IMPLEMENTATION STRATEGY

PROJECT PRIORITIZATION

While the Action Plan represents an exciting, community-driven vision for the future of Mellon Park, the park in its current condition is still a well-used, important community asset. Attempting to implement the Action Plan in a singular construction effort would be cost-prohibitive and significantly disruptive to the use of the park for several years. A phased implementation approach ensures the park remains a vibrant, usable open space for the community while transforming into a space that will better serve generations to come.

Project Delineation

The Action Plan was carefully studied, analyzed, and delineated into a series of individual, implementable projects that consider the scale and scope of the improvements, potential impacts on park use during construction, and cost of construction.

These project delineations are suggestions only. The projects identified can be grouped into larger construction efforts, or broken down into even smaller projects as budget allows or community priorities shift.

Evaluating Priorities

The order in which projects are implemented is also critical to meeting the needs of the community. A scoring matrix was developed to better understand how each project met the community goals and priorities identified in the Action Plan.

Each project was evaluated based on the following criteria: Community Priority, Construction Sequence, Stormwater Benefit, and Cost. Projects were scored on a scale of 1 to 3 for each category, as explained herein:

Community Priority

Projects were first scored based on their ability to address community needs and priorities identified during the engagement process. Projects that addressed significant community needs were given the highest scores in this category.

1- Low Community Priority

2- Moderate Community Priority

3- High Community Priority

Construction Sequencing

Projects were next scored based on how they fit into a phased implementation approach. Projects that are independent of other work were given the highest score, as these provide the greatest flexibility for future implementation. Projects that are sequence dependent, or require other work to take place before they can be implemented, were scored lower.

1- Cannot be constructed until other projects have been completed.

2- Project must be constructed before other projects can be completed.

3- Standalone project that can be constructed at any time.

Stormwater Benefit

Projects were also evaluated on their potential to provide stormwater benefit to the park and surrounding area. Projects that support the implementation of stormwater infrastructure were given the highest score, as they have the potential to provide stormwater benefit to the surrounding community and support other projects that are unable to effectively manage stormwater due to scope or site constraints.

1- Little or no stormwater management infrastructure

2- Moderate stormwater management infrastructure

3- Significant stormwater management infrastructure

Cost $$$

Finally, projects were scored based on their estimated cost to implement. Projects with lower costs scored the highest, as they are easier to fund raise for and implement. Projects with higher costs require more planning and funding sources, and scored lower.

1- Significant cost, $3M and higher

2- Moderate cost, $1M to $3M

3- Low cost, $1M and under.

Priority Organization

After each project was scored, they were then further evaluated and organized into groups or 'Tiers'.

Tier 1 Priority Projects

Tier 1 represents projects that are high community priority, relatively lower-cost, standalone construction projects. These projects provide the greatest community impact and are more readily achievable from a construction sequencing and fundraising perspectives. Tier 1 projects should be the initial focus for implementation.

These projects do not need to be constructed in the sequence shown, however projects that provide stormwater benefits should be implemented first, as they can accommodate potential stormwater impacts from future phases.

Tier 2 Priority Projects

Tier 2 represents projects that are high community priority, but must follow a specific sequence for construction and implementation. These projects have been organized in a sequence that minimizes the disruption of park uses and amenities to the greatest extent possible. Consideration should be made to grouping projects together into larger efforts, as this will help expedite completion and deliver community priorities.

Tier 3 Priority Projects

Tier 3 represents projects that are standalone construction projects, but are not deemed to be high community priorities. These should be viewed as 'projects of opportunity' and be considered if specific funding sources become available that would facilitate implementation. The order in which these projects are organized is not critical, but projects with stormwater benefits should be implemented sooner.

Tier 4 Priority Projects

Tier 4 projects were categorized as park-wide improvements that can be easily implemented incrementally or in larger capital investment projects. These projects are generally ongoing maintenance, repairs, and upgrades of existing park amenities and infrastructure that the Action Plan proposes to preserve and keep in its current configuration.

Budget Considerations

The COVID-19 pandemic and subsequent supply chain issues and labor shortages have had a profound impact on the design and construction industry. Recent pricing for labor and materials has become volatile and unpredictable. Due to the uncertainty around cost estimation, the Action Plan does not list estimated project budgets, as these numbers could be unreliable depending on changing market conditions and the timing of implementation.

The Action Plan does however provide guiding design principles, anticipated project scope, and recommendations for consultant teams. It is the intention that these resources will help the city and their partners properly and accurately budget for the design and construction of priority projects when funding becomes available.

PRIORITY PROJECT MATRIX

		COMMUNITY PRIORITY	CONSTRUCTION SEQUENCE	STORMWATER BENEFIT	COST	SCORE
TIER 1	Rectangular Field Improvements	3	3	3	$$$ 3	12
	Traffic Calming / Beechwood Blvd.	3	3	3	$$$$$$ 2	11
	Existing Entrance Upgrades	3	3	1	$$$ 3	10
	New Entrances & Pathways	3	3	1	$$$ 3	10
	Terrace Garden Restoration	3	3	1	$$$$$$ 2	9
TIER 2	Playground/Splash Pad Relocation	3	2	1	$$$$$$ 2	8
	Basketball Court #1 Relocation	2	2	2	$$$ 3	9
	North Parking Lot & Basketball Court #2	3	1	3	$$$$$$$$$ 1	8
	Community Green & Plaza	3	1	2	$$$$$$ 2	8
TIER 3	Olmsted Rain Garden	2	2	2	$$$ 3	9
	Mellon Lawn & Frew Knoll	2	2	1	$$$ 3	8
	Little League Baseball Field Upgrades	2	2	1	$$$$$$ 2	7
	Community Garden Space	1	2	1	$$$$$$ 2	6
	Pickleball Court	1	3	1	$$$ 3	8
	Full-sized Baseball Field Upgrades	1	3	3	$$$$$$$$$ 1	8
	South Parking Lot Upgrades	2	1	2	$$$$$$ 2	7
TIER 4	'Campus' Facility Upgrades	2	2	1	$$$$$$ 2	7
	Pathway & Lighting Improvements	3	2	1	$$$$$$ 2	8
	Historic Walls & Fence Restoration	1	2	1	$$$$$$ 2	6
	Tree Planting	3	2	3	$$$ 3	11
	Lawn Conversion	1	2	2	$$$ 1	6
	Site Amenity Upgrades	3	2	1	$$$ 3	9

DESIGN PRINCIPLES AND DESIGNER QUALIFICATIONS

The scope, scale, and complexity of the proposed Action Plan improvements necessitate a phased implementation approach. The Action Plan will require the efforts of multiple design consultants and professionals to design, permit, and implement the various projects identified in this plan. Establishing clear design standards and design intent at the outset is fundamental to ensuring consistency and continuity across the various improvement projects. This section lays out the overall design principles and designer qualifications for all projects implementing the Mellon Park Action Plan. The pages that follow add detail on guiding principles, scope, and the required design team for each of the priority projects.

Design Principles

The guidelines set forth in this section provide a framework for consultants and design professionals to work within, while still providing space to apply their creative talents and professional experience towards a unified vision for the park. Regardless of project scope and scale, the following design guidelines, principles, and considerations should be applied to all projects:

- Projects should be designed with consideration to how they enhance and reinforce connectivity between both sides of the park.
- Projects should consider and advance the goals of equity, inclusion, and accessibility.
- Projects should consider the historic characteristics and context of the park and ensure the proposed improvements respect the park's extant historic features and setting.
- Projects should consider potential impacts to existing trees and minimize, mitigate, and avoid those impacts to the greatest extent possible.
- Projects should consider potential impacts to stormwater management and explore opportunities to improve stormwater management.
- Materials, equipment, and site furnishings should be carefully selected to be durable, meet city standards, and be appropriate for use in both sides of the park.
- Projects should consider creative opportunities to incorporate art beyond the city's Percent for Art requirement.
- Projects should include some level of additional community engagement to confirm community priorities and have more focused, detailed discussions about project scope with community members.

Designer Qualifications

In order to ensure the Action Plan is implemented to the highest quality design and construction standards, it is critical that experienced consultants and design professionals be selected for every phase of the project. The following criteria are recommended qualifications for design consultants for consideration when soliciting professional services. The list is not exhaustive, and additional consultants or qualifications can and should be considered as required.

Landscape Architects

Landscape architects should generally be the prime consultant and lead the design process for all projects. Qualified landscape architects should have demonstrated experience working in complex urban park spaces as the project lead. Preferred landscape architects should have experience leading the community engagement process, developing creative and appropriate design solutions, coordinating with appropriate city agencies, and overseeing bidding and construction to ensure projects are implemented correctly and to a high standard.

Dependent on project scope, qualified landscape architects should be selected based on their expertise in current design standards and practices in specialized areas, including but not limited to: historic preservation and restoration, athletic field and court design, playground spaces, multi-modal paths and transportation, stormwater management and green infrastructure.

Preservation Landscape Architects/ Landscape Historians

A preservation landscape architect or landscape historian should be retained primarily in an advisory role. If appropriate based on project scope, and if experience and qualifications justify, a preservation landscape architect can serve as the prime consultant and lead designer.

Qualified preservation landscape architects or landscape historians should have demonstrated experience working in historic or heritage landscapes in public spaces. Preferred consultants should have a proven capability to study historic landscapes, understand the historic integrity and design features, and make conscientious alterations, upgrades, or improvements to meet contemporary uses and needs.

Civil/Stormwater Engineers

Civil engineers and stormwater management professionals should generally serve an important subconsultant role on all projects. Civil engineers should have demonstrated expertise working in parks and public open spaces, and provide creative stormwater solutions while respecting function, programming, and aesthetics in park spaces. Qualified civil engineers and stormwater professionals should have extensive experience in cutting edge, green infrastructure technologies and practices.

Architects

Architects should generally serve a subconsultant role for any projects requiring the construction of buildings or park structures. Qualified architects should have demonstrated expertise designing park buildings and support structures that work in harmony with the landscape and park features. Preferred architects will also have extensive experience working in historic spaces, and display an ability to blend historic context with contemporary design.

Traffic Engineers

Traffic engineers should serve as prime consultants on any roadway improvement projects, but should also be considered in a subconsultant role for parking lot improvements or multi-modal pathway projects. Qualified traffic engineers should have extensive experience working in park and public open space settings, and demonstrated understanding of cutting edge multi-modal transportation technologies and design practices.

Structural, Geotechnical, and MEP Engineers

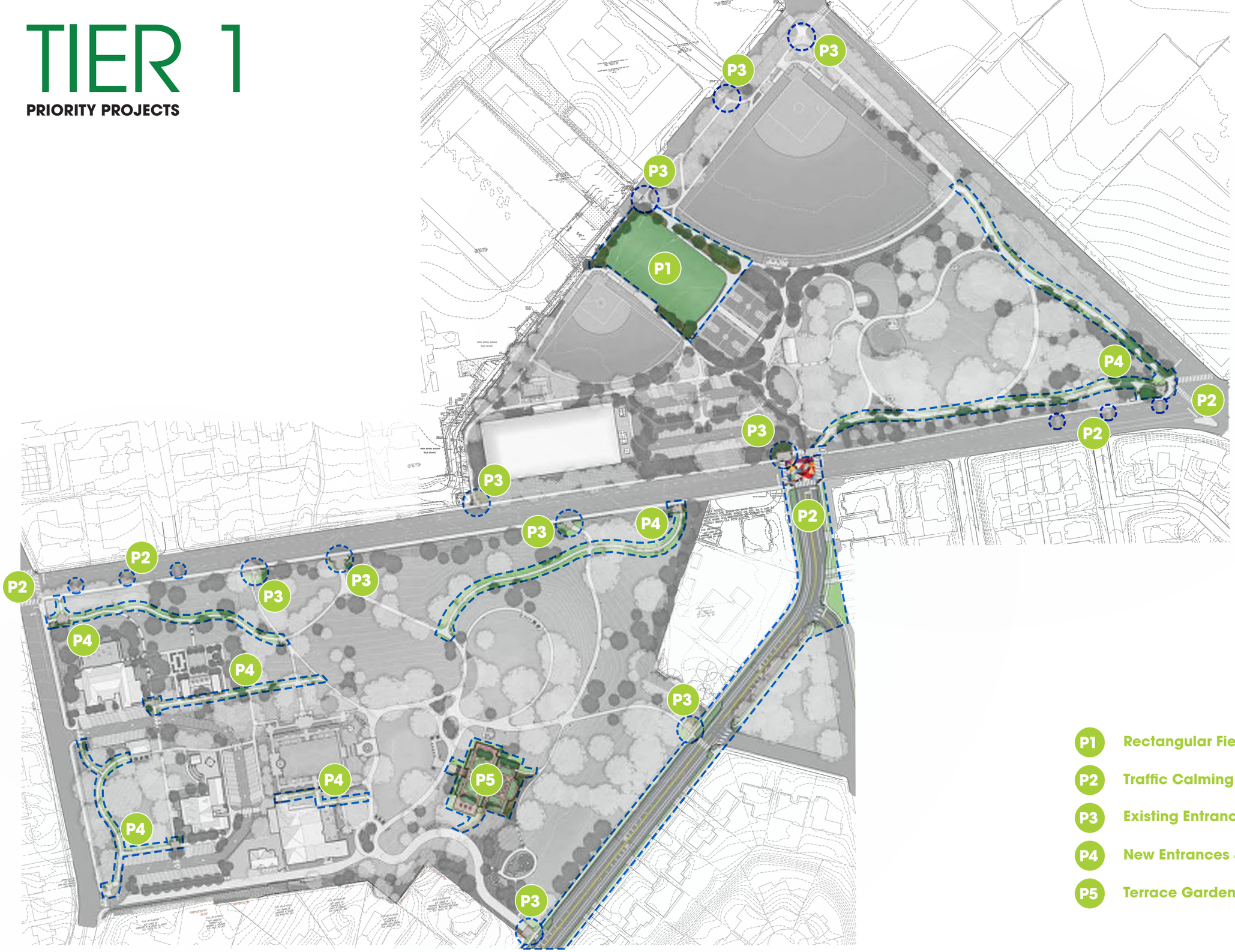
Structural, geotechnical, and mechanical, electrical, and plumbing (MEP) engineers should serve in a support role on relevant projects that may require their respective expertise. Qualified engineers should have extensive experience working in parks and public open spaces, and have a strong understanding of the complexities and priorities of public park projects.

Arborists

Arborists should be considered for any project where major tree impacts are anticipated. Qualified arborists should have extensive expertise in evaluating potential tree impacts and developing creative solutions to minimize and mitigate negative impacts to existing trees, and maintain and improve the overall health of the existing tree canopy.

TIER 1

PRIORITY PROJECTS



- **P1** Rectangular Field Improvements
- **P2** Traffic Calming & Beechwood Blvd.
- **P3** Existing Entrance Upgrades
- **P4** New Entrances & Pathways
- **P5** Terrace Garden Restoration

P1

TIER 1 PRIORITY PROJECT

RECTANGULAR FIELD IMPROVEMENTS



SCOPE

1. Rectangular field, approximate minimum dimensions of 150' x 180' with crowned field grading and under-drainage.
2. Athletic field lighting.
3. Terraced seating,seat walls, bike racks, drinking fountain, and other amenities.
4. Stormwater storage and associated infrastructure.
5. New sidewalk, shared-use path, pathways, and stair connections.
6. Retaining wall, height to be determined.
7. New trees and naturalized planting areas.
   - Electrical and water connections to accommodate events and field maintenance.
   - Restoration of ancillary areas to lawn space.
   - Thoughtful incorporation of sculpture or art.

Guiding Concepts

The rectangular field is intended to provide informal practice space for youth football, soccer, cheer, and other sports. The field should be sized to provide adequate space to facilitate practices and skill development. Ideally, the field should be at least half of a regulation football field, or a U-10 soccer field.

The space should be flexible to accommodate both organized practices, informal field use, and host community events. Terraced seating and site amenities should be thoughtfully integrated into the design to make it a desirable location for field users and community members alike. The designers should incorporate water and power access to facilitate field maintenance and event management.

The field should be appropriately graded with a center crown and provide adequate drainage to ensure playability in wet conditions or after storm events. Field lighting should be included to allow for evening use.

The rectangular field is an ideal location for potential stormwater storage. At a minimum, stormwater infrastructure should be designed to capture and treat runoff associated with this project and later Tier 1 Priority projects. Additional storage should be considered as grant opportunities or funding partners allow.

Other considerations

Permitting of the field space should give priority to youth football, cheer, soccer, and other sports that utilize a rectangular field. The field should only be used 500-600 hours per year.

If funding allows, the Rectangular Field Improvements and Little League Baseball Field Upgrades projects could be designed and constructed as part of the same phase.

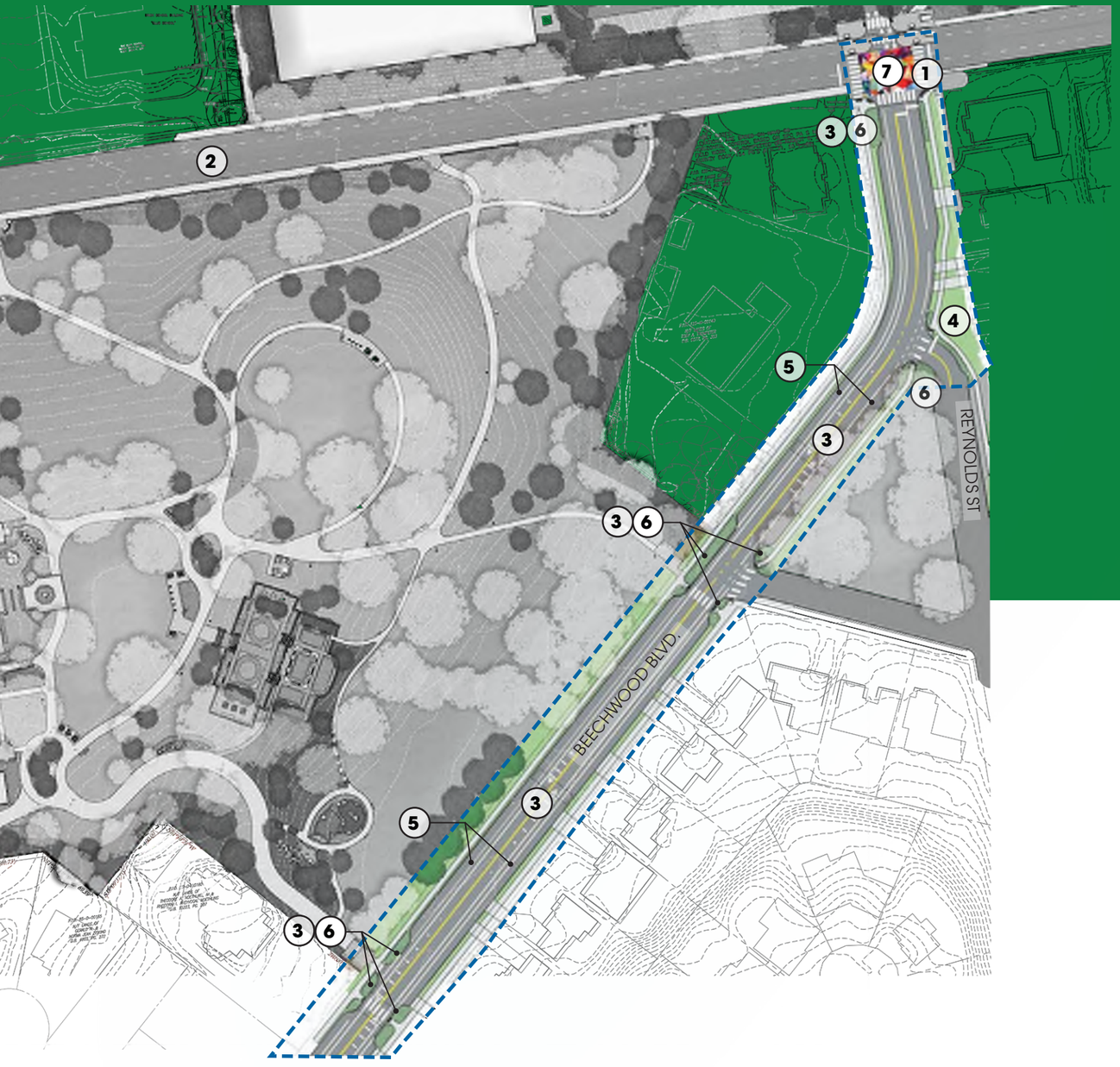
RECOMMENDED CONSULTANT TEAM

- Landscape Architect (Prime)
- Civil Engineer
- Structural/Geotechnical Engineer
- Electrical Engineer
- Event Space Planner
- Artist
- Arborist

P2

TIER 1 PRIORITY PROJECT

TRAFFIC CALMING & BEECHWOOD BLVD IMPROVEMENTS



Guiding Concepts

Providing safe access to the park for pedestrians and cyclists is one of the biggest priorities of the community. At a minimum, traffic signals should be reprogrammed to provide a pedestrian-only crossing phase at the intersections of Shady and Fifth Avenues, Beechwood Blvd and Fifth Avenue, Fifth and Penn Avenues, and Penn Avenue and Bakery Square Blvd. These crossing phases should be pedestrian activated to limit the impact on vehicular traffic through the area.

Additional traffic calming measures should be considered at Fifth Avenue, including reducing the speed limit to 25 MPH, and the incorporation of transverse markings to alert drivers to the speed reduction.

Beechwood Blvd should serve as the main pedestrian route of connection between the two sides of the park. As such, the roadway improvements should be designed to calm traffic and encourage pedestrian and cyclist use. Trees and rain garden planting should be considered to provide a more 'park-like' aesthetic. Direct connections to the Lyndhurst Green open space should also be factored into the design.

The proposed road improvements also provide an opportunity to integrate stormwater storage in the right-of-way. It is of paramount importance that the street trees be protected and that proposed stormwater interventions and utility connections consider impacts to root systems of adjacent trees.

Other Considerations

The city should study and seriously consider additional traffic calming measures along Fifth Avenue. Potential traffic calming measures on Shady Avenue and Penn Avenue should also be studied and considered.

SCOPE

1. Dedicated pedestrian-only crossing phase at signalized intersections.
2. Reduction of speed limit to 25 MPH and transverse markings Fifth Avenue.
3. Reconstruction of Beechwood Boulevard to include bulb outs, speed humps and raised crosswalks.
4. Reconfiguration of intersection of Beechwood Blvd and Reynolds Street.
5. Subsurface stormwater storage below bike and parking lanes.
6. Tree plantings, rain gardens and surface stormwater storage at bulb outs.
7. Art interventions to reinforce Beechwood pedestrian connection.

RECOMMENDED CONSULTANT TEAM

- Civil Engineer (Prime)
- Traffic Engineer
- Landscape Architect
- Geotechnical Engineer
- Artist
- Arborist

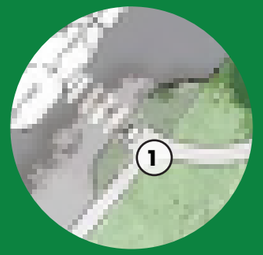
P3

TIER 1 PRIORITY PROJECT

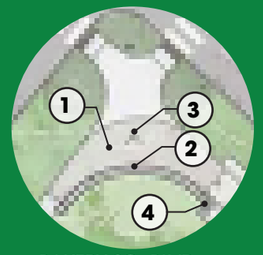
EXISTING ENTRANCE IMPROVEMENTS



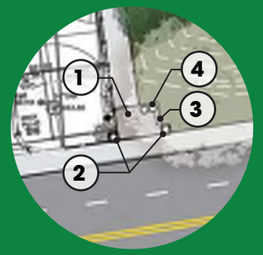
BAKERY SQ. BLVD & SALLY'S PATH



BAKERY SQ. BLVD & LIVING PLACE



BAKERY SQ. BLVD & PENN AVE



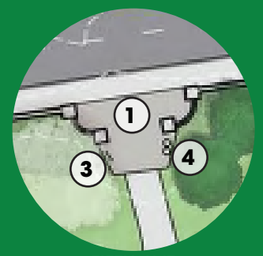
FIFTH AVENUE @ TENNIS BUBBLE



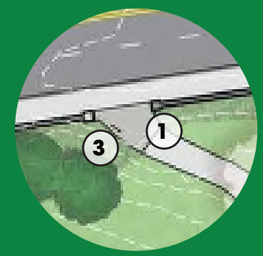
FIFTH AVE & BEECHWOOD BLVD



FIFTH AVE (WEST ENTRANCE)



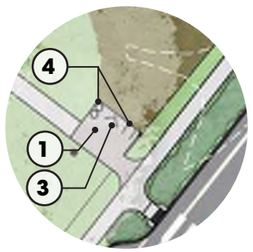
FIFTH AVE (MAIN ENTRANCE)



FIFTH AVE (EAST ENTRANCE)



BEECHWOOD BLVD (WEST ENTRANCE)



BEECHWOOD BLVD (EAST ENTRANCE)

SCOPE

1. New entry plazas with specialty paving at existing entrances.
2. Seat walls, piers, or other form of gateway where appropriate.
3. Park identification, wayfinding, and interpretive signage where appropriate.
4. Benches, trash receptacles, bike racks, and other site furnishings where appropriate.

- Ancillary site work.

Guiding Concepts

The existing park entrances should be upgraded to provide clarity, consistency, and uniformity to how park users experience an open and welcoming sense of arrival at both sides of the park. These entrance upgrades will provide a sense of identity for Mellon Park as a whole and help to unify the two sides of the park.

Designers should consider the organization of signage, site amenities, and materials at all park entrances, as well as the appropriateness of defining primary and secondary park entrances. The standards identified in this project will apply to future entrances and other projects.

Improvements to park entrances should include the creation of appropriately scaled entry plazas, coupled with signage and site furnishings to clearly identify Mellon Park as public open space. Where appropriate, piers, walls or some other form of 'gateway' should be incorporated into the entry sequence.

Park signage should be thoughtfully integrated into existing entrances using the city's signage standards. Designers should consider which entrances should receive park identification signage, wayfinding signage, interpretive signage, or a combination of the three. Interior park signage should also be considered as appropriate.

Material choices need to be carefully selected to ensure appropriateness in the context of both historic and non-historic site features.

OTHER CONSIDERATIONS

If funding allows, the New Entrances and Pathways project (P4) could be designed and constructed as part of the same phase. Park identification signage at entrances should be considered a high priority, and can be installed before entry plaza work if funding allows.

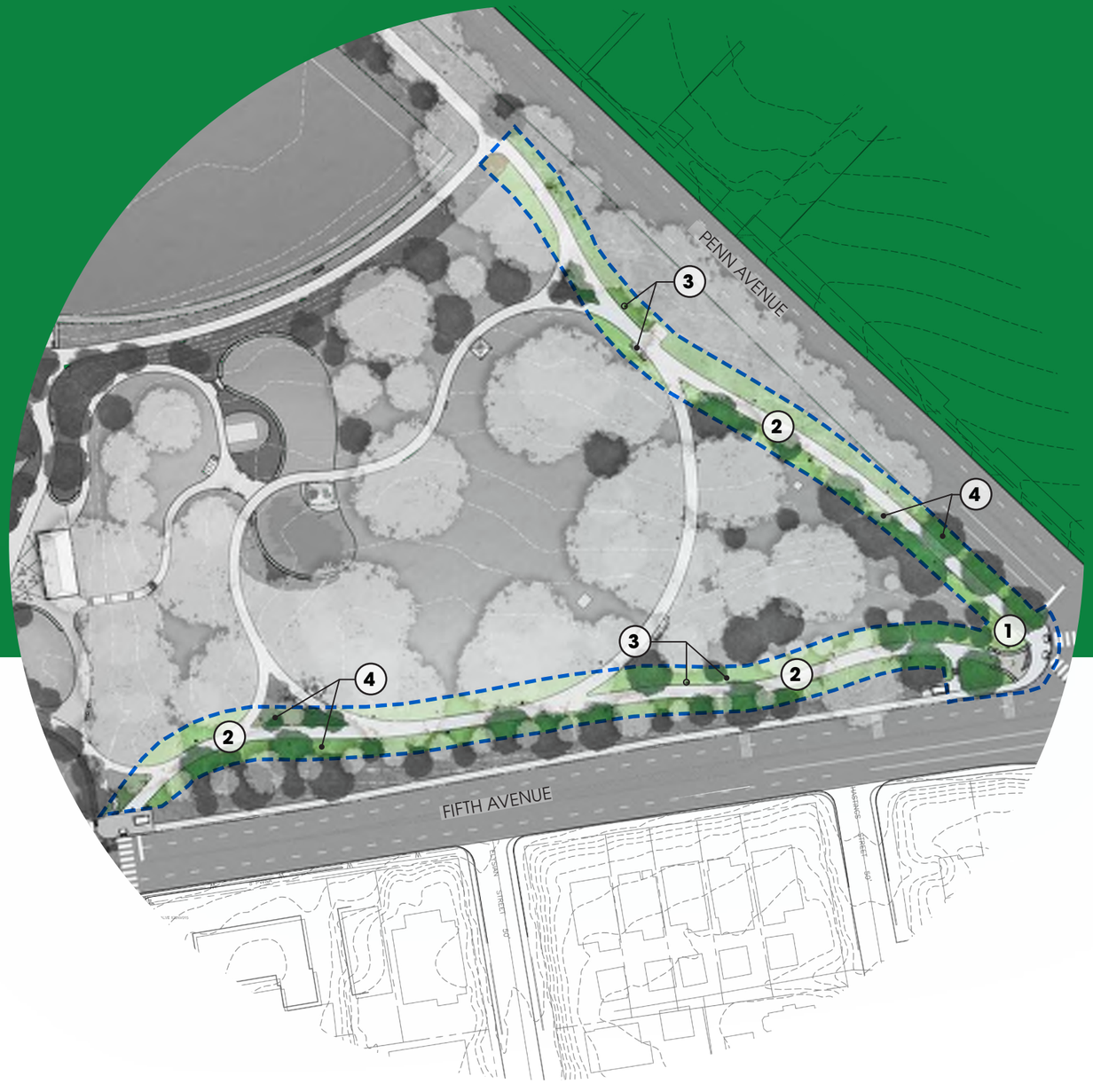
RECOMMENDED CONSULTANT TEAM

- Landscape Architect (Prime)
- Preservation Landscape Architect/ Historian
- Civil Engineer
- Structural/Geotechnical Engineer
- Artist
- Arborist

P4

TIER 1 PRIORITY PROJECT

NEW ENTRANCES & PATHWAYS NORTH



Guiding Concepts

New park entrances and pathways should be designed to increase opportunities for park access and improve connectivity between current and future park amenities. Park entrances should follow the signage and material design standards set forth during the P3-Existing Entrance Upgrades project. In general, all new pathway connections shall meet ADA requirements to greatest extent achievable.

Improvements on Mellon Park North should focus on creating a new park entrance at the corner of Fifth and Penn Avenues. Pathway improvements should establish new shared use paths, connecting the corner of Fifth and Penn Avenues to the park entrance at Fifth and Beechwood and to the existing 10'-wide shared use path running parallel to Penn Avenue (adjacent to the full-sized baseball field).

Improvements in Mellon Park South should focus on creating additional points of entry and provide better connections to the 'campus' facilities located in the western portion of the park. A new park entrance should be established at the corner of Fifth and Shady Avenue, reincorporating the existing historic stairs and providing an accessible route. A new park entrance should also be provided at the eastern most portion of the Fifth Avenue park edge, in the approximate location of the Darsie Residence driveway that once existed on site. Pathway connections should be established from these new entrances into the interior of the park and make stronger connections between the existing buildings and the rest of the park.

Designers should consider the incorporation and implementation of pathway lighting, benches and other site furnishings, tree planting, and other associated site work closely associated with new pathways and entrances.

SCOPE

Mellon Park North

1. New park entrance at the corner of Fifth and Penn Avenues with specialty paving, stairs, accessible route, seat wall, signage, trash receptacles and bike racks.
2. 10'-wide shared-use pathways with appropriate signage and pavement parkings.
3. Pathway lighting and site furnishings where appropriate.
4. New tree planting and ancillary site work.

P4

TIER 1 PRIORITY PROJECT

NEW ENTRANCES & PATHWAYS SOUTH



OTHER CONSIDERATIONS

If budget allows, consideration should be given to grouping the New Entrances and Pathway project with the Existing Entry Upgrades project (P3). Additionally, there may be opportunity to group this work with general pathway upgrades and maintenance work required in the park (P18).

RECOMMENDED CONSULTANT TEAM

- Landscape Architect (Prime)
- Preservation Landscape Architect/ Historian
- Civil Engineer
- Structural/Geotechnical Engineer
- Artist
- Arborist

SCOPE

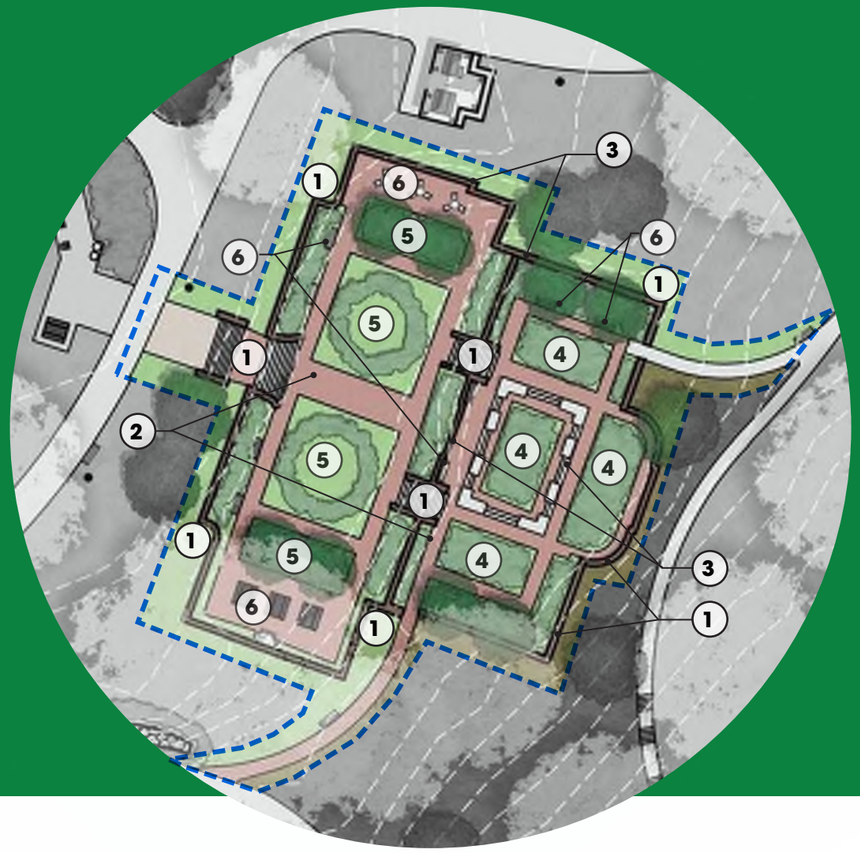
Mellon Park South

1. New park entrances at the corner and the eastern most portion of the Fifth Avenue edge with specialty paving, signage, seat walls, trash receptacles and bike racks.
2. Pathway connections from new entrances and 'campus' area to the interior of the park, including new accessible routes.
3. Pathway lighting and site furnishings where appropriate.
4. New tree planting and ancillary site work.

P5

TIER 1 PRIORITY PROJECT

TERRACE GARDEN RESTORATION



SCOPE

1. Restoration, repair, and reconstruction of all historic walls and stairs.
2. Restoration of historic paving patterns.
3. Reconstruction/reinterpretation of all coping, balustrades, sculptures, and other site features using contemporary materials.
4. Preservation of existing trees and the Shakespeare Garden on the lower terrace.
5. Reinterpretation of historic planting design using native plant material.
6. New benches, cafe and picnic tables, and other site furnishings.

- Water and electrical connections to facilitate garden maintenance and small scale events.

Guiding Concepts

The Terrace Garden is a unique historic asset in the city's park system. The space should be restored to the same level of quality and thoughtfulness that was provided to the Walled Garden as part of its 2009 restoration effort. These spaces should be considered complimentary to one another, and should be designed accordingly.

The designers should use the Secretary of Interior's Standards for the Treatment of Historic Properties as a guide for the restoration and reconstruction of this historic space. A thorough assessment of the garden walls, stairs, paving, and other structures should be performed to understand which site features can be restored, repaired, or require reconstruction.

The design must also recognize that the function of the garden has changed over the years. It is imperative that the designers strike a balance between restoring and honoring the historic design, and providing for and enhancing contemporary uses. Examples of this include preserving the Shakespeare planting design on the lower terrace, which has been cared for by the Herb Society. Other considerations include reinterpreting the historic planting design of the upper terrace using native plant material, which provide greater biodiversity and habitat opportunities for city wildlife.

A complete, historically accurate restoration of the garden will be cost prohibitive. The designers should carefully consider material choices, construction techniques, and other design options that respect the historic design while being cost effective.

OTHER CONSIDERATIONS

If budget allows, consideration should be given to grouping the Terrace Garden Restoration project with the Olmsted Rain Garden project. This approach would both provide stormwater infrastructure to offset any potential stormwater impacts from the restoration effort.

In lieu of a full restoration effort, it is strongly recommended that work occur to stabilize and remediate sections of the existing walls that are at risk of collapse.

RECOMMENDED CONSULTANT TEAM

- Landscape Architect (Prime)
- Preservation Landscape Architect/ Historian
- Civil Engineer
- Structural/Geotechnical Engineer
- Artist
- Arborist

TIER 2

PRIORITY PROJECTS



P6 Playground/Splash Pad Relocation

P7 Basketball Court #1 Relocation

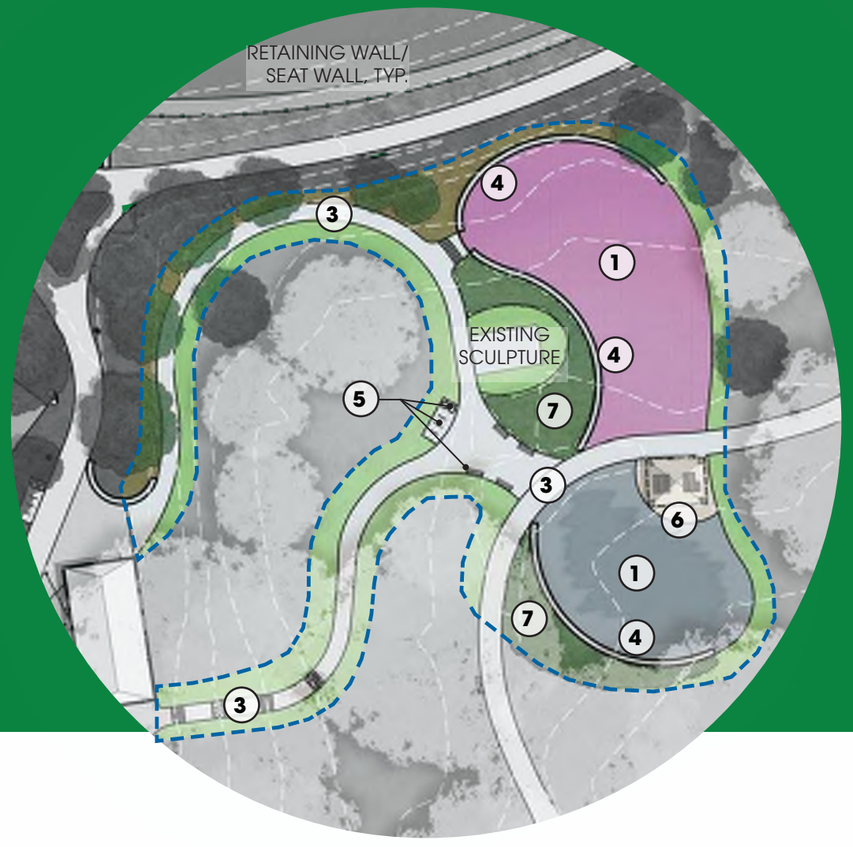
P8 North Parking Lot & Basketball Court #2

P9 Community Green & Plaza

P6

TIER 2 PRIORITY PROJECT

PLAYGROUND & SPLASH PAD RELOCATION



SCOPE

1. New playground space, play equipment, and rubber safety surfacing, approximately 5,250 SF in size.
2. New splash pad, spray features, recirculation system, and associated utility connections, approximately 3,500 SF in size.
3. New accessible pathways and stairs.
4. New seat walls/retaining walls.
5. Benches, bike racks, drinking fountain, trash receptacles, and other site amenities.
6. New ADA-accessible picnic shelter with picnic table seating.
7. New trees and ornamental planting using native plant species.

- Demolition of existing playground, splash pad, and picnic shelter and conversion into temporary lawn space.
- Thoughtful incorporation of sculpture or art.

Guiding Concepts

The playground and splash pad will need to be relocated first to facilitate the proposed reconfiguration of the north parking lot. The proposed location of these spaces is intended to create a 'children's grove' for kids and families, nestled amongst existing trees and located away from vehicular traffic and busier sections of the park.

The design of the play equipment and splash pad should take inspiration from the park's arboretum status. The designers should consider play equipment, colors, and materials that reinforce natural themes and elements, and would be considered appropriate for an arboretum setting. Vertical play equipment should be considered to both give children a sense of immersion in the tree canopy, while also minimizing the footprint on the ground plane. The play spaces and site amenities should also be designed to embrace and encourage the use of the large open lawn space for play, gathering, and other informal uses.

The new playground and splash pad areas should be moderately sized, thoughtfully designed into the existing landscape and topography, and should limit site disturbance to the greatest extent possible. Retaining walls should be used where practical to limit the extents of grading, provide seating opportunities, and provide a sense of enclosure where needed. The designers should also consider the use of slopes and embankments as play elements to accommodate grade changes.

To reduce water consumption and the need for high-flow water service, the proposed splash pad should be designed to operate on a recirculating system. Record plans show existing electrical, water, and sewer utilities are present at the top of the hill in the relative proximity of the proposed play spaces. The designers should evaluate the conditions of these utilities and reuse them to the greatest extent possible to limit utility runs and trenching.

Existing trees and their rootzones must be preserved and protected. An arborist should be included on the project team to evaluate tree health and develop specifications and procedures for the design and construction of the play spaces in and around the tree canopy.

OTHER CONSIDERATIONS

The playground and splash pad areas should also be considered opportunities for artistic expression. Custom pieces that provide play value while serving as an artistic element in the site should explored in the early design stages.

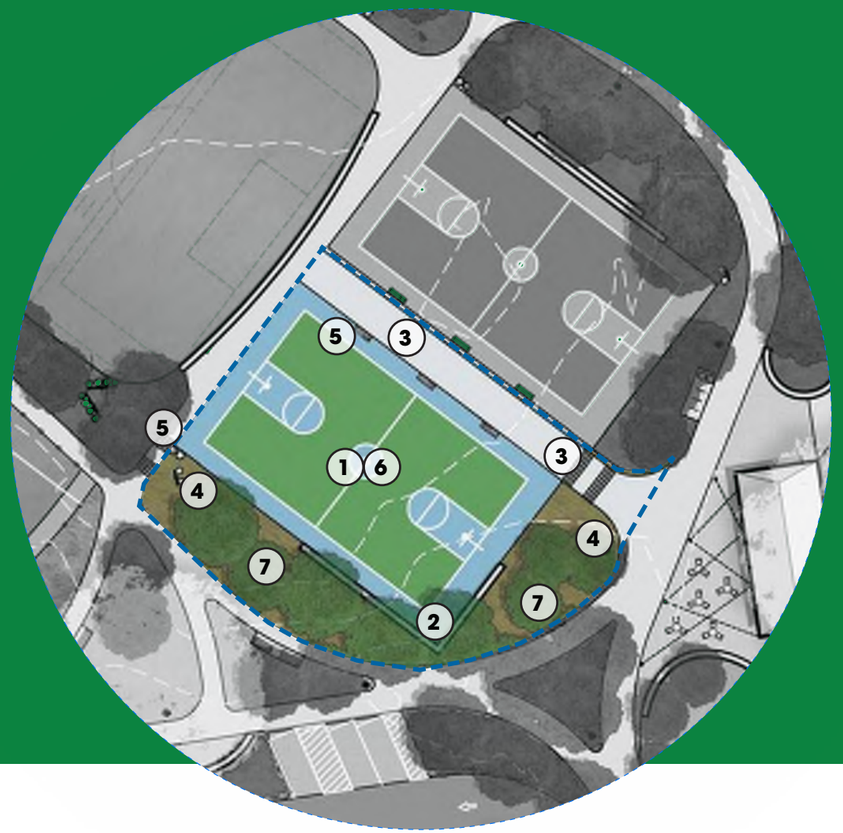
RECOMMENDED CONSULTANT TEAM

- Landscape Architect (Prime)
- Civil Engineer
- Structural/Geotechnical Engineer
- Electrical Engineer
- Event Space Planner
- Artist
- Arborist

P7

TIER 2 PRIORITY PROJECT

BASKETBALL COURT #1 RELOCATION



SCOPE

1. New basketball court, 50'x84', city standard equipment and color sealcoating.
2. Seat wall / retaining wall, height to be determined.
3. Stairs and accessible pathway connections.
4. Court lighting and associated utility connections.
5. Benches, trash receptacles, bike racks, drinking fountain, and other site furnishings.
6. Subsurface stormwater infrastructure and associated utility connections.
7. New trees and naturalized planting areas.
   - Optional: Demolition of one existing court and conversion into temporary lawn space.
   - Thoughtful incorporation of sculpture or art.

Guiding Concepts

The basketball courts will also need to be relocated to facilitate the proposed reconfiguration of the north parking lot. However, the relocation of both courts would impact existing parking spaces, which are already insufficient to support demand. Assuming a phased approach, the relocation of a single court would provide for a space to play basketball when the existing courts are taken offline as part of the parking lot reconfiguration project.

The basketball court should be designed to provide a minimum of 50' x 84' of playing space, with at least 5' of overrun space past the side and endlines. The court should use city standard equipment and color sealcoating. Terrace seat walls should be implemented to help mitigate grade change and provide spectator seating. Bike racks, trash receptacles, and drinking fountains should also be incorporated to ensure user comfort and enjoyment. Court lighting should also be considered to accommodate early evening use in the spring and fall.

The installation of subsurface stormwater infrastructure should also correspond with the basketball court relocation. At a minimum, the stormwater infrastructure should be sized to accommodate run off from the basketball court relocation, as well as any future projects.

The existing courts could remain in place until the North Parking Lot Reconfiguration project. However, the design team should consider demolition of one of the existing courts if a reduction in impervious surfacing is required to meet stormwater ordinances.

OTHER CONSIDERATIONS

This project could be grouped with the larger North Parking Lot Relocation project, however, construction should be sequenced to install the new courts first and ensure no disruption of service to court users.

The basketball court surface should be considered an opportunity for murals or art early in the design process.

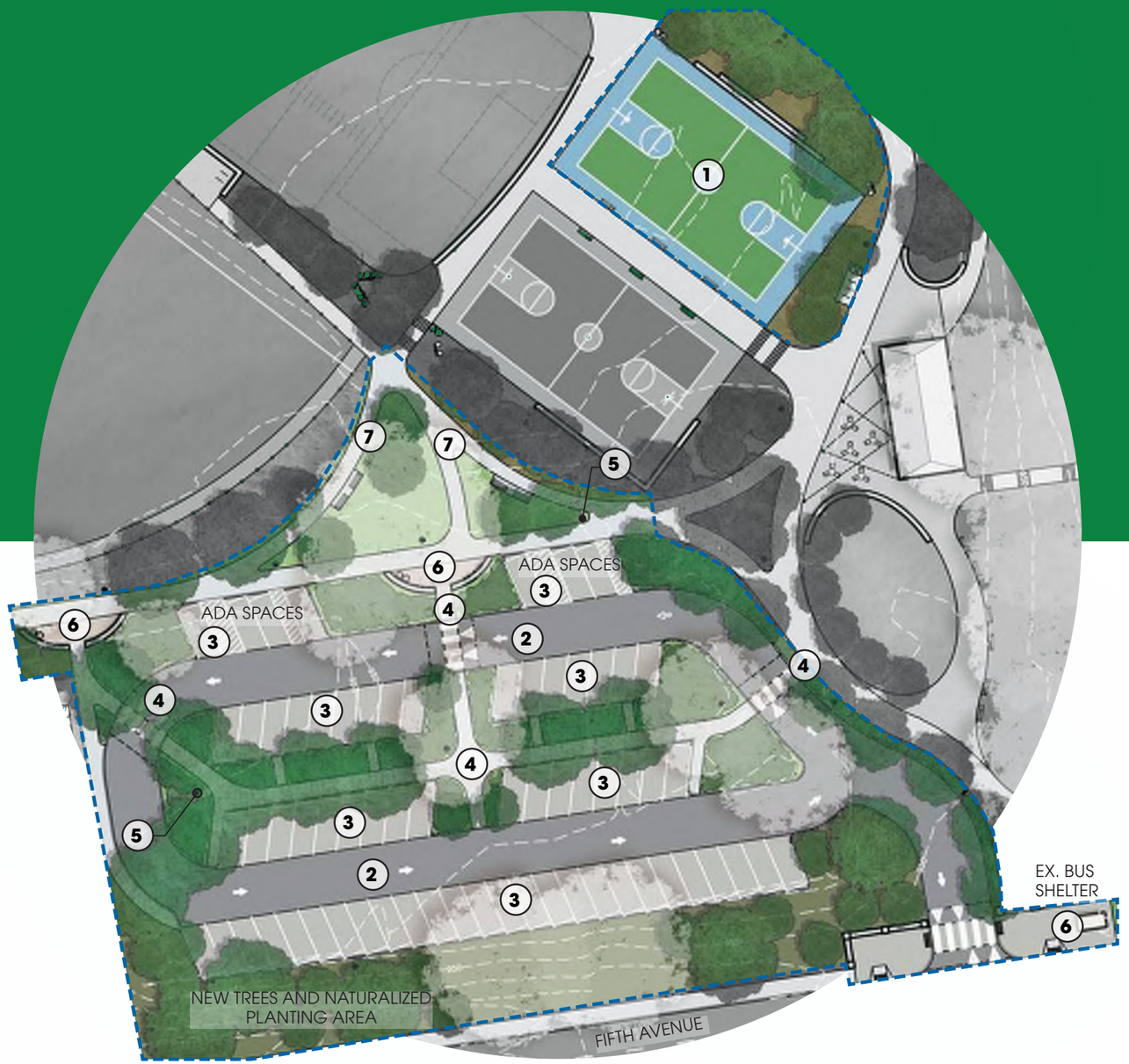
RECOMMENDED CONSULTANT TEAM

- Landscape Architect (Prime)
- Civil Engineer
- Structural/Geotechnical Engineer
- Electrical Engineer
- Artist
- Arborist

P8

TIER 2 PRIORITY PROJECT

NORTH PARKING LOT & BASKETBALL COURT #2 RELOCATION



Guiding Concepts

During the planning process, community members expressed both a desire for expanded parking opportunities and a hesitancy to lose valuable green space to asphalt parking spaces. As such, the design of the relocated and reconfigured North Parking lot should aim to expand parking while maintaining a green, parklike aesthetic.

The parking lot design and layout should prioritize pedestrian safety and limit pedestrian and vehicular conflicts to the greatest extent possible. The design team should consider the use of one-way circulation, angled parking, bump outs, and strategically placed raised crossings to calm traffic and provide safe and clear pedestrian access. Entry plazas and associated pathways should be designed to complete pedestrian connections from the parking area to the rest of the park.

The parking lot design should also incorporate planted islands, tree planting, and porous paving to break-up expanses of asphalt and maintain a parking lot aesthetic that is appropriate for a park setting. While removal of some trees will be required, the design should strive to protect and preserve as many existing trees as possible. The designers should consider how these site features can contribute to stormwater management on site. The parking lot should also be considered an opportunity to implement subsurface stormwater infrastructure.

The second basketball court should be relocated as part of this project. The court should be located adjacent to the previously relocated Basketball Court, and designed to match the dimensions, equipment standards, and sealcoating scheme of Basketball Court #1. Terrace seat walls, court lighting, and site furnishings should be designed to complement the first court and complete the space.

Scope

1. New basketball court, 50'x84', city standard equipment, color sealcoating and stormwater storage.
2. New parking lot layout with one-way circulation and 75-degree angled parking. Provide approximately 59 standard spaces and 6 ADA spaces.
3. Porous paving and subsurface stormwater storage.
4. Raised crosswalks, pedestrian sidewalks, and planted bumpouts and center island with rain gardens.
5. Pedestrian lighting in parking lot.
6. New entry plazas with seat walls and amenities.
7. Associated pedestrian pathway connections and ancillary site work.

OTHER CONSIDERATIONS

The designers should consider sequencing construction to complete Basketball Court #2 prior to constructing the new parking lot area, ensuring no loss in service to park users.

The basketball court surface should be considered an opportunity for murals or art early in the design process.

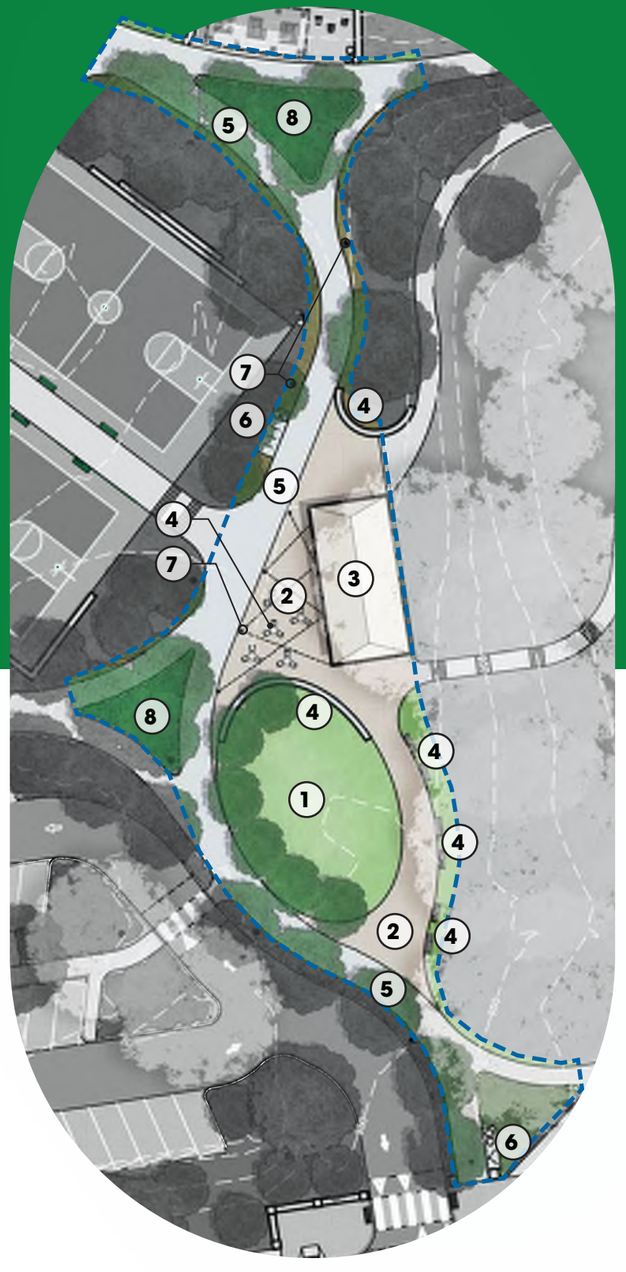
RECOMMENDED CONSULTANT TEAM

- Landscape Architect (Prime)
- Civil Engineer
- Structural/Geotechnical Engineer
- Electrical Engineer
- Artist
- Arborist

P9

TIER 2 PRIORITY PROJECT

COMMUNITY GREEN & PLAZA SPACE



SCOPE

1. Community Green lawn space with tree plantings, approximately 3,000 SF.
2. Community Plaza space with porous pavers.
3. New park building with restrooms, small concessions area, and small storage area, approximately 1,250 SF.
4. Seatwalls, benches, movable cafe seating.
5. 10'-wide shared use pathway with appropriate pavement markings or signage.
6. Trash receptacles, bike racks, drinking fountain, and other site furnishings.
7. Overhead catenary & pathway lighting.
8. New trees, ornamental planting and rain garden planting areas.

- Water and electrical connections to facilitate small events and programs.
- Thoughtful incorporation of sculpture or art.

Guiding Concepts

Taking inspiration from the Mellon Lawn in the south side of the park, the Community Green and Plaza will serve as a central gathering space that draws in park users as they enter the park. The space should act as the hub which all other park amenities are connected to and organized around.

The community green and plaza spaces should be designed to be welcoming, comfortable, and pedestrian-scaled gathering spaces. The designers should carefully consider the placement of static seating, such as benches and seat walls, as well movable site furniture, to provide flexibility and options for groups of varying sizes and changing weather conditions. The use of softer, overhead catenary lighting is also recommended to provide a warmer, more welcoming setting in evening hours.

The restrooms and concessions building should be designed to be attractive and contemporary, while still serving as a durable park building. The designers should consider both prefabricated or modular structures, as well as custom designs. Restroom facilities should be adequately sized to accommodate anticipated park need. Unisex or family changing rooms should also be considered. The concessions area is intended to be a shared space, to be utilized primarily by vendors associated with sports teams or leagues using the field facilities. The space should be equipped to serve refreshments and light snacks only. Storage space for sports equipment or field maintenance equipment should also be considered.

The designers should also consider the reconfiguration and completion of the shared-use path. Careful consideration should be given to pavement materials, markings, and signage to ensure safe pedestrian and cyclist circulation and minimize user conflicts.

Given its prominence, the Community Green and Plaza space has significant potential to serve as a showcase space for public art, including performance art, temporary art installations, or permanent pieces. Art should be budgeted for and strongly considered early in the design process.

OTHER CONSIDERATIONS

The Community Green and Plaza space can only be constructed upon the completion of the playground and splash pad, basketball courts, and parking lot relocation projects. If budget allows, consideration should be made to grouping the project with the North Parking Lot reconfiguration to get this central space constructed sooner.

The Community Green and Plaza should be considered a space to host small-scale community focused events and programming. However, the space should not be considered a permitable space for private or large events.

RECOMMENDED CONSULTANT TEAM

- Landscape Architect (Prime)
- Civil Engineer
- Structural/Geotechnical Engineer
- MEP Engineer
- Event Space Planner
- Artist
- Arborist

TIER 3

PRIORITY PROJECTS

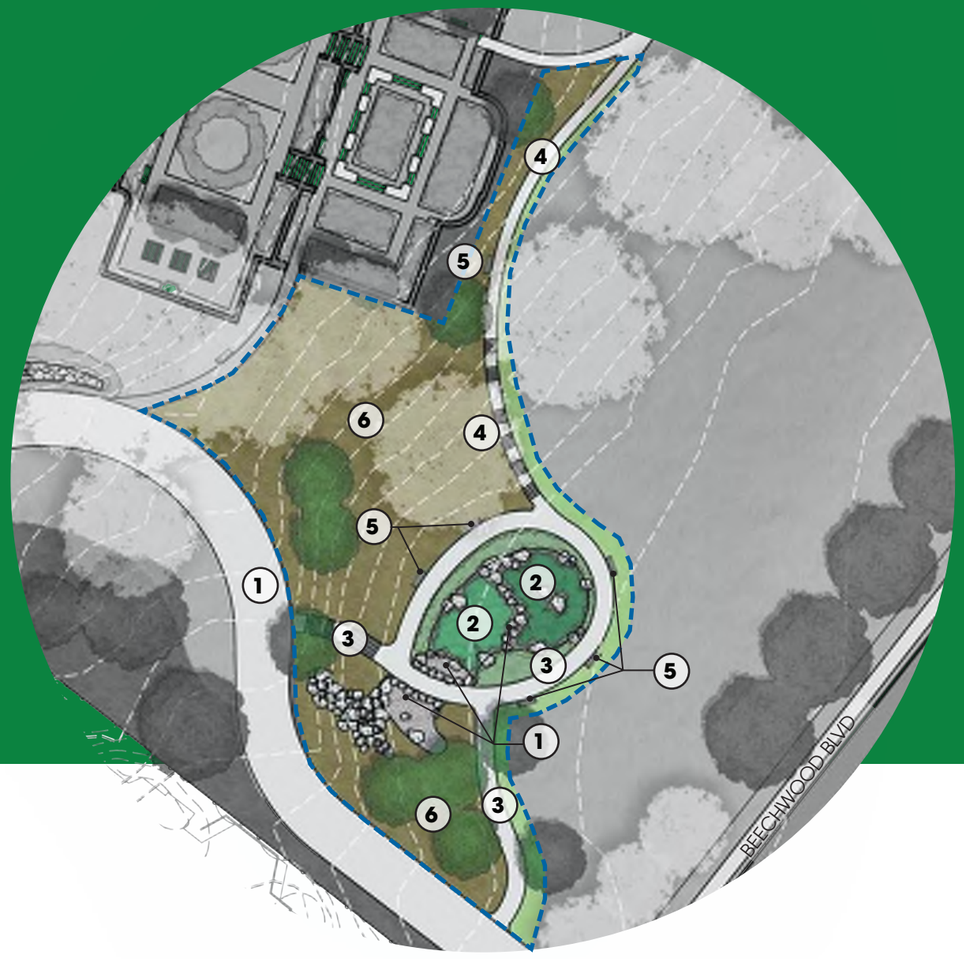


- **P10** Olmsted Rain Garden
- **P11** Mellon Lawn & Frew Knoll
- **P12** Little League Baseball Field Upgrades
- **P13** Community Garden Space
- **P14** Pickleball Court
- **P15** Full-sized Baseball Field Upgrades
- **P16** South Parking Lot Upgrades

P10

TIER 3 PRIORITY PROJECT

OLMSTED RAIN GARDEN



SCOPE

1. Reconstruction of historic garden space as a rain garden with stone forebays, outlet pipes, and associated stormwater infrastructure.
2. Reinterpreted plant palette using historic planting as the basis of design.
3. Reconstruction of historic pathway and stair connections.
4. New pathway and stair connection.
5. Benches, trash receptacles, and other site amenities as appropriate.
6. New tree planting and naturalized planting area.

- Thoughtful incorporation of art or sculpture and interpretive signage.
- Stub connections, sleeves, or other accommodations for future stormwater connections.

Guiding Concepts

The Olmsted Rain Garden should be designed to reconstruct the Olmsted Brother's historic design of the frog pond, but reinterpret the space for contemporary use. The designers should rely on existing plan records and photographs of the historic space as a framework and basis for the rain garden design.

The rain garden should be ornamental in nature. The designers should review the historic planting plans, reuse historic plant selections where appropriate, and identify suitable replacement species that will thrive in a rain garden environment. Replacement plant species should closely resemble the size, texture, form, color, and other characteristics of the original plant selections. Rain garden infrastructure, such as forebays and overflow inlets, should be thoughtfully placed in a manner that respects the historic design. In general, native plant species should be used to the greatest extent possible.

Pathway layouts and grading should mimic the historic design to the greatest extent possible, but should be modified to ensure ADA accessibility and code compliance. New pathways and stairs should be considered to provide greater connectivity to the other spaces in the park.

The rain garden should be designed to provide the greatest amount of stormwater storage achievable, while still honoring the historic design. The designers should consider both surface and subsurface storage, and perform infiltration tests and appropriate site investigations to determine the most appropriate solutions.

The design team should analyze the proposed improvements for the entire south side of the park, and look for opportunities to capture and manage stormwater from future improvement projects. The designers should include sleeves, stub connections or other accommodations to facilitate tying into future stormwater connections where appropriate.

Due to the presence of several mature canopy trees in the immediate vicinity, it is imperative that an arborist be consulted to identify potential tree impacts and develop plans and specifications to protect existing trees.

OTHER CONSIDERATIONS

Given it's stormwater management benefit and potential to capture stormwater from future projects, it is recommended that the Olmsted Rain Garden be one of the first major capital projects to take place in the south side of the park.

The design team should consider relocating the frog sculpture from the Walled Garden to it's original location in the rain garden. Creation of a new sculptural art piece should also be considered.

RECOMMENDED CONSULTANT TEAM

- Landscape Architect (Prime)
- Preservation Landscape Architect/ Historian
- Civil Engineer
- Structural/Geotechnical Engineer
- Artist
- Arborist

P11

TIER 3 PRIORITY PROJECT

FREW KNOLL & MELLON LAWN



SCOPE

1. Accessible pathway at Frew Knoll.
2. Overlook seating area with porous pavers, picnic tables, lounge seating, trash receptacles, water and electrical connections.
3. Mellon Lawn seating area interpreting former front terrace of Mellon Estate with porous pavers, picnic tables, lounge seating, and trash receptacles.
4. Mellon Lawn seating area with porous pavers, picnic tables, trash receptacles, water and electrical connections.
5. Shade structure designed to mimic the former children's playhouse at the Mellon Estate with picnic tables.
6. New trees and ornamental plantings.
7. Pedestrian lighting, bench seating, and pathway upgrades.

- Water and electrical connections to support maintenance or special events.

Guiding Concepts

Improvements to the 'Frew Knoll' and 'Mellon Lawn' should respect and enhance the existing character of these cherished spaces. The proposed interventions should be minimally intrusive while making the spaces more functional and accessible on an everyday basis. The improvements must also consider the organization, management, and facilitation of events that are held in these spaces.

Improvements to the Frew Knoll include a new accessible pathway and overlook seating area. The overlook seating area should be sited to take advantage of sweeping views and provide a visual connection to the north half of the park. This paved space could also be used as a potential stage location for events, and the size, location, and orientation should be considered with this in mind. The overlook seating area should be constructed with permeable paving, if feasible, and include picnic tables, lounge seating, trash receptacles, and other amenities.

Improvements to Mellon Lawn include creating two new seating areas furnished with picnic tables, lounge seating, and porous pavers. The seating area on the eastern portion of the lawn should be designed to mimic the footprint of the front terrace of the former Mellon estate. The second seating space, located on the south portion of the lawn, has the potential to serve as a stage location for events, and should be furnished with water and electrical connections. Additional improvements include upgrades to pathways and lighting and new plantings.

A new shade structure should also be considered at the location of children's playhouse that was once part of the Mellon Estate. The shade structure should be custom built, using historic photos and descriptions of the playhouse as a basis for design.

Due to the presence of several mature canopy trees in the immediate vicinity, an arborist must be consulted to identify potential tree impacts and develop plans and specifications to protect existing trees.

OTHER CONSIDERATIONS

The role and impact of events at the Frew Knoll and Mellon Lawn need to be carefully analyzed and considered early in the design process. A professional specializing in event space planning and design should be consulted to both guide design decisions and develop guidelines. Consideration should be given to defining appropriate event size, rules and regulations, and event infrastructure to minimize the impact that events have on public space.

The designers should explore additional ways to reinterpret or articulate the presence of the former Mellon and Frew Estates.

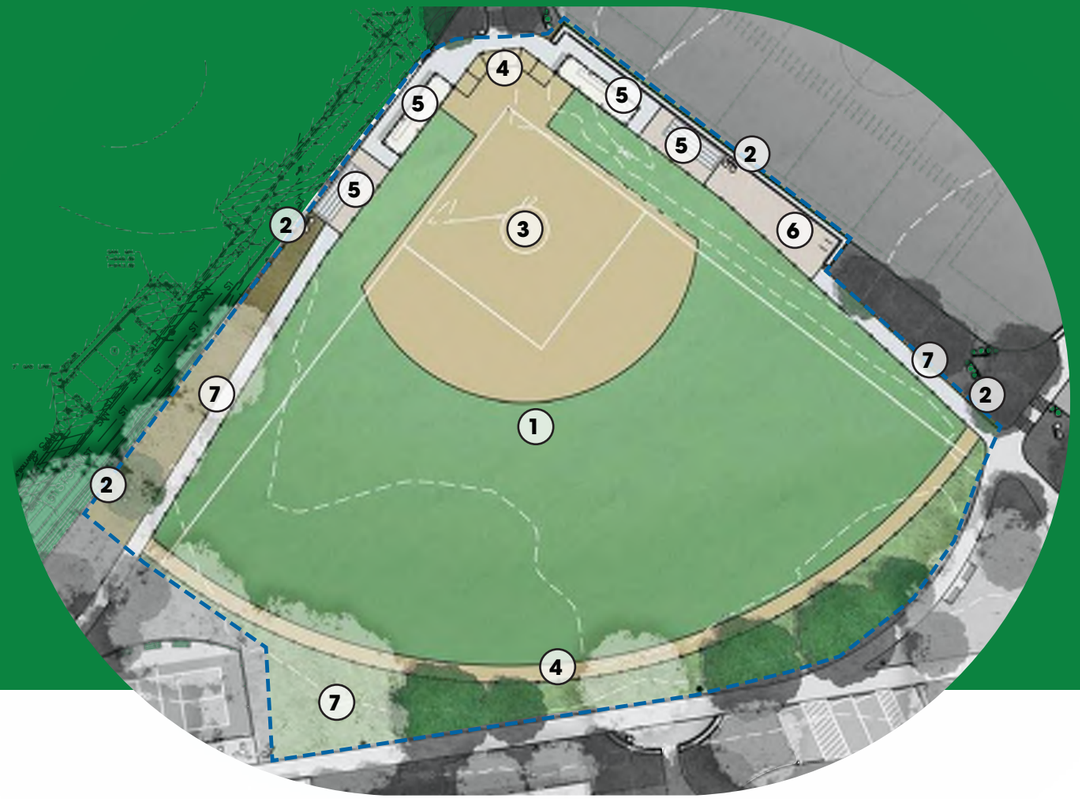
RECOMMENDED CONSULTANT TEAM

- Landscape Architect (Prime)
- Preservation Landscape Architect/ Historian
- Civil Engineer
- Architect
- Structural/Geotechnical Engineer
- Electrical Engineer
- Event Space Planner
- Artist
- Arborist

P12

TIER 3 PRIORITY PROJECT

LITTLE LEAGUE BASEBALL FIELD UPGRADES



SCOPE

1. New field construction with minimum 60' base lines and 200' from home base to center field, outfield fencing and underdrainage and associated utility connections.
2. Field lighting and associated electrical connections.
3. Base anchors and plugs, movable pitchers mound, and other amenities to support different age and user groups.
4. New backstop, fencing, and warning track.
5. Shade structures, players benches, bleachers, bike racks, trash receptacles, drinking fountain, and other site furnishings.
6. Spectator viewing area with porous pavers, bike racks, and trash receptacles.
7. Accessible pathway connections and ancillary site work.

- Water and electrical connections to support maintenance or special events.

Guiding Concepts

The improvements to the Little League Baseball Field (also known as Field 3) will create a full-sized field space with upgraded, quality amenities.

The location and layout of the field should be shifted to provide a minimum distance of 200' from home plate to the outfield fencing. It should be noted that the presence of existing mature canopy trees at the outfield edge will set constraints for fence location, and limits of earthwork and disturbance. The design of the field should accommodate the protection and preservation of these trees.

If possible, the field should be graded with the infield sloping away from the pitchers mound in all directions, and the outfield sloping away from the infield at a consistent 1.5%-2% grade. The field should be designed with sufficient under-drainage to ensure playability after storm events.

The infield should be designed to support youth baseball and softball play at different levels and age groups. Ground anchors and plugs for bases, movable pitcher's mounds, and other field equipment should be considered.

Anticipated grade change between the Little League Baseball Field and Rectangular field may necessitate the use of a retaining wall. It is recommended that an informal 'spectator viewing area' be created, allowing users to stand or set up personal chairs to view sporting events on either field. This space could also be used to set up a stage for community events taking place on the rectangular field space. If possible, porous paving should be considered in this location to limit impervious surfacing.

Additional upgrades include new players benches and shade structures, spectator bleachers, new backstop, fencing, and field lighting to accommodate evening use. Bike racks, trash receptacles, and a drinking fountain should also be incorporated into the design.

OTHER CONSIDERATIONS

It should be noted that a 200' distance to the outfield fence is a minimum dimension, and many little league and softball fields are designed to be 225'. Site constraints prohibit this distance, however taller outfield fencing could help extend the playability for older youth if desired by local leagues.

Field permitting should give priority to youth baseball and softball. The field should only be used 500-600 hours per year.

RECOMMENDED CONSULTANT TEAM

- Landscape Architect (Prime)
- Civil Engineer
- Structural/Geotechnical Engineer
- Electrical Engineer
- Artist
- Arborist

P13

TIER 3 PRIORITY PROJECT

COMMUNITY GARDEN SPACE



SCOPE

1. Renovation or reconstruction of the 'Chicken Coop' building to provide public restrooms, a garden support space, and open-air covered seating area.
2. Community garden teaching space with garden plots, fencing, hose bibs, and other amenities.
3. Children's garden space with sensory planting, play elements, seating, and other amenities.
4. Open, level lawn space with lounge seating and other site amenities to facilitate informal gatherings.
5. New trees and ornamental display gardens.
6. New accessible pathway and stair connections.

- New sewer, water, electrical, and other utility connections as required.

Guiding Concepts

The condition of the 'Chicken Coop' building requires further evaluation to understand if the existing structure can be renovated or if a full reconstruction is required. The assessment should include review of the building's structural components, roof, walls, floors, door and window assemblies, electrical systems, and the feasibility to provide new water and sewer connections to the existing structure. Given it's age, the building should also be assessed for the presence of lead paint, asbestos, and other hazardous materials, and a remediation plan developed accordingly.

Renovations or reconstruction of the 'Chicken Coop' building should occupy roughly the same footprint as the original building. While the exterior architecture should respect the historic design, thoughtful upgrades to materials and design elements should be considered to provide a more contemporary building.

The building should be designed with three separate wings. The eastern wing of the building should be converted into public restrooms. Due to space limitations, single occupancy unisex or family bathrooms should be considered. The center of the building should be constructed as an open-air breezeway with covered seating space. The west wing of the building should be designed as a support space for the proposed garden spaces.

The community garden space should be a learning space, focused on teaching the principals of urban agriculture. The intent is for the space to be operated and maintained by non-profit partners who advocate for improved access to produce for undeserved communities. The designers should work carefully with non-profit partners to design an attractive, functional space that meets their needs and fits in with the character and aesthetic of the park itself.

The children's garden is also intended to be a learning space. The garden should be designed to provide informal, sensory-based play and exploration opportunities for children of all ages and abilities. These garden spaces could also serve as venues for gardening or horticultural classes through other non-profit organizations, such as the Phipps Garden Center.

OTHER CONSIDERATIONS

The success of the Community Garden Space will rely on participation from the city, community, and other non-profit partners. The project should only be considered for implementation when commitments and funding are in place to manage and maintain the space through a memorandum of understanding or other agreement.

If upon assessment, it is determined that the 'Chicken Coop' building is not salvageable, consideration should be made to razing the structure and restoring the area to open lawn space until the project can be fully implemented.

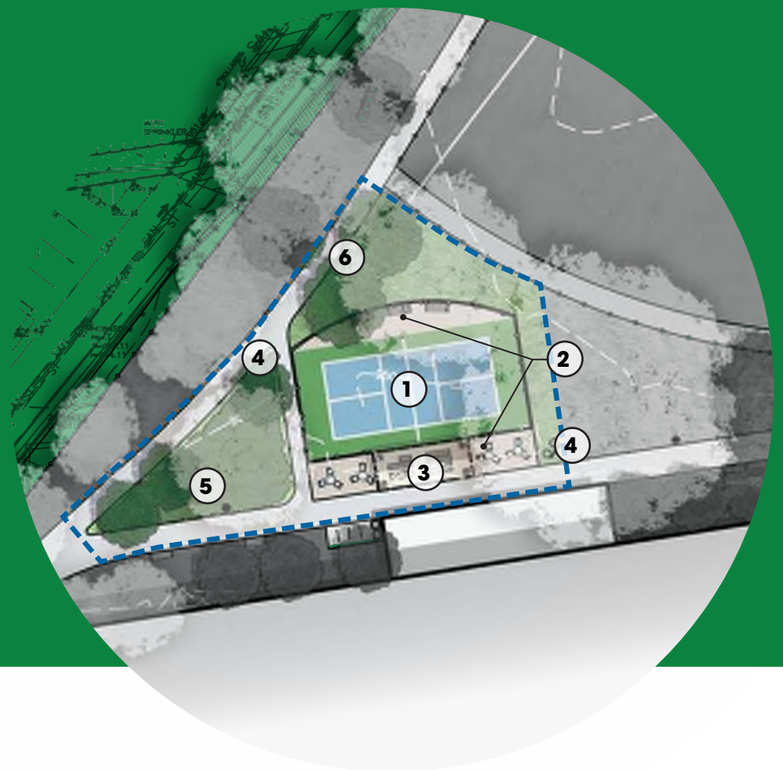
RECOMMENDED CONSULTANT TEAM

- Landscape Architect (Prime)
- Architect
- Preservation Landscape Architect/ Historian
- Civil Engineer
- Structural/Geotechnical Engineer
- MEP Engineer
- Event Space Planner
- Artist

P14

TIER 3 PRIORITY PROJECT

PICKLEBALL COURT



SCOPE

1. New standard size pickleball court- 20'x44' with 5' of overrun space. City standard netting, fencing, and color sealcoating.
2. Benches, trash receptacles,cafe tables, and other site furnishings.
3. Small ADA accessible shade structure with picnic tables.
4. Court lighting and associated utility connections.
5. New tree and rain garden planting.
6. Associated pathway connections and ancillary site work.

Guiding Concepts

The Pickleball Court should be located in the vicinity of the former Citiparks trailer that served as the office space for the Tennis Bubble. The space will provide a new park amenity as well as an informal gathering area.

The court should be designed to standard 20' x 44' dimensions, with a minimum 5' over run area around the sidelines. The court should include 10'-ht chainlink fencing, city standard netting, and sealcoating. A tennis bangboard should also be considered, to allow for informal tennis use when no active pickleball games are occurring.

Additional improvements should include benches, trash receptacles, picnic and cafe tables, and a small shade shelter. The intention of this space is create to an informal gathering space that can serve as spectator seating as well as an outdoor seating area for tennis bubble users to gather while they wait for court time. Court lighting should also be considered for evening use.

Due to the presence of several mature canopy trees in the immediate vicinity, it is imperative that an arborist be consulted to identify potential tree impacts and develop plans and specifications to protect existing trees.

As the new court is somewhat isolated from proposed stormwater management infrastructure, small rain garden areas should be considered.

OTHER CONSIDERATIONS

At the completion of the Action Plan, proposed upgrades to the Tennis Bubble, led by the city, were still in the early design stage. The Action Plan attempts to anticipate these future upgrades, but the final design of the Tennis Bubble addition is very likely to change or expand. As such, the designers will need to thoughtfully adjust the plan to respond to the Tennis Bubble upgrades.

If budget allows, the Pickleball court project and the Little League Baseball Field project could be grouped together.

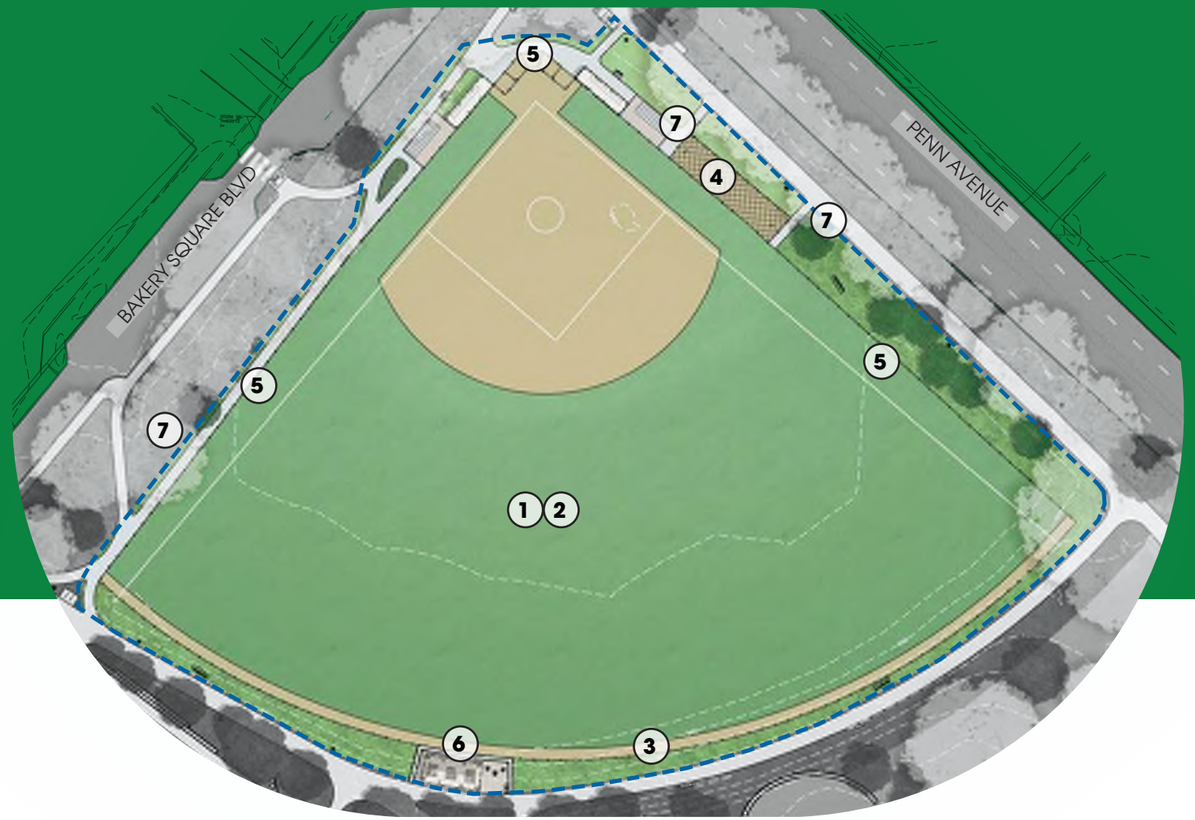
RECOMMENDED CONSULTANT TEAM

- Landscape Architect (Prime)
- Civil Engineer
- Structural/Geotechnical Engineer
- Electrical Engineer
- Artist
- Arborist

P15

TIER 3 PRIORITY PROJECT

FULL-SIZED BASEBALL FIELD UPGRADES



SCOPE

1. Field upgrades or reconstruction, regrading with new field underdrainage.
2. Extensive subsurface stormwater storage and associated utility connections.
3. New outfield fencing and 5'-wide warning track.
4. New batting cage/ bull pen.
5. New fences, backstop, and other field amenity upgrades as required.
6. New overlook terrace with retaining wall, shade shelter, picnic table and lounge seating.
7. Pathway reconfigurations and upgrades and ancillary site work as required.

Guiding Concepts

The full-sized Baseball Field was identified as having the greatest opportunity to incorporate significant stormwater management infrastructure in the form of subsurface storage. While ongoing repairs and maintenance should always be considered, it is recommended that any extensive upgrades or improvements to the field be coupled with the construction of stormwater infrastructure.

New field upgrades should include new outfield fencing and warning track, a batting cage, and general refurbishment or repair of existing field amenities as required. The field should also be regraded and new field underdrainage should be installed to ensure playability after rain events.

A new overlook terrace should be constructed near center field, immediately adjacent to the shared-use pathway. This space is intended to provide a viewing area for spectators, as well as an informal gathering space equipped with picnic tables, lounge seating, and a shade structure. This space also has the potential to serve as an elevated stage space for special community events that may be permitted.

Given the distance from the spectator area to the public restrooms, consideration should be given to provide a location for screened, portable toilet facilities.

OTHER CONSIDERATIONS

While special event permits should be considered, field permitting should give preference to baseball and softball use. The field should only be permitted for 500-600 hours of use per year.

RECOMMENDED CONSULTANT TEAM

- Landscape Architect (Prime)
- Civil Engineer
- Structural/Geotechnical Engineer
- Electrical Engineer
- Artist
- Arborist

P16

TIER 3 PRIORITY PROJECT

SOUTH PARKING LOT UPGRADES



SCOPE

1. New one-way circulation pattern with 75-degree angled parking, 71 standard spaces and 8 ADA spaces.
2. Bump-outs, raised crosswalks, and planted islands
3. Upgraded sidewalks and pathways connections
4. Upgraded pedestrian lighting.
5. New trees and ornamental planting areas
6. Conversion of cobble drive into service access and appropriate signage
7. Porous paving at parking spaces and subsurface stormwater storage where appropriate.

Guiding Concepts

Upgrades in the South Parking Lot should focus on enhancing pedestrian safety and connections, and creating a more green, park-like aesthetic appropriate for the setting.

The layout and dimensions of the existing parking area do not meet current code. Upgrading the current parking layout to meet code would require expansion of the parking footprint. Due to the presence of existing buildings and mature trees, expansion of the current parking layout is not a viable option. Consequently, any improvements or upgrades to the parking lot will result in a net loss of spaces.

One-way vehicular circulation and 75-degree angled parking was selected to provide the greatest amount of parking possible while working within the site constraints. This one-way vehicular circulation also improves pedestrian safety and helps limit pedestrian and vehicular conflicts.

Additional improvements should include bump outs and strategically placed raised crossings to calm traffic and provide safe and clear pedestrian access. The parking lot design should also incorporate planted islands, tree planting, and porous paving to break-up expanses of asphalt and maintain a parking lot aesthetic that is appropriate for a park setting.

The existing cobble drive should be converted into a service drive, intended for use by DPW vehicles or deliveries to the Phipps Garden Center building. Appropriate signage should be incorporated to provide clear direction for drivers.

As the various buildings in the ‘campus’ area provide popular evening classes, it is important that safe, dark-sky compliant lighting be incorporated into the design. The designers should also consider opportunities for stormwater storage where feasible under the reconstructed parking areas.

OTHER CONSIDERATIONS

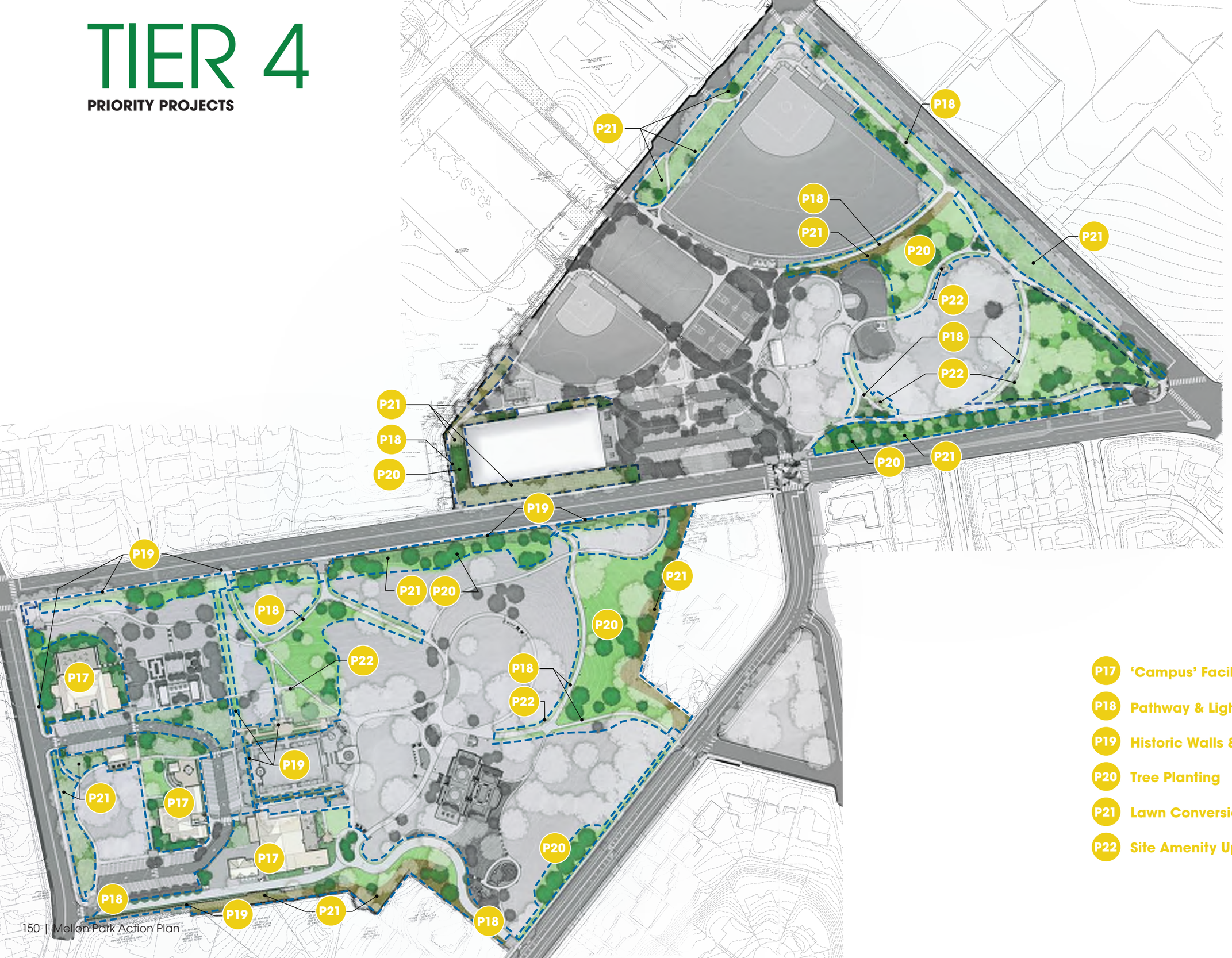
Given that the parking areas are divided into three distinct lots, it is possible to upgrade the parking lot in stages. Consideration should be made to coordinate parking lot upgrades with any major facility improvements being considered for the Marshall Building, Scaife Building, Scaife Garage, or Garden Center.

RECOMMENDED CONSULTANT TEAM

- Landscape Architect (Prime)
- Civil Engineer
- Preservation Landscape Architect/ Historian
- Structural/Geotechnical Engineer
- Electrical Engineer
- Artist
- Arborist

TIER 4

PRIORITY PROJECTS

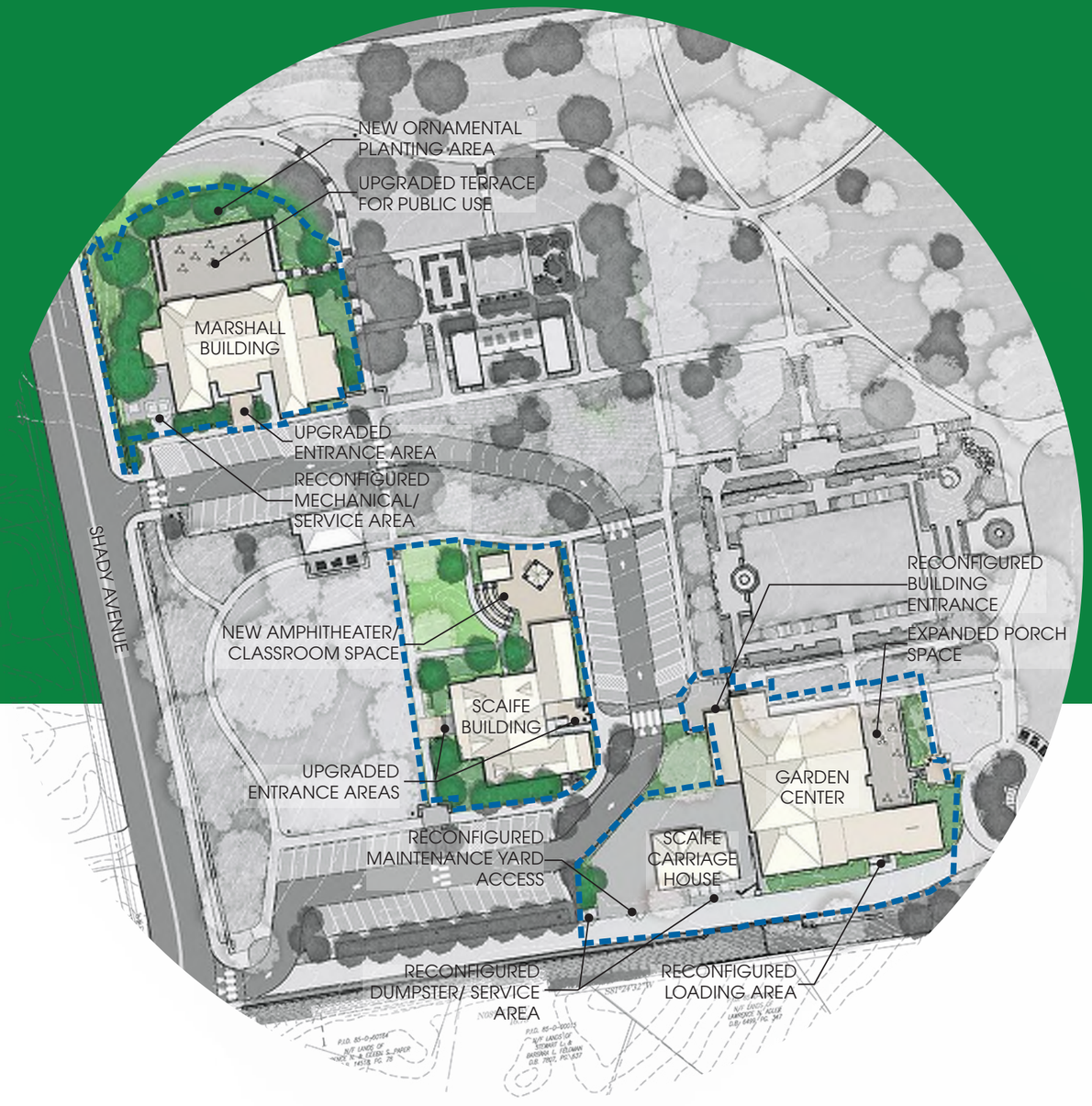


- P17 ‘Campus’ Facility Upgrades
- P18 Pathway & Lighting Improvements
- P19 Historic Walls & Fence Restoration
- P20 Tree Planting
- P21 Lawn Conversion
- P22 Site Amenity Upgrades

P17

TIER 4 PRIORITY PROJECT

CAMPUS FACILITIES UPGRADES



Guiding Concepts

The improvements to the campus facilities are intended to enhance existing spaces and better integrate the buildings and their uses into the fabric of the park. Due to obligations and responsibilities defined by lease agreements, these improvements would likely require coordination and cooperation between the city and current lease holders to implement. All building repairs and upgrades should be sensitive to the historic character and integrity of the architecture.

Improvements to the Scaife Carriage House (currently used by DPW as a maintenance facility) include shifting the access gate and dumpster storage to the cobble service drive. The reconfiguration of the parking area will accommodate a slight expansion of the existing maintenance yard.

Improvements to the Garden Center (currently occupied by Phipps) should include a reorganization of the building entrances and exterior spaces. A new main entrance should be constructed on the west face of the building, providing a clear, intuitive, parking lot adjacent point of entry. The current main entrance, located adjacent to the cobble drive, should be converted to the loading and receiving area for the building. The existing loading area should be removed or converted into an emergency exit, and the terrace should be expanded. Exterior landscape treatments and seating areas should also be enhanced.

Improvements to the Scaife Building (currently occupied by Pittsburgh Center for the Arts and Media(PCAM)) include enhancing existing entrances and outdoor spaces. Consideration should be given to creating a formalized outdoor classroom space for use by PCAM and other programs. Pathways, plantings, and entrances should be upgraded to clarify building access.

Improvements to the Marshall Building (currently occupied by Citiparks) should include reorganization and screening of dumpsters and mechanical equipment, entry plaza upgrades, and planting enhancement. Movable furniture should be considered for the rear terrace space to allow informal public use when events or programs are not occupying the space.

OTHER CONSIDERATIONS

The recommendations provided are intended to improve connectivity and functionality between park and building use only.

Community feedback identified opportunities for greater collaboration between the various lease holders and the programs they offer. Additional consideration, planning, and coordination should be undertaken to improve broader community access to programs, classes, and other services offered in these buildings.

RECOMMENDED CONSULTANT TEAM

- Landscape Architect
- Architect
- Preservation Landscape Architect/ Historian
- Civil Engineer
- Structural/Geotechnical Engineer
- MEP Engineer
- Artist
- Arborist

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TIER 4 PRIORITY PROJECT

PATHWAY & LIGHTING IMPROVEMENTS

Guiding Concepts

The Action Plan attempted to group pathway and lighting improvements with larger capital investment projects. However, a number of existing pathways will remain in place that fall outside of the scope of work for future improvement projects. Many of these pathways require reconstruction, repair, and maintenance.

Existing pathways should be evaluated for proper treatment options, including but not limited to; full-depth reconstruction, milling and resurfacing, targeted spot repairs, or temporary patching. This evaluation should also consider reductions in width and changes in drainage structure as appropriate to help advance stormwater management goals.

The evaluation should also establish a paving maintenance plan, outlining a multi-year, ongoing improvement plan aimed at making incremental repairs and upgrades to keep park pathways accessible and usable. The maintenance plan should prioritize sections of pathway that are in an advanced state of deterioration. In addition, temporary repairs should be identified for deteriorated pathways slated for removal or realignment, until such a time as the proposed work can take place.

The maintenance plan should identify a timeline and budgets for ongoing pathway repair and maintenance, including both existing and new pathways.

Pathway lighting upgrades should be considered in conjunction with pathway repair and maintenance work. At a minimum, empty conduit and pull boxes should be installed as part of the pathway improvements to accommodate future lighting installations while protecting recent pathway investments.

Due to the presence of several mature canopy trees in the immediate vicinity, it is imperative that an arborist be consulted to identify potential tree impacts and develop plans and specifications to protect existing trees.



OTHER CONSIDERATIONS

If budget allows, pathway and lighting improvements can be grouped together into larger capital projects. Accessibility and safety are major community priorities, and if a pathway and lighting capital project is formed, it should be considered a Tier 1 Priority project.

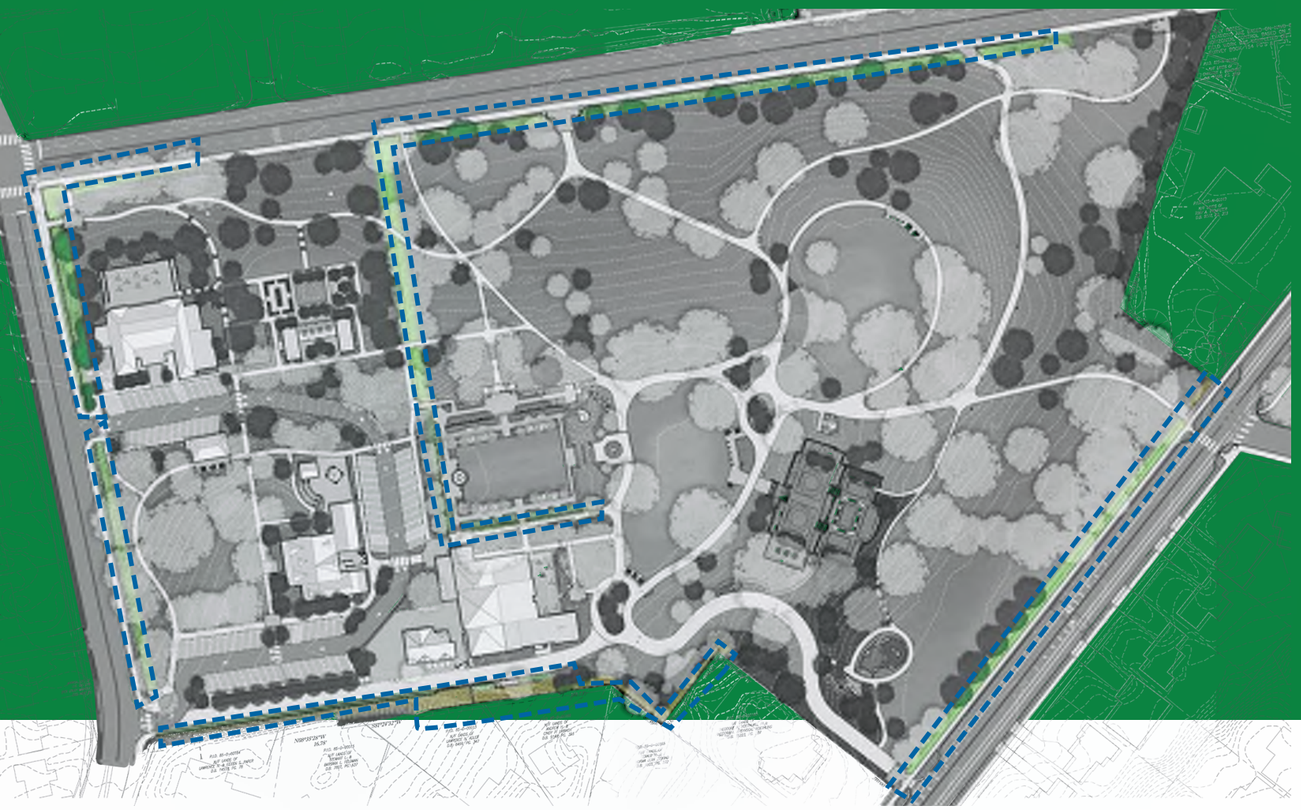
RECOMMENDED CONSULTANT TEAM

- Landscape Architect (Prime)
- Civil Engineer
- Electrical Engineer
- Arborist

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TIER 4 PRIORITY PROJECT

HISTORIC WALLS & FENCE RESTORATION







Examples of historic fencing and walls requiring repair or restoration.

Guiding Concepts

Specific to the south side of there park, there a number of historic fences, piers, and walls that are in various conditions of deterioration. These historic assets should receive proper repair, restoration, and preventative maintenance to preserve their integrity and ensure they do not degrade to an unsafe condition that may necessitate a full replacement or removal.

Similar to the approach to pathways and lighting, an assessment of the existing historic fences, piers and walls should be conducted in order to identify appropriate treatments and prioritize improvements.

It is imperative that an architect or landscape architect who specialize in historic preservation be consulted to identify proper treatment options. Proposed improvements should adhere to the Secretary of Interior guidelines for historic preservation treatments.

A preservation and maintenance plan should be developed, identifying proposed treatments, budget allowances, and timelines for implementing the work. Structural deficiencies should take priority over superficial or aesthetic concerns. The preservation and maintenance plan should also layout guidelines and instructions for future preventative maintenance protocols to ensure recently repaired or restored assets do not fall into a similar states of disrepair due to deferred maintenance.

OTHER CONSIDERATIONS

While the nature of the work allows for an incremental implementation approach, it is possible to group the various improvements into a singular capital project. If budget allows this approach, the project should be considered a Tier 3 Priority project.

RECOMMENDED CONSULTANT TEAM

- Landscape Architect (Prime)
- Architect
- Structural Engineer
- Preservation Landscape Architect/ Historian

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TIER 4 PRIORITY PROJECT

TREE PLANTING

Guiding Concepts

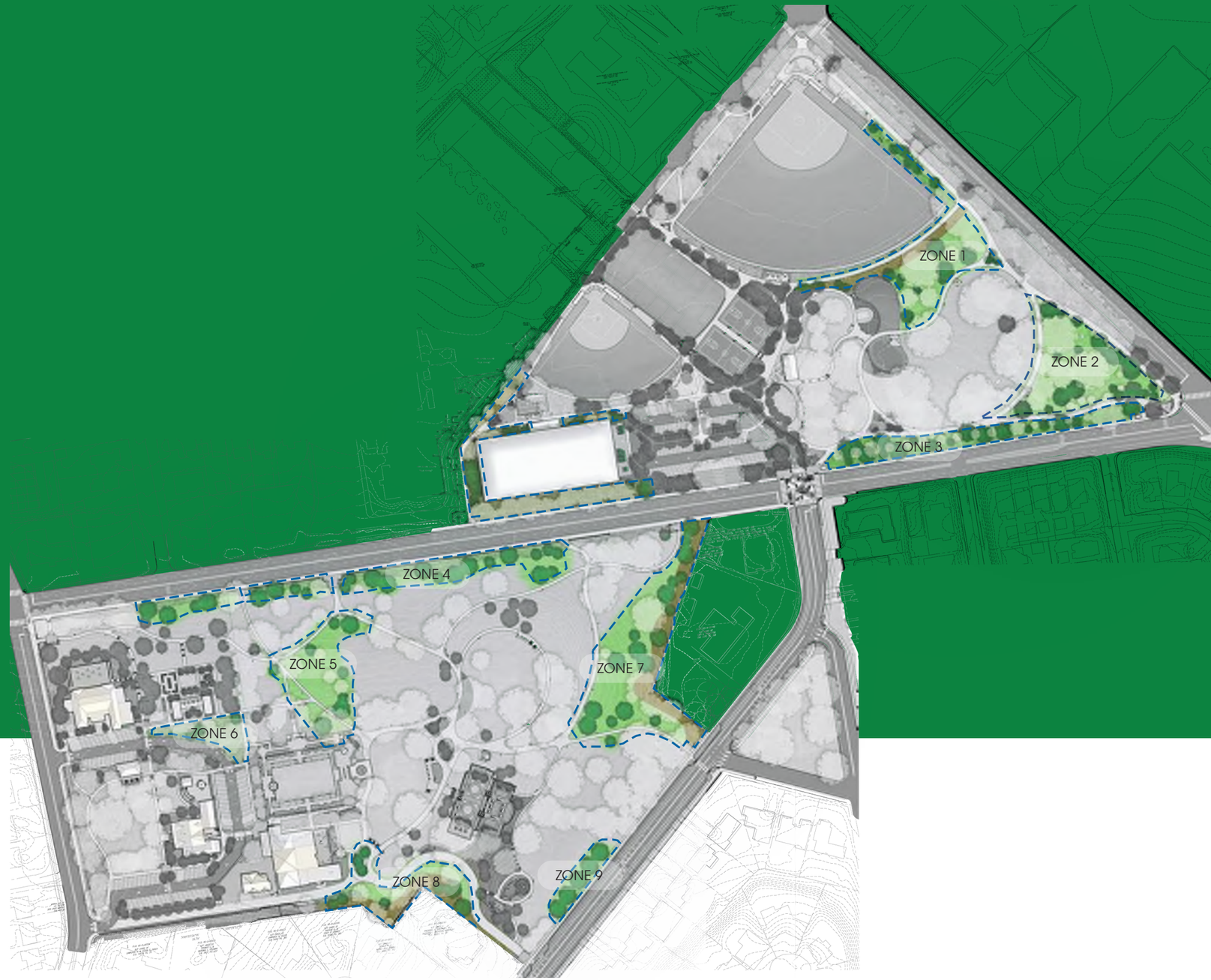
Mellon Park's status as a city arboretum is an important achievement that should be celebrated and protected. In addition to mitigating construction impacts from future improvements and preventative tree maintenance, a tree planting program must be established. The tree planting efforts will provide both an opportunity to enhance the existing collection of arboretum trees and prevent canopy loss by proactively establishing new canopy trees.

A significant portion of proposed tree plantings are grouped with other capital project investments. However, there are a number of areas on both sides of the park that can accept new tree planting without risk of displacement or damage from future construction efforts.

The plan identifies 'tree planting zones' that should be a focus of incremental, ongoing tree planting efforts. It is recommended that the city continue partnerships with non-profit organizations or community volunteer events to carry out the work.

When selecting tree species, considerations should be made to both identify and replace aging tree species, while also selecting specimen trees that add to the arboretum collection. Preference is given to native tree species, due to their capacity to provide habitat and improve biodiversity of native bird and insect species. However, given the park's status as an arboretum, the selective use of non-native species should also be considered based on the unique merits or characteristics that the species can bring to the collection.

All species selection, planting, and maintenance efforts needs to be carefully coordinated with and under the direct supervision or permission of the city's forestry department.



OTHER CONSIDERATIONS

In certain areas, there may be opportunities to coordinate tree planting efforts with proposed lawn conversion. If funding sources allow, this work could be conducted simultaneously. It should be noted that establishment of new trees and shade could help prepare future sites for lawn conversion, as existing lawn spaces thin out in shaded conditions.

RECOMMENDED CONSULTANT TEAM

- Landscape Architect (Prime)
- Arborist
- Preservation Landscape Architect/ Historian

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TIER 4 PRIORITY PROJECT

LAWN CONVERSION

Guiding Concepts

Turf lawn presents maintenance challenges, lacks biodiversity, and does not provide effective stormwater mitigation benefits. Consideration should be given to reducing turf lawn in areas where steep grades, persistent wet or soggy soil conditions, or proximity to busy traffic or private residences render lawn unusable or undesirable spaces for park users. Unused lawn areas should be converted into more suitable ground covers that reduce maintenance load, promote habitat and biodiversity, and slow and infiltrate stormwater run off.

'Green Verge' spaces should be located where park edges abut the public right-of-way. The intent is for these spaces to maintain open views and the green, pastoral park aesthetic that is appropriate for both sides of the park. Establishment of a 'no-mow' fescue, with the possible incorporation of forbs and wildflowers, is the recommended groundcover for these highly visible locations.

In areas where the park abuts private property, or where a sense of enclosure or low-maintenance, biodiverse planting is desirable, 'Naturalized Planting' areas should be established. These planting areas could consist of native wildflower meadows or restored woodland areas, as appropriate to the context in which they are located.

Trial plots of each type of ground cover should be established early. These trial plots will be critical to understanding and fine tuning the installation and establishment approach, as well as ongoing maintenance requirements. A maintenance plan should be developed to guide future establishment and long term care of these spaces.



OTHER CONSIDERATIONS

While lawn conversion will reduce maintenance load on city staff in the long term, these areas will require maintenance and care in the short term until successfully established. Consideration should be given to partnering with non-profit organizations or community volunteer groups for planting, establishing, and maintaining converted lawn areas to reduce maintenance load on city crews.

RECOMMENDED CONSULTANT TEAM

- Landscape Architect (Prime)
- Horticulturalist/ecologist
- Arborist

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TIER 4 PRIORITY PROJECT

SITE AMENITY UPGRADES

Guiding Concepts

During the public engagement process, the community identified upgraded and additional site furnishings and amenities as a priority. The Action Plan aims to better distribute site amenities throughout the park to provide more opportunities for seating, gathering, and enhanced park user experience. While some amenities cannot be installed until larger capital investments are made, there are several locations where site furnishings and amenities can be upgraded and enhanced without risk of displacement.

Across both sides of the park, site furnishings vary in material, design, age and condition. It is recommended that standard benches, picnic tables, movable cafe seating, bike racks, trash receptacles, drinking fountains, and other site furnishings be identified and established to provide cohesion and unity. Site furnishings should be appropriate for historic and contemporary settings, and meet ADA compliance to the greatest extent possible. City standard site furnishings should be used where appropriate. However, in the event that a standard does not exist, or where city standard furnishings may be inappropriate in a historic context or lacking in ADA compliance, new standard furnishings should be considered. Any new furnishing standard needs to be properly vetted with city maintenance staff to ensure it is maintainable and affordable.

New site furnishings and amenities should be installed as required along existing pathways and park spaces to remain, in order to enhance park user experience. Upgrades to existing site furnishings should also be considered. As site furnishings are easily removed and relocated, it is not necessary to wait until capital projects are implemented to begin site-wide upgrades.



OTHER CONSIDERATIONS

Providing consistent style and materials for all site furnishings will help provide continuity and unity for the park. Given the park's designation as a signature community park, consideration should be given to adopting furnishing standards unique to Mellon Park. However, this approach needs to be vetted and approved by all relevant city staff and agencies.

RECOMMENDED CONSULTANT TEAM

- Landscape Architect (Prime)

PROJECT FUNDING

This matrix identifies potential funding sources available to the city and other project partners for implementing the priority projects. Combining projects to leverage multiple grant opportunities should be considered in determining how priority projects are packaged.

		State Grant Opportunities					State Grant Opportunities			Local Public Grant Programs				Special Interest Grant Programs				
		Department of Community and Economic Development					Department of Conservation and Natural Resources		PennDOT		Redevelopment Authority of Allegheny County							
		Local Share Account Grants	Greenways Trails and Recreation Program	Keystone Communities Program	Multimodal Transportation Fund	Redevelopment Assistance Capital Program	Community Conservation Partnership Program	Trail Grants	Multimodal Transportation Fund	Community Development Block Grants	Community Infrastructure Tourism Fund	Gaming Economic Development Tourism Fund	Trail Development Fund	Pennsylvania Historical and Museum Commission Grants	Stanley Smith Horticultural Trust	MLB/MLB PA Youth Development Foundation	US Tennis Association Foundation Grants
TIER 1	Rectangular Field	●	●			●	●			●	●	●					
	Beechwood Blvd Improvements	●	●	●	●	●	●		●	●	●	●					
	Entrance Improvements	●	●	●	●	●	●		●	●	●	●					
	New Entrances and Pathways	●	●	●	●	●	●	●	●	●	●	●	●				
	Terrace Garden Restoration	●	●			●	●			●	●	●		●	●		
TIER 2	Playground and Splash Pad Relocation	●	●			●	●			●	●	●					
	Basketball Court #1 Relocation	●	●			●	●			●	●	●					
	North Parking Lot and Basketball #2 Relocation	●	●	●	●	●	●		●	●	●	●					
	Community Green and Plaza	●	●	●		●	●			●	●	●					
TIER 3	Olmsted Rain Garden	●	●			●	●			●	●	●		●	●		
	Mellon Lawn and Frew Knoll Improvements	●	●	●		●	●			●	●	●					
	Little League Field Upgrades	●	●			●	●			●	●	●				●	
	Community Garden Space	●	●			●	●			●	●	●			●		
	Pickleball Court	●	●			●	●			●	●	●					●
	Full-sized Baseball Field Upgrades	●	●			●	●			●	●	●				●	
	South Parking Lot Upgrades	●	●	●	●	●	●		●	●	●	●					
TIER 4	Campus Facilities Upgrades	●	●	●		●	●			●	●	●					
	Pathways and Lighting Improvements	●	●	●	●	●	●	●	●	●	●	●	●				
	Historic Walls and Fence Restoration	●	●	●		●	●			●	●	●		●			
	Tree Planting	●	●			●	●			●	●	●					
	Lawn Conversion	●	●			●	●			●	●	●			●		
	Site Amenities Upgrade	●	●	●		●	●			●	●	●					