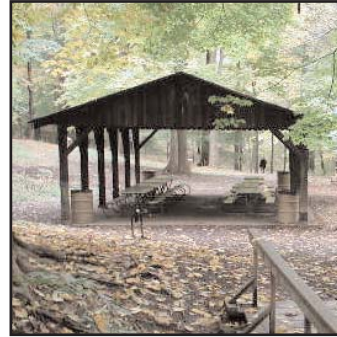


Volume I



Mt. Lebanon Parks Master Plan

March 2004

Executive Summary

Mt. Lebanon Parks Master Plan

Prepared for:

Parks Master Plan Steering Committee

Prepared by:

LaQuatra Bonci Associates
95 South Tenth Street
Pittsburgh, Pennsylvania 15203

March 2004

Executive Summary



The planning process included three open, public meetings to gather citizen comments



The parks provide a variety of recreational opportunities, including baseball, soccer and platform tennis.

Mt. Lebanon has a diverse collection of thirteen municipal parks, each with qualities that are special to people who frequent them. The intent of this Master Plan is to set a framework for the rehabilitation of all these parks, so that they may continue to serve the recreational needs of the community.

Process and Goals

The process that was used to create this Master Plan was intended to be open and accessible to residents. There was a series of public meetings designed to generate discussion, comments and guidelines for the design plans. Focus groups and interviews were conducted, which allowed for in-depth discussion on specific topics. Preliminary drawings were available on Mt. Lebanon's web site, and people were encouraged to directly contact LaQuatra Bonci Associates.

The master planning process was guided by the Steering Committee, which was composed of the Commissioners and several members of the Municipal staff. With their assistance, the following goals were developed for the project:

- Create a unified park system with consistent, inter-connected elements
- Enhance each park's special qualities
- Utilize space efficiently to achieve balance
- Accommodate current demand, but be flexible for the demands of the future
- Protect, preserve and enhance natural resources
- Develop short- and long-term implementation strategies
- Consider maintenance

This master plan contains a series of elements that strive to achieve and further explain those goals. The main elements are:

- Recommendations to Enhance the Park System
- Special Issues: Ecology, Athletic Fields, Dogs in the Parks and on Trails
- Individual Park Enhancements
- Cost Estimates and Phasing

Mt. Lebanon Parks Master Plan

Recommendations to Enhance the Park System

Each of Mt. Lebanon's municipal parks is unique; however, there is little consistency between parks. This Master Plan recommends the following three ways that the visibility and efficiency of the entire Mt. Lebanon Park system can be improved:

Increase awareness among residents about the park system

Many residents are unaware of the wealth of park space in Mt. Lebanon. The municipality needs to promote the parks by providing information to residents about the current parks, the master plan proposals and upcoming park projects

Consistently identify the parks

The first impression of the parks are at their entry. Signs should be standardized and the boundaries of public property marked with simple stone piers. Park System signs should be installed that illustrate the entire parks system and each parks facilities.

Develop a palette of consistent details to be used throughout the system

To simplify maintenance and purchasing, a palette of the most common park elements should be developed. Benches, retaining walls and pavilions should be standardized to create a signature that is unique to Mt. Lebanon.



Natural, undeveloped parks provide valuable recreation opportunities to many residents

Individual Park Recommendations

To enhance the recreational opportunities and green spaces within the parks, this master plan has recommended a number of site-specific projects for each of the thirteen parks:



Williamsburg Park

Recommendations: Relocate entry road, create a new playground, construct a new pavilion and improve entries

Approximate Investment: \$480,000 over 20 years



Sunset Hills (Brafferton) Park

Recommendations: Create a small parking lot, renovate the baseball field and improve the entry

Approximate Investment: \$750,000 over 20 years

Mt. Lebanon Parks Master Plan



Rockwood Park

Recommendations: Remove parking lots, create a new playground and construct a level lawn area

Approximate Investment: \$301,000 over 20 years



Meadowcroft Park

Recommendations: Improve the park entries, provide accessible paths, and rehabilitate courts

Approximate Investment: \$250,000 over 20 years



Volunteers are critical to the success of restoration efforts within natural areas of the parks.



Robb Hollow Park

Recommendations: Woodland and stream restoration; improve trails and park entries

Approximate Investment: \$590,000 over 20 years



Iroquois Park

Recommendations: Consolidate playground equipment, construct a pavilion and grade a level lawn area

Approximate Investment: \$410,000 over 20 years



Hoodridge Park

Recommendations: Woodland and stream restoration; improve trails and park entries

Approximate Investment: \$250,000 over 20 years



Mt. Lebanon Park

Recommendations: New swimming pool, skateboard park, walkways, pavilions, playground, amphitheater

Approximate Investment: \$6,700,000 over 20 years

Mt. Lebanon Parks Master Plan



Country Club Park

Recommendations: Provide new playground equipment, pavilion, seat wall and improve the entry

Approximate Investment: \$210,000 over 20 years



Bird Park

Recommendations: Woodland and stream restoration; improve trails, renovate parking areas and field

Approximate Investment: \$2,000,000 over 20 years



Highland Terrace Park

Recommendations: Consolidate playground, create a new entry; extend sidewalks and renovate court

Approximate Investment: \$160,000 over 20 years



Twin Hills Park

Recommendations: Restore stream, woodlands and meadows; improve trails and enhance entry

Approximate Investment: \$650,000 over 20 years



Church Place Park

Recommendations: Improve level lawn; renovate playground and construct a new pavilion

Approximate Investment: \$230,000 over 20 years



Neighborhood parks serve nearby residents by providing play equipment and picnic shelters

Conclusion

The renewal of Mt. Lebanon's parks will take the combined efforts of the municipality and residents. Over the next twenty years, approximately \$14 million needs to be spent in all thirteen parks. The result of this substantial investment will be vibrant parks that contribute to the quality of life in Mt. Lebanon for years to come.

Acknowledgements

This Master Plan could not have been made possible without guidance from the Parks Master Plan Steering Committee:

Dale Colby - Commissioner
Ty Ely - Commissioner
Barbara Logan - Commissioner
Keith Mulvihill - Commissioner
Dave Humphreys - Commissioner
Stephen Feller - Municipal Manager
Marcia Taylor - Assistant Municipal Manager
William Moore - Director of Parks and Recreation
Michael Rudman - Director of Public Works
Keith McGill - Municipal Planner
Susan Fleming-Morgans - Public Information Officer
Jeff Funovitz - Planning Board
Cathy Traut - Parks Advisory Board Member

LaQuatra Bonci Associates would also like to thank all the residents who participated in the public meetings, focus groups, and interviews; as well as the Mt. Lebanon Nature Conservancy; Friends of Country Club Park; and everyone who sent letters or emails. Many of your thoughtful comments are represented in the final recommendations.

For more information on the parks and this master plan, please visit www.mtlebanon.org

Mt. Lebanon Parks Master Plan

Mt. Lebanon, Pennsylvania

Prepared for:

Parks Master Plan Steering Committee

Prepared by:

LaQuatra Bonci Associates
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Pittsburgh, Pennsylvania 15203

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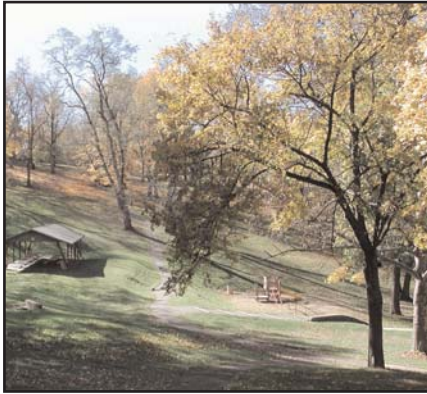
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Mt. Lebanon Parks Master Plan
Purpose and Process

I. Purpose and Process



Purpose of the project: Enhance the recreational opportunities and green spaces within the parks to better serve residents.

Purpose of the Project

The purpose of this project is to enhance the recreational opportunities and green spaces within Mt. Lebanon's municipal parks to better serve residents.

In order to improve the Mt. Lebanon Park System, a design will be created for each of the 13 parks. The designs shall be consistent with the recommendations of the Comprehensive Recreation, Park and Open Space Plan (CRP), will take into consideration the special opportunities and limitations of each park, and will reflect community consensus and municipal cost/maintenance issues.

What is a Master Plan?

A master plan is the framework for the future. This plan studied the special qualities of each park, incorporated the desires of various constituencies and sets forth a strategy to enhance each park to better serve the community. It is a summation of the elements people requested, tempered by what each park can sustain.

A master plan is a guideline for physical enhancements. It does not deal with policy or enforcement of current regulations. The goal has been to reach consensus concerning which recommendations are appropriate. The final recommendations were shaped in large part by the public input that was received.

To develop a master plan requires asking questions and proposing ideas. Public comment was necessary to determine which ideas were “good” and which were “bad”. Negative reaction to some of the design ideas, although difficult to hear, was necessary to determine which suggestions should become recommendations.

Any planning document represents one point in time. To construct new features or preserve the existing features was an often asked question, and the answer varied depending on the unique conditions of each park. This master plan has tried to reach consensus and create plans that are reflective of current thinking regarding parks, recreation, ecology and what will be most useful to Mt. Lebanon residents.

Mt. Lebanon Parks Master Plan
Purpose and Process

The Master Planning Process

To complete this master plan, a logical series of steps was followed that gradually led toward appropriate recommendations for each park. The steps, in order, were:

1. Meetings with the steering committee to determine direction and set goals
2. Gather all available maps and data regarding each park and the municipality
3. Visit, measure and photograph each park
4. Hold a public meeting (with no designs) and solicit input from residents
5. Conduct focus groups to discuss important topics
6. Interview individuals or groups who have a special interest or knowledge of the parks
7. Develop preliminary suggestions
8. Present preliminary suggestions at public meeting to get input
9. Make suggestions available on Mt. Lebanon's web site
10. Invite and respond to letters and emails; make refinements to plans as necessary
11. Develop cost estimates and phasing strategies
12. Present recommended designs and cost estimates at public meeting.
13. Make refinements to plans as necessary
14. Summarize all work in a final report

Goals of the Master Plan

With assistance from the steering committee, goals were established that were intended to help evaluate the validity of proposals and ensure that the final recommendations met the best interests of Mt. Lebanon residents. The goals for this master plan are:

- Create a unified park system with consistent, interconnected elements
- Enhance each park's special qualities
- Utilize space efficiently to achieve a balance between built features and green-space
- Accommodate current demands, yet provide flexibility for the future
- Protect, preserve and enhance natural resources
- Develop short- and long-term implementation strategies
- Consider maintenance



New facilities in the parks will have an impact on the Department of Public Works, which is responsible for maintenance.

II. Background and Decision-Making

Parks Within this Study

This study included 13 of Mt. Lebanon's municipal parks. It did not include school district property, other municipal property not designated as park land, or the unprogrammed green spaces, such as Spalding Circle. The municipal parks within this study are:



Example of a Passive Park - Hoodridge Park

Williamsburg Park
Sunset Hills (Brafferton) Park
Rockwood Park
Meadowcroft Park
Iroquois Park
Country Club Park
Highland Terrace Park
Church Place Park
Hoodridge Park
Twin Hills Park
Robb Hollow Park
Bird Park
Mt. Lebanon Park



Example of a Diversified Park - Meadowcroft Park

Types of Parks in Mt. Lebanon

There are two types of parks as defined in the Mt. Lebanon zoning ordinance. These definitions describe the permitted uses and the facilities that can be provided in each type of park, not their size or location. The two park classifications are:

Passive Park District (P-1)

Containing: Open space, natural study area, plant and wildlife sanctuary, walking trails, picnic facilities, and play spaces.

Diversified Park District (P-2)

Containing All of the above, plus indoor/outdoor courts, play fields, golf course, swimming pool, indoor community meeting rooms, picnic facilities, camping facilities.

Mt. Lebanon Parks Master Plan
Background and Decision-Making

Basis for Recommendations

This plan utilized the following items as a basis for evaluating any proposal or suggestion:

- Community input and public reaction
(Public Meetings, Focus Groups, Interviews, Letters from residents)
- Guidance from the Steering Committee
- LaQuatra Bonci Associates Professional Experience
- Determination of the special qualities of each park
(What do people value? How is this park used? What are the limitations?)
- Recommendations from the 2001 Comprehensive Recreation, Park and Open Space Plan



Steep topography can be one of a park's special, unique qualities - and also one of its most limiting factors.

Recommendations from the 2001 Comprehensive Recreation, Park and Open Space Plan

In 2001, the Comprehensive Recreation, Park and Open Space Plan was prepared by a consulting firm. The key recommendations are:

- Most playground equipment needs to be repaired or replaced (pages 2-33 thru 2-39)
- Provide accessible walkways in the parks (pages 2-33 thru 2-39)
- Balance the amount of active vs. passive recreation areas (pages 3-10)
- Protect natural resources (3-10); undertake a natural areas study (pages 4-16)
- Create an exercise area for dogs (pages 3-11)
- Create additional sports fields; improve drainage on existing fields (pages 3-11 & 4-64)
- Create additional recreational opportunities (pavilions, open lawn; pages 3-11 & 4-64)
- Develop trails and signage (pages 3-11 & 4-64)



The creation of additional recreational opportunities, such as pavilions, was an important recommendation of the 2001 Comprehensive Recreation, Park and Open Space Plan

Mt. Lebanon Parks Master Plan
Background and Decision-Making

What is a Park System?

A park system is a collection of parks that work together collectively to serve the needs of residents. To the greatest extent possible, a park system should:

- Share facilities to avoid duplication
- Evenly distribute facilities - everything does not have to occur in every park
- Create balance: active vs. passive and natural areas vs. built features
- Provide connections from park to park, where feasible



The shared maintenance agreement between the Municipality and the School District is unique and commendable.

Special Qualities of the Mt. Lebanon Park System

Although no park system is perfect, there are many wonderful qualities to the Mt. Lebanon park system. The combination of the following factors is rare, especially given the density and topography of Mt. Lebanon:

- Mt Lebanon has a diverse collection of parks
(13 parks within this study + Pine Cone Park + Pennsylvania Boulevard Park + Clearview Common = 16 parks totalling almost 180 acres)
- Commitment from the Commissioners
(Elected officials not only support the parks, they make up half of the steering committee)
- Active recreation department - variety of programs and services offered
- Responsive department of public works
- Parks Advisory Board - established to hear public comment regarding park issues
- Dedicated neighborhood groups
(Nature Conservancy, Youth Sports Alliance, Friends of Country Club Park)
- Cooperative field maintenance agreement between the school district and municipality

Mt. Lebanon Parks Master Plan *Background and Decision-Making*

Public Participation

This process was an open dialogue, with the public invited to help create plans that would be embraced by the majority of residents. Residents could voice their opinion, talk about specific topics, and react to proposals in many ways throughout the process. All comments, both positive and negative, were taken seriously and have helped shape the final recommendations. The ways in which this process engaged the public were:

- Public Meeting (January 2003)
- Focus Groups (March 2003)
- Interviews
- Public Meeting (May 2003)
- Mt. Lebanon magazine
- Flyers about upcoming meetings
- Public Meeting (October 2003)
- Suggestions and draft cost estimates available on Mt. Lebanon web site
- Emails and letters



Public participation during the process was the most effective way to understand what residents wanted and to obtain feedback regarding the suggestions for each park.

What we heard about the Mt. Lebanon Park System

Although there were many comments made at the focus groups, interviews and public meetings, some common sentiments were repeated often:

- The Mt. Lebanon park system is not very well-known to all residents
- The park system should provide a variety of uses for all age groups and families
- The current park system lacks:
 - Accessible play equipment
 - Sports Fields
 - Place for dogs
- People appreciate the "green" quality of the parks (trees, woodlands, nature)
- Walking and jogging are some of the most common activities
- Most common complaints: minor maintenance, over-use, lack of trails



The parks should provide a variety recreational activities for residents of all ages

Mt. Lebanon Parks Master Plan
Recommendations

III. Recommendations

To enhance Mt. Lebanon's parks, this master plan is proposes recommendations that will not only improve each park but will improve the way the parks work together. The recommendations can be placed into two broad categories:

Recommendations to enhance the Mt. Lebanon Park System
(How to make the parks work together better)

Individual Park Enhancements
(Projects or tasks that will renew the special qualities of each park)



Creating consistent signs and entry points will be a dramatic improvement for all the parks. The improvement will be quite evident at this entry into Twin Hills Park.

Recommendations to Enhance the Entire Park System

System-wide enhancements benefit all the parks and all residents. These enhancements will make residents more aware of the parks and allow the parks work together. Enhancing the park system will create unity among the parks, even those that are far apart.

All of the parks should have a consistent identity that lets visitors know this is a Mt. Lebanon public park from the moment they enter. If elements are standardized then maintenance will be easier and more cost effective. The three basic ways to enhance the park system are:

- Increase awareness among residents about the park system
- Consistently identify the parks
- Develop a palette of standard details to be used throughout the system

The system-wide recommendations work in concert with the recommendations for each individual park. One should not proceed without the other. The following pages illustrate the recommended system-wide enhancements.

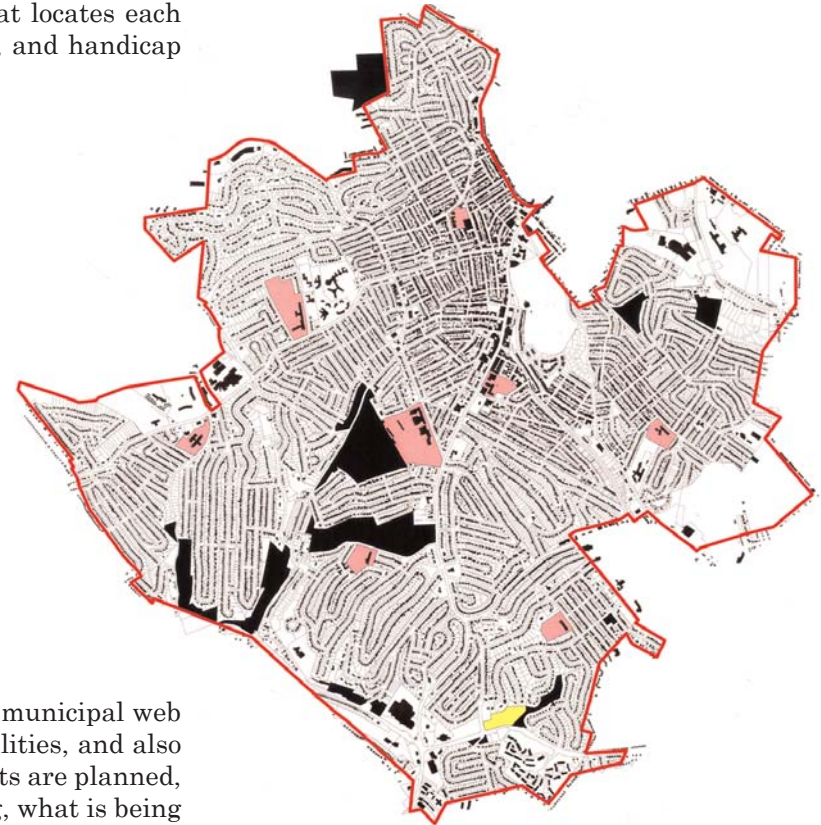
Mt. Lebanon Parks Master Plan System-wide Recommendations

Increase awareness among residents about the Park System

Many residents were surprised to learn the Mt. Lebanon has more than 13 parks in its park system. Most were familiar with Mt. Lebanon Park, Bird Park and the park closest to their home. Other residents commented on the difficulty of keeping informed of the happenings in the parks. Therefore, it is recommended that the Municipality undertake a campaign to better promote the park system.

This promotional campaign should begin by providing residents with a map that locates each park and a chart that describes the size, special features, proximity of parking, and handicap accessible facilities, as well as what programs the municipality delivers there.

	Average	Wade Park	Box Hill	Rockwood/Coun	Country Club	Tennis Court	Recreation Center	Volleyball Court	Ply Equipment	Trotton Wooded Paths	Bowling/Swelter	Parade Float Car	Water Fountains	Fire Ring	Parkway	Other Amenities
Bird Park	42.00				R				(1)	earth	(1)	concrete	(2)		2 lots	Picnic tables, grill
Church Place Park	0.30							(2)			(1)					Handicap sidewalk, picnic tables
Country Club Park	0.30			(1) only 1 base				(5)							street	
Highland Terrace Park	0.30			(1)				(4)								
Hoodridge Park	5.70									paved						
Lexington Park	5.40	concrete		(1)				(4)	earth						street	
Meadowcroft Park	1.00		(1)	(1)	(2) R L										street	
Mt. Lebanon Park	51.00		(3)	(2) L	(15) R L	(2)	(1) sand	(4)	earth paved	(3)	(4)	(4)	(4)		4 lots	Recreation Center, Tennis Center, 2 Battering cages, bocce court, ice rink, shuffleboard court, swimming pool, concession stand, grills, picnic tables
Robbitt Hollow Park	28.00								earth							Picnic table
Rockwood Park	1.00			(1)				(4)			(1)				2 lots	Picnic tables, grill
Sunset Hills Park	8.40		(1)	(1)	practice						concrete				street cul-de-sac	
Twin Hills Park	25.00			(1)					earth			concrete	(1)		pull off	Picnic tables
Williamsburg Park	7.10			(1)	(1) R			(3)	earth	(1)	concrete		(1)			



Furthermore, it is recommended that a specific “park page” be developed for the municipal web site. This web page would provide maps of each park, the chart of available facilities, and also would link to this master plan and to the recreation department. As improvements are planned, periodic updates to the page would allow people to understand what is happening, what is being planned for the future and how the work fits into the master plan. As the master plan recommendations become reality, posters and flyers can alert people in close proximity to upcoming work. Mt. Lebanon magazine can feature a project and let residents know how to get involved.

Mt. Lebanon Parks Master Plan

System-wide Recommendations

Consistently identify the Parks

All 13 parks are unique. And while the fact that each park is different is a positive attribute, there is no consistency between parks, no common elements that link them and let visitors know they are in a Mt. Lebanon park. This inconsistency creates confusion about where private property ends and public park land begins.

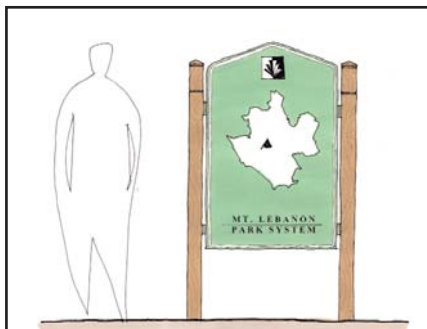
To unify the parks and provide a signature look, this master plan is recommending that three simple elements be placed at or near the entry to each park: consistent identity signs, stone pier(s) and a park system map. If placed at each park, they will become the signature of a Mt. Lebanon park.



Consistent identity signs for all the parks should be similar to the sign in Bird Park



Stone piers to mark the boundary of a park might be similar to this one in Pine Cone Park.



Park System maps should be in every park

Park Identity Signs

Currently, there are a number of different identity signs in the parks. Signs should be standardized to match the most recently installed signs, such as the sign for Bird Park at the corner of Beadling and Washington Roads. This is a simple, elegant sign that can be enlarged or scaled back, depending on the size of the park and the scale of the entry. These signs can either be mounted on posts (top left photograph) or incorporated into a wall.

Stone Piers

The entry to a park says a great deal about that park. A good entry should be inviting and speak to the quality of the facilities within. Parks also need to be clearly distinguished from adjacent (typically private) property. One effective way to achieve this is to install stone piers at entry points and at select boundaries. A pier would signal a change and mark the park's edges. Stone is a timeless material that never goes out of fashion or looks dated. The best example of an entry pier is in Pine Cone Park. While not in this study, the entry to and boundary of Pine Cone Park is clearly delineated by a simple stone pier. This should become the standard at each Mt. Lebanon park.

Park System Map

Many residents commented that they were not very familiar with the park system. One simple way to promote the system and let residents know what is available, would be to install park system maps in each park. This map would be mounted on a sign, similar to the park identity signs. The map would indicate which park they are currently in and locate other parks in the system. Distance to other parks and a list of park facilities should also be provided. Park regulations as well as phone numbers for Public Works and emergency services could appear on the back of the sign.

Mt. Lebanon Parks Master Plan
System-wide Recommendations

Develop palette of standard details to be used throughout the system

Another simple way to create unity among the parks is to standardize the details or built elements that are commonly found within the parks. Identifying a palette of materials that are acceptable would simplify purchase and repair, as well as reinforce the signature that is common to all Mt. Lebanon parks. This master plan is recommending that the three most visible elements become standardized: benches, retaining walls and pavilions.

Benches

Benches should reinforce the character of the park they are located in. Since there are two types of parks (see page 8), then there should be two types of benches. In the diversified parks (P-2) a simple metal bench should be installed that compliments the other man-made elements. In contrast, the passive parks (P-1) should receive a block of native stone which would serve as a bench. A stone block would fit into the character of the park and, given its mass, deter vandalism.



Traditional bench for the diversified parks.



Rustic stone benches for the passive parks.

Retaining Walls

Given the steep topography of the parks, the need for walls is inevitable. Walls can merely be for utility, or they can become sculptural elements. The serpentine walls in Mt. Lebanon Park are the best example of walls that rise above pure utility. These walls create intimate spaces and provide seating while at the same time retaining grade. Walls in all of the other parks should be made of a similar stone and be constructed to evoke the same timeless elegance of these walls.

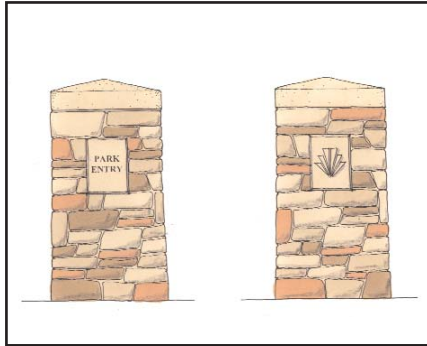


Stone walls can retain a slope and provide informal seating.

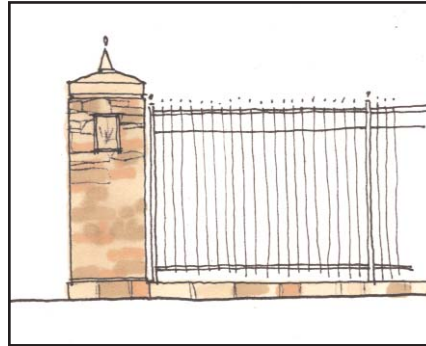


Stone walls can create space and protect trees.

Mt. Lebanon Parks Master Plan *System-wide Recommendations*

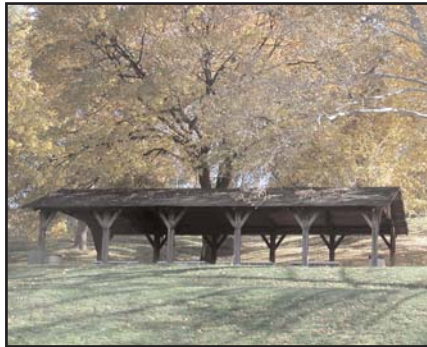


Entry pier with inset signs.



Pier, walls and fences can be combined into one entry feature.

When constructed, the stone retaining walls will complement the stone piers at each park entry. There are instances when the piers, signs, fences and walls can be integrated into one single element, depending on the size of the park and the topography. Each park entry has been conceived as a composition of these elements, with the level of refinement corresponding to the size of the park and the scale of the entry.



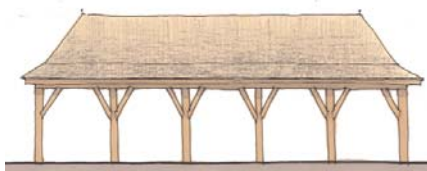
Pavilion detailing should be standardized to make pavilions look consistent and maintenance simpler for public works.

Pavilions

The 2001 Comprehensive Recreation, Park and Open Space Plan recommended that additional pavilions be provided in the parks, given the size of Mt. Lebanon's population. There are currently six pavilions in the 13 parks; three in Mt. Lebanon Park, one in Rockwood Park, one in Williamsburg Park and one in Bird Park Park. With the exception of the one in Williamsburg Park, all of the pavilions are constructed of wood.

This master plan is recommending the creation of new pavilions (see individual park plans) of a standard character. The character should be derived from the pavilions that exist in Mt. Lebanon Park, however with minor adjustments to the roof line to give the pavilions greater presence and allow them to shed rain water more quickly. The size of new pavilions should reflect their location, the number of people it intends to serve and the character of the park whether a diversified park or passive park.

Architectural drawings should be prepared that outline everything required to construct a new pavilion or renovate an existing pavilion. A simple module (spacing between columns) should be developed so that larger pavilions can be constructed from the same plans. Everything from material sizes, fasteners, roof materials and paint colors should be identified to make construction and maintenance as simple as possible.



Minor alterations to the roof line of existing pavilions can occur when roof repairs are needed.

As with all park enhancements, the installation of standardized benches, walls and pavilions should occur as projects are undertaken in each park.

Mt. Lebanon Parks Master Plan
System-wide Recommendations

Important Park System Issues

Public meetings, focus groups, and placing information on Mt. Lebanon's web were methods employed to solicit as much public comment as possible. During the master planning process there were many different ideas put forth by residents; however, four key issues emerged and were repeatedly discussed: Ecology of the parks, athletic fields, dogs in the parks and trails. Given the impact of these four issues on the final plans, each warrants special attention.

Ecology of the Parks

In dense, urban communities such as Mt. Lebanon, natural areas are rare and thus valuable. As development pressures increase, recreation trends change and new unforeseen demands are placed upon limited park space, undeveloped areas become more and more precious. Natural areas offer a respite from the pavement of the surrounding neighborhood. They are quiet places for a contemplative walk and act as buffer zones that filter stormwater run-off and provide wildlife habitat.

Many residents stated that they value the woodlands, steams and undeveloped areas, not just within the parks but in all of Mt. Lebanon. These spaces give many residents great enjoyment as they provide various sorts of passive recreation

Bird Park, Hoodridge Park, Robb Hollow Park and Twin Hills Park are the most 'natural' or undeveloped of Mt. Lebanon's 13 parks. Within these four parks, there are few built features. The vast majority of the land is steep, wooded slopes. Given the absence of man-made elements, it is easy to think that everything in these parks is being controlled by nature and thus human influence is unnecessary or even inappropriate. However, careful study and observation reveals otherwise.

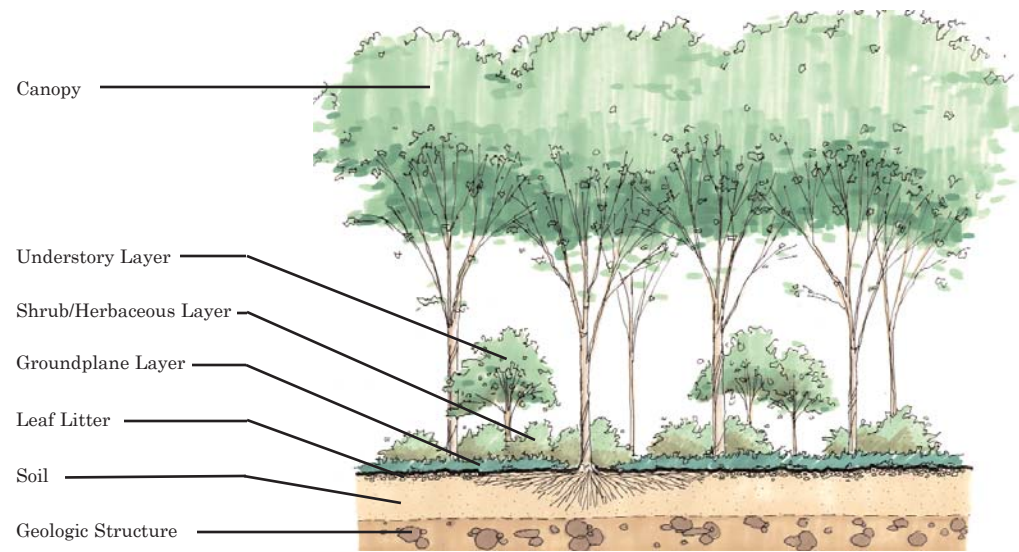


Healthy, undeveloped parks provide wildlife habitat, filter storm-water and provide a visual buffer between adjacent houses. They also offer recreational benefits that many residents prize.

Mt. Lebanon Parks Master Plan

System-wide Recommendations

In each of these four parks, to varying degrees, the effect of human involvement is apparent. There are places within the parks where soil is compacted as to be as hard as cement; there are streams that are eroding and tree roots are exposed; there are places where native vegetation is being consumed by invasive exotic plants. There are also areas that look natural, but dense vegetation obscures the damage that has been wrought to streams and woodlands. Bird, Twin Hills, Robb Hollow and Hoodridge Parks are “natural”, but not entirely healthy.



Schematic cross-section of a typical, healthy woodland.

The deterioration in the parks was most likely caused by a combination of the pressure from surrounding development and benign neglect. As the surrounding landscape was being developed years ago, it appears that little thought was given to the impact it would have on the natural systems. Streams were piped, which altered the way in which water moves into and recharges the soil. Topsoil was removed, thus changing the types of plants that could survive. Trees and vegetation were cut down, which altered animal habitats and removed the seed source for future woodlands. All of this has happened around each park so completely that each park has become an island, being pressured on all sides. Nature is resilient, but without assistance, the pressures will inevitably continue to degrade these valuable resources.

Mt. Lebanon Parks Master Plan *System-wide Recommendations*



Over-compacted soils cannot support plant life.



Invasive plants threaten the health of native plants.



Severe erosion causes topsoil to wash away, exposes roots and threatens the stability of the adjacent stream banks.

The damage is by no means irreversible. These parks can be brought back to ecological health. To repair the damage, the natural forces in each park need to be understood. Nature is a system, with each piece of the system (geology, soils, water, vegetation,) contributing to the whole. Therefore the prime recommendation for these four parks is to undertake a natural areas study, sometimes called a woodland management plan. The natural areas study should be an open, public process that will:

- Investigate current conditions (geology, soils, hydrology, vegetation, wildlife)
- Propose a strategy for woodland restoration
- Propose a strategy for stream restoration
- Determine a strategy for creation and rehabilitation of meadows and grasslands
- Identify techniques to improve the quality/quantity of wildlife habitat
- Research state-of-the-art methods for removing invasive plant species
- Develop a palette of plant materials for new plantings
- Review current Public Works maintenance practices
- Review current volunteer efforts
- Train volunteers to undertake proposed restoration strategies
- List grants or funding opportunities that can be considered
- Develop a pilot project that can be implemented in one of the parks

Although the natural areas study should be focused around Bird, Hoodridge, Robb Hollow and Twin Hills Parks, the lessons learned and the effectiveness of the techniques can be applied to any of the other parks that have significant undeveloped areas, such as Williamsburg Park.

Mt. Lebanon Parks Master Plan *System-wide Recommendations*



Volunteers, typically organized by the Mt. Lebanon Nature Conservancy, are invaluable to the parks. Trail maintenance is time consuming for public works, but an ideal weekend project for volunteers.

The natural areas in Bird, Hoodridge, Robb Hollow and Twin Hills parks contain almost 100 acres of woodland, stream and meadow. Currently, these areas receive very little preventative maintenance. Volunteers (often organized by the Mt. Lebanon Nature Conservancy) perform much of the maintenance regarding trails, streams and invasive plant removal.

Maintaining natural areas is different and more challenging than other types of park land. What may appear as healthy plant material may actually be invasive and harmful to native vegetation. That is why one of the most critical components of the natural areas study must be training the volunteers who will be performing the work.

Some may challenge the notion of "maintaining" woodlands or natural areas, especially during difficult economic times. The defense to such charges would be a rehabilitation strategy that is based on scientific principles, sets achievable long-term goals, has realistic expectations, acknowledges the realities of limited financial resources and makes effective use of volunteer labor.

Volunteers need to be trained so their efforts yield maximum results. If volunteers learn valuable skills; that significantly increases their chances of returning to volunteer again. The more educated they become, the more they will value and protect these resources.

The goal of a natural areas study is to work towards making each park a healthy, diverse, natural system that can be enjoyed by residents now and in the future. To achieve this goal, the natural areas study should develop projects that in some measure, improve the ecological health of the park. These might be simple projects that have volunteers performing one small task or more complicated restorations that seek to correct drainage or erosion problems.

An example of a simple yet important project is the rehabilitation of woodland edges. Woodland edges or eco-tones, are where a woodland plant community meets another plant community. Quite often in the parks, the other plant community is lawn. Given the combination of two plant communities, the woodland edge is one of the most vibrant and diverse places.

Mt. Lebanon Parks Master Plan *System-wide Recommendations*



A diverse and healthy woodland edge provides valuable habitat for animals, suppresses the growth of invasive species and is visually attractive all year long.

Because there are two plant communities in close proximity, there are twice as many plant and animal species. To rehabilitate a woodland edge requires removing the invasive or exotic plants and replanting of species that are native to this region.

With the guidance provided by the natural areas study, the proper plant species can be installed. Volunteers would learn such things as which plants are native, which are invasive as well as how plants provide cover for certain animals.



Parking lots, such as this one along Beadling Road in Bird Park, can be rebuilt to actually cleanse storm water run-off.

An example of a more complicated restoration project would be the re-building of parking areas. While parking lots are necessary, there are ways to make them contribute positively to the health of the natural systems in the parks. When rain falls on impervious pavement, it travels over that surface and picks up whatever is present, including dirt, gravel and silt, as well as oil, grease, gasoline, rust and rock salt. These contaminants get deposited into the soil adjacent to the parking lot or are discharged into pipes that lead to nearby streams. These chemicals are harmful to plants and animals, and the force of the flowing water causes erosion. Parking lots cannot be eliminated, but the effects of their stormwater can be mitigated.

Parking lots can be rebuilt so that stormwater is cleansed before it is discharged. The pavement surface can be sloped so that rain water is directed towards filters (made of sand and gravel) that trap and remove sediment. The water is then conveyed to vegetated areas containing plant material that naturally remove certain chemicals and metals from the water. After cleansing, the water is discharged at a slow rate to minimize erosion. This type of project has many technical design considerations including the calculation of run-off volume, the determination of a collection point and the selection of specialized plant materials. For these reasons, this type of restoration project is best performed by professionals.



This is one example of a storm water cleansing parking lot. Rain water is directed towards this central island, where it is cleaned before being released (photograph courtesy of Biohabitats, Inc.).

Mt. Lebanon Parks Master Plan

System-wide Recommendations



Baseball field in Sunset Hills (Brafferton) Park

Athletic Fields

Athletic fields (baseball, soccer, field hockey and lacrosse) are a component of most parks. Parks are among the few places that have sufficient space to accommodate large, level fields. However, the challenge with Mt. Lebanon's parks is that while some of the parks are large, the useable space within them is not. Steep topography limits what can be realistically constructed. Grading can be done and retaining walls built, but the cost of these expensive items must be balanced against the negative effect they can have on the character of a park. The smaller parks are typically not the best place for playing fields; the constant stream of players and spectators would overwhelm those small parks and the neighborhoods that surround them.

The useable space within the parks has been "claimed" over the years for all types of park activities, including fields. There are no spaces within the parks that can easily or cost effectively accommodate the construction of a large field. However, Mt. Lebanon enjoys a cooperative relationship with the school district. By sharing field space, jointly determining schedules and sharing the maintenance costs, both the municipality and the school district save money, which in turn benefits the entire community.

In the spirit of that cooperation, this master plan recommends three ways the parks can better accommodate athletic fields:

- Improve drainage, orientation and amenities of the existing fields.
- Create level lawn areas in as many parks as possible to allow for practice and youth games to take place somewhere other than on a regulation fields.
- Purchase property to construct a field complex, or partner with a nearby municipality to jointly construct fields.

Existing fields in Mt. Lebanon Park, Bird Park and Sunset Hills Park can all benefit from improved drainage, proper grading and improved amenities (bleachers, backstops, fences, etc.). This will make each field better serve players and spectators. Small level lawn areas can be created in Williamsburg, Rockwood and Iroquois Park. While not large enough for regulation play, these level areas should be suitable for practice for younger children or for micro-soccer games. This will take some pressure off the few large fields.

Currently, and independent of this master plan, Mt. Lebanon has been working to purchase a large tract of property. While not complete, this is a promising step towards the creation of field complex that will benefit the entire community (see Appendix).

Mt. Lebanon Parks Master Plan System-wide Recommendations



New level lawn area in Williamsburg Park (dashed rectangle)



New level lawn area in Rockwood Park (dashed rectangle)



New level lawn area in Iroquois Park (dashed rectangle)



Enhanced baseball field in Sunset Hills Park

Mt. Lebanon Parks Master Plan

System-wide Recommendations



Dog walking is a common activity, especially in Bird Park, which is the only park where dogs are currently allowed, so long as they are leashed.

Dogs in the Parks

Throughout the development of this master plan, many dog owners commented that it would be nice to have a designated place in one of the parks for dogs to be able to run off-leash. Currently, there are about 3200 registered dogs in Mt. Lebanon, and they are not allowed in any of Mt. Lebanon's parks, except for Bird Park, where they must be on-leash. Off-leash dog areas or dog runs are becoming increasingly popular and are being created, with mixed reviews, all over the country. Dog runs become places for dog owners to socialize, in much the same way that parents of baseball players socialize during games.

Careful consideration was given to the possible location of a dog run. Criteria was developed for the location of such a facility:

- The site must be secluded so as to limit noise.
- A fenced area must “blend in” with the character of the park.
- Parking must be available.
- The site must be accessible to maintenance personnel.
- A dog run must not displace any current park activities.
- Dog owners must be required to clean up after their pet.

Due to the demand, many potential sites for an off-leash dog run were evaluated however, each of these sites was problematic. Residents who live near a potential site raised concerns about noise, safety, odor, traffic and declining property values. Given the reaction to the sites suggested, it does not seem possible to create a dog run in one of Mt. Lebanon's parks, without dealing with significant opposition from adjacent home owners.

Dog run areas might be possible in Robb Hollow Park (see page 70). Consideration should also be given to Pennsylvania Boulevard Park or the new Athletic Field Complex. However, property acquisition is not final for either of these parks, and similar problematic conditions (limited space, negative reaction from neighbors, user conflicts, etc.) may be present within them. This plan is not recommending either of these two future parks, it is simply recommending that the possibility should be studied.

Although the most common request from dog owners was for a designated off-leash area, there were other suggestions for how the parks might accommodate dogs. One thought was to designate the non-peak hours (9PM to 7AM) when dogs were allowed in the parks. Another idea allowed dogs to use select athletic fields from November to March, when the fields are not used. Others suggested that dogs be allowed in all parks, provided they are leashed. Each of these ideas is not without potential controversy and therefore each needs further study.

Mt. Lebanon Parks Master Plan

System-wide Recommendations

Trails in the Parks

Some of the most common activities that take place in the parks are walking and jogging. Many people commented how nice it is to walk along the trails through Bird Park. The parks that currently have a network of trails or pathways are the largest parks; Bird Park, Robb Hollow Park, Twin Hills Park and Mt. Lebanon Park,. However, some of the smaller neighborhood parks also have walkways, such as Williamsburg Park, Rockwood Park, Meadowcroft Park and Iroquois Park. The larger parks contain a greater variety of trails of varying quality and the trails are constructed of various materials.

To make a connection from one point to another, a trail or pathway need not be constructed of a consistent material. Trails, sidewalks or pathways can and should vary in material and width, depending on their location within a park. As a trail winds through a park, it may begin as a concrete sidewalk near the entry or roadway; if the trail passes by a special feature, the surface might change to brick or stone. If the trail accesses a forested area, the trail material might change and become bark, crushed limestone or stabilized earth. The scale and material of the trail should change depending on where it is located within the park.

It is recommend that trails be evaluated based on a set of criteria. Trails that meet the criteria should be repaired as conditions warrant, and trails that do not meet the criteria should be abandoned or relocated to a more suitable location. The criteria are:

- Trails should connect to destinations and create loops or circuits.
- Trails should respect the lay-of-the-land (topography).
- Public trails should not dead-end, lead to private property or be placed near dangerous features.
- In areas that are very steep, damp or environmentally sensitive, existing trails should be removed and or relocated to more appropriate locations.
- Trails should have periodic benches, signs or mile markers to orient walkers and help judge distance.

This master plan provides trail maps that recommend changes to existing trails and the creation of new trails or pathways for each of the large parks with extensive trail systems.



Woodland trail - Hoodridge Park



Park pathway - Iroquois Park



Public sidewalk - Mt. Lebanon Park

Mt. Lebanon Parks Master Plan
System-wide Recommendations

Mt. Lebanon Parks Master Plan
Individual Park Enhancements

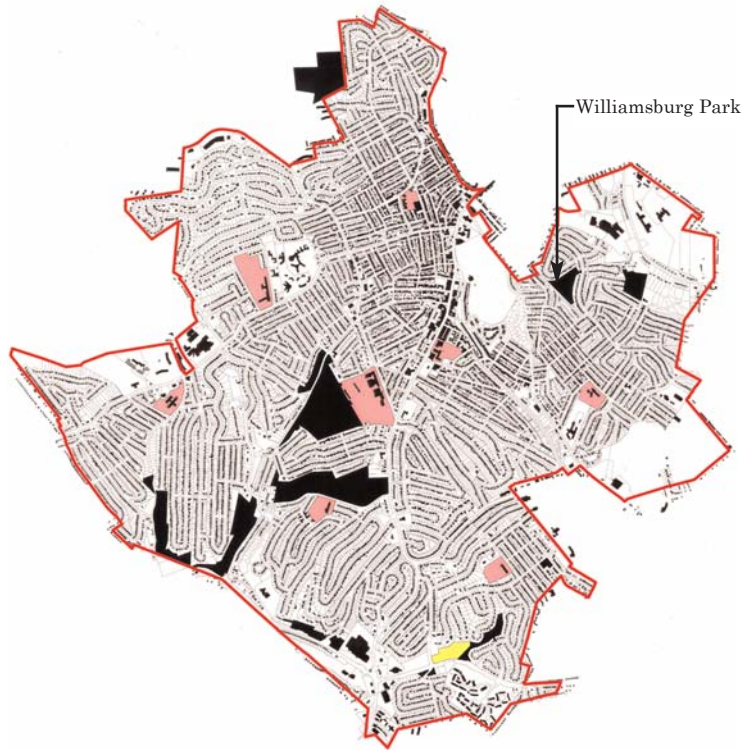
Individual Park Enhancements

The following pages illustrate the recommended improvements for each of the 13 municipal parks within this study. For each park there is a description of the acreage, current zoning and a summary of the most common public comments. These are by no means all of the comments offered by residents. The summary list is intended to give readers who are unfamiliar with the park an impression of what others stated and what was used as a guide for making proposals. There is also a diagram of the current condition of each park, a plan illustrating the recommendations, and photographs or descriptive drawings to help illustrate the intentions.

The last drawing for each park is a diagram illustrating a potential phasing strategy. The items shown in yellow are proposed to be completed in the short-term (2 - 5 years); the items shown in purple are to be completed in the mid-term (5 - 10 years) while those items shown in green are to be constructed in the long-term (10 - 20 years). The estimated values for improvements to each park and for each of the three phases is summarized in a chart within the Appendix.

Williamsburg Park

Current Zoning: P-2
Acreeage: 7.1 acres



Public Comments:

- Quiet neighborhood park
- Play equipment is old
- Good for sled riding in winter
- Courts are in good shape
- Park is invisible from street
- Great for picnics and parties
- Lacks a level area



Mt. Lebanon Parks Master Plan
Williamsburg Park

Current Conditions & Observations:



- A Park needs to be better identified, it is almost invisible at the main entry from Sleepy Hollow Road.
- B While in good condition, the amount of traffic does not seem to warrant such a large paved drop-off area.
- C Basketball court and tennis court are in good shape and well screened from view. Since the courts are not programmed by Mt. Lebanon, it's difficult to determine how often they are used.
- D Play equipment is dated and scattered throughout the lawn.
- E The entry from Earlswood Avenue is almost invisible. The path is too steep to be accessible and in poor condition.
- F About 1/3 of the park is large mature trees (cherry, locust) set in a gently sloping lawn. This has a very striking appearance and has created a nice place for walks or sledding.
- G Another 1/3 of the park is woodland that is overgrown in places. Small metal foot bridge must have been part of an overgrown system of trails.
- H Large metal pavilion is used for picnics but is dated and in need of repair

Mt. Lebanon Parks Master Plan
Williamsburg Park

Recommended Plan:



Because half the park is wooded, Williamsburg Park looks and feels smaller than it is. One of the features that dominates the non-wooded portion of the park is the turn-around circle. While turn-around circles are found in other parks such as Iroquois and Bird Parks, this one occupies such valuable level land that it is recommended that the turn-around be removed and re-built closer to the parking area. This will open-up a great deal of level land that is well suited for park activities.

A new pavilion, built close to the new turn-around would be much more accessible than the current pavilion. A larger, consolidated playground would contain more activities and be easier to maintain than the current scattered arrangement of equipment. The central area of the park could then be gently graded to create a level lawn area. This could serve as a field for impromptu neighborhood games, youth soccer practice, or a micro soccer game. In order to create this level area a few trees must be removed, but new trees can be planted to create a similar character.

The entries to the park should be identified with a small pier and sign. The pathway from Earlswood Avenue should be rebuilt and made handicap accessible.

Mt. Lebanon Parks Master Plan *Williamsburg Park*

In the future, a pathway can be developed that would connect the central part of the park to Lindenwood Avenue. This should be a secondary means of access, primary for the residents of that street.

The tennis court and basketball court are in good shape and well hidden from view. No changes are recommended to the courts, but sometime in the next twenty years they will need to be re-surfaced.



Tennis courts are in very good condition.



Blue pavilion is unattractive and in disrepair. A new pavilion located closer to the road would be easier to access and maintain.



Phasing strategy for Williamsburg Park.

Sunset Hills (Brafferton) Park

Current Zoning: P-2
Acreeage: 8.40 acres

Public Comments:

Baseball field is graded incor-
rectly - outfield is higher than
home plate

Woodland surrounding the
park creates an attractive
setting

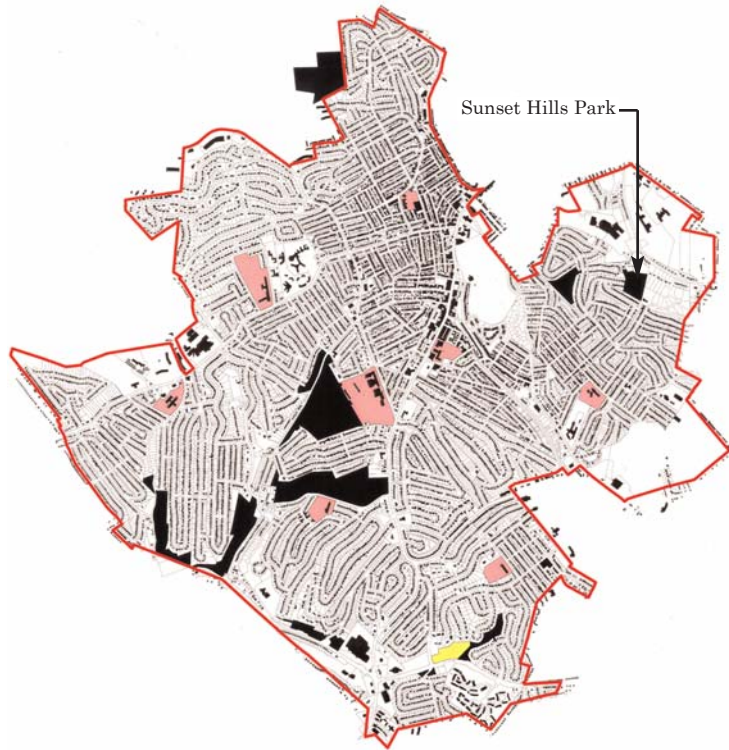
Lack of parking is a problem
during sporting events

Poor entry

Few amenities to serve the
neighborhood

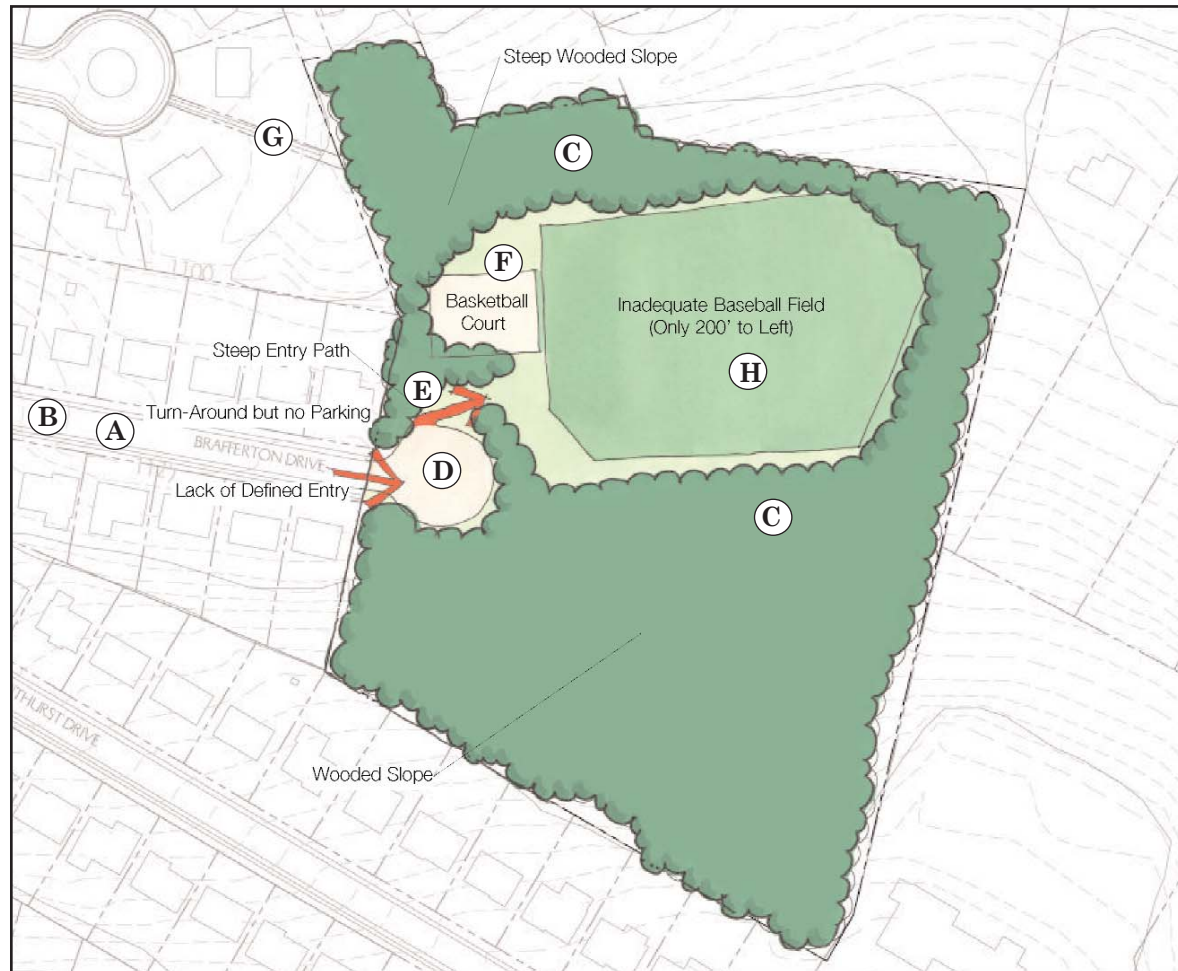
Steep entry pathway

Nice secluded setting



Mt. Lebanon Parks Master Plan
Sunset Hills Park

Current Conditions & Observations:



- A Park needs better identification
- B Brafferton Drive dead-ends at the park. There is no dedicated parking which causes traffic problems on game days.
- C Steep wooded slopes.
- D The turn-around is important but does not adequately signal that this is a park entry.
- E Entry path down to the lower field level is too steep to be accessible.
- F The basketball court is in good shape, but because it is not programmed by Mt. Lebanon it is difficult to determine how often it is used. The park lacks amenities that are normally associated with a neighborhood park, such as playgrounds, pavilions or benches.
- G Sidewalk from Valley Park Drive ends before connecting to the park.
- H Baseball field is inadequate in size, (less than 200' to left field). Outfield and adjacent open lawn are used for soccer.

Mt. Lebanon Parks Master Plan
Sunset Hills Park

Recommended Plan:



Sunset Hills Park contains one of the few municipal baseball fields, and is an important part of the successful baseball program. Therefore, the primary recommendation for Sunset Hills Park is to retain and improve the current baseball field. The field should be re-graded so that the infield is higher than the outfield. The backstop should be re-built on top of a wall that will stabilize the perimeter slope and allow the grade to be altered. A wall can be built in left field that would allow the field to be expanded slightly.

A new parking area should be developed on the slopes above the outfield. This should help the parking situation on game days. A buffer of existing vegetation should be preserved between the outfield and the parking lot. Sidewalks and steps should be provided linking the parking lot to the entry and the field. The entry should be re-built with an overlook railing and wall, announcing the entry and protecting spectators below. Park signs and new pathways will direct visitors into the park.

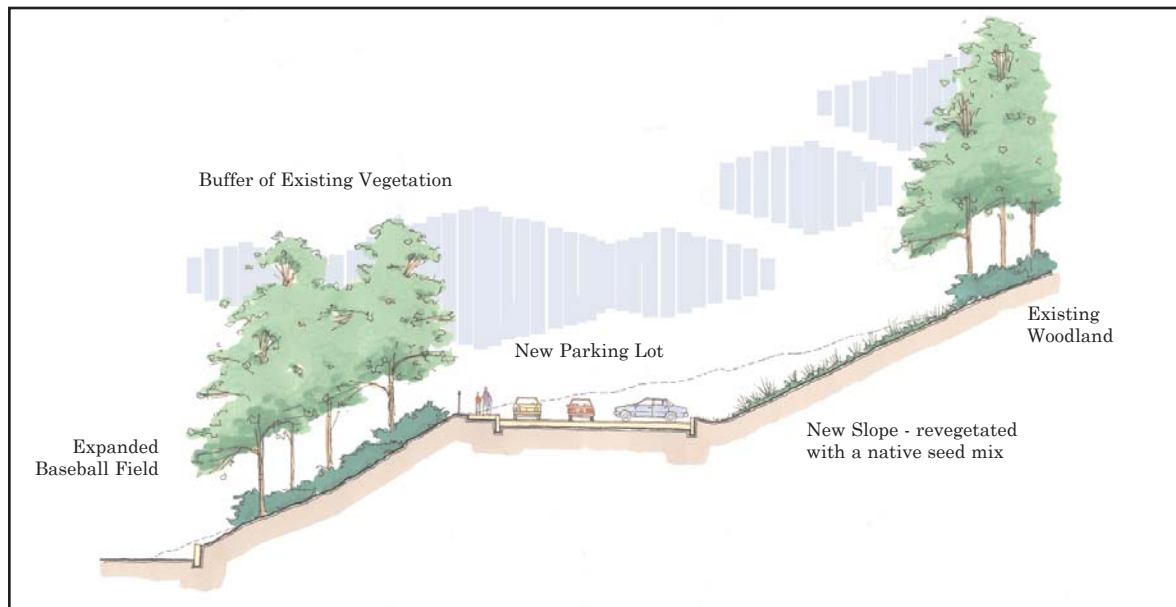
There currently are no amenities except a basketball court in the park. It is possible to remove half of the basketball court and create a playground. This should be evaluated in the future in the context of the number of children living in the neighborhood.

Mt. Lebanon Parks Master Plan *Sunset Hills Park*

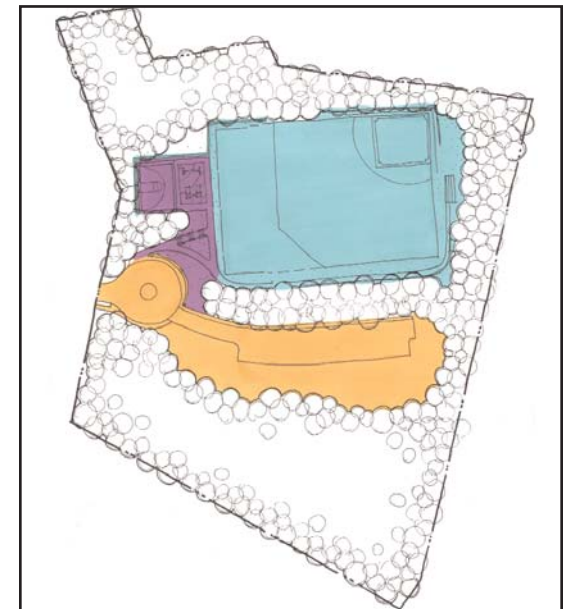
Development of the parking lot is recommended to be a priority project. Construction can happen independently of other improvements and will not compromise the use of the field. Improvement of the entry, walkways and playground are mid-term recommendations. The re-building of the baseball field is a long-term recommendation, because of the high cost and the fact that the field would need to be out-of-commission during reconstruction.



Entry is poorly defined and blends into street paving. Slopes and entrance walkway are very steep.



Cross-section through proposed parking lot. The field can be expanded and a buffer of existing trees retained between the field and the lot.



Phasing strategy for Sunset Hills Park

Rockwood Park

Current Zoning: P-2
Acreage: 1.00 acre

Public Comments:

Nice neighborhood park

Steeply sloping terrain limits what can be done in the park.

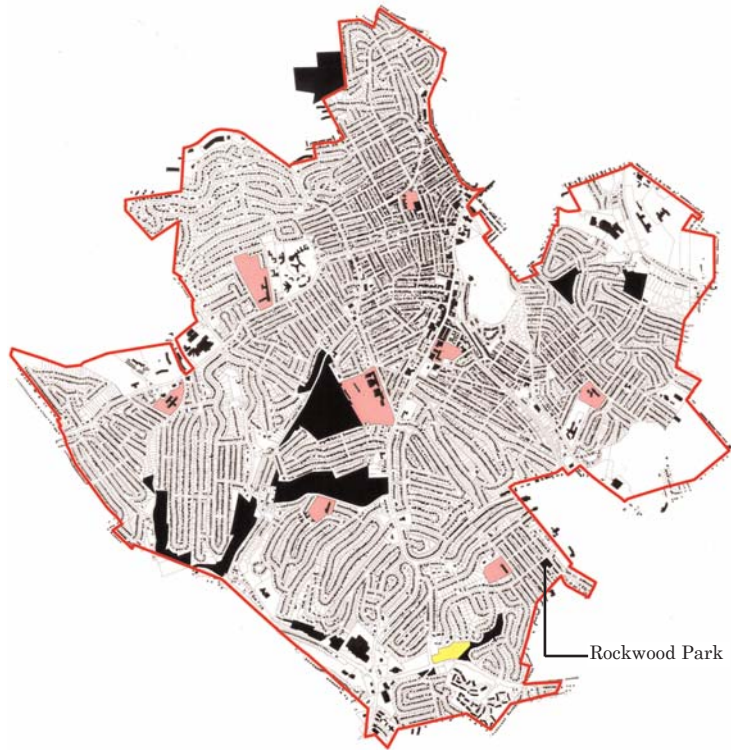
Who uses the parking lots?

Basketball court is not in good repair

Play equipment is old

Pavilion is small

Lacks level lawn area



Mt. Lebanon Parks Master Plan
Rockwood Park

Current Conditions & Observations:



- A Park lacks defined entry from Vallevista Avenue.
- B Parking area adjacent to Vallevista Avenue is over-sized and takes up valuable level park land.
- C Play equipment is dated and scattered throughout lower half of the park.
- D Lawn area slopes to a catch basin, and the slope limits the use of the lawn.
- E Pavilion is small but is the central feature of the park.
- F Sloping lawn with mature trees.
- G Rockwood Avenue parking lot is permitted by the Police Department for use by surrounding residents. This lot is in poor condition and is inappropriate for such a small park.
- H Basketball court sits lower than Rockwood Avenue and is surrounded by dense weeds, rendering it invisible and making it difficult for the police to monitor.
- I Entry from Rockwood Drive is inconspicuous and should be enhanced.
- J Dense vegetation blocks view to the basketball court.

Mt. Lebanon Parks Master Plan
Rockwood Park

Recommended Plan:



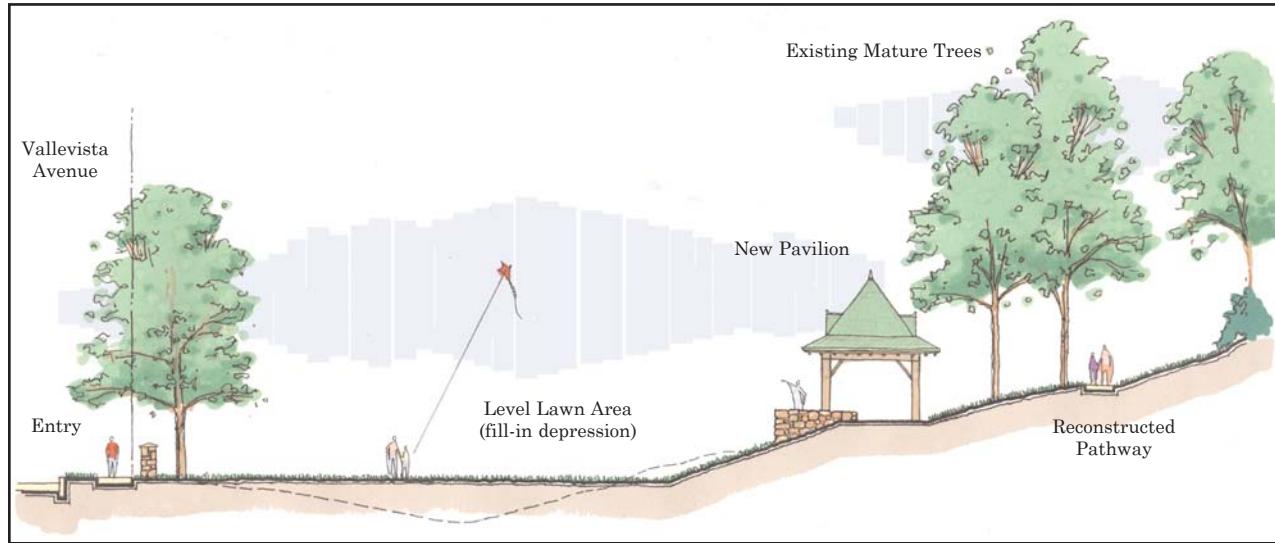
Rockwood Park contains 18 parking spaces in the upper and lower parking areas. These parking lots occupy almost 20% of the land area of the park. It is recommended that the lower parking area be removed and that level land be used to create a consolidated playground and new entry. Some of the current equipment can be re-used in the new playground. The upper parking lot can accommodate enough cars.

The lawn area parallel to Vallevista Avenue can be graded to create a level lawn area. This lawn could serve as a field for impromptu neighborhood games, youth soccer practice or a micro soccer game thus taking some pressure off regulation fields that are better suited to older players. The pathway that connects Vallevista to Rockwood Avenue should be re-built and with minor adjustment to the grades, could be made handicap accessible.

The basketball court is hidden from view and difficult to monitor. It is recommended that it be removed in favor of an improved park entry.

If in the future the upper parking lot is no longer necessary, it should be removed. In its place, additional park features can be provided such as a second playground or a multi-purpose court.

Mt. Lebanon Parks Master Plan
Rockwood Park



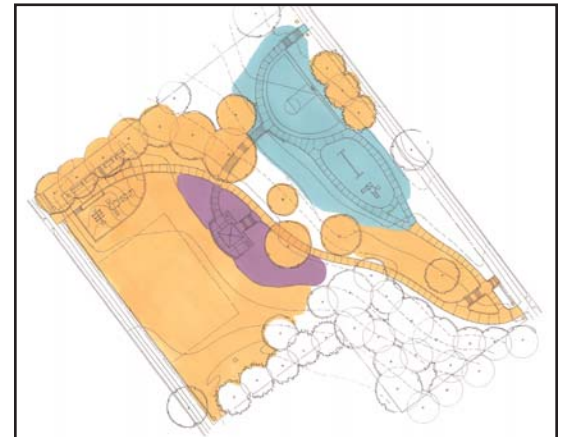
Cross-section through level lawn area, new pavilion and pathway.



Recently installed playground equipment can be relocated.



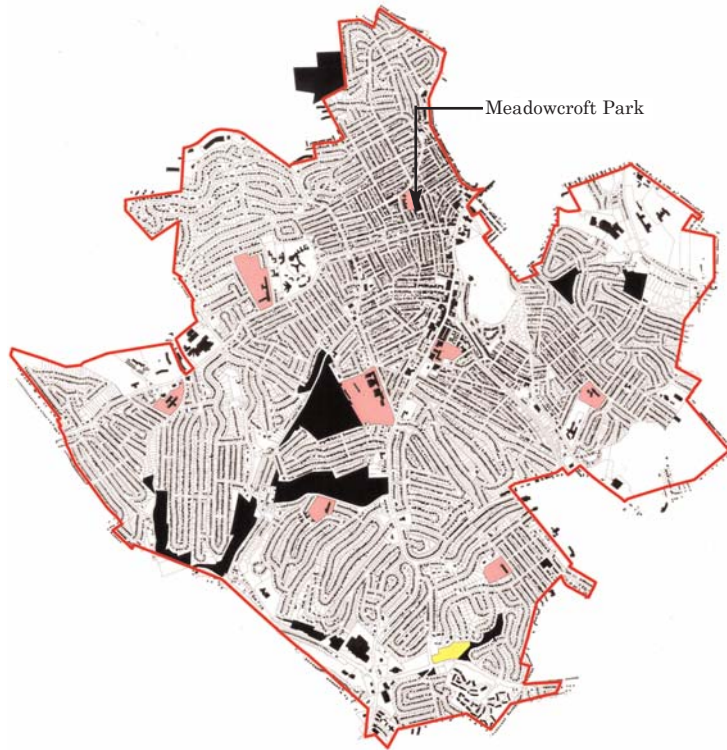
Dense vegetation on all sides obscures view of basketball court.



Phasing strategy for Rockwood Park.

Meadowcroft Park

Current Zoning: P-2
Acreeage: 1.00 acre



Public Comments:

Lighted courts are programmed by the Recreation Department

Fences and walkway are deteriorating

The park is not handicap accessible

The baseball field is on school property and not part of the park

Parking lot must remain for use by surrounding residents

Trees are nice and screen the courts effectively



Mt. Lebanon Parks Master Plan
Meadowcroft Park

Current Conditions & Observations:



- A Courts are programmed by Mt. Lebanon for instructional programs.
- B Parking lot is controlled by the Mt. Lebanon Parking Authority for use by surrounding residents.
- C Park needs a defined entry point.
- D The chain link fence at the perimeter of the tennis court is well hidden from view. It sits below the level of Meadowcroft Avenue and invisible, unlike the fence surrounding the basketball court.
- E Basketball court perimeter fence is in poor condition and right up against the sidewalk of Meadowcroft Avenue, creating an unsightly edge.
- F Courts are not handicap accessible.
- G Sidewalk inside the fence is deteriorating and unnecessary.
- H Baseball fields are under the control of the School District, and not part of the municipal park. Therefore, no enhancements are proposed.

Mt. Lebanon Parks Master Plan
Meadowcroft Park

Recommended Plan:



Meadowcroft Park contains some of the few lighted athletic courts in Mt. Lebanon. The courts sit below the level of Meadowcroft Avenue and are used by the municipality for instructional programs and informally by residents. It is recommended that the courts remain essentially as-is, but with a series of minor upgrades to improve their visibility and accessibility. First, improved entries should be created along Meadowcroft Avenue. There should be a pier and sign at each to announce this as a public park. Second, an accessible ramp should be provided from the entry nearest the parking lot down to the basketball court. As part of that construction, trees should be pruned; damaged pavement should be removed; and the fence should be relocated from the sidewalk to a new location adjacent to the court. New landscaping should be installed to disguise the fence. Third, another accessible ramp should be provided that links the basketball and tennis courts. In this way, all facilities are accessible from the street. In the long-term, the courts will need to be re-surfaced; lights will need to be upgraded, and fencing will need to be replaced.

The land that is Meadowcroft Park is owned by the School District. The municipality leases the property and maintains it as a public park. All improvements should be reviewed with the School District prior to starting work.

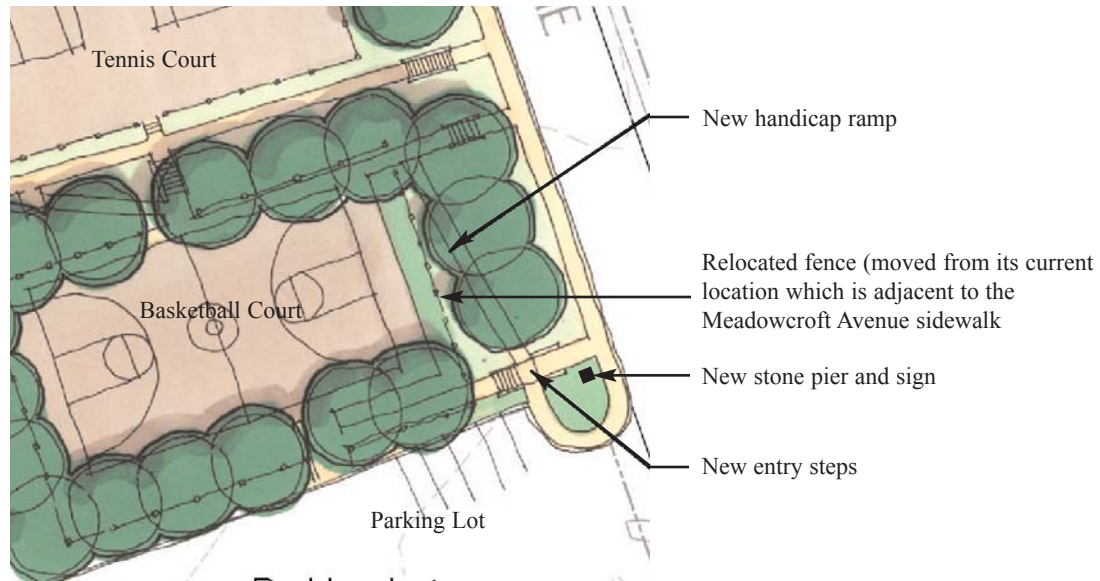
Mt. Lebanon Parks Master Plan
Meadowcroft Park



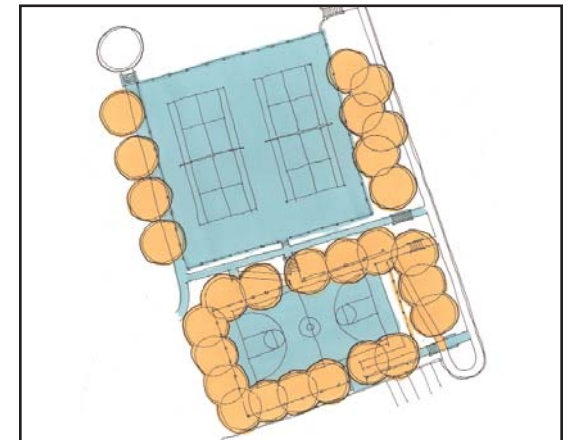
A ramp can be provided that links the basketball court level down to the tennis court level.



Presence along Meadowcroft Avenue can be improved with stone piers to mark entries, signs and additional landscaping.



Enlarged plan of the new accessible entry.



Phasing strategy for Meadowcroft Park.

Mt. Lebanon Parks Master Plan
Iroquois Park

I r o q u o i s P a r k

Current Zoning: P-2
Acreege: 5.40 acres

Public Comments:

Nice neighborhood park

Old play equipment needs to be upgraded

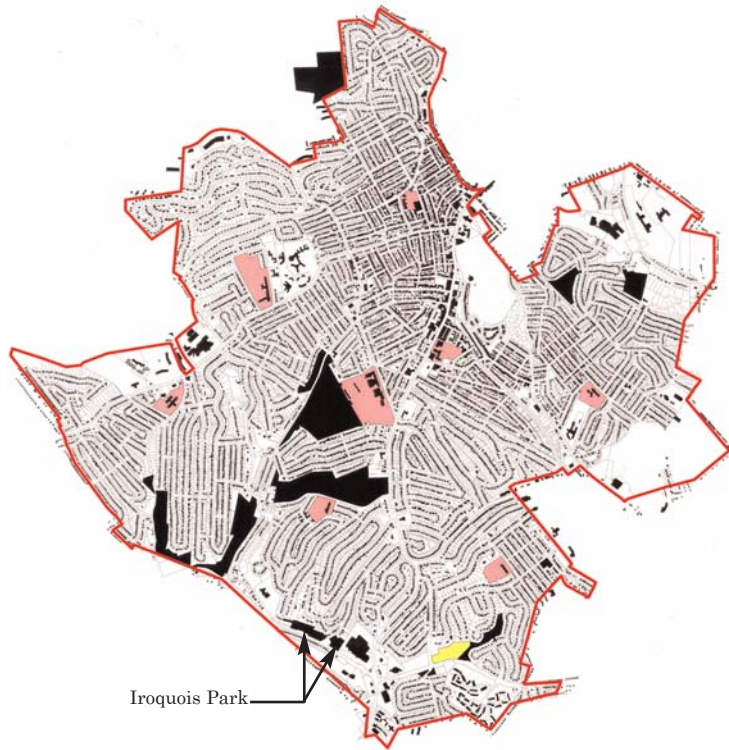
Park needs level lawn area

Walkway that connects the park to the Galleria is an important feature

Stream valley is nice but hidden from view

Basketball court is in good shape

Large mature trees create a nice setting



Mt. Lebanon Parks Master Plan
Iroquois Park

Current Conditions & Observations:



- A Neighborhood sidewalks should extend down to the park entrance.
- B Gracious turn-around is a nice terminus to Iroquois Drive.
- C Although very close to Gilkeson Road, the steep slope and dense vegetation screen the noise effectively.
- D Basketball court is in good shape and due to dense vegetation, the fence is almost invisible from Iroquois Drive

- E Play equipment is unorganized and scattered throughout the lawn. New equipment has been installed by the Department of Public Works.
- F Stream channel is attractive but hidden from view by vegetation.
- G Mature trees contribute to the tranquil quality of the park.
- H Access path to the Galleria is an important feature of the park.

- I Isolated and unused part of the park. Steep slopes exist on either side of the stream channel.

Mt. Lebanon Parks Master Plan
Iroquois Park

Recommended Plan:



The primary recommendations for Iroquois Park are the consolidation of play equipment to free-up space for other park activities. A new pavilion should be provided along Iroquois Drive. Located close to the street, it will be accessible for picnics and parties. The boundary of the park should be marked with a small stone pier and sign, similar to other Mt. Lebanon parks.

A level lawn area should be developed that extends perpendicular to the street. This

would be for informal neighborhood games or for youth sports practice. Between the lawn area and the pavilion will be a consolidated playground, which incorporates some of the existing equipment (that meets code) and new equipment to serve a variety of age groups. New walks and pathways should be developed that encircle the lawn and separate it from the rest of the park. The current basketball court is in good shape and should be left in-place.

The steep slopes between the park and Gilkeson Road, exhibiting evidence of erosion and invasive species. Therefore, in the future, after the natural areas study has been completed, the stream valley and wooded slopes should be restored.

Mt. Lebanon Parks Master Plan
Iroquois Park



Pathway to Galleria should remain.



Stream restoration is one of the long-term enhancements.



Recently installed play equipment can be relocated.



Phasing strategy for Iroquois Park.

C o u n t r y C l u b P a r k

Current Zoning: P-2
Acreeage: 0.30 acres

Public Comments:

The park is heavily used by neighborhood children

Swings are important

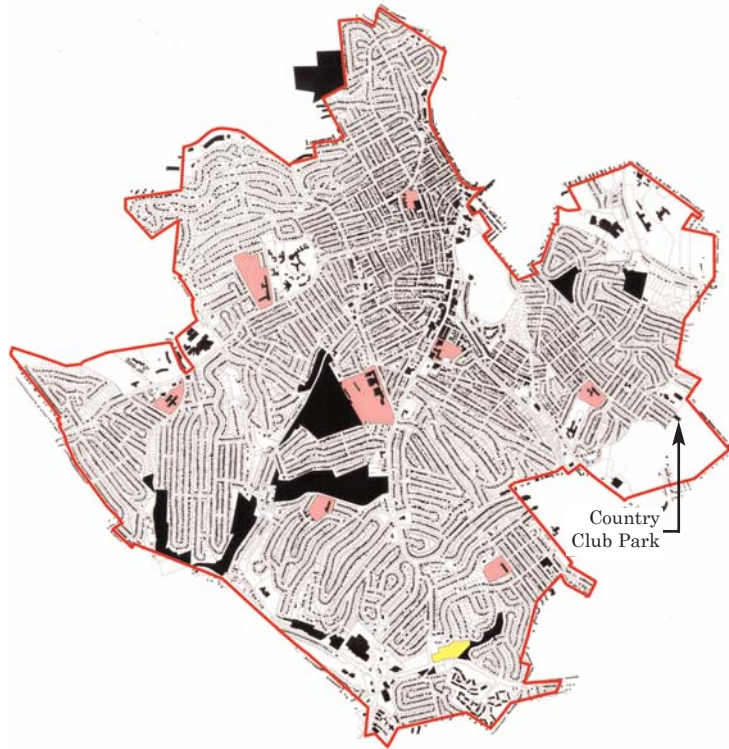
Woodlot is nice and used for informal activities

The park needs a place for parents to sit as children play

Court has only one hoop

Toys roll down the slopes

Sandbox is nice but it attracts animals



Mt. Lebanon Parks Master Plan
Country Club Park

Current Conditions & Observations:



- A Country Club Drive simply ends at the park and there is no sense of entry or arrival at the park.
- B Much of the current play equipment has been removed or does not meet the needs of residents.
- C Steep wooded slopes create a nice sense of enclosure.
- D There is no way to stop basketballs from rolling down slope.
- E Golf course fence is rusty, unattractive and has holes.
- F Basketball court is smaller than regulation, but is used for a variety of activities other than basketball
- G Woodlot contains a few large, mature trees. Creates play opportunities for children
- H Access from Westover Road does not exist and would be a welcomed feature.
- I Swingset is very important.
- J Sandbox attracts animals.

Mt. Lebanon Parks Master Plan
Country Club Park

Recommended Plan:



Country Club Park has no definitive property lines; it sits within the Mt. Lebanon Golf Course. The boundaries of the park are a fence along the southern side and steep wooded slopes along the northern side.

The recommendations for Country Club Park include the improvement of the entry, which is at the end of Country Club Drive. A new pier, sign and low stone wall would mark the end of the road and the beginning of the park. The play equipment should be re-organized into a single area large enough to accommodate swings and a play structure. Beginning at the entry and running the entire length of the playground would be a low stone wall. This creates a continuous seating area and a striking, sweeping element that leads you into the park.

The woodlot above the wall would remain untouched, as it is used for informal games. A small pavilion, set against a backdrop of trees, will be located in the center of the park. While this would be a great place for a picnic or party, it can also offer parents a central spot to watch children on the play equipment or on the basketball court. The basketball court needs another hoop and painted lines but will remain as it exists today, since it's not only important for basketball but for bike riding, as well as a variety of other court games. A fence along the low side would stop basketballs from

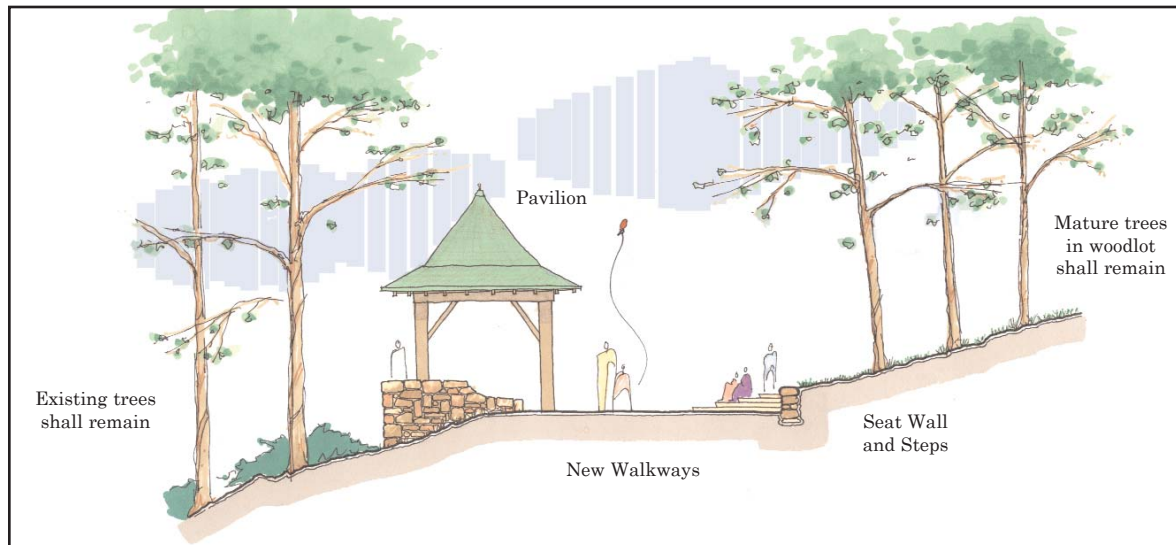
Mt. Lebanon Parks Master Plan Country Club Park

being lost in the woods. In the future, and with consent from the golf course, a pathway connection can be developed from the end of Westover Road to the park's entrance. This pathway, serpentine and stepped to avoid large trees, will require the relocation of the golf course perimeter fence a few feet towards the course.

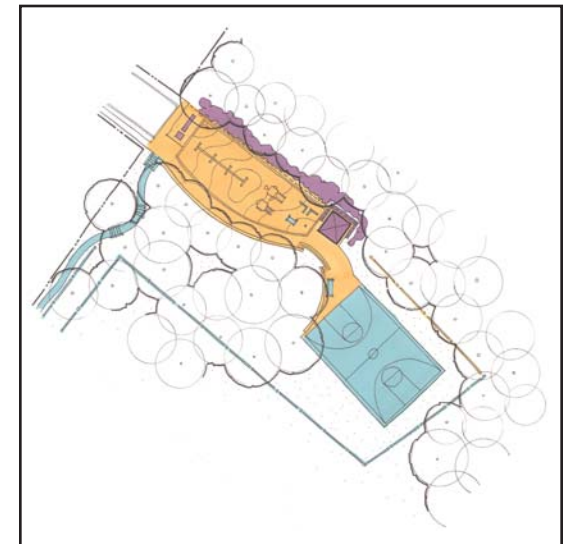
Country Club Park benefits immeasurably from the community group, Friends of Country Club Park. This group of neighbors has adopted the park, organized itself and raised money towards park improvements. Their dedication and perseverance should serve as a prototype for others who may want to take an active role in the future of other Mt. Lebanon Parks.



Through fund-raising events such as this garage sale, Friends of Country Club Park have raised money for and awareness of their park.

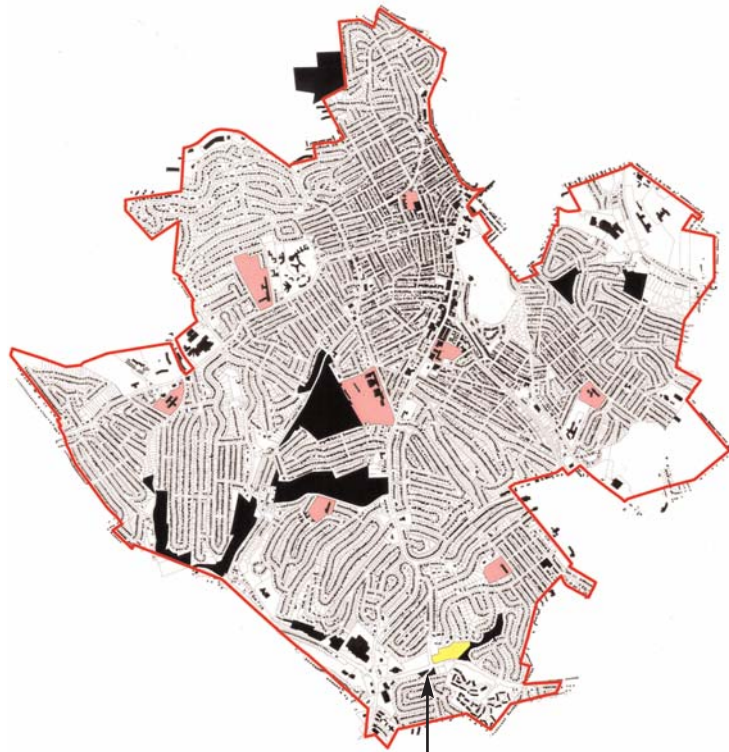


Cross-section through pavilion, pathway, large steps and preserved woodlot.



Phasing strategy for Country Club Park.

Highland Terrace Park



Highland Terrace Park

Current Zoning: P-2
Acreeage: 1.04 acre

Public Comments:

Very steep terrain limits the use of the park

Effective use of the entire park is limited because play equipment and court are on opposite sides of the street

Needs to be visible to drivers to be safe

Equipment is not kid-friendly

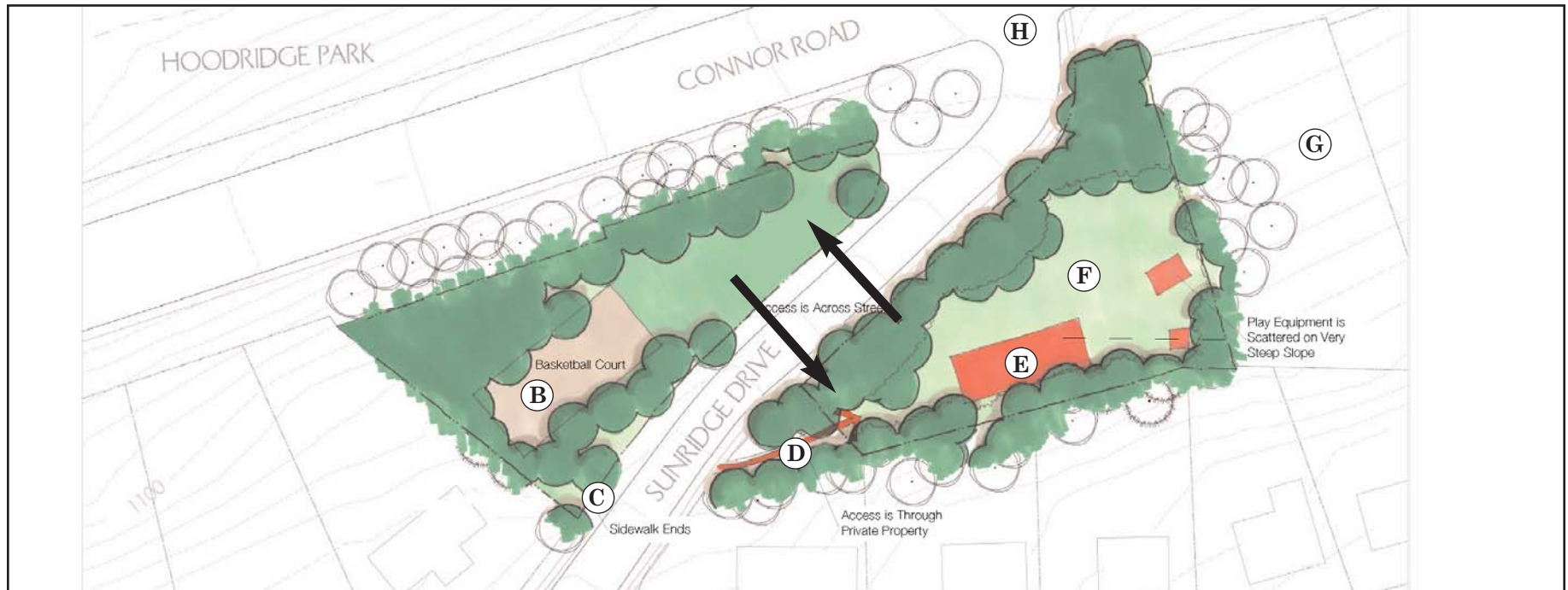
Difficult to maintain

Access to play equipment is through private property



Mt. Lebanon Parks Master Plan
Highland Terrace Park

Current Conditions & Observations:



- A Use of the park is limited because facilities exist on both sides of Sunridge Drive.
- B Basketball court is in good shape but isolated and lacking an access path.
- C A sidewalk does not extend down to the park from Vallimont Drive on north side of Sunridge Drive.
- D Access to play equipment is along a pathway that is on private property

- E Play equipment is scattered and the amount of safety surface is not of sufficient size to meet current standards.
- F Steep slopes limit usefulness.
- G Adjacent property is too steep to build on and best left as a conservation area.
- H Busy, noisy intersection

Mt. Lebanon Parks Master Plan
Highland Terrace Park

Recommended Plan:



Highland Terrace Park sits on both sides of Sunridge Drive, creating challenges for people who want to cross the steep street to use amenities on either side. The eastern half of the park is too steep to create useable space, difficult to maintain and accessed only through private property. Therefore, the primary recommendation is to abandon the eastern side of the park (currently containing the playground) and consolidate all park elements to the western side (next to the basketball court).

A new playground can be developed on the western side of Sunridge Drive, in the level area next to the basketball court. Although small, this playground can have components to serve a variety of age groups.

A public sidewalk needs to be constructed from the intersection of Sunridge Drive and Vallimont Drive to the new park entry. This entry will have a sign, stone pier and a low stone wall to help announce the park.

In the future, and if demand warrants, half of the basketball court can be removed and the playground expanded to include more equipment or swings.

The eastern half of the park that was abandoned should be stabilized with a native seed mixture and reforested with native trees. The area should be allowed to revert to woodland. This will complement the adjacent properties that also are steep, undeveloped woodland.

Mt. Lebanon Parks Master Plan
Highland Terrace Park



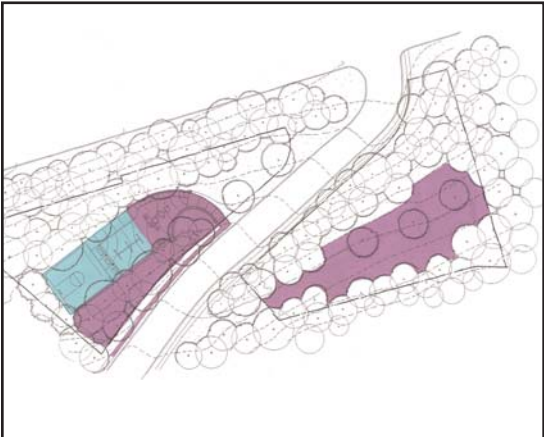
Steep portion of the park should be abandoned and play equipment consolidated on the other side of Sunridge Drive.



Current access drive is on private property.



If warranted, a portion of this court can become a playground.



Phasing strategy for Highland Terrace Park.

Mt. Lebanon Parks Master Plan
Church Place Park

Church Place Park

Current Zoning: P-2
Acreeage: 0.30 acres

Public Comments:

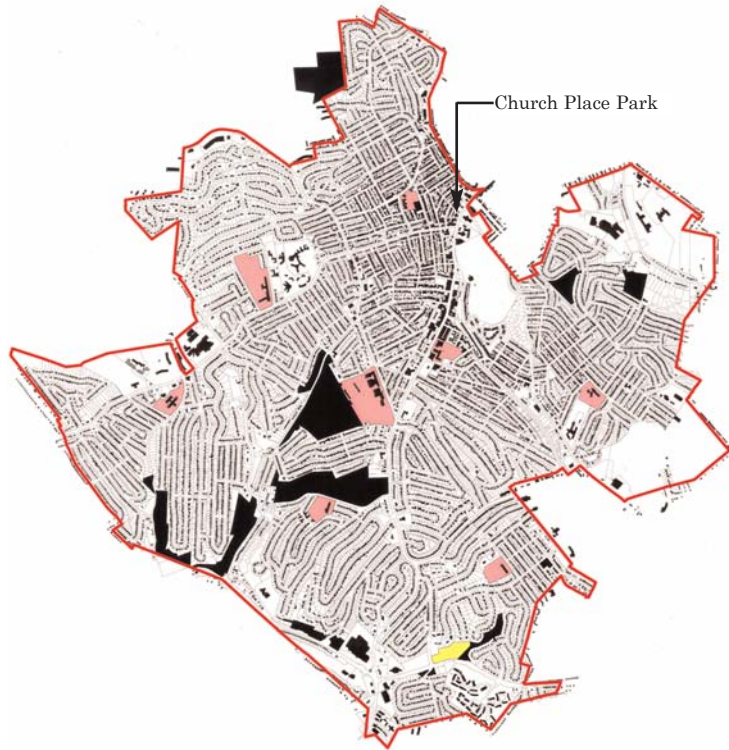
Heavily used by neighborhood children

Lawn is equally as important for recreation as the play equipment

Equipment is always in the shade, so ground is damp

Difficult to maintain

Steep slopes on all sides limit how the park is used



Mt. Lebanon Parks Master Plan
Church Place Park

Current Conditions & Observations:



- A Entry is well-defined but trellis, paving and plantings are in poor condition.
- B Fence at top of slope is in poor condition and not an effective barrier.
- C Slopes are difficult to maintain.
- D Access is limited. There is only one stair case along Lavina Street.
- E Neighboring property has a perimeter privacy fence that creates a strong boundary to the park.
- F Play equipment in fair condition but in continual shade from large trees.
- G Swing set on steep slope has inadequate safety zone.
- H Parking lot is controlled by the Church, so no enhancements are proposed.
- I Large mature trees are healthy but dense shade creates drainage problems.
- J Lawn area is important to children as an informal play space.

Mt. Lebanon Parks Master Plan
Church Place Park

Recommended Plan:



As with many other Mt. Lebanon parks, the defining elements in Church Place Park are steep slopes. A slope separates Lavina Avenue from the park and a slope separates the park from the adjacent parking lot.

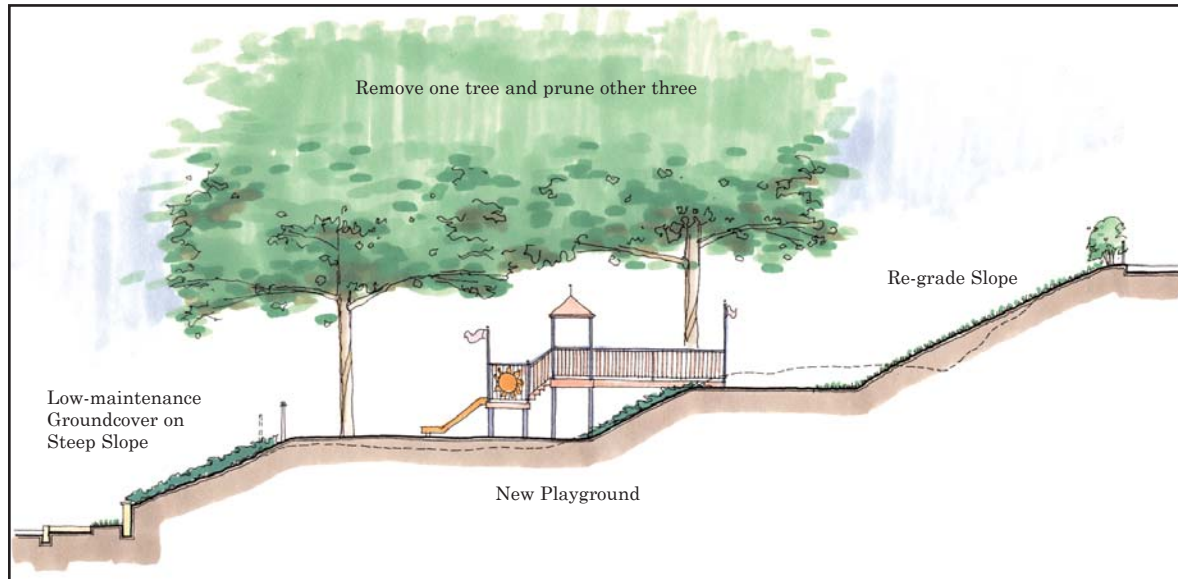
The recommended plan calls for removing the grass on the Lavina Avenue slope and the planting a low-maintenance groundcover. A series of staircases should be built to better connect Lavina Avenue with the park. A new entry should be developed that places a pavilion at the corner and provides sidewalks where the grade is most conducive. The central lawn area should be gently re-graded to create a more level surface. The playground has drainage problems, mostly because the four large trees that surround it do not allow light to penetrate and dry the ground. One of these trees should be removed and the lower limbs of the remaining three should be pruned, allowing the surface to dry after it rains. A new larger playground can then be developed that has a variety of activities for children of all ages. This playground needs to be designed so that it steps up, to take advantage of the sloping topography.

That land that is Church Place Park is owned by the Methodist Church. The municipality leases the property and maintains it as a public park. All improvements should be reviewed with the Church prior to starting work.

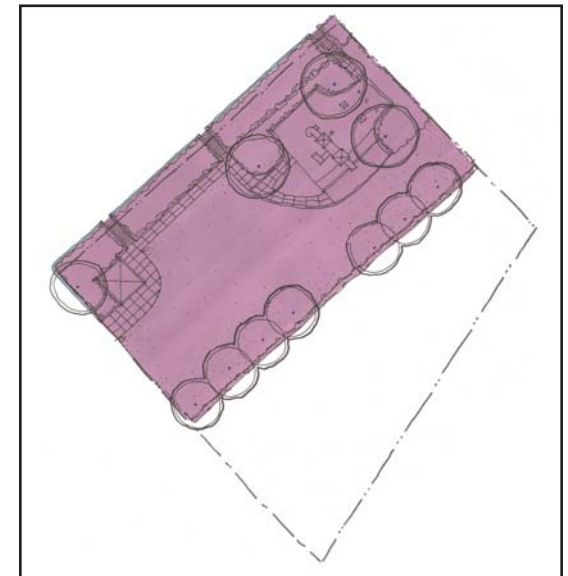
Mt. Lebanon Parks Master Plan
Church Place Park



Grass on the slope between Lavina Avenue and the park should be removed and the bank stabilized with a low-maintenance groundcover. Additional steps will provide more ways to get up to the park.

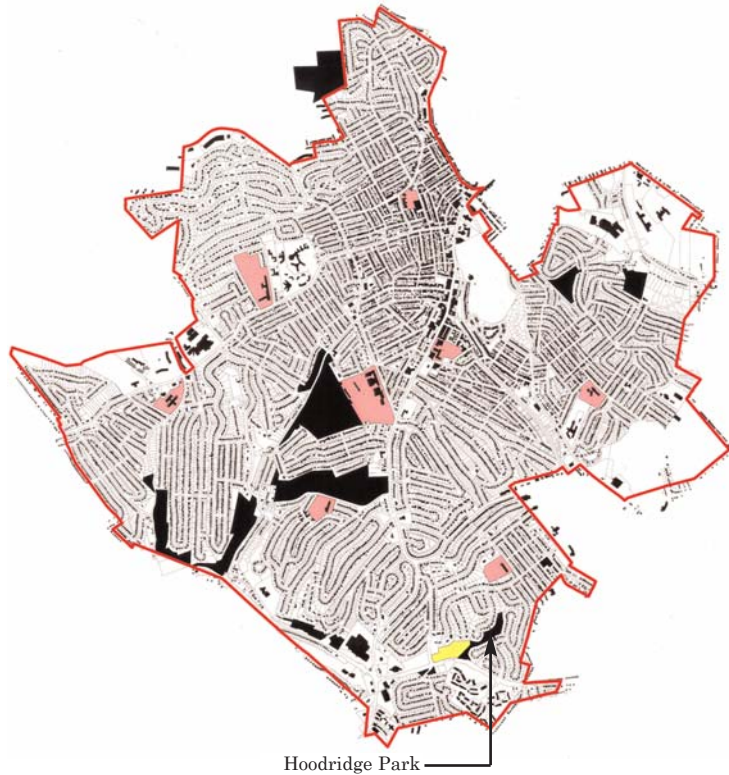


Cross-section of proposed playground that takes advantage of the grade change. Lower tree limbs are pruned to allow light to penetrate.



Phasing strategy for Church Place Park.

H o o d r i d g e P a r k



Current Zoning: P-1
Acreeage: 5.50 acres
(11.5 acres if the conservation district is included)

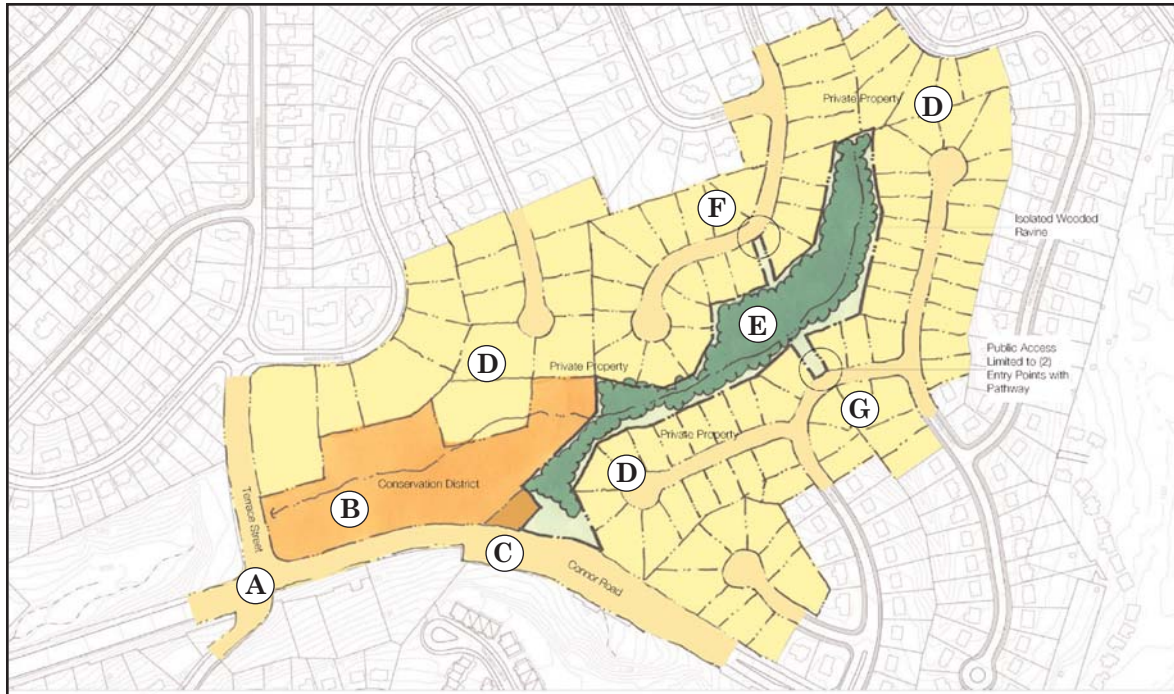
Public Comments:

- Unknown to residents
- Steep wooded valley
- Public access is limited
- Sewer and electric lines
- Land-locked by private property
- What can be done with it?
- Conservation district is not part of the park
- Healthy woodlands in select locations



Mt. Lebanon Parks Master Plan
Hoodridge Park

Current Conditions & Observations:



A The intersection of Terrace Drive and Connor Road is busy and noisy.

B Conservation District

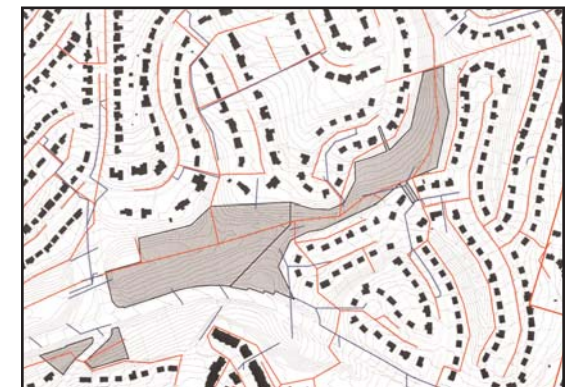
C Parcel of property controlled by utility company

D Private Property

E Woodlands vary in health

F Eisenhower Drive entry

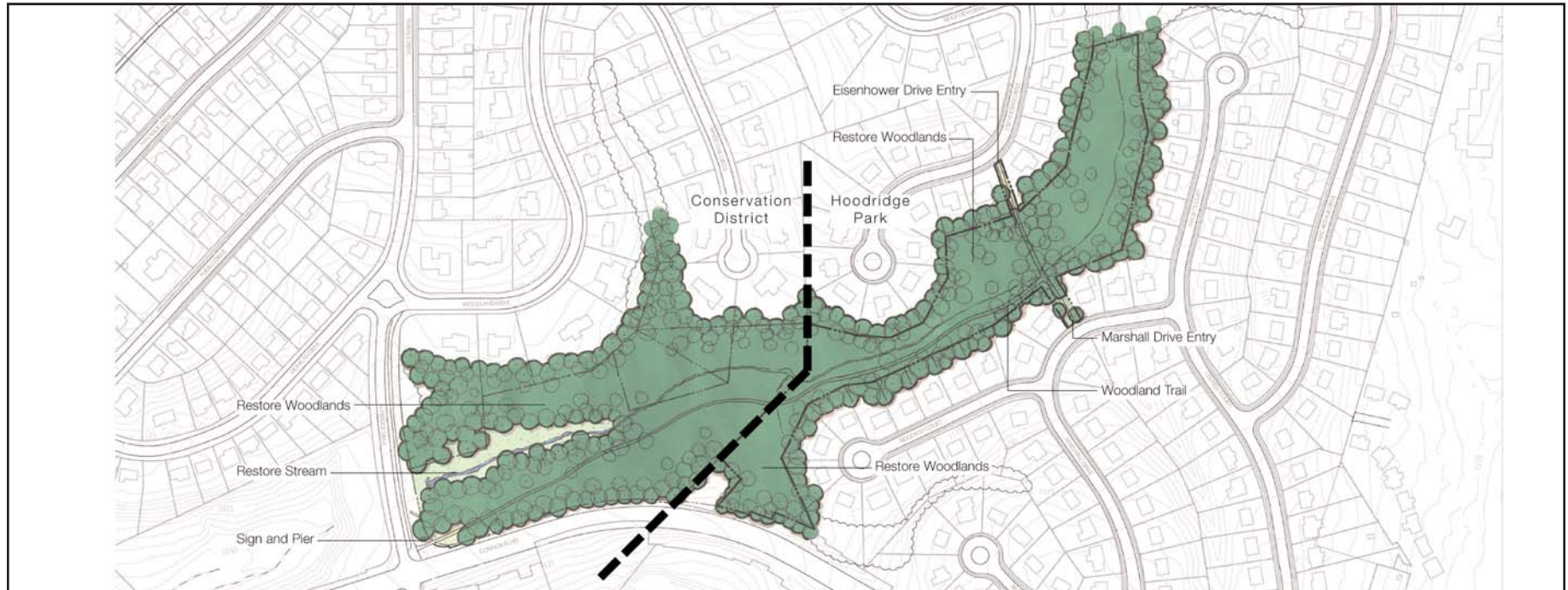
G Marshall Drive entry



Utility infrastructure has altered the natural systems of the park. Blue lines indicates storm sewers and red lines indicates sanitary sewers.

Mt. Lebanon Parks Master Plan
Hoodridge Park

Recommended Plan:



Hoodridge Park is surrounded by private property, Connor Road and a conservation district. It is steep, wooded and isolated. It is not suited for active park features; its most important function is to form a buffer between the surrounding residential properties and nearby Connor Road.

To remain as an effective buffer, the primary recommendation for Hoodridge Park is woodland and stream restoration. Techniques for such restoration would come

from the natural areas study. For the purpose of this plan, enhancements to Hoodridge Park also include the conservation district. For example, the entire stream course should be rehabilitated, regardless of whether it is within the Park or the Conservation District.

Beyond the need for woodland restoration, simple stone piers and signs can be installed to mark the trail entrances at Eisenhower and Marshall Drives.

Restoration efforts should consider the age and condition of underground utilities. Restoration might best be delayed if repairs or modifications to utilities are anticipated. The utility companies that maintain the over-head utility lines should also be contacted. Typically, utility companies clear-cut everything within their right-of-way to make maintenance as easy as possible. Altering that practice would be of great benefit to the long-term ecological health of the park and conservation district.

Mt. Lebanon Parks Master Plan
Hoodridge Park



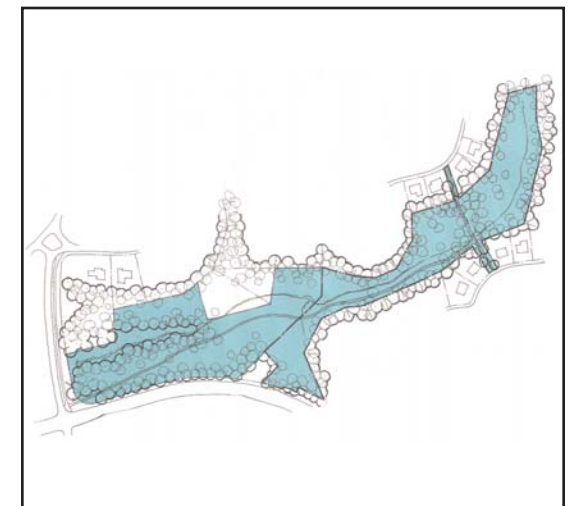
Restoration Diagram.

While there are pockets of healthy woodland, the presence of above and below ground utilities indicates that there has been clearing and excavating throughout Hoodridge Park and the conservation district. Therefore it has been assumed that the natural systems will require extensive restoration efforts.

It is recommended that restoration efforts begin only after the natural area study is complete. Since this type of work will most likely be performed by volunteers and while take a great deal of time, restoration of Hoodridge Park has been recommended for the long-term.



The only trail in Hoodridge Park connects Eisenhower Drive to Marshall Drive. A new trail should be developed that connects these entry points to the intersection of Connor Road and Terrace Drive, through the conservation district.

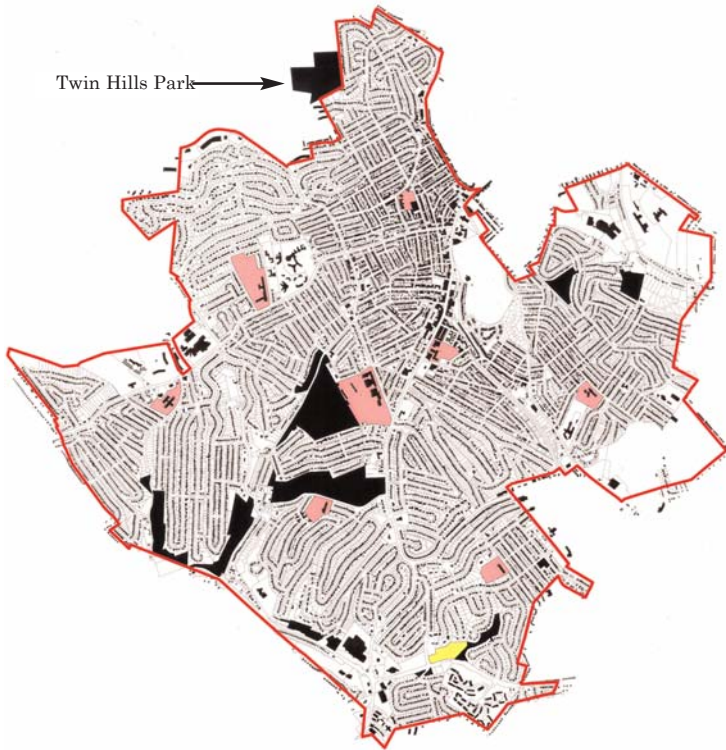


Phasing strategy for Hoodridge Park.

Mt. Lebanon Parks Master Plan
Twin Hills Park

T w i n H i l l s P a r k

Current Zoning: NA
Acreeage: 25.00 acres



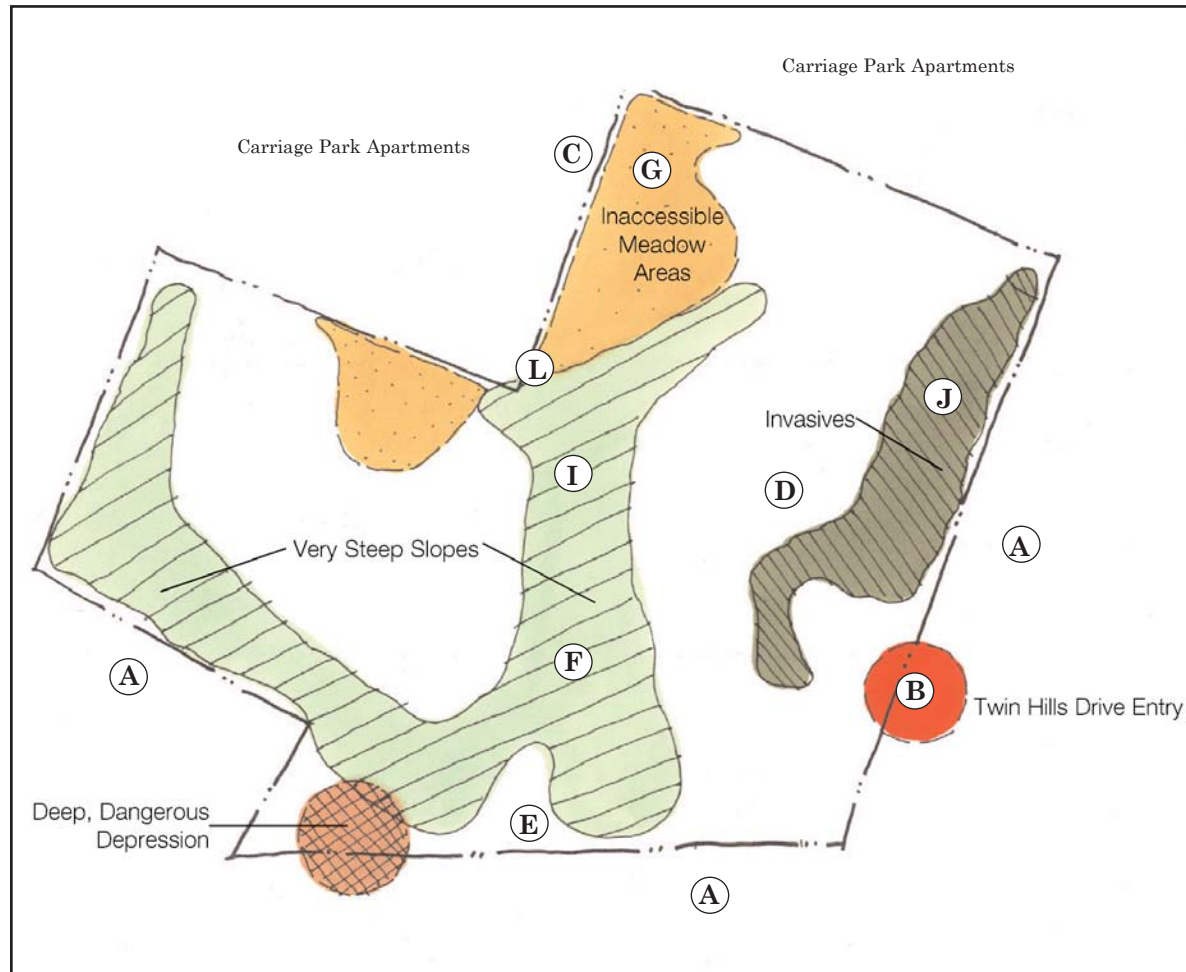
Public Comments:

- Beautiful and wooded
- Unspoiled by development
- Steep
- Only one public access point
- Surrounded by private property
- Located in Scott Township (not Mt. Lebanon)
- Erosion and invasive species
- Great place to get away



Mt. Lebanon Parks Master Plan
Twin Hills Park

Current Conditions & Observations:



- A Public access is limited because the park is surrounded by private property.
- B The only public entry point is from Twin Hills Drive.
- C Carriage Park Apartments will not allow public access to park through their private property.
- D Trails near entry are maintained.
- E Some trails are problematic because they lead to private property.
- F Steep slopes are a dramatic feature of the park.
- G Successional meadow is a unique resource that should be preserved.
- H Artificial slope was most likely create by dumping.
- I An intermittent stream channel runs through the center of the park.
- J Invasive species are taking over some areas of the park and need to be removed.
- K Trails do not create requisite loops or circuits to be effective.

Mt. Lebanon Parks Master Plan
Twin Hills Park

Recommended Plan:



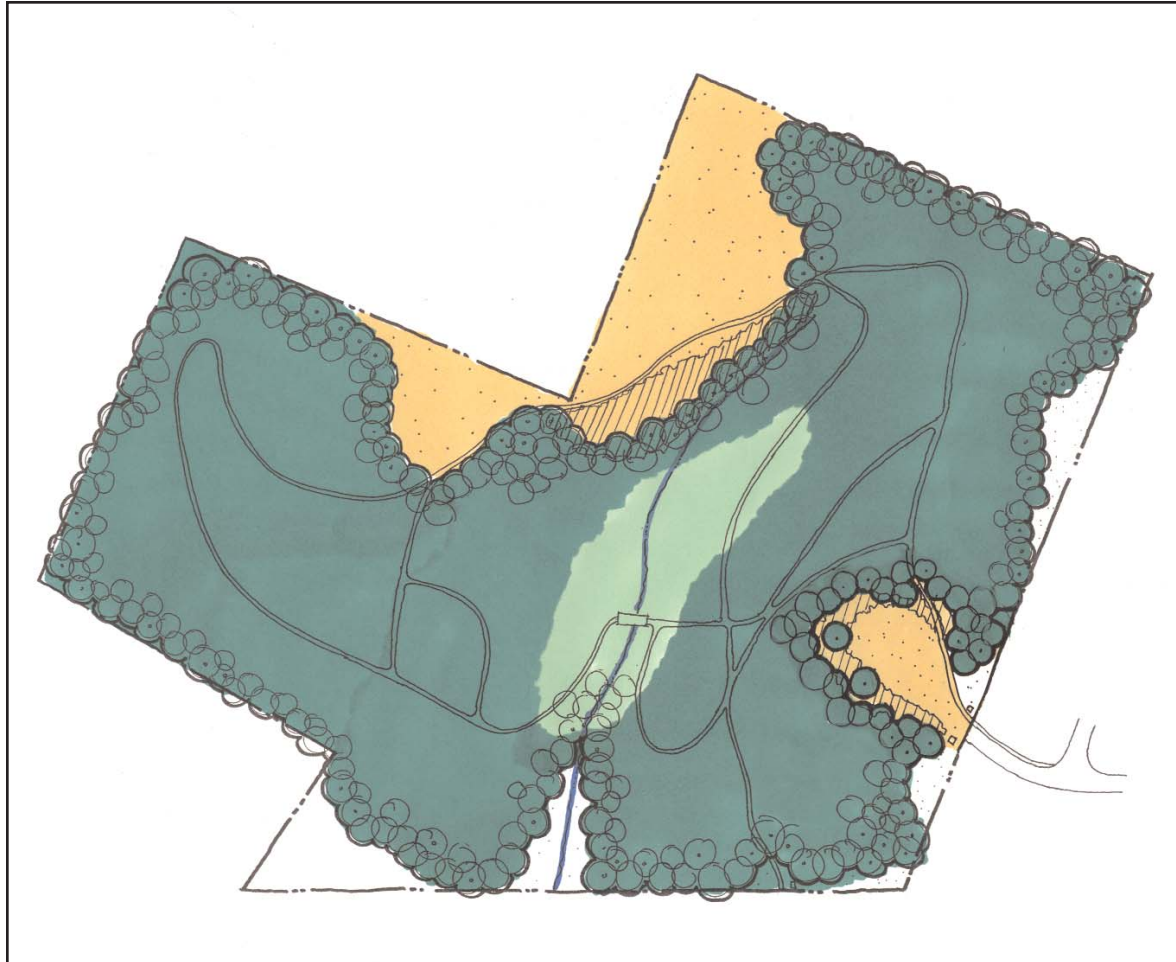
The recommendations for Twin Hills Park involve rehabilitating the woodlands, meadows and streams. Many residents commented how wonderfully secluded they feel when walking through the park. The goal of restoring the natural systems is to ensure that the natural features people value are healthy, thriving and available to the public for years to come. Techniques for restoration should come from the natural areas study.

The only public entry point into Twin Hills Park (from Twin Hills Drive) is virtually invisible. A stone pier and new sign should mark the entry that leads to a clearing, which should be restored as a meadow. The perimeter of the clearing should be a re-established woodland edge.



To further create a sense of arrival for visitors who drive to the park, a small parking area could be developed at the Twin Hills Drive entry. Comparable to the lower parking area in Bird Park, this parking area could be constructed so that storm-water is cleansed before being discharged into the park.

Mt. Lebanon Parks Master Plan
Twin Hills Park



Restoration Diagram

Twin Hills Park contains a variety of natural features, and each will need a different approach to sustain ecological health.

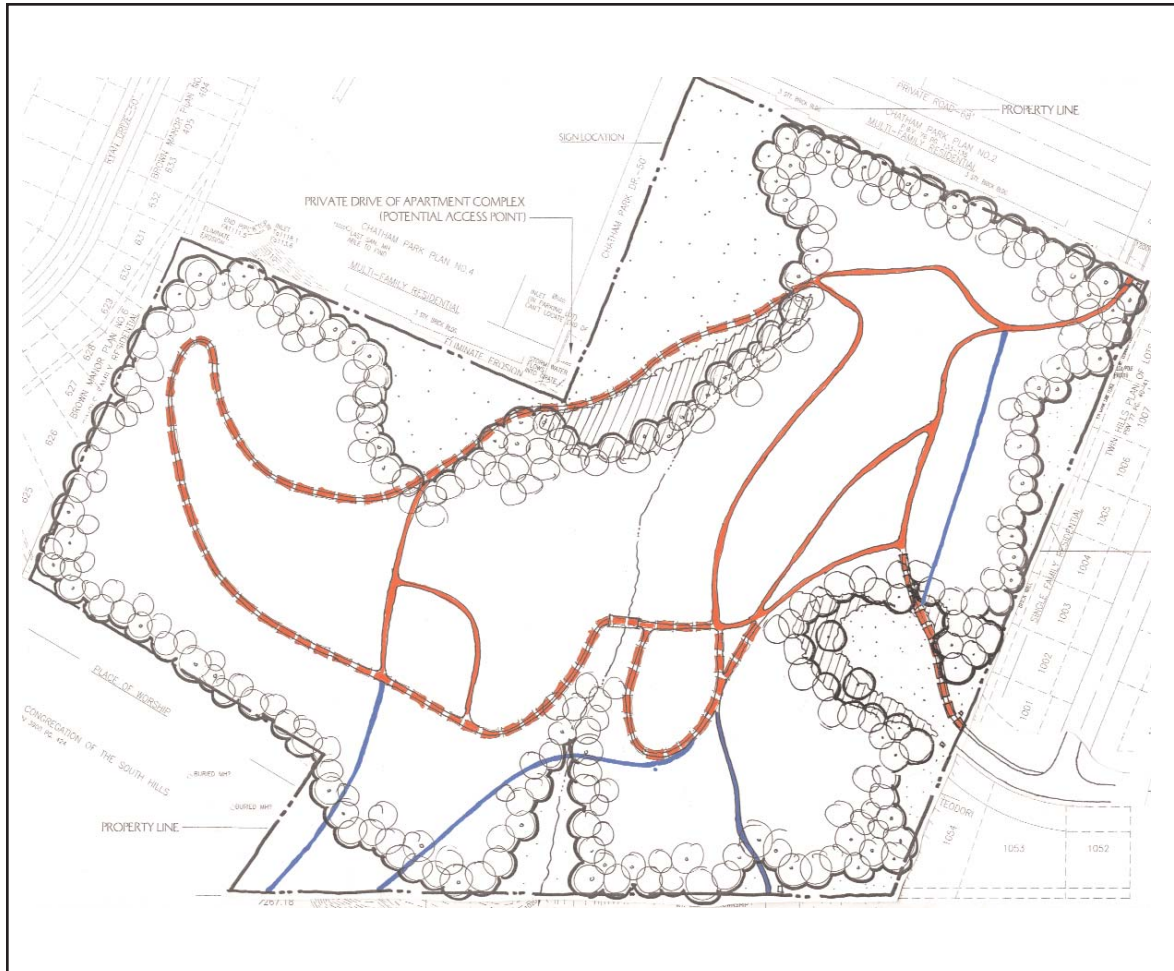
Based upon field observation, the interior sections of woodland are more stable and will thus require less extensive restoration. Woodlands on the perimeter however, will require more extensive restoration because of invasive species. The small stream in the center of the park can be enhanced by stabilizing the banks and re-introducing native riparian vegetation. The successional meadow (adjacent to Carriage Park Apartments) is a unique habitat that can also be enhanced by introducing native plants and establishing an ecotone at the edge of the woodland.



Over-compaction of soils is a problem that limits plant growth and precipitates erosion.

Mt. Lebanon Parks Master Plan
Twin Hills Park

Trail Plan:

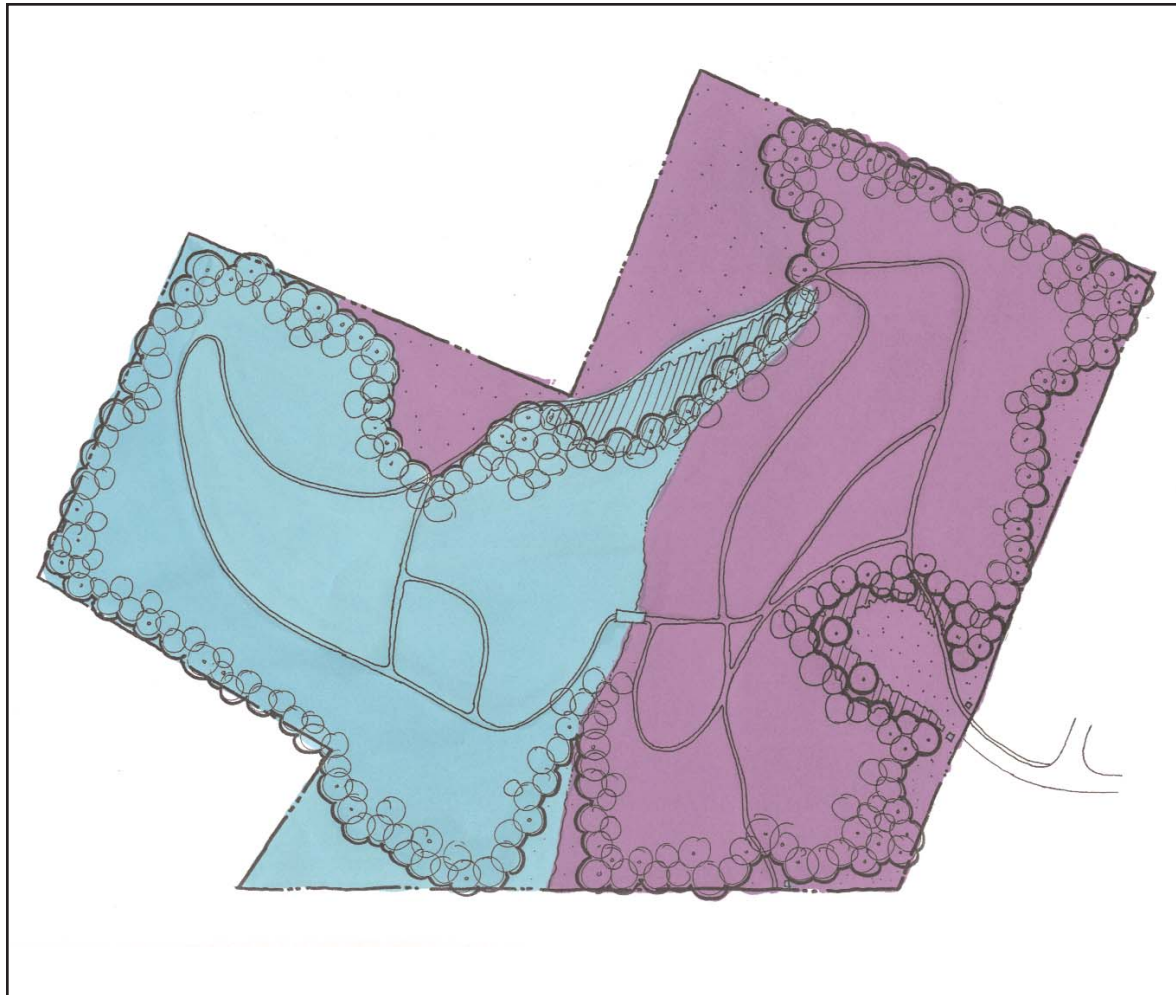


There is an extensive network of trails in Twin Hills Park. Many begin at private property, while others simply end in the woods. It is recommended that trails that begin or end at private property should be abandoned, along with those trails that come near dangerous features such as the depression behind the Bethel Congregation of the South Hills. Also, in areas where there will need to be extensive restoration, trails should be removed or relocated to minimize potential human interference which could occur after restoration is complete. Some new trails should be developed, or the existing trails extended so that loops or circuits are created.



Public trails should avoid dangerous features such as this unprotected storm sewer outfall.

Mt. Lebanon Parks Master Plan
Twin Hills Park



It is recommended that restoration efforts begin only after the natural areas study is complete. The study should happen in the short-term, which means restoration of Twin Hills Park can begin in the mid-term. Since this type of work will most likely be completed by volunteers and takes a great deal of time, restoration of the more remote sections of the park are recommended for the long-term.

The municipality purchased this property a few years ago for use as a park. However, Twin Hills Park is located in Scott Township, not Mt. Lebanon. All improvements will require approval from Scott Township prior to starting work.

Phasing strategy for Twin Hills Park.

Mt. Lebanon Parks Master Plan
Robb Hollow Park

R o b b H o l l o w P a r k

Current Zoning: P-2
Acreeage: 28.00 acres
(42.10 acres if the Public Works Facility is included)

Public Comments:

Steep, wooded terrain limits use of the park

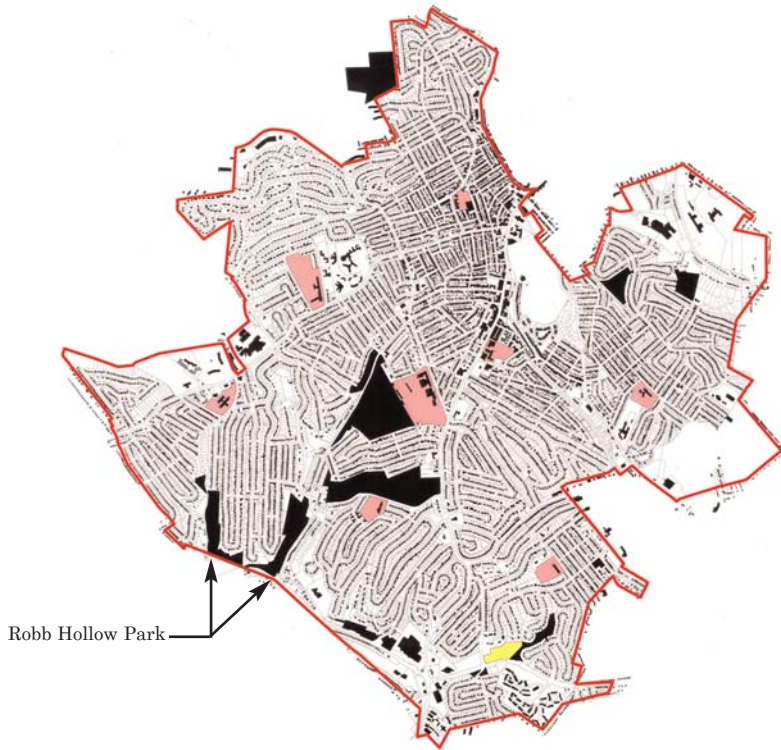
Department of Public Works occupies a large portion of the park

Limited public access

County road-widening project has negatively altered the character of the park along Painters Run Road

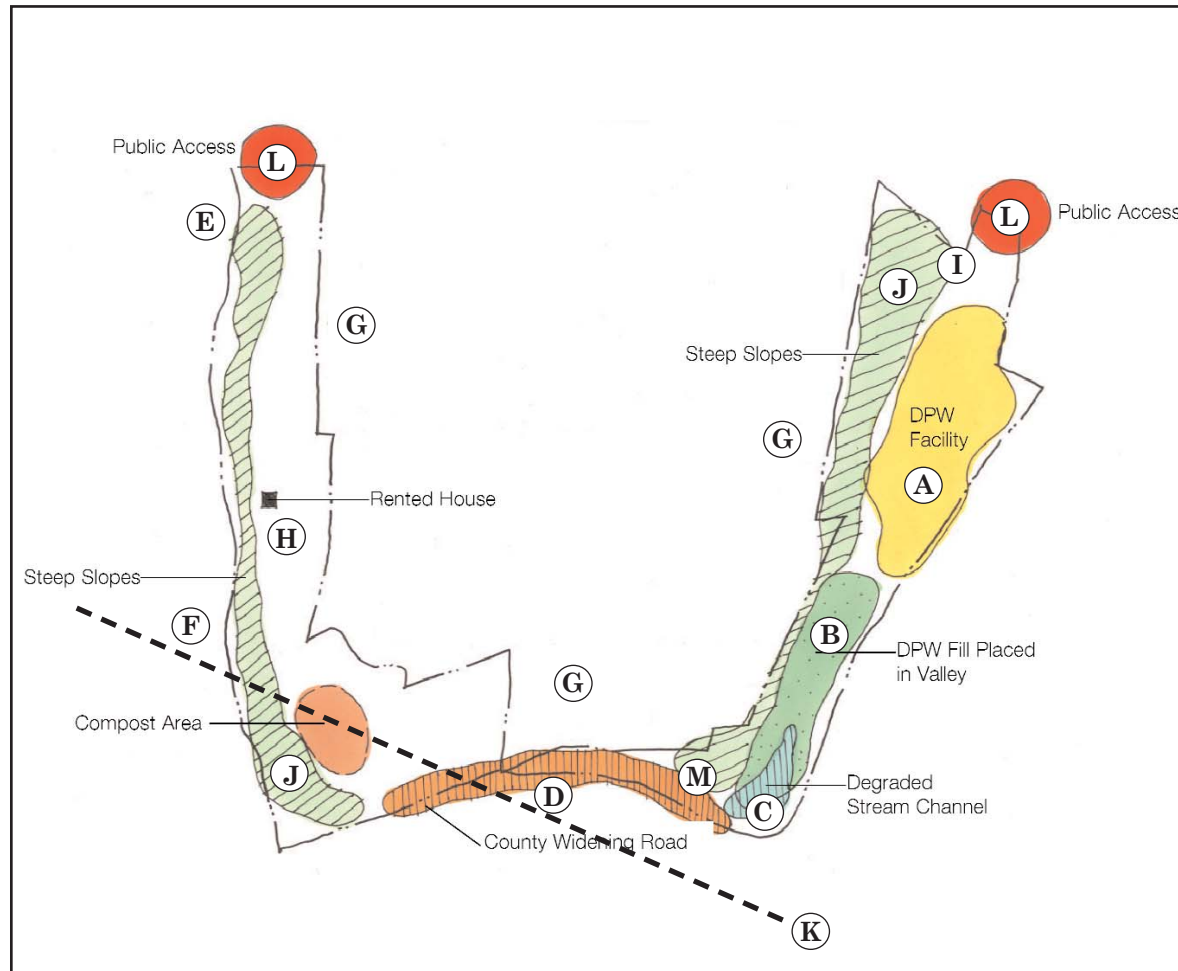
Stream valley being filled-in by the Department of Public Works

Rental property exists within the park and will remain



Mt. Lebanon Parks Master Plan
Robb Hollow Park

Current Conditions & Observations:



- A Public works maintenance yard.
- B Area being filled in by public works.
- C Degraded stream valley.
- D Allegheny County road widening project created severe cut slope and retaining wall.
- E Degraded steam valley.
- F Robb Hollow Drive is steep, winding and has no public sidewalk.
- G Private property - no public access.
- H Rental property and access drive
- I Trail entry.
- J Steep wooded slopes.
- K Mt. Lebanon / Upper St. Clair line
- L Public access
- M Pedestrian bridge in disrepair

Mt. Lebanon Parks Master Plan
Robb Hollow Park

Recommended Plan:



One-third of Robb Hollow Park is comprised of the Public Works Yard. This area needs to continue to be utilized by Public Works and is therefore not available as park land. The other two-thirds of the park are steep wooded slopes bounded by private property, Painters Run Road and Robb Hollow Road.

Residents who offered comments about Robb Hollow Park spoke to the solitude of the woodlands. For this reason, the primary recommendation for Robb Hollow Park is woodland restoration. Techniques for such restoration would come from the natural areas study. Simple stone piers and signs can be installed to mark the trail entrances, and trails should connect one side of the park to the other.

In the future (when the existing rental property can be removed), the upper area accessed from Robb Hollow Road can be opened up for public use. Although it is remote, this area could become an off-leash dog run. This proposal should be thoroughly reviewed with the surrounding residents before being installed.

Mt. Lebanon Parks Master Plan
Robb Hollow Park



Given the steep topography and the current health of the woodlands, the entire park will probably require extensive restoration efforts to sustain ecological health. The stream along Road Hollow Road is severely degraded and will also need extensive restoration.

Although the County road-widening project has significantly altered the park, the new slopes present an opportunity to create new plant communities that did not exist previously. Wildflower meadows and woodland edges can be created that will not only the appearance of the slopes but will create new habitats that will be valued by wildlife.



The County road widening project for Painters Run Road has radically altered this section of the park. Although the damage cannot be undone, the graded area presents an opportunity to create a successional meadow and introduce a new type of habitat to the park.

Restoration Diagram

Mt. Lebanon Parks Master Plan
Robb Hollow Park

Trail Plan:



The only trail in Robb Hollow Park begins at the Public Works Yard and ends within the park. The entry from Kelso Drive should be improved with a sign and pier, and the trail should connect to others in the park. The deteriorating pedestrian bridge needs to be replaced.

To complete the connection from one side of the park to the other, a temporary trail can be built to avoid the existing rental property. Once that property is removed (in the long-term) then the access road can be utilized as a trail.



Pedestrian bridge needs to be replaced.

Mt. Lebanon Parks Master Plan
Robb Hollow Park

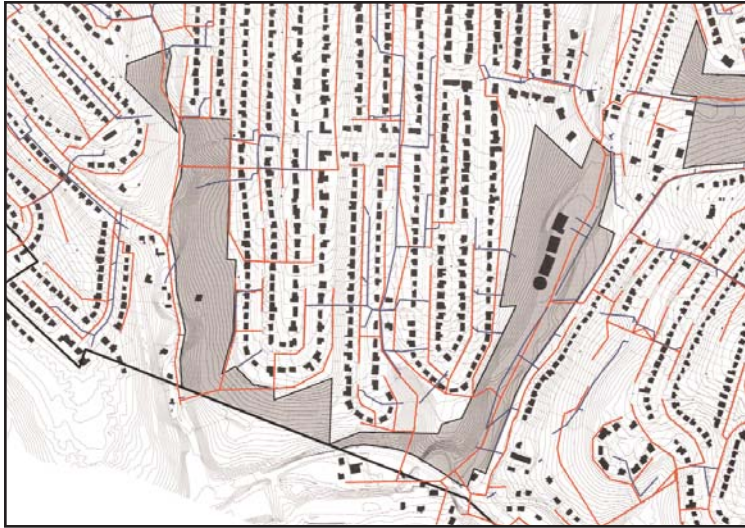


Diagram of the utility infrastructure within Robb Hollow Park. Blue indicates storm sewers and red indicates sanitary sewers.

It is recommended that the restoration of Robb Hollow Park begins after the natural areas study is complete.

Before restoration begins, the existing rental property must be removed. Since the property is currently occupied and the public did not request the park be restored soon, the restoration of Robb Hollow Park has been placed in the long-term category.



Rental property should be removed before improvements start.



Phasing strategy for Robb Hollow Park.

Mt. Lebanon Parks Master Plan
Bird Park

B i r d P a r k

Current Zoning: P-1
Acreeage: 42.00 acres

Public Comments:

Steep, wooded natural place

Used for walking and jogging

Don't touch it!

"Escape" from dense neighborhoods

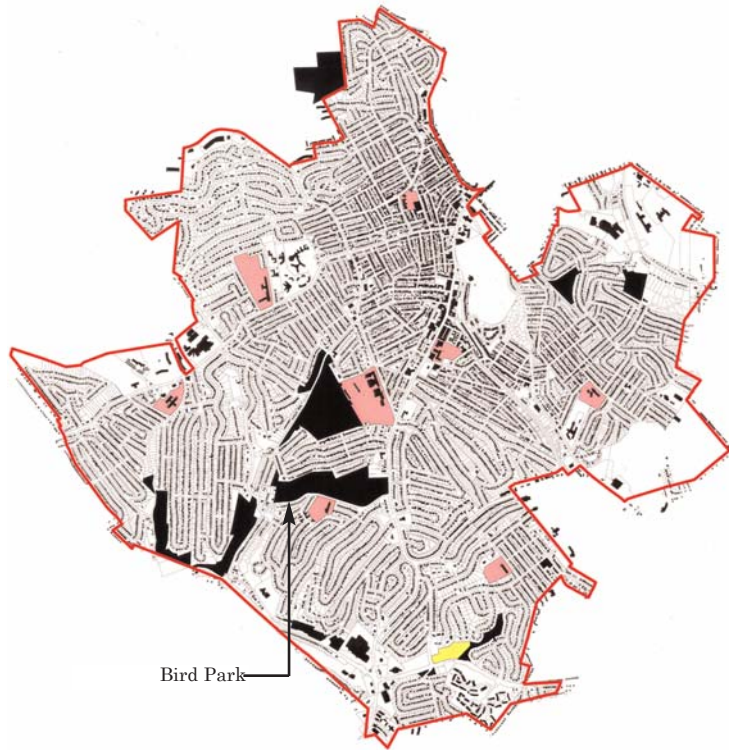
Only park that dogs are allowed

Soccer field is heavily used

Issues with erosion & trail use

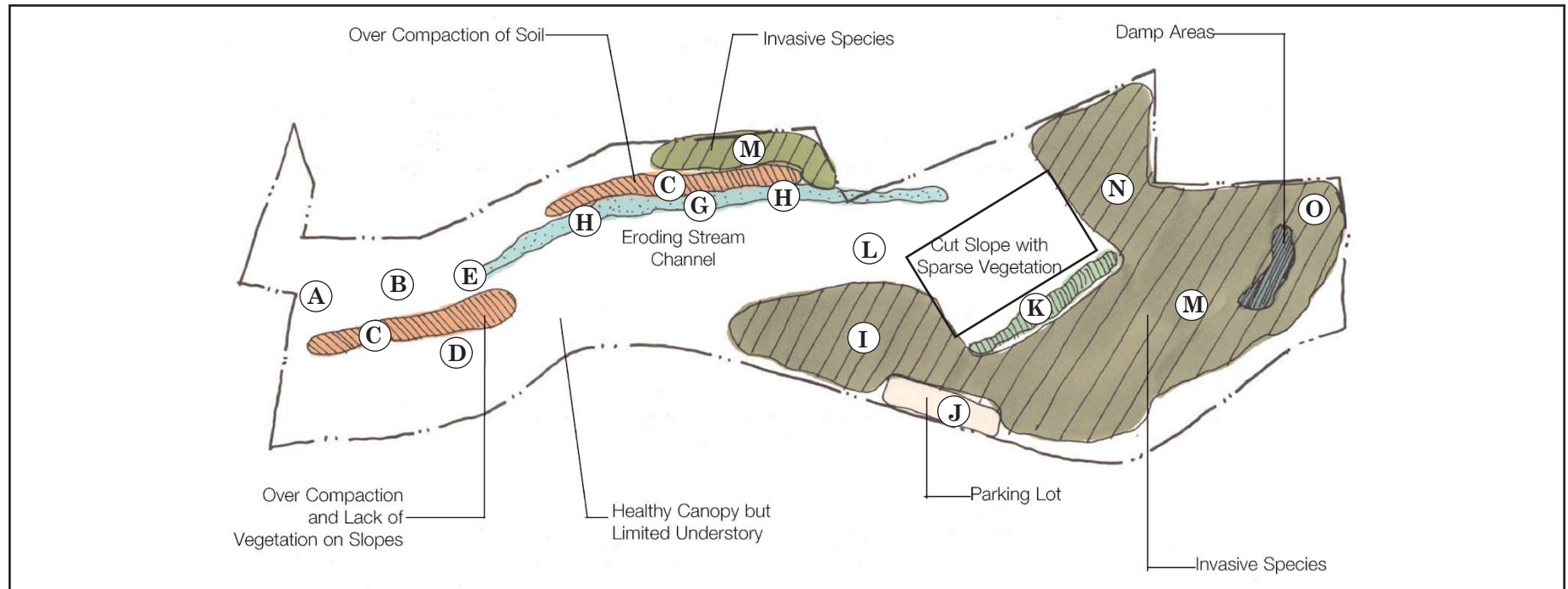
Used by Schools, Boy Scouts

Educational mission



Mt. Lebanon Parks Master Plan
Bird Park

Current Conditions & Observations:



A Entry is well defined.

B Open lawn is used for a variety of activities but remains damp and muddy.

C There are areas of over-compacted soils with almost no vegetation.

D Pavilion is a nice feature that is often used for picnics and gatherings.

E The basin at the end of the stream is in poor condition and needs repair.

F Trails have been created throughout the park and are maintained by the Mt. Lebanon Nature Conservancy.

G Intermittent stream - base flow disappears and there is severe erosion.

H Pedestrian bridges need repairing.

I Access pathway to field is steep.

J Parking lot is deteriorated and often used by school teachers.

K Poorly vegetated cut slope.

L Path at bottom of soccer field slope is constantly damp and eroding.

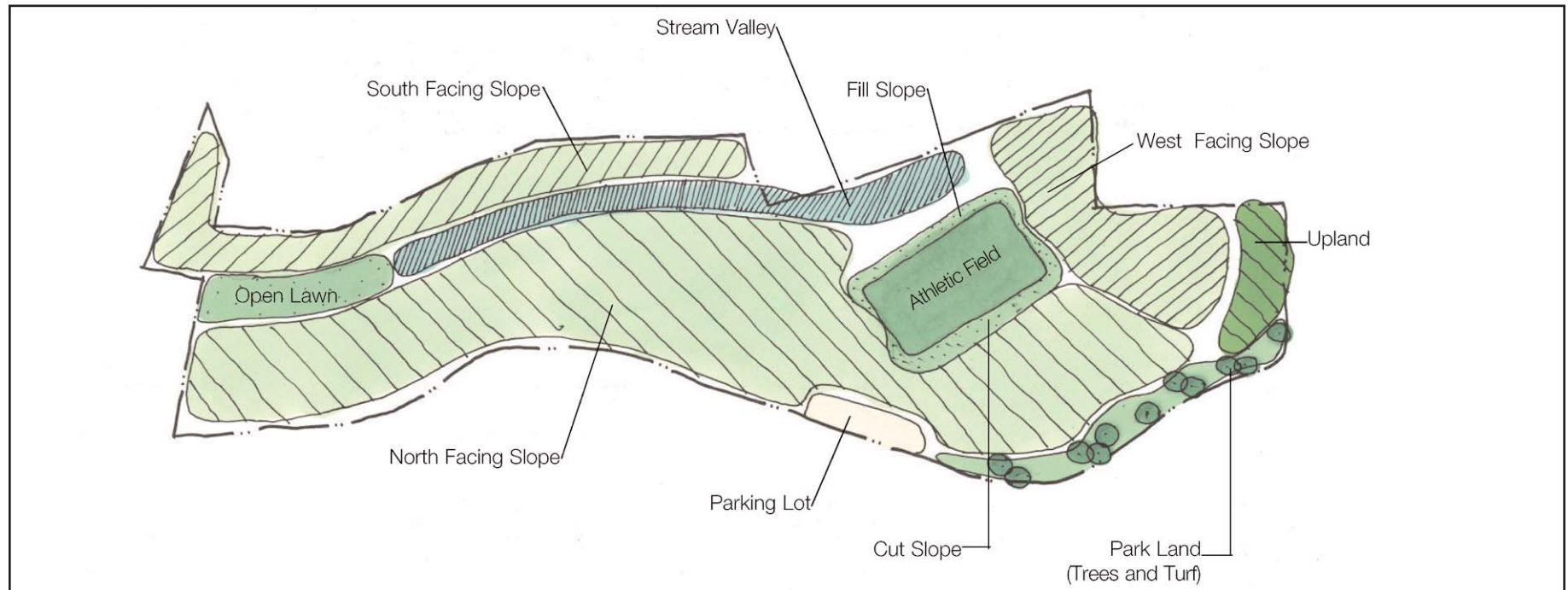
M There are many areas that contain invasive plants that should be removed.

N Many trails are eroding.

O Boundary of the park and trail entry are poorly defined.

Mt. Lebanon Parks Master Plan
Bird Park

Current Ecological Conditions:



Bird Park offers a level of ecological variety that is not found in any of the other parks in Mt. Lebanon. Although there are areas of erosion and invasive plant species, there are conditions present here that, if fully enhanced, could offer a wealth of educational possibilities.

As a result of the stream channel that runs through the park, slopes have been created that either face north or face south. The type of vegetation that typically grows on a

south facing slope is different from that which grows on a north facing slope. Similarly, plants and animals that inhabit low-lying stream valleys are quite different from those that exist in uplands or woodland edges.

There are also places in the park that are not in perfect ecological health. While these areas may not be pristine, they can be learned from. Athletic fields, cut slopes, fill slopes and parking lots can be modified and

re-designed to contribute to the health of the park. All of these conditions are present in Bird Park, and need to be understood and rehabilitated.

A tremendous opportunity exists in Bird Park to teach visitors about the ecological health of natural systems. By emphasizing the healthy and unhealthy places in the park, visitors can see first-hand the impact development, earth-moving and utility projects have had on the natural systems.

Mt. Lebanon Parks Master Plan
Bird Park



Diagram of the sub-surface infrastructure present in and around the park. Blue lines indicate storm sewers and red lines indicate sanitary sewers, which exist within and around the park.

There a number of storm sewer pipes as well as sanitary sewer pipes both in and around Bird Park. The presence of below ground utilities indicates that there has previously been clearing, excavating and grading throughout the park, at the time when these pipes were installed. These utilities need to remain and like all things, will require periodic maintenance and eventual replacement. The timing for the replacement of these lines should be carefully coordinated with the proposed park enhancement projects, so disruption of park activities is avoided.



Storm-water infrastructure within the park.



Stream conveys storm-water to this deteriorating pipe inlet.

Mt. Lebanon Parks Master Plan
Bird Park

Recommended Plan:



The vast majority of public comment regarding Bird Park focused on the park's natural beauty. Rising almost 200 from lowest point to highest point and containing beautiful mature trees, steep slopes and winding streams; Bird Park offers a level of ecological variety not found in other Mt. Lebanon parks. This diversity, so prized by residents, was confirmed by the recent BioBlitz which identified many different plants and animal species in the park.

Therefore, the primary recommendation for Bird Park is the initiation of a natural areas study (see pages 15-19). The natural areas study would develop a series of projects or initiatives that will preserve the natural features and ensure they are available to future residents. Projects would include woodland restoration, stream bank stabilization, the removal of invasive plants, the restoration of over-compacted soils, and the re-establishment of woodland edges. All work in the park should positively con-

tribute to the ecological health of the natural systems. Parking lots should be re-built so their storm-water is infiltrated back into the ground and erosion is minimized.

Given the amount and density of woodland, all of the entries to the park are not clearly visible. It is further recommended that small piers identify the boundaries of and entry points into the park.

Mt. Lebanon Parks Master Plan
Bird Park



Restoration Diagram

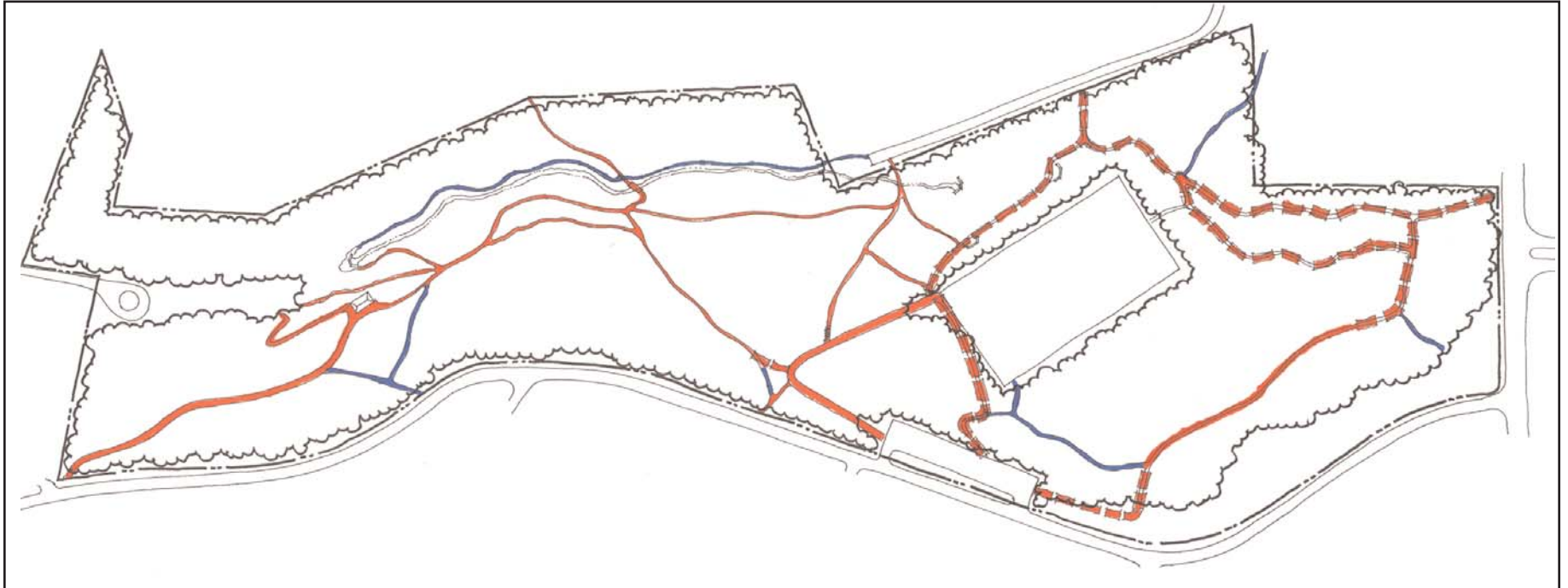
Field observations indicated that the natural features in the western half of the park are in better ecological health than the eastern half, and will thus require less extensive restoration efforts. The stream is severely eroding its banks and the entire length will require extensive restoration to stabilize the banks and re-establish riparian vegetation.



Invasive, exotic plants such as Japanese Knotweed need to be removed and native plants re-established.

Mt. Lebanon Parks Master Plan
Bird Park

Trail Plan:



There is an extensive network of trails in Bird Park, used by everyone from joggers and dog walkers to athletes and school children. Some of these trails are in steep or wet areas. Some of these trails are causing erosion, while others lead to private property. It is recommended that select trails be abandoned or relocated, while the remainder be enhanced and maintained. The drawing above depicts the known trails and categorizes them according to the criteria set forth on page 23.



The Mt. Lebanon Nature Conservancy organizes volunteers to help maintain trails, with materials provided by the Department of Public Works.

Mt. Lebanon Parks Master Plan
Bird Park



Phasing strategy for Bird Park

It is recommended that restoration efforts begin only after the natural areas study is complete. The study should happen in the short-term, which means restoration can begin in the mid-term. Since this type of work has been envisioned to be completed by volunteers and will take a great deal of time, restoration has been divided; the less extensive restorations occur in the mid-term while the extensive efforts occur in the long-term. The eastern half of the park (around the soccer field and up to

Washington Road) exhibits greater erosion and appears to contain more invasive plant species. That area will be restored in the mid-term, while the western half of the park which appears to be in better health, should be restored in the long-term.

The soccer field will need to be renovated sometime in the future. It is in good condition now, so renovation has been proposed for the long-term.

Given the focus on Bird Park as a natural park and a place for environmental education, it is further recommended that a pilot project from the natural areas Study be undertaken in Bird Park. What is identified with a yellow square is a four acre plot located in a section of the park where erosion, over-compaction and invasive species were all observed. This is simply a graphic representation, the natural areas study will need to determine the best location.

Mt. Lebanon Parks Master Plan
Mt. Lebanon Park

M t . L e b a n o n P a r k

Current Zoning: P-1
Acreeage: 51.00 acres

Public Comments:

Park where everything occurs

Everybody uses it and the majority of people drive

Pavilions need electricity and water service

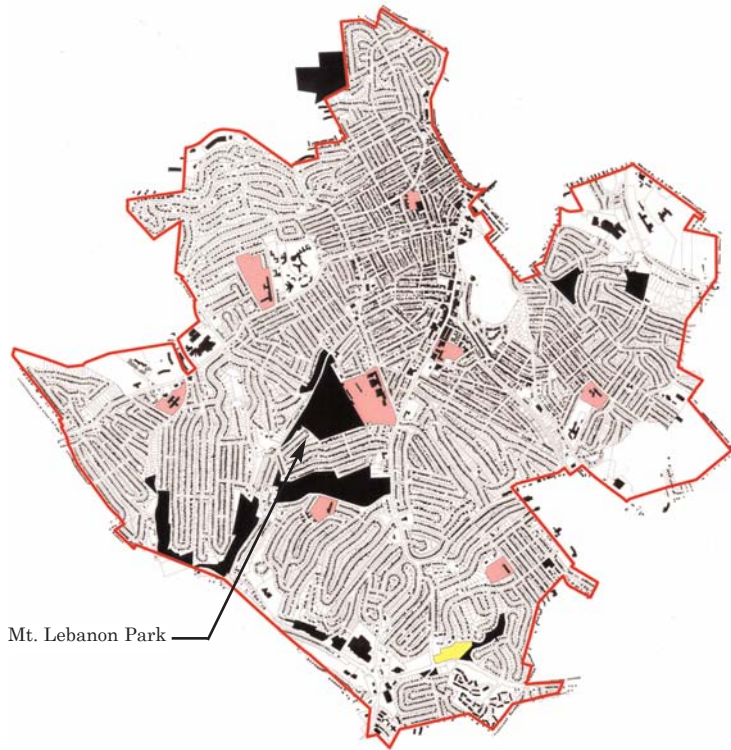
Access to remote pavilions is difficult and limits their use

Parking problems during multiple events

Some of the play equipment is in poor shape

The park needs trails

Should accommodate all types of users

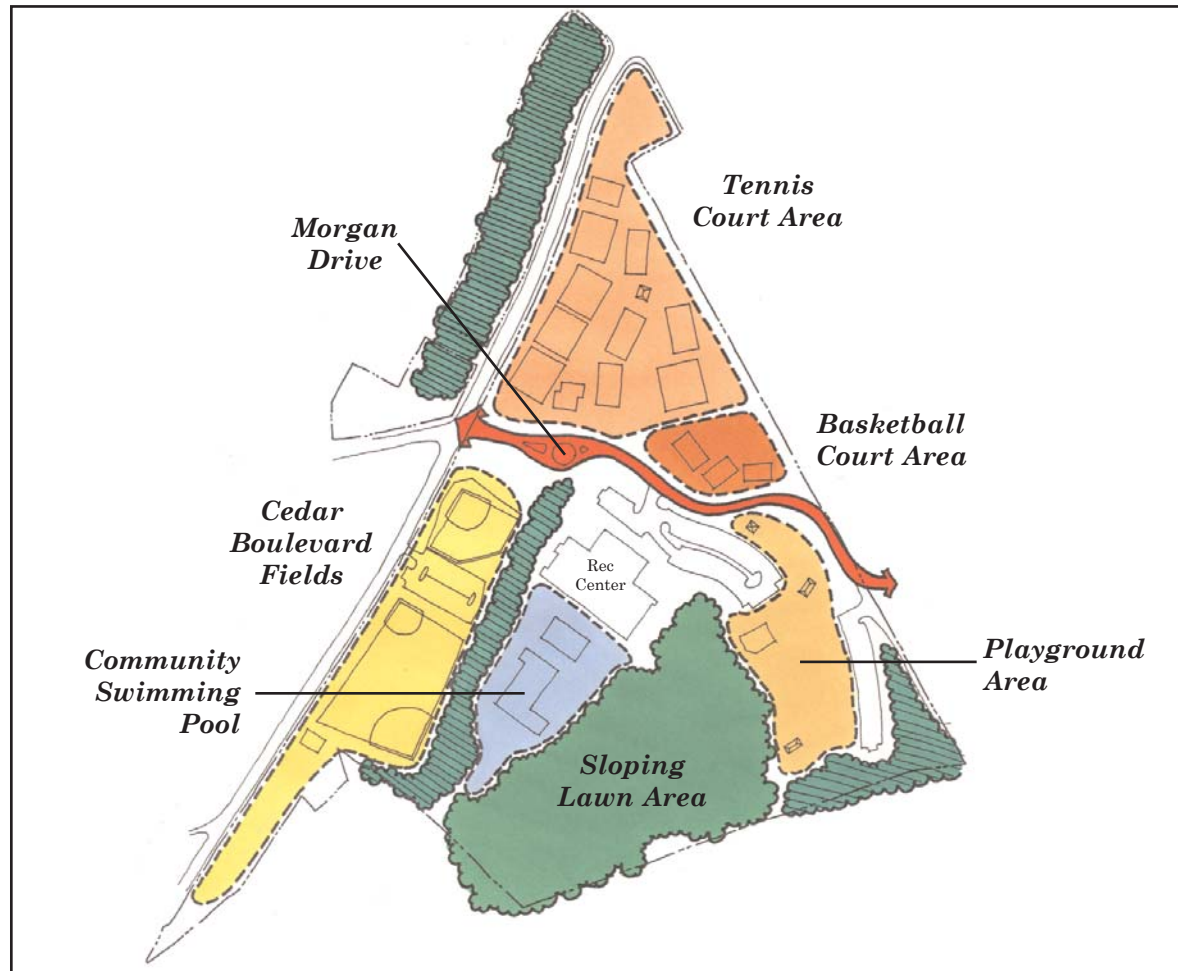


Mt. Lebanon Park



Mt. Lebanon Parks Master Plan
Mt. Lebanon Park

Organizational Diagram:



Mt. Lebanon Park or Main Park, is Mt. Lebanon's largest and most complicated public park. Containing the recreation center, ball fields, the pool, basketball courts and the tennis center, Mt. Lebanon Park has a greater variety of recreational opportunities than any other park.

Mt. Lebanon Park benefits from being in the center of town and adjacent to the high school. Students use the park as a way to walk to and from school, football games and school events. With the Tennis Center, the Recreation Center and the High School stadium nearby, driving is just as common as walking. This places a tremendous burden on the few parking lots in the park and causes conflicts when events are held at the same time in both the park and the high school.

Parts of Mt. Lebanon Park are bounded by private homes, while other parts are bounded by the high school stadium and the remainder of the park borders Cedar Boulevard.

For the purposes of this master plan, the park has been broken down into smaller pieces, and each has been studied almost as a park unto itself. The diagram to the left indicates each sub-section of the park. The pages that follow describe the recommendations for each.

Mt. Lebanon Parks Master Plan
Mt. Lebanon Park

Tennis Court Area:

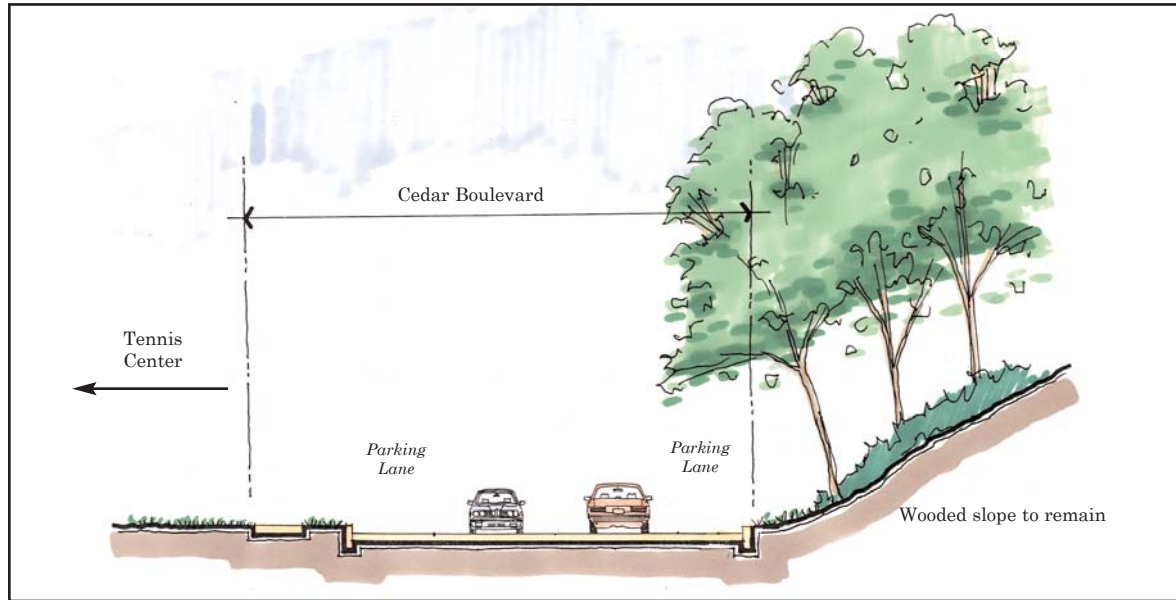


The tennis courts along Cedar Boulevard are a recreational resource, utilized by many people, not just Mt. Lebanon residents. The tennis center (which operates the covered tennis courts from October through April) is considered a world class facility not just for its unique har-tru courts, but also for its beautiful park setting. Some of the comments made about the tennis court area were that at times parking can be difficult. The Tennis Center Building, while clean and attractive, is not rented as often as it could be because there is no dedicated parking.

The recommendations for the tennis court area include considering the addition of more parallel parking spaces along Cedar Boulevard. This would be for tennis use and general park use as well. The pathways around the tennis courts should be rehabilitated and additional landscaping added to increase its attractiveness. The viewing steps near the central court should be re-built. The level lawn area at the corner of Cedar and Hollycrest Drive should remain and continue to accommodate informal field sports and practice.

The area at the corner of Cedar Boulevard and Morgan Drive currently has one bocce court set among some large trees. A second bocce court should be added along with sidewalks, benches trash cans and lights.

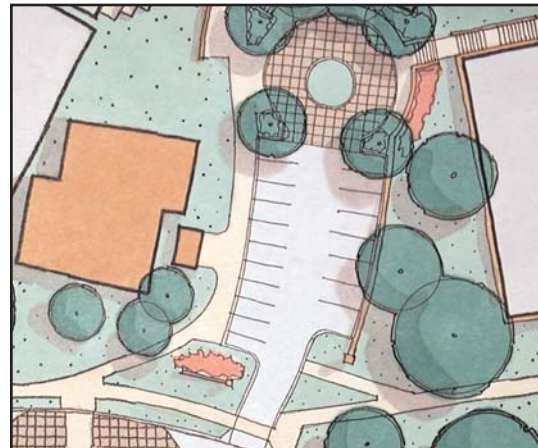
Mt. Lebanon Parks Master Plan
Mt. Lebanon Park



Cross-section of proposed parallel parking added to Cedar Boulevard. This would benefit the Tennis Center as well as the park.

In the future, one of the tennis courts can be relocated and a dedicated tennis center parking lot constructed. This could accommodate about 20 cars and have a turn-around, thus making the Tennis Center Building more conducive for rentals. The parking lot will also bring visibility to the tennis center and create a safe place to drop-off children.

This proposal did not receive unanimous support therefore, it has been thought of as a long-term possibility, something that should be re-evaluated in the future and built only if warranted.



Enlarged plan of possible Tennis Center parking lot and turn-around. Entrance should have new sign and stone piers



While attractive, the Tennis Center Building is almost invisible and difficult to access, which limits its potential use.

Mt. Lebanon Parks Master Plan
Mt. Lebanon Park

Basketball Court Area:



The basketball court area is one of the most intriguing places in Mt. Lebanon Park. It is a wonderful “first impression” for visitors to see the activity on the courts when driving into the park. It is also perfectly sited; noise and glare (from the lights) does not bother nearby home owners because the courts back up upon Mt. Lebanon Stadium. There is parking nearby and the courts are readily visible from Morgan Drive. This is the perfect activity for this area, and it should not only continue but be enhanced.

The recommendations for this area are the addition of a small amount of paving between the courts to minimize maintenance. Both basketball and volleyball would benefit from new fences, benches and lights. A drop-off area can be created along Morgan Drive and an accessible pathway provided to access volleyball and basketball. The wooden steps should be replaced, and a sidewalk paved along Morgan Drive.

A further recommendation is the creation of a skateboard facility. Skateboarders are growing in number and currently do not have a place where they can skate legitimately. Such a facility would require grading above the current basketball court and the addition of paving equivalent to the size of another court. It should be fenced and have amenities similar to the other courts. This is not only an ideal site for basketball; it is an ideal site for skateboarding.

Mt. Lebanon Parks Master Plan *Mt. Lebanon Park*

The skateboard facility is envisioned to be a collection of pre-fabricated ramps, jumps, and obstacles that are assembled and placed throughout the paved area. These components can be re-configured to create a different experience every few years. A few components can be purchased initially, and more added in the future as funding permits.

The creation of a skateboard facility in this location requires grading and paving that once constructed, will make it impossible to hold concerts and show movies on this site as they currently are. A new site must be found for those activities. A temporary concert site might be identified until a permanent place is found or an entirely new facility might be constructed, similar to what is recommended on pages 88-89.

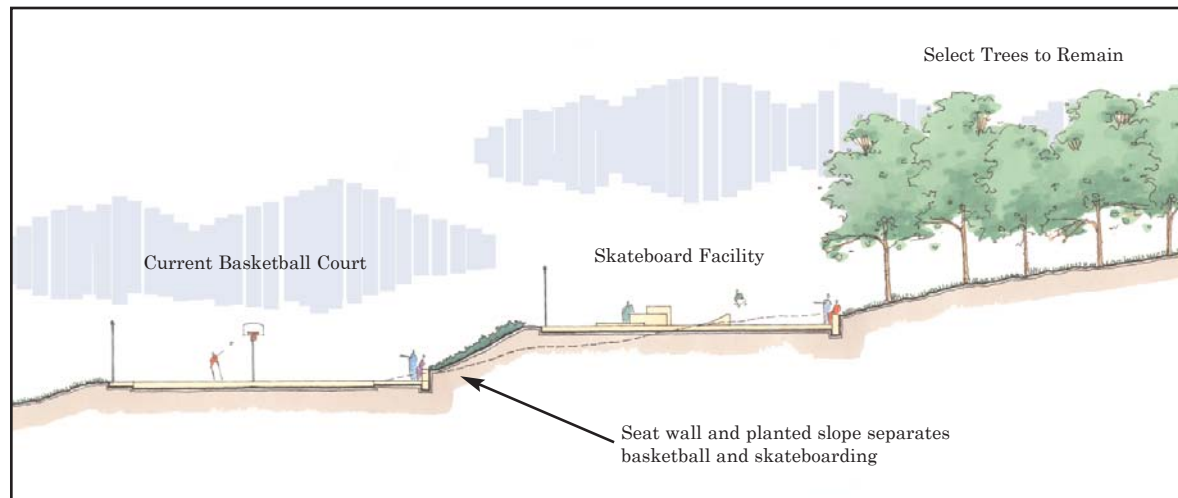
Since the creation of a skateboard facility was important to so many people, it was suggested that the Municipality should consider approaching and partnering with the school district to create a skateboard facility on one of their under-used tennis courts. This might be an easier and less expensive way to provide this much needed facility or, it may be in addition to a larger facility in Mt. Lebanon Park. The school district needs to be engaged in a dialogue regarding this issue, as the primary users will be school age children (see appendix for additional considerations regarding the school district).



The current basketball courts could be improved with minor enhancements such as new fencing, new paths, benches, lights and paving between the courts.



The skateboard facility should be constructed with pre-fabricated components. These can be re-configured every few years to create new challenges for skateboarders. This a photograph is but one example of the many components that are available. (courtesy of HUNA Design, a division of Playworld Systems)



Cross-section illustrating the addition of a skateboard park above the current basketball courts, separated with a slope.

Mt. Lebanon Parks Master Plan
Mt. Lebanon Park

Playground Area:



The valley at the back end of the recreation center parking lot currently contains play equipment and two pavilions. While the setting is nice and the large pavilion is frequently rented, the area lacks amenities for families and older children. The scattered equipment is also out-dated and challenging to maintain due to the slopes.

It is recommended that a large, vibrant destination playground be created in this area. The scattered play equipment can be consolidated into one large playground and with the addition of new equipment, can serve multiple age groups simultaneously. New pavilions (of varying sizes) can be added to serve more families, parties or events. These can be arranged around the playground for easy access and visibility. Benches, trash cans and landscaping can be provided that complement the play equipment. A new signature pavilion or park structure should be provided near the entry to the playground. This will be close to the parking lot for easy loading and unloading and will form a striking gateway into the valley.

Martha's Fund (the private foundation established after the death of FBI agent Martha Dixon) has agreed to provide matching funds to Mt. Lebanon for the development of this playground. To be called Martha's Playground, this play space will honor the memory of Martha Dixon and

Mt. Lebanon Parks Master Plan

Mt. Lebanon Park

provide years of enjoyment for Mt. Lebanon children.

Playgrounds are typically designed to cater to young children. In an effort to create play experiences for older children, a multiple hoop sport-court could be developed near the playground, adjacent to the restroom building. This has many hoops, set at varying heights and allows for constant shooting and skill development.

To make the current and proposed pavilions as accessible to visitors as possible, a new upper level pathway can be created that would link the rear parking lot to the interior of the park. If paved to a sufficient width, those renting remote pavilions could be offered the opportunity to temporarily drive along the path to drop-off guests or supplies close to their pavilion. All pavilions, both existing and proposed, should be upgraded with electrical service and water, where feasible.

To accommodate concerts, movies and small shows, an amphitheater could be set into the western slope of the playground area. This could be large stones (similar to the existing stone walls) set into the sloping lawn that would provide seating yet allow the large mature trees to remain. This is a long-term recommendation.



The current play equipment can be relocated to more efficiently use the available space and work better with additional equipment and amenities.



This is but one example of a simple, rustic stone amphitheater, set into a hillside that allows for the retention of trees. The stone seats of the amphitheater should be similar to the stone used to construct the walls near the large pavilion.



Martha's Playground should be a dynamic place that provides activities and challenges for children of all ages and abilities, these are a few examples of playgrounds of similar size.

Mt. Lebanon Parks Master Plan
Mt. Lebanon Park

Community Swimming Pool:



The current community swimming pool is 17,000 square feet and is approximately 27 years old. It will need to be replaced in the near future. It is recommended that the design of a new facility happen in the short-term and plans be developed for at least a 20,000 square foot pool and new amenities.

The design of a new pool offers the opportunity to create a family aquatic center, with amenities not found in the current pool. Areas for competitive swimming and diving can still be provided, but water features, slides and zero-depth (areas of very low water) would allow the new pool to serve many more users. A new larger pool will need more paving or deck around it. It is further recommended that the pool precinct be expanded to capture the level grass area to the immediate southwest.



This is an example of the amenities that might be provided in a new, larger community pool.

Mt. Lebanon Parks Master Plan
Mt. Lebanon Park

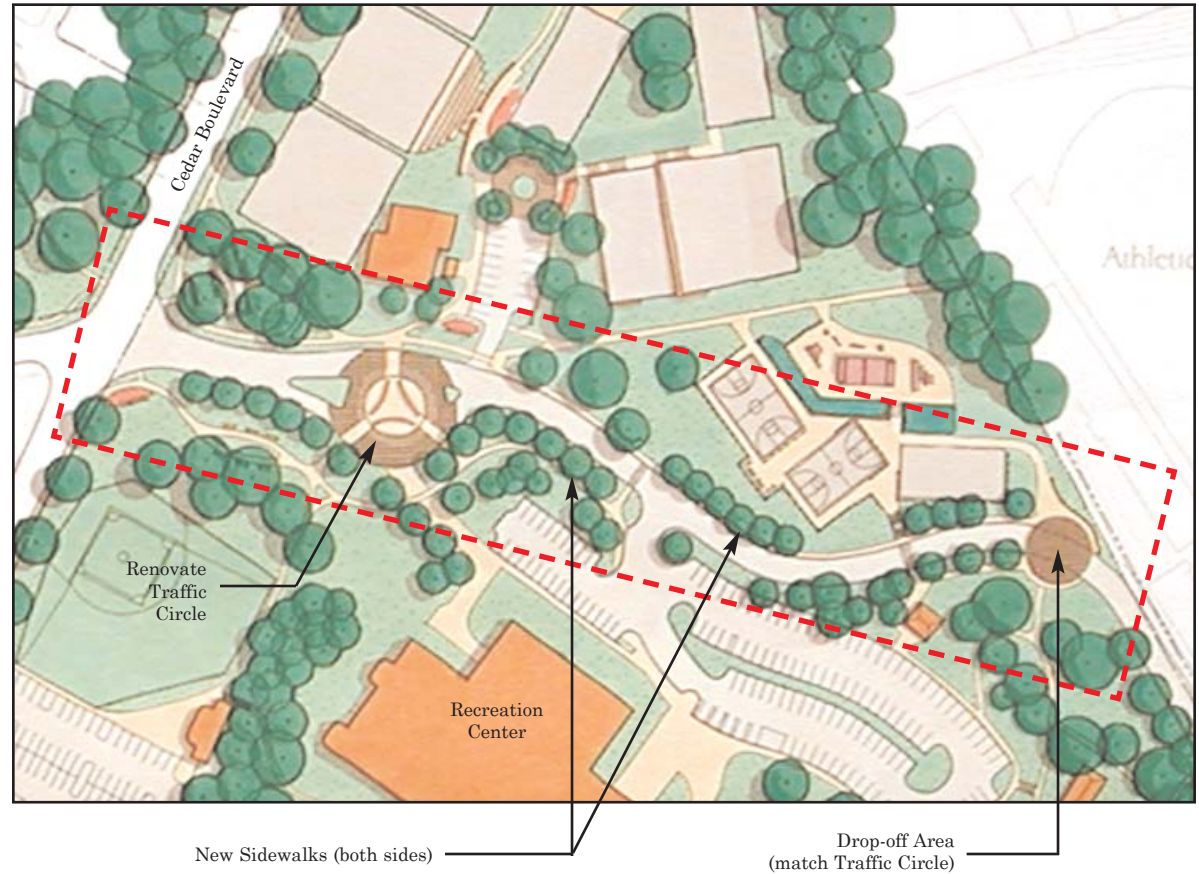
Morgan Drive Improvements:

Morgan Drive bisects the park and provides vehicular access to not only the recreation center but also the high school. This street is a feature just like any other and should be designed to complement the park.

The entry from Cedar Boulevard requires a striking sign, one that announces this as Mt. Lebanon's most significant park. The traffic circle needs to be rebuilt, the walls repaired and additional landscape provided. Decorative paving would make it more attractive while slowing traffic. A drop-off could be developed to serve the basketball courts. It should be paved in a decorative paving similar to that of the traffic circle. Sidewalks should be added on both sides where they do not currently exist.

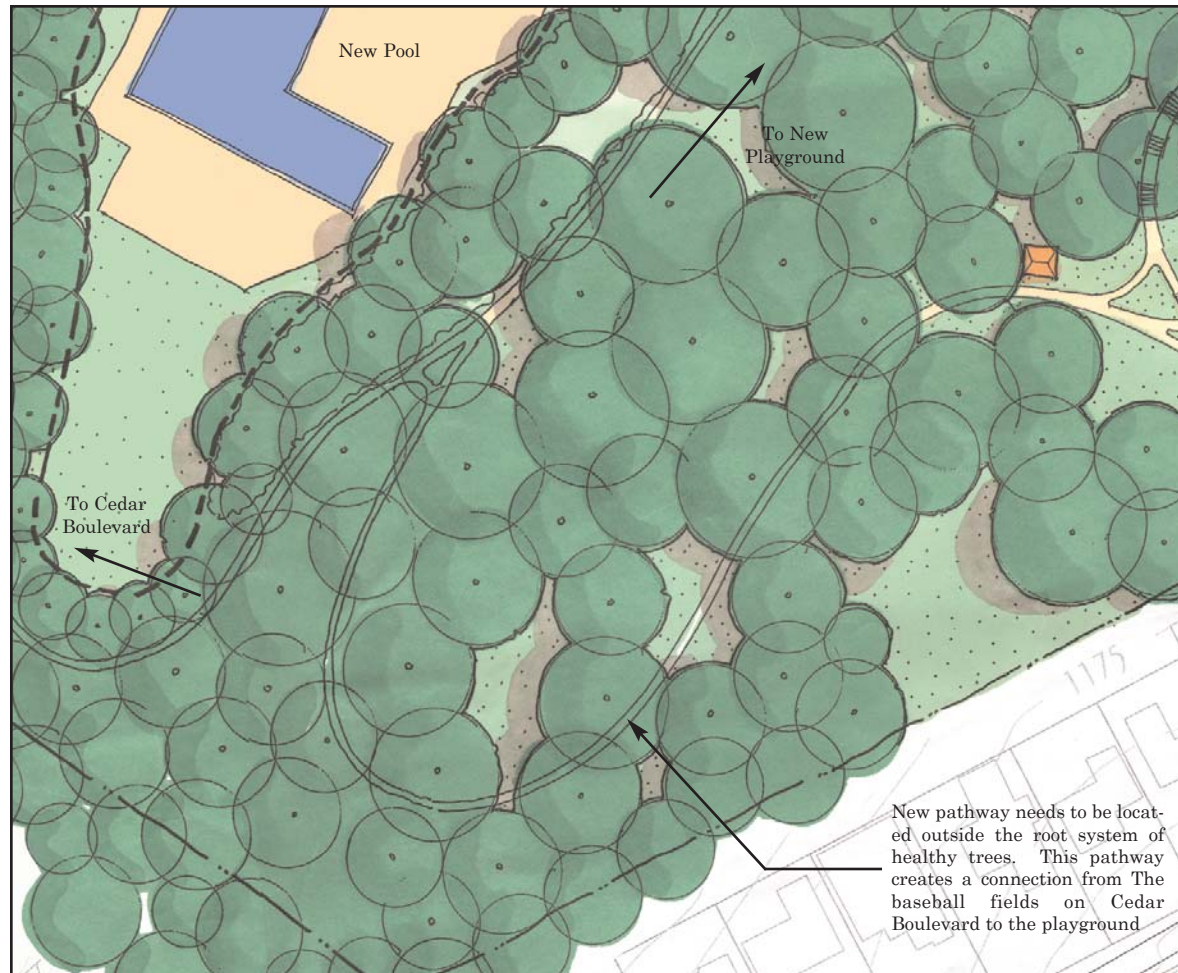


Traffic circle needs to be rebuilt to its former beauty.

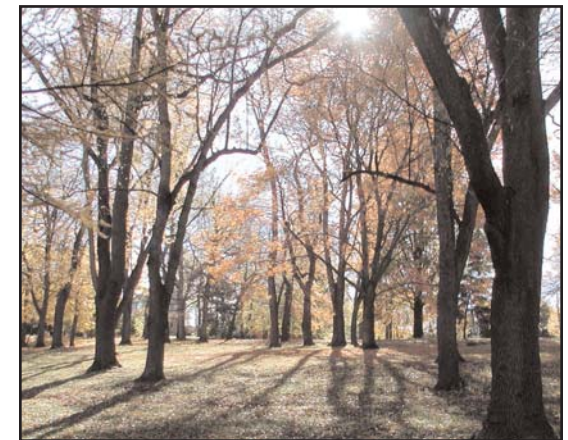


Mt. Lebanon Parks Master Plan
Mt. Lebanon Park

Sloping Lawn Area:



The upper area of the park (above the pool) is comprised entirely of lawn and large trees. This area is bounded by homes and is too remote from parking or amenities to be developed. The mature trees create a striking canopy and form a buffer between the pool and the surrounding homes. It is recommended that a simple pathway be developed that would traverse this area; creating a way to walk from one side of the park to the other. This would allow walkers to create a loop or circuit when walking within the park. Benches can be provided periodically, so long as they are carefully placed to be as unobtrusive as possible. The condition of each tree should be assessed by an arborist, but it appears that to promote the health of the entire stand, a few trees may need to be removed.



Large trees make this one of the most beautiful places in Mt. Lebanon Park.

Mt. Lebanon Parks Master Plan
Mt. Lebanon Park

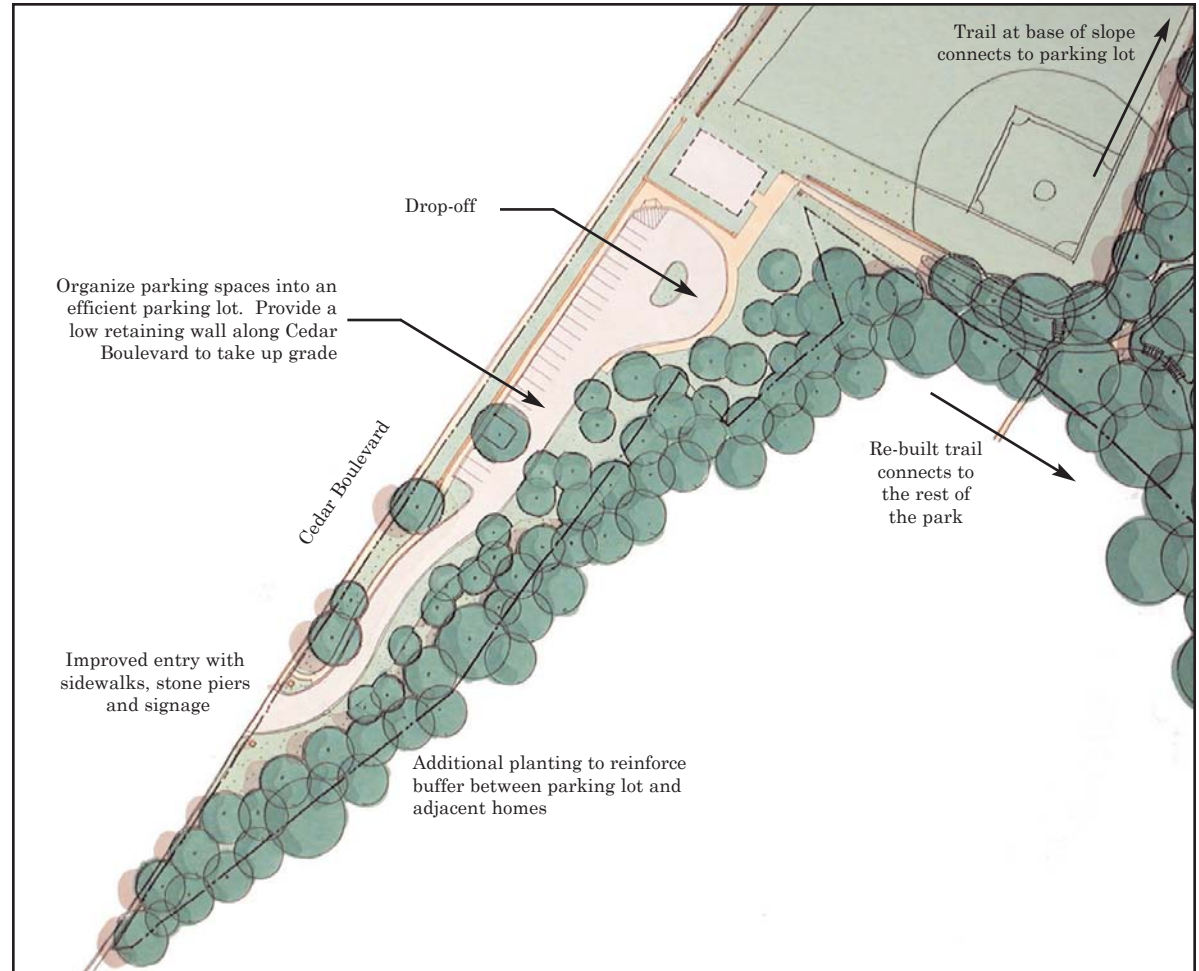
Cedar Boulevard Fields and Parking:

The fields along Cedar Boulevard, like the basketball courts along Morgan Drive, present a wonderful park image to passersby. The fields are in great shape, and should remain with no changes. These fields are essential to the athletic program.

The recommendations for this area involve the rehabilitation of the parking area at the end of the fields. Currently gravel, this parking lot is inefficient and unsightly. A new park entry can be developed with piers, signs and walkways announcing this as park entrance. The pavement can be designed in such a way as to maximize parked cars and accommodate bus traffic during games. New landscaping can help mitigate the affect of increase pavement.



The current parking area is poorly defined and inefficient. An improved parking lot would also create pathway connections.



Mt. Lebanon Parks Master Plan
Mt. Lebanon Park

Trail Plan:



Walking and jogging were cited as some of the most common activities in the parks. Given Mt. Lebanon Park's central location, it has become part of the daily routine of many runners.

In all of the proposed project areas, it has been recommended that new pathways and sidewalks be provided or the existing walks be rehabilitated. These walkways will make the park more conducive to walking and more accessible to the surrounding neighborhoods. The new walks will create loops or circuits so people can easily walk through the park as part of a longer journey. A pathway's location will dictate its width and material. Pathways should respect the sensitivity of the landscape they are traversing.

The high school cross-country team utilizes the pathways in Mt. Lebanon Park for practice and events. The cross-country coach and athletes should be consulted as individual pathways are constructed to ensure events are not compromised.

Mt. Lebanon Parks Master Plan
Mt. Lebanon Park

The enhancements to Mt. Lebanon Park are planned to occur over time. Martha's Playground, the skateboard park, new bocce courts along Cedar Boulevard and the renovation of the large baseball field are planned for the short-term. A new swimming pool, amphitheater and tennis center pathways are scheduled for the mid-term. All other improvements are relegated to the long-term category.



Phasing strategy for Mt. Lebanon Park.

Appendix

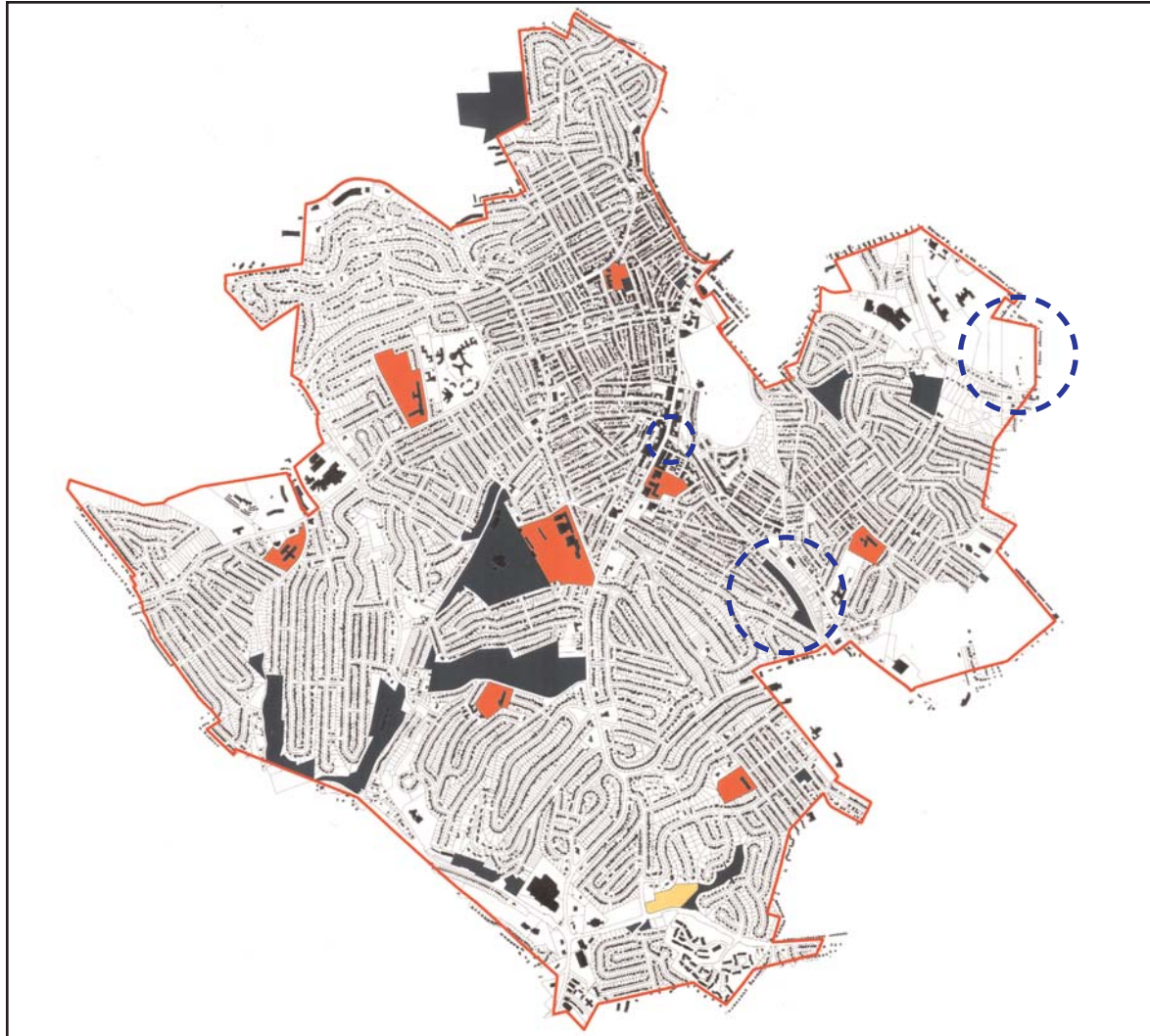
Potential Additions to the Mt. Lebanon Park System

Cost Estimates and Phasing Summary

Additional Considerations

Presentations from each public meeting, meeting sign-in sheets, questions asked at each public meeting, correspondence from residents and in-depth cost estimates for each park are contained within Volume II.

Potential Additions to the Mt. Lebanon Park System



During the course of this planning effort, there were other park-related initiatives going on in Mt. Lebanon. Although not part of the recommendations of this master plan, these potential parks will have a tremendous impact on the quantity and quality of recreational facilities available to Mt. Lebanon residents.

Each of these is in a different phase of development; therefore, all are identified as potential additions to the Mt. Lebanon Park System. These are provided to give the reader a more complete sense of the breadth of park and recreation activities the municipality is currently engaged in.

Mt. Lebanon Parks Master Plan
Appendix

Clearview Common

Clearview Common is the conversion of the parking lot at the corner of Washington Road and Alfred Street into a public park. Located in the heart of the business district, Clearview Common will provide green space in an area of town where none currently exists. It will be a wonderful place to sit, read, or eat lunch.

Elements of the design are a pavilion, accessible walkways, walls, a parking lot, improvements to Central Way, parallel parking spaces along Alfred Street, a water feature along Washington Road, lighting and landscaping.

The design process for Clearview Common began in 1997 with a worksession that engaged local retailers and professionals. As of January 2004, the improvements to Central Way and the new parking lot have been completed and the remaining portions of the project are expected to be bid soon.



Schematic plan of Clearview Common

Mt. Lebanon Parks Master Plan
Appendix

Pennsylvania Boulevard Park

The Municipality is currently pursuing the purchase of 26 lots along the former Pennsylvania Boulevard right-of-way. These properties back up against the residential properties of Ashland Avenue, Avon Drive and Hazel Drive. On the opposing side of the Pennsylvania Boulevard right-of-way is the Port Authority LRT right-of-way. The topography is quite steep, but a level area exists where the former roadway was located.

Given that all the desired properties have not yet been purchased, it was inappropriate to include Pennsylvania Boulevard as part of the master plan. However, during development of this plan and at the first public meeting, residents did offer comments that dealt with the fact that this area could be developed into a linear park with trails or pathways connecting the adjacent streets. An off-leash dog run was also suggested given the fact that the eastern boundary of Pennsylvania Boulevard is the LRT right-of-way. The possibility of a dog run will need further public discussion after the remaining properties are acquired.

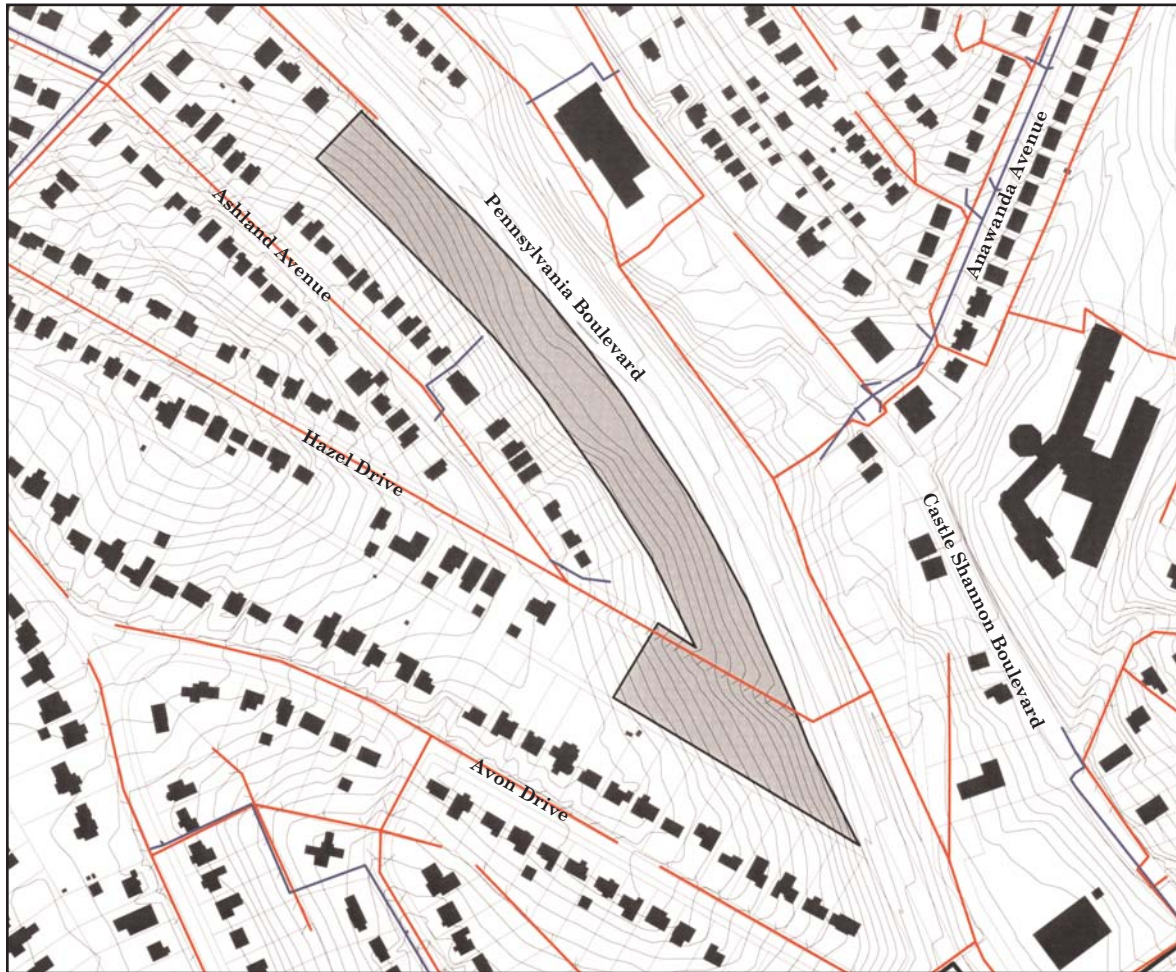


Diagram of potential park property along Pennsylvania Boulevard

Mt. Lebanon Parks Master Plan
Appendix

McNeilly Road Field Complex

The Municipality is currently finalizing the purchase of property along McNeilly Road that could be developed into a complex of athletic fields. This parcel is large enough to accommodate multiple fields, parking lots and amenities.

While the design of this facility is not part of this master plan, the idea of a complex of fields outside the current park system is consistent with these recommendations. This new facility would allow the neighborhood parks to continue to serve the surrounding residents and not be overwhelmed by extensive grading, crowds and vehicular traffic.

This drawing represents one of many possible options for how fields might be organized.



*Schematic plan of the property along McNeilly Road. This is but one possible configuration.
(drawing courtesy of The Gateway Engineers)*

Cost Estimates and Phasing Summary

The following charts summarize the costs associated with all of the recommendations within this master plan and offer a timeline of when improvements can occur.

Every recommendation in the master plan has been priced and included in the following chart. Not all of the recommendations were for new facilities; some recommendations called for the rehabilitation of existing features. All items have been priced in 2003 dollars, as if they were bid-out to a private contractor. No adjustments have been made for inflation, the contribution of volunteer labor, potential grant monies or donations. The effect of the Department of Public Works completing some of the recommendations has also not been factored in.

Each element was placed into one of three phasing categories: short-term (0-5 years), mid-term (5-10 years) or long-term (10-20 years). The decision to place any element in short-, mid- or long-term was determined after careful consideration of comments made by residents. The timing of any recommendation can change if funding conditions or public sentiment changes.

Mt. Lebanon Parks Master Plan
Appendix

Park	Short-Term Projects (2 - 5 years)	Mid-Term Projects (5 - 10 years)	Long-Term Projects (10 - 20 years)	Totals by Park	Comments
Church Place Park	n/a	\$149,775.00 to \$183,475.00 (1)	\$47,500.00 (2)	\$149,775.00 to \$230,975.00	(1) \$33,700 add for rubber safety surface (2) \$40,000 retaining wall and \$7,500 water fountain
Country Club Park	\$67,481.00 to \$92,481.00 (1)	\$70,360.00 (2)	\$47,590.00 (3)	\$67,481.00 to \$210,431.00	(1) \$22,690 add for rubber safety surface (2) pavilion added a few years later (3) \$7,500 water fountain and \$10,500 golf course fence
Highland Terrace Park	n/a	\$98,766.00 to \$110,246.00 (1)	\$39,870.00 to \$50,230.00 (2)	\$98,766.00 to \$160,476.00	(1) \$11,480 add for rubber safety surface (2) \$10,360 add for rubber safety surface
Iroquois Park	\$0.00 (1)	\$177,840.00 to \$200,840.00 (2)	\$209,780.00	\$0.00 to \$410,620.00	(1) dog run (2) \$30,080 add for rubber safety surface
Meadowcroft Park	\$34,275.00	n/a	\$220,335.00 (1)	\$34,275.00 to \$254,610.00	(1) rubberize tennis courts, replace courts, fence, etc.
Rockwood Park	\$95,255.00 to \$107,475.00 (1)	\$100,325.00	\$77,620.00 to \$93,160.00 (2)	\$95,255.00 to \$300,960.00	(1) \$12,220 add for rubber safety surface (2) \$15,540 add for rubber safety surface
Sunset Hills Park (BraffertonField)	\$153,340.00	\$102,670.00 to \$120,480.00 (1)	\$477,500.00	\$153,340.00 to \$751,320.00	(1) \$17,810 add for rubber safety surface
Williamsburg Park	\$12,600.00 (3)	\$261,007.50 to \$306,827.50 (4)	\$159,820.00	\$12,600.00 to \$479,247.50	(3) park signage (4) \$45,820 add for rubber safety surface
Bird Park	\$86,000.00	\$286,800.00	\$1,694,735.00	\$86,000.00 to \$2,067,535.00	
Hoodridge Park	n/a	n/a	\$247,030.00 (1)	n/a to \$247,030.00	(1) trails, ecological projects
Robb Hollow Park	\$0.00	n/a	\$589,175.00	\$0.00 to \$589,175.00	
Twin Hills Park	n/a	\$407,600.00 (1)	\$233,270.00 (2)	n/a to \$640,870.00	(1) trails, ecological projects (2) trails, ecological projects

Mt. Lebanon Parks Master Plan
Appendix

Park		Short-Term Projects (2 - 5 years)	Mid-Term Projects (5 - 10 years)	Long-Term Projects (10 - 20 years)	Totals by Park	Comments
Mt. Lebanon Park	Tennis Court Area	\$32,300.00	\$102,800.00	\$385,493.00	\$32,300.00 to \$520,593.00	
	Basketball Court Area	\$320,478.00	\$0.00	\$62,595.00	\$320,478.00 to \$383,073.00	
	Cedar Boulevard Streetscape	\$118,655.00	n/a	n/a	\$118,655.00	
	Morgan Drive Streetscape	\$29,750.00	\$58,500.00	\$512,589.00	\$29,750.00 to \$600,839.00	
	Baseball Fields	\$378,900.00	n/a	\$881,025.00	\$378,900.00 to \$1,259,925.00	
	Parking Lot (adj to ballfields)	n/a	n/a	\$311,200.00	\$311,200.00	
	Pool Area	n/a	\$2,697,500.00	n/a	\$2,697,500.00	
	Amphitheater & Play Area	\$382,800.00	\$242,500.00	\$80,000.00	\$382,800.00 to \$705,300.00	
	Upper Area	n/a	n/a	\$119,600.00	n/a to \$119,600.00	

Note: There are a few existing elements in Mt. Lebanon Park that were not priced, for a variety of reasons. No changes were proposed for the Recreation Center or the adjacent parking lots, so no dollar amount was assigned. The tennis courts along Cedar Boulevard were also not included, as they are maintained by the Tennis Center. Wildcat and Dixon Fields (which have been recently renovated) as well as the recently constructed parking lot have also not been included in these figures.

Mt. Lebanon Parks Master Plan
Appendix

Park	Short-Term Projects (2 - 5 years)	Mid-Term Projects (5 - 10 years)	Long-Term Projects (10 - 20 years)	Totals by Park	Comments
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Grand Total Value (per phase)	\$1,711,834.00 to \$1,749,054.00	\$4,756,443.50 to \$4,888,253.50	\$6,396,727.00 to \$6,422,627.00
5% Contingency	\$85,591.70 to \$87,452.70	\$237,822.18 to \$244,412.68	\$319,836.35 to \$321,131.35
10% Project Design Fee*	\$170,183.40 to \$173,905.40	\$143,404.35 to \$156,585.35	\$492,554.70 to \$495,144.70

Woodland Management Plan	\$75,000.00		
Architectural Design	\$15,000.00		
Pool Design		\$135,000.00	
Graphic Design- Park Promotions	\$15,000.00		
Graphic Design- Park Signs	\$10,000.00		

Grand Total for Park System	\$2,082,609.10 to \$2,125,412.10	\$5,272,670.03 to \$5,424,251.53	\$7,209,118.05 to \$7,238,903.05	\$14,564,397.18 to \$14,788,566.68
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Grand Total for all Phases

Additional Considerations

This master plan was developed through public meetings, focus groups and discussions with the Steering Committee. At times, these discussions evolved to include items or issues outside the scope of this study. While not recommendations of this master plan, these discussions were invaluable and helped shape the final park recommendations. Some of the topics are briefly described below so that the discussion can continue the ideas are not forgotten.

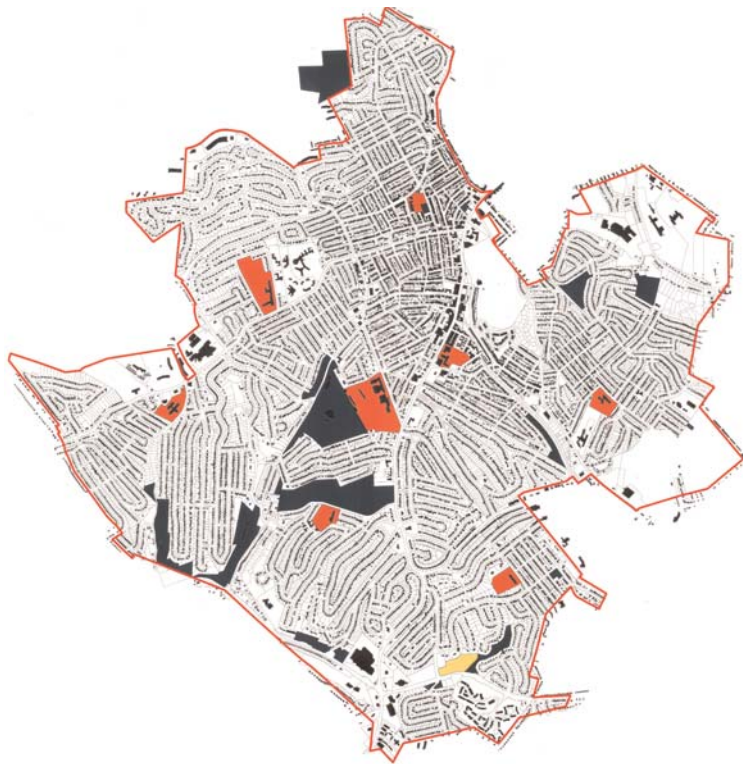
School District Cooperation

This master plan dealt with park land, not school district property. However, athletic field usage and maintenance is shared jointly by the municipality and the school district. Given the pressing need for fields and the lack of available property, many comments were offered about how the municipality might work cooperatively with the school district to build or renovate school district fields to allow for greater use of the few available facilities.

Synthetic turf was discussed as a possibility for the fields within the parks as well as school district complexes. When synthetic turf is installed, a field can be used much more often than a natural grass field. To take full advantage of expanded playing time, those field should have lights and significant parking; things that the small neighborhood parks cannot provide. Synthetic turf might be more appropriate at school district fields. The two fields that came up most often in the discussions were Jefferson and Mellon.

It was also suggested that the municipality and school district might jointly create a small skateboard park within an underused tennis court at one of the schools. This might be more easily accomplished and less costly than the facility planned for Mt. Lebanon Park. A few small skateboard courts could also be distributed at various schools, depending on the availability of courts and the demographics of the neighborhoods.

It is strongly encouraged that a dialogue between the municipality and the school District be initiated regarding these issues.



Map of Mt. Lebanon illustrating the relationship of School District properties (orange) to municipal parks (green).

Mt. Lebanon Parks Master Plan
Appendix

Natatorium

The Municipality is considering the possibility of a partnership with the School District to locate a 50 meter indoor pool behind the Recreation Center in Mt. Lebanon Park. This would provide a much needed public indoor swimming facility for Mt. Lebanon residents. Careful consideration should be given to the way such a facility might alter the current park, including the impact of such things as parking, access and the visual impact from adjacent park facilities.

Wellness Center

The Municipality has also been discussing the possibility of creating a medically based adult fitness, rehabilitation and health education center. This could be a partnership between Mt. Lebanon, St. Clair Hospital and private investors. While still in the planning and feasibility stage, this is an exciting prospect that could add immeasurably to the quality of life in Mt. Lebanon. A potential site is the area behind the Recreation Center in Mt. Lebanon Park. As with the aforementioned School Natatorium facility, careful consideration should be given to the impact this facility will have on the quality of adjacent park facilities.



The area behind the Recreation Center has been identified as a potential site for either a 50 meter indoor pool or a Wellness Center.