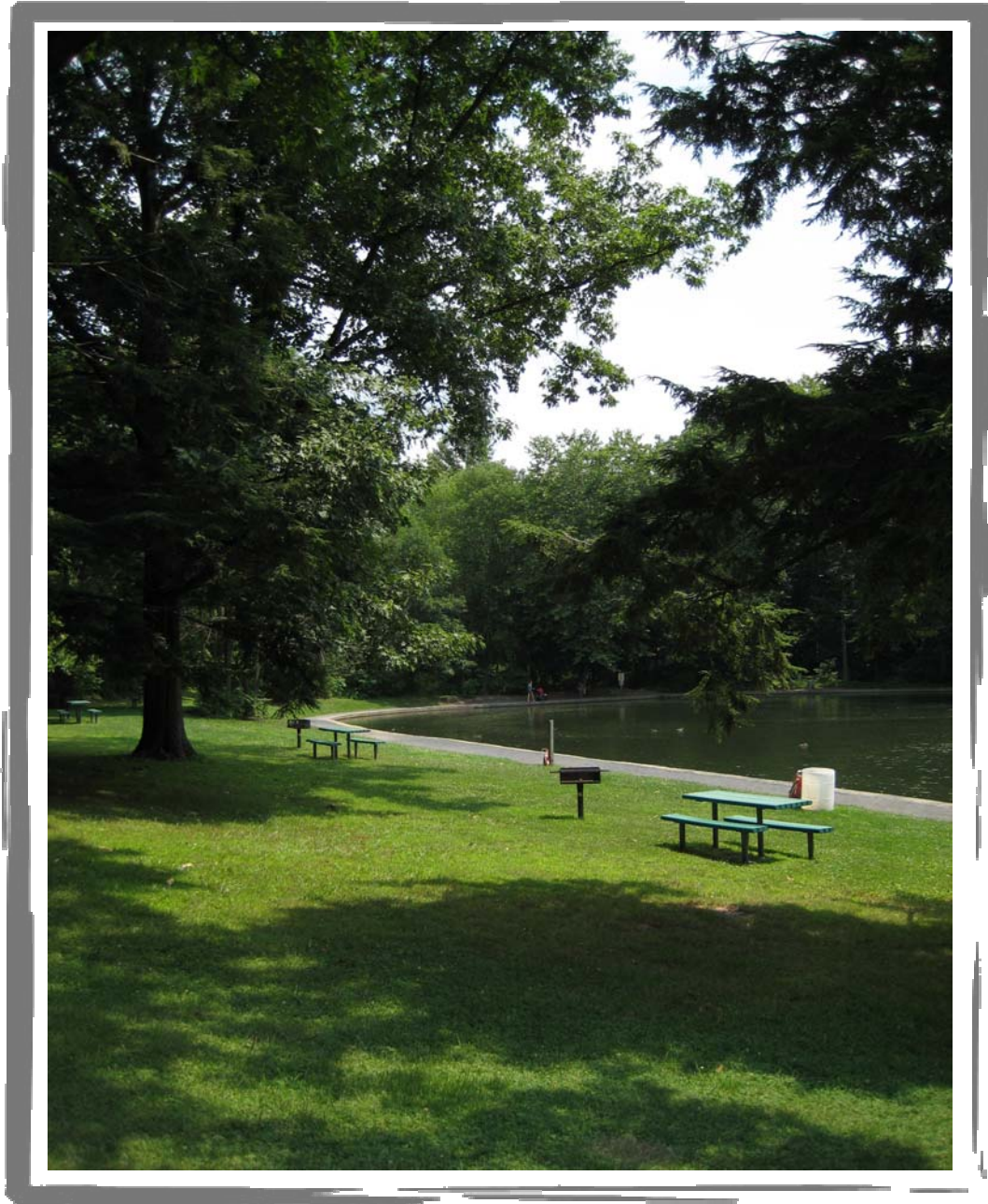


## Appendix A: Park Conditions

---









## Description of Open Space Areas

### Mini Parks

#### **Doylestown Borough**

##### Hillside Park

###### *Park Description:*

A 0.76-acre public park with some active recreation facilities, this site is owned by the Borough of Doylestown.

###### *Active Recreation Facilities*

½ basketball court, playground.

###### *Passive Recreation Facilities:*

Open play area, picnic area

###### *Support Facilities:*

No support facilities

###### *General Site Observations:*

Located on the downhill side of the street from neighboring residential lots, this site shares a rear property line with a car service station. Although small in size, this park appears to be well used and historically has been used heavily by residents of the surrounding neighborhoods.

###### *Opportunities:*

Additional buffering from adjacent non-residential uses would create a more relaxed and secluded atmosphere. In addition, the provision of a path from Hillside Avenue would create better access to the site, especially in damp or slick conditions.

##### Historical Society Park

###### *Park Description:*

This .08-acre property is currently owned by the Doylestown Historical Society and was created as a pocket park in the Borough of Doylestown.

###### *Active Recreation Facilities*

Game tables

###### *Passive Recreation Facilities:*

Reflecting pool, benches, flower gardens

###### *Support Facilities:*

Historical society building

###### *General Site Observations:*

This park, although located in the downtown area, and within 200 feet of Main Street, functions and has the feel of a secluded, private park. The attention to detail and construction material in the park, combined with the reflecting pool and game tables make this park a special destination for many users (both residents and day-time workers in the area) who welcome the sense of solitude.

and peacefulness found in this park. Because of the secluded atmosphere, vandals have damaged the park.

*Opportunities:*

Opportunities with this park exist mainly in areas of programming, such as music, poetry, performing arts, games, game tournaments or gardening programs. However, it should be noted that over-programming of this park could lead to diminished sense of solitude and peacefulness currently found in this park. Additional programs are needed and increased park activity for recreational purposes may decrease the vandalism in this park.

Star Park

*Park Description:*

This Borough owned 0.05-acre pocket park is located in the center of town and is the site of a mosaic wall mural and garden. It was developed as a part of a land development and alley improvement involving surrounding buildings and parking areas. The mosaic mural was designed and created by a local artist. The artist solicited the assistance of community children to participate by placing tiles on the mural (with her assistance). The mural and park also serve as a memorial to a soldier, who died while serving our country in the War in Iraq.

*Active Recreation Facilities*

No active recreation facilities.

*Passive Recreation Facilities:*

Fountain and benches.

*Support Facilities:*

No support facilities.

*General Site Observations:*

Star Park functions as a respite and resting / reflecting area for people walking through or working in Doylestown. This park is often used as an informal gathering area for families walking through the downtown area and for groups of all ages, particularly teens, who tend to perceive this park as an alternative place to gather. The park is a surprising small public space that contributes to the sense of community in the Borough.

*Opportunities:*

Due to the location of this and other small parks in the Borough, vandalism can be a problem. Sturdier signage and other protections against vandalism may be prudent. Other opportunities include small demonstration flowerbeds, and summer arts programs for young children.

Wood Street Pocket Park

*Park Description:*

A new “urban” in-fill park, the property is approximately 0.2 acres and was previously an under-utilized parking lot.

*Active Recreation Facilities*

Tot lot; back parking area can be closed off for skating.

*Passive Recreation Facilities:*

Benches, picnic area.

*Support Facilities:*

No support facilities.

*General Site Observations:*

The site is used partially as a permit-only parking lot and partly as a tot-lot/open space area. The tot-lot is a popular facility and is used frequently. The park has become a gathering area for pre-school age children and their caregivers. The rear parking lot has become a popular gathering area for elementary age children and young teens.

*Opportunities:*

Additional buffering between the park and the adjacent residences, as well as more decorative plantings and shade trees in the picnic area.

Neighborhood Parks

## **Doylestown Borough**

### Burpee Park

*Park Description:*

This Borough-owned 3.5 acre park is located on East Ashland Street next to Our Lady of Mt. Carmel Elementary. The park contains numerous active recreation facilities, and is the site of many Borough summer programs.

*Active Recreation Facilities*

1 basketball court, playground, 1 volleyball court, 1 softball field, 1 street hockey area, and 2 shuffleboard courts. The shuffleboard courts no longer have their markings and may be removed in the future.

*Passive Recreation Facilities:*

Pavilion, picnic area, benches and a large open playing field.

*Support Facilities:*

Storage areas and restrooms in the pavilion.

*General Site Observations:*

The site's proximity to the elementary school results in heavy use by young children. The site is also fenced due to being surrounded by streets on three sides. Burpee Park serves as both a neighborhood park and also as a playground for the adjacent K-8 parochial school, Our Lady of Mount Carmel. It is home to a number of recreational activities and summer programs offered by Doylestown Borough.

*Opportunities:*

The close proximity of the community gardens creates some unique opportunities for environmental, gardening and art education programs. The basketball courts are within easy walking distance of a majority of the Borough.

## **Doylestown Township**

### Sauerman Park

#### *Park Description:*

This property, located between Sauerman Road and Route 611, is approximately 13.64 acres and is owned by Doylestown Township. Much of the park is heavily wooded, and the park maintains a secluded atmosphere. The rear lot line adjoins Neshaminy Creek, and while the site is not part of the Bucks County Link Park System, it is located close enough to possibly benefit from nearby Bridge Point Park's access to the Link Park System.

#### *Active Recreation Facilities*

1 softball field, 1 tot lot play area, 1 horseshoe pit, 1 volleyball court.

#### *Passive Recreation Facilities:*

Picnic area and woodland trail, bird watching, outdoor classroom.

#### *Support Facilities:*

One porta-potty.

#### *General Site Observations:*

The site provides a variety of activities and recreational uses for the surrounding neighborhoods. A recent grant received by the Township from K-Mart funded a new tot-lot.

#### *Opportunities:*

Improvements to restroom and parking facilities, as well as connecting the existing woodland trails to the Link Park System would enhance the usability and accessibility of this park

## Community Parks

## **Doylestown Borough**

### Chapman Park & Swimming Pool

#### *Park Description:*

This Borough-owned park with a swimming pool is situated on a site of approximately 22.89 acres, and is located on East State Street. Swimming instruction is available at the pools, as well as competitive swimming teams and a recreational swim club. The pool is maintained through revenues from pool memberships, and a board of managers is appointed by the Doylestown Borough Council to oversee operations. Membership is open to anyone within the Central Bucks School District, which includes the Boroughs of Doylestown, Chalfont and New Britain and the Townships of Doylestown, Buckingham, New Britain, Plumstead, Warrington and Warwick. Chapman Park also contains the Borough Pond, which is home to an annual fishing derby, and serves as home to half of the Summer Concert Series, which is coordinated by the Performing Arts Committee, which is a joint venture between the Township and Borough. The Kids Triathlon is held at Chapman Park.

#### *Active Recreation Facilities*

1 Basketball, 2 volleyball, 4 swimming pools, 1 tot lot, 1 multi-purpose field, youth fishing.

#### *Passive Recreation Facilities:*

Picnic facilities, fitness trail, nature trail, benches.

*Support Facilities:*

Buildings for pool maintenance and restrooms/changing areas, and cistern building.

*General Site Observations:*

Limited site access results in some confusing internal circulation and parking. Traffic control is provided during peak usage times of the pool due to the limited site access to State Street and the steep topography and limited sight distance. The pool complex and facility are well-used by the community and have become a community institution, with multiple generations of families learning to swim at “Fanny Chapman.” The pool functions as a gathering place for pre-teens and elementary-aged children during the summer months, as well as for families with young pre-school aged children. Many improvements have been made to the site over the years, including improvements to the parking areas, the pools, and the Borough Pond. Long-term maintenance and capital improvement costs for the pool facilities are issues that should be addressed along with maintenance and care issues for other parks.

*Opportunities:*

Improvements to parking circulation and cosmetic improvements to park entrances would enhance the park. Additional opportunities may exist for future programming at the park and pool complex and it will be necessary for the Borough to keep abreast of new trends and plan for future capital improvements to maintain the pool membership numbers required for Fanny Chapman to remain financially solvent.

Veteran’s Memorial Park (Maplewood)

*Park Description:*

This Borough owned Public Park consists of approximately 35.41 acres, is located in the Maplewood neighborhood and contains both active and passive recreational opportunities.

*Active Recreation Facilities*

2 baseball fields, 1 playground, 1 tot lot.

*Passive Recreation Facilities:*

Wooded areas, open fields, picnic area and nature trail.

*Support Facilities:*

Porta-Potties.

*General Site Observations:*

Large portions of the site are wooded, with large open play areas. Boulders keep cars from driving onto the grass from Chubb Road. It should be noted that although Veteran’s Memorial Park meets the qualifications to be classified as a Community Park, it also functions as a Neighborhood Park for the closely knit community of Maplewood, in which it is located. This duality of perceived classification is an issue that will need to be addressed as the future programming needs for active recreation in the community continue to increase. Great care needs to be taken to not destroy the “neighborhood” qualities of the park, as it continues to be used and programmed as a Community Park.

*Opportunities:*

A pavilion, benches and more picnic facilities would increase passive recreational opportunities. Paths would improve access to park facilities for people who may have difficulty walking on grass or uneven ground. Any future programming for this park must respect the neighborhood

aspect of the park and facilities so that the use will not upset the delicate balance of the needs of the neighborhood and the needs of the athletic associations.

## **Doylestown Township**

### Central Park

#### *Park Description:*

Located on Wells Road, this park includes both active and passive recreation areas. Owned by Doylestown Township, this approximately 125.5 acre property includes the majority of Central Park, the Township Building, and land dedicated by the Doylestown Station development. In addition to recreation areas, portions of the properties are used for natural resource protection and farmland.

#### *Active Recreation Facilities*

5 tennis courts, 2 basketball courts, 2 bocce courts, 1 tot lot, 2 soccer fields, 1 lacrosse field, a golf link (135-150 yards), 1.5 miles of biking/hiking/jogging trails, 21 fitness stations donated by Doylestown Hospital, cross-country skiing, sledding and Kid's Castle (a community built playground). A newly constructed Activity Center is available for indoor recreation and can be rented for private events. The building contains a community room, kitchen and restroom facilities. Central Park also serves as the home of Oktoberfest, the Summer Concert Series, the annual Egg Hunt and numerous other community events.

#### *Passive Recreation Facilities:*

2 picnic pavilions, 1 informal amphitheater with a portable stage, bird watching, and natural areas.

#### *Support Facilities:*

Pavilions, bathrooms, concession building, parking and park roads.

#### *General Site Observations:*

- Although large portions of the site are already developed, there are still large areas that can remain as passive open space or can be used for future active recreation development. It should be noted that Central Park, as it was originally designed in 1992, was intended to be a Community Park and a focal point of the Doylestown Township Park System. In 1997, Kids Castle was designed and then constructed as a part of a community-wide volunteer build over a period of two weekends. Since its opening, Kids Castle has continued to draw large crowds from throughout the region, to the extent that the nature of Central Park has evolved from the Community Park that it was originally designed to be, to the Regional Park that it has become. The park is well used and tends to function well, even during periods of extremely intense use, such as when 10,000 attendees at a summer concert or when attendance over 20,000 people attend Oktoberfest. This additional 24 acres which were recently incorporated includes a hike/bike trail connection to Kutz Elementary School and an Environmental Education Area. The park also adjoins Neamand Park, providing access to the Neshaminy Creek for additional environmental educational programs.

#### *Opportunities:*

Central Park celebrated its tenth anniversary in 2005. Based on the history of park use and management as well as public recreation needs, it is time to re-visit the design of this park. An updated master site plan would help to respond to public needs, maximize its resources and protect the park from "being loved to death". Considerations could include:

- The addition of an amphitheater/permanent amphitheater structure. This should be well designed as a signature facility, not just as a structure planted in the park. The facility should evoke the rich historic and cultural aspects of the community - designed as a park hub with a complete examination of all aspects of its use such as the sound system, visitor access, comfort facilities, concessions, its appearance both during performances as well as when it is not being used. A mission and guiding principles for the amphitheater should be fleshed out so that residents, elected and appointed officials and park and recreation managers know the vision and goal for this important facility. This project will be one of the most important the township undertakes. The right design and public image will capture the imagination and support of the people of this community for generations to come.
- The provision of safe pedestrian and bike access to Central Park in future bike path and transportation planning. It is a major community and regional destination.
- Designing Kid's Castle as a hub in Central Park will enhance this portion of the park for visitors, management and programming. Features could include restrooms, additional adult sitting and supervision areas, additional shade, and controlled access.
- Future maintenance and capital expenditures and phased replacement of Kids' Castle need to be considered. This facility, as treasured as it is by the community, is an example of the importance of setting a policy on gifts and donations of facilities. The trend is toward establishing an endowment to offset the maintenance and operating cost of a donated facility. Long term the cost of facility management and maintenance is much higher than the original capital cost.
- Explore the addition of sports fields, passive recreation amenities, gathering areas and landscaping as part of updating the park master plan.
- Identify the relationship of existing facilities and uses with respect to proposed changes in the park; for example, the location of Oktoberfest if that area of the park were to be changed.

## Schools

### Central Bucks Tennis Courts "The Cow Pasture"

#### *Park Description:*

This 10-acre site is owned and maintained by the Central Bucks School District, although residents are permitted to use the site on weekends and when the site is not in use by students.

#### *Active Recreation Facilities*

1 Baseball Field, 1 practice football field, 6 tennis courts, and approximately 3 multi-purpose fields

#### *Passive Recreation Facilities:*

While the site is mainly an active recreation facility, there are some benches and a walking path located around the perimeter of the multi-purpose fields.

#### *Support Facilities:*

Storage building and shed.

*General Site Observations:*

Currently, parking is located across the Memorial Drive at War Memorial Field. Oftentimes, people will park on the street where it is more convenient (although dangerous). This site was originally a cow pasture, when owned by the Burpee family, prior to its acquisition by the Central Bucks School District. The athletic fields were established as extra practice fields to be used occasionally by the high school sports teams but the fields have evolved into a full athletic complex that is well-used by the school and the community.

*Opportunities:*

This site could be master site planned as a joint effort of the Central Bucks School District and the joint municipal park and recreation organizations. Incorporate the potential for securing properties contiguous to the lands used for community sports and recreation. Make the campus more park like and comfortable for leagues, spectators and park visitors. An analysis of sports fields located throughout the immediate area around Central Bucks High School, Lenape Middle School, and Doyle Elementary should be performed. A cohesive pedestrian circulation, parking, and facility plan may be of benefit to the facilities, as well as to the Central Bucks School District, Doylestown Borough and Doylestown Township. In addition, a number of proposed bike/hike trails have been proposed that would further connect these facilities to the surrounding neighborhoods and perhaps even nearby recreation facilities. Joint programming and scheduling of the fields, in conjunction with all of the playing fields, could benefit all users.

Central Bucks West High School

*Park Description:*

The 16.63-acre property on which the Central Bucks West High School is located also contains a number of active recreation facilities. The property is owned by the Central Bucks School District, and is located between State and Court Streets and Lafayette Street and Memorial Drive in Doylestown Borough.

*Active Recreation Facilities*

3 softball fields, 2 multipurpose fields, 2 gymnasiums

*Passive Recreation Facilities:*

No passive recreation facilities

*Support Facilities:*

Support facilities contained within the school building

*General Site Observations:*

Use of this site is high due to the number of organizations that use the facility (and compete for its use).

Doyle Elementary

*Park Description:*

This 15-acre site is owned by the Central Bucks School District and contains mainly active recreation facilities.

*Active Recreation Facilities*

2 softball fields, 2 basketball courts, 1 playground, 2 multi-purpose fields.

*Passive Recreation Facilities:*

Nature trail and benches. Hike and Bike Trail.

*Support Facilities:*

Support facilities contained within the School building.

*General Site Observations:*

In addition to the school recreational facilities, students also use the fields next door at William E. Neis Park. It should be noted, that although Doyle is on fifteen acres in size, when combined with the adjacent playing fields at Lenape Middle School and William E. Neis Park, a sports complex of over 66 acres is created. The combined park and playing field area, that easily flows from parcel into the other without obvious property line delineation, is often perceived by both residents and park users to be one large sports complex.

*Opportunities:*

An analysis of the sports fields located throughout the immediate area around Central Bucks High School, Lenape Middle School, and Doyle Elementary should be performed, as noted above.

Lenape Middle School

*Park Description:*

This 45.37-acre property, which is owned by the Central Bucks School District, contains mainly active recreation areas surrounding the middle school

*Active Recreation Facilities*

2 baseball fields, 2 softball fields, 1 football field, 4 tennis courts, 4 multi-purpose fields, batting cage, and 2 gymnasiums.

*Passive Recreation Facilities:*

Hike / Bike trail and benches.

*Support Facilities:*

Located within the school

*General Site Observations:*

Lenape Middle School has the largest amount of land available for recreational programming of all the educational facilities in Doylestown Borough and Township, aside from Delaware Valley College. It should be noted, that when this site is combined with the adjacent playing fields at William E. Neis Park and Doyle Elementary School, a sports complex of over 66 acres is created. The combined park and playing field area, that easily flows from one parcel into the other without obvious property line delineation, is often perceived by both residents and park users to be one large sports complex.

*Opportunities:*

An analysis of the sports fields located throughout the immediate area around Central Bucks High School, Lenape Middle School, and Doyle Elementary should be performed, as noted above.

Kutz Elementary

*Park Description:*

This site is approximately 12 acres and is located on Wells Road, near Central Park and the Doylestown Township Building. The site is owned by the Central Bucks School District, and the Township cooperates in seasonal preparation, maintenance and use of playing fields on a portion of the site, which are used by local athletic programs.

*Active Recreation Facilities*

2 softball fields, 1 multi-purpose field, and 1 gymnasium.

*Passive Recreation Facilities:*

Open Space

*Support Facilities:*

Located within the school

*General Site Observations:*

Some open space is available, as well as a small amount of playground equipment. Bike / Hike trails connect the surrounding communities to Kutz Elementary School and a new trail is currently under construction that will connect Kutz to Central Park and to other residential communities along Wells Road.

*Opportunities:*

The close proximity of this site to Central Park creates unique opportunities for an elementary school to connect to the newly constructed Environmental Education Grove, Kids castle and the park through bike/hike trails.

Linden Elementary

*Park Description:*

This 14.39-acre site, which is owned by the Central Bucks School District, contains a large section of wooded natural area adjacent to the school fields, outdoor classroom, and trail. It serves as a neighborhood park for the surrounding residential neighborhoods. Linden Elementary School grounds contain a portion of the Bike & Hike Trail, which begins at Linden Avenue and continues behind the school linking to Creek Drive.

*Active Recreation Facilities*

1 basketball court, 1 playground, 1 multi-purpose field, and 1 gymnasium.

*Passive Recreation Facilities:*

Outdoor classroom in the woods.

*Support Facilities:*

Located inside the school

*General Site Observations:*

The school is almost completely surrounded by residential lots. Access to this site would be primarily for people from the surrounding neighborhood and students. A sidewalk system currently exists in some parts of this portion of the Borough, but will soon be greatly expanded thanks to funding from the Hometown Streets Safe Routes to School Program.

*Opportunities:*

A nature trail would create educational and recreational opportunities for students and residents in the surrounding neighborhood.

## Sports Complexes

### **Doylestown Borough**

#### William E. Neis Park

##### *Park Description:*

A 6.14-acre public park with active recreation facilities oftentimes used by local recreation organizations for softball games or tournaments. The Borough of Doylestown owns this property.

##### *Active Recreation Facilities*

3 softball fields, 4 tennis courts, 1 batting cage. (Note: the playground actually belongs to Doyle Elementary School not Doylestown Borough.)

##### *Passive Recreation Facilities:*

Pathways, picnic area

##### *Support Facilities:*

1 porta-potty and a storage shed

##### *General Site Observations:*

Close proximity to Doyle Elementary and Lenape Middle School results in heavy use by young and middle school aged children. It should be noted, that when this site is combined with the adjacent playing fields at Lenape Middle School and Doyle Elementary School, a sports complex of over 66 acres is created. The combined park and playing field area, that easily flows from parcel into the other without obvious property line delineation, is often perceived by both residents and park users to be one large sports complex.

##### *Opportunities:*

An analysis of the sports fields located throughout the immediate area around Central Bucks High School, Lenape Middle School, Doyle Elementary, and William E. Neis Park should be performed, as noted above.

#### War Memorial Field & Park

##### *Park Description:*

This property is owned by Doylestown Borough and is the site of War Memorial Field Stadium, and the location of a civil war encampment and public fair grounds. The site is approximately 14.08 acres.

##### *Active Recreation Facilities*

1 baseball field, 1 football field/track, 1 playground, 1 multi-purpose field, 1 basketball court.

##### *Passive Recreation Facilities:*

Picnic area

##### *Support Facilities:*

Concession and restroom buildings. Although numerous improvements and upgrades to the locker rooms and public restrooms at this facility have been made over the years, the condition of the public restrooms remains a major problem at this facility.

*General Site Observations:*

The majority of the site is currently fenced in for security reasons, and the site is used mainly by high school students for sporting activities, by the community for running/jogging, and for special events, such as an annual car show. The football /soccer field has historically been over-used and over-programmed due to the limited availability of stadium space for the two (now three) high schools in the Central Bucks School District. An artificial turf surface was installed on the existing field. This is also one of the few lit fields in the community. War Memorial Field has undergone extensive renovation and improvements over the past years, yet always appears to be in need of additional improvements, due its age and its heavy usage. It should be noted that War Memorial Field has been home to small-town high school football games and various other sporting events for many decades, and serves as a major gathering spot and landmark for the community.

*Opportunities:*

An analysis of the functionality of sports fields located throughout the immediate area around Central Bucks High School, Lenape Middle School, and Doyle Elementary should be performed, as noted above.

**Doylestown Township**

Turk Park

*Park Description:*

57 acres of a 127.32 acres site are leased from Bucks County for recreational use in Doylestown Township, and the Township maintains the site. This site is located at the intersection of Almshouse and Turk Road, adjacent to the Neshaminy Manor Campus. The site is used by youth athletic organizations for baseball, soccer, hockey, and football.

*Active Recreation Facilities*

2 baseball fields, 2 softball fields, 1 t-ball field, 3 multi-purpose fields, 1 football field, 1 swing set, 1 volleyball court and 1 tot lot.

*Passive Recreation Facilities:*

Woodland walk, fitness trail and exercise stations.

*Support Facilities:*

4 porta-potties.

*General Site Observations:*

While some passive facilities on-site are provided, it may be beneficial to increase the amount of seating or pavilion facilities for residents who are not participating in sporting events, and for family members of athletes that may desire alternative recreational opportunities while at the park. Unfortunately, the playing fields are overused and cannot be maintained as well and the sports associations and the community would like them to be. Drainage and irrigation are also items that have been identified as major concerns at this park and have contributed to the sometimes unusable and/or perceived unsafe conditions of the fields.

*Opportunities:*

The short distance between Turk Park and Dark Hollow Park, Central Park and Neamand Park creates the opportunity for a trail system that can cover a large portion of Doylestown Township and into Doylestown Borough. In addition, the proximity to Bucks County facilities creates the

opportunity for joint programs, such as 4H activities, sporting organizations, or other educational programs, between Doylestown Township and Doylestown Borough.

## Special Use Facilities

### **Doylestown Borough**

#### Community Gardens

##### *Park Description:*

A 0.8-acre site owned by the Borough that is actively gardened in community garden plots.

##### *Active Recreation Facilities*

Garden Plots

##### *Passive Recreation Facilities:*

Some open space areas.

##### *Support Facilities:*

Several small sheds are located on-site for tool storage

##### *General Site Observations:*

The site is relatively secluded behind some residential units. Any increase in use for the site would result in the need for parking facilities, as the street dead-ends at the site.

##### *Opportunities:*

The site is located in close proximity to Burpee Park and Chapman Park, creating an opportunity for environmental education and gardening programs in conjunction with the summer recreation programs.

### **Doylestown Township**

#### Triangle Park

This park is currently in the planning phase and is to be constructed as a 3 acre Memorial Park for “all those who have served.” It is planned to include a memorial statue design by Ashby Saunders, a flagpole, plantings and a gathering area with benches and gardens

## Greenways

### **Doylestown Township**

#### Cedarcrest Farm

##### *Park Description:*

This site consists of passive parkland along Upper State Road. It is owned by Doylestown Township, and is approximately 18.2 acres. This site is part of the Bucks County Link Park System.

##### *Active Recreation Facilities*

No active recreation facilities.

*Passive Recreation Facilities:*

Woodland areas, some open space.

*Support Facilities:*

None on-site.

*General Site Observations:*

This site consists mainly of a woodland and meadow area surrounding a subdivision. Little open space is available for actual activity, so the benefits of the site are mainly aesthetic.

*Opportunities:*

Connection opportunities to the Bucks County Link Park System are possible through bike/hike trails. Benches could also be provided for neighborhood residents. There is also a potential to connect the site via trails to any potential trails that may become a part of the Route 202 Parkway project.

Dark Hollow Park

*Park Description:*

Dark Hollow Park is approximately 212.2 acres, and is owned and maintained by Bucks County. Portions of Dark Hollow Park lie within Warwick Township and those portions have not been included in the area estimate. The park is located along the Neshaminy Creek, and was established for flood control purposes in 1990 as an addition to the county park system. Access to the park is provided in Warwick Township on York Road. This park is part of the Bucks County Link Park System.

*Active Recreation Facilities*

No active recreation facilities.

*Passive Recreation Facilities:*

Areas for walking, fishing, bird watching. In addition the park is part of the Bucks County Link Park System.

*Support Facilities:*

None on-site.

*General Site Observations:*

Both Doylestown Township and Doylestown Borough would both benefit from having access to this site from within Doylestown Township.

*Opportunities:*

This park, in addition to others located within the Link Park System, provides excellent opportunities for extensive trail systems along the Neshaminy Creek, as well as through one of the more rural areas of Doylestown Township.

Thiessen Open Space

*Park Description:*

This 1.38-acre passive recreation site is located on Quarry Road and is owned by Doylestown Township. This site is part of the Bucks County Link Park System.

*Active Recreation Facilities*

No active recreation facilities.

*Passive Recreation Facilities:*

Wooded area.

*Support Facilities:*

None on-site.

*General Site Observations:*

This small site appears to be generally steep and difficult to access.

*Opportunities:*

As part of the Link Park System, this site can be used as part of a trail system, and as part of a network of open space within the Doylestown area. Careful tree removal in conjunction with adjacent properties such as Edison Stone Quarry could result in scenic views downstream towards the Village of Edison.

Valley View

*Park Description:*

This Doylestown Township owned 7.14-acre site is located above Central Park between Wells Road and New Britain Road.

*Active Recreation Facilities*

No active recreation facilities.

*Passive Recreation Facilities:*

Open space areas, some wooded areas.

*Support Facilities:*

None on-site.

*General Site Observations:*

The linear nature of the site makes it functionally practical for the location of a trail connecting recreational facilities in different areas of the township.

*Opportunities:*

The site creates the opportunity for a trail between parks in Doylestown and the Township area to enable the two areas to connect better.

Victorian Gardens

*Park Description:*

This 8.7-acre passive Doylestown Township owned site is located off Cooks Run and Mahogany Court.

*Active Recreation Facilities*

No active recreation facilities.

*Passive Recreation Facilities:*

Woodland areas.

*Support Facilities:*

None on-site.

*General Site Observations:*

The site is located between a townhouse development and a single-family development, as well as laterally between Doyle Elementary and the Harvey Ave/Shady Retreat Road Forest.

*Opportunities:*

The location of this site enables trail connections between Doyle Elementary and the surrounding athletic facilities and the Harvey Avenue/Shady Retreat Road forest, as well as safe pedestrian access to both of these sites by the residents living nearby. A bike/hike trail connecting the existing trail along Shady Retreat Road at the Bucks County Intermediate Unit building, through Doylestown Borough property and the Victoria Gardens open space and Doyle Elementary/Lenape Middle School / Doylestown Hospital, could create some beneficial trail connections for the neighborhood and educational opportunities for students.

Natural Areas

**Doylestown Borough**

Varcoe Open Space

*Park Description:*

This property consists of a 1.5 acre wooded and lawn area behind the Varcoe Funeral Home, and is owned by the Borough of Doylestown.

*Active Recreation Facilities*

No active recreation facilities.

*Passive Recreation Facilities:*

Some open space and wooded areas.

*Support Facilities:*

No support facilities.

*General Site Observations:*

This site has been landscaped and bermed to protect views of the funeral home from the road to the rear of the property.

*Opportunities:*

This site provides mainly visual benefit in a part of the Borough that lacks open space, although it may not be practical for heavy physical use. Some picnic facilities or benches for limited passive recreational use may be beneficial. In addition, this property has been suggested as an appropriate pedestrian link to the post office, and has been classified as highest priority for preservation.

**Doylestown Township**

Bridge Point Park

*Park Description:*

Located on Edison Road at the intersection of Edison Road and Edison Furlong Road, Bridge Point Park is comprised of two parcels of land that are flanked by Neshaminy Creek and Edison Road. The 2.25-acre site was restored by the Township in 1992 and is currently leased from Bucks County. It is located within the Village of Edison Historic District (which is designated as

a Historic District by the Pennsylvania Historical and Museum Commission and is eligible for the National Register of Historic Places) and serves as a waterfront park. The park is located mainly within the floodplain of the Neshaminy Creek, and is a part of the Bucks County Link Park System.

*Active Recreation Facilities*

No active recreation facilities.

*Passive Recreation Facilities:*

Sitting and picnic areas are available; and possible activities include walks along the Neshaminy and on the path network, fishing, bird watching, and visiting the 1820's Wheelwright Shop, which was renovated in 1992. This site is used mainly for natural resource protection and historic preservation. The site also is currently a part of the Bucks County Link Park System. In addition to resident users, this park also serves as a convenient lunch or rest location for various non-office workers, such as utility employees, salespeople, construction workers, and trades people throughout the day. Occasional special events and parties are also held at this location.

*Support Facilities:*

The site contains one building, known as the Wheelwright Shop, which is occasionally used for Township functions and private gatherings.

*General Site Observations:*

The site's location within the floodplain may slightly decrease site accessibility during high-water-table periods. The location within the Township and the Village of Edison results in a quiet, secluded park within a reasonably high-population area. While the park's location makes the site accessible to foot traffic, it is difficult for people outside of the village of Edison to gain access to the site by foot due to severe topography and the nature of surrounding roads.

*Opportunities:*

As part of the Bucks County Link Park System, there are opportunities to connect Bridge Point Park to other parks along the Neshaminy through bike / hike and jogging trails. In addition, this would open up the park to pedestrian access from outside of the immediate Edison Village area. The Wheelwright Shop also provides a covered building for programming and activities. Existing flowerbeds and environmental conditions provide ideal conditions for wildflower or herb gardening programs and environmental education exhibits and programs. The site also offers direct access to the creek for fishing and programs.

Castle Valley Park

*Park Description:*

Castle Valley Park is located at the intersection of Lower State and Almshouse Roads and consists of approximately 3.8 acres owned by the Doylestown Township. The site was transformed from a dumping site to a park as part of the Neshaminy Creek Watershed Rivers Conservation Project, which was funded by PA DCNR Keystone Grants. In 1999, the stream bank was cleaned up, approximately 100 tree saplings were planted, and minor renovations were made to the parking lot. Picnic benches have been placed along the walking trail. A split-rail fence, waterfront steps, nature trail and education kiosks were all constructed by volunteers and Doylestown Township's Parks Department as part of this project. In addition, the park is part of Bucks County's Link Park System.

*Active Recreation Facilities*

No active recreation facilities.

*Passive Recreation Facilities:*

Picnic benches, nature trails, access to the creek for fishing and educational kiosks.

*Support Facilities:*

None on-site

*General Site Observations:*

The location of the site in addition to the topography of the site creates unique opportunities to view a riparian environmental resource.

*Opportunities:*

This site would benefit from a redesigned parking area so that access to Almshouse Road from the site is made safer. At this point, sight distances from the parking area are minimal. In addition, due to the steep slopes on the site and the proximity to the Neshaminy Creek, increased erosion control measures may be of interest in order to protect the site from increased traffic and use. This provides an opportunity for additional educational signage, detailing erosion control measures and their importance for water quality and soil protection.

Neamand Park

*Park Description:*

Containing only passive parkland, Neamand Park is owned by Doylestown Township. Comprised of a number of tracts of land dedicated to the Township from different land developments along Windsor Way, Bittersweet Drive, Wells Road, and Lower State Road, the park was preserved between 1992 and 2002 and now contains a total of 131.47 acres. A walking trail exists adjacent to environmentally sensitive areas, and there is no vehicular access. The land is used primarily for resource protection along the Neshaminy Creek, and the park contains areas of floodplains, wetlands, a stream corridor, open areas, and woodlands. On-site activities include fishing, walking, nature study, and other passive outdoor recreation. In addition, this park is part of the Bucks County Link Park System.

*Active Recreation Facilities*

No active recreation facilities

*Passive Recreation Facilities:*

Areas for walking / hiking; bird watching and fishing.

*Support Facilities:*

None on-site

*General Site Observations:*

While walking access is good from the adjacent residential areas, in general the site would benefit from improved vehicle access and parking.

*Opportunities:*

The site offers some unique opportunities to create trail systems in conjunction with Central Park, and a connection to Kutz Elementary School and Delaware Valley College. In addition, bike/hike trails could connect the site with surrounding residential and recreation areas, including other parks in the Bucks County Link Park System. Parking facilities would also help to improve access to the site, which is otherwise difficult to access. Plans for the site should take into account the existing floodplains, wetlands and other natural features on the site, as well as vehicular access and parking in relation to the surrounding residential areas so as to avoid

conflicts between the two uses. The Township should consider another access to this park from New Britain Road.

Historic Areas

### **Doylestown Borough**

#### Bucks County Historical Society

##### *Park Description:*

The site is approximately 24.22 acres, and is the location of “Pastimes,” the George Hart House which serves as a residence and museum. The house, which is possibly the oldest in the Borough, was built along with a farm building c. 1700, and was the home of Jeremiah Langhorne Sr.

##### *Active Recreation Facilities*

No Active Facilities

##### *Passive Recreation Facilities:*

Open Areas

##### *Support Facilities:*

Bucks County Historical Society Museum

##### *General Site Observations:*

Little development with the exception of the existing buildings and a gravel drive on the site.

##### *Opportunities:*

Connection to other park and open space sites in Doylestown and the surrounding Township through bike/hike trails. Other opportunities are presented through the possibility of the Bucks County Historical Society hosting community gatherings or small educational seminars at the property.

#### Mercer Museum

##### *Site Description:*

The site is approximately 7 acres in size and contains the Mercer Museum and Spruance library. The Mercer Museum was constructed in 1916 by Henry Chapman Mercer and is a National Historic Landmark. It displays implements, folk art and furnishings of early America. It is home to the Folk Fest, a weekend-long festival of early American crafts and activities, held annually on Mother’s Day weekend to benefit the Bucks County Historical Society.

##### *Active Recreation Facilities*

No Active Facilities

##### *Passive Recreation Facilities:*

Open Areas

##### *Support Facilities:*

Bucks County Historical Society

##### *General Site Observations:*

The site contains the Mercer Museum and the Spruance Library, with various outbuildings and parking areas. An open area provides the public with outdoor space for informal gatherings and picnics. The community uses the hill, adjacent to Ashland Avenue, for sledding hill.

*Opportunities:*

Connection to other park and open space and cultural areas within Doylestown and the surrounding community through sidewalks and bike/hike trails.

## **Doylestown Township**

### Fonthill Museum & Moravian Tile Works

*Park Description:*

This park consists of approximately 77.2 acres on Swamp Road and Route 313. The site contains the two Mercer structures, which are operated as museums, plus a large wooded area (known as Mercer Woods) and open fields, which are used for community events. Doylestown Borough surrounds the site on three sides, while the site itself is within the Township. The first structure on the site is Fonthill, which was the home of Henry Mercer. It is operated by the Bucks County Historical Society. It is classified as a National Historic Landmark. The second structure is the Moravian Tile Works, which was the site of the Mercer Tile production facility, and is now displays tile making technology. It is a National Historic Landmark, and is owned and is operated by Bucks County.

*Active Recreation Facilities*

Outdoor recreation areas are all passive.

*Passive Recreation Facilities:*

Wooded area and open fields

*Support Facilities:*

Two historic structures.

*General Site Observations:*

The grounds at Fonthill are very important for community events and are used for the annual Pumpkinfest and Fourth of July Community Picnic, among others. Fonthill is also the site of outdoor movie screenings during the summer months and of many weddings and private parties throughout the year. The large expanse of lawn adjacent to Court Street is also used by residents of the nearby neighborhoods for informal recreation such as pick-up football games, Frisbee catches and kite flying.

*Opportunities:*

Due to the necessity of large unprogrammed areas on the site, opportunities for this site include primarily better connections to other local parks. The best way to do this may be through additional bike/hike trails.

### The Ridings

*Park Description:*

This 5.31-acre site is located between Ridings Lane and Court Street, and is comprised of all passive parkland, and is owned by Doylestown Township. The site contains an 1800's Spring House and an old stone building.

*Active Recreation Facilities*  
No active recreation facilities

*Passive Recreation Facilities:*  
Open areas for walking

*Support Facilities:*  
None on-site.

*General Site Observations:*  
This site is mainly suitable as a localized open space area for residents in the immediate surrounding area.

*Opportunities:*  
Some benches or an informal walking trail may encourage use of this open space. In addition, connection to larger open spaces, especially the nearby Pine Run Reservoir and Open Space, through the use of bike/hike trails may be beneficial.

Agricultural Areas

## **Doylestown Township**

### Irongate Open Space

#### *Park Description:*

This 23.21-acre township owned site is currently partially farmed. A portion of the site is used for stormwater management for the Irongate subdivision. This is one of the larger purely passive open space areas in the township.

*Active Recreation Facilities*  
No active recreation facilities.

*Passive Recreation Facilities:*  
Walking/jogging trails, some benches.

*Support Facilities:*  
No support facilities.

*General Site Observations:*  
This site provides passive recreation for residents in the developments immediately surrounding the open space.

*Opportunities:*  
Although the site is relatively isolated from other open space areas, there is opportunity to connect to other sites through the use of bike/hike trails. In addition, the site is large enough to consider some active use, such as a volleyball court or a softball /baseball field.

## Other Open Space Areas

### **Doylestown Borough**

#### County Property at Union & Broad

##### *Park Description:*

This 1.63-acre vacant property is currently owned by Bucks County and is being used as an informal parking lot.

##### *Active Recreation Facilities*

No active recreation facilities

##### *Passive Recreation Facilities:*

Open space areas.

##### *Support Facilities:*

No support facilities

##### *General Site Observations:*

The site is generally open and slopes downhill from Union to Doyle Street. The majority of the site consists of a large grassy area with several phone poles as the only interruption to the open space in the downhill portion of the site.

##### *Opportunities:*

This site will be used for the new parking garage.

#### Doylestown Authority Tract

##### *Park Description:*

This 1-acre site is located on a reclaimed landfill. The site is relatively flat, with some wooded areas.

##### *Active Recreation Facilities*

No active recreation facilities

##### *Passive Recreation Facilities:*

Open areas and woodland.

##### *Support Facilities:*

No support facilities

##### *General Site Observations:*

While the site is located between several businesses and an industrial site, the site itself feels secluded due to the woodland areas.

##### *Opportunities:*

The topography and size of this site make it ideal for the location of softball or baseball facilities. Access to the site may need to be improved, as the road going past the site and into the industrial property appears to be less than two full lanes.

#### Harvey Avenue/Shady Retreat Road Forest

##### *Park Description:*

This 18.61-acre site is located between Harvey Avenue and Shady Retreat Roads, to the rear of the industrial site located behind the Doylestown Authority Tract. Access to the site is difficult due to the curve in Shady Retreat Road because the property is relatively isolated from Harvey Avenue due to the industrial site.

*Active Recreation Facilities*

No active recreation facilities.

*Passive Recreation Facilities:*

Wooded areas and wetlands.

*Support Facilities:*

No support facilities

*General Site Observations:*

While the site is generally isolated, the benefits of passive recreational access to these environmentally sensitive areas could create many educational opportunities.

*Opportunities:*

A bike/hike trail connecting from the existing trail along Shady Retreat Road at the Bucks County Intermediate Unit building, through the Victorian Gardens open space and to Doyle Elementary/Lenape Middle School / Doylestown Hospital could create some beneficial trail connections for the neighborhood and educational opportunities for students.

PennDot Storage Yard

*Site Description:*

This property is a 6.5-acre PennDot maintenance facility slated for abandonment. It consists of two parcels.

*Active Recreation Facilities*

No active recreation facilities.

*Passive Recreation Facilities:*

No passive recreation facilities.

*Support Facilities:*

No support facilities.

*General Site Observations:*

The site is currently relatively flat; a good site assessment was not possible due to the site's current use as a storage yard.

*Opportunities:*

The location of the site adjacent to the Broad Street Corridor, a gateway to the community, provides an excellent opportunity to develop the site as a "town square" type of park with a gathering area / plaza for community events or as a community arts center.

**Doylestown Township**

Covered Bridge Crossing

*Park Description:*

Covered Bridge Crossing consists of three parcels of passive parkland, which total approximately 4.67 acres. The site is located adjacent to Covered Bridge Road and Ferry Road, and is owned by the Township.

*Active Recreation Facilities*

No active recreation facilities.

*Passive Recreation Facilities:*

Open space and some woodland areas.

*Support Facilities:*

None on-site.

*General Site Observations:*

These parcels are used mainly as buffers between residential properties and Ferry Road, Covered Bridge Road and adjacent properties.

*Opportunities:*

Due to the proximity to Pine Run Reservoir and an open space area, connecting to the reservoir would benefit the residents of this neighborhood.

Doylestown Hunt

*Park Description:*

Three open space parcels within this residential development total approximately 9.54 acres. The parcels are used for passive open space and stormwater management.

*Active Recreation Facilities*

No active recreation facilities.

*Passive Recreation Facilities:*

Open space areas, some wooded areas.

*Support Facilities:*

None on-site.

*General Site Observations:*

Open space areas within Doylestown Hunt are used for stormwater management and are not generally available for active or extensive passive recreation.

*Opportunities:*

Trail connections to larger nearby recreational facilities, including facilities around Central Bucks West High School and Central Park would be beneficial to residents of this neighborhood.

Fish & Game Association Shooting Range

*Park Description:*

While the entire subject tract is 196.06 acres, the Bucks County Fish and Game Association leases approximately 34 acres for use by its members who use the area for archery and rifle practice. The leased section is along Turk Road and the banks of the Neshaminy, between Wells Road and the end of Turk Road. Access is from Turk Road, with a large gravel parking area provided. The land is maintained by the Fish and Game Association.

*Active Recreation Facilities*

Archery and rifle range

*Passive Recreation Facilities:*

No passive recreation facilities

*Support Facilities:*

No public support facilities.

*General Site Observations:*

While the site is leased from Bucks County, access to the site is permitted only to members of the Fish and Game Association. A portion of the Neshaminy Creek traverses the site and an inherent danger exists between the use of the creek for recreational purposes and the presence and use of the archery and rifle range.

*Opportunities:*

The dense woodland is beautiful and it may be prudent to limit connections between this and other sites due to the hazardous nature of the active recreation on this site. The acquisition of this site for open space and natural resource protection could create an open space and greenway link from Central Park to Bridge Point Park.

Hagan Court

*Park Description:*

This 3.3-acre property is owned by the Township and is currently passive parkland.

*Active Recreation Facilities:*

No active recreation Facilities

*Passive Recreation Facilities:*

Open Space, some wooded areas.

*Support Facilities:*

None on-site.

*General Site Observations:*

This site is preserved mainly for stormwater management and aesthetic open space purposes.

*Opportunities:*

Connection to Pine Run Reservoir and Open Space through bike/hike trails.

Pine Run Reservoir & Open Space

*Park Description:*

This approximately 293.65 acre site is owned by Bucks County, and is located between Ferry Road and Sandy Ridge Road. The site contains a 39-acre reservoir surrounded by undeveloped land consisting largely of floodplains and wetlands. The land has remained in its natural state since the reservoir was created. The land has no formal access routes, but it is used for fishing, riding, walking, bird watching, and other passive recreational uses. The site is mainly designated as a resource protection area. The Bucks County Parks Department indicates a long-term goal of bringing this area into the County Park System as part of Peace Valley Park, to be used as a natural area. The County Park Plan also proposes a walking path through this area.

*Active Recreation Facilities*

No active recreation facilities.

*Passive Recreation Facilities:*

While there are no formal facilities here, passive uses include fishing, riding, walking, bird watching, and other uses.

*Support Facilities:*

None on-site.

*General Site Observations:*

Access to the site is by pedestrians and is generally rare and very informal. Access to the site is difficult.

*Opportunities:*

The large area covered by the site creates the opportunity for a medium to large size trail network, possibly with connections to other local bike/hike trails and the Bucks County Link Park System. Improved access ideas may include a boat ramp, some picnic tables, and interpretive environmental and bird watching signage.

Spring Valley Road Open Space

*Park Description:*

This 0.75-acre township owned site is located on Spring Valley Road.

*Active Recreation Facilities*

No active recreation facilities.

*Passive Recreation Facilities:*

Open space, some woodland.

*Support Facilities:*

None *on-site*.

*General Site Observations:*

This site is mainly an empty lot used now for neighborhood open space.

*Opportunities:*

A small tot lot may be desirable for residents in the immediate area, as there is little in the way of recreation facilities in the vicinity of this property.