

friendship park

REDESIGN PLANNING STUDY



JANUARY 11, 2023

**Community Action Development Corporation Bethlehem
and the City of Bethlehem**

MAHAN RYKIEL
ASSOCIATES, INC.



FRIENDSHIP PARK REDESIGN PLANNING STUDY

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January 11, 2023

Mahan Rykiel Associates



ACKNOWLEDGEMENTS

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INTRODUCTION

Purpose of the Plan

The Friendship Park Master Site Development Plan is intended to create a new vision for Friendship Park and assist the City of Bethlehem in redeveloping the park over the coming years. This Master Plan report represents a final master site plan for development, along with an associated cost estimate and phasing plan for implementing recommendations. Additionally, this report documents the planning process and conceptual thinking that informed the placement and design of specific park features. The Master Site Plan process, which is discussed in greater detail later in this report, consists of the exploration of two concept diagrams and revisions, based upon the Northside 2027 Public Realm Committee feedback and public input.

As part of the preliminary outreach effort initiated by the City, input and ideas were sought from the community and stakeholders to understand their collective objectives for Friendship Park's redevelopment. As a result of this input, the preliminary program for the park was community-driven, maximized the available space on the site, and pursued with several initial objectives in mind (based on initial community desires). The objectives that were initially identified by the community include:

- » Provide children with a safe recreational experience through lighting, equipment, and accessible spaces and features.
- » Provide strategically located shade (through landscape plantings, furnishings, or both).
- » Create a multi-use park that can serve young children, teenagers, and adults.
- » Create an accessible park, particularly at the main entrance points.
- » Provide a space for bicycle use and storage.
- » Increase green spaces and landscaping.
- » Provide space(s) to hold events and gatherings.
- » Create connections to the Linden Street corridor.

The above objectives, supplemented with input from a more robust and inclusive public outreach effort, were used as the basis for the park plan. The subsequent final master site plan establishes a vision of the park for the City to follow. Final development plans and construction drawings will be necessary (as will be further detailing), and such plans may be altered from the original master plan to reflect changing dynamics in the City, if determined appropriate.

Park and Community Background

Friendship Park began its history in 1872 as "Tank Park," the site of an early water tower designed to supply drinking water to nearby neighborhoods. Over the years since, the space has served as a cow pasture, a marketplace, and—as it is today—as a recreational space for residents of the City.

The water tank was demolished in 1965, and in the 1970s the space was renovated and renamed Friendship Park. In 2019 small repairs and restoration work to the park's structures and fences took place. The Community Action Development Corporation of Bethlehem (CADCB) and the City of Bethlehem collaborated on the initial revitalization of Friendship Park and in 2021 were awarded \$30,000 from the Keystone Communities program to build a playground.



This 1886 map of Bethlehem reveals some history about Friendship Park. Originally known as "Tank Park," the park is located on the site of an original Bethlehem water reservoir. The water tank was constructed in 1872 and remained on the property until 1965.

IMAGE SOURCE: LEHIGH VALLEY HISTORICAL MAPS CONSORTIUM VIA THE BETHLEHEM AREA PUBLIC LIBRARY, BETHLEHEM

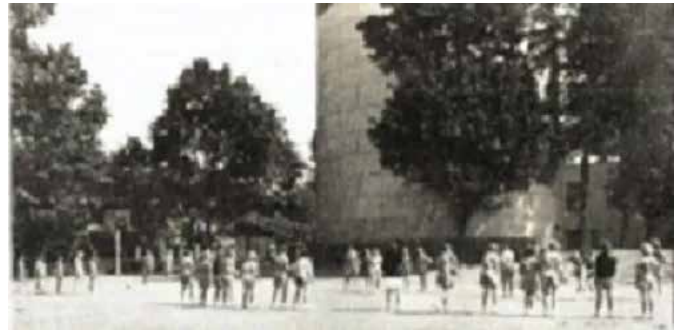


IMAGE SOURCE: THE BETHLEHEM GADFLY

In 2019, the City completed the Northside 2027 Planning Study where four distinct topic committees were recommended to carry out implementation of the plan. In that document, page 43 is dedicated entirely to the revitalization of Friendship Park. Because of deteriorating conditions, aging recreation equipment, lack of relevant recreational opportunities, inequities across age groups, and severe underutilization, Friendship Park was selected by the City of Bethlehem to undergo an engagement and concept planning process to create a master plan vision for the park. The Northside 2027 Public Realm Committee, organized in 2021 by CADCB and the City, determined a redesign was needed and that the project would require guidance from a professional park-planning consultant with expertise in urban park design. In May of 2022, Mahan Rykiel Associates (MRA), a landscape architecture, planning, and design firm based in Maryland, was chosen and hired to develop a comprehensive vision and master plan for Friendship Park's redevelopment.

SITE INFORMATION + ANALYSIS

Existing Site Conditions

Friendship Park is a small neighborhood park roughly 1.3 acres—measuring 260 feet by 225 feet—fronting on East North Street and East Garrison Street. The park is located within a half block of the Linden Street commercial corridor and is surrounded on three sides by residential land uses with Public Works facilities located on its eastern border.

The park is predominately paved with asphalt (approximately 68% of the park's surface), with some natural grass. There is minimal shade and only a handful of trees and limited other plantings, restricted mostly along the park's edges. The park is generally elevated from the adjacent streets and is contained by an attractive stone retaining wall that varies in height from approximately one foot on the western end up to approximately four feet on the eastern end. A four-foot chain link fence runs on top of this stone wall for its entire length. The walls are in good condition.

Features within the park include:

- » Two playground stations (one of which was recently installed);
- » An independent set of aging swings;
- » A basketball court (as part of the asphalt paving area.); and
- » An existing concrete block structure in the southeastern corner that's valued by the community for the storage. it provides. This structure was recently painted with a mural.



View looking east on East North Street.



Existing southeast entrance.



EXHIBIT #1. Existing Site Conditions



IMAGE SOURCE: NORTHSIDE 2027 INITIATIVE



IMAGE SOURCE: NORTHSIDE 2027 INITIATIVE



IMAGE SOURCE: NORTHSIDE 2027 INITIATIVE



IMAGE SOURCE: NORTHSIDE 2027 INITIATIVE



DESIGN PROCESS

Design Process and Public Participation

The final design for Friendship Park represents a culmination of an eight-month design process that explored several design alternatives that each incorporated public input.

The City of Bethlehem recognizes that involving community members in the planning process is critical to the success of the final plan. As part of the process to develop the draft plan for Friendship Park, two public outreach events were organized along with three steering committee conference calls (Northside 2027 - Public Realm Committee). Meeting summaries from each of the steering committee meetings are included in the Appendix on page 26 (note that these meeting minutes do not represent the official minutes of the steering committee; rather, they were prepared by the consultant and pertain only to discussions relating to the Master Site Plan).

To further inform the community of the planning process and garner additional feedback, the City also sponsored a booth at the Friendship Park Block Party held on August 27, 2022.

The planning effort employed multiple forms of public notices (Facebook, newspapers, flyers distributed to the community and local business, etc.) to inform the community of participation opportunities. And at each event, the public was invited to provide input on how they would like to see the site improved and to discuss the master plan concept as it was developed. The following steps were taken to create the final design:

MAY 2022

MRA facilitated a conference call with the Northside 2027 - Public Realm Committee to gain an understanding of the committees' expectations, discuss the proposed public engagement process, and address any questions and/or concerns regarding the park and the associated planning process.

JUNE 2022

The MRA Team spent a full-day in Bethlehem meeting with various stakeholder groups (see the Summary of June Input Session on page 27) and facilitated one-on-one interviews. The day started with a meeting at the City's offices with a variety of City agencies to discuss their concerns for the park. Following lunch, a series of 'open-house' sessions were held at the park, concluding with an evening gathering. The sessions throughout the day were sparsely attended; however, valuable input was obtained from those who did attend. The evening session was very well attended (about 50 participants). Participants were asked to complete an existing conditions survey describing current conditions and offering opinions on the park. Additionally, participants were asked to place dots on images of park elements that they preferred to see incorporated into the future park design.



The MRA design team leads stakeholders through interactive exercises at a public workshop in June 2022.

JULY 2022

MRA facilitated a conference call with the City and Northside 2027 - Public Realm Committee to review the feedback obtained from the work sessions. A summary of those results are included in the Appendix (see the Department of Public Works July Meeting Minutes on page 34).

SEPTEMBER 2022

MRA met with community members (approximately 30 attendees) to review the project purpose and the process utilized to-date, and to present two concept diagrams for community feedback. Questions and discussion followed the presentation, and participants were then given the opportunity to engage in a 'dot mapping' exercise where they were asked to place green or red dots on the parts of the concepts and precedent imagery that they preferred or disliked, respectively. Results of that exercise (images) are provided in the Appendix (see the Summary of September Public Meeting on page 37).



Community members participate in a Public Meeting in September 2022.

OCTOBER 2022

Based on all feedback provided by both the City and Stakeholders, MRA developed a preferred Concept Plan diagram (see Exhibit #12. Preferred Site Concept Diagram on page 43). This was presented to the City in October along with a preliminary, high-level estimate of probable costs. After several discussions on the concept and a more detailed review with the City over a video-call, additional feedback on the concept and detailed budget discussions resulted in further refinements to the overall design. All comments and feedback were then taken to develop the final master plan.

Description of Preliminary Site Diagrams

Using the information and feedback collected during the workshops, MRA refined the ideas and presented them in two schematic park concepts of overall park approaches that generally identified zones for the potential proposed park amenities—various activity areas (playground, plaza, basketball court, water element), stormwater management areas, pathways and pedestrian access, and access to the Electrical Bureau facility. In addition, image boards highlighting comparable imagery for potential suggested elements for possible inclusion in the park were presented. Guiding the development of the two concepts was a series of key high-level design principles and programmatic desires gathered from the community, which included:

- » Minimize the amount of pavement, creating more green spaces.
- » Provide stormwater management facilities for any proposed new elements.
- » Provide overall walking trails throughout the park.
- » Increase the amount of shade.
- » Provide a variety of areas for seating.
- » Provide a water play element.
- » Maintain the basketball court as an element.
- » Maintain the existing, recently installed playground at East Garrison Street.
- » Keep the existing storage building.
- » Provide vehicular access to the Electrical Bureau site.
- » Provide flexible lawn space for activities and events.

Concept 1

In both park concepts, the driving force of the design is to eliminate as much pavement as possible and, in doing so, create an event lawn as a central organizing feature. In Concept 1 (refer to Exhibit #2), the lawn has been aligned on a northeasterly axis in the southeastern corner of the site linking it generally with the storage building. A small entrance plaza is envisioned with the main entrance to the park being located on East North Street at the southwestern corner (Penn Street side) of the park. Three additional park entrances are located in each of the other three corners of the park. Pathways border the oval-shaped lawn and wind throughout the park—connecting all park elements to each of the four entrances located at each corner of the park.

To the north of the entrance plaza is a proposed water element envisioned as a small splash pad/plaza.

Northwest of the water plaza, along East Garrison Street, the existing new playground will be retained. A series of new features will be linked to the playground, including a picnic area and a small shade plaza/area, and a small nature play area which will replace the older play equipment that members of the community wished to have removed.



A water plaza was proposed in both preliminary concepts

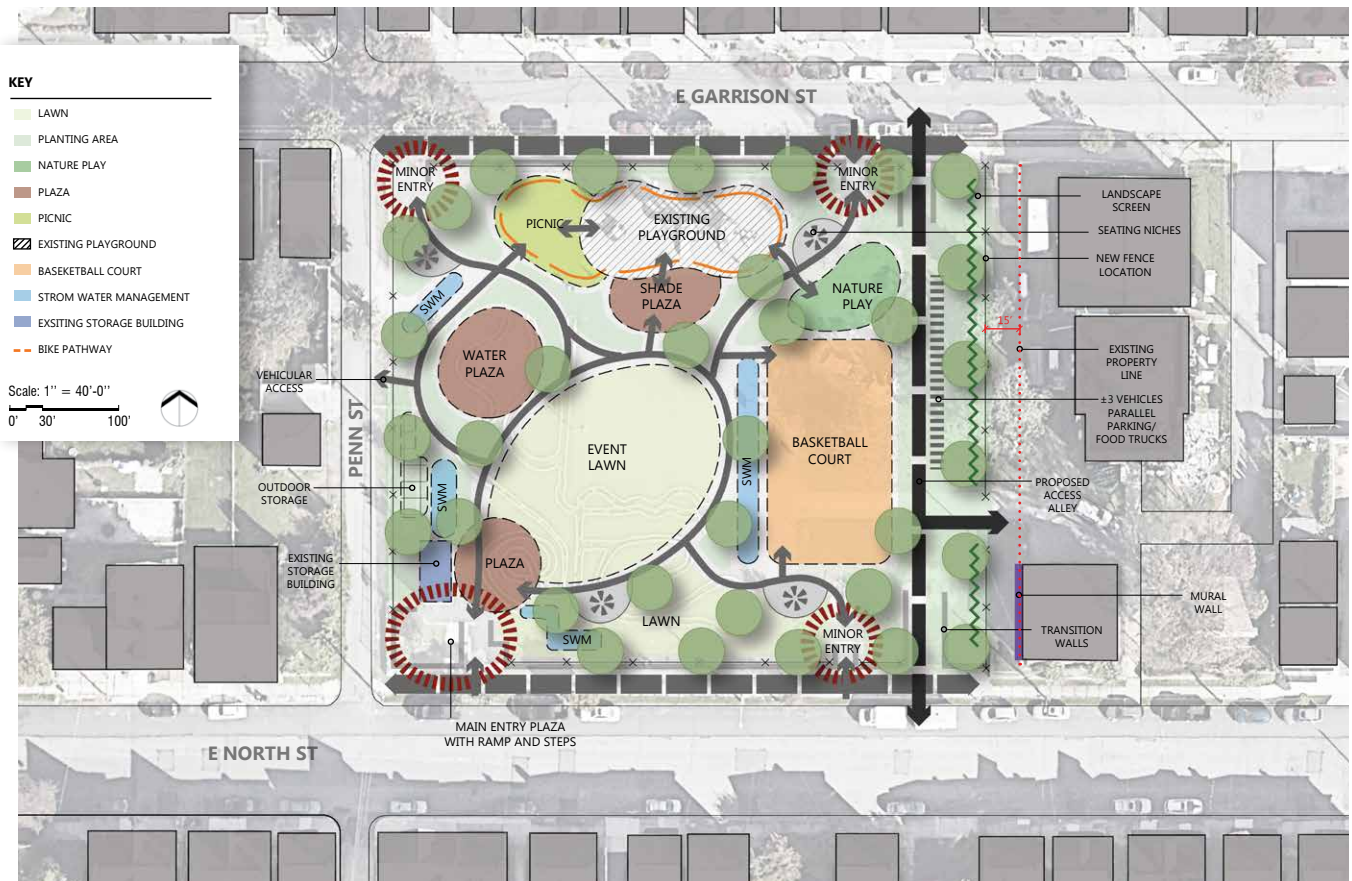


EXHIBIT #2. Friendship Park Preliminary Concept 1

The basketball court is located on the eastern end of the park, immediately east of the event lawn, and separated by a small stormwater management facility. Placement in this location will keep those noisier activities furthest away from the residential properties along Penn Street. The Electrical Bureau shall be serviced by a new access road or alley connecting East Garrison and East North Streets. Because of the grade change, the road will slope and be contained by retaining walls. This road will eliminate vehicular access through the park and provide direct access for Bureau employees from either street. A new ornamental fence and buffer plantings, inset 15' from the property line, will separate this access road/alley and allow for more storage space for the Electrical Bureau. Thus, the eastern edge will be screened visually to negate the unattractive views storage elements of the Electrical Bureau. Several parallel parking spaces are also suggested along the eastern edge of the property, which can accommodate food trucks for gatherings and events.



(Clockwise from top left) Examples of shade sails, basketball court improvements, and stormwater plantings.

Concept 2

Like the design in Concept 1, Concept 2 (refer to Exhibit #3) situates the lawn as a central organizing element. In this concept, however, the lawn has been shifted to better align with the park's central north-south axis. At the park's main entrance, a grand set of entrance steps is envisioned to welcome visitors arriving from East North Street into the open lawn, which is surrounded by a walking path and a series of different park areas. Continuing northeast from the entrance, the first park space is a small plaza located at the corner of Penn Street and East North Street and linked to the storage building. The basketball court was relocated from its current location in the center of the park to the western edge, along Penn Street, immediately north of the plaza. It is separated from the lawn walk by a small stormwater management facility.

The northern edge of the park—from Penn Street to the Electrical Bureau property line—will be a series of spaces linked to the existing playground, which will be retained. Elements associated with the playground will include a picnic area, a small shade plaza/area, and a small nature play area, which will replace the older play equipment (elements that community members desired to have removed).



Examples of a nature play areas and elements.

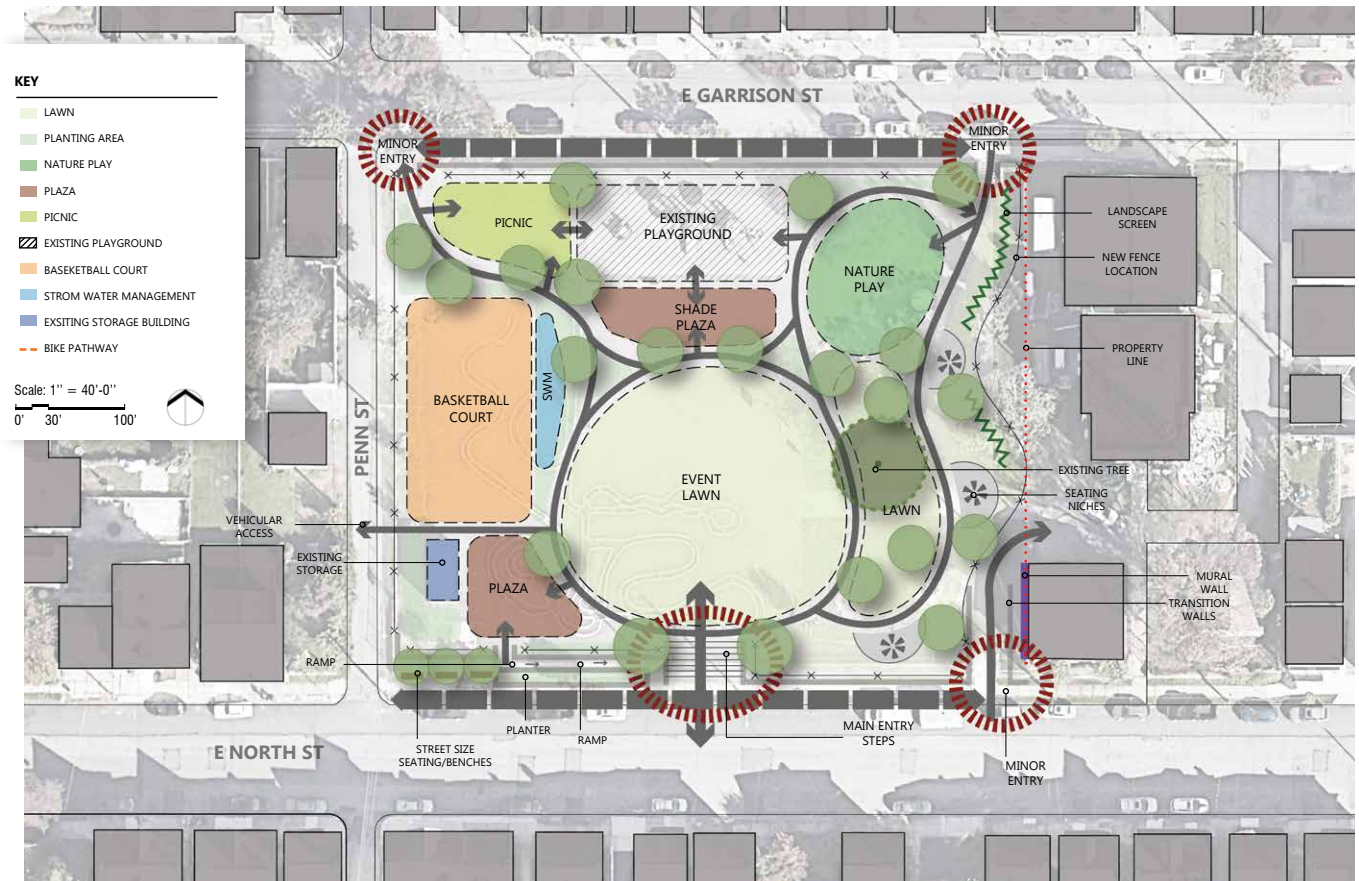


EXHIBIT #3. Friendship Park Preliminary Concept 2

The eastern edge of the park will have a new ornamental fence, aligned in curvilinear fashion, with buffer plantings. The new fence line has been inset 15' to the west of the existing park property line to allow for more storage space for the Electrical Bureau. Thus, the eastern edge will be visually screened to reduce unattractive views of the storage elements of the Electrical Bureau. The remainder of the park property to the west of the fence line will be informal, open lawn planted with trees. Seating areas will line the walkway in this area.

A new access road will be created for more immediate access to the Electrical Bureau from East North Street. Because of the grade change, the road will slope and be contained by retaining walls.



Example of a picnic area with movable chairs.

Preferred Concept Site Plan

Based on feedback provided by the City on the two concepts, review of preliminary probable cost estimates, and stakeholder preferences, MRA developed a 'consolidated,' or preferred, Concept Site Diagram (refer to Exhibit #4). The final concept closely resembled the ideas in Concept 1, with the main difference being the elimination of the through access road. Further and on-going discussions with the City following the review of this alternative led to additional design refinements, including the combination of the shade plaza with the picnic area and the elimination of the nature play area. The final Master Plan is a representation of those revisions, and reflects additional changes made after a detailed review of the budget.

- 1 Existing Fence (to Remain)
- 2 Hedge
- 3 New Entrance
- 4 Pavilion (20' Diameter)
- 5 Picnic Tables
- 6 New Playground Surfacing
- 7 Existing Play Equipment (to Remain)
- 8 Water Jets
- 9 18" Seat Wall
- 10 ± 35' Diameter Splash Plaza
- 11 Existing Storage Building
- 12 Storage Area
- 13 Entrance Plaza
- 14 Ramp
- 15 Lawn
- 16 Bench
- 17 Basketball Court with Perimeter Fencing
- 18 8' Fencing
- 19 Shade Trees
- 20 Flowering Trees
- 21 Evergreen Screen
- 22 Asphalt Walkway
- 23 Existing Stairs (to Remain)
- 24 New Entry Steps
- 25 Stormwater Management
- 26 Existing Stone Walls(to Remain)
- 27 Gates
- 28 Special Plaza Pavement
- 29 Sidewalk



Scale: 1" = 40'-0"

0' 30' 100'

FINAL MASTER PLAN

Based on the results of the preliminary site diagrams and feedback from the City and community stakeholder preferences, MRA developed one preferred final design concept document that reflected a melding of the preferred elements. Additional considerations were given to the overall budget of the project based on a preliminary high level estimate of probable costs associated with the preferred site diagram.

The proposed park master plan (see Exhibit #4. Concept Site Plan on page 16) thus, merged the conceptual ideas presented in preliminary Concept 1 and Concept 2 and subsequent design and budgeting discussions, which continued to shape the final park program. The Master Plan articulates the sizes and shapes of the preferred elements. The final Master Plan includes the following major elements:

1 | CENTRAL LAWN

The park's central feature is a simple open lawn that is sloped along its long-axis with the highpoint being to the northwest and the low point located at the southwest. The central lawn is circumscribed by a seven-foot wide asphalt pathway system. The open space is intended as a free space for play, sunbathing, social gatherings, concerts, and/or festivals. Critical to the success of the lawn will be proper turf establishment. Once the existing asphalt is removed, it will be imperative to import high-quality soil at depths of six-to-eight inches for proper turf establishment.



2 | EAST NORTH STREET ENTRANCE

The entrance to the park via East North Street is intended to be the main entrance into the park, providing a direct connection to an entry plaza and immediate access to the existing storage building. Due to the grade changes at this entrance, a wide, six-step staircase will be required to provide handicap access along with an adjacent ADA ramp system—all contained by a series of retaining walls. The small main plaza is meant to provide an area for festival tents and small gatherings and act as a concert stage when special events are occurring in the park. The plaza is designed to be symmetrical and on-axis with the central lawn.

3 | WATER PLAZA

A fountain splash plaza is located off Penn Street in the lower part of the northeastern end of the park. A highly desired feature, as expressed by the community, the plaza will feature below-ground jets that are touch-activated and push up water plumes in varying heights. The intent is to provide a water experience for children in the summer months. It is envisioned that a water source from either East Garrison or East North Streets will need to be provided along with electric and sewer (detailed engineering or utility studies were not undertaken as part of this planning effort.) The plaza surface is approximately 35' in diameter and intended to be concrete to be as cost efficient and low maintenance as possible. One-half of the plaza, to the east, is contained by a low concrete seating wall which serves, in part, to retain earth on that eastern side.



4 | EAST GARRISON STREET ENTRANCES

Two entrances are envisioned on East Garrison Street, which include the eastern entrance (existing to remain) and an improved and slightly relocated entrance at the corner of Penn Street and East Garrison. The eastern entrance is envisioned to maintain the existing stone wing walls and replace the existing concrete steps. The Penn Street entry will be slightly relocated (relative to its existing location) and is envisioned to approach the park diagonally. However, to allow for this to occur, an existing electric pole (which carries lines along Penn Street) and the tail end of the stone retaining wall running along East Garrison will need to be modified. Moderate amounts of grading will need to take place and the new entrance path will slope into the park from the corner. It may be possible to configure the entrance to avoid relocating the Penn Street utility pole, but that scenario would be less than desirable as it would create a visual and psychological barrier to creating an open and welcoming entrance.

5 | PLAYGROUND

The current park features two existing play structures and two antiquated swing sets. The oldest play structure (the play system with the covered tunnel) and the swing sets are recommended for removal. The two newest play structures (those adjacent to East Garrison Street) shall remain and have been incorporated into the overall park design. However, the existing play surfacing is to be removed and replaced with a new configuration, as indicated on the plans, and shall be contained by a flush concrete band.



6 | SHADE STRUCTURE AND PICNIC AREA

Immediately to the west of the existing play structures to remain is a proposed 20' pavilion featuring shade (sail clothes) set within a picnic area. The picnic area shall contain a variety of seating areas, including picnic tables and a grill.



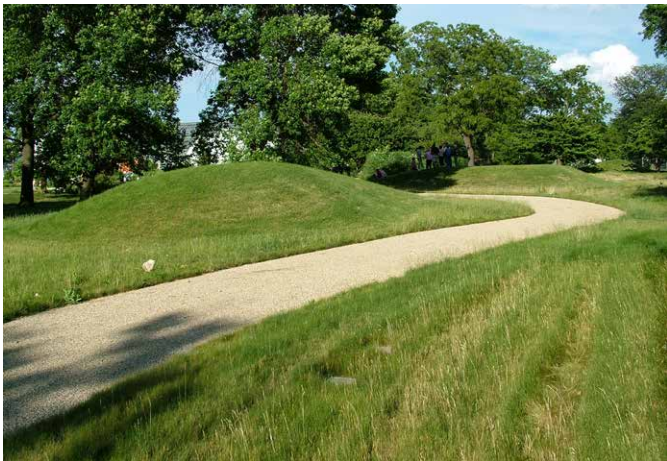
7 | BASKETBALL COURT

A new, state-of-the-art basketball court is planned for the eastern edge of the park. The court is envisioned to be painted with colorful, specialized acrylic court surfacing; surrounded with black, chain-link fencing; and have premium, fixed-height hoops.

8 | PATHWAY SYSTEM

A series of asphalt pathways weave throughout the park, connecting the three entrances and providing an overall park 'loop' and smaller internal loop. The pathway surrounding the central lawn and entrance from the Penn/Garrison corner is envisioned as a seven-foot wide path, while the loop surrounding the basketball court is envisioned as being six-feet wide.

On the large loop that surrounds the basketball court, striping shall be added to delineate a designated route/pathway for children on bicycles that includes two smaller 'tight loops' at interior intersection points, as show on the master plan (see Exhibit #4. Concept Site Plan on page 16). Bike indicator markings/symbols shall be painted along the lane to indicate use.



9 | STORM WATER MANAGEMENT FACILITIES

A series of bioretention facilities—shallow, planted bioswales— have been integrated into the park to capture as much stormwater runoff as possible. It is not envisioned that 100% of the park's internal runoff will be able to be captured by these facilities; however, the goal is to capture as much as possible based on the proposed layout and grading. The three main bioretention areas are located on the western, lower end of the basketball court (two separate facilities); running along between the Penn Street edge and the proposed water plaza; and immediately to the east of the East North Street entrance, just behind the stone wall. Prior to construction of these stormwater management facilities, soil infiltration studies and engineering design should be undertaken to determine where to direct any overflow or drainage. Facilities should be planted with hardy, low maintenance native plantings.

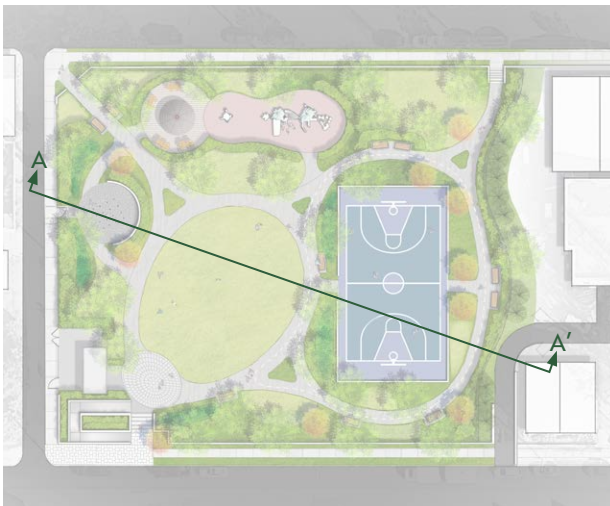


EXHIBIT #5. Park Section

Sidewalk	Planting Area	Splash Plaza	Planting Area	Asphalt Walkway
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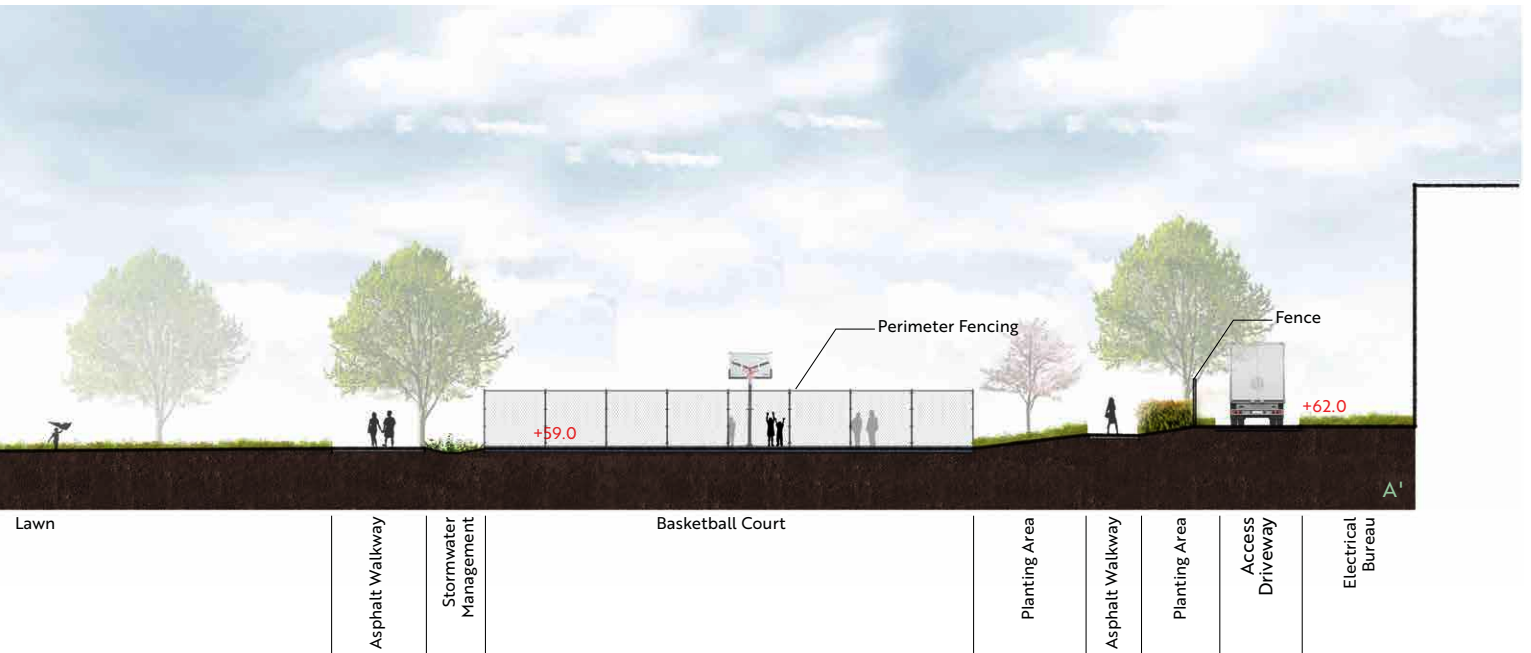
10 | ELECTRICAL BUREAU SCREENING/FENCE

The entire eastern edge of the park (the border between the park and the Electrical Bureau property) will be screened with a black, eight-foot tubular aluminum fence and proper evergreen and deciduous mixed screening. The fence will be inset 15 feet west of park property (rather than on the actual property line) to provide the Electrical Bureau with much needed and stakeholder (city agencies) agreed upon storage space. The fence is designed in a serpentine layout to create additional interest and minimize the appearance of a rigid boundary.



11 | ELECTRICAL BUREAU ACCESS DRIVE

A new access drive to the Electrical Bureau parcel is created to eliminate the need to cut through the park from Penn Street. The access begins at East North Street, immediately to the west of the existing storage building, and turn east into the storage yard. The road will require a curb cut from East North Street, removal of the existing stairs, elimination of several parking spaces, re-grading, and reconfiguration of the existing stone wall.



Lawn | Asphalt Walkway | Stormwater Management | Basketball Court | Perimeter Fencing (+59.0) | Planting Area | Asphalt Walkway | Planting Area | Access Driveway (+62.0) | Electrical Bureau

PHASING + COST OPTIONS

The park is envisioned to be constructed in phases as funding becomes available. Phasing suggestions (see Exhibit #6. Phasing Plan on page 24) are flexible and can be combined to complete more of the park's elements concurrently or in smaller phases. However, due to the small size of the park and for the sake of efficiency, many small phases are not recommended. Below are the recommended tasks associated with each phase.

Phase IA – Electrical Bureau Property Edge

- » Completion of an engineering study to determine the extent of grading and wall construction for the access road off East North Street.
- » Removal of the water fountain and existing water lines/vales.
- » Removal of existing swing sets.
- » Construction of access road (grading, wing wall construction, curb cut and sidewalk work along E. North Street, access roadway).
- » Removal of the existing property edge fencing and plantings (a handful of trees).
- » Installation of new fencing.
- » Installation of landscape screen plantings.

Phase IB – Asphalt Removal and Basketball Court

- » Removal of all surface asphalt areas within the park (if construction of the new basketball court needs to occur in Phase IC, then that area of asphalt should remain).
- » Removal of older, eastern playground set.
- » Removal of all asphalt sub-base materials to a depth of 8" minimum.
- » Re-grading the park to meet proposed grades (an overall park grading master plan should be developed prior to any work).
- » Construction of basketball stormwater management facilities.
- » Importing and installation of topsoil to fill voids.
- » Seeding of lawn.
- » Installation of basketball court and associated elements (pavement, hoops and fencing).

Phase II – Playground Resurfacing and Picnic Pavilion/Area

- » Removal of existing playground surfacing.
- » Installation of new perimeter flush curbing for new surface configuration.
- » Installation of new surfacing.
- » Installation of shade structure.
- » Installation of picnic area pavement.
- » Installation of picnic area furniture.
- » Installation of plantings.

Phase III – East North Street Entrance and Plaza

- » Removal of existing steps and portions of stone wall.
- » Construction of new steps and ramp system (including walls).
- » Construction of park plaza.
- » Construction of stormwater management facilities.
- » Installation of park entry light (1).
- » Construction of East North Street entry plaza.
- » Addition of pavement connection to existing storage building
- » Installation of plantings.

Phase IV – Pathway System and Plantings

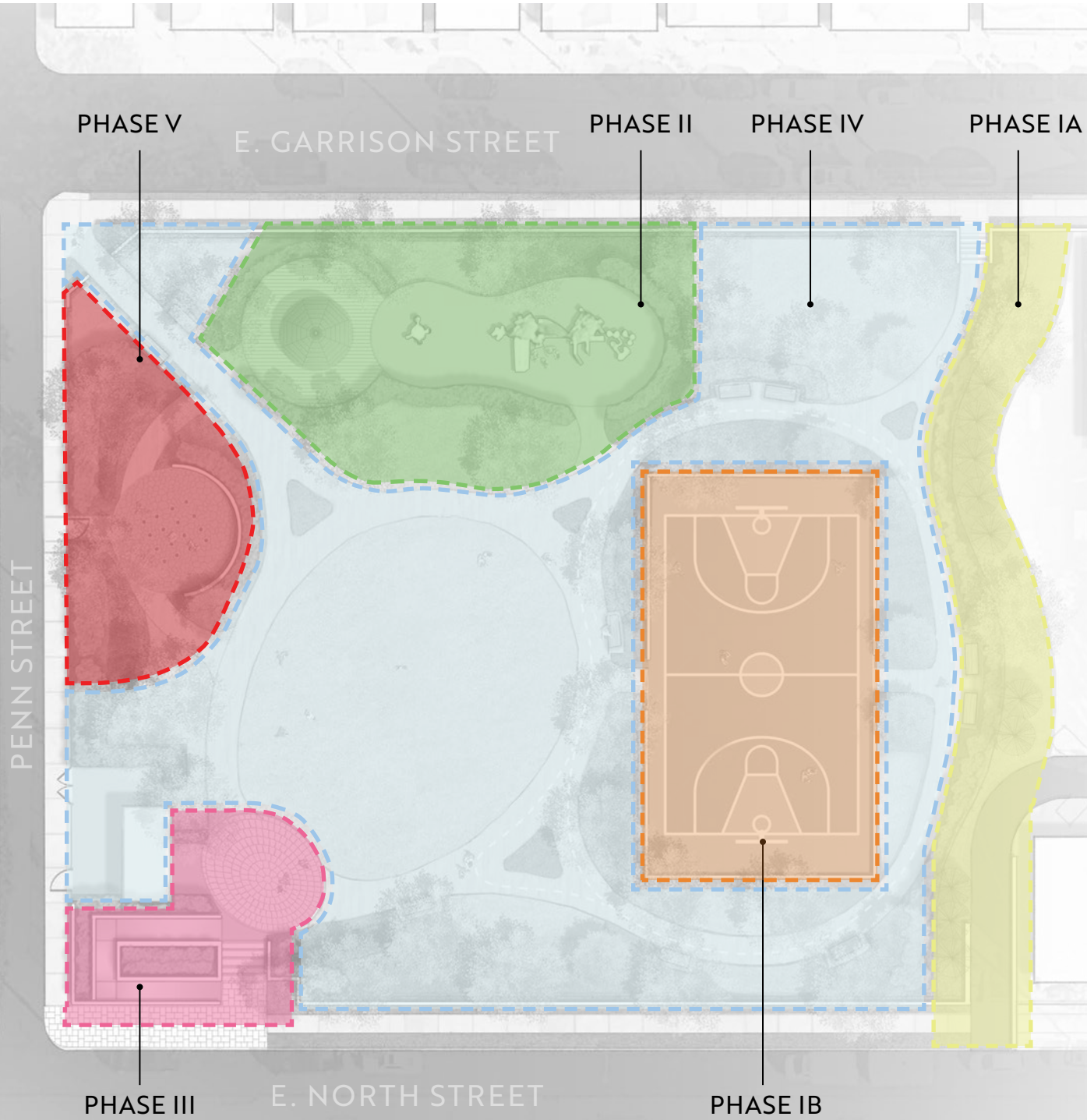
- » Installation of East Garrison Street entrances.
- » New concrete steps at east entrance.
- » Wall reconfiguration and regrading and west entrance.
- » Installation of park entry lights (2).
- » Grading to accommodate pathways.
- » Construction of asphalt pathways.
- » Installation of benches.
- » Installation of plantings

Phase V – Splash Plaza

- » Engineering and installation of utilities (fountain mechanical, water, electric, and sewer).
- » Grading of area and wall construction.
- » Installation of fountain mechanical system and vault.
- » Installation of plaza placement.
- » Construction of stormwater management facilities.
- » Installation of flanking asphalt access walkways.
- » Installation of plantings.

** GENERAL NOTES

- » At the time of the publication of this report, it was not determined if an entirely new perimeter fence would be required or if the existing fence is to remain. MRA recommends an entirely new perimeter fence. Phasing of this item is TBD.
- » An overall utility plan should be engineered early in the phasing process to understand all the utility requirements for the park and how they might be phased in over time. Utility elements that were envisioned include, but are not necessarily limited to:
 - » Water plaza – electric, water and sewer
 - » Entrance lighting at three entrances
 - » Electric for picnic area and pavilion (pavilion lighting and outlets)
 - » Electric service (outlets) for entrance plaza (concerts, festivals, etc.)
 - » Stormwater management overflow drains (if required)



PHASES

- IA** Electrical Bureau Property Edge
 - IB** Asphalt Removal & Basketball Court
 - II** Playground Resurfacing & Picnic Pavilion/Area
- III** E. North Street Entrance & Plaza
 - IV** Pathway System and Planting
 - V** Splash Plaza

EXHIBIT #6. Phasing Plan

PRELIMINARY PROBABLE ESTIMATE OF COSTS

	Item	Unit	Quantity	Unit Price	Total Cost
DEMOLITION	Clearing and Grading	LS	1	\$12,000.00	\$12,000.00
	Asphalt Removal	SF	26,100	\$0.50	\$13,050.00
	Water Line	Allowance	1	\$1,500.00	\$1,500.00
	Electric Drive Stone Walls	Allowance	1	\$6,000.00	\$6,000.00
	Perimeter Fencing	Allowance	1	\$3,500.00	\$3,500.00
HARDSCAPE	Picnic Area Shade Shelter	EA	1	\$20,000.00	\$20,000.00
	Picnic Area Pavement	Allowance	1	\$3,500.00	\$3,500.00
	Play Area Shade Pavement	Allowance	1	\$12,000.00	\$12,000.00
	Water Line	Allowance	1	\$6,500.00	\$6,500.00
	Sewer	Allowance	1	\$6,500.00	\$6,500.00
	Bioswales	LS	1	\$18,000.00	\$18,000.00
	3" Asphalt Pathways (8' W)	SF	9,600	\$4.50	\$43,200.00
	Electric Roadway (6" base, 3" wearing)	SY	283	\$36.00	\$10,188.00
	Electric Roadway Wing Walls	Allowance	1	\$15,000.00	\$15,000.00
	Electric Property Line Fencing	LF	530	\$42.00	\$22,260.00
	Park Fencing (Perimeter)	LF	700	\$32.00	\$22,400.00
	Benches	EA	12	\$2,800.00	\$33,600.00
	Trash Cans	EA	6	\$1,400.00	\$8,400.00
	Picnic Tables	EA	6	\$800.00	\$4,800.00
	Water Feature/Plaza	Allowance	1	\$550,000.00	\$550,000.00
	Main Plaza	Allowance	1	\$45,000.00	\$45,000.00
	Plaza Gateway Steps	Allowance	1	\$18,000.00	\$18,000.00
	East Garrison Street Entrances	Allowance	1	\$30,000.00	\$30,000.00
	Park Signage	Allowance	1	\$8,000.00	\$8,000.00
	Lighting (14' Pedestrian Poles)	EA	3	\$4,200.00	\$12,600.00
Basketball Court	Allowance	1	\$21,000.00	\$21,000.00	
PLANTINGS	Seeding	SY	13,300	\$0.80	\$10,640.00
	Topsoil	CY	600	\$45.00	\$27,000.00
	Trees/Shrubs	LS	1	\$75,000.00	\$75,000.00
	Bioswale Plantings	LS	1	\$16,500.00	\$16,500.00

Subtotal All Phases \$1,076,138.00

Design (12% Construction) \$129,136.56

General Conditions (12% Construction) \$129,136.56

15% Contingency \$161,420.70

GRAND TOTAL \$1,495,831.82



Scale: 1" = 40'-0"



APPENDIX

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SUMMARY OF JUNE INPUT SESSION

MEETING DATE: June 16, 2022

Workshop Agenda

- 10:00 AM - 11:00 AM Core team arrives at park for site walk
- 11:15 AM - 12:00 PM Small Group Session #1
- 12:15 PM - 12:45 PM Lunch
- 1:00 PM - 1:45 PM Small Group Session #2
- 2:00 PM - 2:45 PM Small Group Session #3
- 3:00 PM - 3:45 PM Small Group Session #4
- 4:00 PM - 5:00 PM Additional site review/photography/analysis by Design Team
- 5:00 PM - 6:00 PM Public meeting preparation and set-up
- 6:00 PM - 8:30 PM Public Engagement Session

Workshop Flyer

reimagine friendship park

COMMUNITY INPUT MEETING

THUR. JUNE 16, 2022 | 6:00-8:30 PM
OUTDOORS @ FRIENDSHIP PARK

The Community Action Development Corporation of Bethlehem is pleased to continue its efforts to improve Friendship Park and make it more inviting to all users!

Please join us on **Thursday, June 16, 2022 from 6:00 to 8:30 PM** for an opportunity to identify how you currently use Friendship Park and what you would or would not like to see changed. Your input will help our design team understand your needs prior to developing any plans.



REGISTER TODAY!



Scan the QR Code or visit:

<https://tinyurl.com/re-imagine-friendship-park>

VISIT THE WEBSITE: <https://northsidealive.org>

DESIGN TEAM:
MAHAN RYKIEL
ASSOCIATES INC



friendship
PARK

Workshop Input Summary

MORNING KICK-OFF MEETING WITH CITY STAFF

Staff were asked to identify factors that would make the project a success. They responded:

- » Community outreach – reaching as many of the community members as possible.
- » Make the space accessible (access was not defined)
- » Find a way to pull people through the project rather than just one spot
- » Make it accessible to all age groups – especially 16-20 year-olds
- » Make the park safe, clean and inviting
- » Provide safe options to cross the Linden Street
- » Provide space for group events
- » Make it a park that celebrates the diversity of the community
- » Embrace the history of the site
- » Allow for food and music in the park

SITE WALK & QUESTIONNAIRE FEEDBACK

A questionnaire was distributed to session participants who were asked to share key aspects or impressions of the park in its existing state. Below are the comments provided.

1. Unique stories or facts about Friendship Park:

- » It was a tank park
- » Love tunnel
- » Only had one bench
- » Many good memories with the kids

2. What do you love/appreciate most about Friendship Park:

- » Close-in
- » One of few places to run/play in the neighborhood
- » Proximity to my home
- » Young children enjoy it
- » Spin equipment
- » Healthy environment for children
- » It has a lot of potential
- » Close to home
- » Love the piano/music area

3. How do you currently use Friendship Park:

- » Do not use frequently, too far of a walk
- » A place to jiggle
- » Place to run and play in the neighborhood
- » Take my grandchildren
- » Clean up litter
- » Use the playground
- » Appreciate it as a feature with potential
- » We use the playground
- » We walk around and use the playground
- » We use the swings and roller skate
- » Bike track is well-used

4. What will encourage you to visit Friendship Park more often:

- » More green space
- » Shade, lighting, flexible space
- » Shade, bathrooms, more green space, benches, fountains and better maintained
- » Seating, shade
- » Shade, benches, waterplay area

- » Community gathering and multi-generational use
- » More green space for picnics, picnic tables, seating, less litter
- » Better lighting, more color, area for roller skating/hockey, basketball court and skating rink

5. My one wish for Friendship Park is:

- » Become a walkable community asset
- » More community event space
- » Place for multiple activities for kids
- » Less litter
- » Seating
- » Police checking park
- » Shade
- » More respect from all
- » Be a multi-generational attraction
- » Make the space more inviting for everyday use
- » To be cleaner
- » More events like movies, music, etc.

6. Who are some partners who could be invited to get involved in Friendship Park:

- » Bethlehem Food Co-op
- » Local schools, sports clubs
- » US Cold Storage
- » Art Community
- » Thomas Jefferson Elementary School
- » Local businesses/restaurants

7. What questions do you have about this park:

- » No hidden equipment
- » Why not other playgrounds like on Dellwood
- » Timeline

8. What else should the design team know about Friendship Park:

- » Stormwater management will go a long way
- » Splash pad, sensory friendly activities, handicap accessibility
- » More grass to eliminate heat

- » It's a great park just a couple of add-ons
- » Trashing is an ongoing problem
- » Bike path is well-used and the feature should be included but possibly re-configured.

EXISTING CONDITIONS SURVEY

Participants were asked to describe current conditions or offer opinions on the condition of the park. They were also asked to prioritize the importance of each relative to one another. The comments are provided below.

1. Basketball Court

- » Current condition: poor -medium
- » Priority: med-high
- » Comments: kids love this feature, move to side of park, not open after 9pm

2. Pathways/Circulation

- » Current condition: poor-medium
- » Priority: med-high
- » Comments: more integrated pathway, replicate rose garden in park downtown

3. Older Playground

- » Current condition: medium
- » Priority: medium
- » Comments: can we paint/upgrade, move near new playground

4. New Playground

- » Current condition: med-good
- » Priority: low
- » Comments: needs shade

5. Swings

- » Current condition: poor
- » Priority: med-high
- » Comments: mulch, need better drainage, not functional

6. Seating

- » Current condition: poor
- » Priority: high
- » Comments: need more benches

7. Lighting

- » Current condition: poor
- » Priority: high
- » Comments: architectural

8. Fencing/Walls/Edges

- » Current condition: medium
- » Priority: medium
- » Comments: could be used for art

9. Signage & Wayfinding Elements

- » Current condition: poor-med
- » Priority: low
- » Comments: non existing, Climate Action Plan & Northside Alive

10. Entrances/Gateways

- » Current conditions: poor-med
- » Priority: low-med
- » Comments: would like a way to close park after hours to prevent vandalism

11. Parking

- » Current conditions: poor-med
- » Priority: low
- » Comments: Locals walk, others have street parking

12. Plants/Planting Areas

- » Current conditions: poor
- » Priority: med-high
- » Comments: plant bulbs in the fall, keep native and low maintenance

13. Trees/Shade

- » Current conditions: poor
- » Priority: high
- » Comments: need more throughout the park

14. Open spaces/Green spaces

- » Current conditions: poor
- » Priority: high
- » Comments: make the space multi-generational and multi-functional

15. Flexible Space

- » Current conditions: poor-med
- » Priority: med-high
- » Comments: event space for community engagement

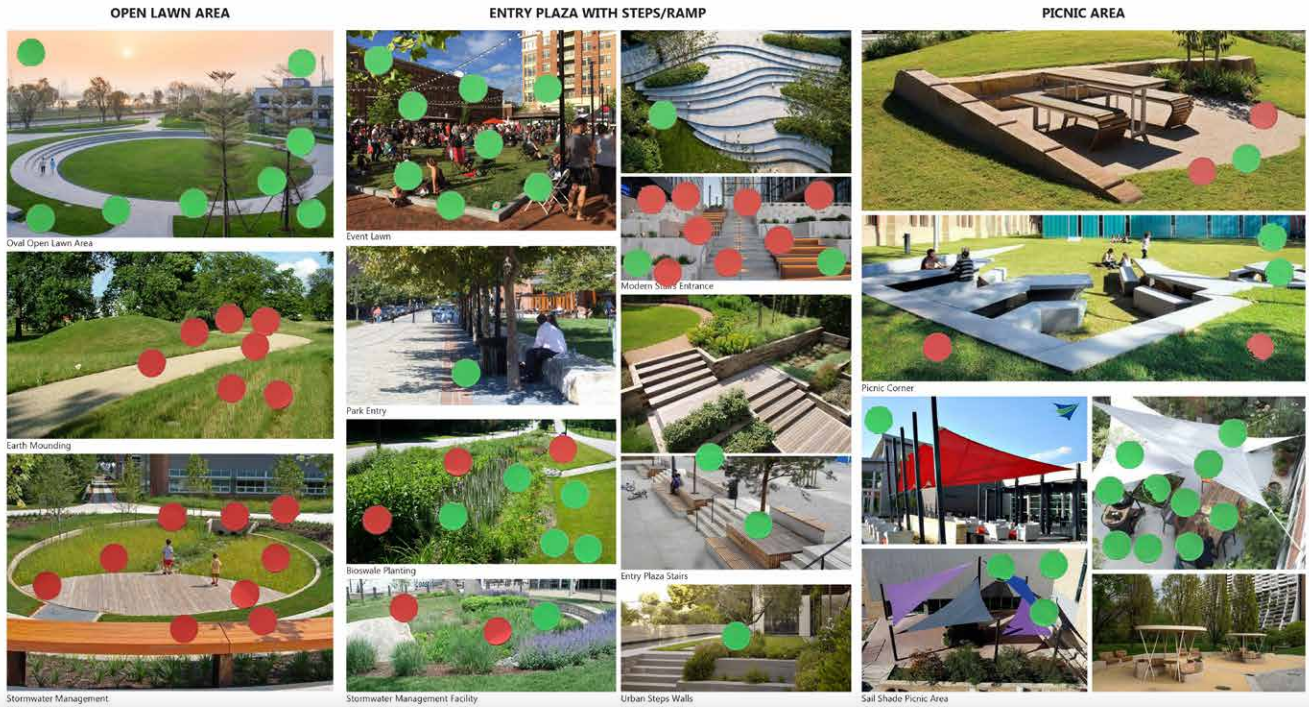
VISUAL PREFERENCE SURVEY

Participants were asked to place dot son images of park elements that they preferred incorporating into the new design. Park features identified (ranked in order of importance):

- » Shade
- » Lighting
- » Fixed seating
- » Outdoor exercise
- » Flex space
- » Play elements
- » Lawn
- » Public art
- » Special planting
- » Pet amenities
- » Bicycle accommodations
- » Games
- » Signage
- » Creative stormwater management
- » Movable furniture

June Workshop Input Boards

PRECEDENTS



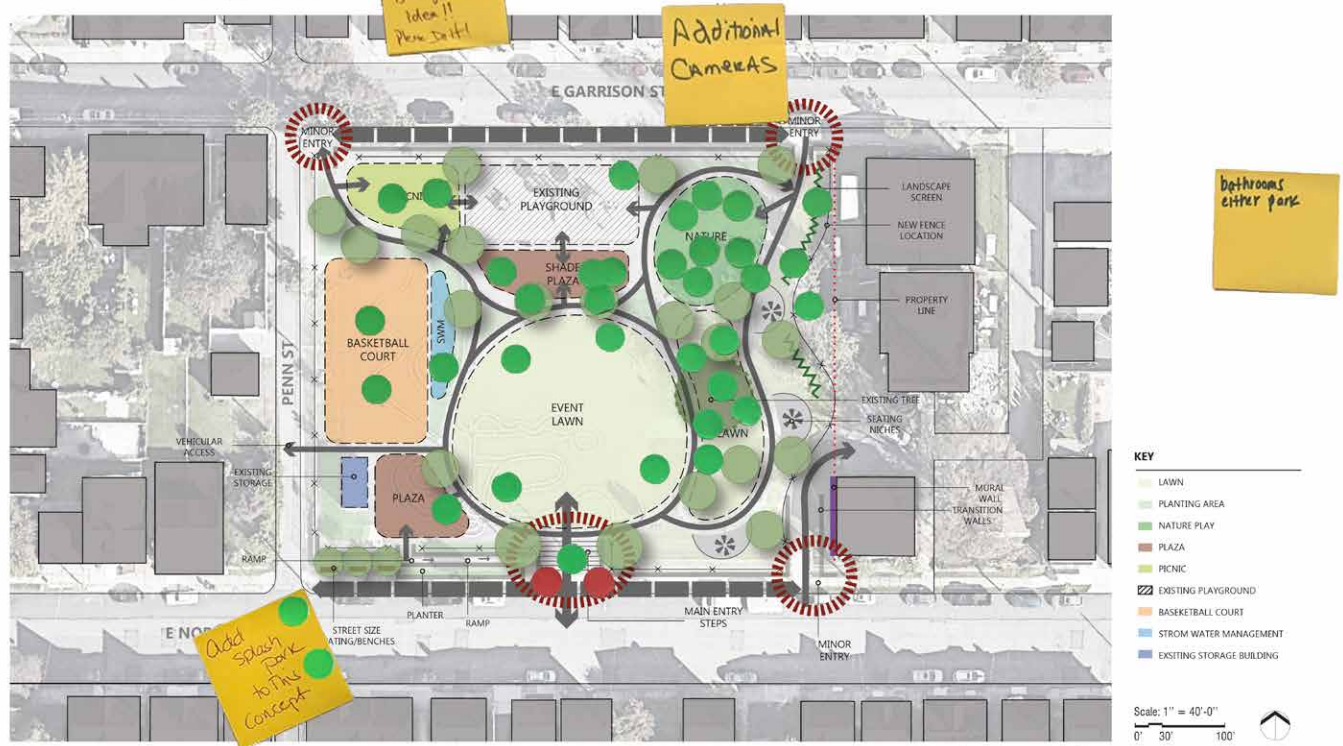
CONCEPT PLAN | OPTION 1



PRECEDENTS



CONCEPT PLAN | OPTION 2



DEPARTMENT OF PUBLIC WORKS

JULY MEETING MINUTES

MEETING DATE: July 28, 2022

Attendees: Greg Cryder, Mike Alkhal, Basel Yandem, Sara Satullo, Scott Scarfone, Darlene Heller, Yari Colon-Lopez

NOTES

The purpose of the meeting was to have a direct discussion between Electrical Bureau/DPW and the consultants for the Friendship Park design to ensure that future design coordinates with Electrical Bureau functions.

Greg reviewed some of the logistics and functions that occur at the Electrical Bureau site now.

- » There are 8 employees, 3 bucket trucks, and 2 management vehicles.
- » Currently, vehicles enter through the park and exit through the alley because the site is tight and there's not much room for turning movements.
- » The current tanks and other outdoor storage items are in use.
- » Christmas lights are stored here.
- » The large tower is subleased to Verizon and several other tenants that also need access to the site.
- » Hours of operation are 7am to 3pm.
- » Employees park on the street.

Mike Alkhal asked if another access could be added to North Street with one-way ingress/egress from the alley out to North Street. [See Exhibit #9 on page 35]

Screening and fencing can be added to the two uses. Electrical Bureau requested that the new fence/buffer be moved 20 to 30 feet westward.

DPW shared a site plan, photos, and notes of the existing area in and around the park.

AUGUST BLOCK PARTY MEETING MINUTES

MEETING DATE: August 27, 2022

Notes from Friendship Park Block Party Conversations

Attendees at the Northside Alive Block Party were asked to weigh in on two schematic design boards and two boards showing examples of potential features. Each resident was provided with two green dots to note what they liked and two red dots to identify ideas they didn't like. Additionally, attendees could use post-it notes to provide general feedback. The Block Party was a huge success, and well over 100 people participated in the exercises.

Schematics – Neither schematic board emerged as a clear favorite. Most identified elements in both designs they liked best or disliked. The main comments included:

- » Support for more greenspace and shade. Shaded tree areas seemed to be preferable to an open lawn area. The shade structures were also seen as a colorful option.
- » Basketball courts should remain closer to the Electrical Bureau and away from the edges of the park where basketball would be closer-than-desired to adjacent residences.
- » A nature play area was seen as an interesting alternative to a standard playground.
- » Water concepts were greatly supported (e.g., splash park, bathrooms, water fountains)
- » People like the bike course. Could it be integrated into the new paths?
- » Desire for more trash and recycle bins.
- » Could a bocce lawn or dog park area be added?
- » People thought the creation of a new entrance was an unnecessary cost. There are enough entrances.
- » There was opposition to the new access from Garrison to North Streets for the Electrical Bureau. Desire to decrease the park interaction with vehicles and minimize pavement.
- » The curved fence and landscaping seemed preferable to the straight line.

The dots on the example boards seemed to reflect the preferences. Here is what attendees wanted:

- » Less concrete at the grand entrance, but a desire clean up the current entrances.
- » Although there's desire for native plants, there was some concern that the native, bioswale, or stormwater management facilities as shown on the precedents appeared sloppy.
- » Ample support for the event lawn, but with some questions about what the sorts of events and their impacts. Music, movies, would it be late? Loud?
- » Interesting shade structures were well liked.
- » Splash parks and natural play areas were well liked.
- » Art and colorful basketball courts were well liked.
- » More tables and chairs (but not movable) for picnicking, relaxing, watching kids, etc.

Residents greatly enjoyed the design exercise and were excited to be a part of the decision-making.

SUMMARY OF SEPTEMBER PUBLIC MEETING

MEETING DATE: September 29, 2022

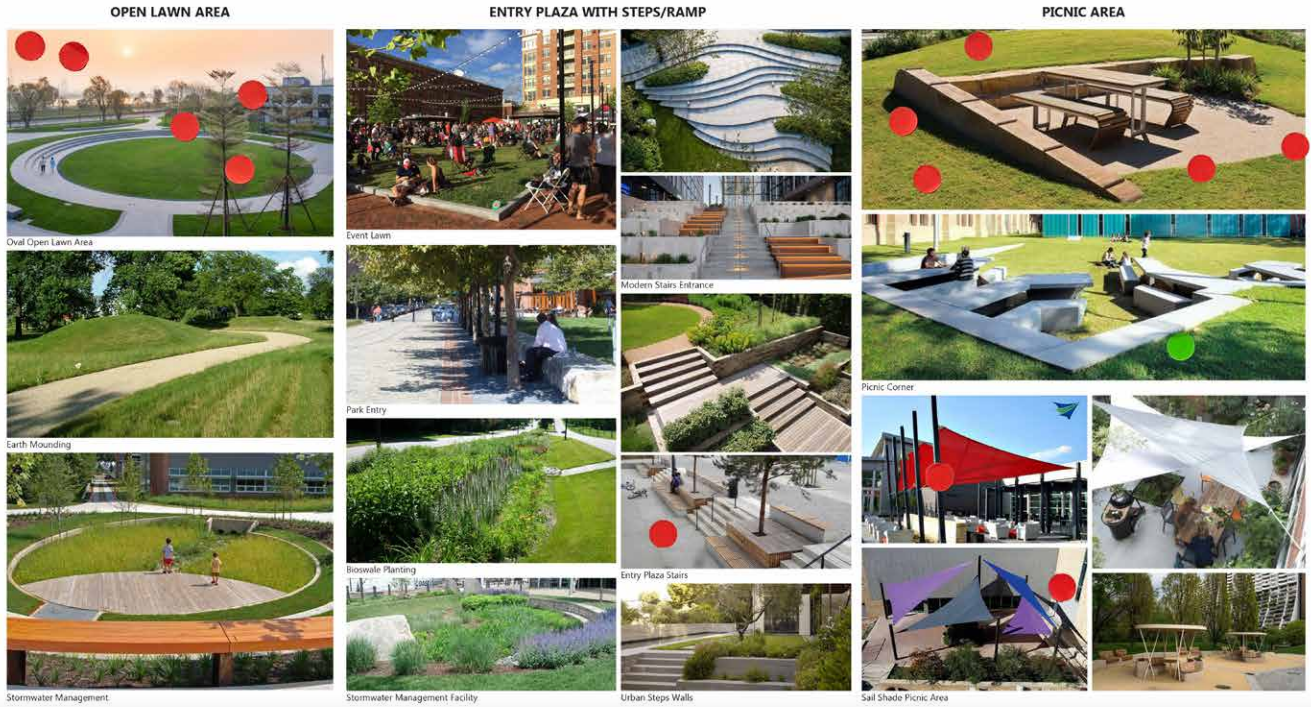
The meeting was kicked off by Sara who generally explained the process for the park design to date. The meeting was then handed off to Scott who elaborated on the design process to date, influenced on design based on public comments and how the design would proceed moving forward. Scott then presented the two alternative concept plans and opened up the floor for questions/discussion. The following represents the comments as I heard them:

1. There was a significant amount of discussion on parking:
 - » There was general approval for concept of having the three spots in the park and possibly more.
 - » There was a thought to create angled parking along E. North Street to provide additional parking.
2. A participant shared how the drainage patterns for the park and that on heavy rains the drainage converges down into the intersection of Penn Street and E. Garrison
3. There was a concern that the basketball court at the lower end of the park closest to the residential houses would be too disruptive from a noise perspective. The general feeling is it should be at the eastern edge of the park.
4. There was strong support for the water plaza or water elements for child play.
5. There was a question if restrooms were going to be provided. Many like the idea about having that amenity but expressed concern about the safety aspect. The concept based on that was rather ambiguous.
6. Lighting was desired but not all night in the park.
7. More seating and shade was desired and the concept of a pavilion was liked.
8. The sail structures were questioned with respect to their longevity and how the city will be able to maintain them.
9. There was a desire for the curvilinear/informal boundary.
10. Concern was expressed about the existing older play equipment about the tunnel.... Which was viewed negatively for the nefarious activities that take place in there.
11. Concern was expressed about the lack of regular trash removal by the City and/or general littering by the park users (mainly teens).
12. Question was asked, multiple times, on how long it would take for the park to get implemented, what the costs would be and how the process would work.

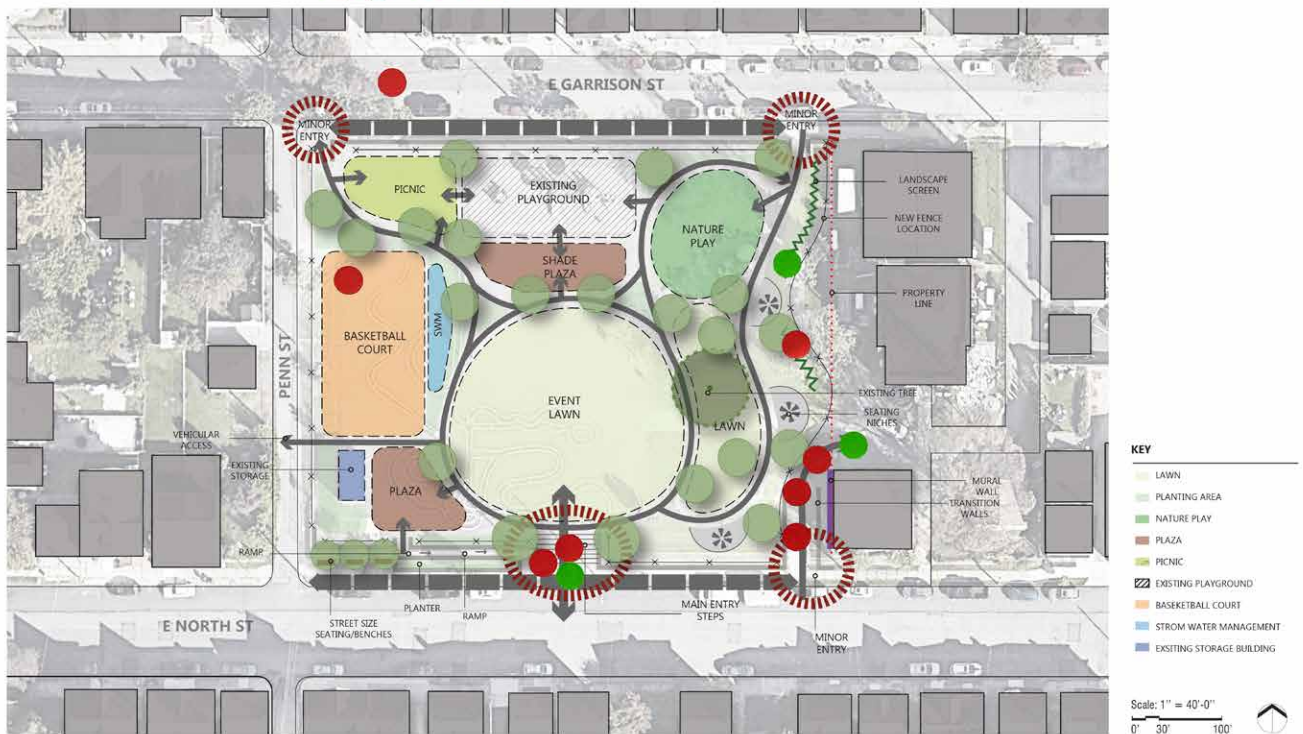
The question and answer period closed and the attendees were asked to place dots and the plans with their preferred items..... red dots things they disliked; green dots things they liked. Each participate was given two of each dots – see final board exhibits below.

September Workshop Input Boards

PRECEDENTS



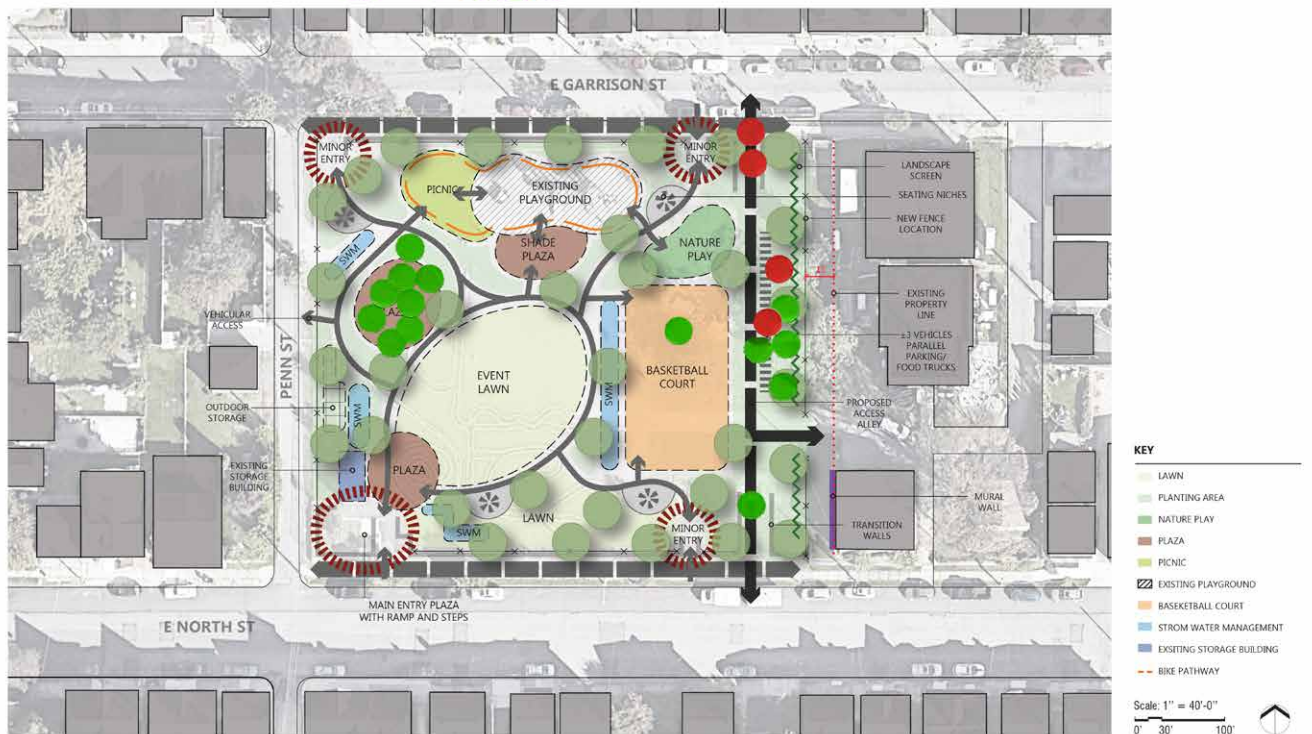
CONCEPT PLAN | OPTION 2



PRECEDENTS



CONCEPT PLAN | OPTION 1



Workshop Flyer

reimagine friendship park

REDESIGN OPEN HOUSE

TUES. SEPTEMBER 27, 2022 | 6 PM

THOMAS JEFFERSON ELEMENTARY SCHOOL
404 E. NORTH STREET, BETHLEHEM, PA

The Community Action Development Corporation of Bethlehem is pleased to continue its efforts to improve Friendship Park and make it more inviting to all users!

Please join us on **Tuesday, September 27, 2022 from 6:00 to 7:30 PM** for an opportunity to provide feedback on two proposed redesigns of Friendship Park that have been created based on community input. Your feedback at this meeting will help our design team refine the plans to suite community needs.

MORE INFO:

<https://fb.me/e/3wLLYPaH>

VISIT THE WEBSITE: <https://northsidealive.org>

DESIGN TEAM:
MAHAN RYKIEL
ASSOCIATES INC.

friendship
PARK

SPONSORED BY: Northside ALIVE, a program of Community Action Development Bethlehem and the City of Bethlehem

SUMMARY OF SURVEY RESPONSES

Friendship Park Survey Summary

OBSERVATIONS

- » Few teenagers participated in survey

EXISTING PARK

- » Playground and playground-related usage is strong
- » Informal play (paved area and on grassy area) is strong
- » Lack of shade
- » Limited amenities (seating, drinking fountains, restrooms)
- » Limited variety of activities
- » Concerns with litter
- » Concerns with some teen activities

DESIRED FUNCTION AND ASSOCIATED PARK ELEMENTS TO ACHIEVE

Welcoming Accessibility

- » Access from multiple directions
- » Americans with Disabilities Act (ADA) compliance
- » Defined and inviting park entrances
- » Crosswalks
- » Pedestrian crossing signals
- » Wayfinding signage
- » Shaded sidewalks
- » Lighting
- » Signage
- » Bike accommodations

Comfort

- » Shade
- » Seating
- » Restrooms

Safety

- » Clean-ups
- » Lighting
- » Gated access (ability to close after hours)

Flexible Use Area (Structured and Un-Structured Activities)

- » Pavilion
- » Open area (can be paved and grass)

Multi-Generational

- » Improved basketball for older kids (move to a perimeter)
- » Tot lot
- » Places for parents/older people to sit
- » More activities-placeholders

Additional Activities

- » Interactive water feature
- » More events and programming
- » Walking loop/pathway
- » Fix drainage around swings

Respect History/Culture

- » Interpretive signage
- » Public art
- » Activities

Environmental Sensitivity

- » More green space/permeable surfaces
- » Additional tree canopy
- » Native/adaptive plants
- » SWM/Rain Gardens
- » Interpretation/Education

Minimizing Conflicts

- » Location of basketball court within flexible paved area
- » Full fence enclosure (ability to close park after hours)
- » Pet amenities

Positive Community Image

- » City maintenance building and perimeter
- » Fencing/walls as art
- » More plantings

Positive Behavior

- » Activities for teens
- » More reasons (activities/comforts) for others to use the park

MISCELLANEOUS COMMENTS FROM WORKSHOP

- » Portion of park as flexible parking resource/revenue-generating (Machs Gut Pub)

PREFERRED CONCEPT DIAGRAM

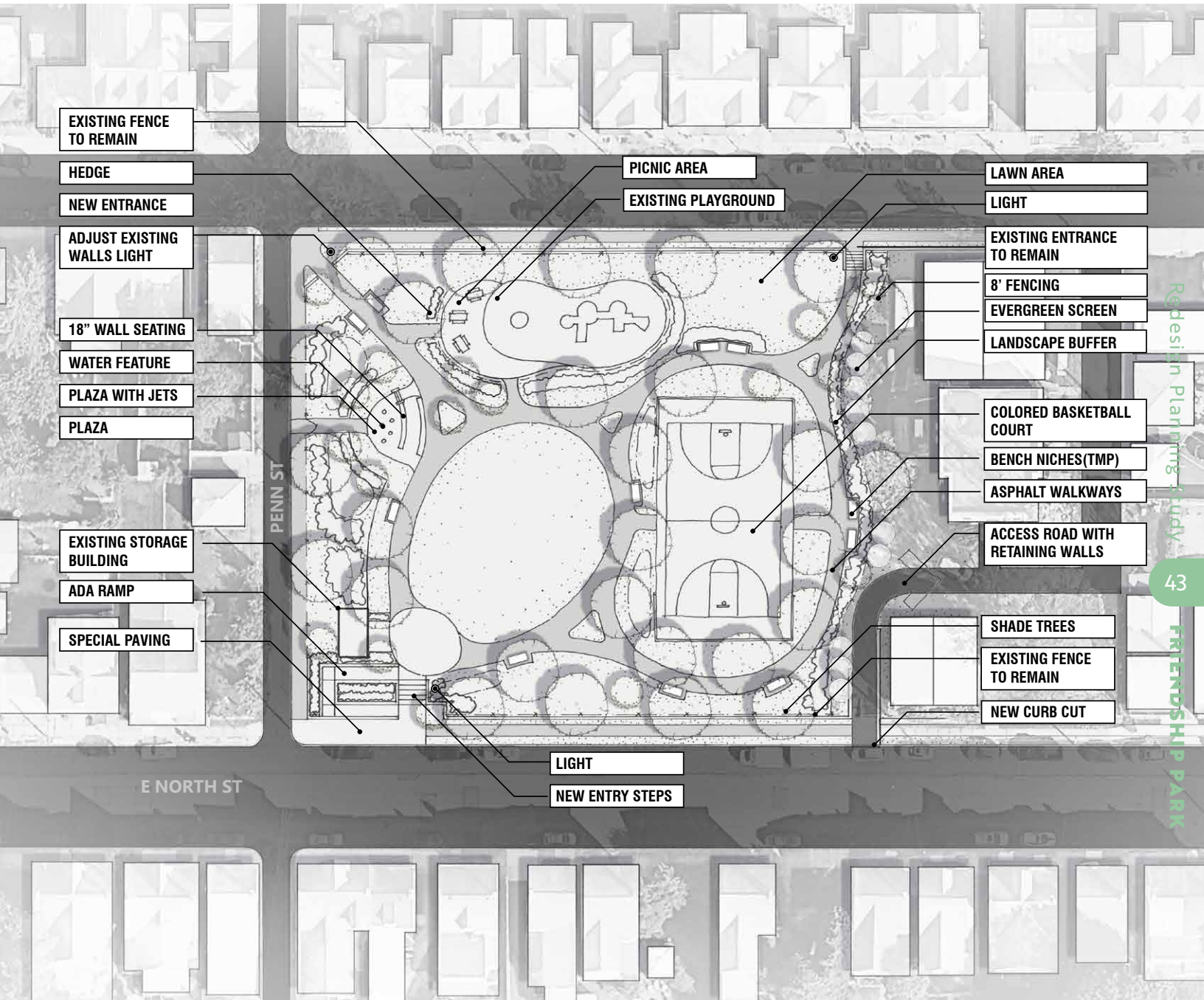
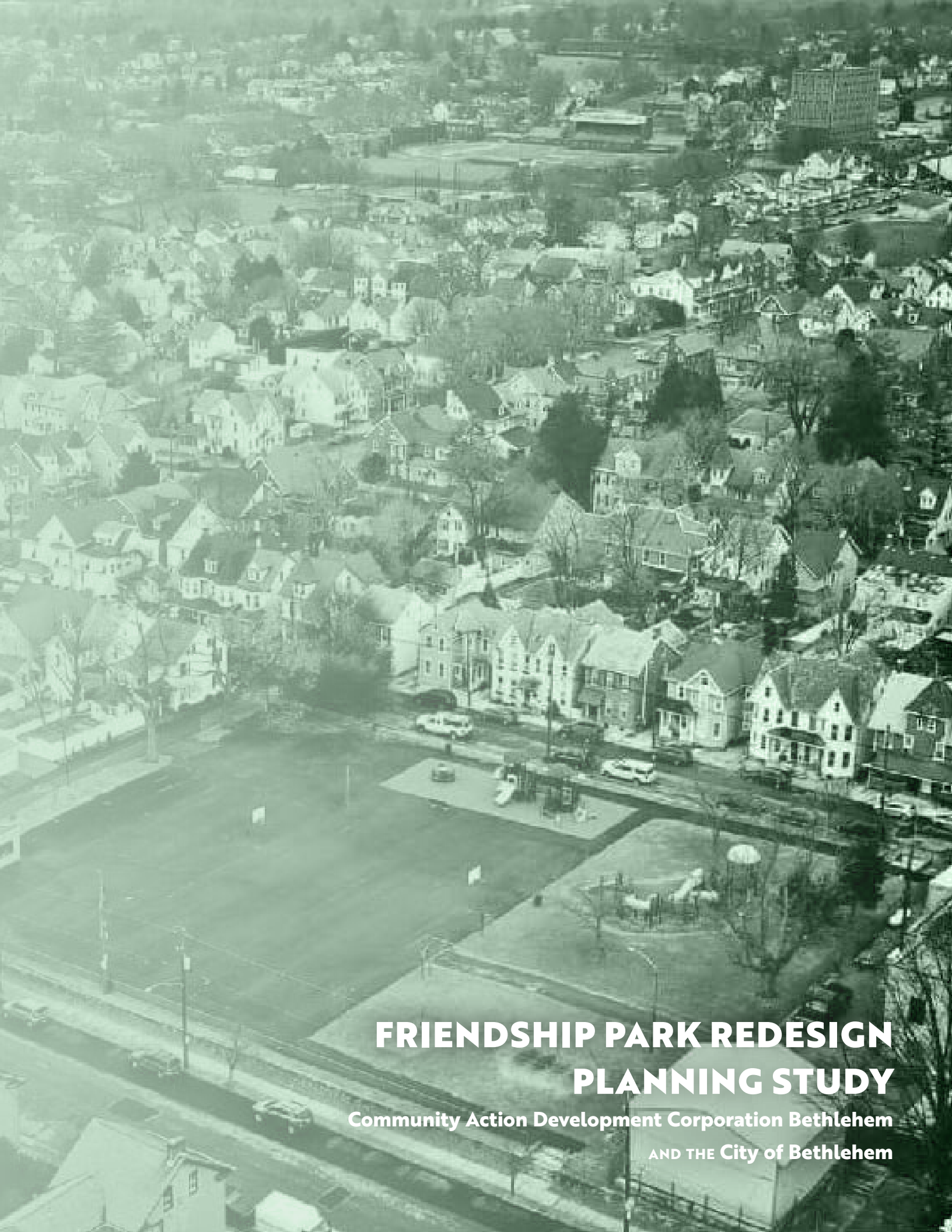


EXHIBIT #12. Preferred Site Concept Diagram



FRIENDSHIP PARK REDESIGN PLANNING STUDY

**Community Action Development Corporation Bethlehem
AND THE City of Bethlehem**