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MEETING NOTES

Project:	Middletown Township: Comprehensive Recreation, Parks, Open Space, Greenways & Trails Plan Study	Project No.:	24028.10
Location:	Middletown Township Municipal Building (Public Hall)	Meeting Date/ Time:	April 1, 2025 5:30-7:00pm
Re:	Steering Committee Meeting #3	Issue Date:	April 14, 2025

ATTENDEES:

Simone Collins:

William Collins (WC)

Toby Levin (TL)

Anita Nardone (AN)

Certified Parks & Recreation Professional:

Derek Dureka (DD)

Township Representatives:

Patrick Graham (PG) – Parks and Recreation Director

Paul Kopera (PK) – Assistant Director of Parks and Recreation

Nicole Tener (NT)-MT P&R Specialist

Middletown Township CRPOSGT Steering Committee Members:

Bernadette Hannah

Maren Winkis

Kevin McGerry

Dana Kane

Angie Nagel

Missy Kitzmiller

NOTES:

1. **Simone Collins Landscape Architecture (SC) gave a presentation** which included:
 - a. A summary of comments received from both PM1 and PM2 (connectivity priorities; access to natural spaces; specific amenities needed (restrooms emphasized); programming and available recreational spaces and ideas for

'generational projects' (amphitheater; pool; splash pads; Neshaminy Creek access)

- b. Summary of KPI meetings held
- c. Summary of 1161 responses received to date from public opinion survey
- d. A review of the five (5) proposed 'visions' (tweaked based on the PM1 and PM2). Request that P&R staff and committee finalize these to set up the draft recommendations.
- e. Initial Concepts
 - Open Space: Access to and throughout existing spaces and not new open space acquisition; roughly 113 acres of open space in MT outside of parks; re-naming large swaths as 'preserves' encourages appreciation for these areas within neighborhoods; creates 'ownership' and 'stewardship' responsibilities. 'Neshaminy', 'Mill Creek', 'Queen Anne' and 'Langhorne Spring Water' preserves as a start.
 - Ped Connections to Parks: Prioritizing the north, west, and southern park communities.
 - A basic strategy for park facility improvements (maintaining basic expectations; consistent funding; sustainable fee schedules; successional planning)
 - Programming: continue strategic, measured growth; memorialize procedures and processes
- f. What is your 'Generational Project'
 - Committee members were asked the question...!
 - SC re-presented the Woodbourne Pedestrian Tunnel concept prepared for the MMIP---noting that the pedestrian connections of such a large amount of population (e.g the Oxford Valley Mall re-development of multifamily) to the the two major rec destinations (Core Creek; Styers) represented a large rec + transportation project.

2. Discussion of Initial Concepts & Generational Project Ideas

a. Open Spaces

- Committee in agreement about the approach to 'open space'; many noting that they know little about the open spaces noted in the analysis
- Angie N.: It will be important to define 'partners' for the 'preserve' areas noted.
- Dana: Are there other 'preserves' of note in MT?
- Dana: Would an 'open space' workshop be an important gathering---to put the analysis and options in front of key township officials? The connections that the greenways offer from the southern portion of the Township to Woodbourne are important.

b. Programming

- Committee discussed the PM 2 comment of availability of facilities outside of league use. PG commented on how the Twp is handling the pickleball scheduling; communicating when those groups use the courts.
- c. Park Facility Improvements
- DD: Commented that the RCO 'Responsible Contractor Ordinance' requirements within MT could possibly hamper the effective efficiency of implementing recommendations. (in MT, for all projects over \$25K, must meet RCO req'ts for labor levels, etc. In essence---union requirements)
 - DD: MT may want to consider increasing the threshold amount to \$100K-\$125K (Angie supplied project amount noting how even the costs for small projects are increasing quickly)
 - Dana + Bernadette: How to get this issue in front of the supervisors.
- d. Amphitheater
- PG noted that 2015 survey results recommended an amphitheater at this location
 - Comments from public noted desire to model it after the one at the Lower Bucks Government Center
- e. Paul Kopera's 'Generational' Projects & Committee Discussion
1. Middletown Community Center/ Senior Center: New facility
 - Demolish existing structure; re-imagine; re-purpose site and structure (two levels) to accommodate more programming space
 - PG noted the importance of connections between MCC and the Levittown area
 - The 'barn' at MCP and the MCC have the ability to make money; serve large portions of the population
 2. Middletown Country Club: 100 acres---better use?
 - MCC is in the last 4 years of its lease from the Township; important for the Township to keep an eye on that.
 - Overall questions: Is this 100 acres better off as a golf club? Or multipurpose park? Or trail with some other park amenities?
 - DD: Reviewed the Upper Dublin transformation of the Twining Valley golf course into naturalized trail/ park area.
 - Detailed surveys done prior to vote by Supervisors; incorporated revenue-generating options; currently the #1 destination for parks in Upper Dublin
 - What could work for MT here?
 3. Public Pool
 - PK: There used to be four (4) pools in Middletown
 - DD: Feasibility of a pool should/could be studied by a specialty consultant; outlining revenue generating/ management options

f. SC Generational Project—The Woodbourne Pedestrian Tunnel/ Connection to Oxford Valley Mall

- AN reviewed a slide from the MMIP breaking down the sidewalk gaps and key large cost pedestrian tunnels to provide the north-south link in the Township
- Bernadette: Noted that MT was waiting on two rail studies that needed to be completed; AN confirmed that these were underway or just starting as the MMIP was completed.
- WC noted that the Township had initiated some work in closing the sidewalk gaps along Woodbourne through grant applications.
- WC discussed how some key property acquisitions near the Woodbourne tunnel could serve multi-purposes that would support this rec + transportation project.

Next Steps:

- Committee 'Visions' Completed: April 18, 2025
- Send Link to DRAFT Recommendations Chapter to Committee: May 2, 2025
- Committee Meeting-Recommendations Check-in Mtg + Preparation for May 15th PM3 (virtual): May 7, 2025
- PM#3: May 15, 2025
- Send Link to DRAFT Final Report to Committee: June 19, 2025
- Committee Meeting #4: Comments on/Revisions to Draft Master CRPOSGT Plan June 26, 2025

This report represents the Professional's summation of the proceedings and is not a transcript. Unless written notice of any correction or clarification is received by the Professional within ten days of issue, the report shall be considered factually correct and shall become part of the official project record.

Sincerely,

SIMONE COLLINS, INC.
LANDSCAPE ARCHITECTURE



Anita H. Nardone, PE
Project Manager