

# Doylestown Township Park Master Plans



Prepared for:  
Doylestown Township, Bucks County, PA  
September 16, 2022



Prepared by:  
**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES



**DOYLESTOWN TOWNSHIP PARK MASTER PLANS**

**PREPARED FOR: DOYLESTOWN TOWNSHIP, BUCKS COUNTY, PA**

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A photograph of a park under a blue sky with scattered white clouds. In the foreground is a lush green lawn. To the left, there is a white wooden gazebo with a grey roof. In the middle ground, a colorful playground with green slides and climbing structures is visible. The word "INTRODUCTION" is written in large, white, sans-serif capital letters across the center of the image, enclosed in a thin white rectangular border.

# INTRODUCTION

## CHAPTER 1: INTRODUCTION

Doylestown Township adopted a Park, Recreation, and Open Space Plan Update in 2021 that was developed with significant public input and included a series of recommendations for future implementation. One of the main recommendations for each of the parks in the Township was to create a Master Plan. A Park Master Plan is a working document that is intended to provide a vision for the future and to guide decision-making regarding future park improvements and projects.

The Park, Recreation, and Open Space Plan Update recognized the need to create these Master Plans to meet one of the overall goals of the plan which is to “Continue to sustain and enhance a quality system of parks, recreation facilities, greenways and trails for recreation and resource conservation”. Specifically, “Develop and/or update parks master plans” was identified as the first action item under the objective to “Plan design, construct and maintain open space and park and recreation facilities as safe and attractive public spaces.”

This report and series of Master Plans are not law or regulatory documents. They present recommended improvements to meet the current goals and objectives of the Township to serve the parks and recreational needs of current and future Township residents.

Doylestown Township is fortunate to possess an extensive system of parks and open space areas. The following seven parks, and one open space area proposed to be a future park, have been included as part of this project.

Park	Type	Acreage
<b>Ash Way</b>	Open Space	23.21
<b>Bridge Point Park</b>	Natural Resource Area/Preserve	2.25
<b>Castle Valley Park</b>	Natural Resource Area/Preserve	3.80
<b>Central Park</b>	Community Park	155.65
<b>Neamand Park</b>	Natural Resource Area	131.47
<b>Sauerman Park</b>	Neighborhood Park	13.64
<b>Triangle Park</b>	Special Use Facility	3.00
<b>Turk Park</b>	Sports Complex	57.00

## THE PLAN PURPOSE

The goal of the Master Plans is to guide the future development of the parks over a longer period of time, in this case, roughly 20 years. The plans show improvements that may not be installed for years to come. However, by including them all in the Master Plan and cost estimate, it ensures that they will be considered, prioritized, and potentially included in Township budgets and funding applications for years to come. As opposed to installing improvements piecemeal as equipment breaks or immediate needs arise, the Master Plans aim to anticipate these needs and desires to ensure that the Township’s parks remain relevant and beloved over time. The



Master Plans also account for current trends in parks and recreation and include those that are most likely to remain relevant based on the community’s demographics and desires.

A wooden boardwalk with a railing leads through a lush green forest. The path is made of light-colored wooden planks and is bordered by a simple wooden railing. The trees are tall and leafy, with sunlight filtering through the canopy, creating dappled shadows on the boardwalk. In the background, a large, multi-story building with a grey roof is visible through the trees. The overall scene is bright and serene.

PROCESS

## CHAPTER 2: PROCESS

Project Milestone	Timeframe
<b>Initial Project Team Meeting</b>	January 14 <sup>th</sup> 2022
<b>Establishment of Project Committee</b>	January, 2022
<b>Preparation of Base Plans</b>	January, 2022
<b>Initial Project Committee Meeting</b>	February 3 <sup>rd</sup> 2022
<b>Committee Member Comment &amp; Feedback Period</b>	February – March, 2022
<b>Project Team Meetings to Discuss Committee Feedback</b>	April – May 2022
<b>Committee Meeting to Review Draft Master Plans</b>	June 9 <sup>th</sup> , 2022
<b>Park &amp; Recreation Board Meeting to Review Draft Master Plans</b>	June 14 <sup>th</sup> , 2022
<b>Preparation of Final Master Plans and Cost Estimates &amp; Project Team Review</b>	August, 2022
<b>Park &amp; Recreation Board Meeting to Review Final Master Plans and Cost Estimates</b>	September 13 <sup>th</sup> , 2022
<b>Final Presentation to Board of Supervisors</b>	September 20 <sup>th</sup> , 2022

The foundation for the proposed improvements presented in each Master Plan is based on the recommendations developed as part of the 2021 PROS Plan Update. While the public was already given a chance to provide feedback on these parks during the PROS Plan process, the project team determined that it was important to include representatives from various Township committees and provide the opportunity for them to weigh in on the detailed plan development and provide input from the perspective of their specific board or commission. More information about this process can be found in the Committee Input section below. Base plans were developed, showing existing park features, which were used as an early discussion tool with the project team and committee representatives. After compiling and discussing committee and project team feedback, the base maps were expanded upon to create draft Master Plans. Following Park & Recreation Board input, the draft Master Plans were revised to create full-color conceptual plans. Furthermore, improvement projects estimated at over \$15,000 were included in opinions of probable cost, which were created for each park. The opinions of probable cost provide budgetary cost data based on conceptual improvements. The numbers provided are intended to help the Township gauge the level of investment required when budgeting for and prioritizing park improvements each year. These costs were then carried over to Capital Expenditure (or CapEx) forms, which the Township uses to create their annual budget. The opinions of probable cost were broken down to include a series of projects for future implementation for each park and, at the request of Township Staff, a separate CapEx form was prepared for each of the specific projects to further assist the Township in prioritizing and planning ahead for future capital investments in the parks.

## COMMITTEE INPUT

The project committee was formed from voluntary representatives of four Township boards and commissions including the Environmental Advisory Council (EAC), The Park and Recreation Board, The Bike and Hike Committee, and the Dog Park Advisory Board. Each committee was given the opportunity to select three volunteers to serve as representatives for the Parks Master Planning Committee. This resulted in a 10-member committee who met with the project team twice throughout the process. The initial meeting introduced members to the project and its goals and left members with the assignment of utilizing the provided base plans, the recommendations provided by the 2021 PROS plan, and their individual areas of committee expertise to provide feedback on proposed future improvements for the park. From the initial meeting, committee members were given time to

bring the information back to their board/commission to solicit input and to provide feedback. This feedback was then considered by the project team and used to create draft Master Plans. These draft Master Plans were then reviewed and discussed with a working committee of Township Staff. During the second Parks Master Planning Committee meeting, the committee was given the opportunity to review the draft Master Plans and provide another round of feedback before final plans and estimates were prepared.

The Master Plans were then presented to the Park & Recreation Board at a series of meetings and revisions were made to address their concerns. On September 13, 2022, the Park & Recreation Board recommended approval of the Master Plans for all eight parks.



A paved path leads from the bottom center towards a large, leafy tree in the middle ground. The path is flanked by green grass. In the background, there's a road with a yellow sign and a utility pole. The sky is clear blue.

**ASH WAY  
OPEN SPACE**

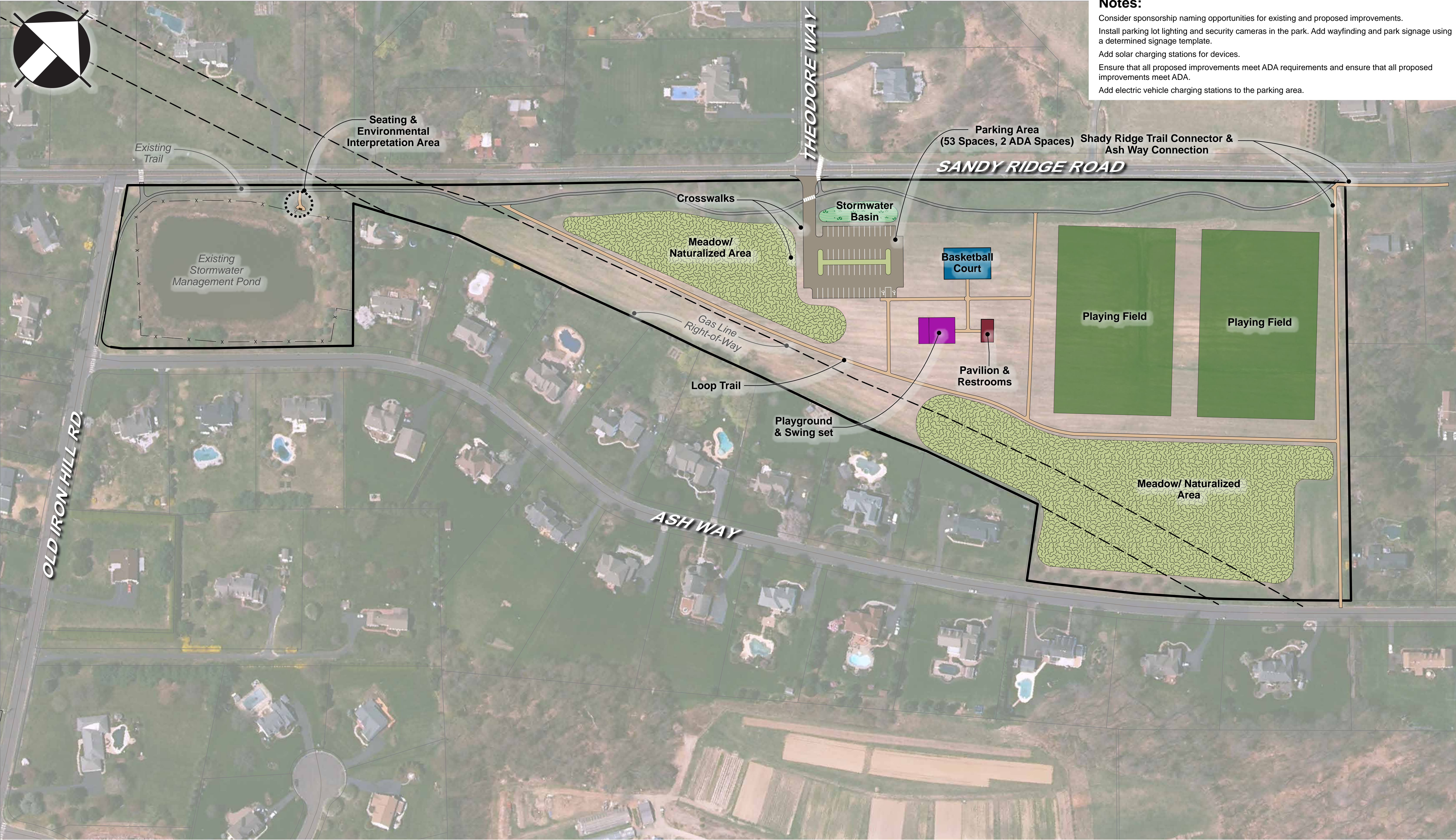
**CHAPTER 3: ASH WAY OPEN SPACE**

Ash Way is currently a Township-Owned open space that is being leased as farmland. It also contains a stormwater basin and pond that services the Ash Way residential development. Asphalt bike and hike trails run along Old Iron Hill Road and Sandy Ridge Road. The parcel has also been referred to as Irongate Open Space.

**PROPOSED IMPROVEMENTS**

The Master Plan improvements aim to create a neighborhood park that is sensitive to its open space context while providing active recreation amenities for a variety of ages and interests. Two rectangular playing fields will allow Ash Way Park to serve various local athletic teams, including soccer and lacrosse, while also accommodating informal play. The plan includes parking, a pavilion, restrooms, a playground with swingset, and a basketball court, making the park comfortable and usable for families and users of all ages, all day long. A loop trail takes users through the length of the park and connects to both Ash Way and the existing Sandy Ridge Road Trail. This trail not only provides park access, but it also borders two large meadow areas, providing wildlife viewing and a tranquil setting for walking, running, biking, and dog walking. The meadows also allow the park to retain the environmental benefits of open space, while still providing public access. Lastly, an interpretation area is proposed for the stormwater management pond, to provide views of the pond along with seating, and educational signage to inform users about the purpose of the pond and the flora and fauna within it. The plan also shows the proposed extension of the Sandy Ridge Road Bike & Hike trail, which will allow users beyond the immediate neighborhoods to access the park on foot or by bike.





**Notes:**  
 Consider sponsorship naming opportunities for existing and proposed improvements.  
 Install parking lot lighting and security cameras in the park. Add wayfinding and park signage using a determined signage template.  
 Add solar charging stations for devices.  
 Ensure that all proposed improvements meet ADA requirements and ensure that all proposed improvements meet ADA.  
 Add electric vehicle charging stations to the parking area.

# ASH WAY OPEN SPACE

DOYLESTOWN TOWNSHIP, PA

## OPINION OF PROBABLE COST

PROJECT: 22-01146 Parks Master Planning  
 LOCATION: Ash Way, Doylestown Township, PA  
 DESCRIPTION: Ash Way Open Space  
 DATE: 09/13/2022

PREPARED BY:



**GILMORE & ASSOCIATES, INC.**  
 ENGINEERING & CONSULTING SERVICES

### PARK IMPROVEMENTS

ITEM					TOTAL COST
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	
<b>A New Pavilion &amp; Restroom (A)</b>					
1	Pavilion with Restrooms and Water Fountain	1	LS	\$1,100,000	\$ 1,100,000
2	Water & Sewer Connections	1	LS	\$100,000	\$ 100,000
<b>SUBTOTAL</b>					<b>\$ 1,200,000</b>
<b>B Basketball Court (A)</b>					
1	Basketball Court	1	LS	\$140,000	\$ 140,000
<b>SUBTOTAL</b>					<b>\$ 140,000</b>
<b>C Playground (A)</b>					
1	Swingset	1	LS	\$15,000	\$ 15,000
2	Playground Equipment	1	SF	\$150,000	\$ 150,000
3	Safety Surfacing	3500	SF	\$32	\$ 112,000
<b>SUBTOTAL</b>					<b>\$ 277,000</b>
<b>D Environmental Interpretation Area (A, G)</b>					
1	Paving	290	SF	\$25	\$ 7,250
2	Bench	1	LS	\$2,000	\$ 2,000
3	Educational Signage	1	LS	\$2,000	\$ 2,000
<b>SUBTOTAL</b>					<b>\$ 11,250</b>
<b>E Field Improvements</b>					
1	Playing Fields	2	EA	\$90,000	\$ 180,000
<b>SUBTOTAL</b>					<b>\$ 180,000</b>
<b>F Parking Areas (A)</b>					
2	Parking Area	2859	SY	\$90	\$ 257,310
<b>SUBTOTAL</b>					<b>\$ 257,310</b>
<b>G Trails (A,G)</b>					
1	Crosswalks	2	EA	\$3,000	\$ 6,000
2	Internal Trails	2307	SY	\$75	\$ 173,025
3	Shady Ridge Trail Connector*	156	SY	\$75	\$ 11,700
<b>SUBTOTAL</b>					<b>\$ 190,725</b>
<b>H Meadows (G)</b>					
1	Naturalized Meadow Prep., Seeding, & Establishment	24,252	SY	\$3	\$ 72,756
<b>SUBTOTAL</b>					<b>\$ 72,756</b>
<b>I Stormwater Management (G)</b>					
1	Naturalized Meadow Prep., Seeding, & Establishment	1	EA	\$50,000	\$ 50,000
<b>SUBTOTAL</b>					<b>\$ 50,000</b>

## OPINION OF PROBABLE COST

PROJECT: 22-01146 Parks Master Planning  
 LOCATION: Ash Way, Doylestown Township, PA  
 DESCRIPTION: Ash Way Open Space  
 DATE: 09/13/2022

PREPARED BY:



**GILMORE & ASSOCIATES, INC.**  
 ENGINEERING & CONSULTING SERVICES

### PARK IMPROVEMENTS

ITEM					TOTAL COST
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	
<u>CONSTRUCTION ITEM SUB-TOTAL</u>					\$ 2,379,041
CONSTRUCTION CONTINGENCY (10%)					\$ 237,904
<b>CONSTRUCTION SUBTOTAL</b>					<b>\$ 2,616,945</b>
Design, Permitting & Inspections					\$ 520,914
DCNR Grant Requirements					\$ 65,000
<b>TOTAL</b>					<b>\$ 3,202,859</b>

\*Only trail portions that are located on or along the park property are included in the estimate.

**NOTE: All costs are in 2022 dollars are for budgetary purposes only.**

**DCNR Designations**

**A = Accessible**

**G = Green and Sustainable**

# BRIDGE POINT PARK

**BRIDGE  
POINT  
PARK**

**VILLAGE OF EDISON**

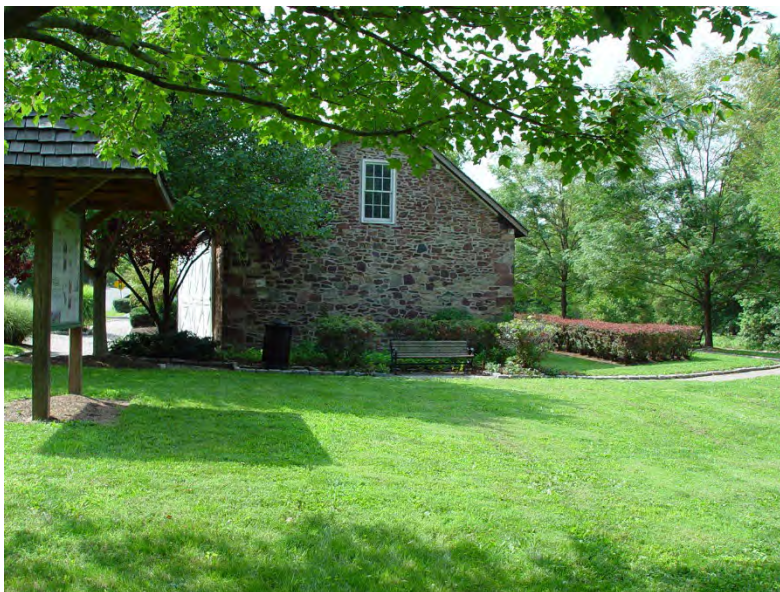
**DOYLESTOWN TOWNSHIP  
PARK SYSTEMS**

**CHAPTER 4: BRIDGE POINT PARK**

Bridge Point Park is County-Owned and leased to the Township. The park is a small parcel located along Neshaminy Creek and Edison Road. It contains an historic building, kiosk, paths, picnic tables, and a parking area.

**PROPOSED IMPROVEMENTS**

Improvements at Bridge Point Park include minor upgrades to the park infrastructure and enhancement to showcase park features such as its proximity to the creek and historical building. New picnic tables will be added and appropriately anchored to the ground to withstand flooding, while providing additional opportunities for passive gatherings and picnicking. Historical and educational signage is proposed to showcase the creek and the unique history of the park's building, including its tenure as the Township building. Streambank stabilization plantings will also be added along the creek banks to mitigate flooding and enhance the area both aesthetically and for wildlife habitat. Finally, a proposed Bike & Hike trail along Edison Road will allow users to access the park on foot and by bike.



**Notes:**

Add wayfinding and park signage using a determined signage template.

Add solar charging station for devices.

Update all existing improvements to meet ADA requirements and ensure that all proposed improvements meet ADA.

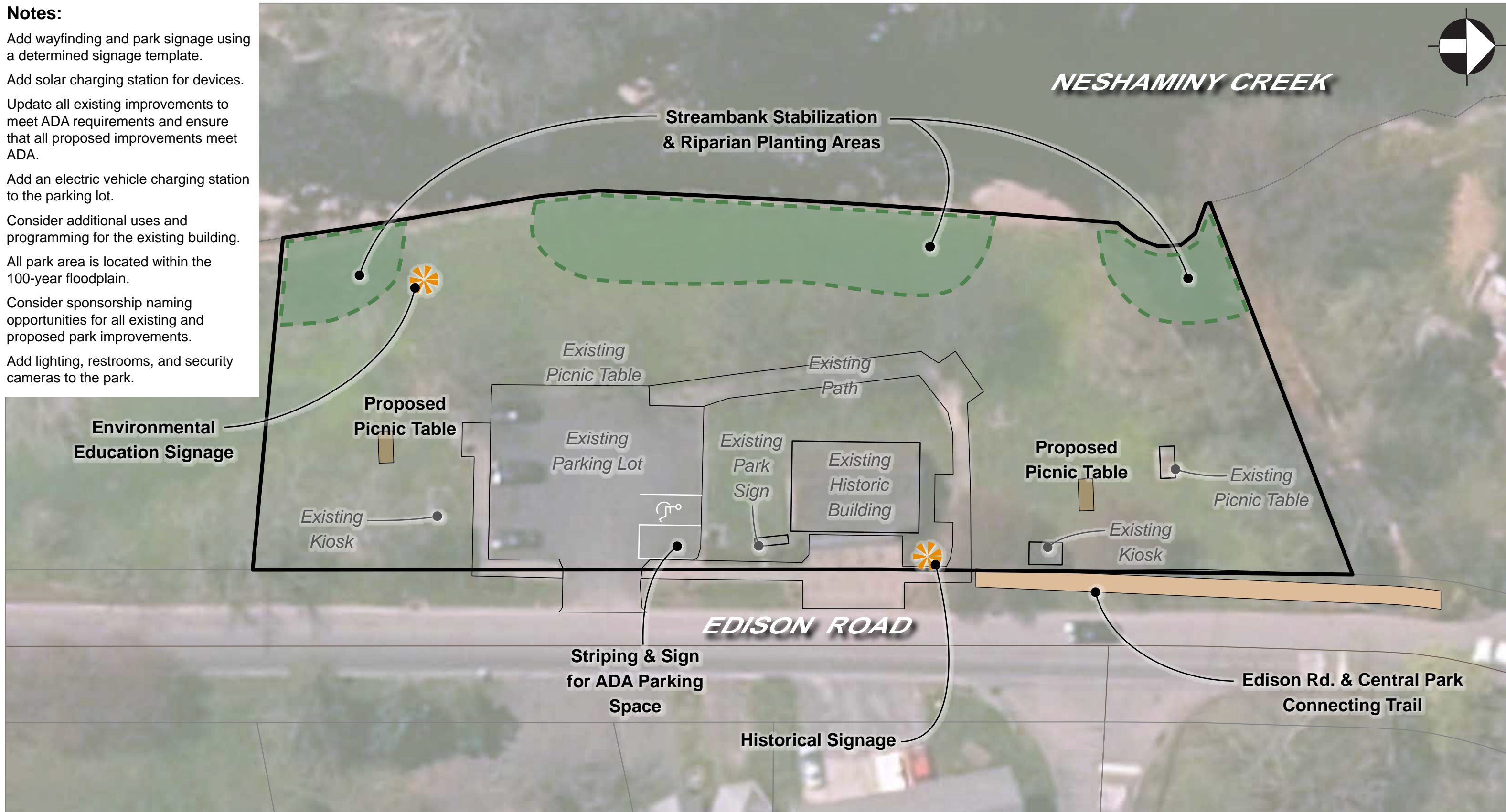
Add an electric vehicle charging station to the parking lot.

Consider additional uses and programming for the existing building.

All park area is located within the 100-year floodplain.

Consider sponsorship naming opportunities for all existing and proposed park improvements.

Add lighting, restrooms, and security cameras to the park.



GILMORE & ASSOCIATES, INC.

65 East Butler Avenue, Suite 100  
New Britain, PA 18901

**DATA SOURCES:**  
AERIAL: DVRPC, 2015  
PARCELS & RIPARIAN CORRIDOR: BUCKS COUNTY, 2021

# BRIDGE POINT PARK

DOYLESTOWN TOWNSHIP, PA

AUGUST 2022



PROJECT #: 2201146

1" = 30'



## OPINION OF PROBABLE COST

PROJECT: 22-01146 Parks Master Planning

PREPARED BY:

LOCATION: Bridge Point Park, Doylestown Township, PA



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

DESCRIPTION: Bridge Point Park

DATE: 09/13/2022

### Park Improvements

ITEM					TOTAL COST
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	
A	<b>Streambank Stabilization</b>				
1	Streambank Plantings	1	LS	\$30,000	\$ 30,000
<b>SUBTOTAL</b>					<b>\$ 30,000</b>
	CONSTRUCTION ITEM SUB-TOTAL				\$ 30,000
	CONSTRUCTION CONTINGENCY (10%)				\$ 3,000
<b>CONSTRUCTION COST</b>					<b>\$ 33,000</b>
	Design & Permitting				\$ 4,950
<b>TOTAL</b>					<b>\$ 37,950</b>

**NOTE: All costs are in 2022 dollars are for budgetary purposes only.**

**DCNR Designations**

**A = Accessible**

**G = Green and Sustainable**



**CASTLE  
VALLEY PARK**

CHAPTER 5: CASTLE VALLEY PARK

Castle Valley Park is a small passive park that features some of the best creek access in the Township. This narrow slice of creek bank features wooded picnic areas and a trail, stairway access to Neshaminy Creek, kiosks, and a gravel parking area.

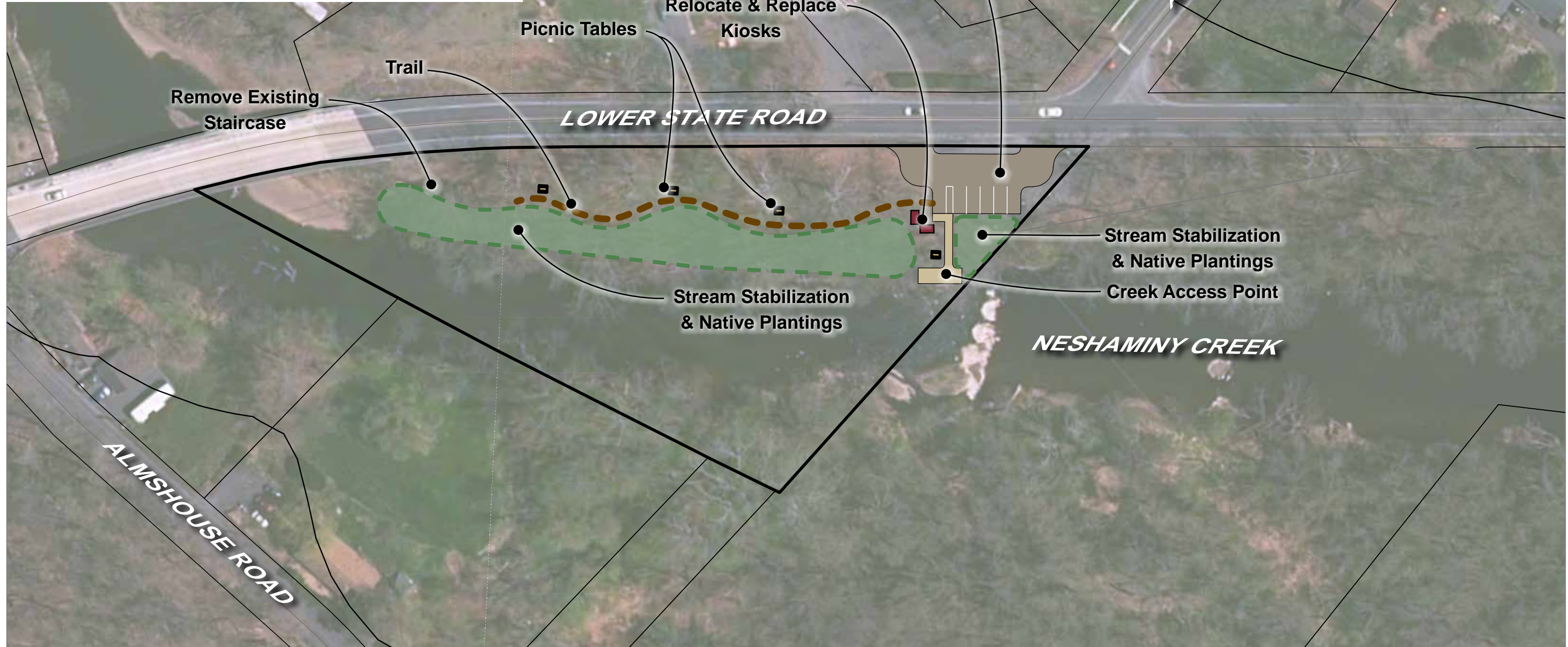
PROPOSED IMPROVEMENTS

Improvements at Castle Valley Park center around providing safe access to the creek and upgraded amenities for picnicking and passive enjoyment of this small waterfront park. The existing staircase near the Bridge to Almshouse Road has been deemed unsafe and will be removed and replaced with a creek access point off of the newly paved and realigned parking area. This access area will allow creek access for fishing, wading, and viewing. The park will be enhanced with a gravel path connecting several picnic tables and new kiosks to educate and inform users about the park, the creek, and the local ecosystem. Finally, streambank stabilization plantings will help protect the creekbank from increased flooding, while enhancing it aesthetically for users and as habitat for wildlife.



**Notes:**

- Add wayfinding and park signage using a determined signage template.
- Add solar charging stations for devices.
- Update all existing improvements to meet ADA requirements and ensure that all proposed improvements meet ADA.
- Add an electric vehicle charging station to the parking lot.
- Consider sponsorship naming opportunities for all existing and proposed park improvements.
- Add lighting, restrooms, and security cameras to the park.



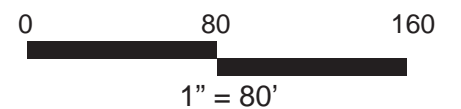
**GILMORE & ASSOCIATES, INC.**  
65 East Butler Avenue, Suite 100  
New Britain, PA 18901

**PROJECT #:** 2201146  
**AUGUST 2022**

# CASTLE VALLEY PARK

DOYLESTOWN TOWNSHIP, PA

**DATA SOURCES:**  
AERIAL: DVRPC, 2015  
PARCELS & RIPARIAN CORRIDOR: BUCKS COUNTY, 2021



## OPINION OF PROBABLE COST

PROJECT: 22-01146 Parks Master Planning

PREPARED BY:

LOCATION: Castle Valley Park, Doylestown Township, PA



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

DESCRIPTION: Castle Valley Park

DATE: 09/13/2022

### PARK IMPROVEMENTS

ITEM					TOTAL COST
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	
<b>A Creek Access (G, A)</b>					
1	Remove Existing Staircases	1	LS	\$10,000	\$ 10,000
2	Creek Access Point	1	LS	\$20,000	\$ 20,000
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 30,000</u>
Design, Permitting & Inspection					\$ 5,610
Contingency (10%)					\$ 3,000
<b>SUBTOTAL</b>					<b>\$ 38,610</b>
<b>B Kiosks</b>					
1	Replace and Replace Kiosks	2	LS	\$20,000	\$ 40,000
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 40,000</u>
Design & Permitting					\$ 4,400
Contingency (10%)					\$ 4,000
<b>SUBTOTAL</b>					<b>\$ 48,400</b>
<b>C Picnic Areas (A,G)</b>					
1	Gravel Path	320	SF	\$40	\$ 12,800
2	Picnic Tables	3	SF	\$2,000	\$ 6,000
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 18,800</u>
Design & Permitting					\$ 2,068
Contingency (10%)					\$ 1,880
<b>SUBTOTAL</b>					<b>\$ 22,748</b>
<b>D Streambank Stabilization (G)</b>					
1	Streambank Plantings	1	LS	\$65,000	\$ 65,000
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 65,000</u>
Design & Permitting					\$ 10,725
Contingency (10%)					\$ 6,500
<b>SUBTOTAL</b>					<b>\$ 82,225</b>
<b>E Parking Areas (A)</b>					
2	Parking Area	480	SY	\$90	\$ 43,200
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 43,200</u>
Design, Permitting & Inspection					\$ 8,078
Contingency (10%)					\$ 4,320
<b>SUBTOTAL</b>					<b>\$ 55,598</b>
<b>TOTAL COST</b>					<b>\$ 247,581</b>

**NOTE: All costs are in 2022 dollars are for budgetary purposes only.**

**DCNR Designations**

## OPINION OF PROBABLE COST

PROJECT: 22-01146 Parks Master Planning

PREPARED BY:

LOCATION: Castle Valley Park, Doylestown Township, PA



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

DESCRIPTION: Castle Valley Park

DATE: 09/13/2022

### PARK IMPROVEMENTS

ITEM					TOTAL COST
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	

**A = Accessible**

**G = Green and Sustainable**

Covenant Bank  
AMPHITHEATER

CENTRAL  
PARK



**CHAPTER 6: CENTRAL PARK**

Central Park is the Township’s largest park and contains a variety of active and passive recreation opportunities. A few of the amenities that add to its regional appeal include the amphitheater, Kids Castle playground, the Sensory Trail, athletic fields, Environmental Education Area, and miles of trails,

**PROPOSED IMPROVEMENTS**

The update and redesign for Central Park focuses on enhancing and broadening recreational offerings to offer opportunities for all ages, abilities and preferences in one park. The New Britain Road section of the park improves and expands upon the existing field offerings to provide a space for year-round tournament level play including expanded parking, lighting, turf fields, water, a pavilion /concession building, restrooms, and tot lot. These offerings focus on all-day recreation for the whole family, including a connector to the 202 Parkway Trail from the existing sensory trail for expanded access to this section of the park.

The existing Sensory Trail gets an update with an additional sensory pod and a gathering space at the trailhead area. Meanwhile, the adjacent maintenance yard is fenced and screened with a larger planting area to prevent public access and obscure undesirable views.

The development of the Park and Recreation Community Center and the relocation of the tennis and basketball courts creates space for pickleball. This offers a full-court complex with the adjacent pavilion, bocce, a replacement for the existing tot lot, and proposed barbeque areas. Expanded parking for these amenities and proposed parking on top of the existing stormwater management basin ensure access for an expanded user base and provide overflow parking for large events. It is important to note that the Park and Recreation Community Center, the court complex, and adjacent parking and trails are a separate ongoing Township project and are not proposed as part of the Master Plan. A pavilion and a separate structure for restroom facilities are proposed in the central portion of the park, near the existing amphitheater. The trail system in this section of the park is also revised and expanded upon to ensure access and to minimize conflict between user types. The installation of the Bike & Hike Wells Road Trail Connector ensures that these new and expanded amenities in the park are accessible via active transportation, while providing connections to other parks and neighborhoods.

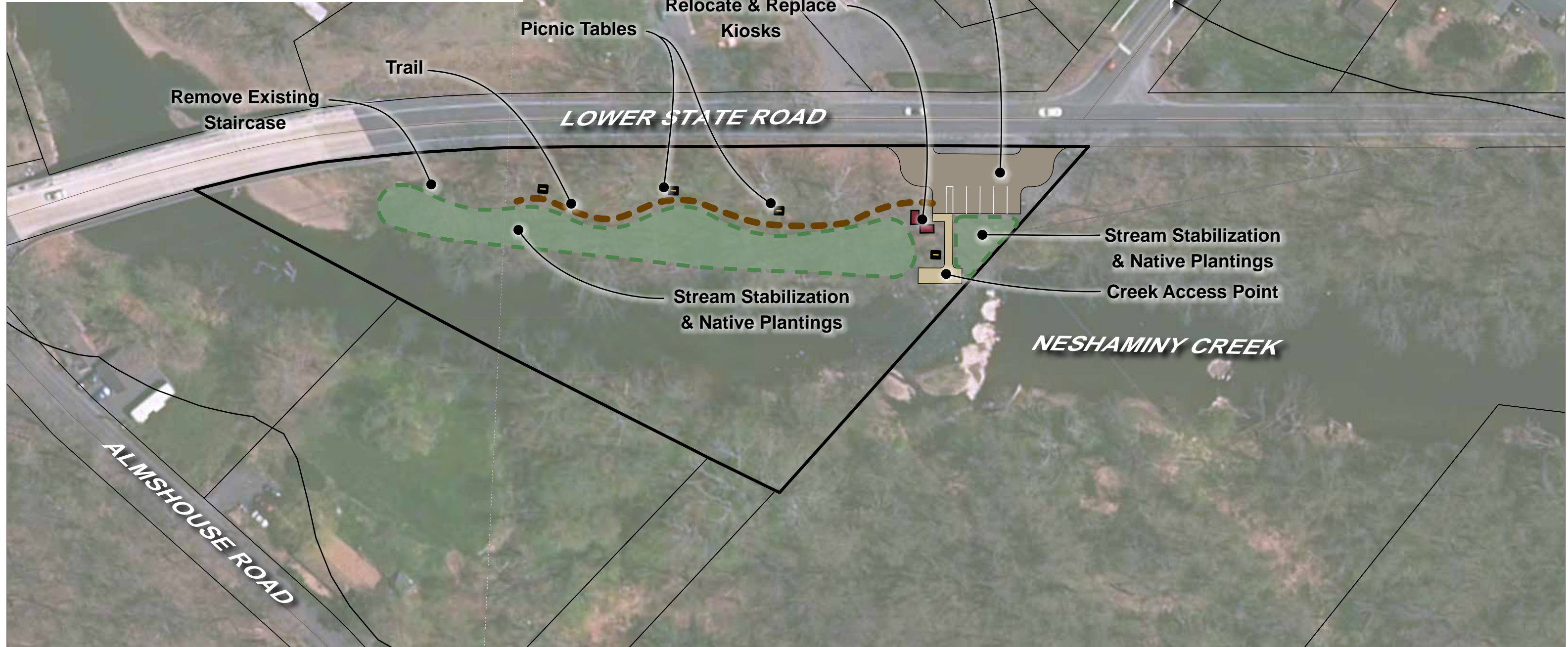
Lastly, the Environmental Education Area is upgraded with a pond viewing area proposed off of the existing pond loop trail, a nature play area located in the woods, and the installation of a Story Walk Trail. These improvements offer passive, educational experiences near an otherwise highly active section of the park.





**Notes:**

- Add wayfinding and park signage using a determined signage template.
- Add solar charging stations for devices.
- Update all existing improvements to meet ADA requirements and ensure that all proposed improvements meet ADA.
- Add an electric vehicle charging station to the parking lot.
- Consider sponsorship naming opportunities for all existing and proposed park improvements.
- Add lighting, restrooms, and security cameras to the park.



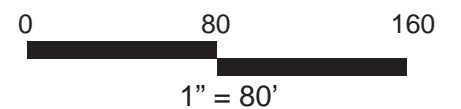
**GILMORE & ASSOCIATES, INC.**  
65 East Butler Avenue, Suite 100  
New Britain, PA 18901

**PROJECT #:** 2201146  
**AUGUST 2022**

# CASTLE VALLEY PARK

DOYLESTOWN TOWNSHIP, PA

**DATA SOURCES:**  
AERIAL: DVRPC, 2015  
PARCELS & RIPARIAN CORRIDOR: BUCKS COUNTY, 2021



## OPINION OF PROBABLE COST

PROJECT: 22-01146 Parks Master Planning  
 LOCATION: Central Park, Doylestown Township, PA  
 DESCRIPTION: Central Park Improvements  
 DATE: 09/13/2022

PREPARED BY:



**GILMORE & ASSOCIATES, INC.**  
 ENGINEERING & CONSULTING SERVICES

### PARK IMPROVEMENTS

ITEM					TOTAL
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	COST
<b>WELLS ROAD AREA IMPROVEMENTS</b>					
<b>A</b>	<b>New Pavilion - Amphitheater (A)</b>				
1	64'x24' glulam with vendor bays and snack bar	1	LS	\$400,000	\$ 400,000
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 400,000</u>
Design, Permitting, & Inspection					\$ 66,000
Contingency (10%)					\$ 40,000
<b>SUBTOTAL</b>					<b>\$ 506,000</b>
<b>B</b>	<b>Restroom Facility (A)</b>				
1	EASI-SET Restroom Building (6 Gender-Neutral Restrooms & Outdoor Handwashing Station)	1	LS	\$500,000	\$ 500,000
2	Connecting Path	7	SY	\$75	\$ 525
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 500,525</u>
Design, Permitting & Inspection					\$ 82,587
Contingency (10%)					\$ 50,053
<b>SUBTOTAL</b>					<b>\$ 633,164</b>
<b>C</b>	<b>Relocate &amp; Replace Tot Lot (A)</b>				
1	Disassemble and Dispose of Existing Structure	1	LS	\$20,000	\$ 20,000
2	Play Equipment, Benches, & Shade Structures	1	LS	\$150,000	\$ 150,000
3	Safety Surfacing	2000	SF	\$32	\$ 64,000
4	ADA Pathway	11	SY	\$75	\$ 825
5	Benches and Shade Structures	1	LS	\$20,000	\$ 20,000
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 254,825</u>
Design, Permitting & Inspections					\$ 56,062
Contingency (10%)					\$ 25,483
<b>SUBTOTAL</b>					<b>\$ 336,369</b>
<b>D</b>	<b>BBQ Areas (A)</b>				
1	Picnic Tables (including 1 ADA table)	1	LS	\$5,000	\$ 5,000
2	Charcoal Grills	3	EA	\$500	\$ 1,500
3	Trash Cans	1	EA	\$1,000	\$ 1,000
4	Shade Trees	3	EA	\$600	\$ 1,800
5	Accessible pathway	70	SY	\$75	\$ 5,250
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 14,550</u>
Contingency (10%)					\$ 1,455
<b>SUBTOTAL</b>					<b>\$ 16,005</b>
<b>E</b>	<b>Parking Expansion and Lighting (A)</b>				

## OPINION OF PROBABLE COST

PROJECT: 22-01146 Parks Master Planning  
 LOCATION: Central Park, Doylestown Township, PA  
 DESCRIPTION: Central Park Improvements  
 DATE: 09/13/2022

PREPARED BY:



**GILMORE & ASSOCIATES, INC.**  
 ENGINEERING & CONSULTING SERVICES

### PARK IMPROVEMENTS

ITEM					TOTAL
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	COST
1	Parking Lot Expansion	5600	SY	\$90	\$ 504,000
2	Parking Lot Lighting	1	LS	\$50,000	\$ 50,000
3	Shade Trees	20	EA	\$600	\$ 12,000
<b>CONSTRUCTION SUBTOTAL</b>					<b>\$ 566,000</b>
Design, Permitting & Inspections					\$ 124,520
Contingency (10%)					\$ 56,600
<b>SUBTOTAL</b>					<b>\$ 747,120</b>
<b>F Pond Viewing Area (A, G)</b>					
1	Boardwalk and viewing area	875	SF	\$50	\$ 43,750
<b>CONSTRUCTION SUBTOTAL</b>					<b>\$ 43,750</b>
Design, Permitting & Inspections					\$ 9,625
Contingency (10%)					\$ 4,375
<b>SUBTOTAL</b>					<b>\$ 57,750</b>
<b>G Nature Play Area (A, G)</b>					
1	Play Structures	1	LS	\$12,000	\$ 12,000
2	Mulch Surfacing	16500	SF	\$0.50	\$ 8,250
3	Benches and trash can	1	LS	\$8,000	\$ 8,000
<b>CONSTRUCTION SUBTOTAL</b>					<b>\$ 28,250</b>
Design, Permitting & Inspections					\$ 3,729
Contingency (10%)					\$ 2,825
<b>SUBTOTAL</b>					<b>\$ 34,804</b>
<b>H Wells Road Crosswalk and Retaining Walls (A)</b>					
1	Crosswalk and signage upgrades	1	LS	\$10,000	\$ 10,000
2	Retaining walls	1	LS	\$25,000	\$ 25,000
3	Tree Removal	1	LS	\$2,500	\$ 2,500
<b>CONSTRUCTION SUBTOTAL</b>					<b>\$ 37,500</b>
Design, Permitting & Inspections					\$ 8,250
Contingency (10%)					\$ 3,750
<b>SUBTOTAL</b>					<b>\$ 49,500</b>
<b>I1 Trails - Wells Road Bike &amp; Hike Trail Improvements</b>					
1	Bike & Hike Trail Along Wells Road*	441	SY	\$75	\$ 33,075
<b>CONSTRUCTION SUBTOTAL</b>					<b>\$ 33,075</b>
Design, Permitting & Inspections					\$ 7,277
Contingency (10%)					\$ 3,308
<b>SUBTOTAL</b>					<b>\$ 43,659</b>
<b>I2-3 Trails - Kids Castle Trail Improvements</b>					
2	Kids Castle Trail Removal	1	LS	\$3,000	\$ 3,000

## OPINION OF PROBABLE COST

PROJECT: 22-01146 Parks Master Planning  
 LOCATION: Central Park, Doylestown Township, PA  
 DESCRIPTION: Central Park Improvements  
 DATE: 09/13/2022

PREPARED BY:



**GILMORE & ASSOCIATES, INC.**  
 ENGINEERING & CONSULTING SERVICES

### PARK IMPROVEMENTS

ITEM					TOTAL
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	COST
3	Kids Castle Bicycle Connector	352	SY	\$75	\$ 26,400
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 29,400</u>
Design, Permitting & Inspections					\$ 6,468
Contingency (10%)					\$ 2,940
<b>SUBTOTAL</b>					<b>\$ 38,808</b>
I4	<b>Amphitheater Paths</b>				
4	Amphitheater Parking Paths	823	SY	\$75	\$ 61,725
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 61,725</u>
Design, Permitting & Inspections					\$ 13,580
Contingency (10%)					\$ 6,173
<b>SUBTOTAL</b>					<b>\$ 81,477</b>
P	<b>Bocce Court Upgrades</b>				
1	Bocce Court Upgrades	1	LS	\$114,400	\$ 114,400
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 114,400</u>
Design, Permitting, Inspection, & Contingency					\$ 19,448
<b>SUBTOTAL</b>					<b>\$ 133,848</b>
Q	<b>Disc Golf Expansion</b>				
1	Design & Contingency	1	LS	\$2,500	\$ 2,500
2	Installation	1	LS	\$7,300	\$ 7,300
<b>SUBTOTAL</b>					<b>\$ 9,800</b>
R	<b>Kids Castle Picnic Shelters</b>				
1	Picnic Shelters	1	LS	\$22,000	\$ 20,000
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 20,000</u>
Design, Permitting & Inspection					\$ 4,400
Contingency (10%)					\$ 2,000
<b>SUBTOTAL</b>					<b>\$ 26,400</b>

**WELLS ROAD SUBTOTAL COST \$ 2,714,704**

### NEW BRITAIN ROAD AREA ITEMS

ITEM					TOTAL
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	COST
J	<b>Fields 4 &amp; 5 Turf and Lighting (A)</b>				
1	Turf - 2 Fields	128000	SF	\$18	\$ 2,304,000
2	Field Lighting - 2 Fields	2	EA	\$175,000	\$ 350,000
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 2,654,000</u>
Design, Permitting & Inspection					\$ 583,880

## OPINION OF PROBABLE COST

PROJECT: 22-01146 Parks Master Planning  
 LOCATION: Central Park, Doylestown Township, PA  
 DESCRIPTION: Central Park Improvements  
 DATE: 09/13/2022

PREPARED BY:



**GILMORE & ASSOCIATES, INC.**  
 ENGINEERING & CONSULTING SERVICES

### PARK IMPROVEMENTS

ITEM					TOTAL
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	COST
	Contingency (10%)				\$ 265,400
	<b>SUBTOTAL</b>				<b>\$ 3,503,280</b>
<b>K1</b>	<b>Pavilion with Concessions</b>				
1	Pavilion W/ Concessions, Electric, and Concrete Pad	1	LS	\$400,000	\$ 400,000
	<b>CONSTRUCTION SUBTOTAL</b>				<b>\$ 400,000</b>
	Design, Permitting & Inspection				\$ 66,000
	Contingency (10%)				\$ 40,000
	<b>SUBTOTAL</b>				<b>\$ 506,000</b>
<b>K2</b>	<b>Restrooms</b>				
2	Restrooms	1	LS	\$500,000	\$ 500,000
3	Sewer Connection	1	LS	\$100,000	\$ 100,000
4	Water Connection	1	LS	\$ 55,000	\$ 55,000
	<b>CONSTRUCTION SUBTOTAL</b>				<b>\$ 655,000</b>
	Design, Permitting & Inspection				\$ 108,075
	Contingency (10%)				\$ 65,500
	<b>SUBTOTAL</b>				<b>\$ 828,575</b>
<b>L</b>	<b>Tot Lot (A)</b>				
1	Play Equipment, benches and shade structures	1	LS	\$150,000	\$ 150,000
2	Safety Surfacing	5000	SF	\$32	\$ 160,000
	<b>CONSTRUCTION SUBTOTAL</b>				<b>\$ 310,000</b>
	Design, Permitting & Inspection				\$ 68,200
	Contingency (10%)				\$ 31,000
	<b>SUBTOTAL</b>				<b>\$ 409,200</b>
<b>M</b>	<b>Parking Expansion and Lighting (A)</b>				
1	Parking Lot Expansion	4067	SY	\$90	\$ 366,030
2	Parking Lot Lighting	1	LS	\$50,000	\$ 50,000
3	Shade Trees	36	EA	\$600	\$ 21,600
	<b>CONSTRUCTION SUBTOTAL</b>				<b>\$ 437,630</b>
	Design, Permitting & Inspection				\$ 96,278
	Contingency (10%)				\$ 43,763
	<b>SUBTOTAL</b>				<b>\$ 577,671</b>
<b>F</b>	<b>Trail (A, G)</b>				
1	Asphalt Trail	1302	SY	\$75	\$ 97,650
	<b>CONSTRUCTION SUBTOTAL</b>				<b>\$ 97,650</b>
	Design, Permitting & Inspections				\$ 21,483
	Contingency (10%)				\$ 9,765
	<b>SUBTOTAL</b>				<b>\$ 128,898</b>

## OPINION OF PROBABLE COST

PROJECT: 22-01146 Parks Master Planning  
 LOCATION: Central Park, Doylestown Township, PA  
 DESCRIPTION: Central Park Improvements  
 DATE: 09/13/2022

PREPARED BY:



**GILMORE & ASSOCIATES, INC.**  
 ENGINEERING & CONSULTING SERVICES

### PARK IMPROVEMENTS

ITEM					TOTAL
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	COST
0	<b>Additional Sensory Pod &amp; Trail Improvements (A)</b>				
1	Play Structure	1	LS	\$12,000	\$ 12,000
2	Safety Surfacing	300	SF	\$32	\$ 9,600
3	Pathway Connection	3	SY	\$75	\$ 225
4	Sensory Pod Gathering Area	1	LS	\$17,000	\$ 17,000
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 38,825</u>
Design, Permitting & Inspections					\$ 8,542
Contingency (10%)					\$ 3,883
<b>SUBTOTAL</b>					<b>\$ 51,249</b>
<b>NEW BRITAIN ROAD AREA SUBTOTAL:</b>					<b>\$ 6,004,873</b>
<b><u>TOTAL</u></b>					<b><u>\$ 8,719,577</u></b>

\*Only trail portions that are located on or along the park property are included in the estimate.

**NOTE: All costs are in 2022 dollars are for budgetary purposes only.**

**DCNR Designations**

**A = Accessible**

**G = Green and Sustainable**



NEAMAND  
PARK

**CHAPTER 7: NEAMAND PARK**

Neamand Park is a passive park which centers around a trail which runs adjacent to Neshaminy Creek. The park is largely comprised of open space, meadows, and floodplain habitat adjacent to the creek. There are benches and trash cans located along the trail for users wishing to take a break or enjoy the scenery and spot some wildlife.

**PROPOSED IMPROVEMENTS**

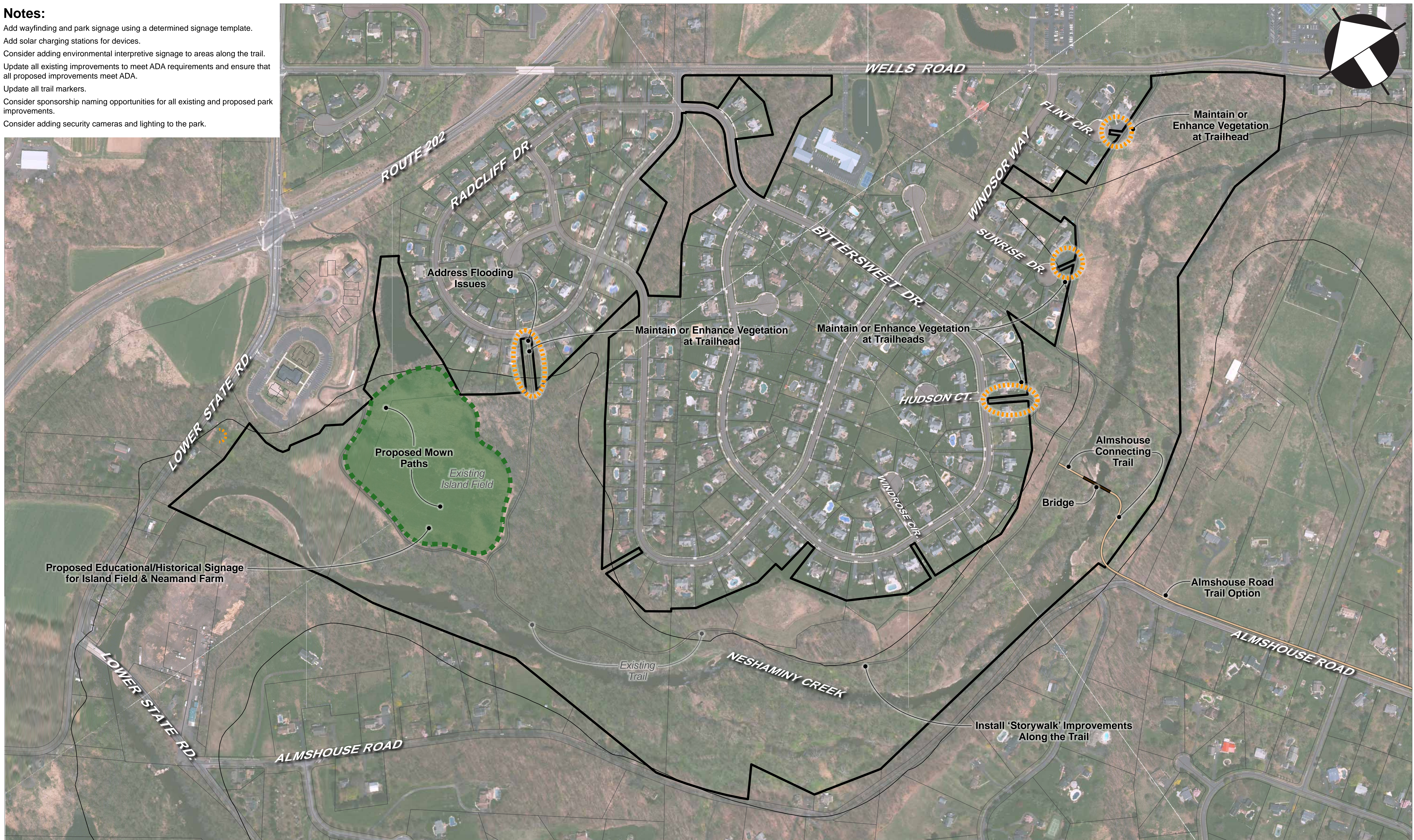
Neamand Park's improvements focus on creating better connections and access to the park's existing features. The proposed Bike & Hike trail along Almshouse Road will extend into the park and take users over Neshaminy Creek via a bridge, creating access to the existing trail for pedestrians and cyclists coming from a new area of the Township. The existing 'Island Field' within the park will be made accessible to the public through mown paths and educational interpretive signage, showcasing the unique history of this location within the park. Finally, the park's existing trail would be ideal for the installation of 'story walk' features, which would allow users to read a story little by little as pages are mounted to signs along the trail. In addition, enhanced vegetation maintenance at trailheads is proposed to ensure visibility, safety, and access for all users.





**Notes:**

- Add wayfinding and park signage using a determined signage template.
- Add solar charging stations for devices.
- Consider adding environmental interpretive signage to areas along the trail.
- Update all existing improvements to meet ADA requirements and ensure that all proposed improvements meet ADA.
- Update all trail markers.
- Consider sponsorship naming opportunities for all existing and proposed park improvements.
- Consider adding security cameras and lighting to the park.



## OPINION OF PROBABLE COST

PROJECT: 22-01146 Parks Master Planning  
 LOCATION: Neamand Park, Doylestown Township, PA  
 DESCRIPTION: Neamand Park  
 DATE: 09/13/2022

PREPARED BY:



### PARK IMPROVEMENTS

ITEM					TOTAL COST
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	
A	<b>Island Field Improvements (G)</b>				
1	Educational Interpretative Signage	2	EA	\$2,000	\$ 4,000
2	Mown Paths	2,000	LF	\$10	\$ 20,000
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 24,000</u>
Design & Permitting					\$ 3,960
Contingency (10%)					\$ 2,400
<b>SUBTOTAL</b>					<b>\$ 30,360</b>
B	<b>Trails (A,G)</b>				
1	Almshouse Trail Connection*	620	SY	\$75	\$ 46,500
2	Trail Bridge	1	LS	\$300,000	\$ 400,000
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 446,500</u>
Design, Permitting & Inspections					\$ 98,230
Contingency (10%)					\$ 44,650
<b>SUBTOTAL</b>					<b>\$ 589,380</b>
<b>TOTAL COST</b>					<b>\$ 619,740</b>

\*Only trail portions that are located on or along the park property are included in the estimate.

**NOTE: All costs are in 2022 dollars are for budgetary purposes only.**

**DCNR Designations**

**A = Accessible**

**G = Green and Sustainable**



**SAUERMAN  
PARK**

**CHAPTER 8: SAUERMAN PARK**

Sauerman Park is essentially the Township's only neighborhood park and is in need of some attention and upgrades. Currently the park is home to a baseball field, playground, picnic tables, two small gravel parking areas, pond, an outdoor classroom, and compacted earth trails through the adjacent wooded area.

**PROPOSED IMPROVEMENTS**

As part of the proposed improvements, the gravel parking lot will be expanded and paved, allowing for easier access to the park. A new path will connect the parking area and use the existing gravel drive to take users to upgraded and new amenities including new swings at the playground, a sport court, and a pavilion and restroom. The existing baseball field will be maintained for informal play and programming and the existing backstop will be removed or repaired in order to ensure safety. The existing wooded area adjacent to the parking lot will be enhanced with native understory plantings and picnic tables, to create a picnic grove. Finally, the existing loop trail will be realigned to ensure that it is on Township property and to provide a passive experience in the woods. The existing pond will be remediated and improved per the EAC's findings and recommendations. Additionally, if the Township chooses to purchase the adjacent open space property in the future, there would be an opportunity to extend the trail onto that property. Finally, a crosswalk from the parking lot to the proposed Bike & Hike trail along Sauerman Road would allow more neighbors of the park, including children, to walk and bike there safely.



**Notes:**

- Add wayfinding and park signage using a determined signage template.
- Add a solar charging station for devices.
- Consider adding environmental interpretive signage to areas along the trail.
- Consider adding naturalized planting areas for woodland edges and understory areas throughout the park.
- Update all existing improvements to meet ADA requirements and ensure that all proposed improvements meet ADA.
- Add an electric vehicle charging station to the parking area.
- Consider sponsorship naming opportunities for all existing and proposed park improvements.
- Add lighting and security cameras to the park.



## OPINION OF PROBABLE COST

PROJECT: 22-01146 Parks Master Planning

PREPARED BY:

LOCATION: Sauerman Park, Doylestown Township, PA



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

DESCRIPTION: Sauerman Park

DATE: 09/13/2022

### PARK IMPROVEMENTS

ITEM					TOTAL COST
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	
A1	<b>New Pavilion (A)</b>				
1	Pavilion (Including Electric & Concrete Pad)	1	LS	\$400,000	\$ 400,000
	<u>CONSTRUCTION SUBTOTAL</u>				<u>\$ 400,000</u>
	Design, Permitting & Inspection				\$ 66,000
	Contingency (10%)				\$ 40,000
	<b>SUBTOTAL</b>				<b>\$ 506,000</b>
A2	<b>Restrooms and Water/Sewer Connections (A)</b>				
2	Restroom Building	1	LS	\$500,000	\$ 500,000
3	Water/Sewer Connection	1	LS	\$100,000	\$ 100,000
	<u>CONSTRUCTION SUBTOTAL</u>				<u>\$ 600,000</u>
	Design, Permitting & Inspection				\$ 99,000
	Contingency (10%)				\$ 60,000
	<b>SUBTOTAL</b>				<b>\$ 759,000</b>
B	<b>Sport Court (A)</b>				
1	Sport Court	1	LS	\$60,000	\$ 60,000
	<u>CONSTRUCTION SUBTOTAL</u>				<u>\$ 60,000</u>
	Design, Permitting & Inspection				\$ 13,200
	Contingency (10%)				\$ 6,000
	<b>SUBTOTAL</b>				<b>\$ 79,200</b>
C	<b>Play Equipment (A)</b>				
1	Swingset	1	LS	\$15,000	\$ 15,000
3	Safety Surfacing	940	SF	\$32	\$ 30,080
	<u>CONSTRUCTION SUBTOTAL</u>				<u>\$ 45,080</u>
	Design, Permitting & Inspection				\$ 5,951
	Contingency (10%)				\$ 4,508
	<b>SUBTOTAL</b>				<b>\$ 55,539</b>
D	<b>Pond Improvements (G)</b>				
1	Pond Remediation & Restoration	1	LS	\$293,400	\$ 293,400
	<u>CONSTRUCTION SUBTOTAL</u>				<u>\$ 293,400</u>
	Design, Permitting & Inspection				\$ 64,548
	Contingency (10%)				\$ 29,340
	<b>SUBTOTAL</b>				<b>\$ 387,288</b>
E	<b>Picnic Grove (G)</b>				
1	Picnic Tables	5	EA	\$2,000	\$ 10,000

## OPINION OF PROBABLE COST

PROJECT: 22-01146 Parks Master Planning  
 LOCATION: Sauerman Park, Doylestown Township, PA  
 DESCRIPTION: Sauerman Park  
 DATE: 09/13/2022

PREPARED BY:



**GILMORE & ASSOCIATES, INC.**  
 ENGINEERING & CONSULTING SERVICES

### PARK IMPROVEMENTS

ITEM					TOTAL COST
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	
2	Plantings	1	LS	\$20,000	\$ 20,000
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 30,000</u>
Design & Permitting					\$ 3,300
Contingency (10%)					\$ 3,000
<b>SUBTOTAL</b>					<b>\$ 36,300</b>
<b>F</b>	<b>Parking Areas (A)</b>				
2	Parking Area	1658	SY	\$90	\$ 149,220
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 149,220</u>
Design, Permitting & Inspection					\$ 32,824
Contingency (10%)					\$ 14,900
<b>SUBTOTAL</b>					<b>\$ 196,944</b>
<b>G</b>	<b>Trails (A,G)</b>				
1	Internal paths	357	SY	\$75	\$ 26,775
2	Realigned Mown Trail	1819	LF	\$12	\$ 21,828
3	Crosswalk to Sauerman Road Future Trail*	1	EA	\$3,000	\$ 3,000
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 51,603</u>
Design, Permitting & Inspection					\$ 11,353
Contingency (10%)					\$ 5,160
<b>SUBTOTAL</b>					<b>\$ 68,116</b>
<b>TOTAL COST</b>					<b>\$ 2,088,387</b>

\*Only trail portions that are located on or along the park property are included in the estimate.

**NOTE: All costs are in 2022 dollars are for budgetary purposes only.**

**DCNR Designations**

**A = Accessible**

**G = Green and Sustainable**

# TRIANGLE PARK





CHAPTER 9: TRIANGLE PARK

Triangle Park is an aptly named small triangular-shaped park sandwiched between north and south bound South Easton Road. The park’s focal point is a monument which honors “all those who have served” in Doylestown Township including public servants and volunteers in addition to Veterans.

PROPOSED IMPROVEMENTS

The most significant improvements proposed for Triangle Park are actually those proposed for construction in 2023 by PennDOT and involve the construction of roundabouts and planted islands for north and southbound S. Easton Road. These improvements include corresponding trails and sidewalks, which will connect to the existing paths and parking area in Triangle Park. Township proposed improvements will include minor upgrades such as coordinated wayfinding signage for the trails, and an electric vehicle charging station for the parking area. Lastly, the existing trees and plantings will benefit from enhanced attention and maintenance.



**Notes:**

Add wayfinding and park signage using a determined signage template.

Add a solar charging stations for devices.

Update all existing improvements to meet ADA requirements and ensure that all proposed improvements meet ADA.

Add an electric vehicle charging station the parking lot.

Improve general plant care and weed control for trees and landscaping.

Consider sponsorship naming opportunities for all existing and proposed park improvements.

Add lighting and security cameras to the park.



**Trail Re-Alignment  
Designed and  
Installed by PennDOT  
in 2023**

**Trail  
Sidewalk**

**Roundabout**

**NEW BRITAIN ROAD**

**Median**

**Roundabout**

**Trail**

**Existing  
Memorial**

**Existing  
Trail**

**Sidewalk**

**Existing  
Parking**

**Existing  
Trees & Planting  
Beds**



**DATA SOURCES:**  
AERIAL: DVRPC, 2015  
PARCELS & RIPARIAN CORRIDOR:  
BUCKS COUNTY, 2021

**TRIANGLE PARK**

AUGUST 2022



# TURK PARK



## CHAPTER 10: TURK PARK

Turk Park is a large park, comprised largely of athletic fields, which is leased to the Township and owned by Bucks County. The park is also home to the Township’s beloved dog park, a playground, gazebo, and a sand volleyball court.

## PROPOSED IMPROVEMENTS

Upgrades for Turk Park focus on expanding and providing better access to the dog park while maintaining and enhancing field space to enable Turk Park to continue to function as a sports complex for recreational, league, and tournament play. An extra section is added to the dog park for medium-sized dogs and the entry is re-designed into a “hallway” providing entry to the pavilion. The pavilion will be enhanced with a water fountain, low-level lighting, and a dog wash station. The improved access will provide ADA accessible parking, a turnaround area, and access to a proposed dog run. The existing gravel parking area on Almshouse Road is expanded and paved and the access drive is shifted to provide more field space, while providing access to the dog park without connecting through and providing unwanted access to King Park. Several rectangular fields will be realigned to provide a similar level of play. Proposed screening prevents balls from entering the tot lot, and landscape screening along the dog park area prevents conflict between dogs and field users. All four baseball fields will benefit from the addition of dugout covers and the two fields on Turk 2 will also receive outfield fences. The



existing paved parking area on Turk 2 will be re-striped and expanded and amended in the layout to provide maximum parking. Meanwhile, a pavilion, restrooms, and water fountains provide comfort for all-day park users. Swings added to the tot lot and a fitness wall and court provide active recreation for younger and older users either coming to the park individually or accompanying those who use the athletic fields.

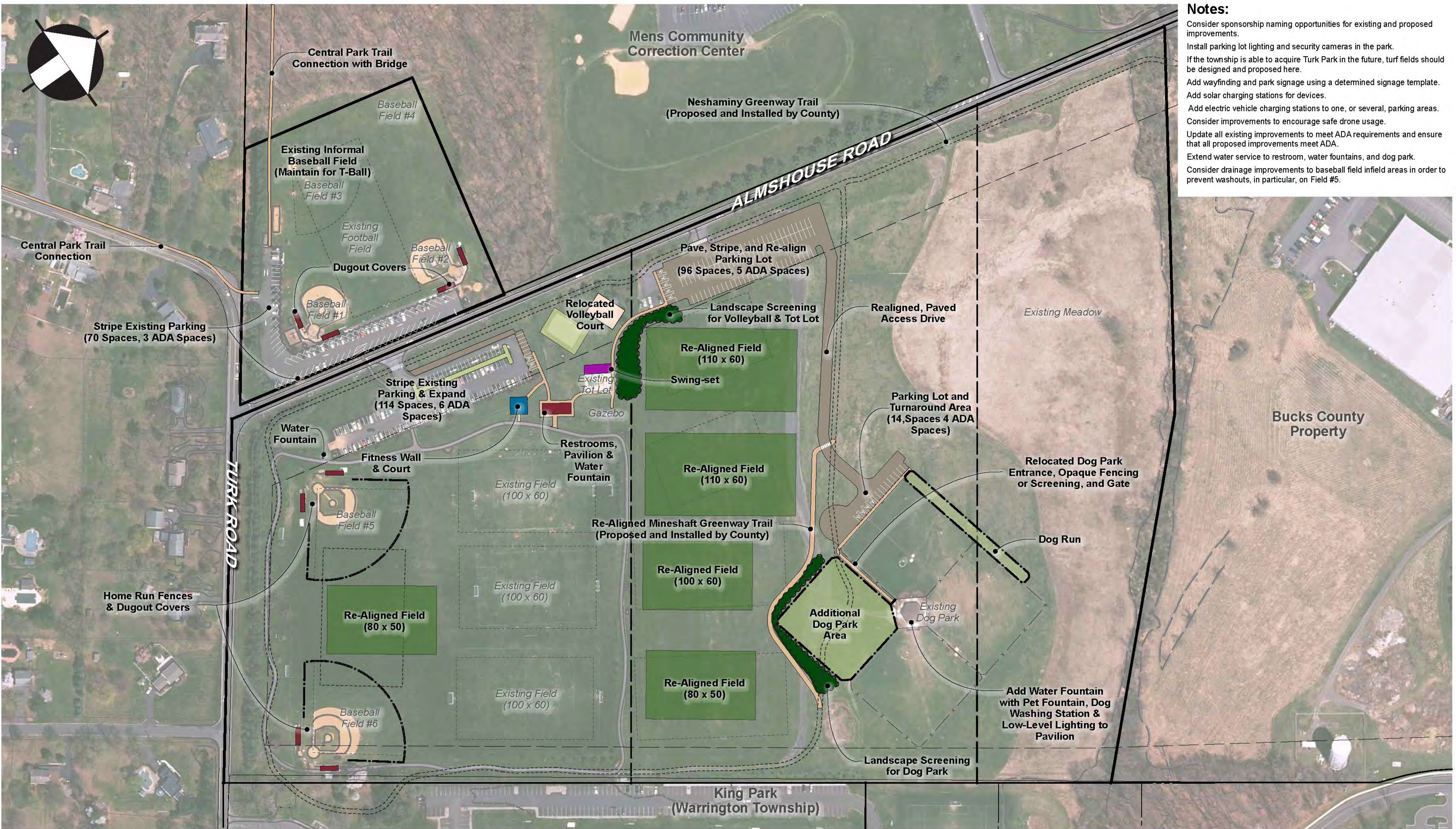
Finally, Turk 1’s parking will be striped for maximum layout. Furthermore, two Bike & Hike Trail options to provide connections to Central Park are included for further consideration.



An alternate plan was prepared to address issues with the two baseball fields on Turk II, particularly the solar orientation and drainage concerns. This option reorients the baseball fields to the ideal solar orientation and also presents the opportunity to correct stormwater issues and create a new batting cage and gathering area with shade trees. This option could be combined with other elements of the primary Turk Master Plan, if determined to be the ideal or preferred option in the future.

**Notes:**

- Consider sponsorship naming opportunities for existing and proposed improvements.
- Install parking lot lighting and security cameras in the park.
- If the township is able to acquire Turk Park in the future, turf fields should be designed and proposed here.
- Add wayfinding and park signage using a determined signage template.
- Add solar charging stations for devices.
- Add electric vehicle charging stations to one, or several, parking areas.
- Consider improvements to encourage safe drone usage.
- Update all existing improvements to meet ADA requirements and ensure that all proposed improvements meet ADA.
- Extend water service to restroom, water fountains, and dog park.
- Consider drainage improvements to baseball field infield areas in order to prevent washouts, in particular, on Field #5.



## OPINION OF PROBABLE COST

PROJECT: 22-01146 Parks Master Planning  
 LOCATION: Turk Park, Doylestown Township, PA  
 DESCRIPTION: Turk Park Improvements  
 DATE: 09/13/2022

PREPARED BY:



### OVERALL PARK IMPROVEMENTS

ITEM					TOTAL COST
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	
A1	<b>New Pavilion</b>				
1	Pavilion with Concession Area, Electric, and Concrete Pad	1	LS	\$400,000	\$ 400,000
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 400,000</u>
Design, Permitting, & Inspection					\$ 66,000
Contingency (10%)					\$ 40,000
<b>SUBTOTAL</b>					<b>\$ 506,000</b>
A2	<b>Restrooms</b>				
2	Restrooms	1	LS	\$500,000	\$ 500,000
3	Water/Sewer Connection	1	LS	\$100,000	\$ 100,000
4	Water Fountain	1	LS	\$5,000	\$ 5,000
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 605,000</u>
Design, Permitting, & Inspection					\$ 99,825
Contingency (10%)					\$ 60,500
<b>SUBTOTAL</b>					<b>\$ 765,325</b>
B	<b>Fitness Wall &amp; Court (A)</b>				
1	Fitness Wall & Court	1	LS	\$120,000	\$ 120,000
2	Safety Surfacing	1450	SF	\$28	\$ 40,600
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 160,600</u>
Design & Permitting					\$ 26,499
Contingency (10%)					\$ 16,060
<b>SUBTOTAL</b>					<b>\$ 203,159</b>
C	<b>Swingset (A) &amp; Volleyball Court</b>				
1	Swingset	1	LS	\$15,000	\$ 15,000
2	Safety Surfacing	1190	SF	\$32	\$ 38,080
3	Landscape Buffering for Swingset	1	LS	\$20,000	\$ 20,000
1	Relocate Volleyball Court	1	LS	\$50,000	\$ 50,000
2	Landscape Buffering for Volleyball Court	1	LS	\$20,000	\$ 20,000
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 154,040</u>
Design, Permitting, & Inspection					\$ 31,478
Contingency					\$ 3,348
<b>SUBTOTAL</b>					<b>\$ 188,866</b>
D	<b>Field Improvements</b>				
1	Realign Fields - 110 x 60 Yards	2	EA	\$15,000	\$ 30,000

## OPINION OF PROBABLE COST

PROJECT: 22-01146 Parks Master Planning  
 LOCATION: Turk Park, Doylestown Township, PA  
 DESCRIPTION: Turk Park Improvements  
 DATE: 09/13/2022

PREPARED BY:



### OVERALL PARK IMPROVEMENTS

ITEM					TOTAL COST
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	TOTAL COST
2	Realign Fields - 100 x 60 Yards	3	EA	\$12,000	\$ 36,000
3	Baseball Field Dugout Covers	8	EA	\$20,000	\$ 160,000
4	Baseball Field Drainage Improvements	1	LS	\$36,000	\$ 36,000
<b>CONSTRUCTION SUBTOTAL</b>					<b>\$ 262,000</b>
Design, Permitting, & Inspection					\$ 57,640
Contingency					\$ 26,200
<b>SUBTOTAL</b>					<b>\$ 345,840</b>

E	<b>Parking Areas (A)</b>				
1	Stripe Turk 1 Parking Lot	1	LS	\$5,000	\$ 5,000
2	Expand Turk 2 South Parking Lot	4610	SY	\$90	\$ 414,900
3	Stripe Turk 2 South Parking Lot	1	LS	\$5,000	\$ 5,000
4	Pave Turk 2 North Parking Lot	4545	SY	\$90	\$ 409,050
5	Stripe Turk 2 North Parking Lot	1	LS	\$5,000	\$ 5,000
<b>CONSTRUCTION SUBTOTAL</b>					<b>\$ 838,950</b>
Design, Permitting, & Inspection					\$ 184,569
Contingency					\$ 83,895
<b>SUBTOTAL</b>					<b>\$ 1,107,414</b>

F	<b>Trails (A,G)</b>				
1	Almshouse Road Trail & Crosswalk*	1	LS	\$7,000	\$ 7,000
2	Trail Connection from Turk 1 to Central Park (Bridge Route)*	160	SY	\$75	\$ 12,000
3	Restroom Connecting Paths	578	SY	\$75	\$ 43,350
<b>CONSTRUCTION SUBTOTAL</b>					<b>\$ 62,350</b>
Design, Permitting, & Inspection					\$ 13,717
Contingency					\$ 6,235
<b>SUBTOTAL</b>					<b>\$ 82,302</b>

**TURK PARK SPORTS COMPLEX SUBTOTAL COST \$ 3,198,906**

### DOG PARK

ITEM					TOTAL COST
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	TOTAL COST
G	<b>Dog Park Area</b>				
1	Medium Dog Park Section	1	LS	\$55,000	\$ 55,000
2	Dog Run Area	1	LS	\$45,000	\$ 45,000
3	Relocate Dog Park Entrance	1	LS	\$10,000	\$ 10,000
4	Dog Park Buffer	1	LS	\$20,000	\$ 20,000
<b>SUBTOTAL</b>					<b>\$ 130,000</b>

H	<b>Dog Park Amenities</b>				
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## OPINION OF PROBABLE COST

PROJECT: 22-01146 Parks Master Planning  
 LOCATION: Turk Park, Doylestown Township, PA  
 DESCRIPTION: Turk Park Improvements  
 DATE: 09/13/2022

PREPARED BY:



### OVERALL PARK IMPROVEMENTS

ITEM					TOTAL COST
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	
1	Water Fountain & Pet Fountain	1	LS	\$5,000	\$ 5,000
2	Dog Washing Station	1	LS	\$5,000	\$ 5,000
3	Low-Level Lighting for Existing Pavilion	1	LS	\$15,000	\$ 15,000
<b>SUBTOTAL</b>					<b>\$ 25,000</b>
1	<b>Paving (A)</b>				
1	Access Drive from Turk 2 Parking Lot	1521	SY	\$90	\$ 136,890
2	Turnaround Area, Parking Area, and Striping	1	EA	\$125,000	\$ 125,000
3	Entrance Path	272	SY	\$75	\$ 20,400
<b>SUBTOTAL</b>					<b>\$ 282,290</b>
	DOG PARK CONSTRUCTION ITEM SUB-TOTAL				\$ 437,290
	DOG PARK CONSTRUCTION CONTINGENCY (10%)				\$ 43,729
	DESIGN, PERMITTING, & INSPECTION				\$ 96,204
<b>DOG PARK SUBTOTAL</b>					<b>\$ 577,223</b>
<b>TURK PARK TOTAL</b>					<b>\$ 3,776,129</b>

\*Only trail portions that are located on or along the park property are included in the estimate.

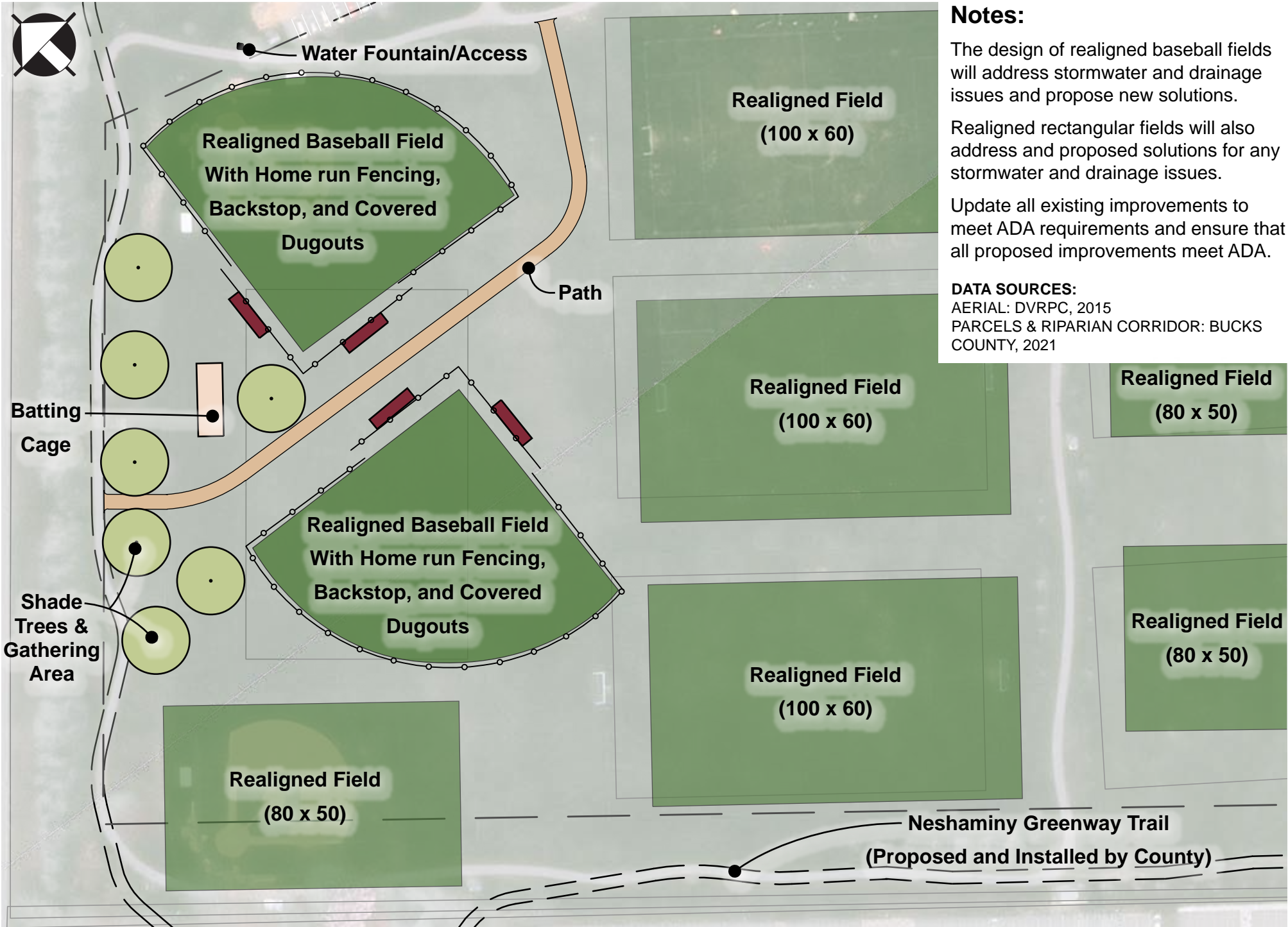
**NOTE: All costs are in 2022 dollars are for budgetary purposes only.**

**DCNR Designations**

**A = Accessible**

**G = Green and Sustainable**





**Notes:**

The design of realigned baseball fields will address stormwater and drainage issues and propose new solutions.

Realigned rectangular fields will also address and proposed solutions for any stormwater and drainage issues.

Update all existing improvements to meet ADA requirements and ensure that all proposed improvements meet ADA.

**DATA SOURCES:**

AERIAL: DVRPC, 2015  
 PARCELS & RIPARIAN CORRIDOR: BUCKS COUNTY, 2021



**PROJECT #:** 2201146  
**AUGUST 2022**

**TURK PARK - BASEBALL FIELD ALTERNATE**  
 DOYLESTOWN TOWNSHIP, PA

## OPINION OF PROBABLE COST

PROJECT: 22-01146 Parks Master Planning  
 LOCATION: Turk Park, Doylestown Township, PA  
 DESCRIPTION: Turk Park - Baseball Option  
 DATE: 09/13/2022

PREPARED BY:



**GILMORE & ASSOCIATES, INC.**  
 ENGINEERING & CONSULTING SERVICES

### BASEBALL FIELD REALIGNMENT OPTION

ITEM					TOTAL COST
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	
<b>A Baseball Fields</b>					
1	Existing Field Amenity Removal	2	LS	\$50,000	\$ 100,000
2	Baseball Field Relocation/Replacement	2	LS	\$200,000	\$ 400,000
3	Batting Cage	1	LS	\$20,000	\$ 20,000
<b>SUBTOTAL</b>					<b>\$ 520,000</b>
<b>B Paths (A)</b>					
1	Path	829	SY	\$75	\$ 62,175
<b>SUBTOTAL</b>					<b>\$ 62,175</b>
<b>C Landscaping (G)</b>					
1	Shade Trees	7	EA	\$600	\$ 4,200
<b>SUBTOTAL</b>					<b>\$ 4,200</b>
CONSTRUCTION ITEM SUB-TOTAL					\$ 586,375
CONSTRUCTION CONTINGENCY (10%)					\$ 58,638
DESIGN, PERMITTING, & INSPECTION					\$ 129,003
<b>TOTAL</b>					<b>\$ 774,015</b>

**NOTE: All costs are in 2022 dollars are for budgetary purposes only.**

**DCNR Designations**

**A = Accessible**

**G = Green and Sustainable**

CHAPTER 11: CONCLUSION

Now that Park Master Plans have been completed, the Township can use these plans and opinions of probable cost to accomplish the following three goals:

1. Prioritize Projects
2. Seek Funding Sources
3. Budget for Future Capital Improvements

The Master Plans highlight a full range of improvements ranging from necessary upgrades to beneficial amenities. As stated earlier, the Master Plans do not require the Township to install any particular improvement and are living documents that can and will evolve overtime.



Nature Play Area Example



Pond Viewing Area Example



Little Free Library Example



Pickleball Example