



TOWNSHIP OF
—MIDDLETOWN—
BUCKS COUNTY

Comprehensive Parks, Recreation, Open Space, Greenways, and Trails Plan



Public Meeting #3 – 05.15.25

Agenda

1. Introductions & Project Schedule
2. What We've Heard
(Survey, Public Meeting 2, KPIs, Focus Group)
3. 6 (Draft) Visions for the future of Middletown Parks & Rec
4. Recommendation Examples
 - A. *Middletown Park Accessibility Strategy (Vision 1 & 2)*
 - B. *Priority Ped-Bike Improvements (Vision 2)*
 - C. *Open Space Preserves (Vision 4)*
 - D. *Field Use and Maintenance (Vision 5)*
 - E. *Implementation Recommendations (Vision 6)*
5. Feedback/ Discussion/ Questions
6. Next Steps



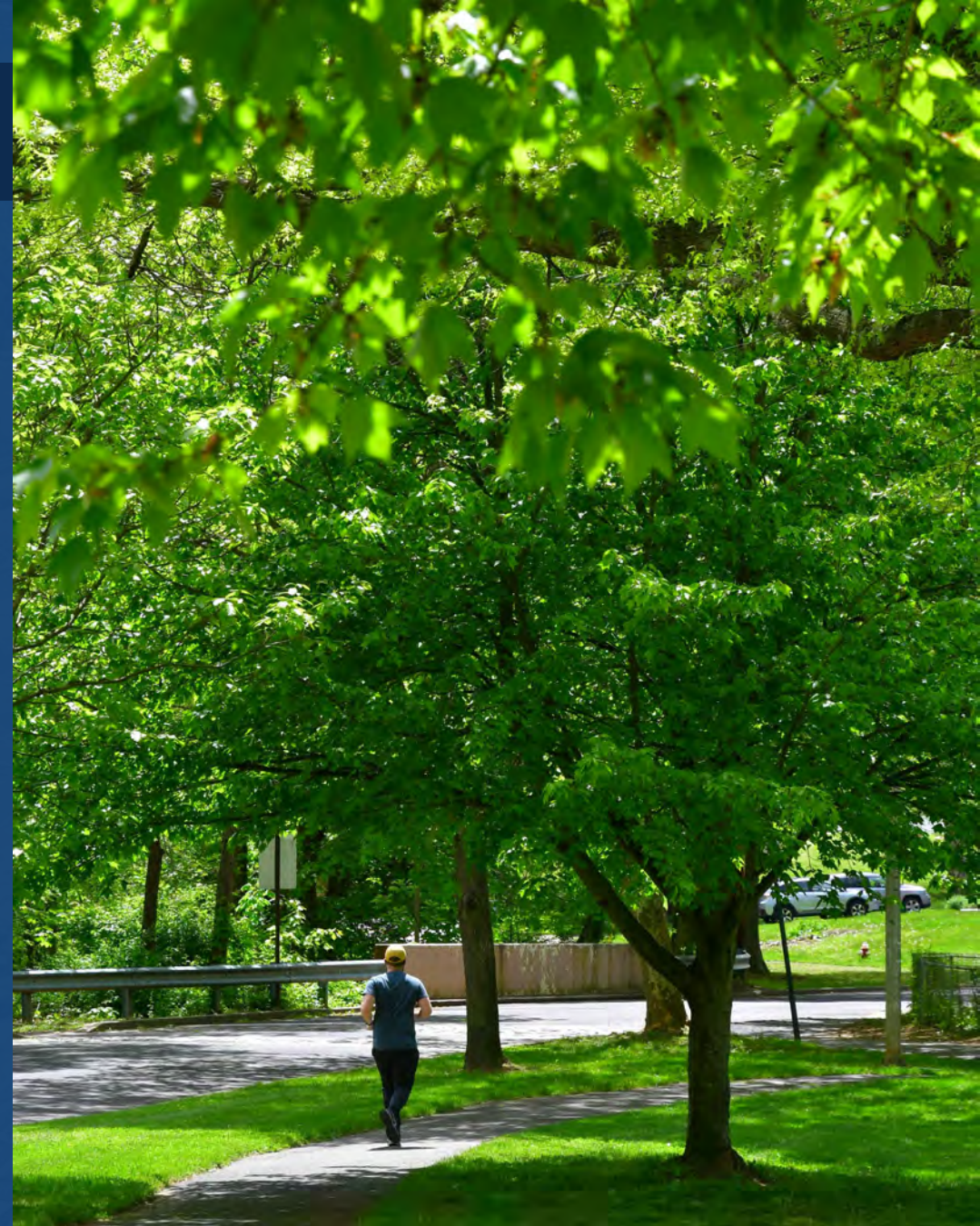
Project Team

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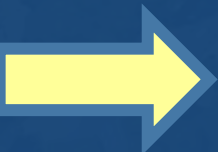
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Certified Park & Recreation Professional **MT Parks & Recreation Department**

- Derek Dureka, CPRP
- Paul Kopera, Director
- Patrick Graham, Asst Director



Project Schedule



Meeting Type	Date	Time
Committee Meeting #1	Thursday, October 24, 2024	5:30pm-7pm
Committee Meeting #2	Thursday, January 16, 2025	5:30pm-7pm
Public Meeting #1	Thursday, January 23, 2025	7pm-9pm
Public Meeting #2	Thursday, March 20, 2025	7pm-9pm
Committee Meeting #3	Thursday, April 1, 2025	5:30pm-7pm
Public Meeting #3 – Recommendations	Thursday, May 15, 2025	7pm-9pm
Committee Meeting #4	Thursday, June 26, 2025	5:30pm-7pm
Public Meeting #4 – Middletown Supervisors Meeting - Final Plan Presentation	Monday, September 8, 2025	7pm-9pm

Public Participation Update

- Public Opinion Survey
- Public Meeting #2
- Key Person Interviews (*KPIs*)



Public Participation Update:

Public Opinion Survey

1355 responses as of May 15, 2025 !

(PM2 – 1,094 responses)

<https://www.surveymonkey.com/r/MT-CPROSGT>



Public Participation Update: *Public Opinion Survey*

No change since PM2 !

Q18: What should be the top three (3) priorities for MT P/R/OS in the next 3-5 years ?

1. Development of Township trail/pathway/sidewalk system - for a more walk/bikeable community based on the MMIP (2023)

2. Preservation and/or protection of more open space

3. Add to or enhance amenities at existing parks

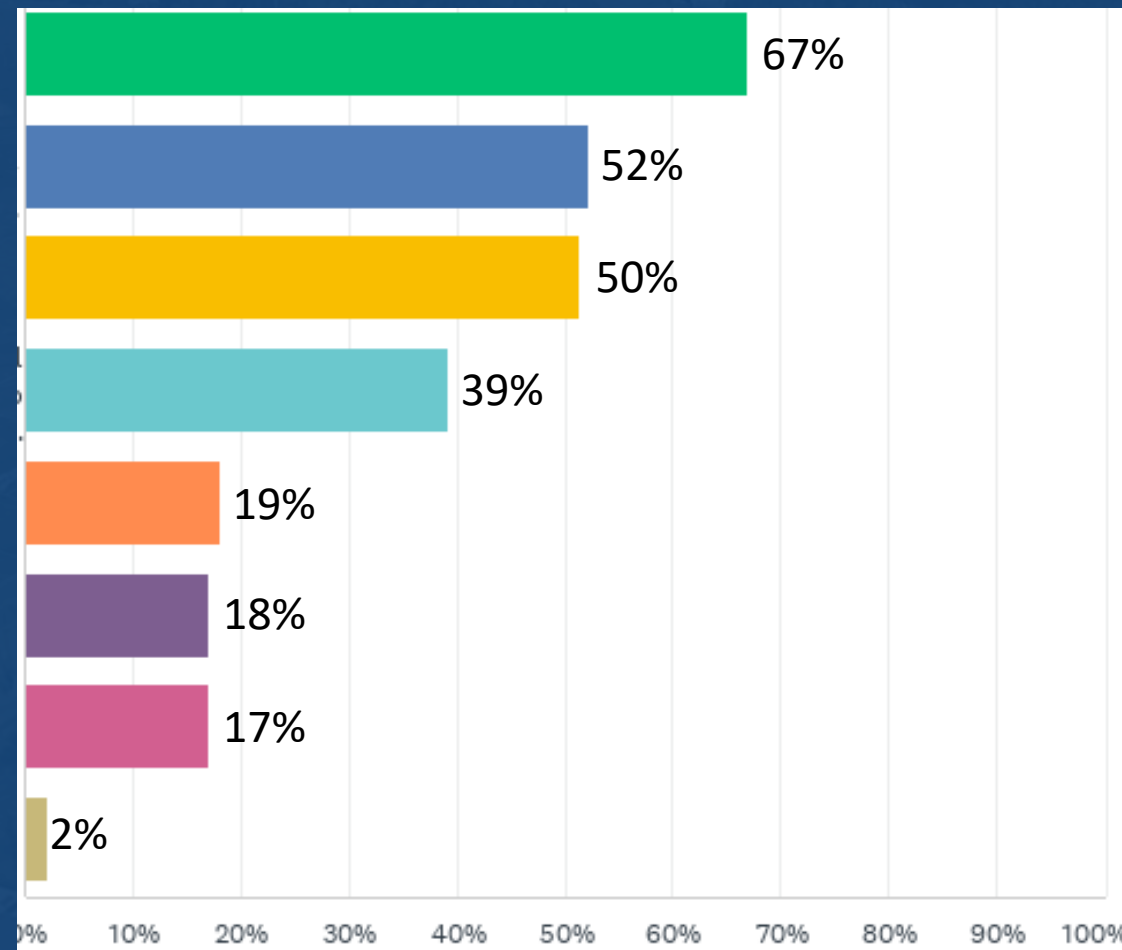
4. Environmental improvements to existing parks

5. Offer a greater variety of community events

6. Offer a greater variety of recreation programs

7. Creation of new parks

8. Nothing – Maintain status quo



Public Participation Update

from Public Meeting #2

Key takeaways include:

Connectivity is important, both between existing parks / trails and between neighborhoods.

Top priorities for connection include:

- *Core Creek Park*
- *Middletown Community Park*
- *Middletown Community (Senior) Center*

Diversity and quantity of programming is good, but access for casual / drop-in athletics could be improved.



Public Participation Update

from Public Meeting #2

Generational project ideas include:

- **Amphitheater** (at Styers? Middletown Community Park? Oxford Valley Mall?)
- **Trail connections** between Core Creek Park and the Delaware River, between Core Creek Park and NSD properties, along Levittown Greenbelts
- **Bird Sanctuary/Nature Center**
- **Turf Field Complex**
- **Woodbourne pedestrian tunnel**
- **Indoor Recreation Center**



SILVER LAKE NATURE CENTER TRAILS

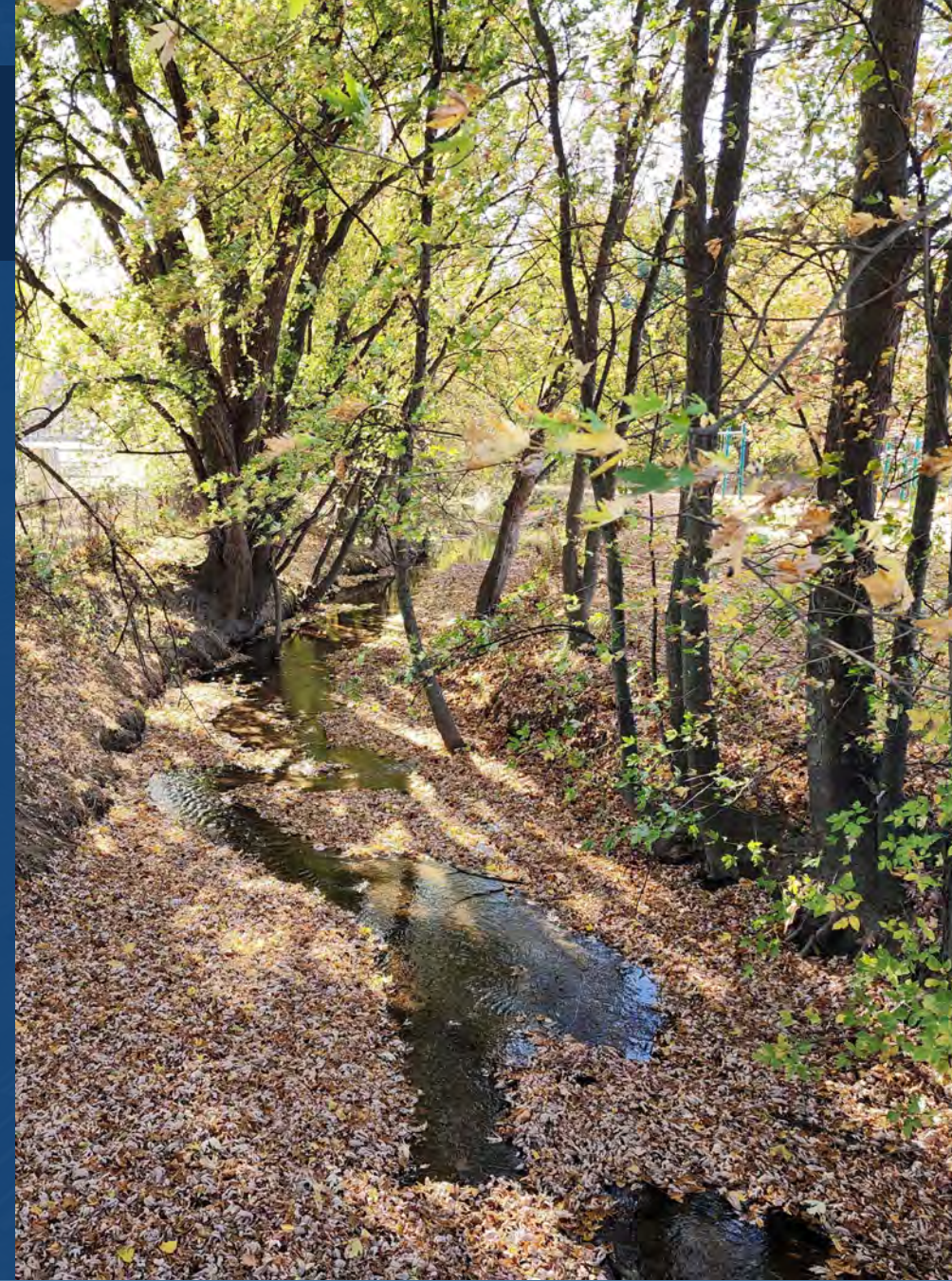


Photo-simulation: New Pedestrian Tunnel at Woodbourne/ Rail Bridge,
2025 Middletown Multimodal Improvement Plan

Public Participation Update: from *Public Meeting #2*, cont...

Priorities for capital improvements include:

- **Twins Oaks Park:** field and playground improvements, paved path around the park
- **Improved lighting** throughout the parks system
- **Middletown Community Park:** Playground improvements, expanded skate park, basketball offerings, and parking lots, improved connections to Township Line Road



Public Participation Update:

Key Person Interviews

What types of information do we get from these types of interviews....?

Examples:

1. **St. Mary's Hospital:** Trail connection from western campus trail to Neshaminy Creek 'Preserve'
2. **Heritage Conservancy:** Expanded programming at Styer Orchard; exploring access to Langhorne Spring Water preserved land
3. **Woods Services:** Integration of campus residents and rec facilities with MT

- *Neshaminy School District*
- *Styer Farm/ Heritage Conservancy*
- *Bucks County Agencies*
- *Emergency Responders*
- *Woods Services*
- *Bucks County Intermediate Unit*
- *Neighboring P&R Dept. Representatives*
- *Senior Center Association Leadership*
- *Neighboring Boroughs*
- *St. Mary's Hospital*
- *Middletown P&R Department Staff*

6 (Draft) Visions for the future of Middletown Parks & Rec



Vision 1: Accessible, safe, modern Township parks

The Middletown community envisions its parks to be accessible, safe, and inclusive recreation facilities that deliver people to healthy outdoor places where they may interact comfortably and peacefully.

How can we ensure Middletown parks can be enjoyed by all Middletown residents..?



Vision 2: Parks linked to neighborhoods by safe pedestrian and bike routes

The Middletown community desires the safe bicycle and pedestrian routes as described in the 2024 Multi-modal Improvement Plan (MIP) to connect Township neighborhoods to parks, preserves, and open spaces inside Middletown Township, and to the regional trails and bike routes that extend into neighboring municipalities.

How can we ensure safe access to Middletown parks for all residents...?



Vision 3: Recreation programming excellence

Middletown residents and Township staff will continue to work collectively to ensure the Township legacy of excellent programming by continuing to serve all ages and abilities, and to promote physical, mental, social, and emotional health for all users.

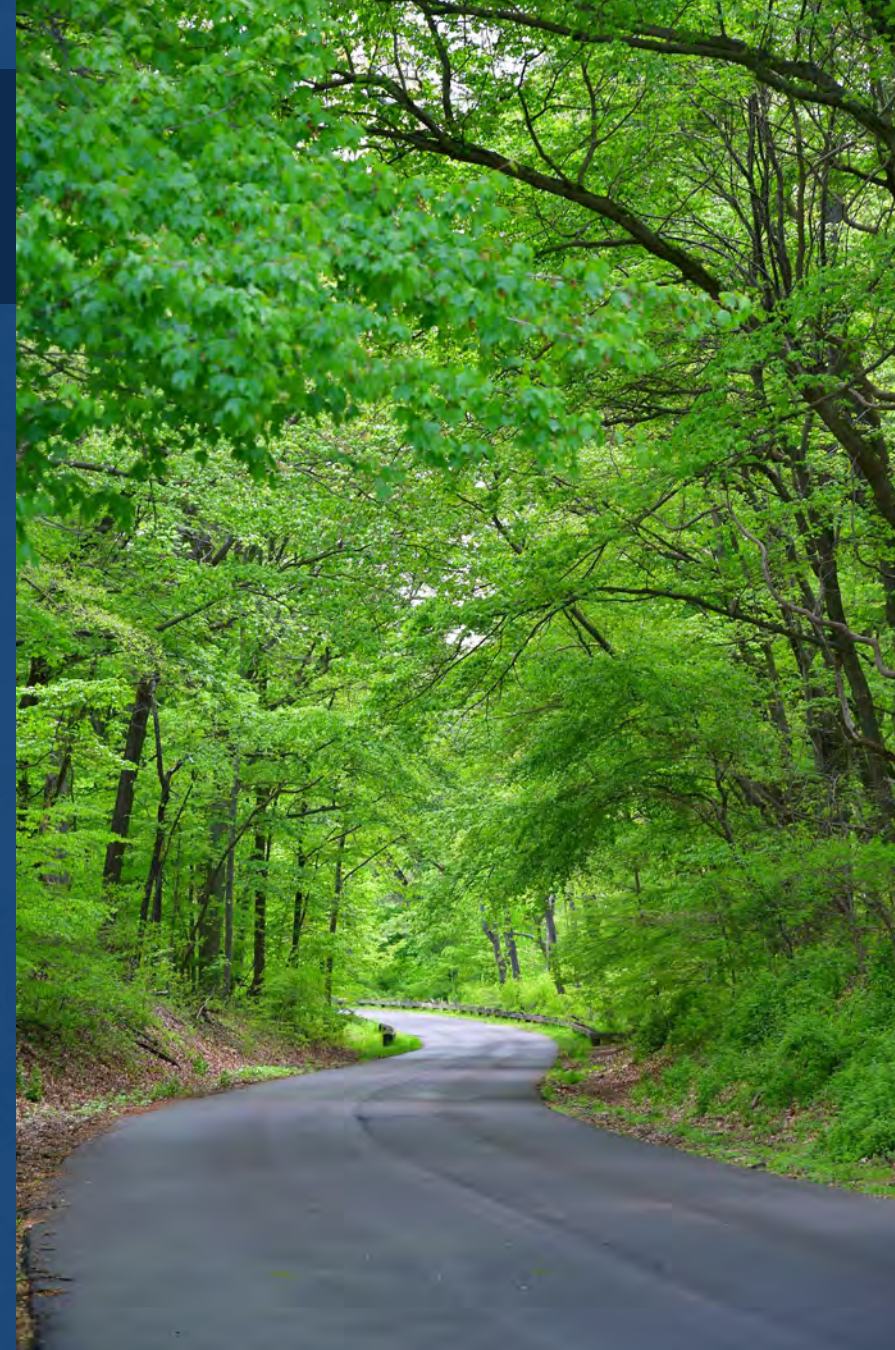
How can we continue to improve Middletown recreational offerings...?



Vision 4: Increased availability and access to open space

The Middletown community seeks to add recreation opportunities to the Township park system through strategic acquisitions that increase acreage under municipal stewardship, as well as improve public access to existing Township-owned open space.

How can we improve access to open space for all residents of Middletown...?



Vision 5: Efficient and sustainable Parks & Recreation management, maintenance, and administration

Middletown Township will continue its mission to deliver excellent park and recreation experiences to the community who take pride in their neighborhoods and history.

How can we provide good parks and services efficiently...?



Vision 6: Township policy/ordinances to support recreation needs, with funding strategies to achieve multi-functional infrastructure improvements

Middletown Township seeks to balance development with quality-of-life needs and the modernization of infrastructure that can serve multiple needs: transportation, ecological restoration, stormwater management, and recreation.

How can we implement these recommendations...?



Moving from Visions to Recommendations

A **vision** describes a desired future state.



Goals are specific, typically measurable, milestones that promote the vision.



Recommendations are actions that can be taken to achieve the goals.

Recommendations



Middletown Parks Accessibility Strategy

(Visions 1 & 2)

Strategy to get people to parks and open space resources:
Recreation access and equity

- Accessibility within parks (*access*)
- Improving access to existing spaces (the last ½ mile) (*access*)
- Adding park space (acreage) (*equity*)



Middletown Parks Accessibility Strategy

(Visions 1 & 2)

Considerations

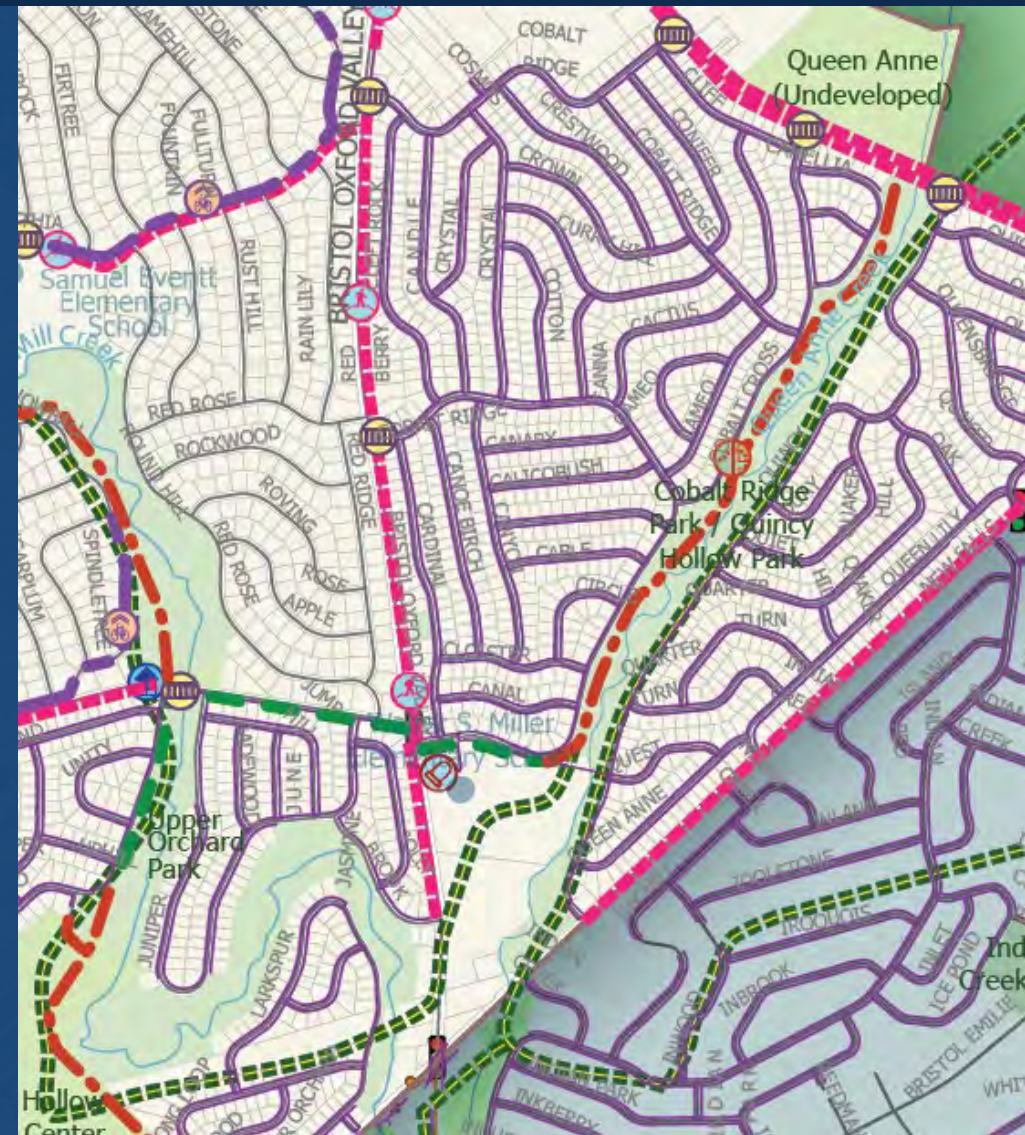
- Sidewalk gaps
- Links to transit routes
- Trails and greenways
 - Gaps
 - Links to local connections
- Obstacles
 - Infrastructure
 - Ownership
 - Other?



Priority Pedestrian-Bicycle Connections (*Vision 2*)

Queen Anne Creek Trail

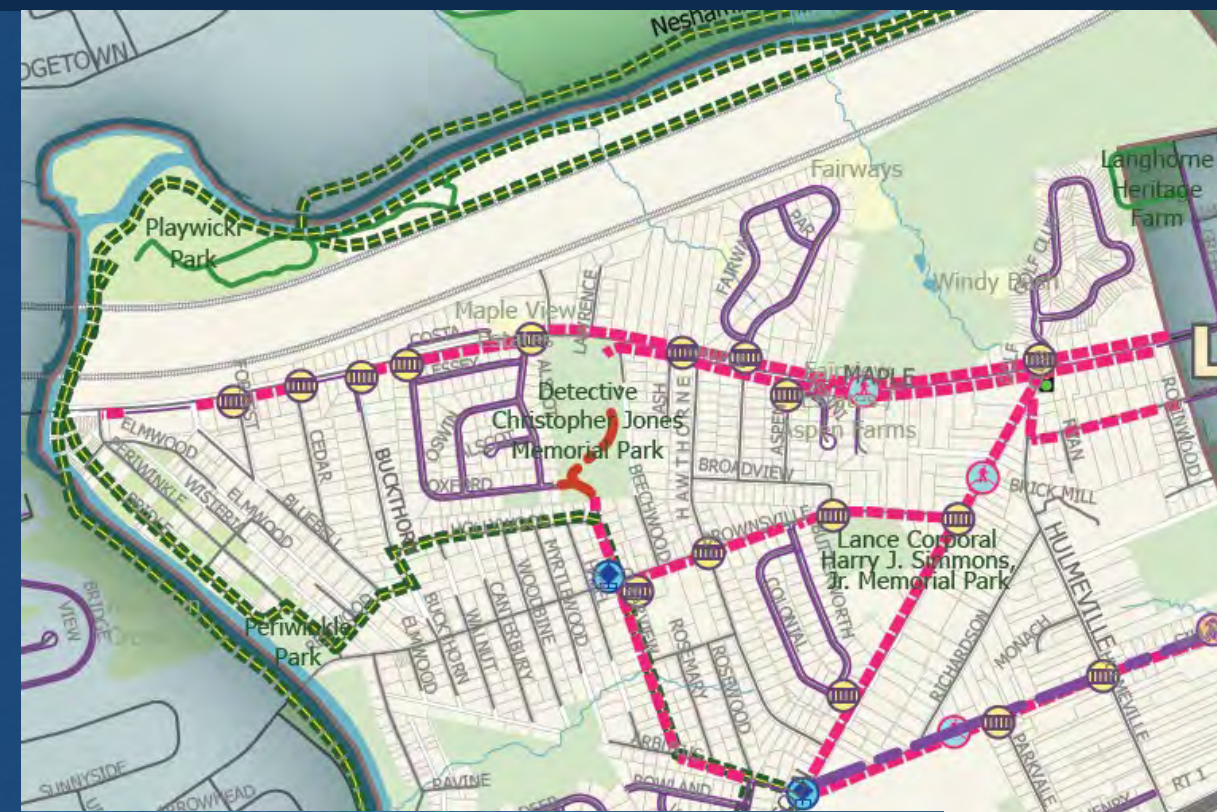
- Provides connection from Woodbourne Road to Walter S Miller Elementary School and Mill Creek via Frosty Hollow Road
- Future connections to Mill-Queen Anne-Black Ditch Trail (Bucks County Trail)



Priority Pedestrian-Bicycle Connections (*Vision 2*)

Jones Park to Simmons Park

- Connects Jones Park Trail to Simmons Park via Clearview Avenue and Brownsville Road
- Future connection to Neshaminy Creek Greenway Trail (Bucks County Trail)



Proposed Improvements Toolbox Legend

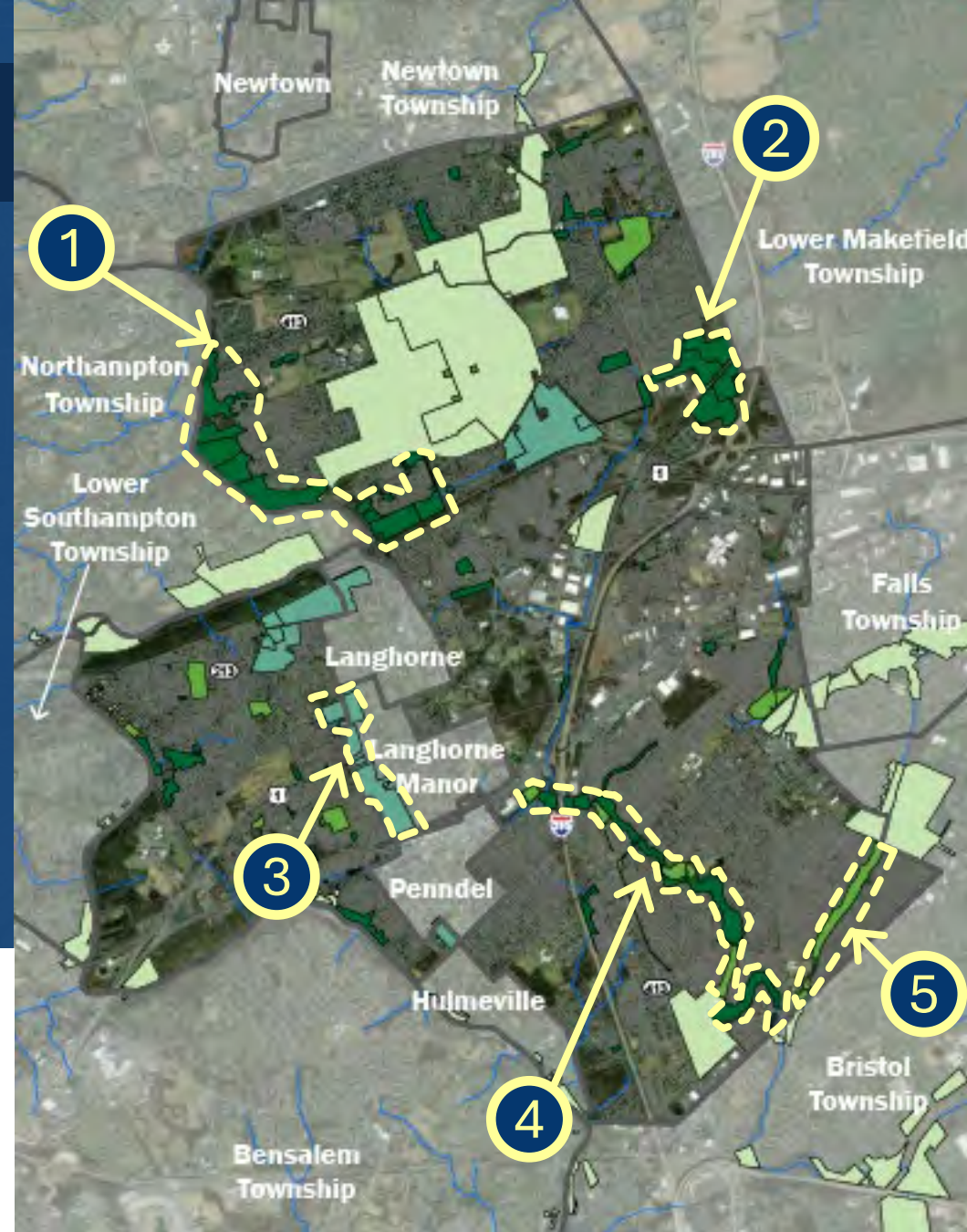
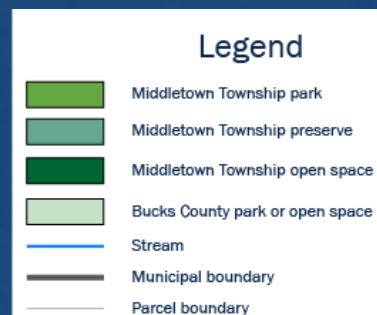
	Multiuse Trail		Crosswalk		Bike Parking
	Sidewalk		Count Down Timer		Speed Table
	Sidepath		Rapid Flashing Beacon		Bridge
	Sharrow		Ped Refuge Island		Special Crossing
	Bike Lane		Ped Actuated Underpass		

Open Space Preserves (*Vision 4*)

Celebrate open spaces as “preserves”

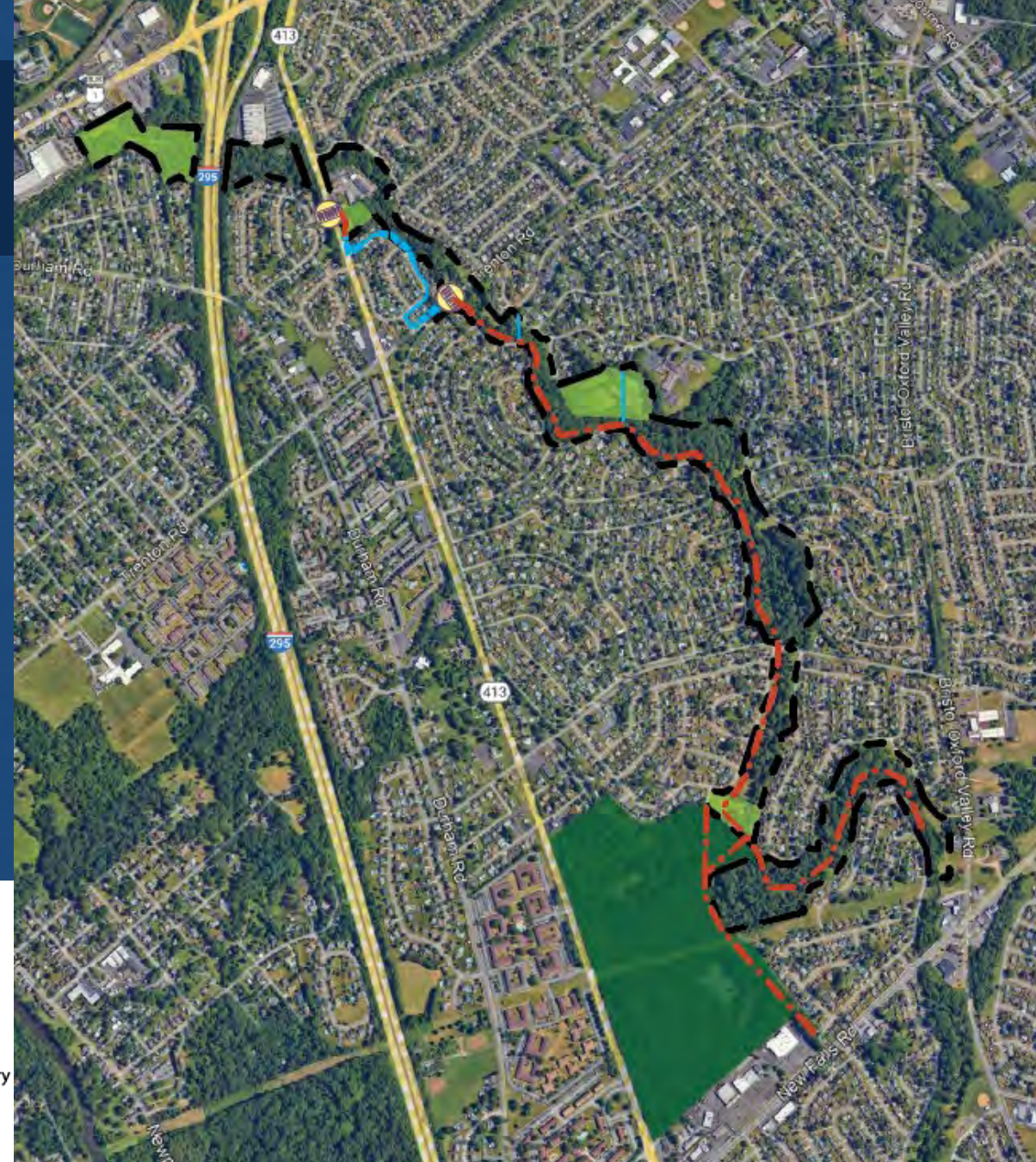
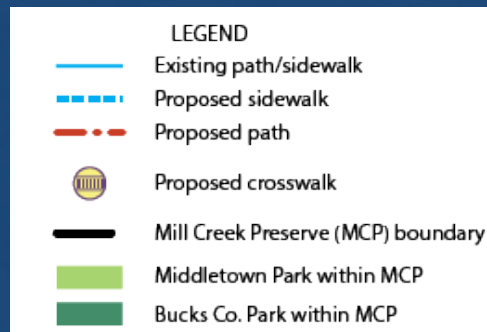
1. Neshaminy Creek Preserve
2. Saba Wetlands Preserve
3. Langhorne Spring Water Preserve
4. Mill Creek Preserve
5. Queen Anne Creek Preserve

Improve access to and, where appropriate,
within open spaces



Open Space Preserves (Vision 4): Mill Creek Preserve

- Recognize the riparian ecosystem of Mill Creek with interpretive signage
- Connect Veterans Memorial Park, Forsythia Crossing Park, Upper Orchard Park, and Frosty Hollow Tennis Center (Bucks Co.)
- Future connections to Queen Anne Creek Trail



Field Use and Maintenance (*Vision 5*)



- What is the daily/weekly/yearly use of each field?
- What do the athletic associations maintain?
- What is needed to improve field/turf conditions?
- How do we prioritize and approach ALL P&R maintenance duties?

Implementation Recommendations (*Vision 6*)

Capital Planning

- *Funding strategies*
- *Creative grant applications*
- *Fees/ program income*



Infrastructure

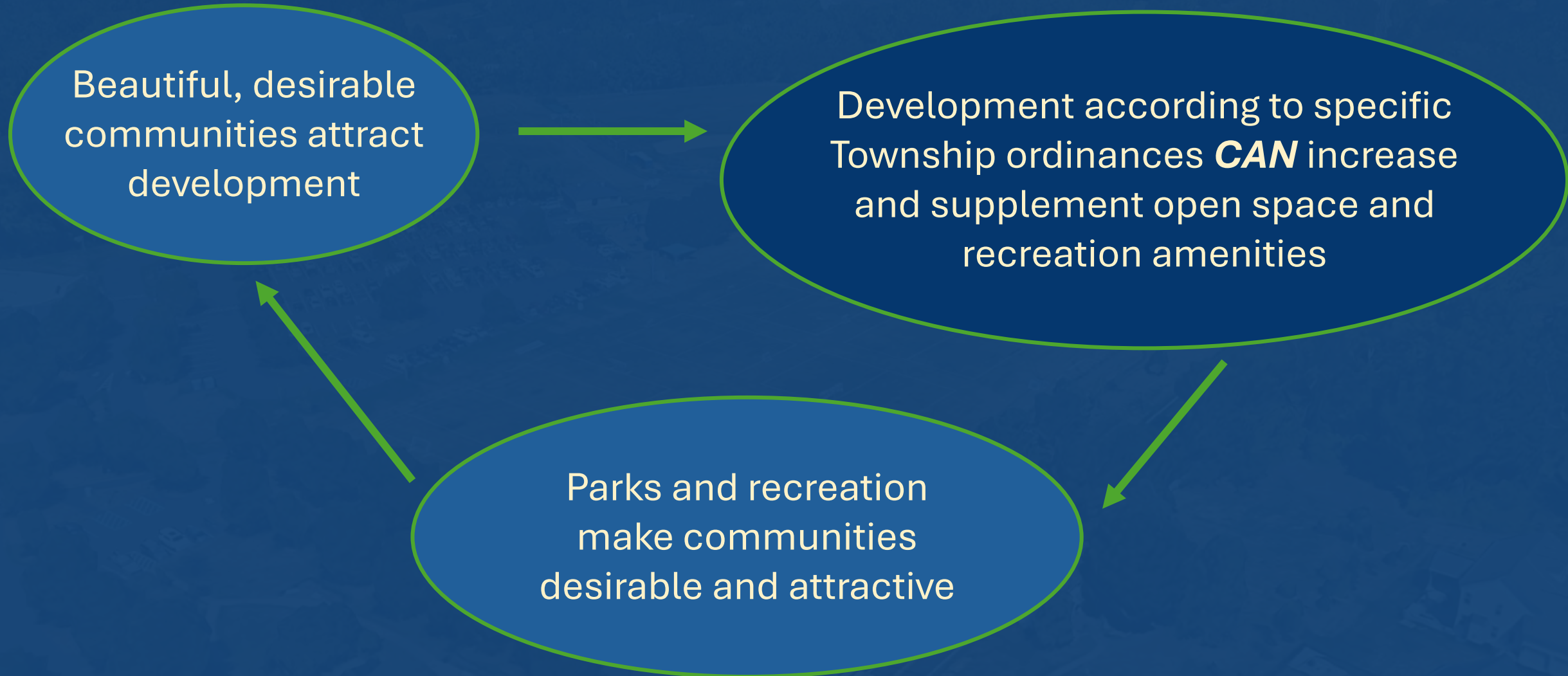
- *Park and open space accessibility improvements*
- *Transportation, SWM, transit projects*



Township Ordinances related to Development



Implementation Recommendations (*Vision 6*)



Implementation Recommendations (*Vision 6*)

Zoning Ordinances

Clear definitions of acceptable kinds of open space, active/passive recreation

Official Map

Locate which areas and types of improvements are of interest to Middletown

Subdivision and Land Development Ordinances (SALDO)

- Revising required open space per dwelling unit
- Revising required 'fees in lieu of'



Implementation Recommendations – Official Map (*Vision 6*)

Intersection of critical
planning efforts
**completed, currently
underway, and underway
as needed** in Middletown



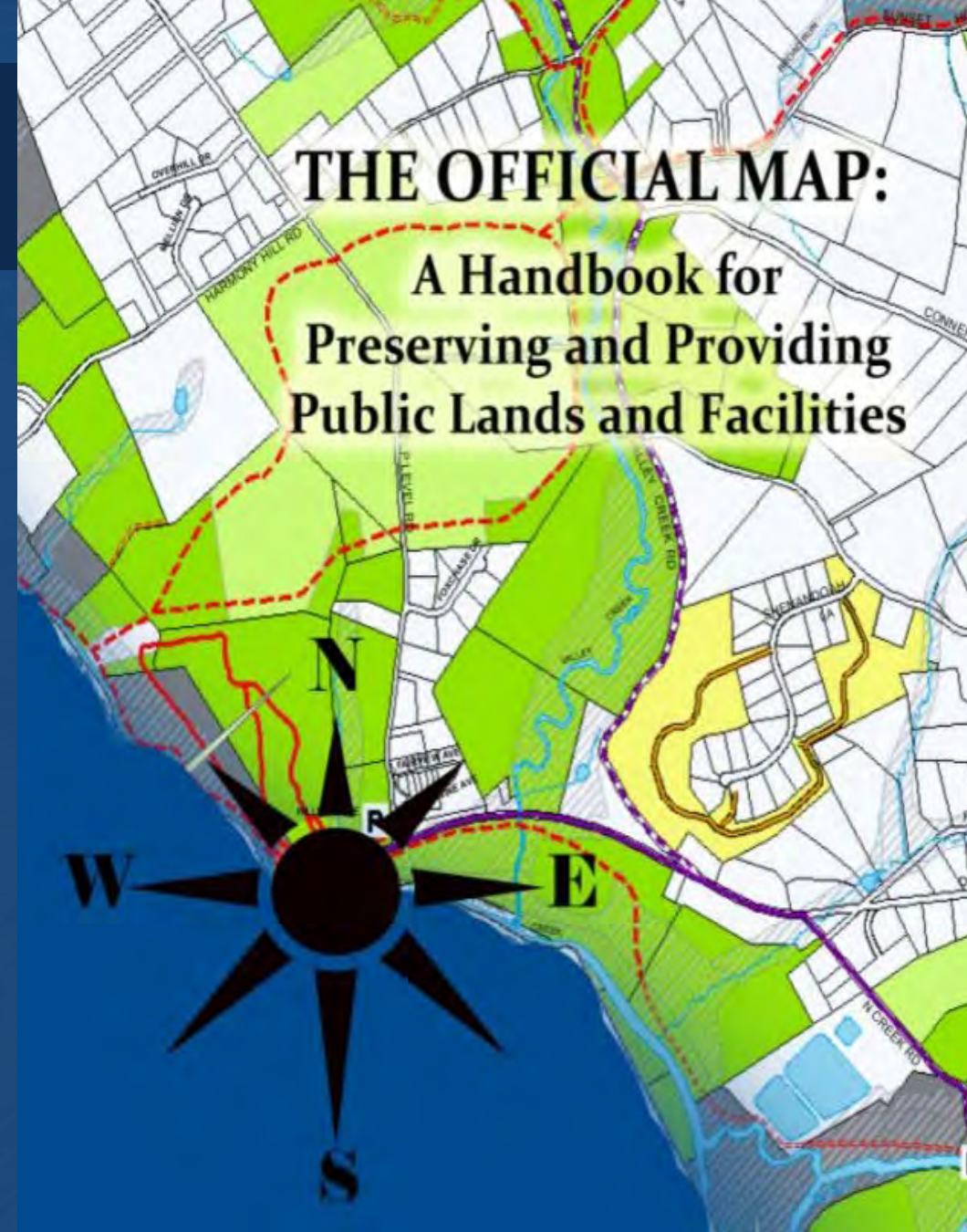
Make these changes as needed

Implementation Recommendations – Official Map (*Vision 6*)

The Official Map expresses a municipality's interest in acquiring these lands for public purposes sometime in the future

Benefits:

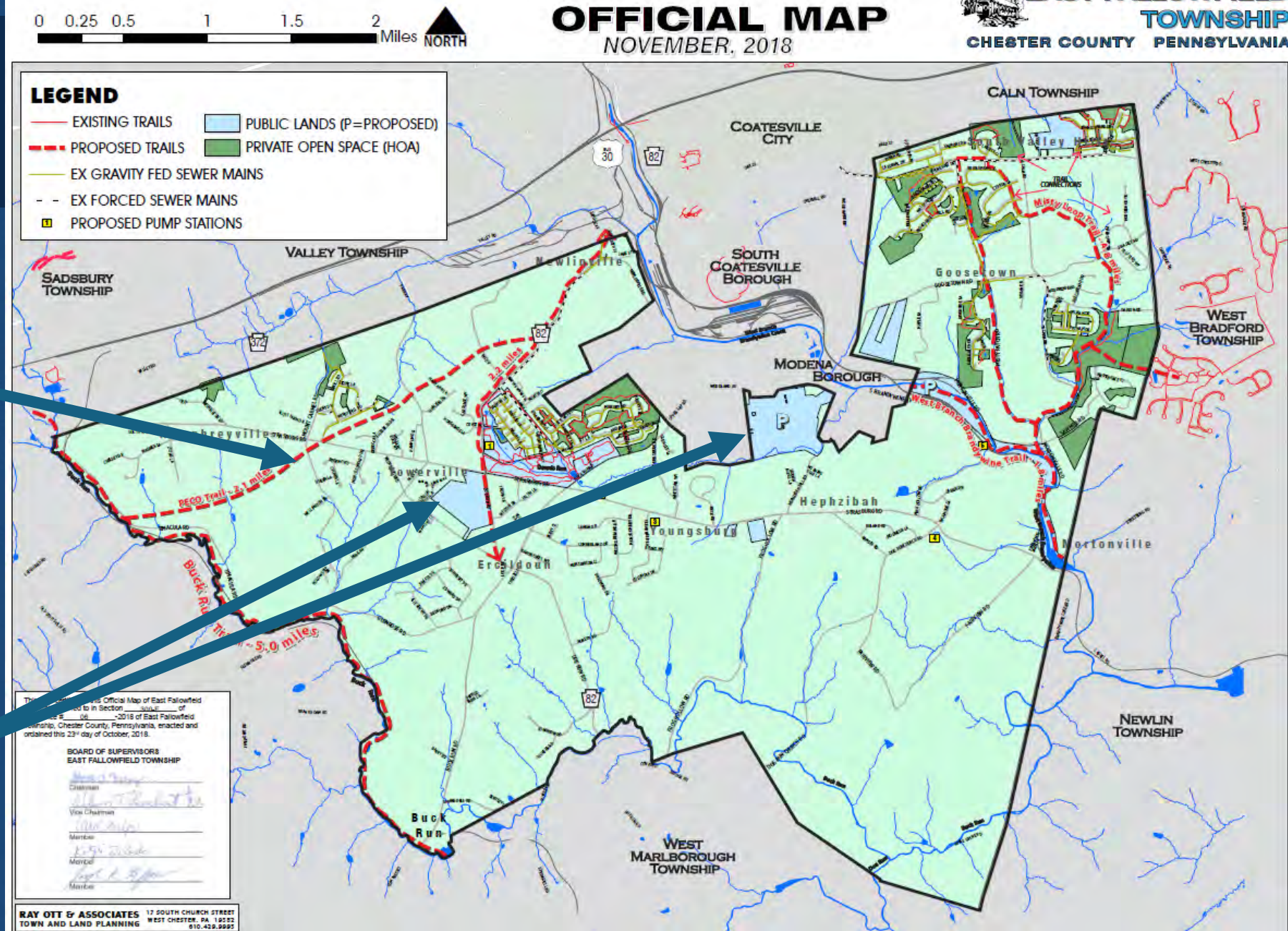
- Focuses limited resources
- Saves time/money by informing property owners/developers of municipal goals in advance of development plan.
- Supports other land use management tools
- With a comprehensive plan, the official map can help secure grants.



SAMPLE: Official Map

Proposed (Desired)
Trail - dashed red

Proposed (Desired)
Open Space - light
blue)

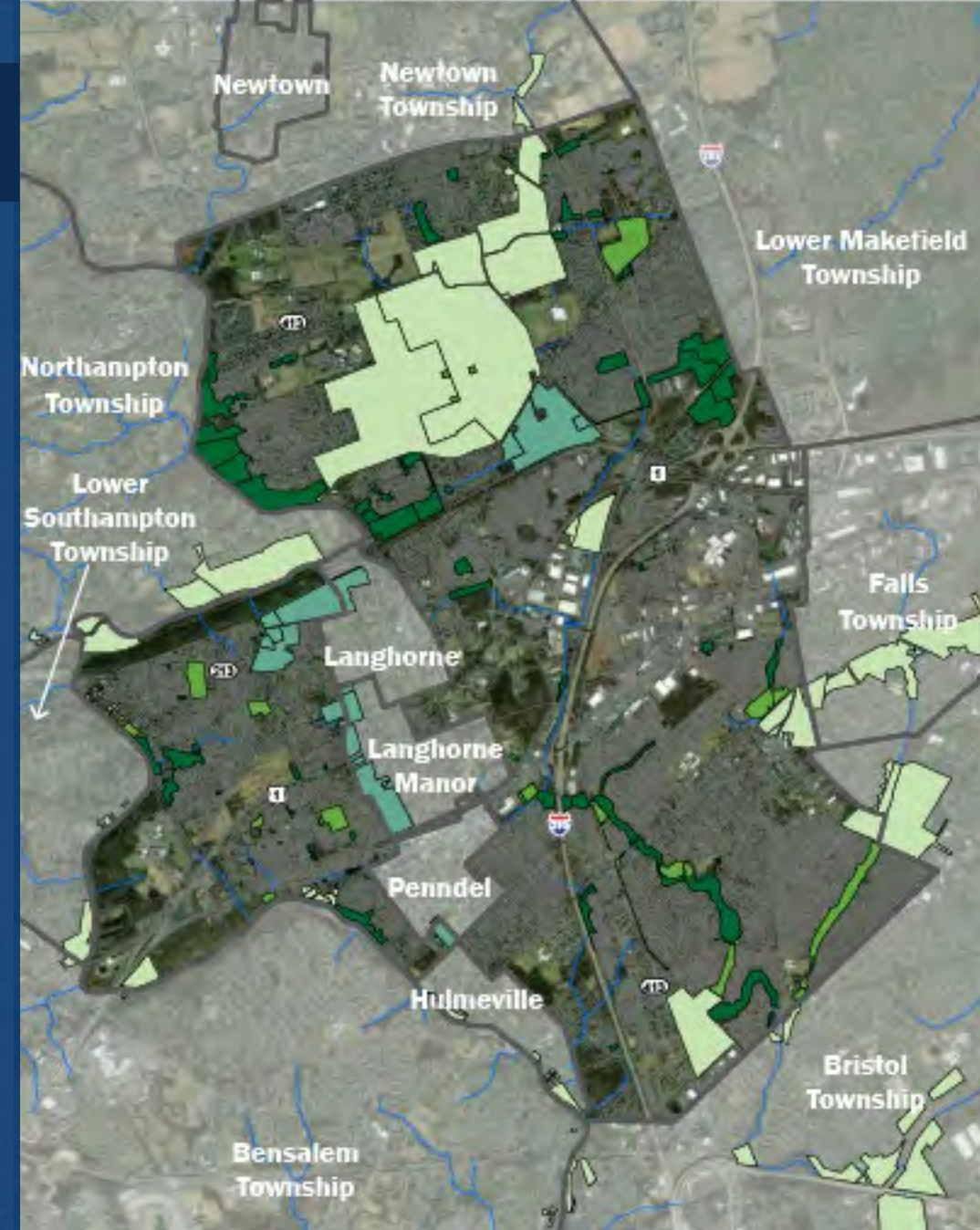


Next Steps



Next Steps

- Close Public Opinion Survey: *June 1*
- Complete Draft Report
- Review Draft report with Steering Committee at CM4 – *June 26*
- Publish Draft Report Online (and to all Stakeholders) – *July 2*
- 45 day public comment period: All comments due *August 21*
- Incorporate comments
- Draft Report to Board of Supervisors for review
- Present Draft Final Plan for BoS Action: *September 8*



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Thank You

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