

**Meeting Minutes: Central/Buchmiller/Sunnyside Parks
Master Plans
Study Committee Meeting #2**

Date: October 3, 2006
Time: 7:00 pm
Location: Shuts Environmental Center - Central Park
By: Ann Yost
Project No.: 06LAN-01

Persons Attending: James Hackett, Director, Lancaster County Parks and Recreation
Ralph Goodno, Lancaster County Conservancy
Dave Martin, West Lampeter Township
Sam Slaymaker, Rockford Foundation
Tim Draude, Muhlenberg Botanical Society
Dan Synoracki, Rettew Associates
Theodore Schaefer, YSM
Chuck Strodoski, YSM
Ann Yost, YSM

Purpose of the Meeting: To review planning tasks completed and site analysis findings for Central/Buchmiller/Sunnyside Parks.

Of Record:

1. A. Yost provided an update on work completed since the last study committee meeting. Numerous key person interviews have been completed and the process of talking to key contacts is continuing. The first public meeting was held on September 27, 2006 and was well attended with park users who provided input to the planning process. Research is underway and benchmarking has been completed with other park systems. Site visits and site analysis has been undertaken for Central and Buchmiller Parks as well as potential connection routes to Sunnyside Peninsula.
2. A. Yost and T. Schaefer provided summaries of key contacts made to date. Interviews reveal the following: Park users would like to see convenience items in the park such as new and upgraded restrooms, drop-off areas for vehicles, more benches, etc. Dog owners value the off-leash dog walking experience. The exhibit farm is a preferred location for dog walking because of the access to water. The landfill area is also popular for dog walking. Natural resource enhancements such as maintained meadows and understory plantings are desired to attract wildlife and provide habitat. Equestrians would like a permanent 100 pace course set

up in the park. Disc golfers enjoy the disc golf course in Buchmiller Park which is a beginner course. They would like to see a professional, advanced course developed in Central Park.

3. C. Strodoski presented the site analysis maps and findings. Maps included Slope Analysis, Hydrologic Analysis, Existing Circulation, and Site Analysis for both park sites. Discussion regarding the site analysis presentation included the following:

- There are two deer studies in the park each year, in the spring and fall.
- Approximately 30-percent of Central Park has slopes greater than 15%.
- There are two seeps that come from the landfill. The seep liquids are burnt orange in color. One flows into Mill Creek and the other flows into the Conestoga River. ARM Group is sampling the seeps every year and the leaching has been steady over the past 10 year period. There is a mitigation plan for the landfill seeps. US EPA signed off several years ago on the safety of the landfill area for public use and there are no monitoring wells. The land fill contains materials from Armstrong Industries. The second seep flowing to the river should be added to the site analysis map. The land fill is still settling and the pit toilets in the area of the landfill are slated for removal due to foundation cracking. J. Hackett noted that the landfill area of the park could be used but there is currently no parks budget to maintain the area. The landfill is the perfect area to hold special events.
- The idea of moving the garden plots to the area of the farm exhibit was received with some skepticism. The peninsula of the farm exhibit is an important natural area, well used by hikers, dog walkers and nature enthusiasts, the farm field rent is revenues that comes directly back to the parks department.
- There are easements in West Lampeter Township for land along the river that should be considered when evaluating greenway/trail connections between the three sites.
- The Conestoga Greenway Plan looked at going under the culvert at South Duke Street but determined that the trail route should go up to South Duke Street and they are developing a parking lot on the northern side of the roadway, west of the river, for access to the greenway. Contact R. Goodno regarding the latest Conestoga Greenways Map for locations of proposed access points. There will be a parking lot built opposite Sunnyside Peninsula.
- M. Domain should be contacted regarding a rail trail concept connecting the City of Lancaster with Quarryville. J. Hackett noted that he has information in the parks files about the rail road corridor that traverses Buchmiller Park.
- The area of the intersection of South Duke Street and Rockford Road at the park is a very dangerous intersection and associated bridge over the river. There is a major blind spot and many pedestrians walking to the park go through this area.
- Rockford Road is part of a loop that people drive to connect Duke Street and Chesapeake Street. The idea of closing all or a portion of Rockford Road has been discussed as a possible outcome of this master plan. Eliminating vehicular traffic along this relatively level stretch of roadway would allow use by bicyclists and in-line skaters. Vehicular access to the Five Senses Garden and swimming pool and picnic pavilion area should be maintained.
- The disc golf course should be added to the site analysis map of Buchmiller Park. There were between 60-70 disc golf tournaments held on the disc golf course in 2006.
- The ball field in Buchmiller Park has seen limited use and could be converted to another use such as a picnic area with a pavilion.

- The tennis courts in Buchmiller Park use to be clay. The courts have drainage issues.
 - There are major infrastructure problems in the parks as public utilities do not reach all areas.
 - The idea of developing a pavilion for foul-weather environmental education classes was suggested for the lawn area near the environmental center. It was noted that the environmental center area is surrounded by manicured mowed lawns and this is not necessarily in keeping with the goals promoted by the environmental education center.
 - It was noted that ball fields have lights and that the tennis courts use to have lights but now only have standards with no fixtures. In addition to use of the ball fields at night the pavilions are open until 10:00 pm. Other areas of the park close at dusk.
 - Zoning classifications of surrounding lands should be added to the site analysis maps.
 - Potential acquisition should be evaluated as part of the planning process. There are a variety of criteria to consider when evaluating acquisition to include viewshed, conservation, ecological, and recreation.
 - Parcels of preserved farmland adjacent to the park should be noted on the site analysis map.
 - The idea presented of reforesting portions of the park to address and mitigate fragmentation was well received.
 - The existing trails around the Muhlenberg Meadow are some of the heaviest used facilities in the park. The peninsula with the Muhlenberg Meadow is a great area for trails and if the agricultural fields are transitioned to meadow or successional vegetation, loop trails could traverse the area. The peninsula is noted as an important birding area on the Susquehanna Birding Trail map. There is great potential for environmental education activities in the area and parking could be expanded at the exhibit farm.
 - All of the areas utilized in the two parks for special events should be mapped.
4. A. Yost concluded the meeting by outlining the next steps in the planning process. Key person interviews and research will continue and the next two meetings will involve reporting back findings of these activities. The next study committee meeting will be held on Tuesday, November 7th at 7:00 pm.

Provide changes or corrections to these meeting minutes to A. Yost at YSM within one week of receipt.