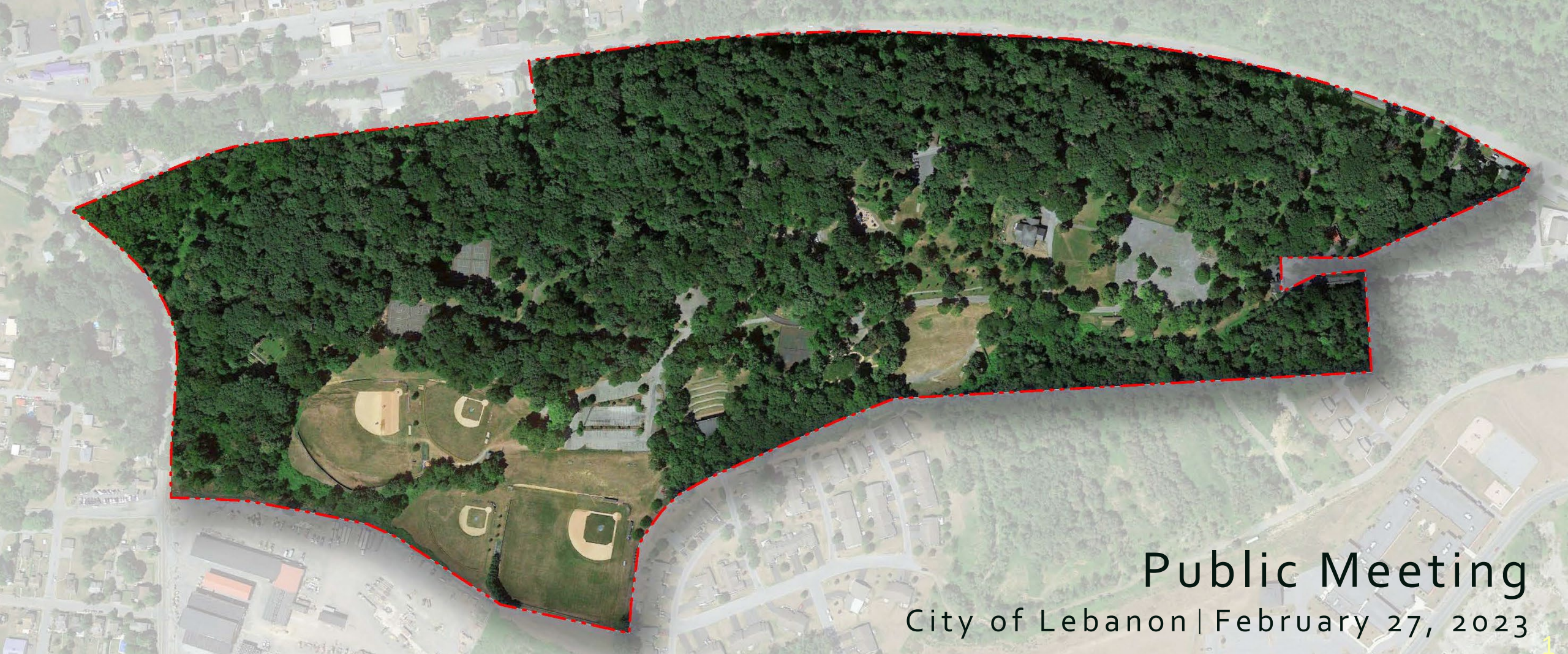


# Coleman Memorial Park

Master Site Plan Update



Public Meeting

City of Lebanon | February 27, 2023

# Meeting Agenda

- Introductions
- Project Team & Experience
- Master Plan Process
- Site Context and History
- Proposed Improvements
- Survey Results
- Discussion and Brainstorming
- Next Steps



# City / Park Contacts

---

- Janelle Mendoff, Community & Economic Development Administrator
- Melissa Quinones, Director of Administration
- Joe Morales, Council Member
- Dave Funk, Coleman Memorial Park Board of Trustees

# Project Team

---

- Peter Simone, RLA, FASLA, Principal
- Liz Krohn, MLA, Staff Landscape Architect
- Jack Nichols, Staff Landscape Architect

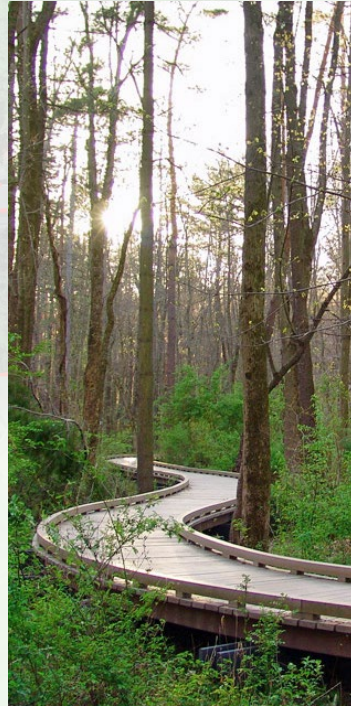
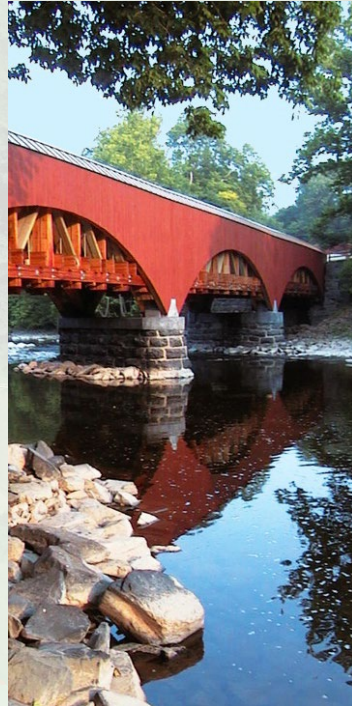
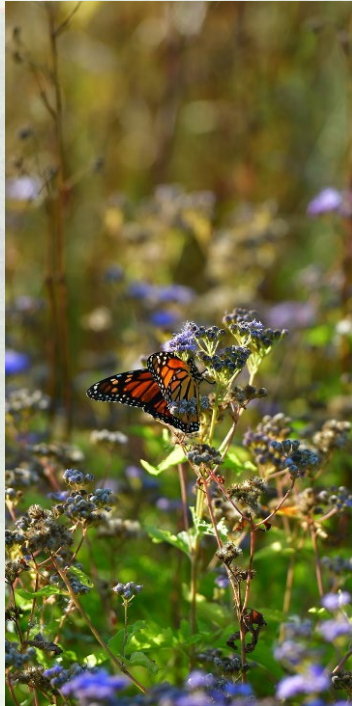


# Simone Collins Experience

- 32<sup>nd</sup> year of service.
- Principals – over 45 years' experience each
- Primary focus: parks, recreation & trails
- Trusted partner / consultant to DCNR
- Scores of park and recreational projects
- Experience with communities across PA



Simone Collins Landscape Architecture is a planning and design firm committed to creating an ecologically enduring society.



**Conduct**  
Careful research.

**Respect**  
ecological  
context & limits  
of each site.

**Build**  
on sustainable  
practices of the  
past.

**Employ**  
new methods  
prudently.

**Conserve**  
materials &  
energy.

**Support**  
local economies.

**Design**  
biologically &  
culturally diverse  
communities.



# The Master Plan Process

Coleman Memorial Park Master Plan Update

# Master Plan Update

- 2011** Simone Collins completed a Master Plan
- 2011-2023** Some MP recommendations implemented; some existing park features removed
- 2023** Master Plan Update required to apply for additional funding for the park
- Goal** For the City and residents to work together to plan future park improvements



# What is a Master Plan?



## Transparent Public Outreach Process:

- Public Meeting
- Web-based Public Opinion Survey
- Total Public Access to the SC Team During the Master Plan Process



# Project Scope

A. Purpose, Goals & Objectives

B. Public Participation

C. Background Information

D. Site Inventory & Analysis

E. Activities & Facilities Analysis

F. Design Considerations


G. Design Process & Recommendations

H. Cost Estimate

I. Maintenance & Operation Costs: Revenue

J. Master Plan Document

K. Recommendations for Funding & Phasing



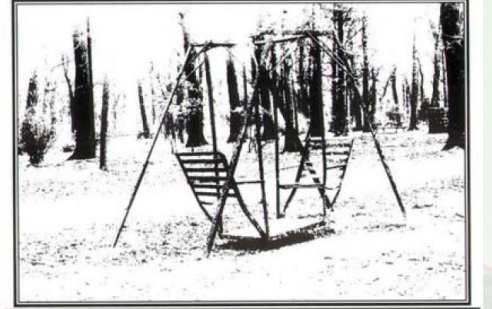
Master Plan Process will follow DCNR guidelines to position the Township to pursue grant funding.

# Project Schedule

Coleman Memorial Park Master Plan Update - Schedule								
Event	Week of							
	23-Jan	30-Jan	6-Feb	13-Feb	20-Feb	27-Feb	6-Mar	13-Mar
Site visit / meet with city / board								
Review data / create report outline								
Draft opinion survey for City Review								
Mapping / Plan refinements								
Opinion Survey available								
Write report								
Update cost estimates								
Pubic meeting - review pre-final plan **								
City review of pre-final plan								
Revisions - complete MP update 3/17								
** Tues Feb 28 or Th March 2								

\*Grant Application Due Date: 4/5/23

C · O · L · E · M · A · N



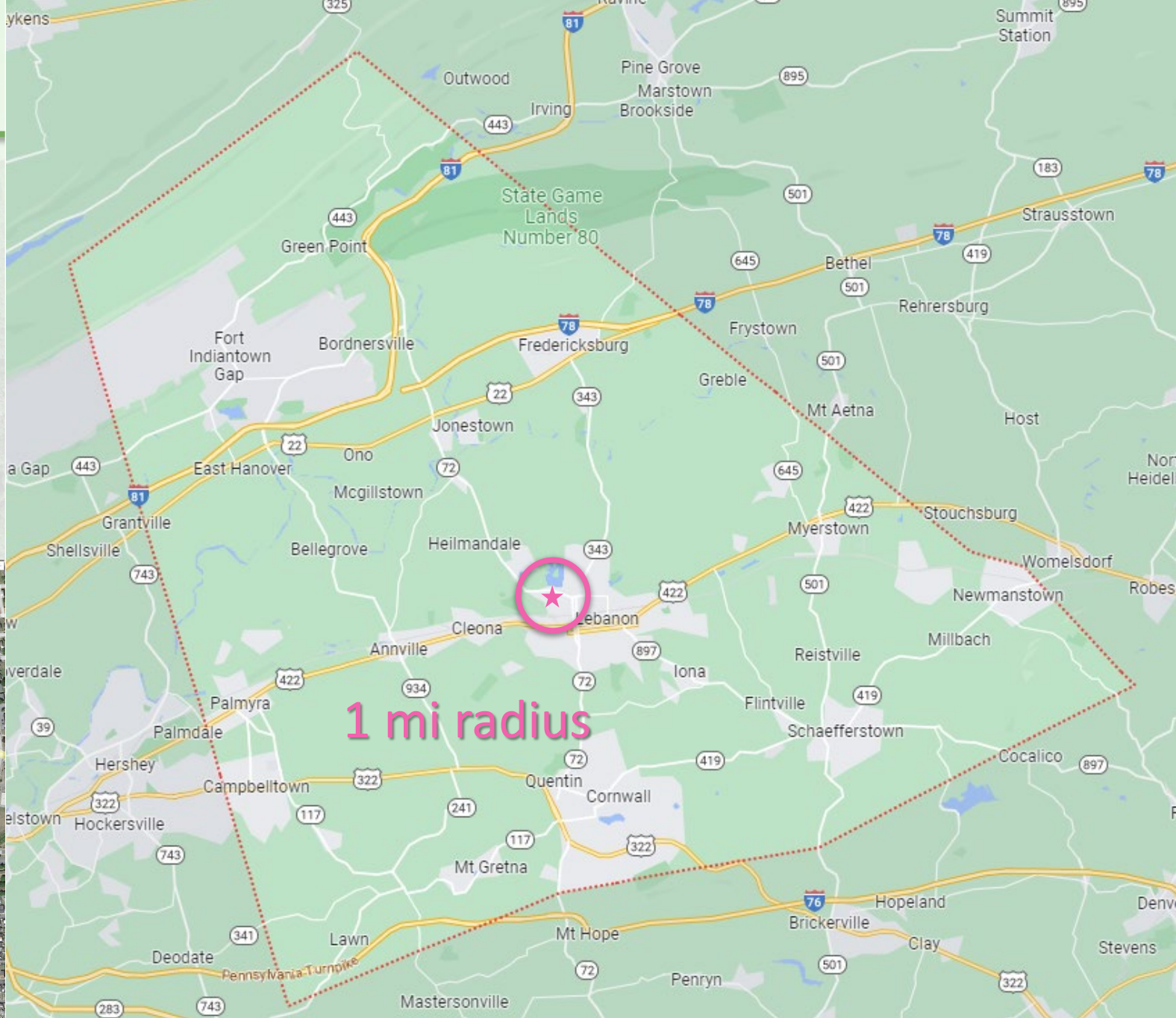
M E M O R I A L P A R K

# Coleman Memorial Park

Context, History and Existing Conditions

# Site Location

- Located northwest corner of the City of Lebanon
- Vehicular Access from W Maple Street - Route 72

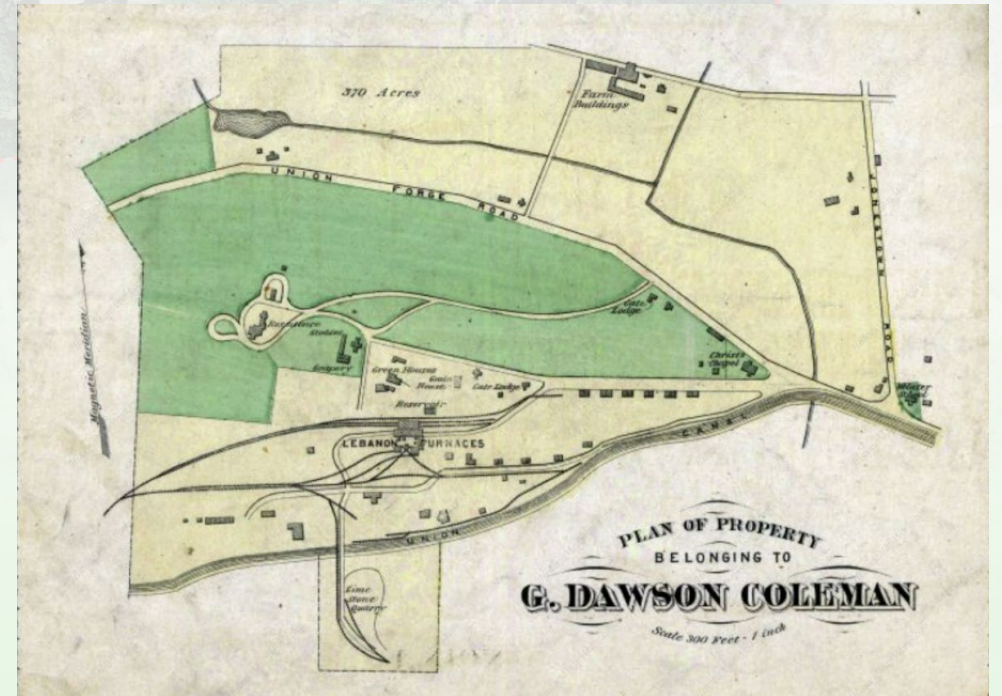


# Background

- 99-acre multi-use community park
- “Mt. Lebanon” – former home of Coleman and Brock Estates (Lebanon iron furnaces)
- 1935 – gifted to the City as a public park



Lebanon County Historical Society



1875, Historic Map Works

# Site Orientation



# 2011 Master Plan



### Interpretive Waysides

- A J. P. Brock Mansion
- B. Dawson Coleman Mansion
- C Arthur Brock Mansion
- D Park Creation Story
- E Carriage House
- F G. Dawson Coleman 'Homestead' Mansion
- G Ready House
- H Horace Brock mansion
- I Trail Furnaces Story
- J Ruins Interpretation

### Legend

- Park Boundary
- Proposed walk
- Contour
- Existing Trail
- Proposed Trail
- Proposed Pavilion (8)
- Accessible Parking

### Existing Buildings

- 1 GATE HOUSE
- 2 GATE HOUSE OUTBUILDING
- 3 "HOMESTEAD" CARRIAGE HOUSE
- 4 "HOMESTEAD" READY HOUSE
- 5 RESTROOM BUILDING
- 6 RESTROOM
- 7 GAZEBO AT THE CHILDREN'S GARDEN
- 8 PARK MANAGER'S HOUSE
- 9 PARK MANAGER'S OUTBUILDING
- 10 VETERANS MEMORIAL AMPHITHEATER
- 11 RESTROOM/CONCESSION
- 12 BAND SHELL
- 13 POOL CONCESSION AND RESTROOMS
- 14 GINGRICH MEMORIAL SWIMMING POOL
- 15 "VANITY WALL" RUIN
- 16 EXIT HOUSE
- 17 EXIST HOUSE GARAGE
- 18 "WATERING HOLE" MINIATURE GOLF CONCESSION AND RESTROOMS
- 19 MINIATURE GOLF STORAGE SHED
- 20 INDUSTRIAL RUINS
- 21 PAVILION #1 (to be removed)
- 22 PAVILION #2
- 23 PAVILION #3
- 24 PAVILION #4
- 25 JOHN PENN BROCK GARDENS AND PERGOLA
- 26 PAVILION #8
- 27 POOL PAVILION

### Proposed Improvements

- 1 New Park Entrance
- 2 Nature Trail Expansion
- 3 New Maintenance Building and Parking Improvements
- 4 Bocce/Shuffleboard courts and new Parking
- 5 New Playground
- 6 G. Dawson Coleman "Homestead" Mansion site interpretation
- 7 Arboretum Space
- 8 Carriage House Renovations
- 9 Carriage House Lawn Improvements and New Gazebo
- 10 New Driveway
- 11 Parking Lot Improvements
- 12 Horace Brock Mansion Site
- 13 Walkway Connection - Amphitheater to Historic Core Parking
- 14 Tennis Court Conversion to Pickleball
- 15 Amphitheater 'Green' Improvements
- 16 Amphitheater Parking Improvements
- 17 Trail Connection towards Union Canal Tunnel Park
- 18 Ballfield Walkway
- 19 Disc Golf

### Park Expansion Area

# Coleman Memorial Park

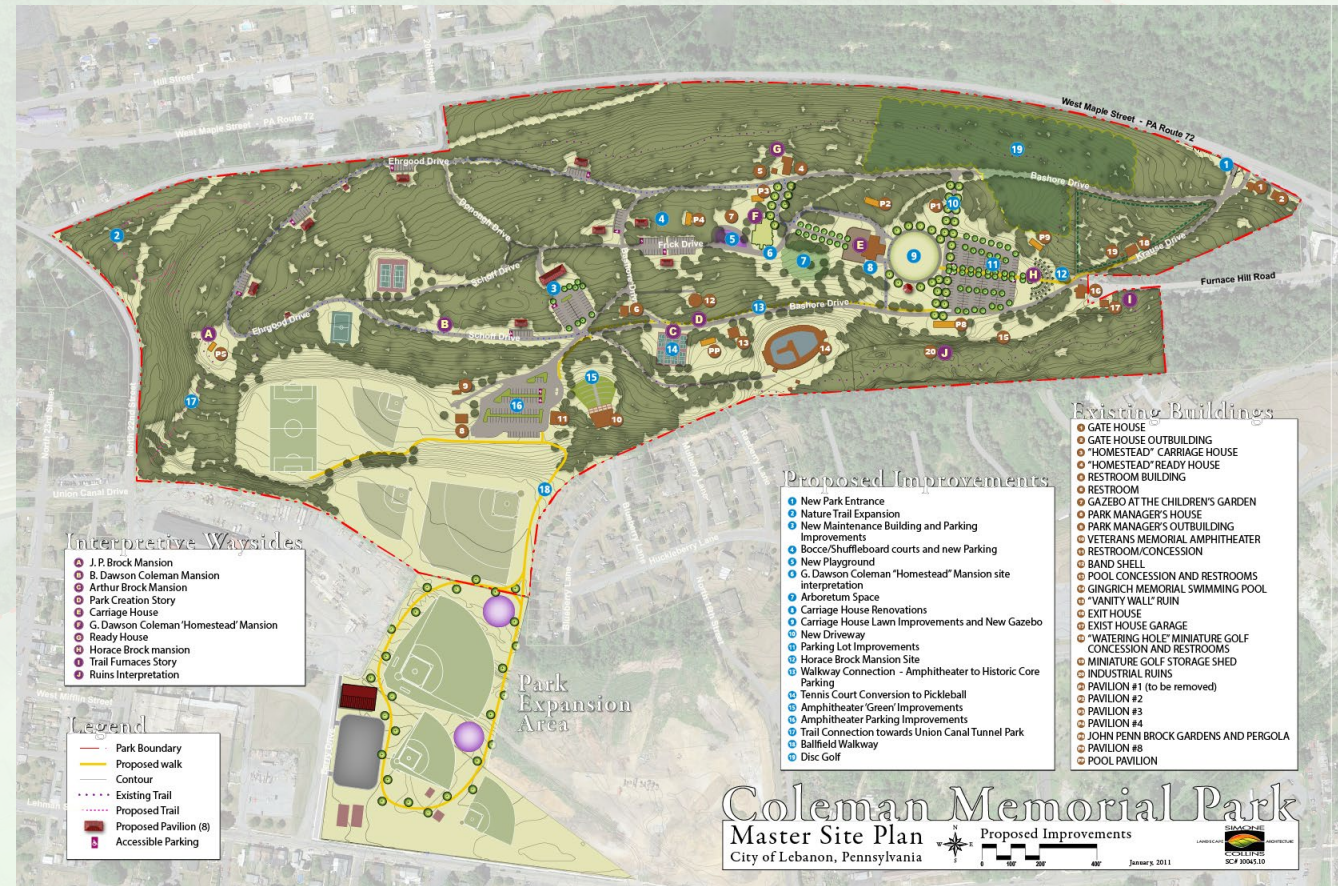
Master Site Plan  
City of Lebanon, Pennsylvania



Proposed Improvements  
January, 2011  
SIMONE LANDSCAPE ARCHITECTURE COLINS SC# 10045.10

# 2011 Master Plan Implemented Recommendations

- New Entrance
- Playground
- Frick Drive Additional Parking
- Partial Walkway Connection (amphitheater to main parking lot)
- Amphitheater Seating / Greening
- Amphitheater Parking Improvements
- Historic/ Educational Signage







# Existing Conditions

# Existing Conditions



## Legend

- - - Park Boundary
- Roadway
- - - Walkway
- Shared Use Trail
- - - Nature Trail
- - - Trail to Union Canal Tunnel Park (2023-2024)
- Disc Golf Course (2023-2024)
- - - Fence
- Contour
- Accessible Parking
- Water Main
- Water Service
- Sewer Line

## Showing features in progress:

- Disc Golf Course
- Union Canal Tunnel Park Trail Connection
- Minigolf Course removed

## Existing Park Features

- 1 Park Entrance
- 2 Main Parking Lot
- 3 Playground
- 4 Stairs from Bashore Drive
- 5 Former Pool Location
- 6 Bike Pump Track and Repair Station
- 7 Tennis Court
- 8 Dumpsters
- 9 Amphitheater Seating
- 10 Amphitheater and Ballfields Parking
- 11 Additional Amphitheater Parking
- 12 'Conversation with Myself' Statue
- 13 Basketball Courts
- 14 Ballfields

## Existing Buildings

- 1 GATE HOUSE
- 2 GATE HOUSE OUTBUILDING
- 3 "HOMESTEAD" CARRIAGE HOUSE
- 4 "HOMESTEAD" READY HOUSE
- 5 RESTROOM BUILDING
- 6 RESTROOM
- 7 GAZEBO AT THE CHILDREN'S GARDEN
- 8 PARK MANAGER'S HOUSE
- 9 PARK MANAGER'S OUTBUILDING
- 10 VETERANS MEMORIAL AMPHITHEATER
- 11 RESTROOM/CONCESSION
- 12 BAND SHELL
- 13 CONCESSION AND RESTROOMS
- 14 "VANITY WALL" RUIN
- 15 EXIT HOUSE
- 16 EXIST HOUSE GARAGE
- 17 CONCESSION AND RESTROOMS
- 18 STORAGE SHED
- 19 INDUSTRIAL RUINS
- 20 PAVILION #1
- 21 PAVILION #2
- 22 PAVILION #3
- 23 PAVILION #4
- 24 JOHN PENN BROCK GARDENS AND PERGOLA
- 25 PAVILION #8
- 26 BIKE PARK PAVILION

## Park Cultural Sites

- A J. P. Brock Mansion
- B B. Dawson Coleman Mansion
- C Arthur Brock Mansion
- D Carriage House
- E G. Dawson Coleman 'Homestead' Mansion
- F Ready House
- G Horace Brock Mansion
- H Vanity Wall Remnant



# Existing Conditions








## Roads, Parking and Buildings

-  Pavilions
-  Restrooms
-  Buildings for Public Use
-  Other Buildings



# Existing Conditions

## Park Features

	<b>Baseball Fields</b>		<b>Removed Pool</b>
	<b>Basketball Courts</b>		<b>Removed Minigolf Course</b>
	<b>Tennis Courts</b>		
	<b>Amphitheater Seating</b>		
	<b>Playground</b>		




# Existing Conditions

## Trails

- - - Walkway
- Shared Use Trail
- - - Nature Trail
- - - Trail to Union Canal Tunnel Park (2023-2024)



 Disc Golf Hole

# Existing Conditions

## Disc Golf Course (2023-2024)

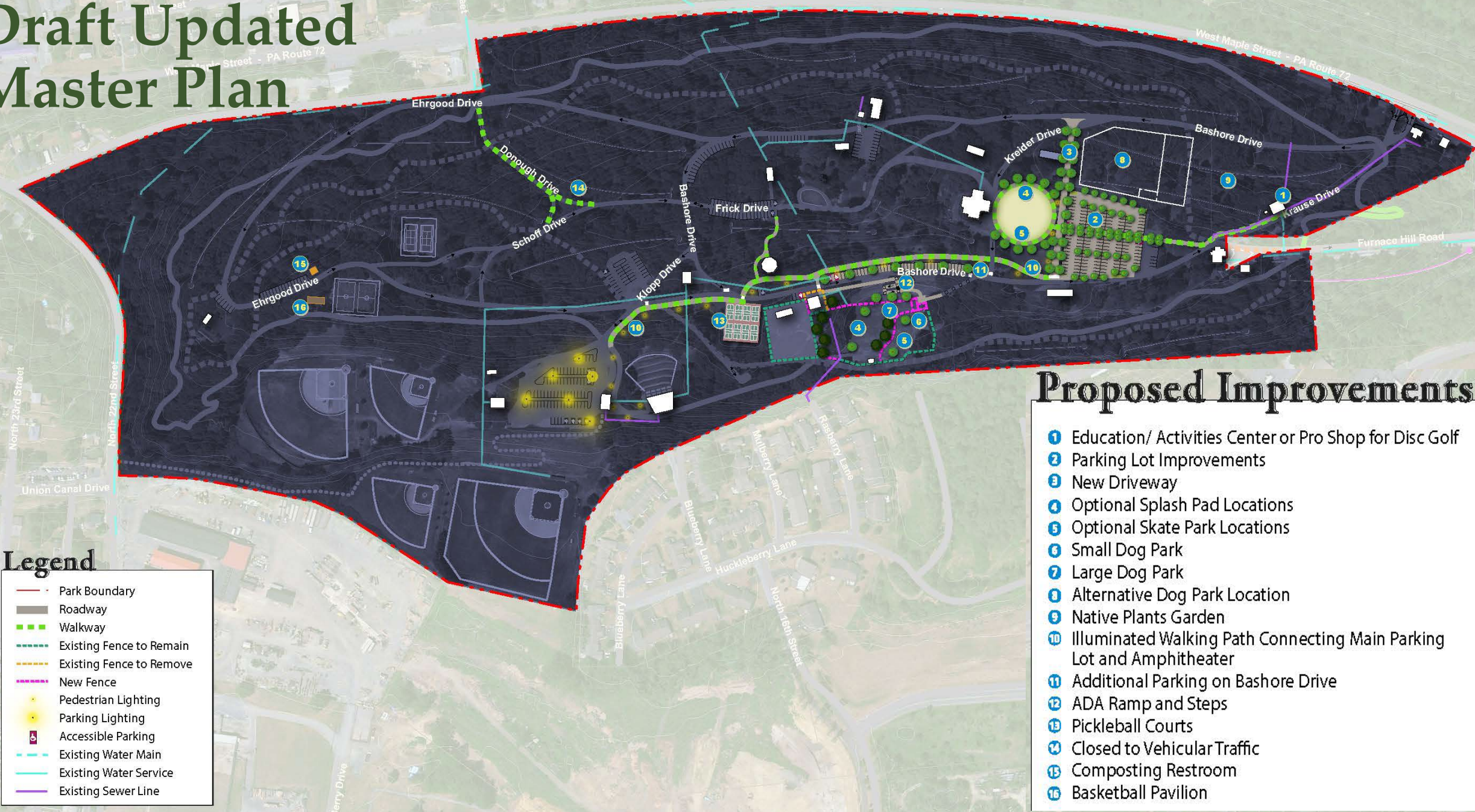
# Coordination / Meetings / Site Reconnaissance

---

- Discussions about what facilities are needed and desired
- Evaluation of today's site conditions  
– January 23, 2023
- SC evaluation of which facilities might fit various locations
- Development of a draft update to the Master Plan



# Draft Updated Master Plan



## Proposed Improvements

- 1 Education/ Activities Center or Pro Shop for Disc Golf
- 2 Parking Lot Improvements
- 3 New Driveway
- 4 Optional Splash Pad Locations
- 5 Optional Skate Park Locations
- 6 Small Dog Park
- 7 Large Dog Park
- 8 Alternative Dog Park Location
- 9 Native Plants Garden
- 10 Illuminated Walking Path Connecting Main Parking Lot and Amphitheater
- 11 Additional Parking on Bashore Drive
- 12 ADA Ramp and Steps
- 13 Pickleball Courts
- 14 Closed to Vehicular Traffic
- 15 Composting Restroom
- 16 Basketball Pavilion

## Legend

- - - Park Boundary
- Roadway
- - - Walkway
- - - Existing Fence to Remain
- - - Existing Fence to Remove
- - - New Fence
- Pedestrian Lighting
- Parking Lighting
- Accessible Parking
- - - Existing Water Main
- Existing Water Service
- Existing Sewer Line


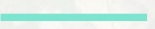
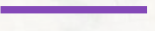


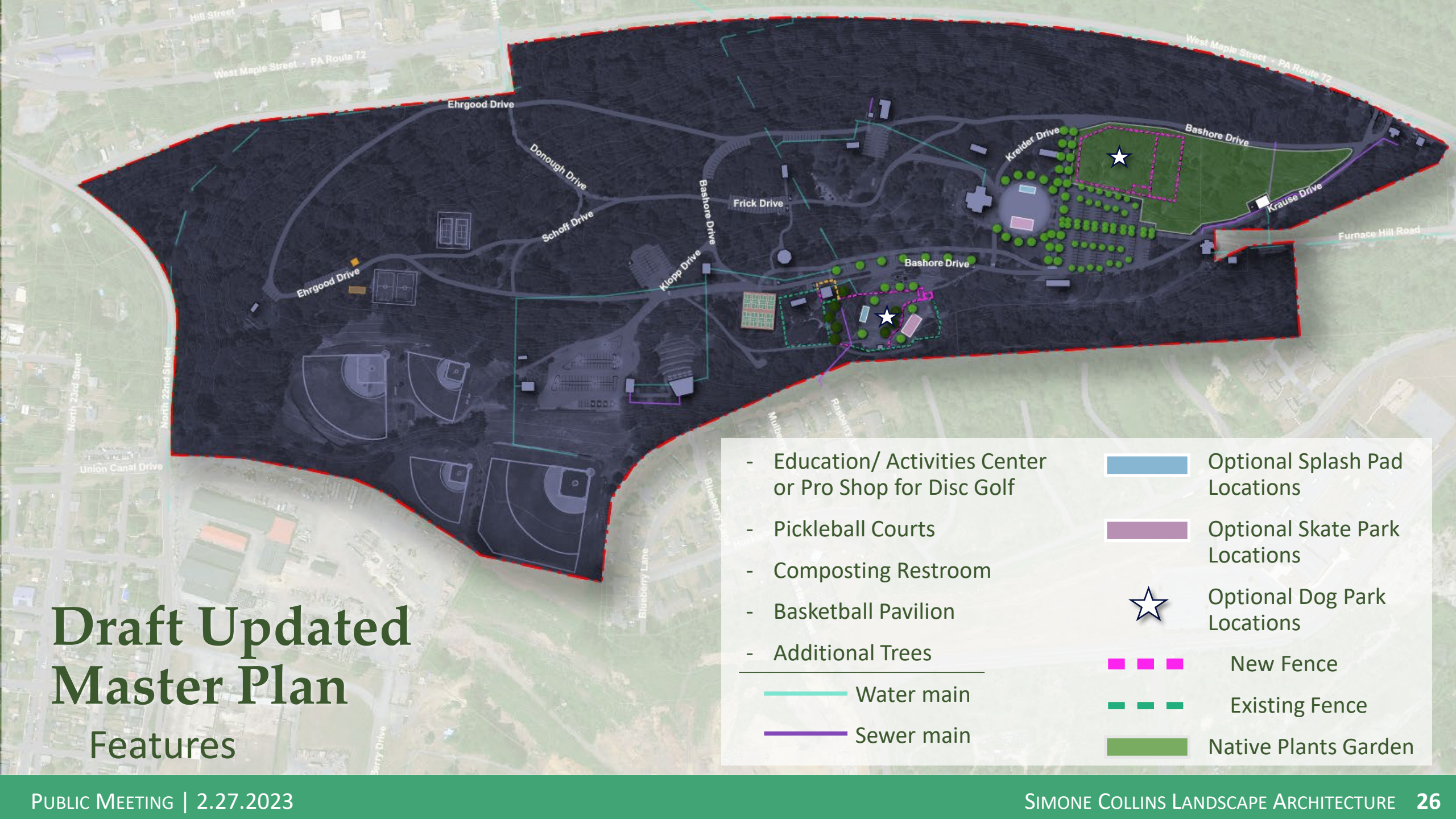


# Draft Updated Master Plan Circulation

- Parking Lot Improvements & New Driveway
- Walkway from Great Lawn Area to the former Minigolf Concession/ Visitors Center
- Illuminated Walking Path Connecting Main Parking Lot and Amphitheater
- Amphitheater Parking Lot Lighting
- Additional Parking on Bashore Drive
- ADA Ramp and Steps
- Donough Drive Closed to Vehicular Traffic

# Draft Updated Master Plan Features

- Education/ Activities Center or Pro Shop for Disc Golf		Optional Splash Pad Locations
- Pickleball Courts		Optional Skate Park Locations
- Composting Restroom		Optional Dog Park Locations
- Basketball Pavilion		New Fence
- Additional Trees		Existing Fence
 Water main		Native Plants Garden
 Sewer main		



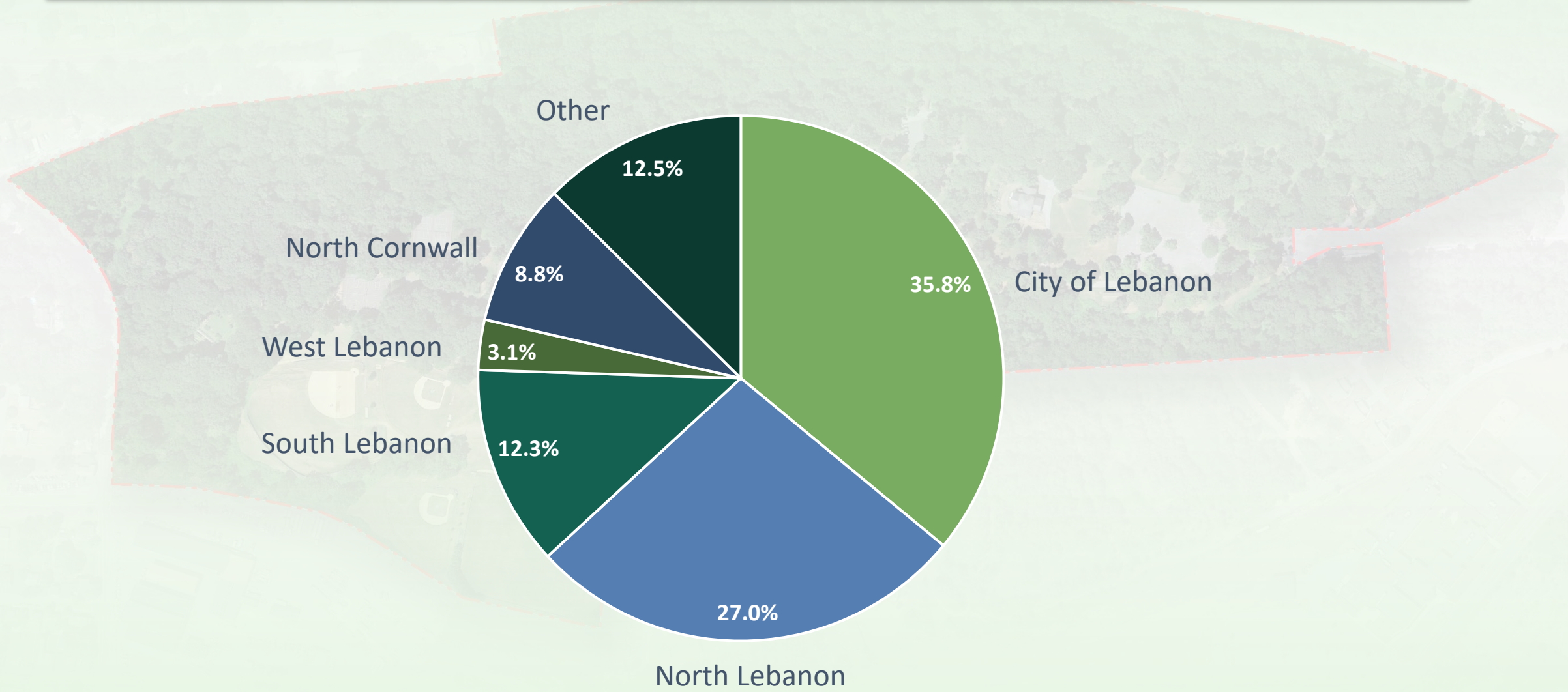
An aerial photograph of a wooded area, possibly a park or natural reserve, with a red dashed line outlining a specific section. The trees are dense and green, and there are some buildings and roads visible in the background.

# Public Survey Results

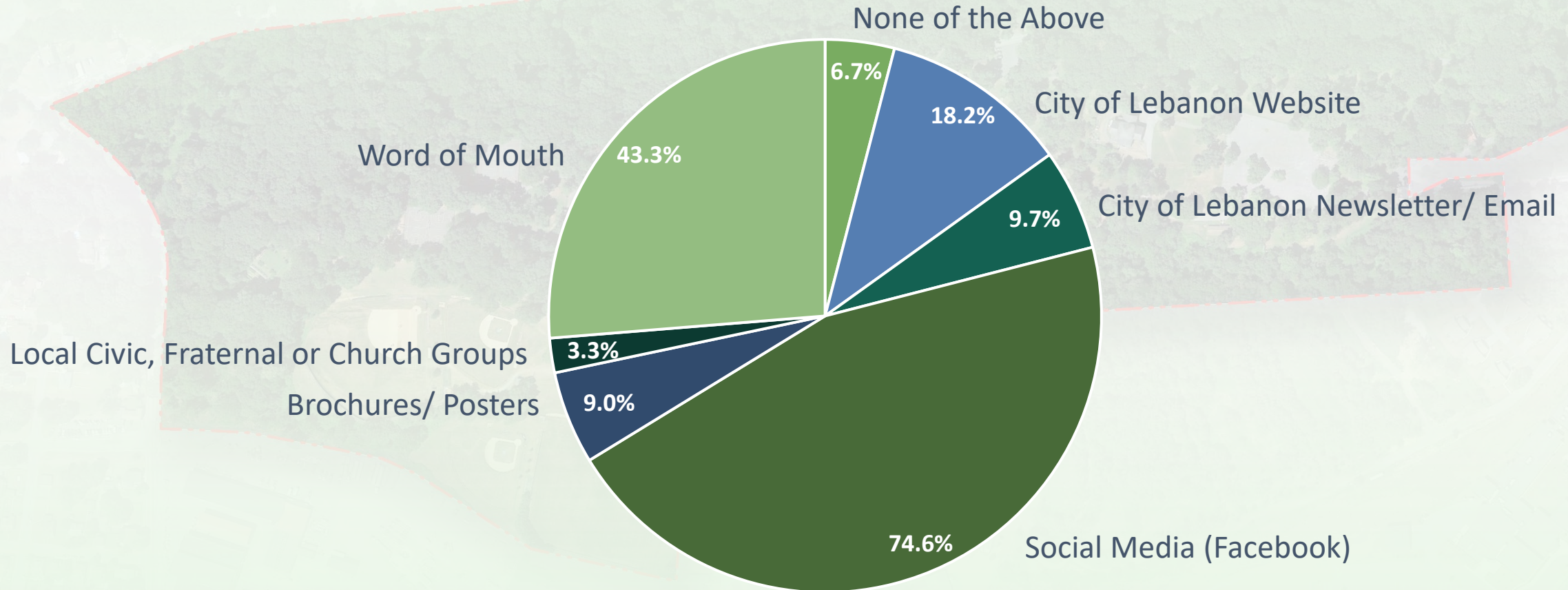
As of Friday, 2/24/23

498 Responses

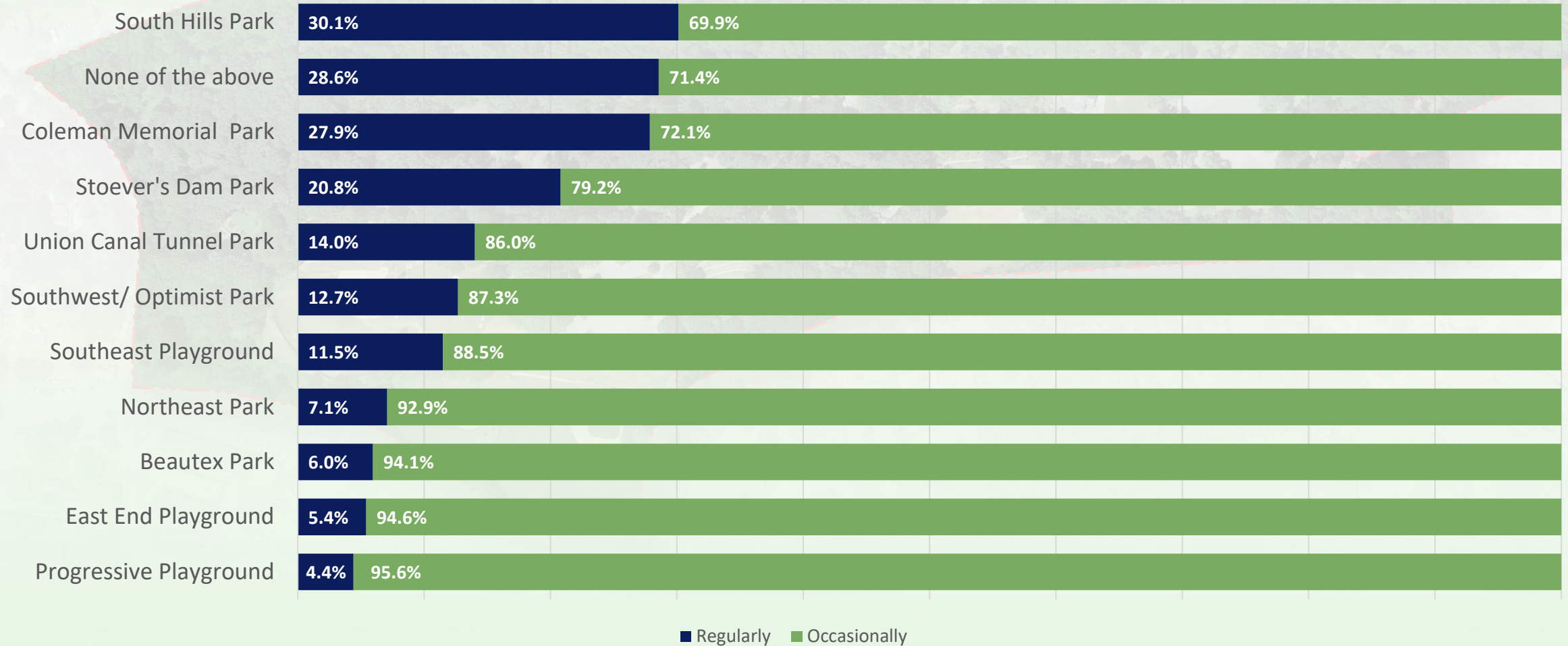
# What is the name of the municipality you live in?



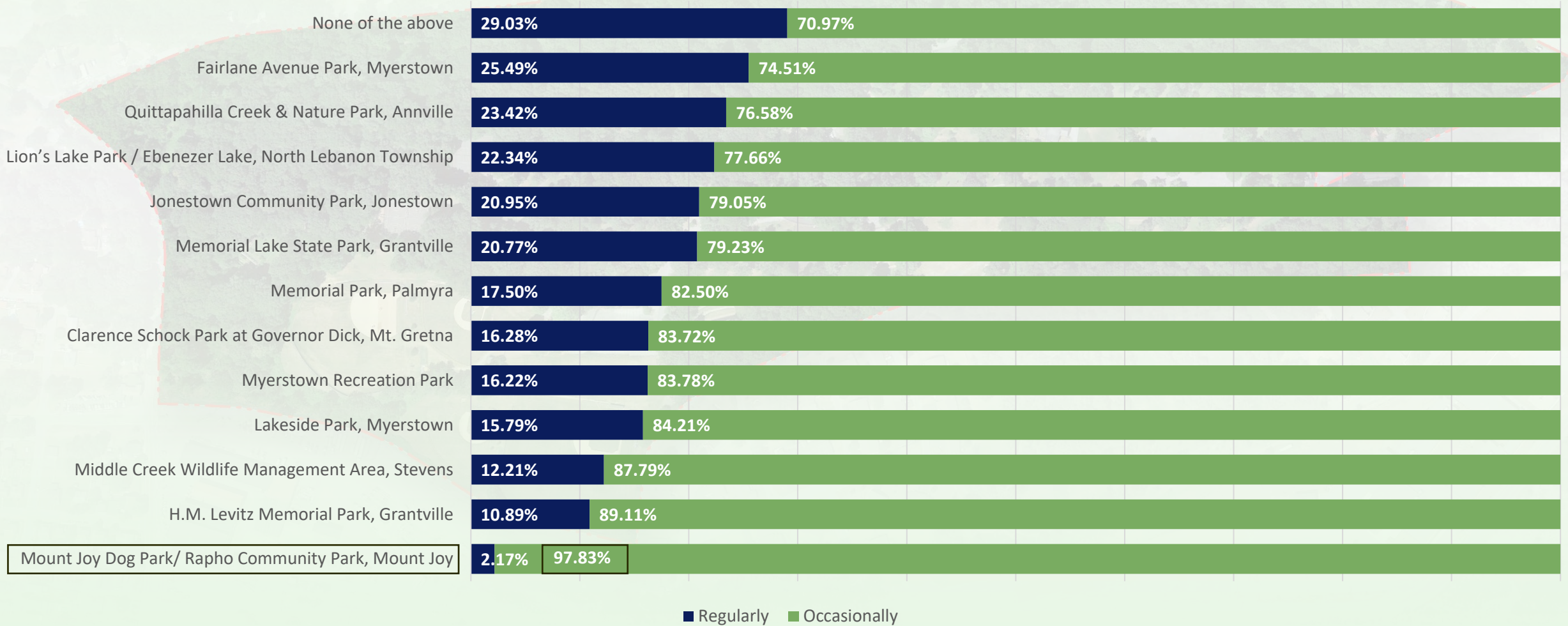
# Currently, how do you obtain information about Coleman Memorial Park and/or other City of Lebanon Parks and recreational activities and programs?



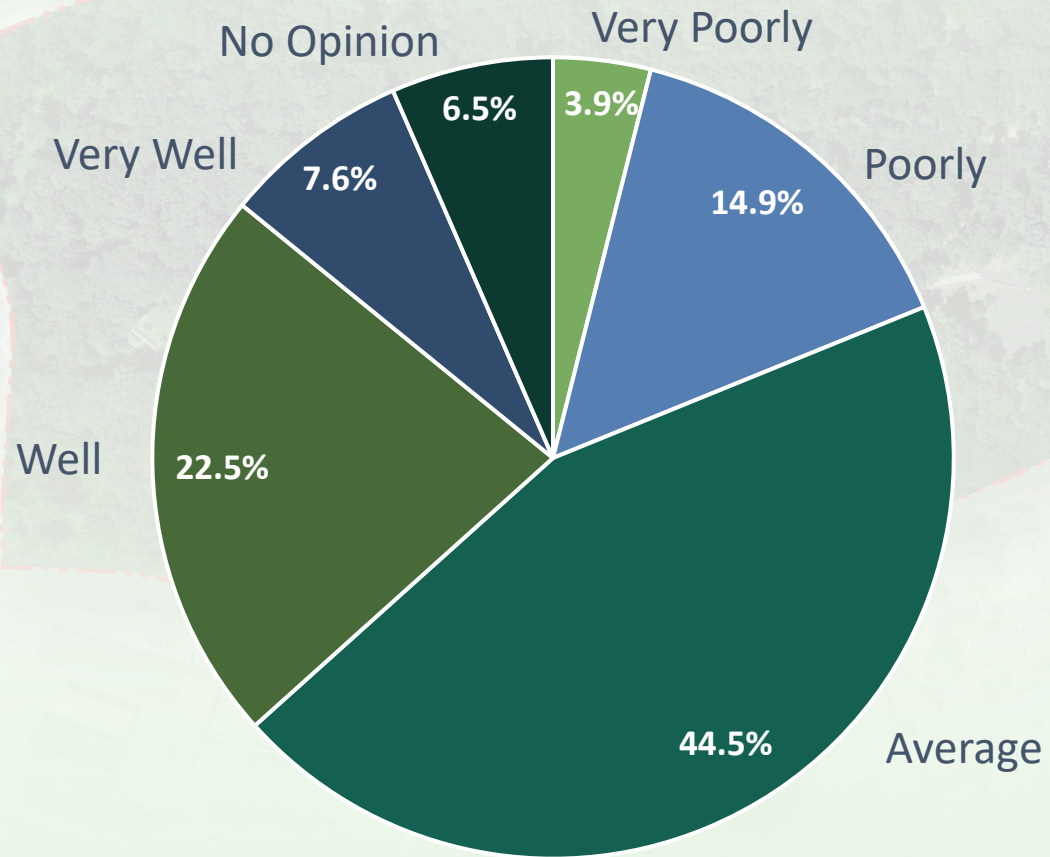
# Which parks in and around Lebanon City do you occasionally or regularly visit?



# Which other area parks and open space do you occasionally or regularly visit?



# Please rate how well you and your family's outdoor recreational and open space needs are currently being met in and around the City of Lebanon.



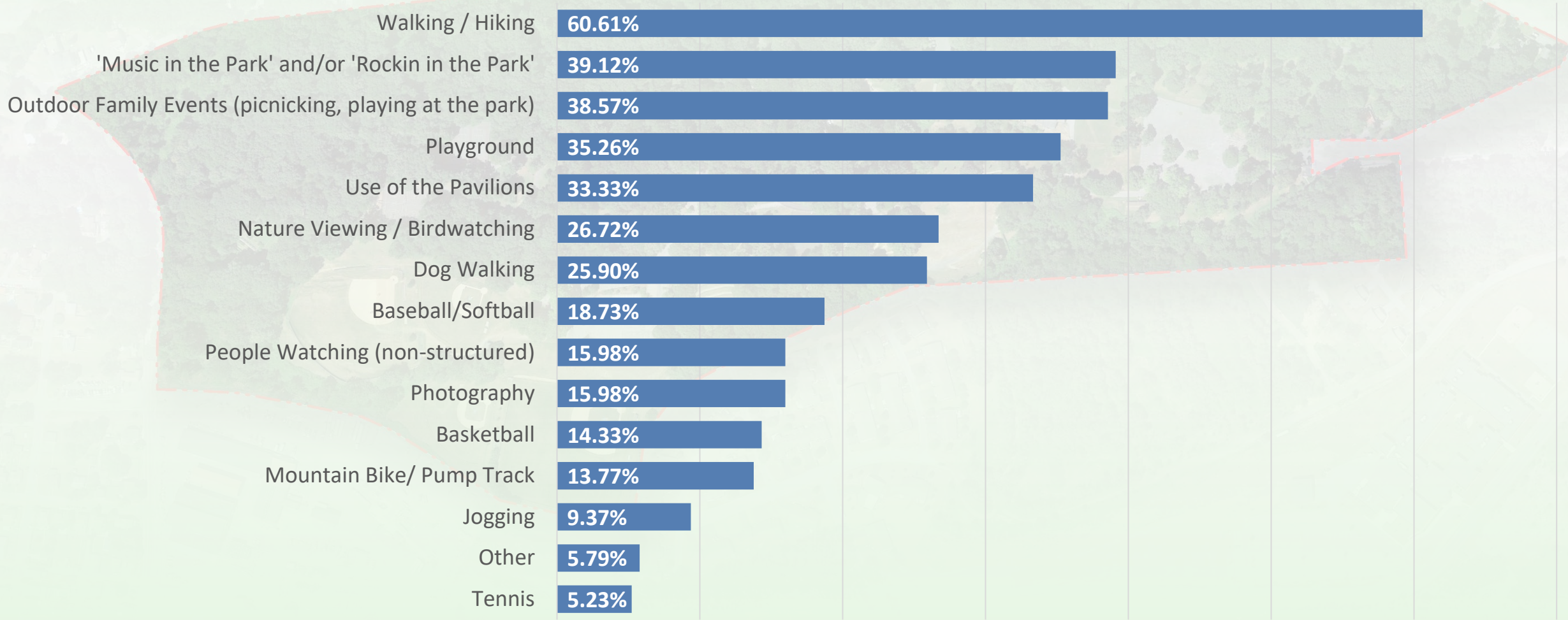
3.2

Average Rating





# At Coleman Memorial Park, which recreational activities/features do you or any members of your household enjoy most?



# What excites you most about the future of Coleman Memorial Park?

“I'm excited that the park **will draw more people** to the city and help revitalize it.”

“Opportunities to have **family gatherings.**”

“The **potential.** The bike track has been a huge deal for friends and family.”



“Looking forward to **taking my children there** more often.”

“The possibility of a **dog park** closer than Lancaster.”

“Focus on **ecology and native plants.** Getting rid of invasive plants.”

“**Nothing** since you removed pool.”

# What concerns might you have about the development of Coleman Memorial Park?

“Why is there not a **swimming pool** anymore?”

“It will be **just talked about** and not get completed.”

“City plans for **maintaining park structures, facilities,** etc. after it is developed.”



“**Availability of funds** to improve and maintain park.”

“That some ideas may change the **beauty of the park and its history.**”



# Discussion and Brainstorming

Coleman Memorial Park Master Plan Update

# Brainstorming – Card Technique

Your Ideas, Comments, Suggestions...create a program for improvements

## GOALS

**Goals for the Project** - Initially broad, then specific: “ADA Access” or “Provide facilities for all ages”

**Facts** - Neighboring land use, site conditions, existing facilities, potential partners.

## FACTS

## CONCEPTS

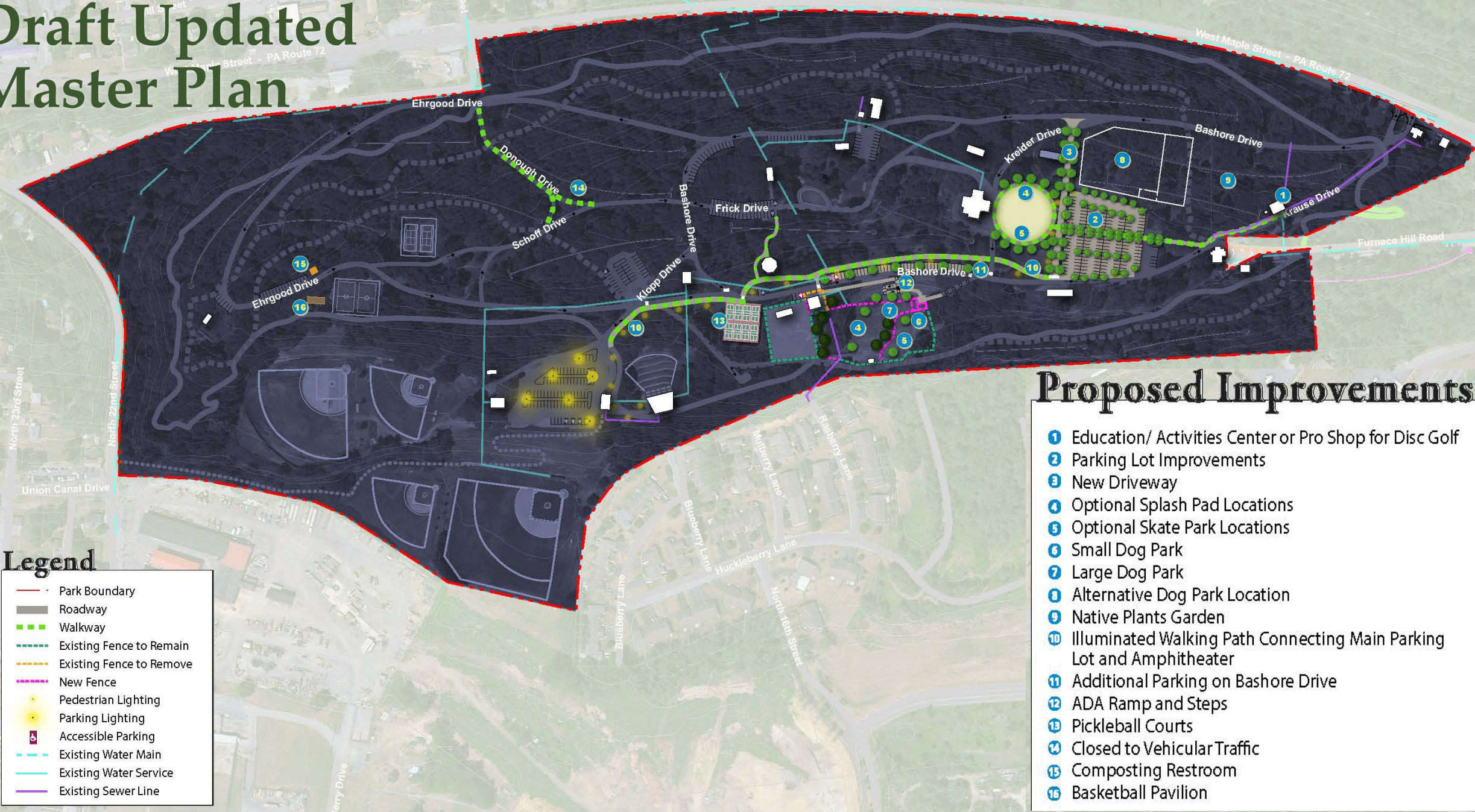
**Ideas for Attaining Project Goals** - “Upgrade play courts”, or “New playground”, “Engage Neighbors”, or “Seek County funding”

# Brainstorming – Card Technique

Your Ideas,  
Comments,  
Suggestions  
will be  
organized  
into  
categories ...

<u>GOALS</u>	<u>FACTS</u>	<u>CONCEPTS</u>	<u>PARTNERS</u>
COORDINATE WITH THE OVERALL PARKS SYSTEM	99 ACRES	<i>Pedestrian Only Walking Trails</i>	DCNR
APPEAL TO A DIVERSE POPULATION	STONE SALVAGED FROM SCHOOL BUILDING	<i>SMALL EVENT PLAZA</i>	LEBANON COUNTY
PROVIDE FOR ALL AGES & ABILITIES	20 HOMES FRONT THE PARK	<i>"50 FOOT TALL WATER SLIDE"</i>	DCED

# Draft Updated Master Plan



## Proposed Improvements

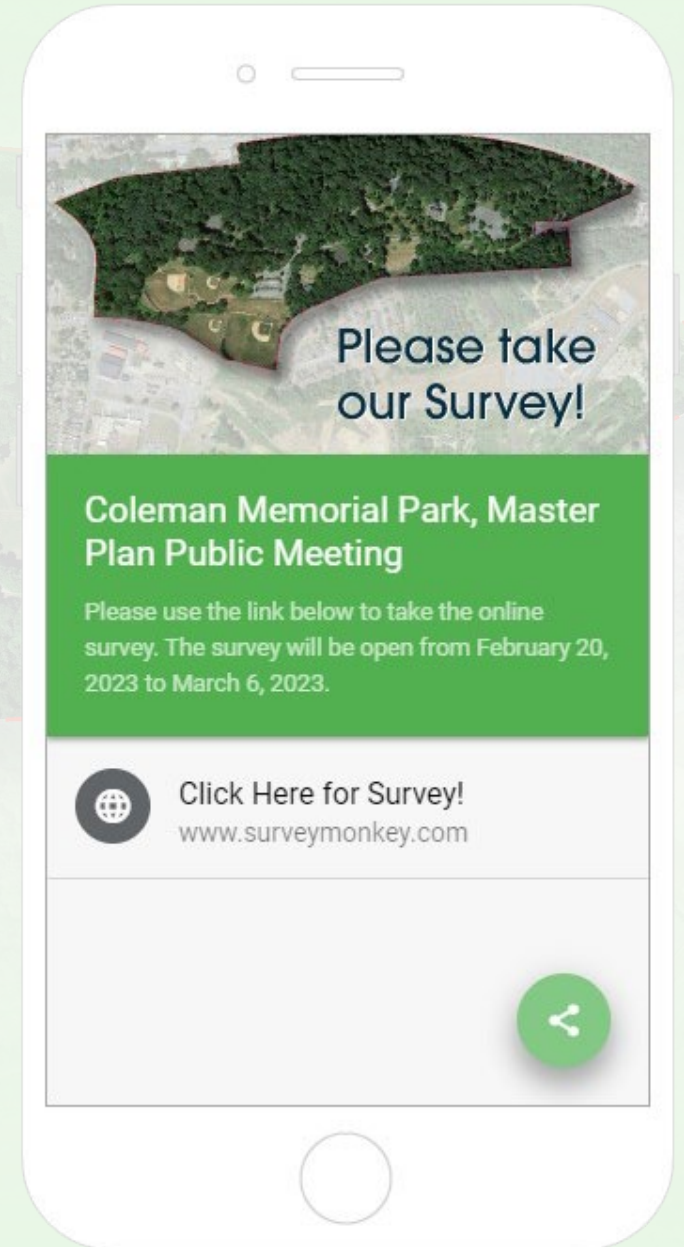
- 1 Education/ Activities Center or Pro Shop for Disc Golf
- 2 Parking Lot Improvements
- 3 New Driveway
- 4 Optional Splash Pad Locations
- 5 Optional Skate Park Locations
- 6 Small Dog Park
- 7 Large Dog Park
- 8 Alternative Dog Park Location
- 9 Native Plants Garden
- 10 Illuminated Walking Path Connecting Main Parking Lot and Amphitheater
- 11 Additional Parking on Bashore Drive
- 12 ADA Ramp and Steps
- 13 Pickleball Courts
- 14 Closed to Vehicular Traffic
- 15 Composting Restroom
- 16 Basketball Pavilion

## Legend

- - - Park Boundary
- Roadway
- - - Walkway
- - - Existing Fence to Remain
- - - Existing Fence to Remove
- - - New Fence
- Pedestrian Lighting
- Parking Lighting
- Accessible Parking
- - - Existing Water Main
- Existing Water Service
- Existing Sewer Line

# Web-Based Public Opinion Survey

- Take the online survey
- Scan the QR code for the survey link and share the link with your friends, organizations, and family!
- The survey will be open until Monday, March 6<sup>th</sup>





# Next Steps

- Schedule – Include Recommendations in report, City review, final plan by 3/17
- City will apply for DCNR Funding April 5, 2023
- Phase 1 – Pavilion and Restroom near Basketball Courts is priority

Coleman Memorial Park Master Plan Update - Schedule								
Event	Week of							
	23-Jan	30-Jan	6-Feb	13-Feb	20-Feb	27-Feb	6-Mar	13-Mar
Site visit / meet with city / board								
Review data / create report outline								
Draft opinion survey for City Review								
Mapping / Plan refinements								
Opinion Survey available								
Write report								
Update cost estimates								
Pubic meeting - review pre-final plan **						**		
City review of pre-final plan								
Revisions - complete MP update 3/17								
** Tues Feb 28 or Th March 2								

# Thank you!

Please contact us anytime

**Simone Collins Landscape Architecture**

(610) 239-7601

- Peter Simone, RLA, FASLA, Principal  
[psimone@simonecollins.com](mailto:psimone@simonecollins.com)
- Liz Krohn, MLA, Project Manager  
[ekrohn@simonecollins.com](mailto:ekrohn@simonecollins.com)
- Jack Nichols, Staff Landscape Architect  
[jnichols@simonecollins.com](mailto:jnichols@simonecollins.com)

