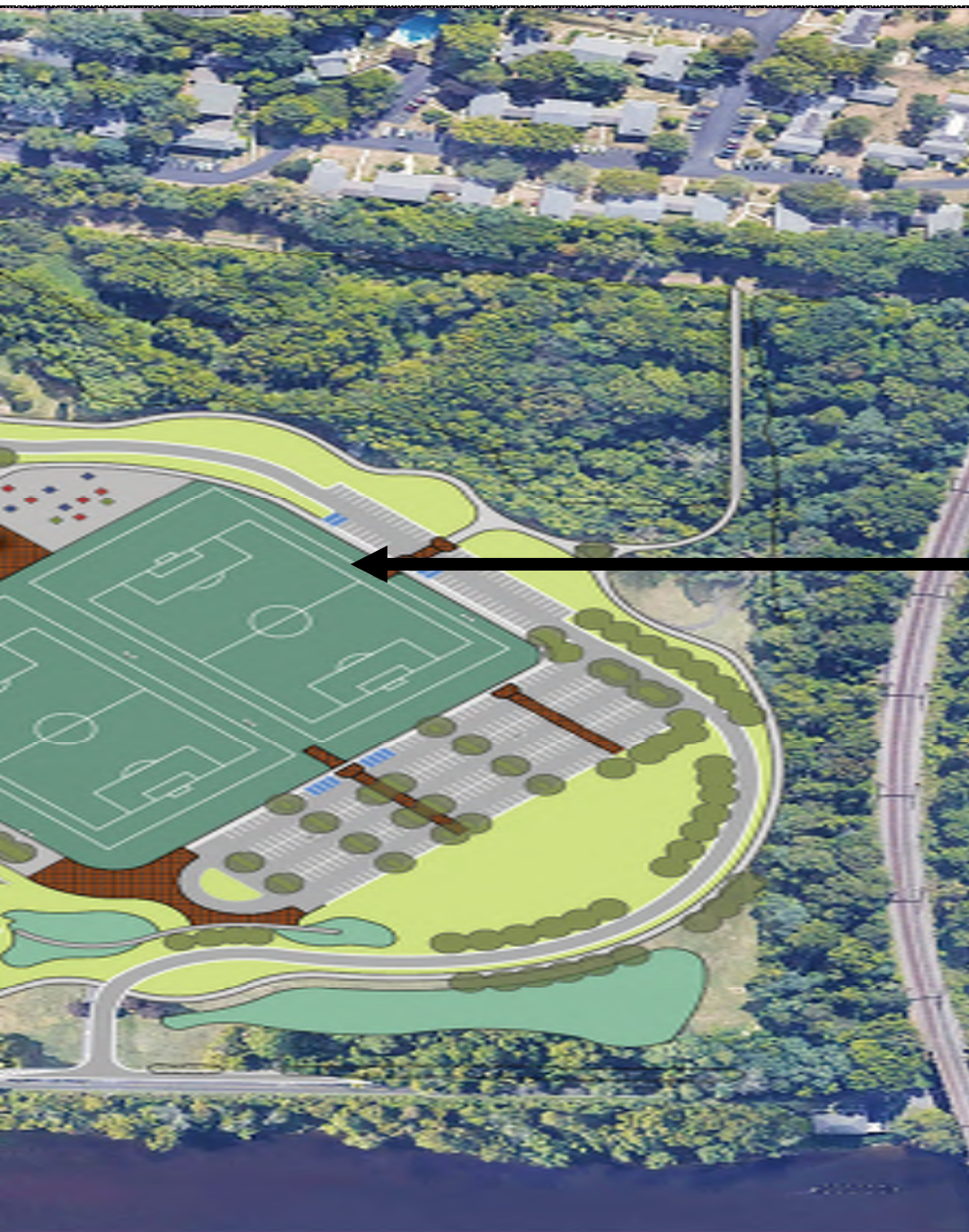


Restroom + Concessions



Floodproofing

**Stormwater
Management**



Themed Playground



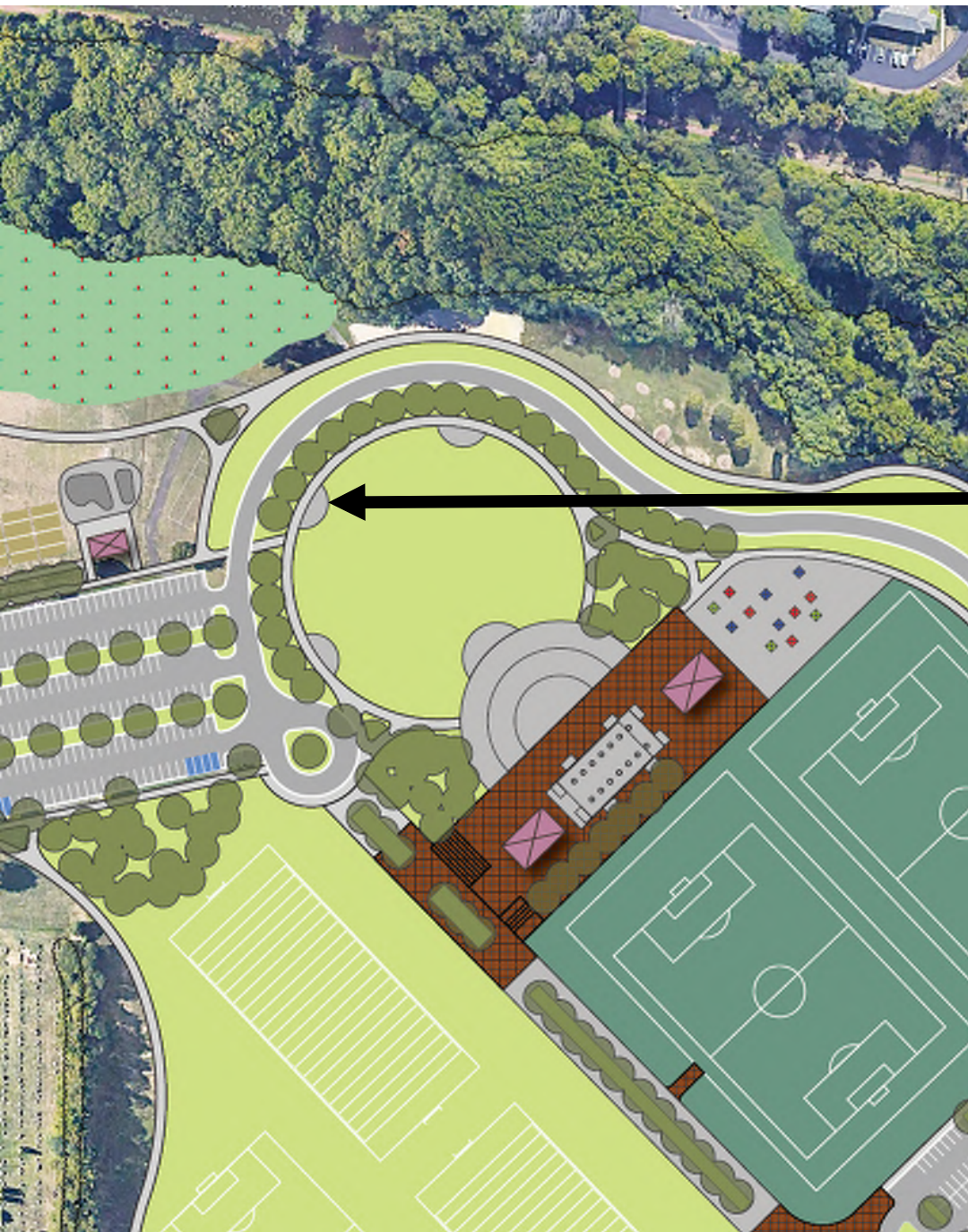
Misters + Water Feature



Skate Park and Pump Track



**Boardwalk Connection
to D & L Trail**



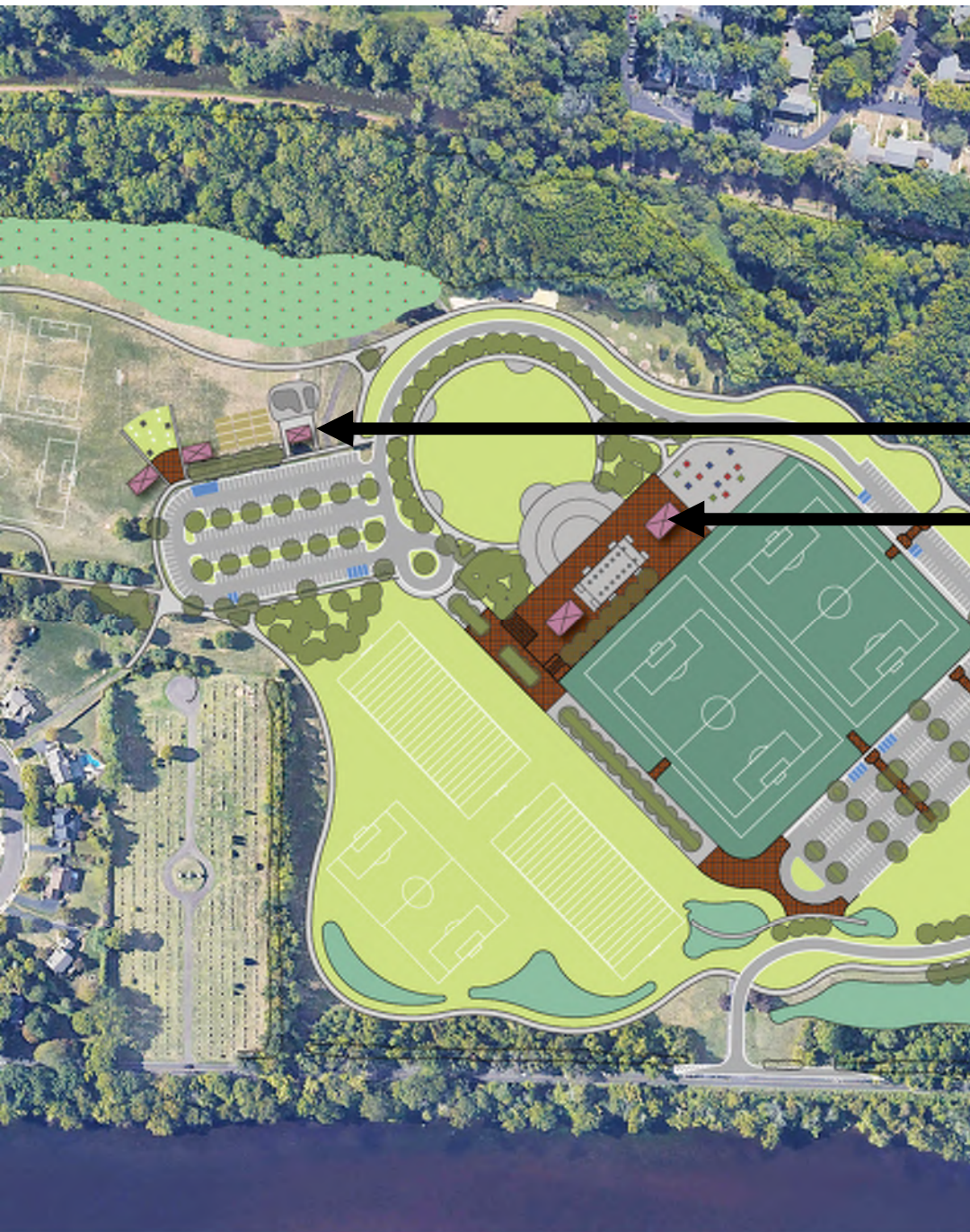
Rest Stops + Overlooks



Community Lawn



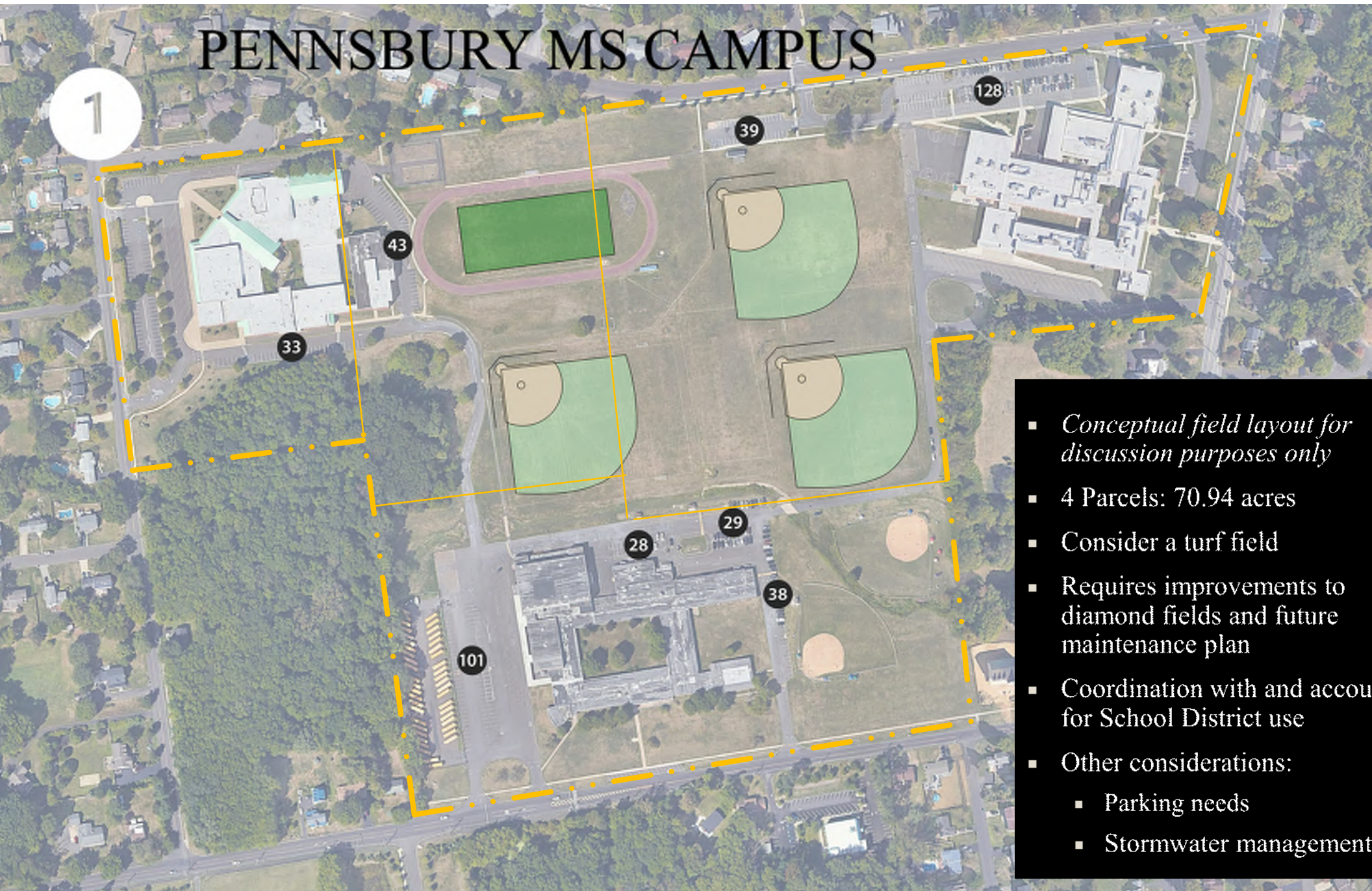
Outdoor Games Area



Community Pavilions

PENNSBURY MS CAMPUS

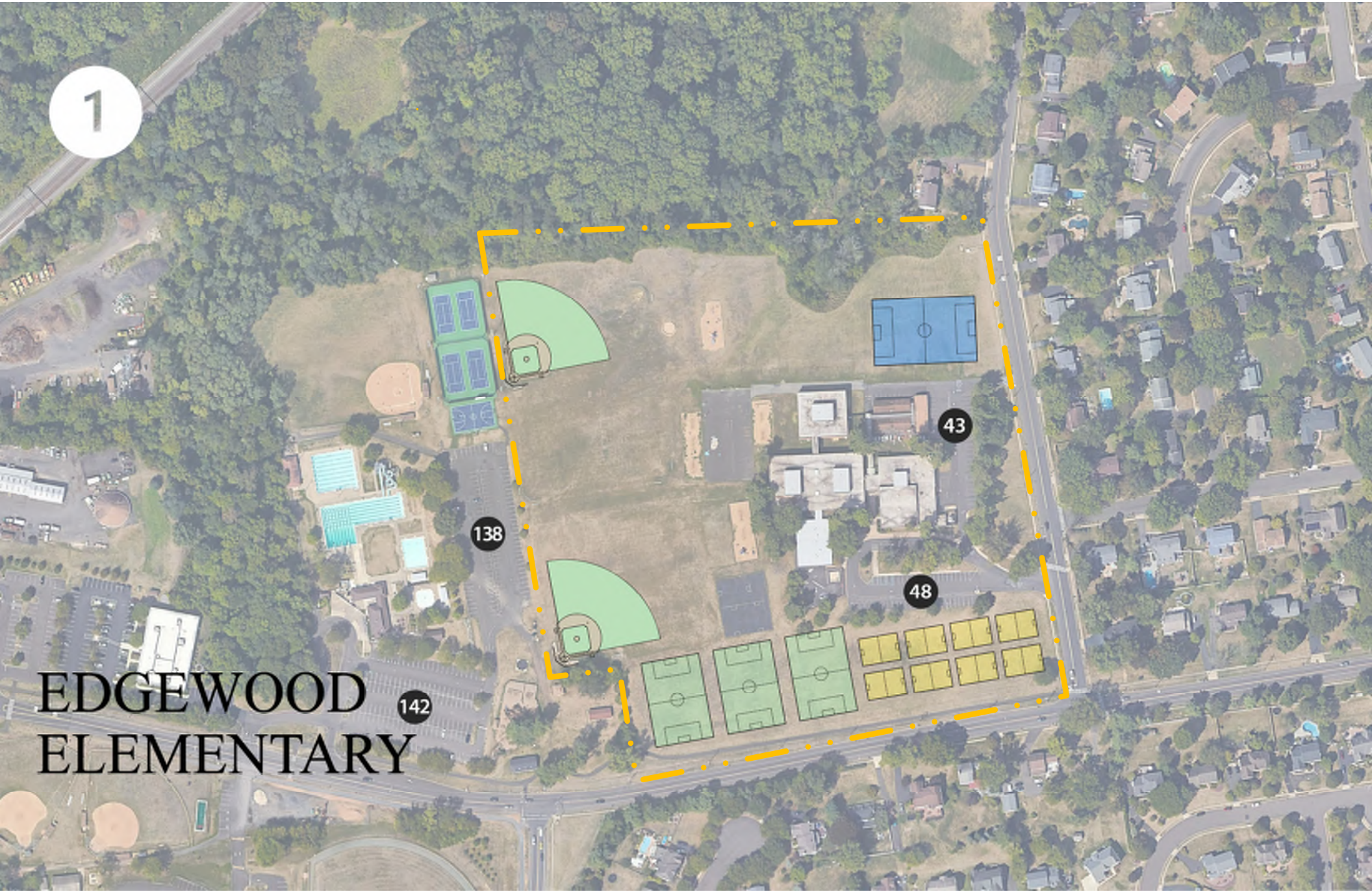
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- *Conceptual field layout for discussion purposes only*
- 4 Parcels: 70.94 acres
- Consider a turf field
- Requires improvements to diamond fields and future maintenance plan
- Coordination with and account for School District use
- Other considerations:
 - Parking needs
 - Stormwater management

1

EDGEWOOD ELEMENTARY



138

142

43

48

49

1

- Provide field lighting for 90' and 70' diamonds
- Consider turf for lighted fields
- Other Considerations:
 - Parking needs
 - Connectivity with pool property, community center, and stormwater management

Field	Fields Currently Used	Fields Lost	Fields Gained	Net Gain/Loss	Cumulative Future Deficit
Rectangular	0	0	0	0	-4
60' Diamond	6	0	0	0	0
70' Diamond	1	0	+1*	+1	-1
90' Diamond	1	0	+1*	+1	-2

* Additional field gained by lighting field.

SNIPES PROPERTY
(+/-35 acres)

Tax ID: 20-016-022; 20-016-001-001
Lower Makefield, Bucks County, PA

 Snipes Boundary
Roadway



**SNIPES PROPERTY
(+/-35 acres)**

Tax ID: 20-016-022; 20-016-001-001
Lower Makefield, Bucks County, PA

Snipes Boundary

Roadway

Wetland Buffer

Priority

High

Medium-High

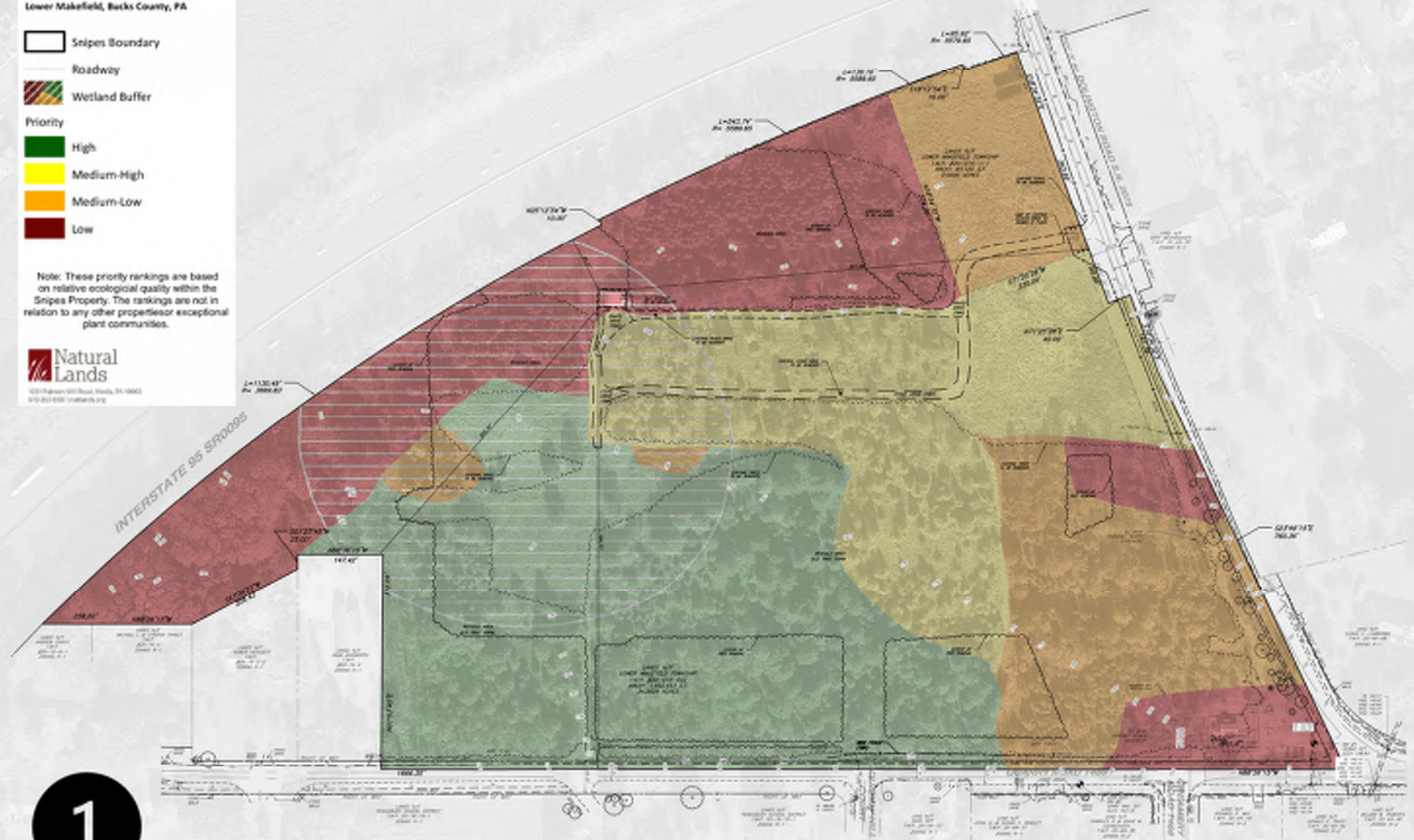
Medium-Low

Low

Note: These priority rankings are based on relative ecological quality within the Snipes Property. The rankings are not in relation to any other properties or exceptional plant communities.

Natural
Lands

1001 Johnson Road, Suite 201, 1000
P.O. Box 1500, Philadelphia, PA



SNIPES PROPERTY
(+/-35 acres)

Tax ID: 20-016-022; 20-016-001-001
Lower Makefield, Bucks County, PA

 Snipes Boundary
 Roadway



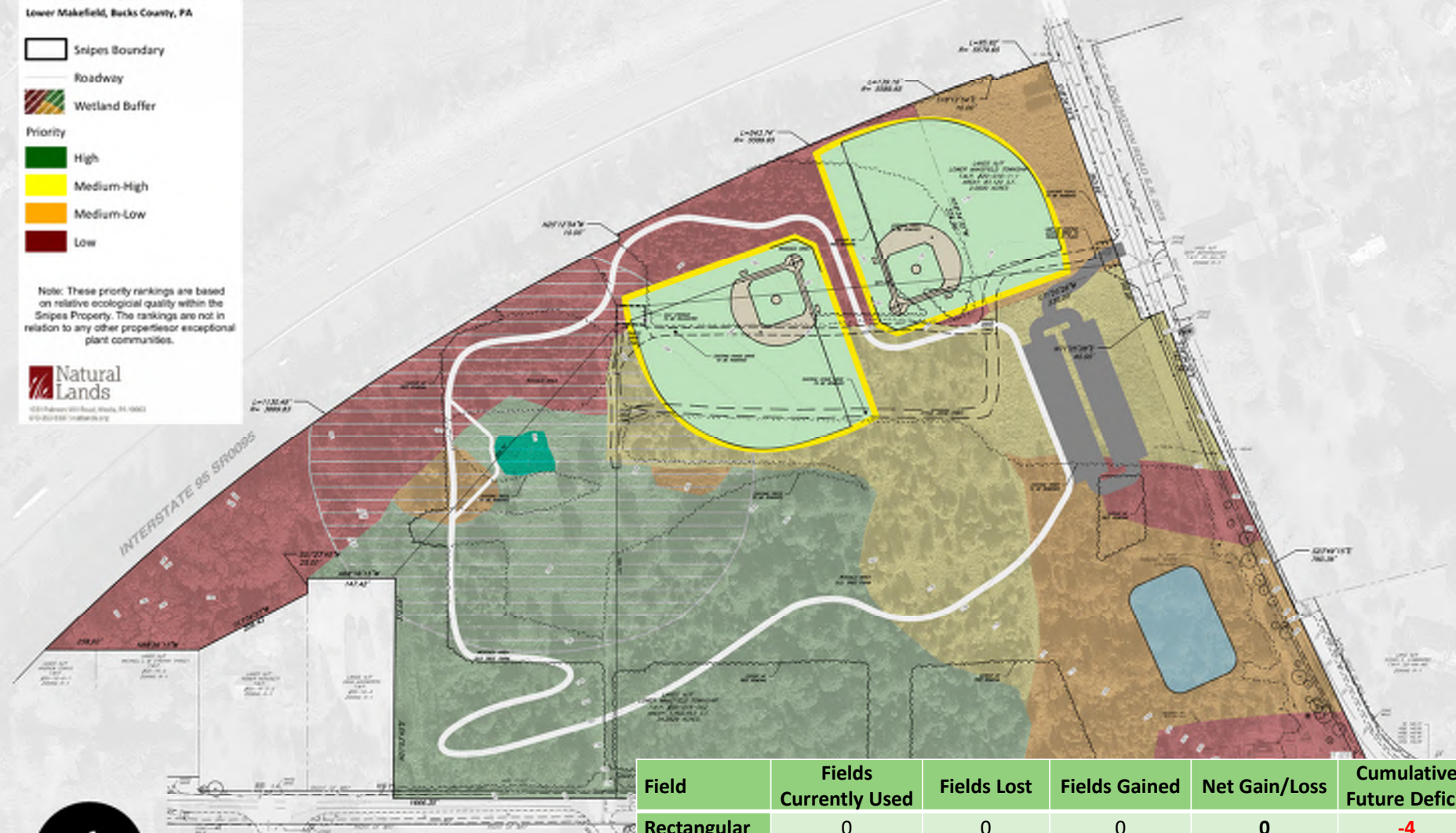
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**SNIPES PROPERTY
(+/-35 acres)**

Tax ID: 20-016-022; 20-016-001-001
Lower Makefield, Bucks County, PA

-  Snipes Boundary
-  Roadway
-  Wetland Buffer
- Priority**
-  High
-  Medium-High
-  Medium-Low
-  Low

Note: These priority rankings are based on relative ecological quality within the Snipes Property. The rankings are not in relation to any other properties or exceptional plant communities.



1

Field	Fields Currently Used	Fields Lost	Fields Gained	Net Gain/Loss	Cumulative Future Deficit
Rectangular	0	0	0	0	-4
60' Diamond	0	0	0	0	0
70' Diamond	0	0	+2*	0	+1
90' Diamond	0	0	+2*	0	0

* Counts as 2 fields by being lighted.

FIELD ANALYSES

Impacts of Reshaping
and Rebalancing of
Macclesfield Park

Rectangular Fields

- 4

Diamond Fields

- 5

Caiola and Snipes
Improvements

Rectangular Fields

- 4

Diamond Fields

+ 1

Public Meeting

When - January?

Best Time – 6:30-8:30 pm

15-minute project introduction, goals, and objectives

45-minute presentation and overview of planning process

60 minutes (4 input stations) - set up for Q&A and individual input

Thank you for your attention! Now its your turn.....

We would like your thoughts, input, and ideas for reshaping Macclesfield Park. Provide feedback on the framework for the Concept Plan, and the preliminary recommendations presented.

- Station **1** Reshaping Macclesfield: does the prefinal design meet the project goals for reshaping and rebalancing the park.
- Station **2** Collaboration and Partnership : coordinate with the School District for better use and maintenance of underutilized fields and spaces.
- Station **3** Enhance Caiola, Stoddard and/or Fred Allen Complexes to include lights and turf existing fields.
- Station **4** Develop new facilities to address immediate and future unmet needs at other locations.

Post comments on-line at Township's [Website or Zen City??](#)

[Need link form Monica](#)

Contact:

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amears@jmt.com

Next Steps:

- Summarize feedback from tonight's meeting
- Prepare for public meeting
- Summarize feedback from plan
- Update recommendations
- Present to LMT BOS
- Complete the master plan in early 2024