

Memo

To: Anne Klepfer, Township Manager
From: Park and Recreation Board
Subject: 1731 Old Bethlehem Pike
Date: April 24, 2011

The Park and Recreation Board have the following recommendations regarding the required recreational facilities for the proposed residential development located at 1731 Old Bethlehem Pike:

1. The applicant should provide information on the expected number and age of children proposed within the development. Playgrounds should be sized accordingly. Not enough additional information on the size and design of the playgrounds has been provided.
2. All trails, including the Three Mile Run and Liberty Bell walking trails should be constructed as part of the proposed development. Trails should be in place prior to occupancy of dwellings to avoid future issues with homeowners not wanting the trails near their homes.
3. The developer should consider utilizing the stormwater management area as a recreational asset to the community (design as a pond) and incorporate passive recreational facilities, i.e. walking trails, fishing piers, and benches adjacent/around the stormwater management area.
4. Active recreational elements, such as a basketball net or a wall to hit a ball against should be provided in the development for older children.
5. An additional playground should be considered near Lot #69; possibly move one from townhome area where two are provided. Consideration should be given to one larger playground at the townhomes to support children in these homes.
6. An additional multi-purpose field should be centrally located near the single family detached homes.
7. A second trail connection should be provided to the Three Mile Run trail from Driveway B.
8. Sidewalks should be provided on both sides of "Driveways A & B" to provide access to recreational facilities and address safety concerns with children walking in the street to get to bus stops, for Halloween, etc.
9. The applicant should secure the necessary easements to extend the Three Mile Run walking trail to Hill Road.
10. Maintenance and ownership of the trails and other recreational elements throughout the proposed development should be the responsibility of a Home Owners Association. However, a public access easement should be provided to the Township for the trails.
11. If the bridge on Hill Road is widened, pedestrian access should be included in the design.
12. Any remaining recreational facilities required as part of this development should be utilized as follows:
 - a. Establishment of recreational facilities (playground, pavilion, and parking area) at the soccer fields located at the corner of Blooming Glenn and Branch Roads.
 - b. Supplement existing playgrounds/parks with additional facilities:
 - i. Markey Park (basketball courts, in-line/ice hockey rink)
 - ii. Iron Bridge Park (basketball courts, in-line/ice hockey rink)
 - iii. Country Hunt Playground
 - iv. The Pines Playground