

# TREDYFFRIN TOWNSHIP

## FRIENDSHIP PARK MASTER PLAN

CHESTER COUNTY, PA

October 2024





This project was done for:

# TREDYFFRIN TOWNSHIP

CHESTER COUNTY, PA



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A photograph of Friendship Park. In the foreground, a large, leafy tree with yellow-green foliage dominates the left side. Below it, a grassy area contains several wooden picnic tables and a black trash can. In the background, a playground with a slide and a person standing near it is visible. Further back, there are more trees, a road with parked cars, and a house with a red roof. The sky is blue with some light clouds.

Friendship Park Master Plan

# 1

# Introduction



## 1.1 Purpose for Master Plan

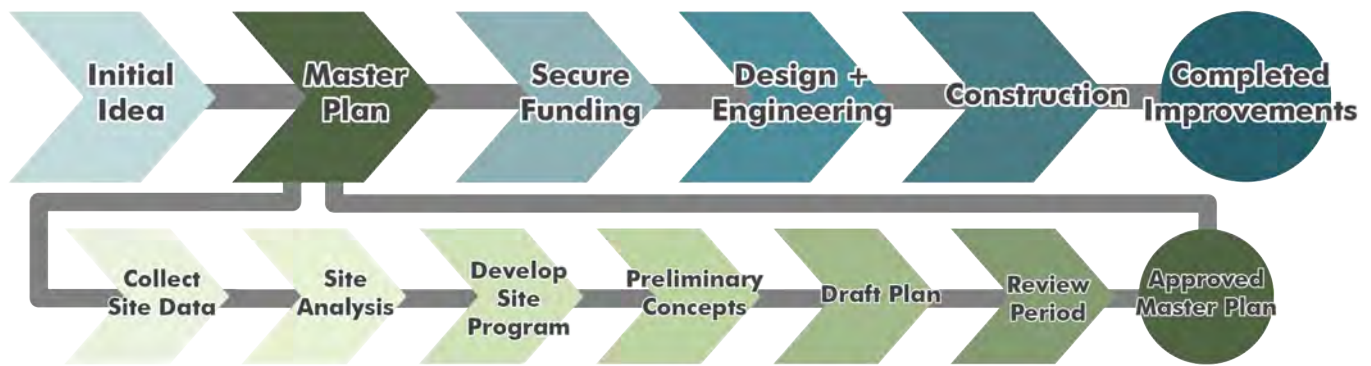
Tredyffrin Township, in Chester County, Pennsylvania commissioned this Master Plan for the development of improvements to Friendship Park, an existing park within the Township parks and recreation system. This document is the result of a collaboration between the public, the Parks and Recreation Board, Township staff, and project consultants. The Master Plan outlines the planning process and provides a vision for the future of the park as a valuable, green infrastructure resource in the community. This plan was funded by Tredyffrin Township.

## 1.2 Plan Goals and Objectives

The goal for this Master Plan is for a reimagined Friendship Park that maximizes public enjoyment through enhanced opportunities for accessible recreation and socialization. This will be accomplished by updating existing amenities, providing new passive and active recreation opportunities, and by providing an aesthetically pleasing space that is functional and sustainable.







## 1.3 Master Planning Process

The master plan is an initial step towards creating park improvements. The planning process is focused on obtaining a consensus on needed facility improvements. The master plan also provides estimates of probable costs of development, outlines a strategy for phasing improvements, and positions the Township to pursue funding from a variety of potential sources. The master plan is a flexible guidance document; a blueprint that can adapt to the future needs of the community.

Upon the completion of a master plan, the next step is to identify and acquire funding for improvements. Once funding is obtained, detailed design and engineering can begin. Construction documents will be publicly bid, and a contract awarded for construction. A master plan is typically implemented through a series of phases, dependent upon funding, over a period of years. In the case of Friendship Park, two to three phases spanning three to five years is a realistic time frame for the implementation of all park improvements.

## 1.4 Project Schedule

The study began in April 2024 and was concluded with completion of the Master Plan report in September of 2024. Specific project meeting dates and other milestones are as follows:

- April 23, 2024 – The consultants visited the site to document existing conditions for analysis.
- May 8, 2024 – The consultants met with Township representatives to discuss possible programming for the site.

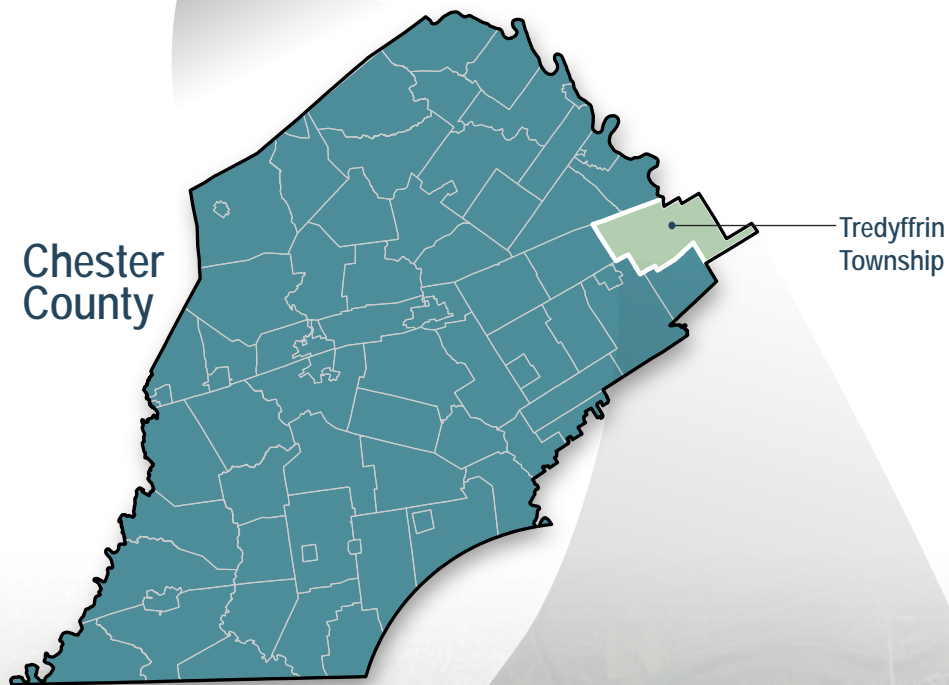
- May 8, 2024 – Parks & Rec Board Meeting #1.
- May 16, 2024 – The consultants visit the site to gather more data and discuss programming concepts.
- June 12, 2024 – Parks & Rec Board Meeting #2
- September 11, 2024 – Parks & Rec Board Meeting #3 .
- September 23, 2024 – Draft Master Plan and Report with Cost Estimates provided for review.
- Date October 9, 2024, Draft Master Plan and Report Presented to Board of Supervisors.

## 1.5 Project Team

A project team included the Parks and Recreation Board, Township Staff members, and consultants from Simone Collins Landscape Architecture, who guided the master plan process. Township Staff, led by Tredyffrin Township Assistant Manager, Joseph DiRocco, and Parks and Recreation Coordinator, Colleen Capello, helped to coordinate the process and provided input and comments on the Plan. The Parks and Rec Board and Township Staff offered insight that informed and guided the consultants throughout the process.

Simone Collins Landscape Architecture (SC) is a planning and design firm with expertise in parks, trails, greenways, and recreational facilities, and is based in Norristown, Pennsylvania. SC served as prime consultant and was responsible for overall park design, public participation, and coordination with the Project Team.







## 1.6 Regional Context

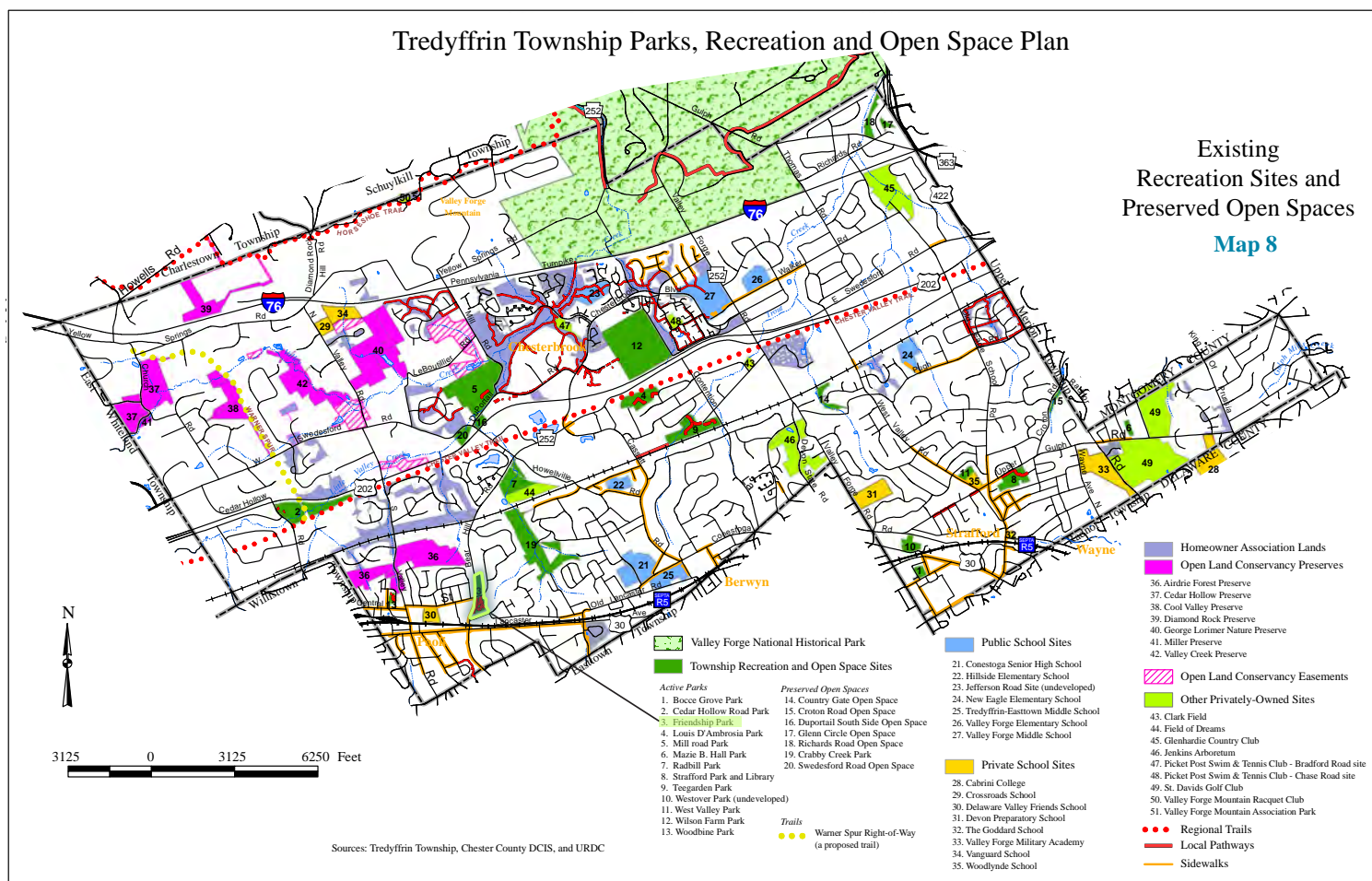
Tredyffrin Township lies within eastern Chester County, in Southeastern Pennsylvania. The Township is bordered by Schuylkill and Charleston Townships to the north, East Whiteland Township to the West, Easttown and Radnor Townships to the south, and Upper Marion Township to the East. A portion of Valley Forge National Park lies within the northeastern part of the Township.

Tredyffrin Township is bisected north and south by Rt. 252. Hwy 76, Rt.202, and Rt.30 runs east to west through the Township.

## 1.7 Friendship Park Site Location

Friendship Park is a neighborhood park within the Tredyffrin Township Park system that consists of twelve parks and seven open space areas. Friendship Park is 8 acres and is bordered by Bear Hill Road on the west side and bisected by Friendship Drive. The south side of the park is 4.4 acres and is developed as a neighborhood park. The north side of the park is 3.6 acres and is currently not developed and is wooded.

Plan Source: Tredyffrin Township, Chester County DCIS, and URDC











Friendship Park Master Plan

## 2 Inventory & Analysis





## 2.1 Data Collection and Methodology

The information in this report was gathered from several sources, including Chester County, past planning studies, and field reconnaissance data acquired by the consultant team.

Elements for this Plan were compiled using the best available information. This includes Geographic Information System (GIS) base mapping which was used to create project plans and planning documents, which were then integrated with aerial photography, parcel boundaries, roadways, sidewalks, tax parcels, and other features.

## 2.2 Site Reconnaissance

The consultant team conducted initial site reconnaissance in April 2024 to inventory, analyze, and document existing conditions of Friendship Park. Subsequent site visits were performed over the course of the planning process.

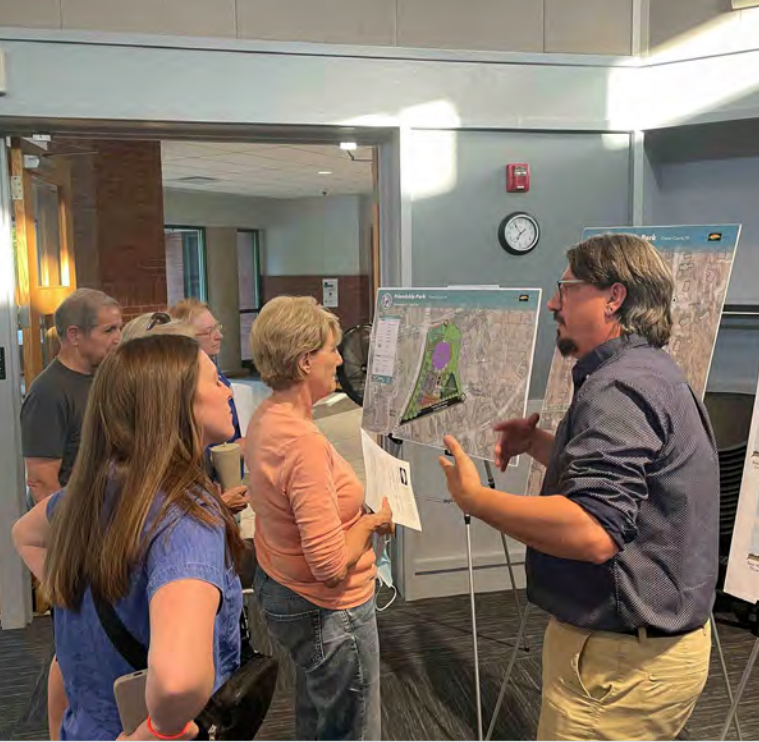
Important data was recorded on field maps and later used to determine the placement of proposed improvements. Photographs were taken of existing conditions for use as reference and for the planning document. Site reconnaissance data was supplemented by information obtained from attendees at public meetings and from the Parks and Recreation Board.





Site visit by consultant team between April & May 2025.





Committee/Public Meeting #2 - June 12, 2024.



## 2.3 Public Participation

The project was guided by the Parks and Recreation Board that provided critical insight and direction to the consultants in the development of the master plan. The consultants worked with the Park and Recreation Board to review public participation, gain clarification on data and current park use, and guide the planning process. Public participation is an important part of any master plan and helps to ensure the success of the project. The Parks and Recreation Board meetings are open to the public and are advertised through the Township website. Additionally, the Township sent out invitation letters to residents who live closest to the park. The goal for public participation was to ensure that the final plan reflects the community's interests. It was important for the project team to learn about citizens' observations, and needs, and to incorporate what was learned into the master plan.

### 2.3.1 Parks and Recreation Board Meetings

#### ***Parks and Recreation Board Meeting #1 – April 8, 2024***

The project team visited Friendship Park with representatives of the Township and Parks and Recreation Board to review existing conditions and discuss possible programming for the park. Following the site visit, the consultants attended the Parks and Recreation Board meeting where the consultants gave a presentation to the Board and public attendees that provided information about the planning process, existing conditions, and initial analysis. The meeting ended with a brainstorming session, during which members of both the Board and public offered information about the site and ideas for its improvement.

#### ***Committee/Public Meeting #2 – June 12, 2024***

Simone Collins attended the scheduled Parks and Recreation Board meeting and gave a presentation to the Board and public attendees that provided a brief recap of the previous meeting and initial concepts for Friendship Park including the northern part of the park. The dog area was proposed to be located in this currently unused portion of the park. The meeting was then opened for general discussion and ended with a review of the next steps. The general consensus was that there were too many proposed improvements shown in the park and that the plan should focus on the inclusion of a new playground and a fenced-in dog area in the main part of the park.

#### ***Committee/Public Meeting #3 – September 11, 2024***

Simone Collins presented two alternate plans for the main (southern) part of the park. Primary new improvements included a new playground, pavilion with restrooms, accessible pathways, increased parking, and a fenced-in dog area. Depending on the Township's stormwater management requirements, there may be one large (1-acre) dog area and one smaller (14,000 square feet) dog area – or the small dog area may be replaced by a stormwater management area. The northern area of the park is proposed for a nature walk. However, the development of this currently unused area is a low priority.



## 2.4 Tredyffrin Township Parks & Recreation Facilities

Friendship Park is one of the twelve parks that make up the Township's Park system that includes nearly 245 acres of parkland. Wilson Farm Park is the largest park and serves as the Township's community park. Throughout the park system, a variety of recreational options are available to the community.

## 2.5 Inventory & Analysis

### 2.5.1 General Description & Existing Facilities

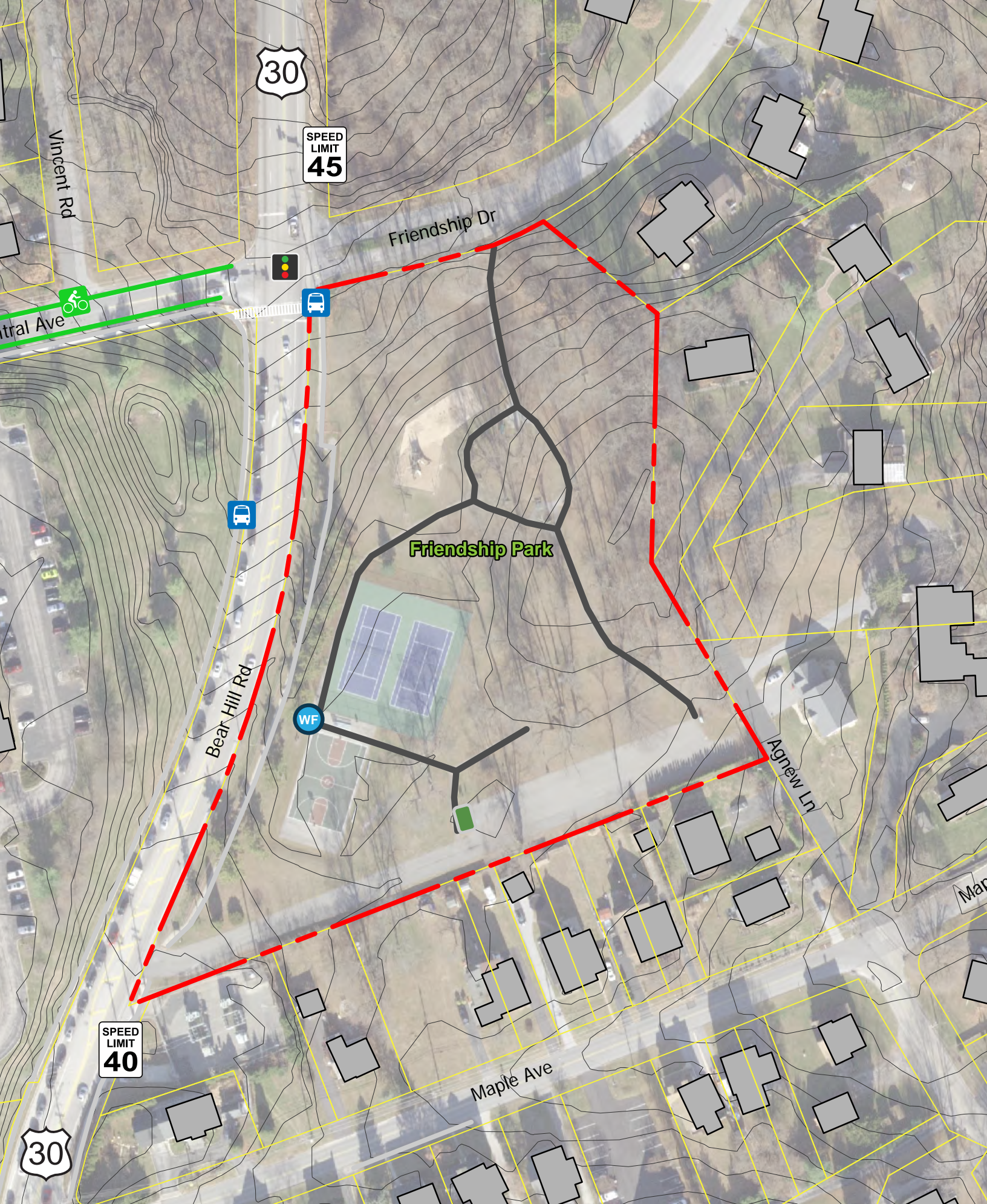
Friendship Park is a neighborhood park that offers a basketball court, two tennis courts, and playground for ages 5-12, a picnic area and passive open space. The park parcel is only developed on the south side of Friendship Lane. Asphalt walking paths provide connections to the various amenities within the park. The pathways are of varying widths, old and worn and are not consistently accessible.

A drinking fountain is located near the play courts. The park has a porta potty within a wooden enclosure; however, access does not meet ADA standards. There are currently 22 parking spaces, but they are not clearly delineated. There is nothing in place that prevents motor vehicle access into the park. There currently is one ADA parking space with a sign in place, but the paint delineating the space is fading.

There are several groupings of trees in the central part of the park, otherwise, most vegetation lies along the borders of the park. Some of these trees will need to be removed due to their health. Most of the vegetation along the east boundary of the main park contains many invasive plant species and has debris piles hidden within. The northern part of the park is dominated by invasive plant and tree species and contains debris from dumping.











Existing conditions of basketball court.

The playground shows signs of heavy use and is worn out. Currently, fibar (engineered wood chips) is being used for the safety surface with both plastic and wood edging. There are no universally accessible play elements in the playground and general ADA accessibility is an issue. There are some benches around the playground, but none meet ADA access standards.

The tennis courts and basketball court are generally in good condition. The fence around the tennis courts could use some minor repairs and a fresh coat of paint. The backboards and nets for the basketball court could also be upgraded. There is a working water fountain by the courts, but it does not have a water bottle filler.

There are many benches and picnic tables in the park. The furnishings as placed do not meet ADA access standards and there are several assorted styles and materials that do not provide a cohesive design vocabulary for the park. There are several trash receptacles, but recycling containers are not provided.



Existing conditions of tennis courts.





Existing conditions of picnic area adjacent to playground.



Existing conditions of Friendship Park's restroom facilities.



## 2.5.2 Zoning and Surrounding Land Uses

Friendship Park lies within the R3 – Residential zoning district. The northern section of the park is bordered by R1 and R2 – Residential. An Institutional Overlay Zoning District lies on the west side of the main section of the park. The surrounding area consists of mainly single-family homes. Paoli Pointe Condominiums is a 55+ Active Adult Community located across Bear Hill Road.

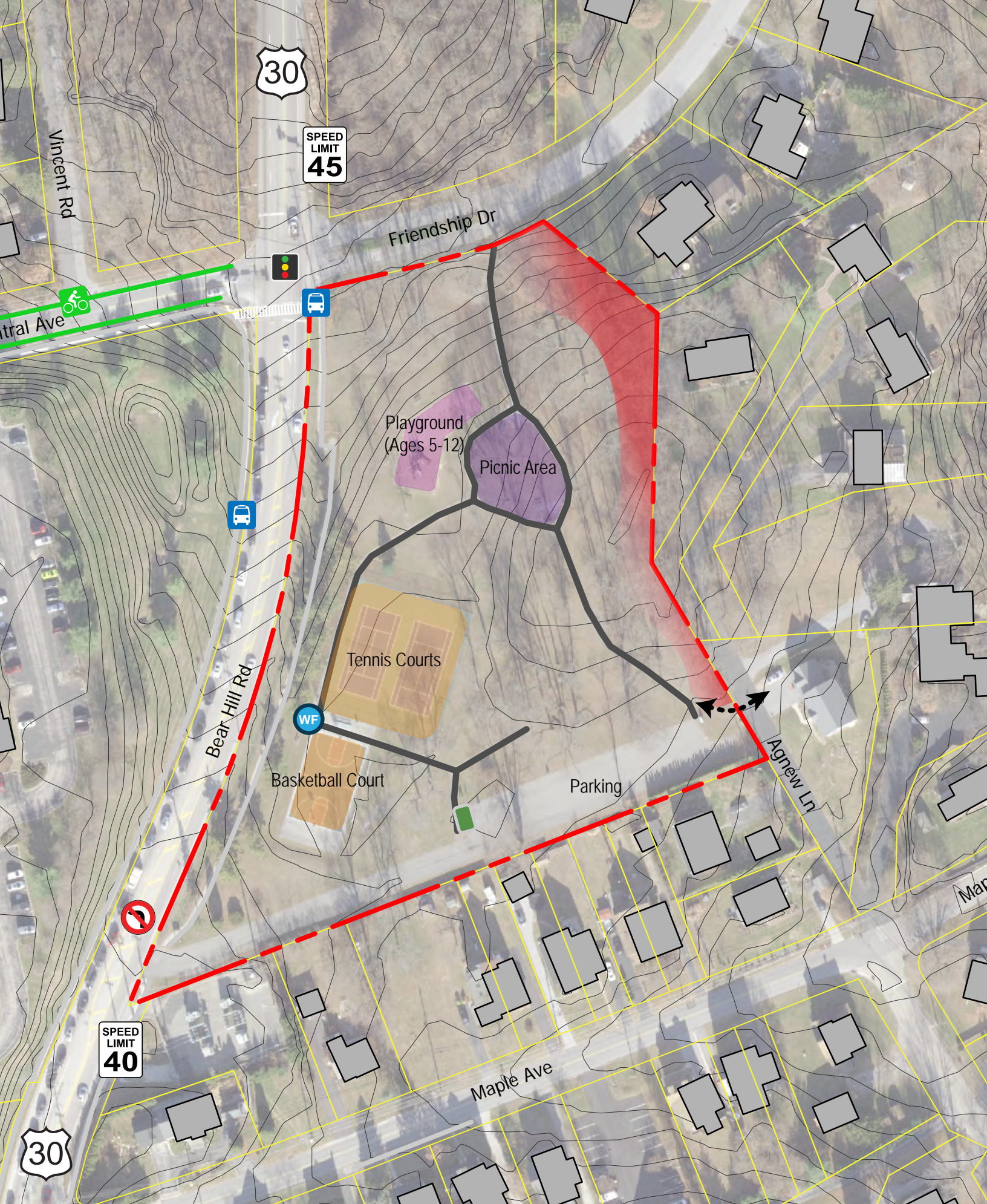
## 2.5.3 Circulation & Access

Friendship Park is accessible via one (1) vehicular entrance and three (3) pedestrian access points. The vehicular entrance is located at the southwestern corner of the park from Bear Hill Road that leads into the parking lot. Pedestrian access points are located at the intersection of Bear Hill Road and Friendship Drive; and on the northern side of the park along Friendship Drive; and an informal entrance at the southeastern corner of the park from Agnew Lane. Currently, these entrances do not fully comply with ADA standards due to steep grades and the condition of the pathways.

Many of the existing asphalt paths traverse some steep areas and do not meet ADA standards. A sidewalk parallels Bear Hill Road and lies between two separate fences. A bus stop is located at the end of the sidewalk at the intersection of Bear Hill Rd and Friendship Drive. There are no sidewalks along Friendship Drive and people must walk on the road from the Friendship Drive neighborhood to enter the main part of the park from the north side. There is no connection between the north and south park parcels.









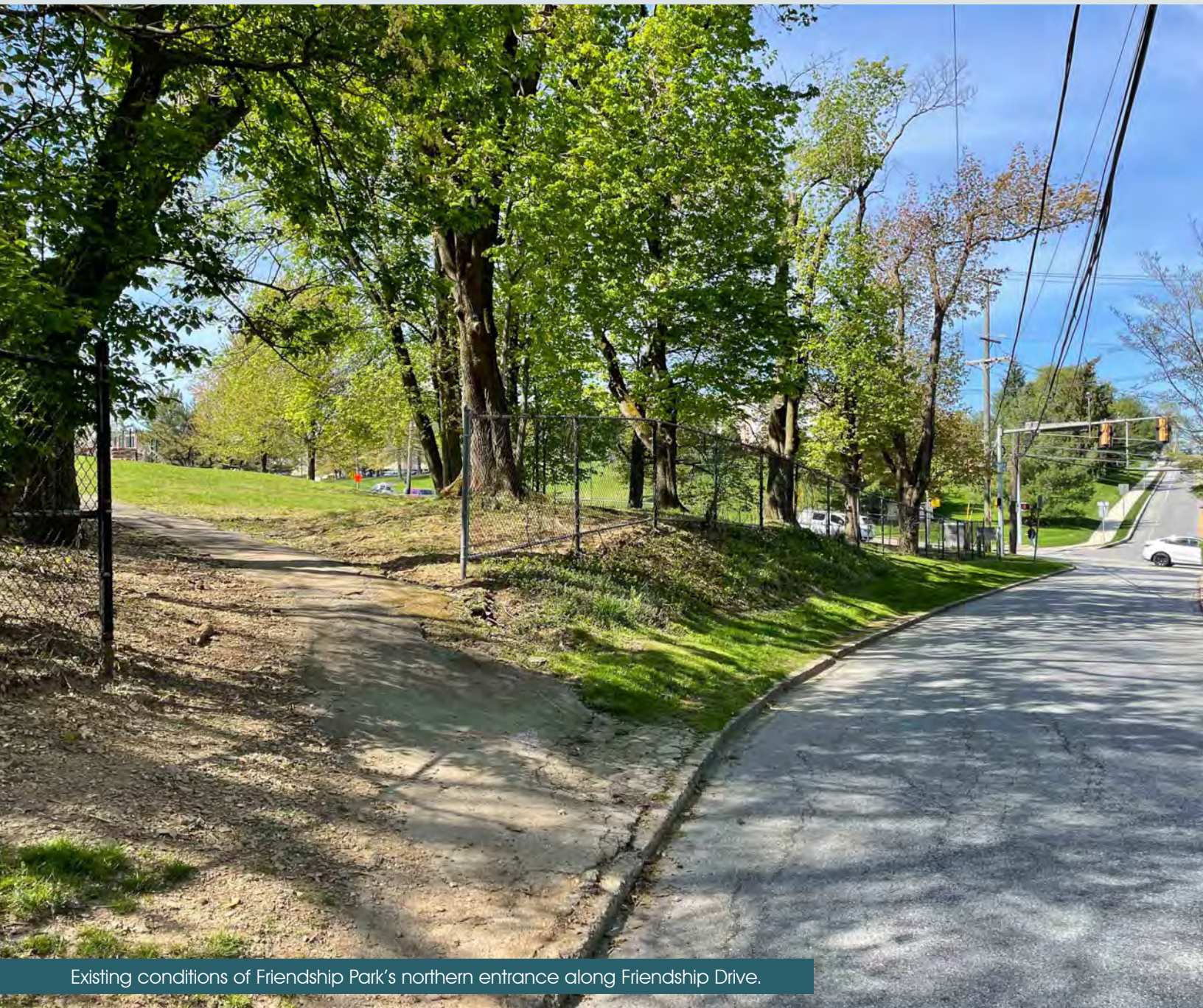
The southbound vehicular access from Bear Hill Road has a stripped median area, which could be converted into a left turn lane into the park. Bear Hill Road is a PennDOT road, so this lane would need to be approved by that agency. The driveway apron into the park has awkward grade changes that prevent an ADA compliant pedestrian crossing of the driveway. These deficiencies should be corrected.

The northern section of Friendship Park is wooded and largely inaccessible due to steep grades. There is an asphalt pull off/parking area from north-bound

Bear Hill Road. It is used by local utility companies and township public works for construction staging. Speeds on Bear Hill Road have been observed to be above the posted speed limits, especially traveling south (downhill) and it is not recommended as a public parking area for future use of this park parcel.

### 2.5.4 Utilities

There is currently water service available in the park. There is no electric service to the park. However, public sewer and electricity are accessible nearby.



Existing conditions of Friendship Park's northern entrance along Friendship Drive.














# Friendship Park Master Plan

Chester County, PA

## Site Analysis Plan

### Existing

-  Park Boundary
-  Parcel
-  Contours
-  Sidewalk
-  Trail
-  Crosswalk
-  Bike lane
-  Water Fountain
-  Porta Potty
-  Traffic Light
-  Bus Stop

0 25' 50' 100'



30

Bear Hill Rd

Park Extension

SPEED  
LIMIT  
45

Friendship Dr

E Central Ave



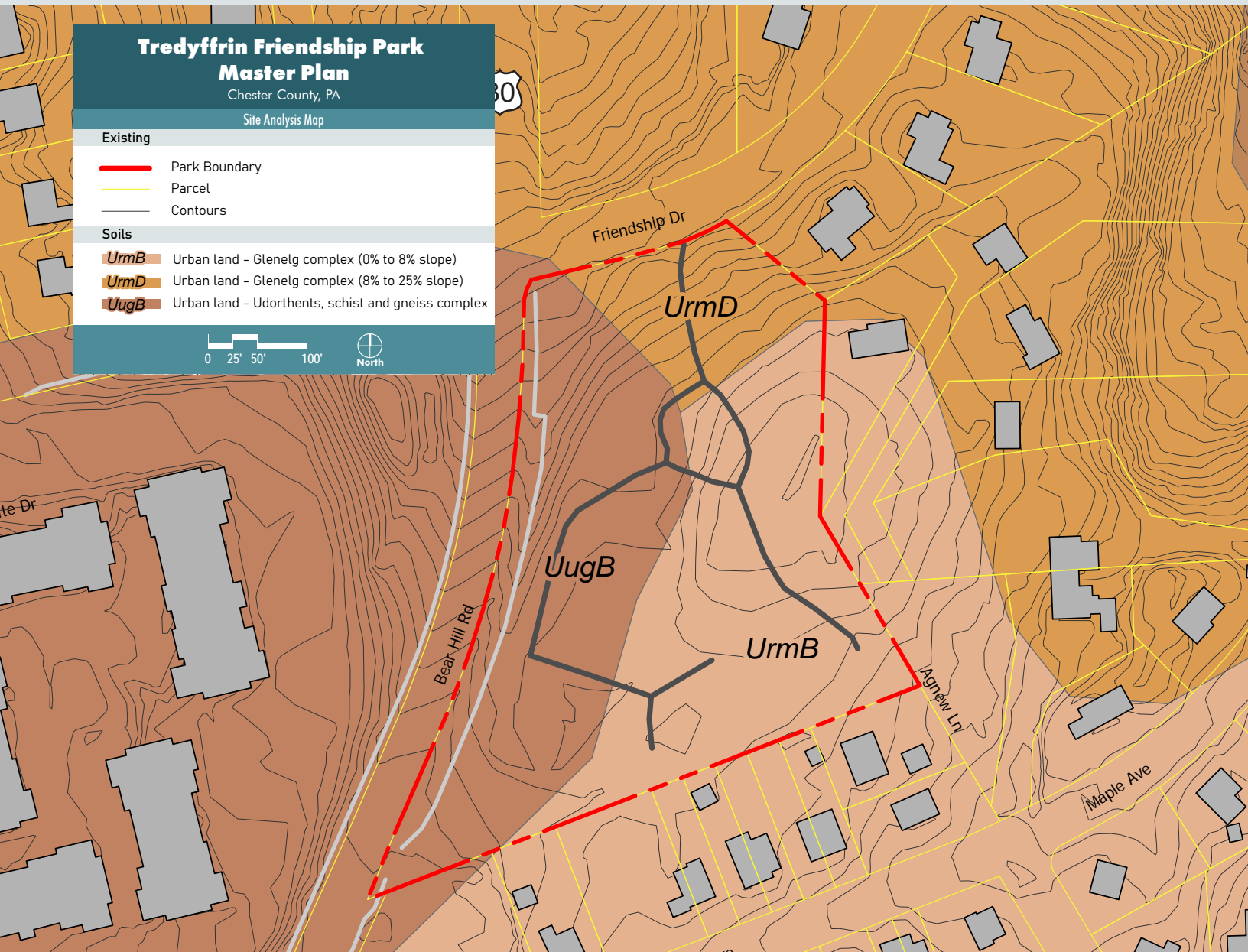
# 2.5.5 Geology and Soils

Most of the site soils are considered as Urban Udorthents. These soils are common within heavily developed areas and is formed from construction activities. They typically do not show the typical soil layers. The urban soils on site is considered well drained. The other soils are in the northern part of the park, made up of loam, silt/loam and are considered well drained. None of the soils on site are classified as Hydric Soils. Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions,

these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

# 2.5.6 Topography

Friendship Park features a prominent high point within the main park site that is located on the east side next to the picnic area. The main park's low point is 28' lower and located at the northwest corner at Bear Hill Road and Friendship Drive. The existing terrain presents challenges for ADA accessibility. However, this topography offers some unique opportunities for designs that "work" with the landscape. The hill on the





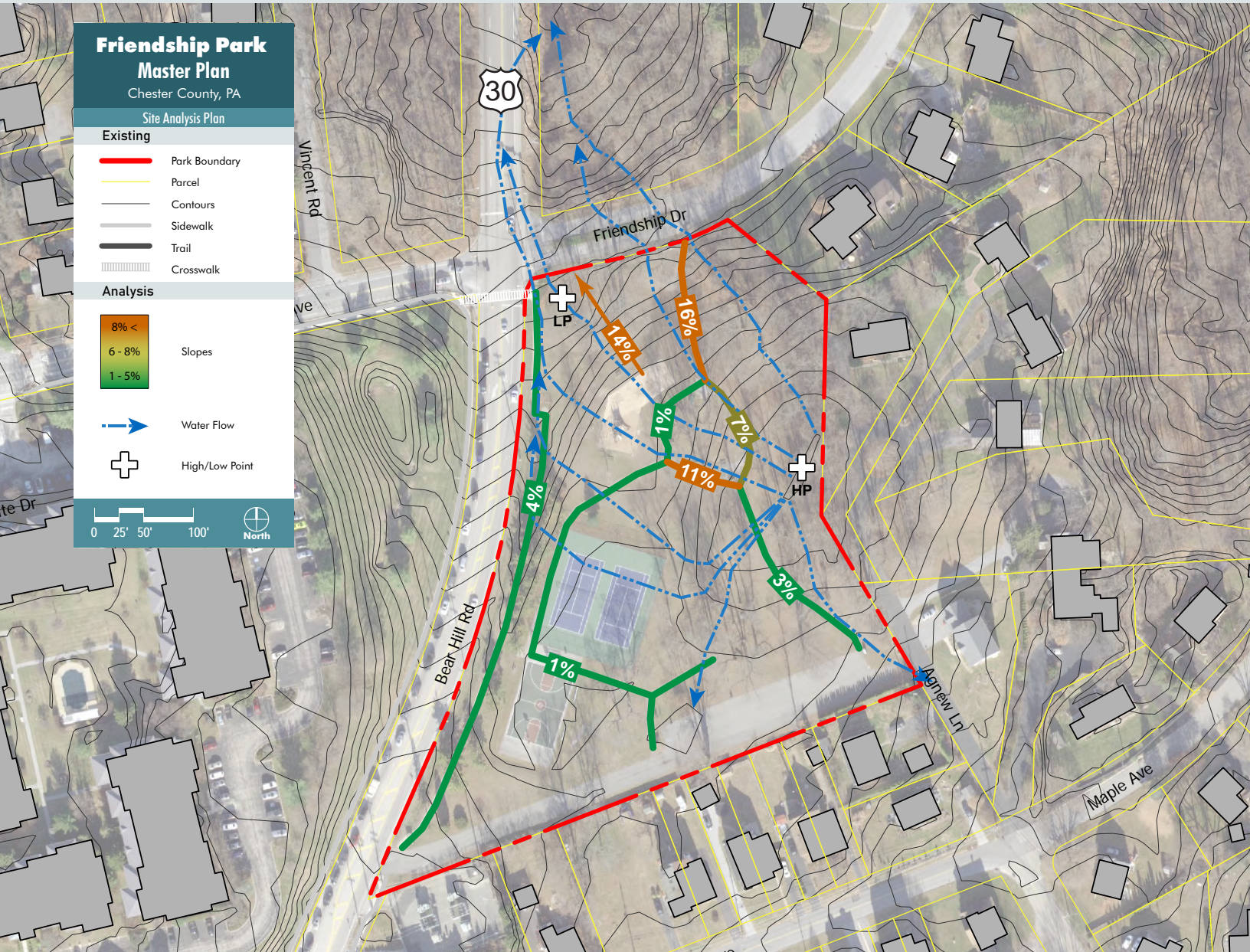
west side of the playground is used by children as a 'sledding hill' during the winter.

The northern property section features steep grade changes along the east side of the site and has a difference of 58' from the high point located on the southeast corner to the low point located on the northwest corner.

Additionally, the walkway along and parallel to Bear Hill Road functions as a runnel, directing water flows towards this low point. However, there are no reported drainage problems in the park. There is currently no stormwater management for the park. There are street drains at the intersection of Bear Hill Road and Friendship Drive.

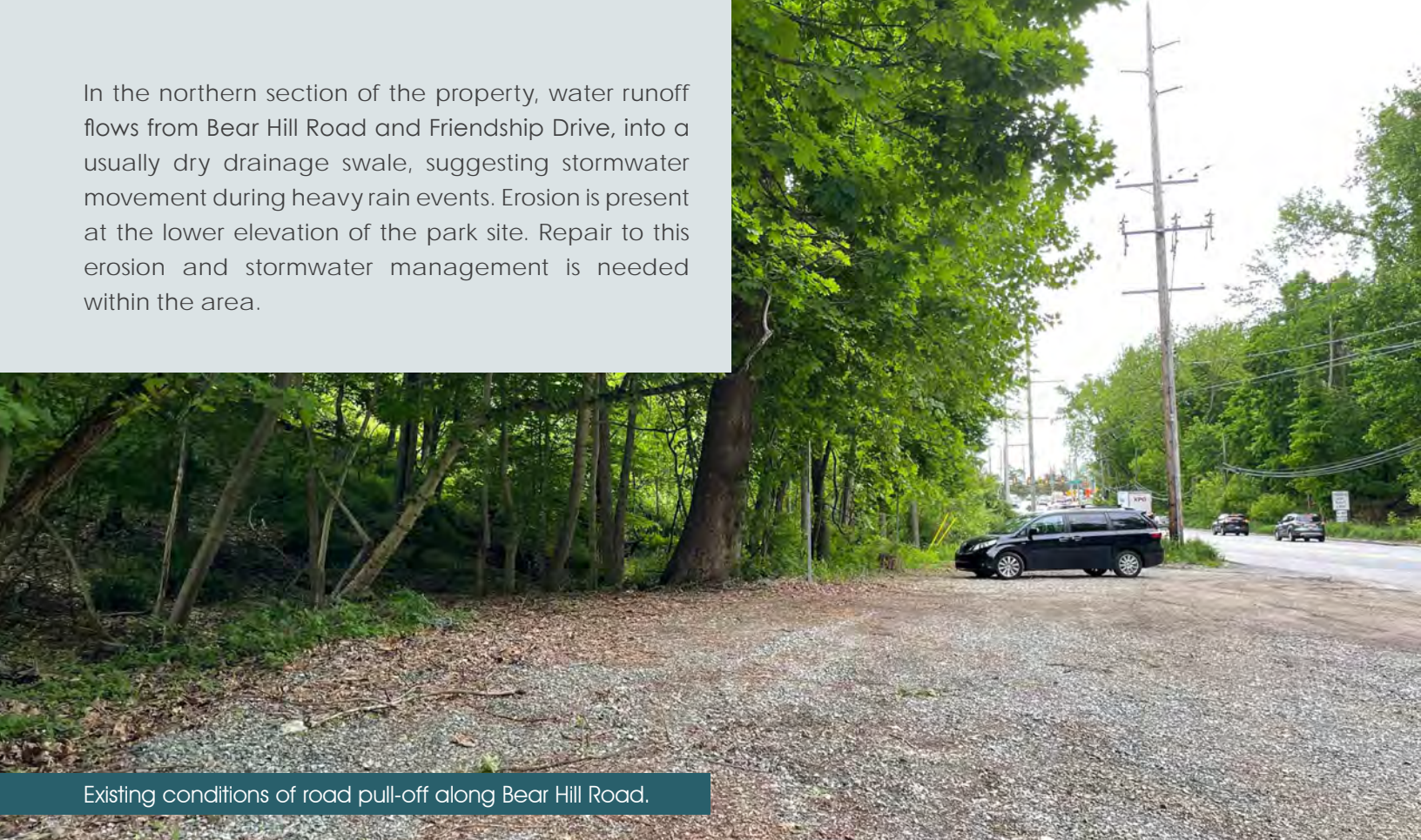
### 2.5.7 Hydrology

The park lies in the Little Valley Creek Watershed. On-site observations and analysis of the topography have documented that the majority of water runoff is directed to the northwest corner of the main park site, near the intersection of Bear Hill Road and Friendship Drive, which is also the low point of the main park.





In the northern section of the property, water runoff flows from Bear Hill Road and Friendship Drive, into a usually dry drainage swale, suggesting stormwater movement during heavy rain events. Erosion is present at the lower elevation of the park site. Repair to this erosion and stormwater management is needed within the area.



Existing conditions of road pull-off along Bear Hill Road.



Existing drainage swale adjacent to road pull-off.












# Friendship Park Master Plan

Chester County, PA

## Site Analysis Plan

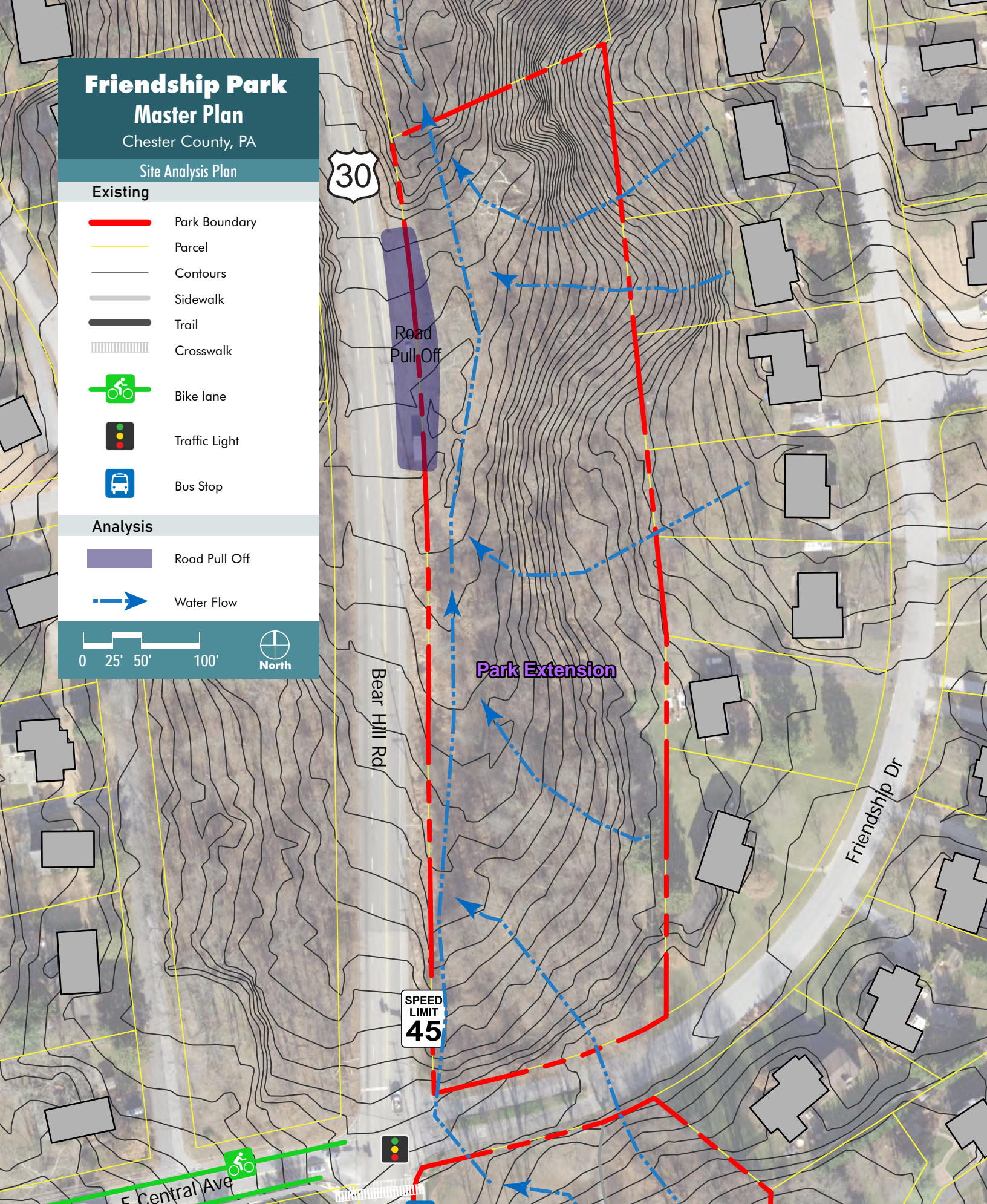
### Existing

-  Park Boundary
-  Parcel
-  Contours
-  Sidewalk
-  Trail
-  Crosswalk
-  Bike lane
-  Traffic Light
-  Bus Stop

### Analysis

-  Road Pull Off
-  Water Flow

0 25' 50' 100'









# **3** Activities & Facilities Analysis and Plan Recommendations



## 3.1 Community Needs, Uses and Priorities

### 3.1.1 Public Consensus

The public Park and Recreation Board meetings generated a community consensus that included the following recommended improvements in the park:

- Fenced Dog Area
- Accessible walkways
- Additional Parking Spaces
- New Pavilion with restrooms
- New Playground facility
- Cohesive design language for amenities such as benches and tables
- Shade Trees and buffer plantings
- Repairs to existing fencing around play courts and new aesthetically pleasing fencing along Bear Hill Road .

## 3.2 Design Guidelines

### 3.2.1 Township Zoning and SALDO Ordinances

Township zoning ordinances should have no effect on the proposed park improvements as the existing municipal park is an allowed use within the zoning. The Tredyffrin Subdivision and Land Development Ordinance design standards should be consulted when completing final engineering and design of the park for various standards from parking space sizes to pavement cross sections. Township stormwater regulations will be the most important requirement to consider when completing final design and engineering for the park. Since there is no existing stormwater collection infrastructure in the park, new stormwater mitigation and control improvements will likely be necessary.



Split Rail Fence along trail/road.  
Source: Fortified Fence Group Inc.



Split Rail Fence with wire mesh.  
Source: Fence Trac



### 3.2.2 ADA Accessibility

Public recreation improvements must be designed, to the greatest extent reasonable, in accordance with the most recent edition of the ADA Accessibility Guidelines for Buildings and Facilities. The most recent version of the ADA Accessibility Guidelines for Buildings and Facilities can be found at: <http://www.ada.gov>

Additional guidelines have been developed to provide guidance for outdoor recreation facilities including trails and pathways. These guidelines can be found at:

<http://www.access-board.gov/guidelines-and-standards/recreation-facilities>

The master plan report notes ADA accessible proposed pathways in the park master plan.

### 3.2.3 Pathways

Friendship Park pathways are designed to accommodate pedestrian circulation to the main activity cores within the park. In core activities areas, walkways should conform to the ADA Accessibility Guidelines. As some pathways also have characteristics of trails, they can conform to recommendations contained in Pennsylvania Trail Design & Development Principles Guidelines for Sustainable, Non-motorized Trails. Additionally, Federal Highway Administration (FHWA) standards and AASHTO (American Association of State Highway and Transportation Officials) guidelines for trails are applicable.

#### *Pathway Surface Types*

**Asphalt** - Asphalt surfaces provide for the widest variety of users including walkers, joggers, and wheelchair users. Initial installation costs are relatively high compared to other trail surface types, but lower than concrete. However, long-term maintenance costs will remain lower than surfaces if installed and maintained. Asphalt trails are preferred in flood prone areas. Porous asphalt can also be used in situations where stormwater infiltration or a pervious surface is required, but regular maintenance is required, such

as yearly vacuuming, to keep the pervious qualities. Porous asphalt should not be used in flood prone areas where sediment will continuously clog the voids in the pavement.

**Concrete** - Concrete pavement is the most durable material for pathway surfaces. Concrete pathways and sidewalks trails are commonly used in urban environments and places of heavy use. Advantages of concrete include longer service life, reduced susceptibility to cracking and deformation from roots and weeds, and a more consistent surface after years of use and exposure to the elements.

**Compacted Aggregate** - Compacted aggregate surfaces, or stone dust pathways, can accommodate all user types. Initial installation costs for this surface are relatively low, however, long-term maintenance costs increase due to this surface's higher susceptibility to erosion, especially if not installed with swales and cross drains. Crushed limestone or sandstone or "Trail Surface Aggregate (TSA) Mix" are typical aggregates used in this situation. A compacted aggregate surface can also serve as a base material for an asphalt surface if use increases or funds become available for a surfacing upgrade. Compacted aggregate surfaces should be avoided in flood prone areas or on slopes over 3%.

**Pavers** - Pavers, composed of clay or concrete, may be a suitable pavement material for aesthetics or defining a space. This material is highly aesthetically pleasing and durable. However, this material is the most expensive type of trail or sidewalk surface and is typically used only in areas of high visibility or in areas of historic significance.

### 3.2.4 Native Plant Material & Invasive Plant Removal

The use of native plants will enhance the natural ecosystems at Friendship Park and can create an attractive landscape that will help minimize long-term maintenance costs. The plan for the park includes adding shade trees and areas for buffer planting that includes trees, shrubs, and a diverse herbaceous groundcover. Native plants, once established, require little or no irrigation or fertilizers.



Habitat restoration in areas of the north part of the site should include management of invasive plants so that native plants become dominant and provide a more resilient and healthier ecosystem for birds and animals.

Edge communities often are vectors for the establishment of invasive plant species. A program for controlling invasive plants within the park should be undertaken in conjunction with restoration plantings.

### 3.2.5 Sustainable Materials and Green Practices

Choices of site materials have the potential to affect the health of a site's ecosystem as well as the larger environment. Every material has a life cycle and the ability for a product to be recycled should be considered. Other sustainable and green practices include:

- Habitat protection,
- Purchase locally,
- Prevent pollution,
- And working towards zero net waste in site demolition, construction, and management.

### 3.2.6 Stormwater Management

With the increase of amenities for Friendship Park, management of stormwater will be needed especially since currently there are not facilities to mitigate or control existing stormwater flow. Allowing water to filter and infiltrate before it enters the watershed helps to reduce issues such as flooding, erosion, and movement of pollution and nutrients. Developed by the Pennsylvania Department of Environmental Protection (PADEP), the Pennsylvania Handbook of Best Management Practices (BMPs) for Developing Areas offers numerous solutions for handling on-site stormwater. For any BMP to work effectively, soil tests will need to be done to determine infiltration rates. This will assist the engineers with providing the best solutions for stormwater management. These BMP solutions could include:

- Native planting areas, rain gardens, and bio-swales,
- Detention/infiltration facilities,
- The use of porous surfaces in parking areas or pathways,
- And/or underground storage facilities.

Adding educational signage to describe the BMPs that are being used, provides an opportunity to educate the public about stormwater management and also help the Township meet its MS4 (Municipal Separate Storm Sewer) permit requirements.

### 3.2.7 Construction Permits

All local, and state permits will need to be acquired for any work that will be done in the park as needed. Required permits may include Township stormwater permit, an NPDES (National Pollutant Discharge Elimination System) permit and local Erosion and Sediment Control Permit from the County Conservation District. The NPDES permit is required for soil disturbance of 1 acre or more. This permit might be avoided if the project is constructed in phases and less than 1 acre is disturbed. This will be determined later in the process as the Township moves closer to construction of these facilities.

## 3.3 Master Plan

There are two options provided for the master plan to accommodate for possible stormwater management requirements. The only difference between the two options is the use of the northwest corner of the main park. Option A shows the area as a smaller dog use area that will be later described in section 3.3.5. The other option shows this area as used for a stormwater management area. All other elements remain the same and are described in the following text.



# Friendship Park

## Master Plan

Chester County, PA

### Park Concept Plan Legend

Existing

Park Boundary
 Parcel
 2' Contours
 Sidewalk
 Walkway
 Crosswalk
 Bike lane

Proposed

ADA Walkway
 Walkway
 Fence
 Crosswalk
 Bench
 Tree
 Left Turn Lane To Park

0 25' 50' 100'

North

OPTION A - Additional Dog Area





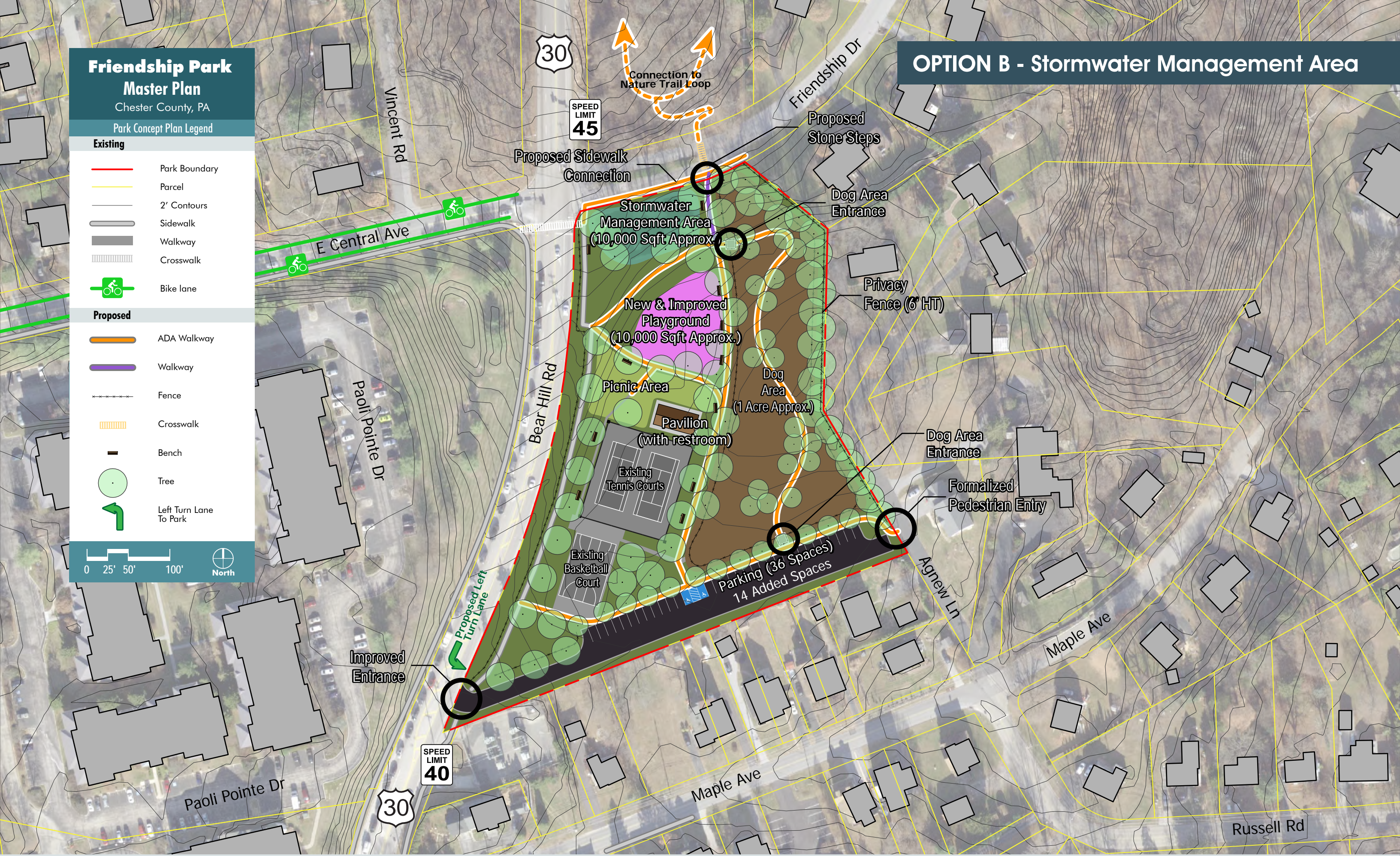
**Friendship Park  
Master Plan**  
Chester County, PA

**Park Concept Plan Legend**

- Existing**
- Park Boundary
  - Parcel
  - 2' Contours
  - Sidewalk
  - Walkway
  - Crosswalk
  - Bike lane
- Proposed**
- ADA Walkway
  - Walkway
  - Fence
  - Crosswalk
  - Bench
  - Tree
  - Left Turn Lane To Park



**OPTION B - Stormwater Management Area**





### 3.3.1 Parking

Fourteen (14) additional parking spaces are proposed to add to the existing 22 space parking lot, for a total of thirty-six (36) total parking spaces. 2 spaces will be ADA compliant. Spaces should be clearly lined, and parking bumpers should be used to limit any chances for vehicles to enter the park grounds.

### 3.3.2 Driveway Access

The driveway entrance from Baer Hill Road needs regrading to eliminate an awkward dip that often has cars scraping the bumpers. Its repair must allow for a pedestrian crosswalk that meets all applicable standards.

### 3.3.3 Pathways

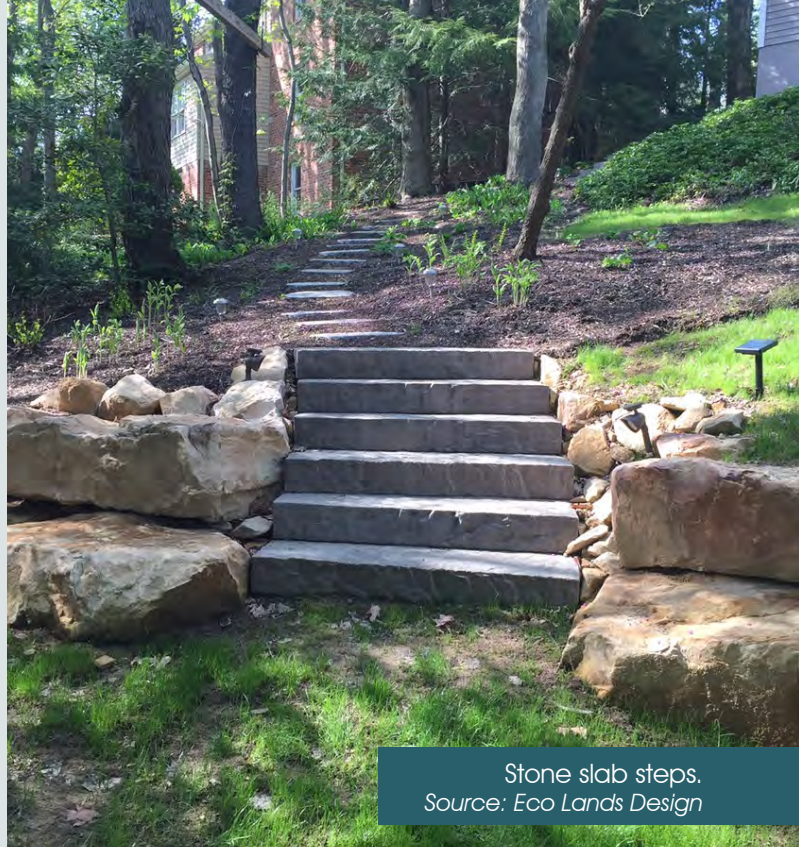
The existing pathway system of the park will need to be removed for a new pathway system that's realigned to meet ADA standards to core recreation areas from the parking lot. The main pathway system will use a uniform 8' width.

Due to the steep grade of the entrance from Friendship Drive into the north side of the park, natural stone steps are recommended to provide a unique and aesthetically pleasing access point into the park. To make sure there is ADA access into the park from the north side, a sidewalk is recommended to go along Friendship Drive at the north side of the park to allow safe passage to the northwest corner of the park where existing paths provide access into the park.

### 3.3.4 Playground

A new and improved playground area for ages 2-12 is recommended to replace the existing playground. Adding inclusive play equipment will allow children of all abilities to participate in the fun. The new playground can also take advantage of some of the elevation in the area to create some unique play elements.

A poured in place safety surface is recommended for the playground for safety and to minimize long term maintenance. While fibar is a cheaper option, it must be maintained regularly and compacted as needed to keep up with ADA accessibility.



Stone slab steps.  
Source: Eco Lands Design



Extra Special People Playground, Watkinsville, MI.  
Source: Landscape Structures



### 3.3.5 Fenced Dog Area

A Fenced Dog Area is one of the main elements of the master plan and is located on the east side of the park. The dog area adds a day-long activity to the least used section of the park, creating security through more eyes and ears in the park.

As previously noted, there are two options for the dog use area dependent on stormwater requirements. Option A calls for two separate dog areas to allow one space for larger dogs and one space for smaller dogs, although exact separation of use of each section can be determined later. Option B has one dog use area for all dogs.

The large dog area is about 1 acre in size and has two access points for entering the area at each end. The plan shows a pathway that will run through the area. The small dog area is about 14,000 sq/ft (.3 acres) and only has one access point at the northwest corner of the area. There is significant slope in the small dog

area, so a trail was not included in the area. Each dog area, if implemented, should include a dog waste station, water fountains for the dogs, and be surrounded with a minimum 4' high fence.

The Township will need to provide rules for the dog areas to discourage unwanted habits such as allowing aggressive dogs in the area, people not cleaning up waste, or allowing unattended children in the area. Options such as having a keyed entry system can be used to help control use of the dog areas.

A substantial plant buffer should be installed along the eastern property line, along with an opaque, 6-foot-tall fence, to provide privacy to the adjacent residences. Additional trees should be planted in the dog areas to provide shade. The surface for the dog area will likely begin as natural grass but with moderate to heavy use, the surface will likely need to be supplemented with wood chips over the entire area. Maintaining a clean, serviceable surface will be a major maintenance task for the township.



Gracelyn Grove Dog Park, Haines City FL.  
Source: Highland Homes





WB MUD Dog Park, Austin, TX.  
Source: Omega Fencing



Greenville Off-Leash Dog Area, Greenville, NC.  
Source: Greenville North Carolina



### 3.3.6 Pavilion and Restrooms

The proposed pavilion is located between the courts and playground and can provide opportunities for rental by the Township. The pavilion will have two bathrooms and, depending on the final choice, may also include a small storage area. Additional picnic area space is located by the pavilion. At least half of the picnic tables in this area should be ADA accessible and have ADA compliant paths to the tables

### 3.3.7 Park Signage

Friendship Park would benefit from new identification signage at two (2) locations. A new park identification sign at the intersection of Baer Hill Road and Friendship Drive will provide a welcoming “gateway” element for the park and for the village of Paoli. A second park identification sign is recommended at the driveway entrance.

Small, discreet park identification signs are also recommended at the park's pedestrian entrances from Agnew Lane and Friendship Drive.

Other signs should include general park regulations signs, regulations signage at the dog area, playground regulations / age guidance signage, and if appropriate, interpretive signs for BMPs and other stormwater management improvements, as a part of the Township's MS4 permit.







Example signage from Squire Cheyney Farm Park, located in Thornbury Township, Chester County.



Pavilion conating retroom facilities, picnic bench seating, and trash receptacles.  
Source: Cedar Forest Products










# Nature Trail Loop Concept

## Friendship Park Master Plan




Chester County, PA

### Nature Trail Loop Concept Plan Legend

#### Existing

-  Park Boundary
-  Parcel
-  Contours
-  Sidewalk
-  Walkway
-  Crosswalk
-  Bike lane

#### Proposed

-  Trail
-  Crosswalk
-  Tree

0 25' 50' 100'



Stormwater Management BMP

Bear Hill Rd

Nature Trail Loop

SPEED LIMIT 45

Friendship Dr

Proposed Stone Steps

E Central Ave



### 3.3.8 Site Furnishings

Site furnishing, such as benches, trash receptacles, bike racks, picnic table and game tables will be strategically located along the walkways and at the pavilion, around the play area and in the dog area. These furnishings should be of the same or compatible manufacturer so that there is a consistent design vocabulary in the park.

### 3.3.9 Northern Park Area

The unused 3.6 acre park parcel located north of Friendship Drive provides a wonderful opportunity for adaptive reuse. While much of the parcel is steeply sloping, the land presents a terrific opportunity for a simple loop nature trail that can be, with minimal grading, handicapped accessible. A single access point is proposed on Friendship Drive, located directly across the street from the northeast pedestrian

entrance to the primary park parcel. The pathway should be at least 5' wide asphalt for ease of long-term maintenance. The many invasive tree, shrub, and plant species could be managed to slowly be removed over time and have native species planted in their place. It is recommended for the lower elevations of the parcel to have stormwater management due to erosion.

The use of the northern area is an opportunity to better manage this unused parcel and sustainably manage a small parcel of "natural" land. If the township pursues this initiative, it may consider fencing the parcel with tall "deer-proof" fencing to prevent deer browsing of newly planted native species. The use of this area is likely a low priority in the overall approach for Friendship Park.



Sweetgum Picnic Area in Greenbelt Park, Greenbelt, MD.  
Source: National Park Service







# 4 Implementation





## 4.1 Cost Estimates of Capital Improvements

The two cost estimates relate to the two options provided for the Master Plan. The estimates were prepared conservatively to allow the Township to consider options and adjust for fluctuating costs for separate elements of the park. Detailed breakdowns are included in the appendix of the report.

## 4.2 Project Phasing

Improvements to Friendship Park will be implemented in phases as funding is obtained. The phasing plan is a strategic and designed approach toward implementation. These priorities can change if funding opportunities for specific projects become available before others.

Regardless of the phasing of park improvements, it is recommended that the design and engineering for the park be completed at one time. This will be the most cost-efficient way to proceed and the best way to proceed for the determination of required permits.

### 4.2.1 Phases

**Phase 1** – is recommended to include driveway entrance enhancements, parking extension, ADA parking, new path alignments and dog areas or stormwater as required. Price range: approximately \$550-575K.

**Phase 2** – is recommended to be the new playground facility and the pavilion with restrooms with all required utility services needed. Price range: approximately \$970-985K.

**Phase 3** – is recommended for any additional site furnishings, plantings, and addressing the northern part of the park with the nature trail, road crossing, and restoration efforts. Price range: approximately \$200-300K.



# Friendship Park

## Cost Summary

	<b>Friendship Park - Option A (Additional Dog Area)</b>	<b>\$</b>	<b>1,763,010</b>
	<b>Total Proposed Site Improvements</b>	<b>\$</b>	<b>1,345,800</b>
	<b>Mobilization(3%), E&amp;S(2%), Stormwater Allowances(2%)</b>	<b>\$</b>	<b>94,220</b>
	<b>Construction Contingency (10%)</b>	<b>\$</b>	<b>134,580</b>
	<b>Design &amp; Engineering (15%)</b>	<b>\$</b>	<b>201,870</b>
See Appendix for detailed cost	Demolition & Site Preparation	\$	27,500
	Pavements	\$	111,600
	Small Dog Area (Approximately 14,000 SF)	\$	44,000
	Large Dog Area (Approximately 1 Acre)	\$	91,000
	Playground	\$	738,000
	Pavilion	\$	225,400
	Site Furnishings	\$	87,300
	Plantings	\$	21,000
	<b>Friendship Park - Option B (Stormwater Management Area)</b>	<b>\$</b>	<b>1,731,570</b>
	<b>Total Proposed Site Improvements</b>	<b>\$</b>	<b>1,321,800</b>
	<b>Mobilization(3%), E&amp;S(2%), Stormwater Allowances(2%)</b>	<b>\$</b>	<b>92,540</b>
	<b>Construction Contingency (10%)</b>	<b>\$</b>	<b>132,180</b>
	<b>Design &amp; Engineering (15%)</b>	<b>\$</b>	<b>198,270</b>
See Appendix for detailed cost	Demolition & Site Preparation	\$	27,500
	Pavements	\$	111,600
	Dog Area (Approximately 1 Acre)	\$	91,000
	Playground	\$	738,000
	Pavilion	\$	245,400
	Site Furnishings	\$	87,300
	Plantings	\$	21,000
	<b>Lower Park Parcel Extension - Nature Trail Loop</b>	<b>\$</b>	<b>92,640</b>
	<b>Total Proposed Site Improvements</b>	<b>\$</b>	<b>70,700</b>
	<b>Mobilization(3%), E&amp;S(2%), Stormwater Allowances(2%)</b>	<b>\$</b>	<b>4,970</b>
	<b>Construction Contingency (10%)</b>	<b>\$</b>	<b>7,070</b>
	<b>Design &amp; Engineering (15%)</b>	<b>\$</b>	<b>10,610</b>
	Demolition & Site Preparation	\$	28,800
	Pavements	\$	33,700
	Site Furnishings	\$	8,200
<b>Total Estimated Project Costs - Option A and Nature Trail Loop</b>		<b>\$</b>	<b>1,855,700</b>
<b>Total Estimated Project Costs - Option B and Nature Trail Loop</b>		<b>\$</b>	<b>1,824,300</b>





## 4.3 Maintenance

Tredyffrin Township Public Works currently maintains the park. While Friendship Park is generally well maintained, additional maintenance will need to be done as improvements are implemented to the park. The masterplan seeks to minimize landscape maintenance costs while providing a beautiful and functional Park. Walkways should be regularly inspected and maintained to provide a safe user environment. Regular inspection of the dog areas and periodic repairs of park structures will be necessary to maintain the quality of facilities. Fences should be inspected periodically and repaired as necessary. Regular maintenance of restroom facility and trash removal will be required at a frequency based on the seasonal use of facilities. Restrooms should be locked at night to deter vandalism.

Mowing of lawn areas should be done on a regular basis with frequencies increasing during the growing season. Trees should be routinely inspected for hazards and planting areas should be managed to keep invasive plants from being established.

The following is an outline of basic maintenance tasks that should be completed. The recommended frequency of these maintenance tasks is indicated weekly, monthly, yearly, or seasonally.

### *Weekly*

- Inspect play equipment / make repairs
- Inspect Dog Area
- Clean restroom
- Trash Removal
- Mow – March through October

### *Monthly*

- Inspect walkways / make repairs as needed
- Inspect trees for damage / perform work as needed
- Inspect and mechanically remove invasive plants, could be done with the help of volunteers - March through October

### *Yearly*

- Inspect structures once in the spring and once in the fall make repairs as needed
- Signage inspection and repairs in the spring
- Inspect BMPs once in the spring and once in the fall – management will be determined by the type of BMPs used

### *Seasonally*

- Spring planting bed cleanup and mulch
- Fall planting bed/ leaf clean-up as needed
- Snow removal from driveway, parking area, and primary walkways (as required).



## 4.4 Funding Sources



### *Pennsylvania Department of Conservation and Natural Resources (PA DCNR) - Community*

#### **Community Conservation Partnership Program (C2P2)**

The C2P2 program provides funding to municipalities and authorized nonprofit organizations for recreation, park, trail, and conservation projects. These include planning for feasibility studies, trail studies, conservation plans, master site development plans, and comprehensive recreation park and open space and greenway plans. In addition to planning efforts, the program provides funding for land acquisition for active or passive parks, trails and conservation purposes, and construction and rehabilitation of parks, trails, and recreation facilities. Most of these projects require a 50% match, which can include a combination of cash and/or non-cash values. This master plan was funded via a C2P2 grant from DCNR. An implementation or construction grant is the next stage grant from DCNR.

Grant applications for the C2P2 program are accepted annually—usually in April. More information can be found at: <http://www.dcnr.state.pa.us/brc/grants/grantpolicies/index.htm>



### *Department of Community and Economic Development (DCED)*

#### **Commonwealth Financing Agency (CFA) - Greenways, Trails, and Recreation Program (GTRP)**

GTRP program provides funding for: public park and recreation area projects, greenway and trail projects, and river or creek conservation projects. The program requires a 15% local cash match of the total project cost and projects must not exceed \$250,000.

More information can be found at: <https://dced.pa.gov/programs/greenways-trails-and-recreation-program-gtrp/>



### *Pennsylvania Department of Environmental Protection (DEP)*

#### **DEP Non-Point Source Implementation Programs Grant**

Provides funding assistance for projects aimed at implementing Pennsylvania's Non-point Source Management Program. Targeted projects include control of urban runoff and natural channel design/stream bank stabilization projects. The grant will fund local projects with the average award being \$200,000. Applications are typically due in June.

More information on this program can be found at the DEP website: <http://www.dep.pa.gov/Business/Water/PlanningConservation/NonpointSource/Pages/default.aspx>



### *PennVEST (Pennsylvania Infrastructure Investment Authority)*

PennVEST offers both grants and low interest loans for projects that help to manage stormwater and improve water quality. Several recommendations for Lower Providence may attract PennVEST funds, since they include stormwater BMPs.

For more information, visit: <https://www.pennvest.pa.gov/Information/Funding-Programs/Pages/default.aspx>





### Preservation Partnership Program

The Commissioners of Chester County, Pennsylvania offer two distinct grant programs that provide funding to municipalities and non-profit land conservation organizations to permanently preserve significant natural, recreational, agricultural, historic, and cultural land resources; enhance public access to those lands; provide public benefit; and implement County and municipal land use policies. The programs are administered by the Department of Parks + Preservation.

For more information, visit: <https://www.chesco.org/4647/Preservation-Partnership-Program>

### AARP Community Challenge

The AARP Community Challenge provides small grants to fund quick-action projects that can help communities become more livable for people of all ages. Eligible applicants include 501(c)(3), 501(c)(4) and 501(c)(6) nonprofits, government entities, and other types of organizations on a case-by-case basis. Project types include permanent physical improvements in the community; temporary demonstrations that lead to long-term change; and new, innovative programming pilots or services. In 2024, the AARP Community Challenge accepted applications for three different grant opportunities, each described below:

### Donation Opportunities

It is recommended that the Township create a list, with prices, of physical donation opportunities for the parks consistent with the plan. Rather than having physical markers in parks noting the donation (which can become cumbersome over time) a list of donors might be prominently displayed on the Township Parks website or a funders' donation wall at a central location.

### Private Foundations

There may be regional corporations and foundations that support public works such as park development. Competition for these funds is usually brisk, but opportunities should be researched. Funding is often to non-profit organizations.

Foundations and institutions represent another potential source of funding for education-related site improvements and programming. Grants are available to support student field trips, provide teacher training in science, and provide other educational opportunities. Education tied to research can increase the pool of potential funds. The science community and research institutions are the logical starting points for solicitation foundation funds.













**5**

**Appendix**









# APPENDIX

## *Table Of Contents*

*Cost Estimates*

*Meeting Minutes & Attendee List*

*Early Draft Plans*



<div> <div>Friendship Park</div> <div>Option A - With Additional Dog Area</div> </div>			
Total Proposed Site Improvements		\$	1,345,800
Mobilization (2%)		\$	26,920
Erosion and Sedimentation Control (2%)		\$	26,920
Stormwater BMPs (2%)		\$	26,920
Construction Contingency (10%)		\$	134,580
Design & Engineering (15%)		\$	201,870
Total Estimated Project Costs		\$	1,763,010
Item Description	Estimated Quantity	Unit Price	Total Item Amount
Demolition & Site Preparation			\$ 27,500
1 Existing Asphalt Trail removal	5,400 SF	\$ 2.30	\$ 12,420
2 Dead and Damaged Tree Removal	1 LS	\$ 10,000.00	\$ 10,000
3 General Site Preparation	1 LS	\$ 5,000.00	\$ 5,000
Pavements			\$ 111,600
1 New Trails - Asphalt (8' Wide) Approx 1645 LF	1,462 SY	\$ 46.80	\$ 68,432
2 Additonal Parking and delineation of existing parking			\$ 7,614
2a. Asphalt includes excavation and base	41 SY	\$ 55.80	\$ 2,294
2b. Standard Parking Stall - painting and concrete bump	34 EA	\$ 110.00	\$ 3,740
2c. ADA Parking Stall -painting, signs, and concrete bum	2 EA	\$ 790.00	\$ 1,580
3 Entrance from Bear Road			\$ 23,461
3a Asphalt includes excavation and base	59 SY	\$ 55.80	\$ 3,286
3b concrete sidewalk - 5' from each side	50 SF	\$ 13.50	\$ 675
3c Crosswalk Striping	1 LS	\$ 2,500.00	\$ 2,500
3d ADA curbcut with Detectable Warning Surface	2 EA	\$ 8,500.00	\$ 17,000
4 Stone Step entrance from Friendship Drive	1 LS	\$ 12,000.00	\$ 12,000
Small Dog Area (Approximatley 14,000 SF)			\$ 44,000
1 Fence (4' high)	530 LF	\$ 50.00	\$ 26,500
2 Staging area - two gates and fencing	1 LS	\$ 2,700.00	\$ 2,700
3 Dog Water Fountain	1 LS	\$ 4,000.00	\$ 4,000
4 Utilities - water	1 LS	\$ 10,000.00	\$ 10,000
5 Pet Waste Station	1 LS	\$ 800.00	\$ 800
Large Dog Area (Approximately 1 Acre)			\$ 91,000
1 Trail Segment - Asphalt (5' Wide) Approx 470LF	261 SY	\$ 46.80	\$ 12,220
2 Fence (4' high) includes gates	1,170 LF	\$ 50.00	\$ 58,500
3 Staging area - two gates and fencing	2 LS	\$ 2,700.00	\$ 5,400
4 Dog Water Fountain	1 LS	\$ 4,000.00	\$ 4,000
5 Utilities - water	1 LS	\$ 10,000.00	\$ 10,000
6 Pet Waste Station	1 LS	\$ 800.00	\$ 800
Playground			\$ 738,000
1 Play equipment for ages 2-12 (approximately 10,000 sq	1 EA	\$ 500,000.00	\$ 500,000
2 Poured in Place Safety Surface	10,000 SF	\$ 22.00	\$ 220,000
3 Concrete curbing for playground edge	400 LF	\$ 45.00	\$ 18,000



Item Description		Estimated Quantity	Unit Price	Total Item Amount
<b>Pavilion</b>				<b>\$ 225,400</b>
1	Pavilion with restroom & electric (25' X 50')	1 LS	\$ 160,000.00	\$ 160,000
2	Concrete pad	2,088 SF	\$ 13.50	\$ 28,188
3	Utilities (sewer & water)	1 LS	\$ 30,000.00	\$ 30,000
4	Picnic tables (50% with ADA compliant)	6 EA	\$ 1,200.00	\$ 7,200
<b>Site Furnishings</b>				<b>\$ 87,300</b>
1	New Park Sign	2 EA	\$ 3,000.00	\$ 6,000
2	Benches	11 EA	\$ 2,360.00	\$ 25,960
3	Trash/Recycling Receptacle	6 EA	\$ 1,300.00	\$ 7,800
4	Fencing along Bear Rd	550 LF	\$ 50.00	\$ 27,500
5	6' Privacy Fence along east side of the park	500 LF	\$ 40.00	\$ 20,000
<b>Plantings</b>				<b>\$ 21,000</b>
1	Tree Plantings	35 EA	\$ 600.00	\$ 21,000



<div> <div>Friendship Park</div> <div>Option B - With Storm Water Management Area</div> </div>			
Total Proposed Site Improvements		\$	1,321,800
Mobilization (2%)		\$	26,440
Erosion and Sedimentation Control (2%)		\$	26,440
Stormwater BMPs (2%)		\$	26,440
Construction Contingency (10%)		\$	132,180
Design & Engineering (15%)		\$	198,270
Total Estimated Project Costs		\$	1,731,570
Item Description	Estimated Quantity	Unit Price	Total Item Amount
Demolition & Site Preparation			\$ 27,500
1 Existing Asphalt Trail removal	5,400 SF	\$ 2.30	\$ 12,420
2 Dead and Damaged Tree Removal	1 LS	\$ 10,000.00	\$ 10,000
3 General Site Preparation	1 LS	\$ 5,000.00	\$ 5,000
Pavements			\$ 111,600
1 New Trails - Asphalt (8' Wide) Approx 1645 LF	1,462 SY	\$ 46.80	\$ 68,432
2 Additonal Parking and delineation of existing parking			\$ 7,614
2a. Asphalt includes excavation and base	41 SY	\$ 55.80	\$ 2,294
2b. Standard Parking Stall - painting and concrete bump	34 EA	\$ 110.00	\$ 3,740
2c. ADA Parking Stall -painting, signs, and concrete bum	2 EA	\$ 790.00	\$ 1,580
3 Entrance from Bear Road			\$ 23,461
3a Asphalt includes excavation and base	59 SY	\$ 55.80	\$ 3,286
3b concrete sidewalk - 5' from each side	50 SF	\$ 13.50	\$ 675
3c Crosswalk Striping	1 LS	\$ 2,500.00	\$ 2,500
3d ADA curbcut with Detectable Warning Surface	2 EA	\$ 8,500.00	\$ 17,000
4 Stone Step entrance from Friendship Drive	1 LS	\$ 12,000.00	\$ 12,000
Dog Area (Approximately 1 Acre)			\$ 91,000
1 Trail Segment - Asphalt (5' Wide) Approx 470 LF	261 SY	\$ 46.80	\$ 12,220
2 Fence (4' high)	1,170 LF	\$ 50.00	\$ 58,500
3 Staging area - two gates and fencing	2 LS	\$ 2,700.00	\$ 5,400
4 Dog Water Fountain	1 LS	\$ 4,000.00	\$ 4,000
5 Utilities - water	1 LS	\$ 10,000.00	\$ 10,000
6 Pet Waste Station	1 LS	\$ 800.00	\$ 800
Playground			\$ 738,000
1 Play equipment for ages 2-12 (approximately 10,000 sq	1 EA	\$ 500,000.00	\$ 500,000
2 Poured in Place Safety Surface	10,000 SF	\$ 22.00	\$ 220,000
3 Concrete curbing for playground edge	400 LF	\$ 45.00	\$ 18,000
Pavilion			\$ 245,400
1 Pavilion with restroom & electric (25' X 50')	1 LS	\$ 180,000.00	\$ 180,000
2 Concrete pad	2,088 SF	\$ 13.50	\$ 28,188
3 Utilities (sewer & water)	1 LS	\$ 30,000.00	\$ 30,000
4 Picnic tables (50% with ADA compliant)	6 EA	\$ 1,200.00	\$ 7,200

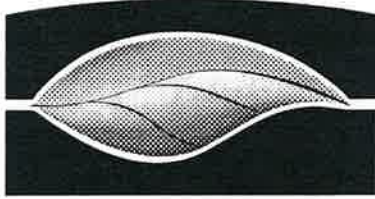


Item Description		Estimated Quantity	Unit Price	Total Item Amount
<b>Site Furnishings</b>				<b>\$ 87,300</b>
1	New Park Sign	2 EA	\$ 3,000.00	\$ 6,000
2	Benches	11 EA	\$ 2,360.00	\$ 25,960
3	Trash/Recycling Receptacle	6 EA	\$ 1,300.00	\$ 7,800
4	Fencing along Bear Rd	550 LF	\$ 50.00	\$ 27,500
5	6' Privacy Fence along east side of the park	500 LF	\$ 40.00	\$ 20,000
<b>Plantings</b>				<b>\$ 21,000</b>
1	Tree Plantings	35 EA	\$ 600.00	\$ 21,000



Lower Park Parcel Extension			
Nature Trail Loop			
Total Proposed Site Improvements		\$	70,700
Mobilization (2%)		\$	1,420
Erosion and Sedimentation Control (2%)		\$	1,420
Stormwater BMPs (2%)		\$	1,420
Construction Contingency (10%)		\$	7,070
Design & Engineering (15%)		\$	10,610
Total Estimated Project Costs		\$	92,640
Item Description	Estimated Quantity	Unit Price	Total Item Amount
Demolition & Site Preparation			\$ 28,800
1 Restoration Management - includes first 3 years of mgn	3.6 AC	\$ 8,000.00	\$ 28,800
Pavements & Walls			\$ 33,700
1 Trail Segment - Asphalt (5' Wide) Approx 1200 LF	667 SY	\$ 46.80	\$ 31,200
2 Crosswalk - Line Painting	1 LS	\$ 2,500.00	\$ 2,500
Site Furnishings			\$ 8,200
1 Wayfinding Signage	1 EA	\$ 800.00	\$ 800
2 Benches	2 EA	\$ 2,360.00	\$ 4,720
3 Trash/Recycling Receptacle	2 EA	\$ 1,300.00	\$ 2,600





# SIMONE COLLINS LANDSCAPE ARCHITECTURE

119 EAST LAFAYETTE STREET NORRISTOWN, PA 19401  
PHONE: 610.239.7601 FAX: 610.239.7606  
WWW.SIMONECOLLINS.COM

## MEETING SIGN IN SHEET

Project: **Friendship Park Master Plan**

Project **23049.10**

Location: **Tredyffrin Township Building**  
1100 Duportail Rd, Berwyn, PA 19312

Date: **05.08.2024**

Topic: **Parks and Recreation Meeting #1**

Time: **7:00 – 8:30 PM**

Last Name	First Name	Email
Fitzgerald	Darin	
Cappello	Colleen	
DAY	GALEN	
van Mol	Diane	
Zedrozny	Arthur	
Danavan	Dane	
Trisdorfer	Porsha	
Godfrey	Jami	
PERZEW	Raffi	
Robie	Kristin	
Copeland	Patty	





**SIMONE COLLINS**  
**LANDSCAPE ARCHITECTURE**  
119 EAST LAFAYETTE STREET NORRISTOWN, PA 19401  
PHONE: 610.239.7601 FAX: 610.239.7606  
W W W : S I M O N E C O L L I N S . C O M

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## MEETING NOTES

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Project:	Tredyffrin – Friendship Park Master Plan	Project No.:	SC# 24039.10
Location:	Tredyffrin Township Building 1100 Duportail Rd, Berwyn, PA 19312	Meeting Date/Time:	5/08/24 7:00 – 8:30 PM
Re:	Committee Meeting #1	Issue Date:	06-05-24

---

### ATTENDEES:

Joseph DiRocco, CPA (JD) Assistant Township Manager, [JDiRocco@tredyffrin.org](mailto:JDiRocco@tredyffrin.org)  
Colleen Cappello (CC) Parks & Recreation Coordinator, [ccappello@tredyffrin.org](mailto:ccappello@tredyffrin.org)  
Darin Fitzgerald (DF) Public Works Director  
Arthur Zadvozny (AZ) Resident

### Parks and Recreation Board

Diane van Mol (DM) Chair, [dianevanmol@verizon.net](mailto:dianevanmol@verizon.net)  
Raffi Terzian (RT)  
Jami Godfrey (JG)  
Kristin Robie (KR)  
Galen Day (GD)  
Porsha Trisdorfer (PT)  
Patty Copeland (PC)

### Simone Collins Landscape Architecture

Peter Simone (PS), [psimone@simonecollins.com](mailto:psimone@simonecollins.com)  
Rob Gladfelter (RG), [rgladfelter@simonecollins.com](mailto:rgladfelter@simonecollins.com)  
Leonard Bustos (LB), [lbustos@simonecollins.com](mailto:lbustos@simonecollins.com)



## NOTES:

1. Simone Collins met with Joseph DiRocco, Colleen Cappello, Darin Fitzgerald, Galen Day and Diane van Mol on site. Discussions about existing conditions and possible programming were held while walking and observing the park.
2. Simone Collins attended the scheduled Parks and Recreation Board meeting and gave a presentation to the attendees that provided information about the planning process, existing conditions, and initial analysis. Peter Simone noted that the presentation was informal and expected members to speak up and ask questions or provide necessary information that the consultants could use to help with designing the park.
3. A discussion about the driveway entrance. The entrance paving meets the street with a steep dip. DM mentioned during the site walk, her vehicle sustained front bumper damage due to the sudden steep grade at the park entrance.
4. The consultants noted that the existing porta-john was not aesthetically pleasing. JD mentioned that the fence around the portable toilet was constructed as a Boy Scout project.
5. The consultants noted that the existing sidewalk along Bear Hill Road could be a stormwater conduit during heavy storm events. DM stated that she has not observed any water runoff along the sidewalk.
6. The consultants noted that the northwest corner of the park could provide a space for stormwater management. There was expressed interest in the inclusion of stormwater management facilities in the park.
7. The consultants discussed the 3.6-acre park land north of Friendship Drive. DF and DM noted that the parking area along Bear Hill Road is primarily used by utility vehicles for project staging.
8. The consultants led the group through a brainstorming exercise to gather information and ideas for the park.
  - a. DM commented that most parks in the area lack programs and should serve a greater purpose. Suggestions included a new dog park and/or pickleball facilities.
  - b. JD observed that the park is visible from Bearhill Road and suggested taking advantage of this to attract more visitors.
  - c. Participants noted concerns about the traffic volume along Bearhill Road.
  - d. It was noted that the existing dog park in Teegarden can be described as small, cramped, and unfenced. It was noted that on weekends, Teegarden can host 20-30 dogs and is the second most used dog park in the area.
  - e. JD noted that the concept of a dog park at Wilson Park received push-back due to the dog park being fenced-in and their concerns about losing the nearby Teegarden dog park facility. He also stated that at times, the free roaming dogs at Teegarden have interrupted other activities at the park such as ball games.
  - f. JD mentioned that adding fencing could provide for rotational use of the dog park.
  - g. PS noted that key card entry systems for dog parks encourage owners to clean up after their pets and generally promote pet owner responsibility.
  - h. DM shared that the dog park she often visits in New Jersey is situated in the woods, providing ample space for dogs to run freely. She suggested that the unused 3.6 acre park parcel could serve as a dog park in this manner.



- i. At Teagarden Park, access to park sports events schedules allow folks to plan when to walk their dogs and avoid conflict with any sports events.
9. It was mentioned that a large number of deer roam the area, especially within the 3.6 acre park parcel.
10. There were a few suggestions for building a new nature-based playground.
11. PT shared that she has to take her children to a different park to meet their recreational needs and the absence of a up-to-date play equipment at Friendship Park.
12. Two pavilions were proposed for rental near - the playground, if possible.
13. DF confirmed the presence of a water service main under the parking area.
14. JD mentioned that there used to be a bocce court at Wilson Park. PS noted that the new plans for Wilson Park will bring in Bocce Courts again.
15. PS noted that the current chain-link fencing was not aesthetically pleasing and that providing other more attractive fencing can make the park feel more welcoming.
16. RG mentioned that more public involvement in the planning process would provide better funding opportunities. The Board agreed to reach out to the neighbors around the park area to invite them to the next meeting.
17. The consultants noted the next steps and thanked everyone for attending the meeting.

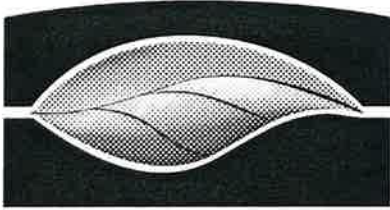
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Sincerely,  
SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE

A handwritten signature in black ink, appearing to read 'Leonard' followed by a stylized flourish.

Leonard Bustos  
Staff Landscape Architect





**SIMONE COLLINS**  
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119 EAST LAFAYETTE STREET NORRISTOWN, PA 19401  
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WWW.SIMONECOLLINS.COM

## MEETING SIGN IN SHEET

Project: Friendship Park Master Plan

Project: 23049.10

Location: Tredyffrin Township Building  
1100 Duportail Rd, Berwyn, PA 19312

Date: 06.12.2024

Topic: Parks and Recreation Meeting #2

Time: 7:00 – 8:30 PM

Last Name	First Name	Email
GORMLEY	MARY	
Pavlis	Pete	
Campbell	Paula	
McNally	Dianne	
Donovan	Dave	
Whitfield	Lauren	
Robie	Kristin	
HAINKIS	NANCY	
Burger	Michele	
Golden	Margie	





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## MEETING NOTES

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Project:	Tredyffrin – Friendship Park Master Plan	Project No.:	SC# 24039.10
Location:	Tredyffrin Township Building 1100 Duportail Rd, Berwyn, PA 19312	Meeting Date/Time:	06/12/24 7:00 – 8:30 PM
Re:	Committee Meeting #2	Issue Date:	

---

### ATTENDEES:

Joseph DiRocco (JD), CPA – Assistant Township Manager, [JDiRocco@tredyffrin.org](mailto:JDiRocco@tredyffrin.org)

Colleen Cappello – Parks & Recreation Coordinator, [ccappello@tredyffrin.org](mailto:ccappello@tredyffrin.org)

Darin Fitzgerald – Public Works Director

Dave Donovan

Maggie Golden

Mary Gormley

Nancy Hoinkis

Dianne McNalley

Lauren Whitfield

Arthur Zadvozny

Michelle Burger

Paula Campbell

Peter Pavlis

### Parks and Recreation Board

Diane van Mol – Chair, [dianevanmol@verizon.net](mailto:dianevanmol@verizon.net)

Patty Copeland

Galen Day

Jami Godfrey



Kristin Robie  
Raffi Terzian  
Porsha Trisdorfer

### **Simone Collins Landscape Architecture**

Peter Simone (PS), [psimone@simonecollins.com](mailto:psimone@simonecollins.com)

Rob Gladfelter, [rgladfelter@simonecollins.com](mailto:rgladfelter@simonecollins.com)

Leonard Bustos, [lbustos@simonecollins.com](mailto:lbustos@simonecollins.com)

### **NOTES:**

1. Simone Collins gave a presentation to the attendees that provided a brief recap of the previous meeting and initial concepts for Friendship Park. After the presentation, Peter Simone opened the floor to comments.
2. An attendee questioned the possibility for a speed reduction along Bear Hill Rd for dog park parking.
  - a. PS reassured them about adherence to PennDOT requirements.
  - b. Attendee suggested parking along Friendship Dr.
  - c. Attendee has mentioned many locals walk to the park.
  - d. Attendee questioned why there were two concepts for Friendship Park and only one for the northern park extension area.
    - i. Another attendee clarified that a dog park was more suitable than a nature walk trail within the northern area.
3. Attendee shared their experience with Friendship Park and stated they enjoy the park.
  - a. Attendee was concerned about the durability/lifespan of the nature playground.
    - i. PS reassured them that playgrounds will undoubtedly have various lifespans.
  - b. Attendee favored Concept 2 (Nature Play Playground) for Friendship Park due to its larger size and encouragement for a more imaginative play for children.
  - c. Attendee appreciated the proposed sidewalk along Friendship Dr.
4. Attendee (resident of the first house along Friendship Dr. closest to the northern entrance of Friendship Park) noted cars parking in front of their house. However, they state they have no issues with the problem.
  - a. Attendee stated that the parked cars force pedestrians onto the road, increasing risk.
  - b. Attendee suggested extending the proposed sidewalk along Friendship Dr.



- c. Attendee expressed that the northern park extension area is used for dumping and is difficult to navigate due to it, alongside the invasive species within the area.
  - d. Attendee reported fallen debris posing a danger to park users.
- 5. Attendee inquired about the height and types of fencing for the dog park. Is not too fond of the existing chain-link fence.
  - a. PS shared outside sources, Omega II, for fence styles/types and had discussed on the various heights to prevent deer from entering.
- 6. Attendee expressed concerns about the BMP (Best Management Practices) area within the dog park, fearing it uses up park space and obstructs views.
  - a. Attendee clarified that with any new project, storm water management is a requirement. Furthermore, the proposed storm water BMP, located on the lowest point of Friendship Park (corner of Bear Hill Rd. and Friendship Dr.), will be vegetated with beautiful plantings and ground cover for nice aesthetics and functional use.
  - b. Attendee suggested parking for the dog park along Friendship Dr.
  - c. Attendee clarified that the 'double fence' along Bear Hill rd. is used for safety from within and outside of Friendship Park.
  - d. Attendee also posed the idea for the dog park parking to be off along Friendship Dr.
  - e. Attendee stressed the importance of having a dog park, specifically within Friendship Park.
  - f. Attendee mentions possibilities of people who will use the dog park will end up parking along Friendship Park, causing more difficulties and risks for those who walk along the road.
  - g. Attendee had strong concerns of entire concept.
- 7. Attendee inquired the types of plantings within the proposed re-vegetated areas.
  - a. PS clarified that the re-vegetated areas would contain lawn, shrubs, and/or trees.
  - b. Attendee preferred Concept 1's playground due to its location being near shade, parking, and to their home (corner of Agnew Ln. and Maple Ave.).
- 8. Attendee expressed concerns about the overall cost and funding for what was proposed.
  - a. Attendee expressed concerns about the location of the picnic area being too far from parking.
- 9. Attendee shares insights on the commission for the dog park to be in Friendship Park – the project's main contempt.
  - a. Attendee expressed concerns about parking along Bear Hill Rd.
    - i. Highlighted dog safety concerns.
    - ii. Expressed that eleven (11) spaces are insufficient.



- b. Attendee expressed that Friendship Park has a nice open environment, but with the proposed concept, the park will become congested.
- c. Attendee expressed a need for a fenced-in dog park within Friendship Park.
- d. Attendee noted that local volleyball courts are rarely used.

PS stated that parks can adapt if a master plan changes, and that a master plan does not have to be set in stone

- 10. Attendee questioned why the existing programs within Friendship Park can't stay while extending the park for a dog park.
- 11. JD clarified there are multiple funding options, including DCNR grants, available to support proposed elements.
- 12. Attendee suggested signage for parking restrictions to prevent on-street parking along Friendship Dr.
- 13. Attendee Emphasized Friendship Park as a 'neighborhood park' and expressed concerns about it becoming a 'destination park' for dog owners.
- 14. Attendee clarified that in 2020, Friendship Park improvements, including ADA-compliant walkways, were first proposed.
- 15. Attendee questioned the necessity of a specific area for dogs to be unleashed.

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Sincerely,  
SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE



Leonard Bustos  
Staff Landscape Architect





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## MEETING NOTES

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Project:	<b>Tredyffrin – Friendship Park Master Plan</b>	Project No.:	<b>SC# 24039.10</b>
Location:	<b>Tredyffrin Township Building 1100 Duportail Rd, Berwyn, PA 19312</b>	Meeting Date/Time:	<b>09/11/24 7:00 – 8:30 PM</b>
Re:	<b>Parks and Rec Board Meeting #3</b>	Issue Date:	

---

### ATTENDEES:

Colleen Cappello - Parks & Recreation Coordinator, [ccappello@tredyffrin.org](mailto:ccappello@tredyffrin.org)

Arthur Zadvozny, Resident

David Donovan, Resident

Kay Blatt, Resident

Kristyn Stickley, Resident

Justin Herst, Resident

### Parks and Recreation Board

Diane van Mol - Chair, [dianevanmol@verizon.net](mailto:dianevanmol@verizon.net)

Raffi Terzian

Jami Godfrey

Kristin Robie

Galen Day

Porsha Trisdorfer

Patty Copeland

### Simone Collins Landscape Architecture

Peter Simone, [psimone@simonecollins.com](mailto:psimone@simonecollins.com)

Rob Gladfelter, [rgladfelter@simonecollins.com](mailto:rgladfelter@simonecollins.com)



## NOTES:

1. Simone Collins gave a presentation that went through the draft master plan for Friendship Park. After the presentation, Peter Simone (PS) opened the floor to comments.
2. An attendee asked if the tennis courts could be used for pickleball. PS noted that some elements in the park can sometimes be realigned to meet current trends or community needs. Diane von Mol (DM) stated that the Board would take the request into consideration. Colleen Cappello (CC) noted that four courts will be added to Wilson Farm Park soon and that as Friendship Park courts get resurfaced, they can be double lined to accommodate both sports.
3. An attendee noted that they appreciated that the plan considers removing the old unattractive and unwelcoming fence for something that will look much better. They noted that they particularly favored the split rail fence.
4. An attendee stated that they liked the idea of having a nature trail in the northern parcel of the park, but was concerned that it may create parking concerns along Friendship Drive. PS noted that the trail was relatively short and probably would not draw wide use.
5. PS noted that the implementation of the park would likely need to be done in phases. CC noted that Joe DiRocco – Assistant Township Manager- is looking to complete the walkways and dog areas in the first phase. PS cautioned that stormwater should be part of any first phase.
6. DM noted that the park has been needing some care and the master plan provides a direction forward.
7. The Parks and Recreation Board voted for and passed the motion to bring the master plan to the Board of Supervisors for their review and approval.

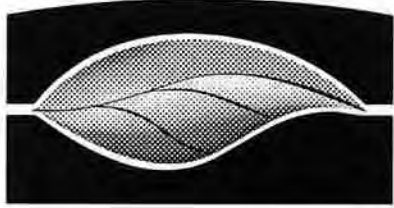
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Sincerely,  
SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE



Leonard Bustos  
Staff Landscape Architect





# MEETING SIGN IN SHEET

Project: Friendship Park Master Plan

Project	23049.10
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Location: Tredyffrin Township Building  
1100 Duportail Rd, Berwyn, PA 19312

Date: 09.11.2024

Topic: Parks and Recreation Meeting #3

Time: 7:00 – 8:30 PM

[illegible]





# Friendship Park

Chester County, PA



Committee Meeting #2 - Overall Concept Plan - **DRAFT**

Concept Plan Legend

Existing

Park Boundary

 Parcel

 Contours

Proposed

 Walkway

0 25' 50' 100'

North





