

# Lower Makefield Township Snipes Tract Project Overview



Presentation provided by:



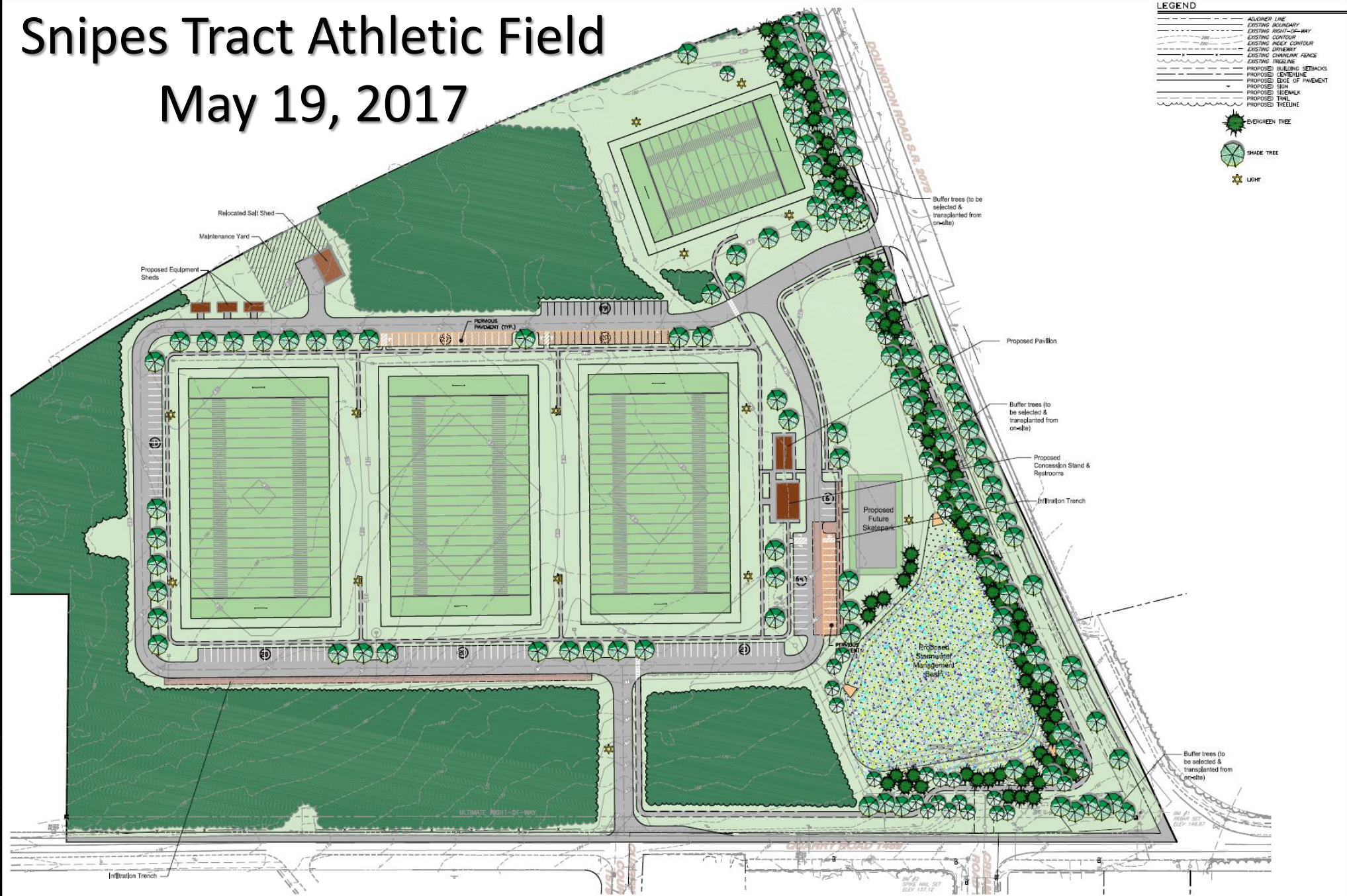
**Boucher & James, Inc.**  
CONSULTING ENGINEERS

An Employee Owned Company

May 30, 2017

# Snipes Tract Athletic Field

## May 19, 2017



Boucher & James, Inc. 1100 N. 10th St., York, PA 17402  
 717-765-1100  
 www.bjames.com

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

**SNIPES TRACT ATHLETIC FIELDS**  
 LOWER MAKEFIELD TOWNSHIP  
 BUCKS COUNTY, PENNSYLVANIA  
 PROJECT NO. 1677054



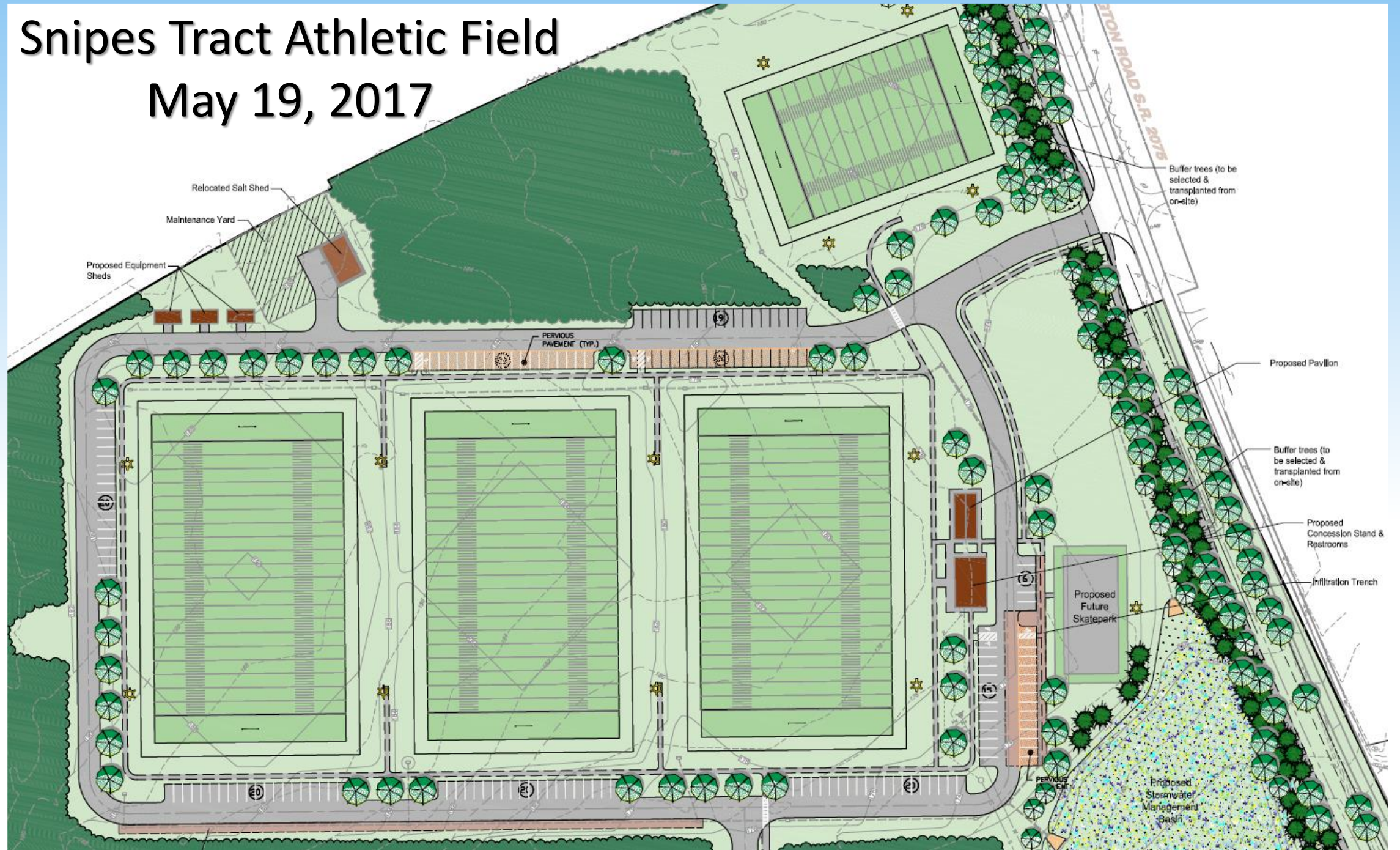
1677054  
 DATE: 5/19/17  
 SHEET NO. 1 OF 1

**PROPOSED SITE PLAN**  
**Boucher & James, Inc.**  
 CONSULTING ENGINEERS  
 DOWLESTOWN • STROUBURG • LEHIGH VALLEY

SHEET  
 1 OF 1

# Snipes Tract Athletic Field

## May 19, 2017



## Snipes Tract: Project Description

The Snipes tract is proposed to be developed as a park which will contain three (3) full-size multi-use, rectangular fields and one mid-size field. The fields are designed to be used for team sports played on rectangular fields and will accommodate sports such as football and lacrosse. The plan also includes a pavilion, a structure that will contain a concession stand and restrooms, as well as a skate park as a future phase. A trail system is proposed throughout the park. Two access driveways are proposed for the park. One will be on Dolington Road, south of the existing nursery driveway and one will be on Quarry Road, opposite Quarry Hill Road. A loop road will be constructed around the perimeter of the fields. The park has been designed in accordance with Lower Makefield Township, Bucks County Conservation District and PA DEP standards for stormwater management and incorporates a series of Best Management Practices, infiltration, and rate & volume controls.

# Snipes Tract: Purpose

The primary purpose of the proposed project is to develop the site as an athletic field complex to serve the growing need for fields for Youth Sports. The proposed park is the culmination of over 20 years of planning by the Township's Park and Recreation Board.

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# Snipes Tract: Timeline

- The Lower Makefield 1995 Plan of Action supported additional recreation land in the northern section of the Township to address the shortage of field space.
- The Lower Makefield 1997 follow-up to the Plan of Action Recommendations identified a need for additional park land.
- Lower Makefield Township acquired the Snipes Tract in 2000 and targeted the land to be developed as additional recreational field space.
  - A 36 Acre Tree Farm/Nursery purchased for recreation and open space
  - Access from Dolington Road & Quarry Road
  - Land is suitable for fields with few environmental restrictions

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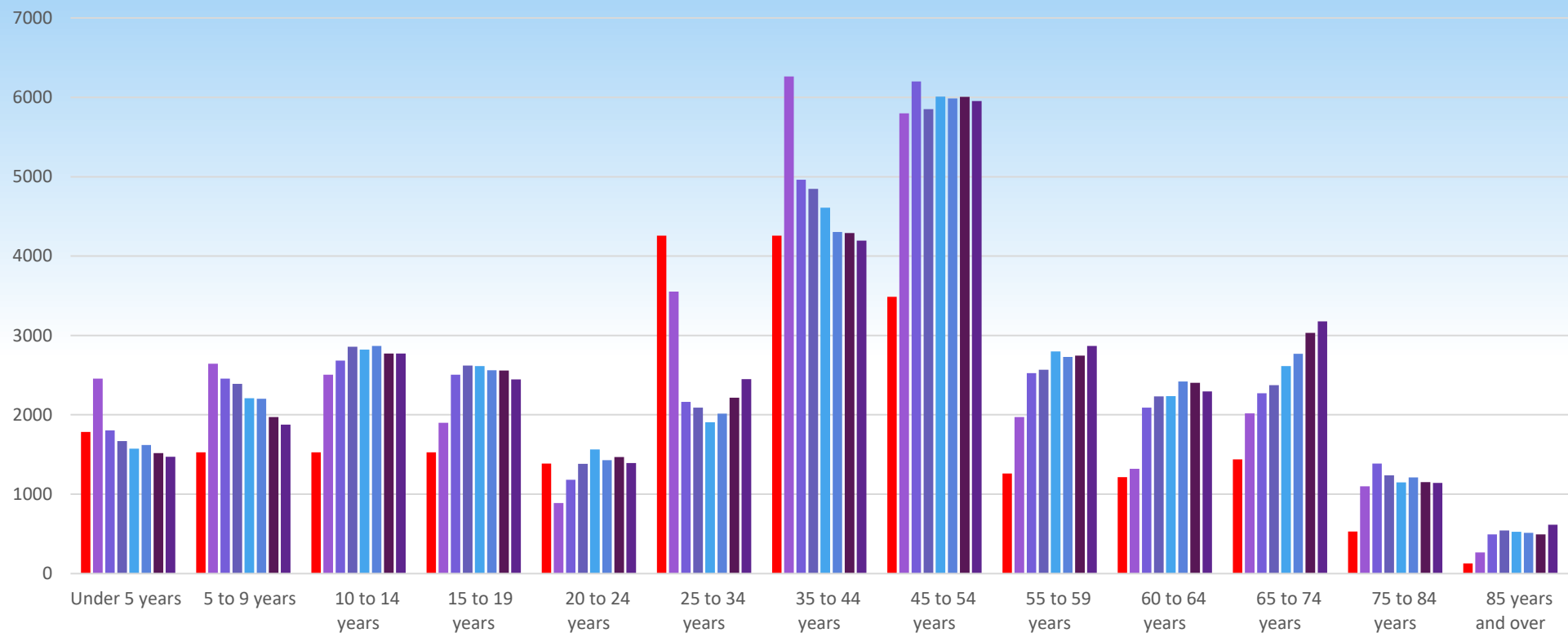
# Snipes Tract (Quarry/Dolington Roads)





# Snipes Athletic Fields

Age Distribution Based on Census Estimates from 1990 through 2015



55% Increase in Population Ages 5-19 from 1990-2015



# Snipes Tract: Timeline

- Lower Makefield Township Park Board formed a subcommittee on 4/2/2004, consisting of members of YMS, Elm Lowne committee, residents and the LMT Park Board. (LMT Park Board minutes 4/2/2004)
- The Lower Makefield Township Snipes Subcommittee presented their recommendations to the Park Board on 5/1/2004. (LMT Park Board minutes 5/11/2004).
- The Lower Makefield Park Board recommended to the Board of Supervisors that they adopt Snipes Plan C on 11/16/2005.
- On 11/21/2005, the Lower Makefield Township Board of Supervisors approved a motion to move forward with engineering of the Snipes Plan.

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- The plan included 9 sports fields, skate park, 350 parking spaces, playground, concession/restrooms.
- The plan also included reserved land for Northern Fire Station.

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



# Snipes Tract: Timeline

- The Lower Makefield Township Park Board recommended to the Board of Supervisors that they approve Snipes Plan C on 2/17/2006.
- The Lower Makefield Township Park Board recommended to the Board of Supervisors to include funding for Snipes on 10/17/2006.

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# Snipes Tract: Timeline

- The Lower Makefield Township Park Board recommended to the Board of Supervisors that they approved the ALTERNATE to Plan C Snipes on 1/23/2007.
- Lower Makefield Township Board of Supervisors approved the Sketch Plan for Snipes on 3/21/2007.
- On 4/9/2007, the Bucks County Courier Times ran a story with the headline “Lower Makefield Officials Unveil Plan for Soccer Complex” along with picture of proposed plan showing 10 soccer fields, playground, and skate park.

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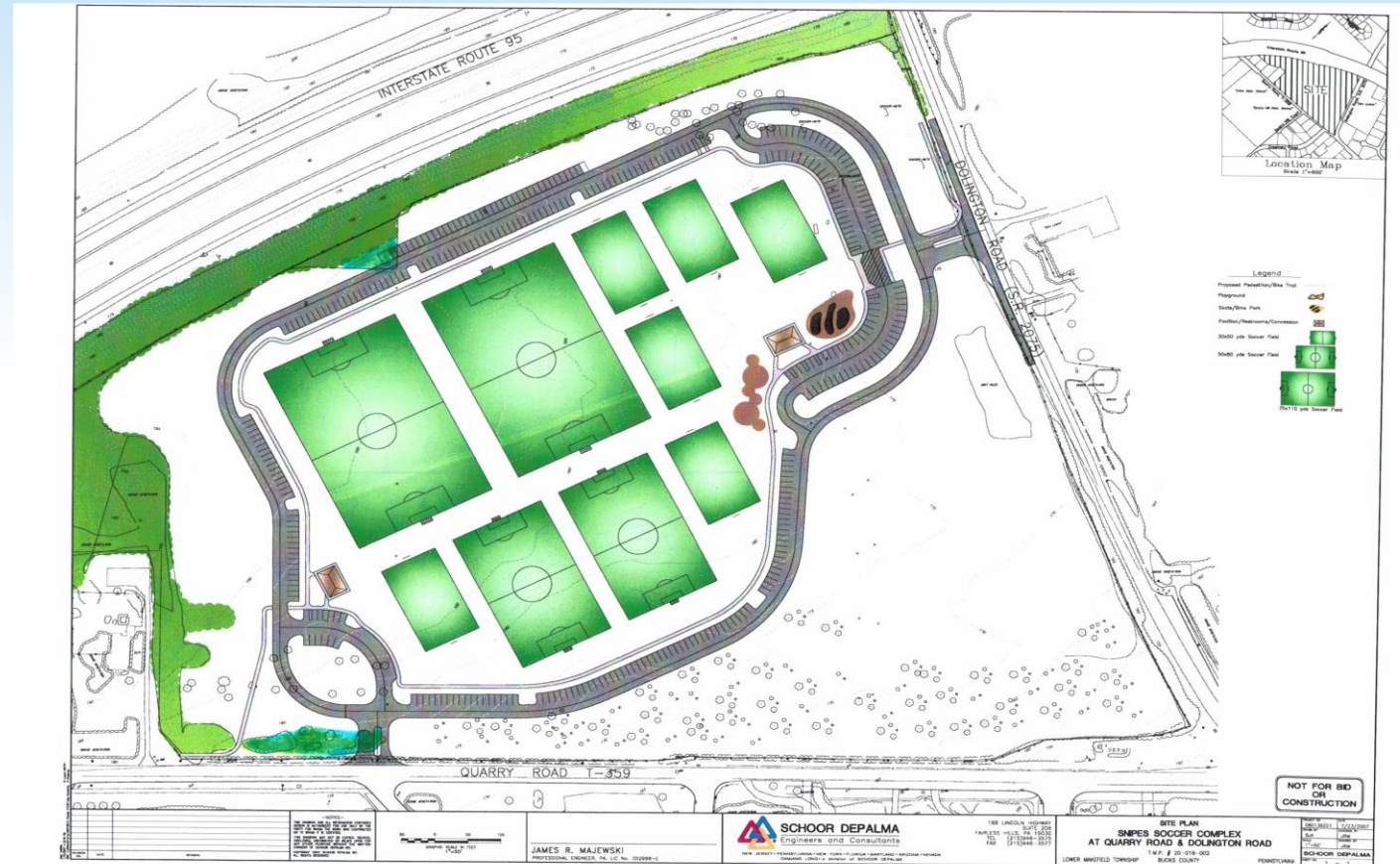


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# Snipes Tract: Timeline

## 2007 Plan C - Alternate:



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# Snipes Tract: Timeline

- During 2008 and 2009, Funding Discussions were held and a 5-Year plan was generated.
- On November 13, 2014, the Snipes Tract was discussed during the Board of Supervisors Budget Workshop session.
- On November 10, 2015, the Snipes Tract was discussed during the Board of Supervisors Budget Workshop session.

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# Snipes Tract: Timeline

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

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# Snipes Tract: Timeline

- On April 12, 2016, Boucher & James, Inc. presented a Sketch Plan to the Park and Recreation Board which incorporated the site layout and amenities, as directed. The Park and Recreation Board recommended some minor changes to the Sketch Plan.

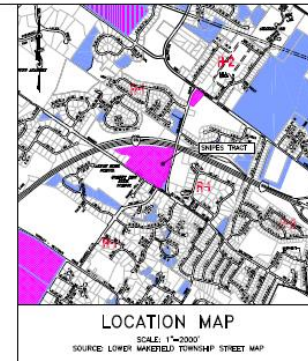
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**NOTABLE FEATURES**

- PARKING COUNT: 160 SPACES
- 3 FULL-SIZE FIELDS (120 YARDS X 70 YARDS)
- 1 MID-SIZE FIELD (80 YARDS X 50 YARDS)
- 1 CONCESSION STAND WITH RESTROOMS (55' X 35')
- PAVILION (50' X 24')
- PAVED PATHS (5' WIDE)
- STORM WATER MANAGEMENT AREA
- 1 POTENTIAL FUTURE SKATEPARK (30 YARDS X 30 YARDS)
- 1 POTENTIAL FUTURE TRAIL CONNECTION (8' WIDE ASPHALT PATH)

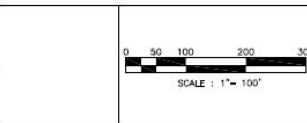
# Snipes Tract Athletic Field May 2, 2016

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When dimensions are shown, they are based on the centerline of the road, unless otherwise noted. All dimensions are in feet and inches. All dimensions are rounded to the nearest 1/4 inch. All dimensions are based on the centerline of the road, unless otherwise noted.

REVISIONS:		DATE		DESCRIPTION	
NO.	DATE	BY	DESCRIPTION	DATE	DESCRIPTION

**PROJECT:** SNIPES TRACT FOOTBALL FIELD  
 LOWER MAKEFIELD TOWNSHIP  
 BUCKS COUNTY, PENNSYLVANIA  
  
**ADDRESS:** LOWER MAKEFIELD TOWNSHIP  
 1100 EDGEWOOD ROAD  
 YARDLEY, PA 19067



**DATE:** 1677054  
**PROJECT:** SKETCH

**TITLE:** SKETCH PLAN  
**COMPANY:** Boucher & James, Inc.  
 CONSULTING ENGINEERS  
 DOYLESTOWN • STROUDSBURG • LEHIGH VALLEY  
 CORPORATE HEADQUARTERS: 1406 PERRY RD., HUBBURD HILL, DOYLESTOWN, PA. 19801  
 VOICE: (215) 345-9400 FAX: (215) 345-9401

**SHEET:** 1 OF 1  
**DATE:** MAY 2, 2016



Snipes  
Tract  
Athletic  
Field  
May 2,  
2016

# Snipes Tract: Timeline

- On May 10, 2016, Boucher & James, Inc. presented the revised Sketch Plan to the Park and Recreation Board. The Park and Recreation Board passed a motion to recommend Approval to the Board of Supervisors.
- On June 1, 2016, the Board of Supervisors approved the Sketch Plan of the Snipes Tract dated May 2, 2016 and instructed Boucher & James, Inc. to proceed with the Land Development Process.

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# Snipes Tract: Timeline

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

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# Snipes Tract: Timeline

- On November 15, 2016, Boucher & James, Inc. presented the plans to the Zoning Hearing Board to request two Variances from the Zoning Ordinance. The Variances were granted for setback requirements .
- On November 18, 2016, Preliminary Land Development Plans and Reports were submitted to the Township.
- On November 28, 2016, the project was presented by Boucher & James, Inc. to the Planning Commission. Several residents voiced their concerns; the meeting became unruly and was adjourned.

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# Snipes Tract: Timeline

- On January 10, 2017, the Zoning Hearing Board issued the Findings of Fact, Conclusions of Law and Decision, approving the requested Variances.
- On May 8, 2017, the Snipes Tract Project was discussed for a second time during the Planning Commission Meeting. Concerns from citizens, comments from advisory boards and a third party engineer, as well as support from youth athletic organizations were heard during public comment. A motion was made to continue the project to the next meeting.
- The comments and concerns were taken into consideration.

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# Snipes Tract: Timeline

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

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# Snipes Tract: Timeline

- On May 22, 2017, the project was discussed for a third time at the Planning Commission meeting and a motion to approve the project with some recommendations was passed.

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