

BOYCE MAYVIEW PARK



MASTER PLAN

A sustainable vision showing the capacity of the property to accommodate the diverse interests of Upper St. Clair Township.

PROCESS

PHASE PUBLIC INVOLVEMENT

Inventory User Survey
Site Reconnaissance Visits
Key Interviews

Analysis Public Meeting #1

Opportunities and Constraints Public Meeting #2

Alternatives Public Meeting #3,
High School Presentation / Community Days

Draft Master Plan Public Meeting #4

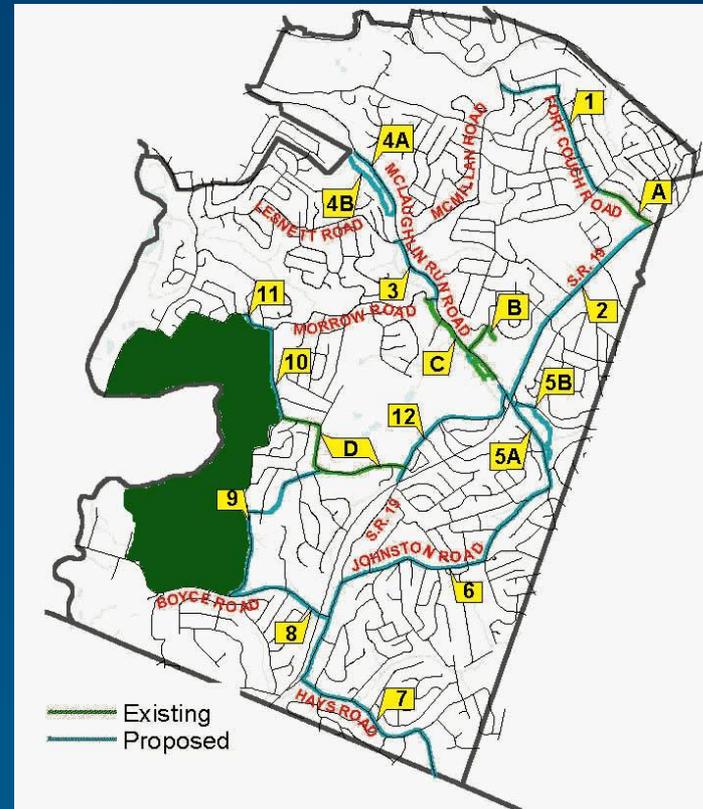
Final Master Plan Public Meeting #5

Implementation

TOWNSHIP CONTEXT

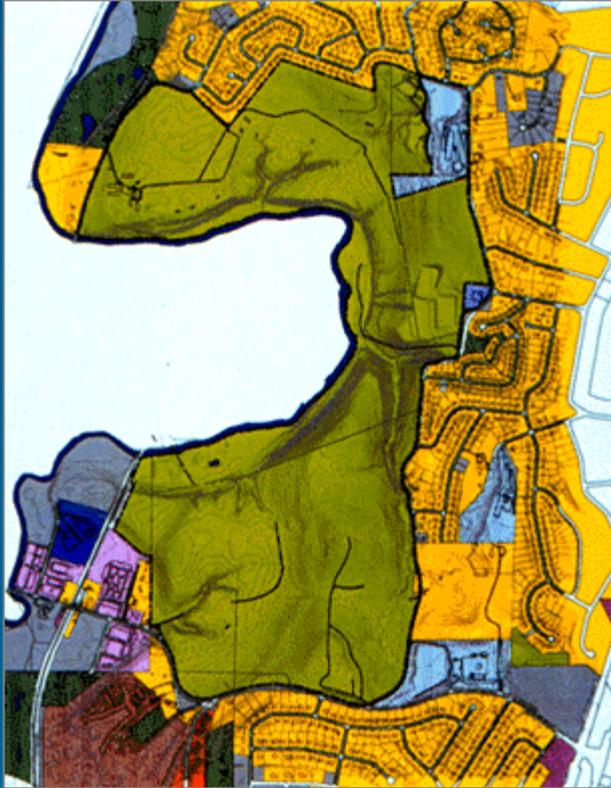


Park Properties of Upper St. Clair Township



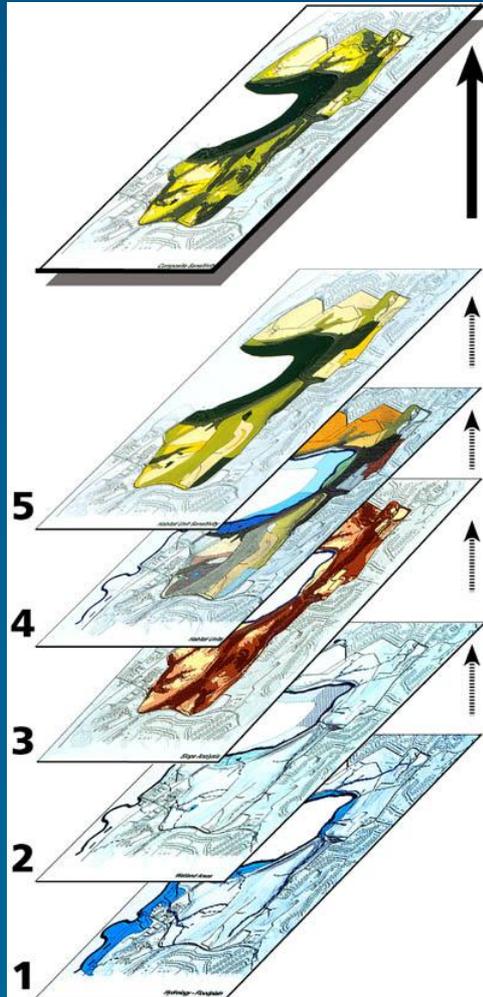
Upper St. Clair Township Sidewalk and Bikeways Plan

SITE CONTEXT



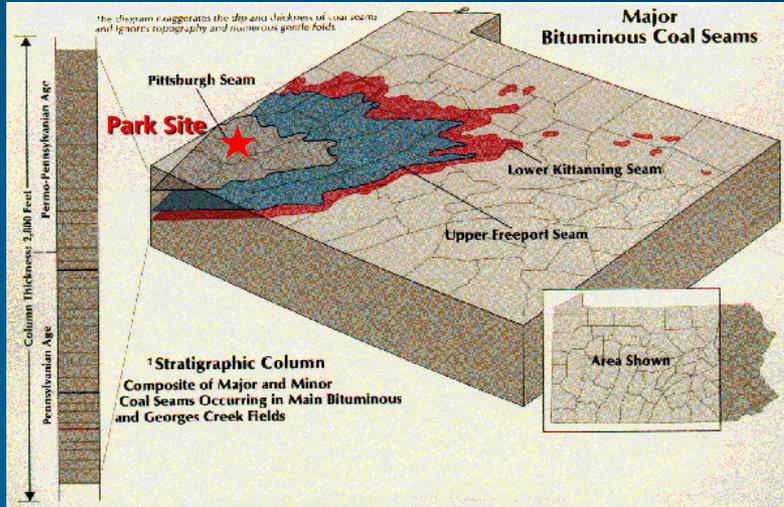
- Connections to adjacent facilities and other Township neighborhoods
- Connections to adjacent schools, parks, senior community, and proposed spur to Montour Trail

INVENTORY



- Hydrology/Floodplain, Wetlands, Slopes, Habitat Units, Habitat Unit Sensitivity
- Composite Sensitivity Map summarizes inventory maps, showing areas of the site that would be most and least sensitive to development.

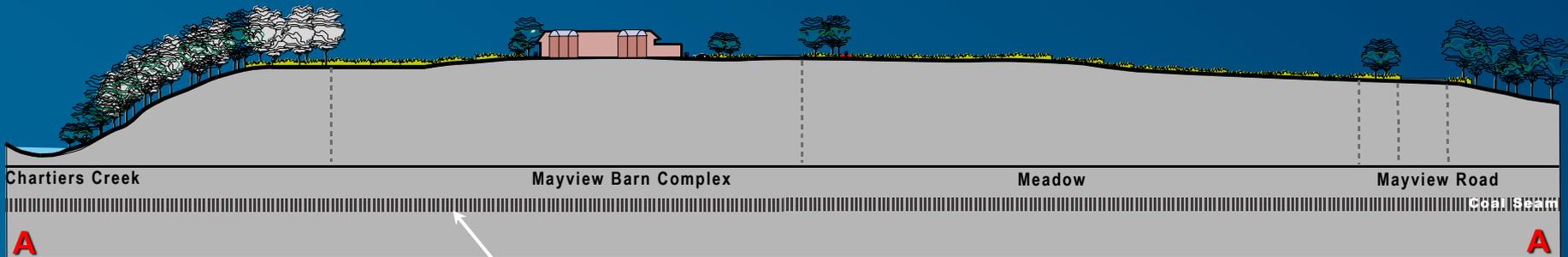
GEOLOGY



Regional Geologic Context



Mayview Mine Plan

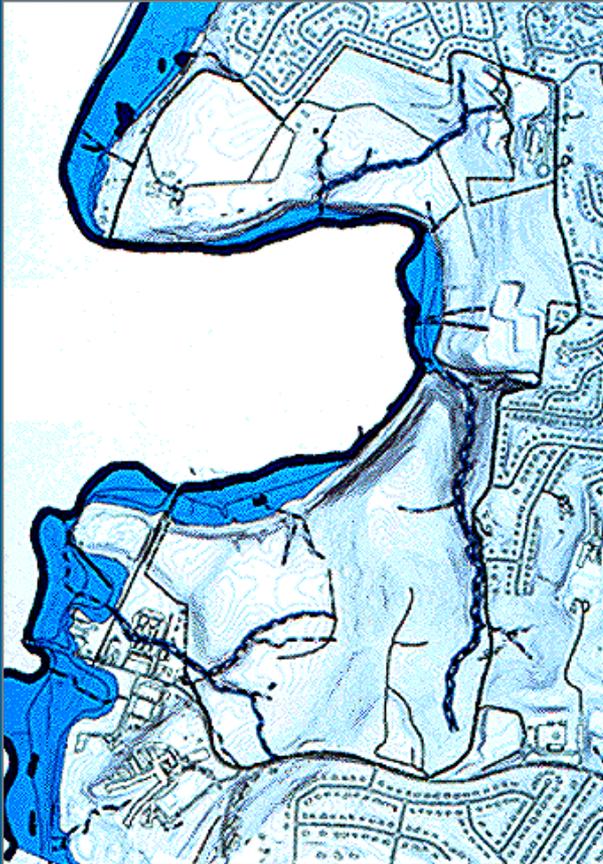


Site Cross-Section

Pittsburgh Coal Seam

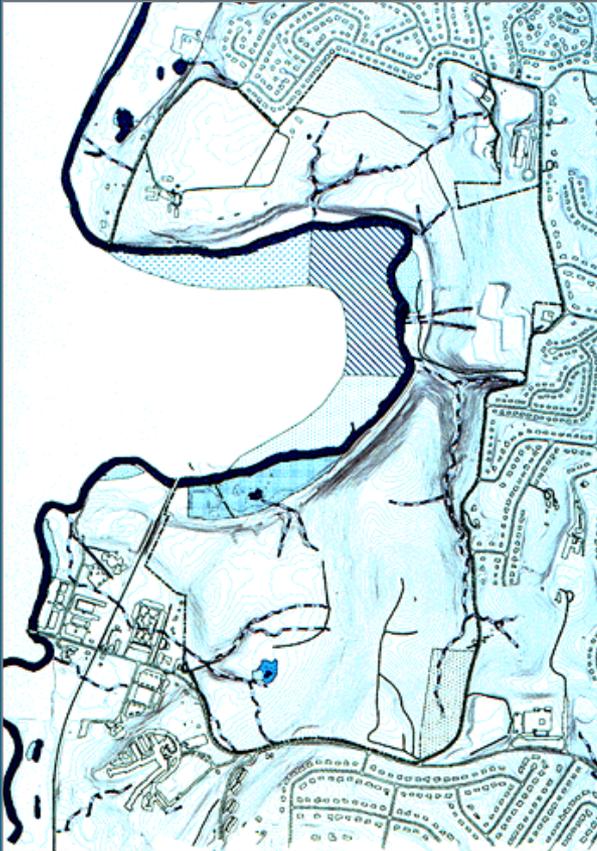
HYDROLOGY

- Protect sensitive resources
- Enhance degraded resources

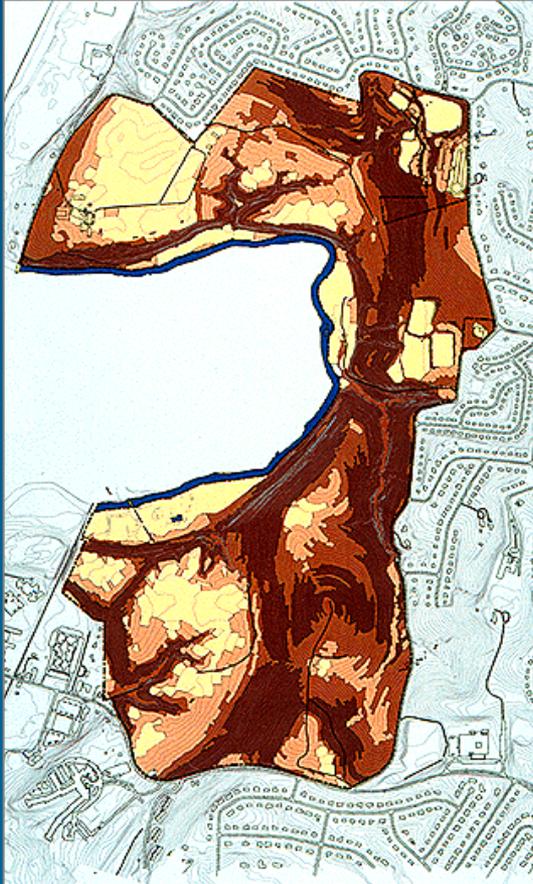


WETLANDS

- Protect sensitive areas
- Provide interpretive/educational opportunities



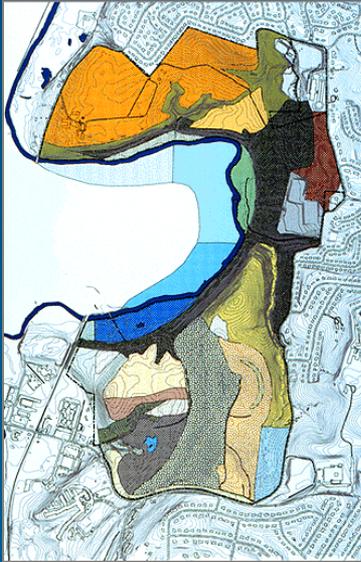
SLOPES



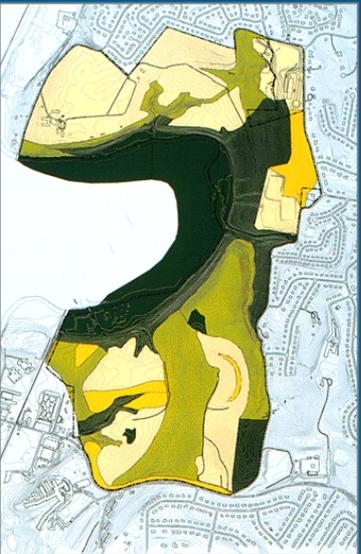
- Protect steep slopes
- Use flat areas for recreation facilities



HABITAT UNIT SENSITIVITY



- Preserve diversity of habitats on site



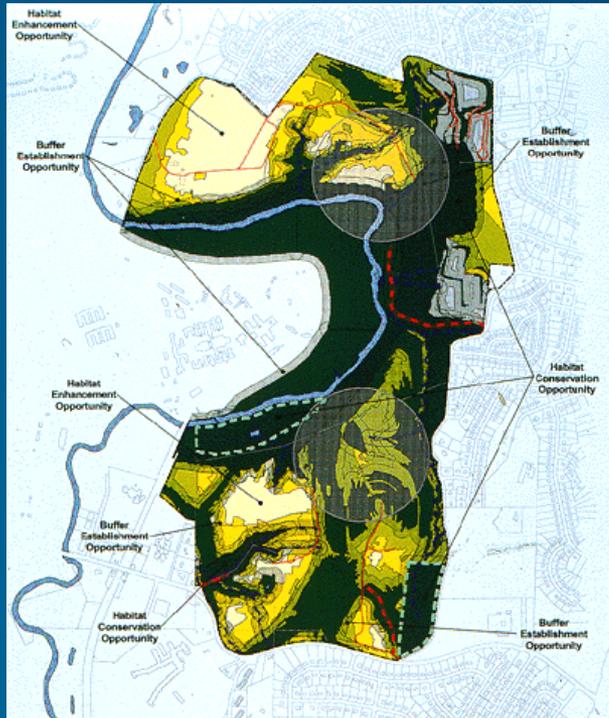
- Preserve “most sensitive” habitat units and enhance lower quality habitat areas to promote diversity

COMPOSITE SENSITIVITY



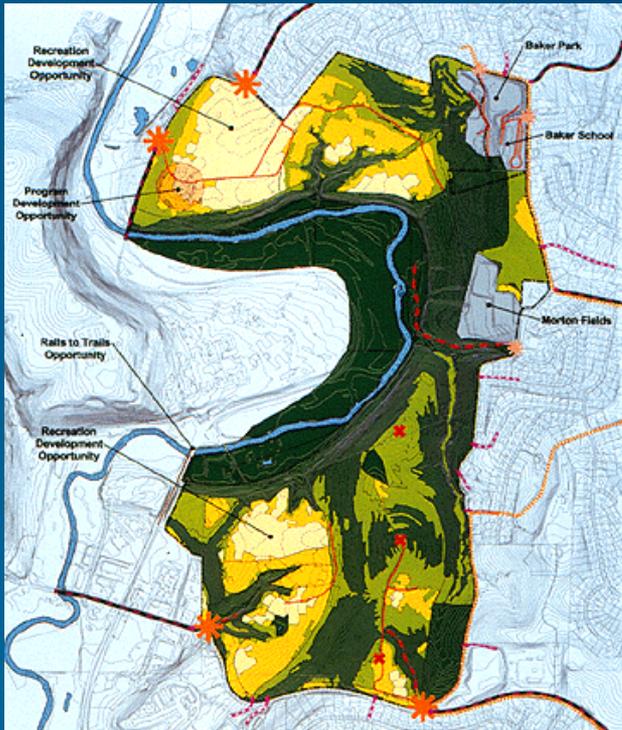
- Preserve “most sensitive” areas and enhance “less sensitive” areas to promote diversity

HABITAT OPPORTUNITIES/CONSTRAINTS



- Preserve and enhance habitat units to meet conservation goals

RECREATION OPPORTUNITIES/CONSTRAINTS



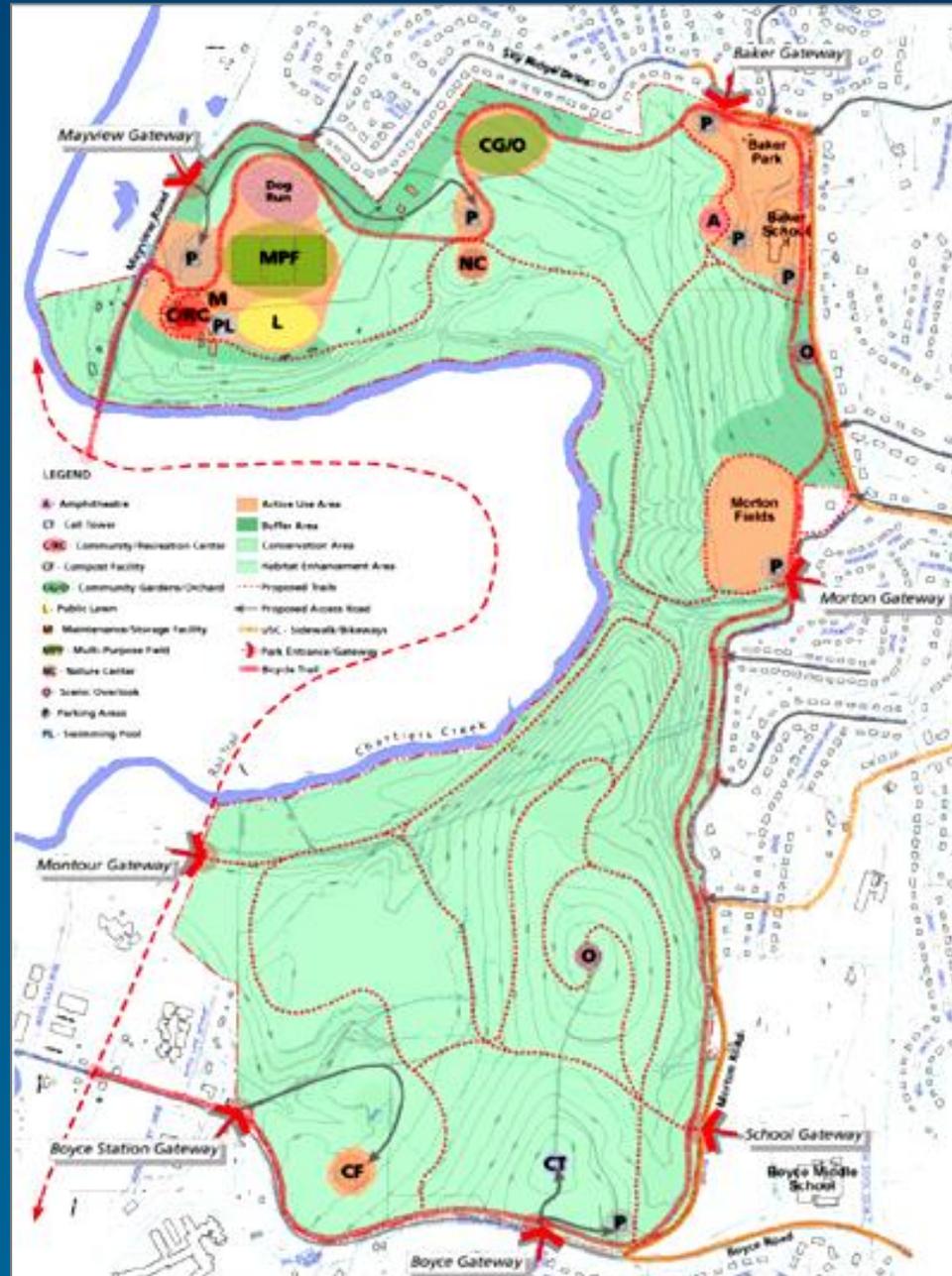
- Balance active and passive recreation uses on site

MASTER PLAN CONCEPT

Conservation/passive
= 86% of site

Active use areas
= 14% of site

Impervious surface
= < 3% of site



SUSTAINABILITY PRINCIPLES



- Use park as a demonstration for the ecological and educational merits of a fully integrated sustainable design program



- Restore Landscape, Reuse Buildings, Recycle Materials

- Protect and improve water quality



- Provide energy efficient, earth sheltered “green” structures

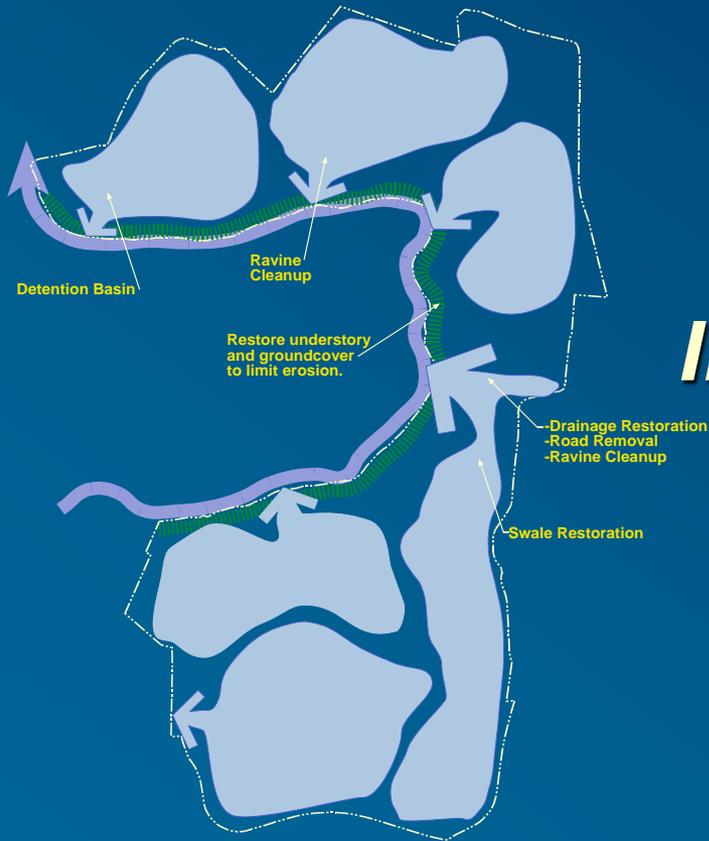
- L.E.E.D.S. (Green Building Council)

MASTER PLAN PRINCIPLE #1



Preserve sensitive habitats.

MASTER PLAN PRINCIPLE #2



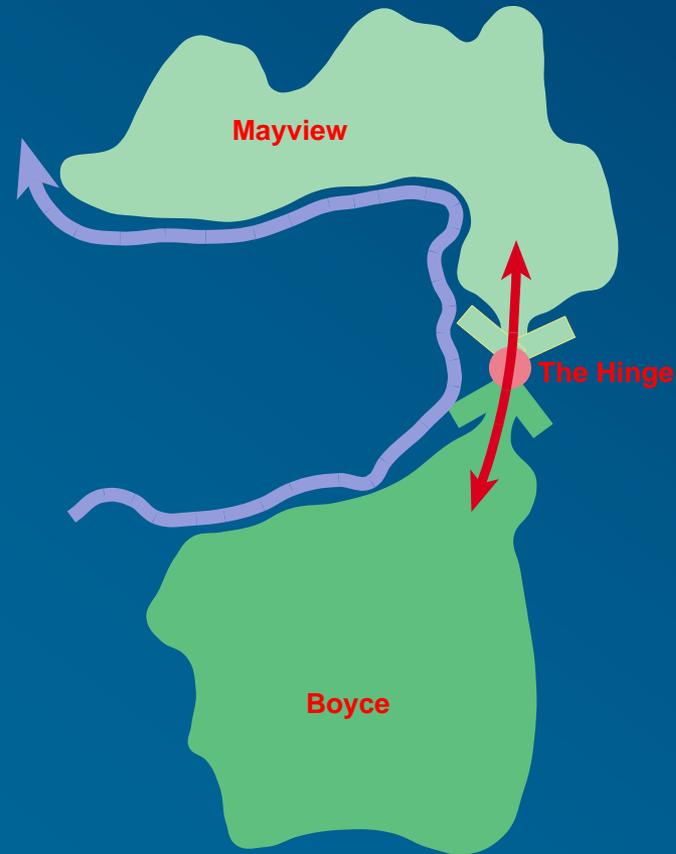
Improve water quality.

MASTER PLAN PRINCIPLE #3



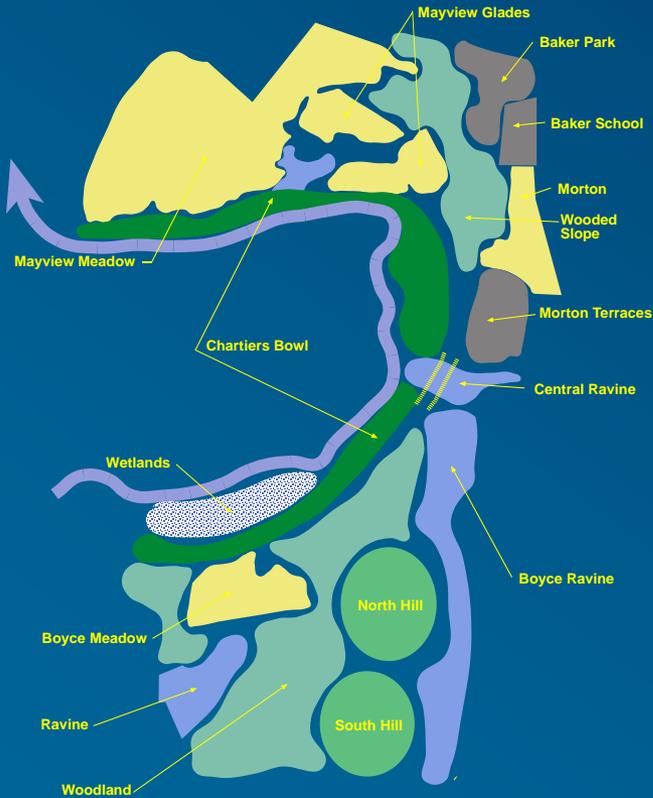
Limit vehicular access to the perimeter of the site to preserve the interior.

MASTER PLAN PRINCIPLE #4



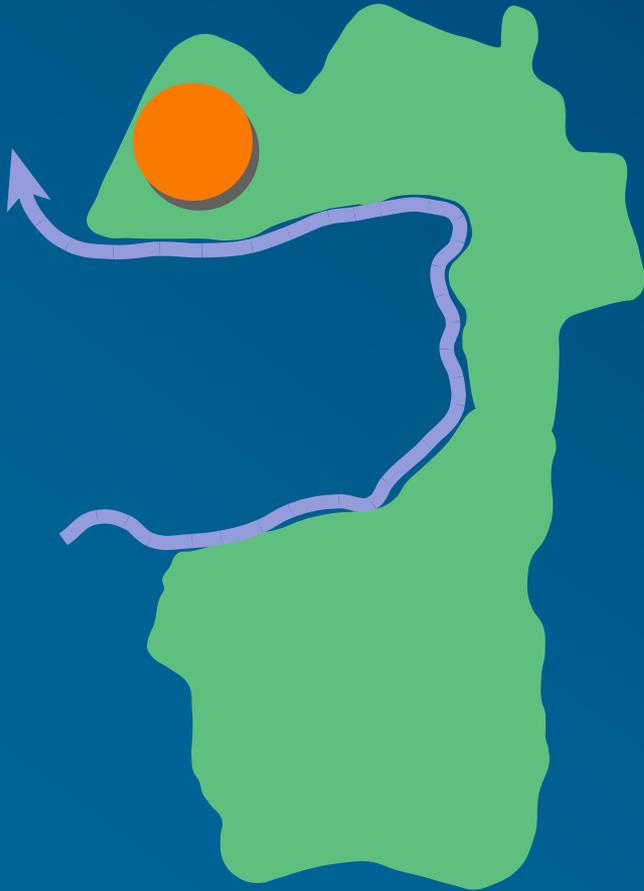
*Link Boyce and
Mayview properties.*

MASTER PLAN PRINCIPLE #5



Define and enhance spatial areas.

MASTER PLAN PRINCIPLE #6



- ***Limit active recreation to the north area of the site.***
- ***Create “Mayview Commons” at site of Mayview Farm complex.***

MASTER PLAN PRINCIPLE #7



***Connect major habitats,
program features and key
adjacent uses.***

MASTER PLAN PRINCIPLE #8



Improve pedestrian access by developing trail links from the community to key areas within the Park.

BUILDING "COMMUNITY"

Balance natural and cultural values.

Represent diverse interests in Upper St. Clair Township.



BUILDING “COMMUNITY”

Preserve and enhance plant and animal habitats to ensure a diverse *natural community*.



BUILDING "COMMUNITY"



Plan for a broad range of recreational uses to accommodate all users of the Park.



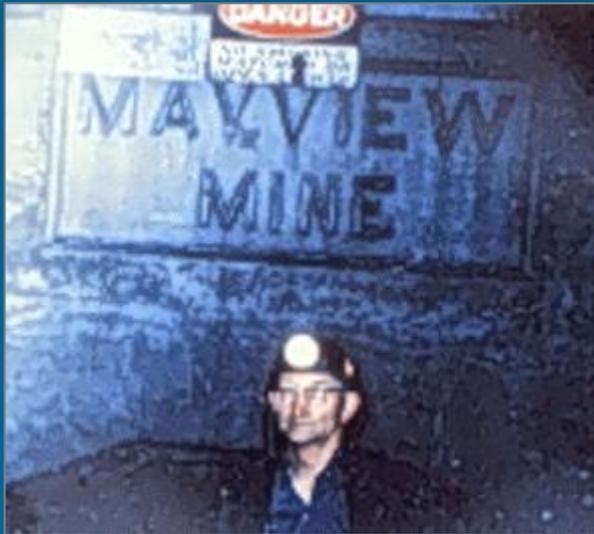
BUILDING “COMMUNITY”



Enhance and encourage opportunities to involve the *educational community.*

BUILDING "COMMUNITY"

Incorporate cultural history of the site to express the communal memory.



ILLUSTRATIVE MASTER PLAN



MASTER PLAN

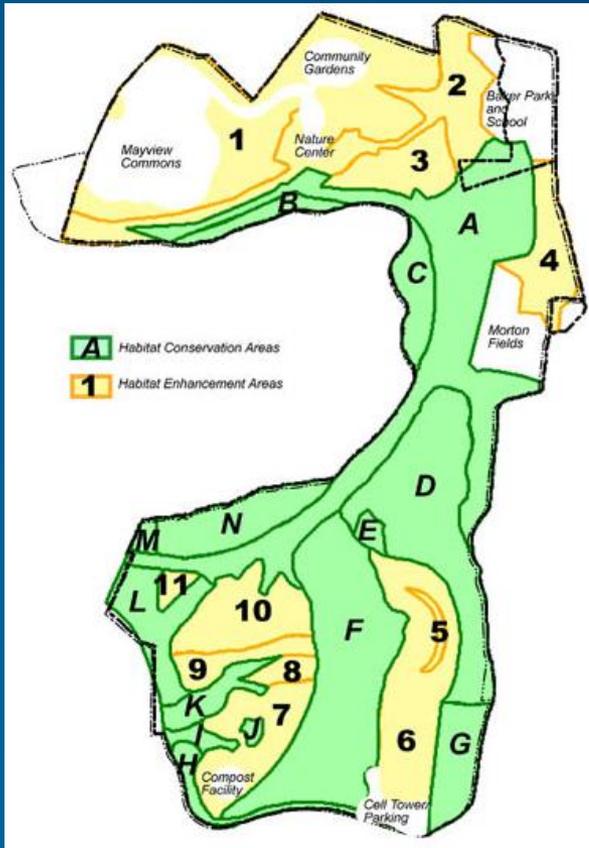
Habitat Recommendations

Habitat Conservation Areas:

- Protect from disturbance and development
- Buffer from active use areas
- Encourage forest regeneration by controlling deer browse
- Encourage growth of native plant materials and control spread of exotic species

Habitat Enhancement Areas:

- Allow natural succession to occur in several open areas
- Encourage the expansion of higher quality habitats by planting enhancement areas with representative native vegetation
- Link habitat corridors
- Articulate woodland edge to foster diversity



SUSTAINABILITY DESIGN GUIDELINES



Engineering: e.g., Groundwater recharge of stormwater runoff



Architecture: e.g., Design to minimize energy costs

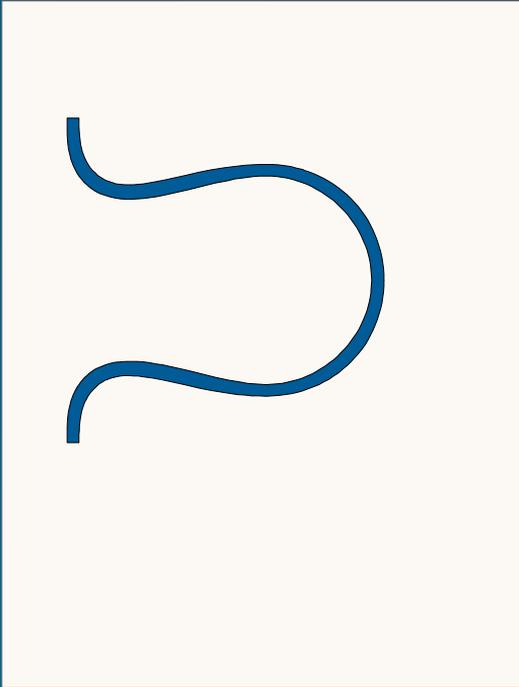
Landscape: e.g., Use low maintenance, native, drought tolerant plants



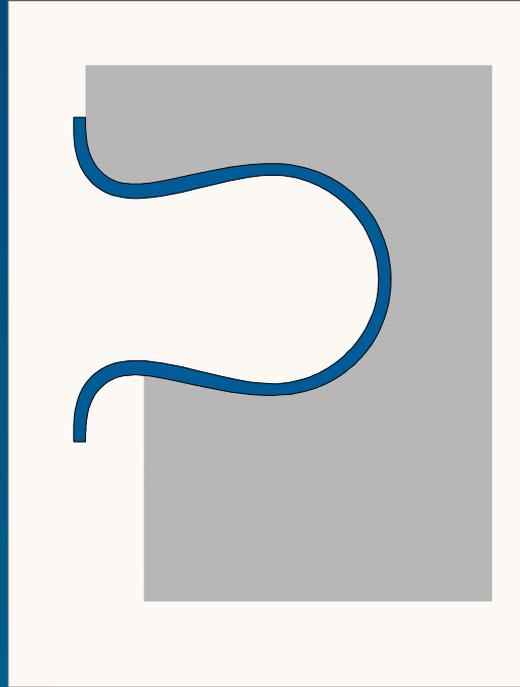
Implementation: e.g., Construction Waste Management Plan

Management: e.g., Remove invasive exotic species

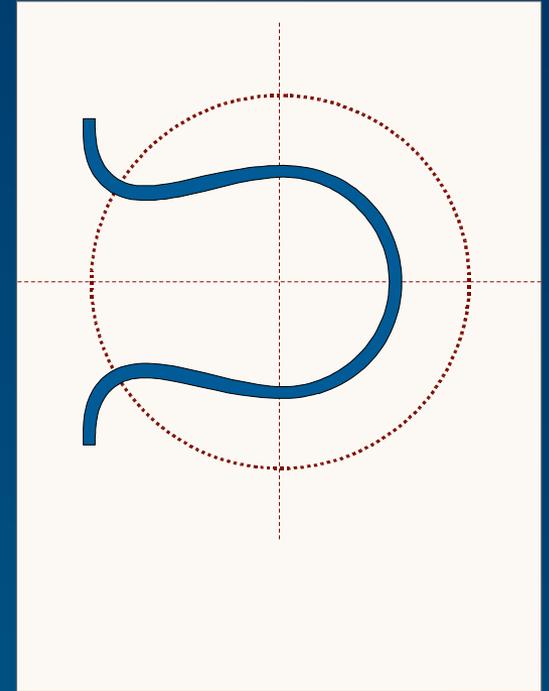
DESIGN GUIDELINES



Creek

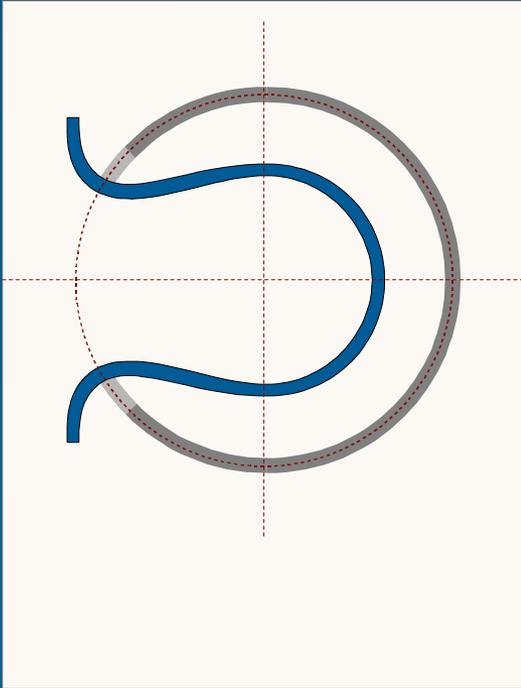


Creek + Park

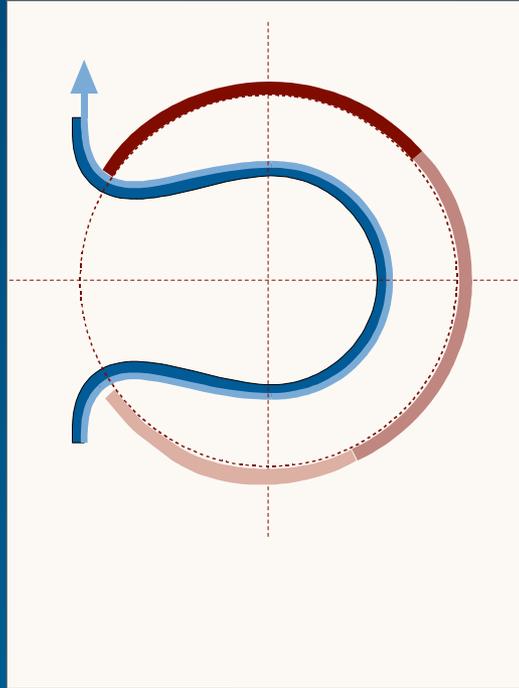


Origin

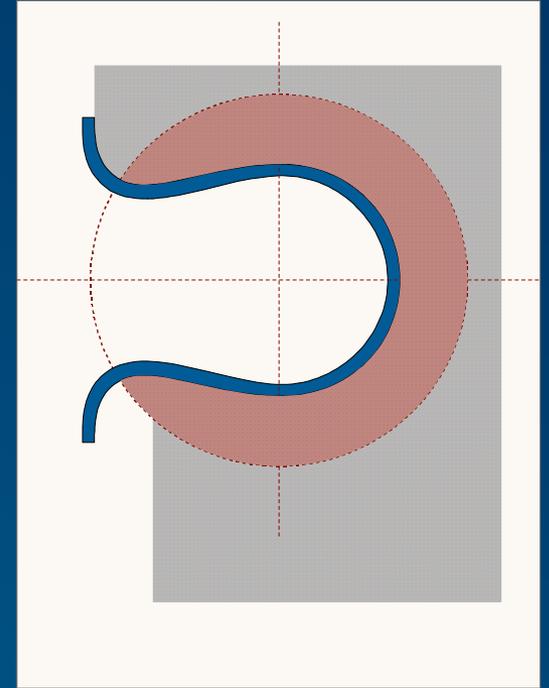
DESIGN GUIDELINES



Defining the Bowl

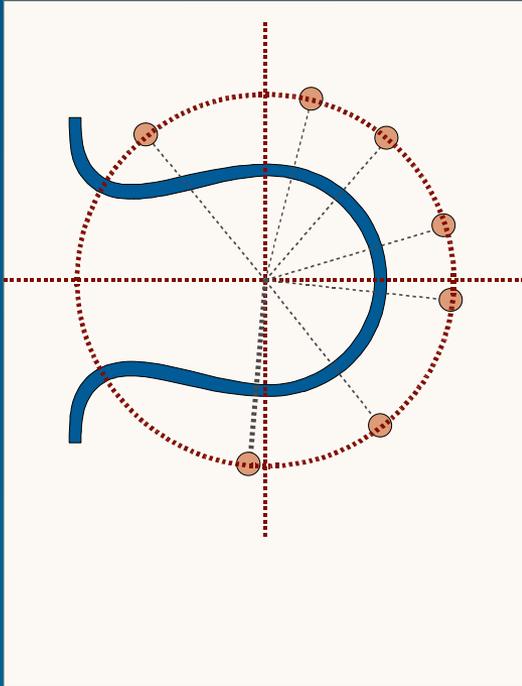


Gradient

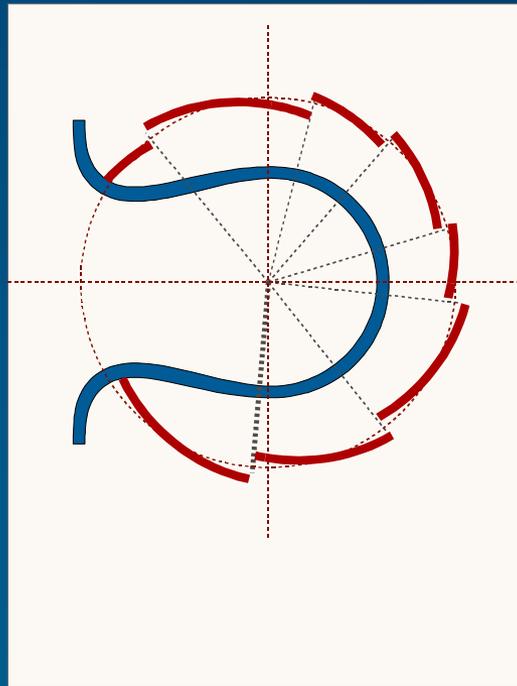


Threshold

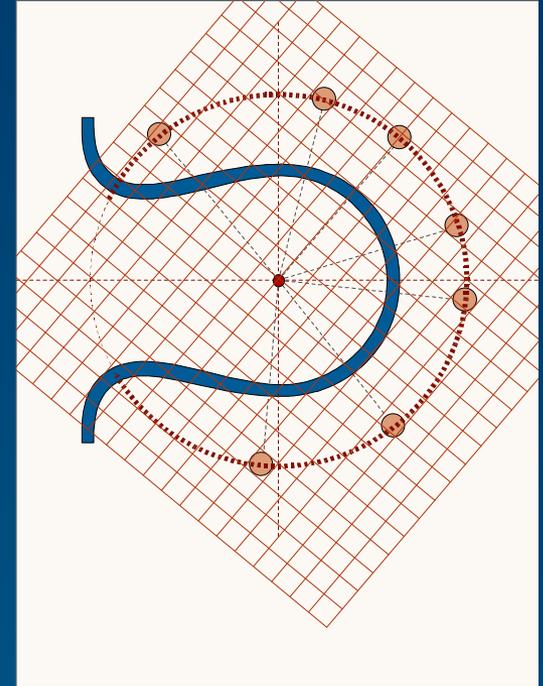
DESIGN GUIDELINES



Park Features



Centrifugal Offset



Mining Grid

ILLUSTRATIVE MASTER PLAN



Perspective View



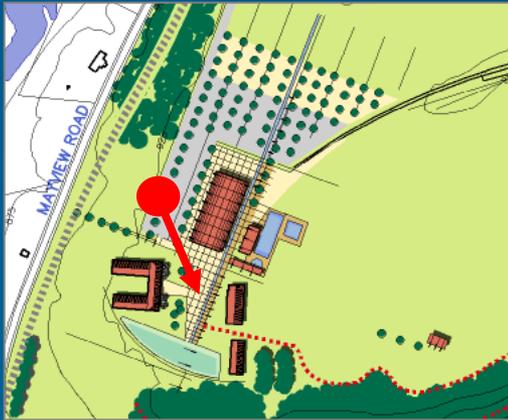
View Location Plan



Mayview Road Gateway

Vehicular Access

Perspective View



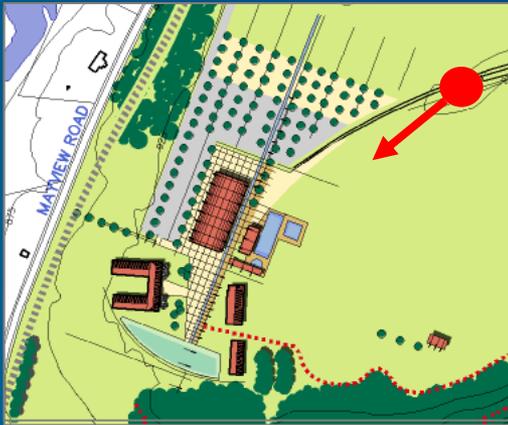
View Location Plan



Entry Courtyard

Mayview Commons

Perspective View



View Location Plan



*Pool and Recreation Center from
Arc Walk at Public Lawn*

Mayview Commons



**Commons
Complex**

**Community Center Park
St. Matthews, KY**



**Valentine Museum,
Richmond, VA**

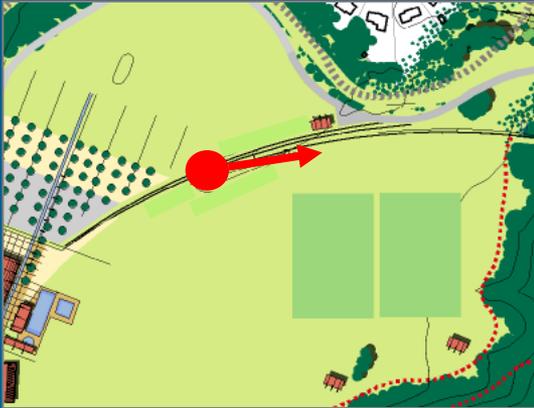


Altoona Railroaders Museum



West Deptford Community Center, NJ

Perspective View



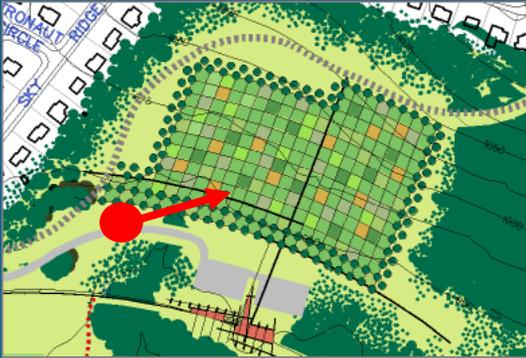
View Location Plan



Looking towards Environmental Ed. Center from Arc Walk / Public Lawn

Arc Walk- Commons

Aerial Perspective View



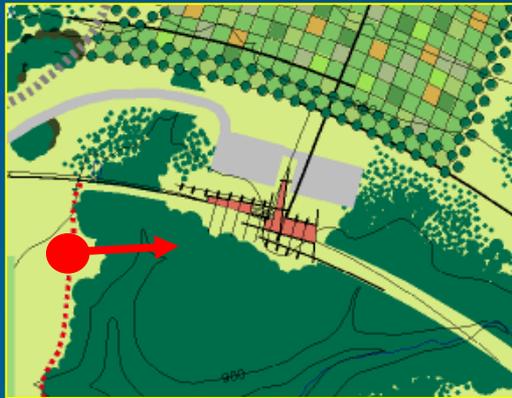
View Location Plan



Gardens as seen from the southwest

Community Gardens

Aerial Perspective View



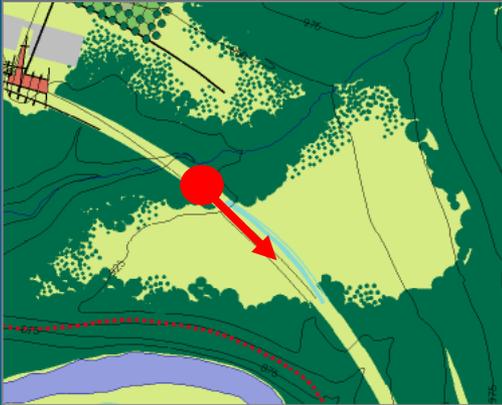
View Location Plan



South face of E.E. Center as seen from the southwest

Environmental Education Center

Perspective View



View Location Plan



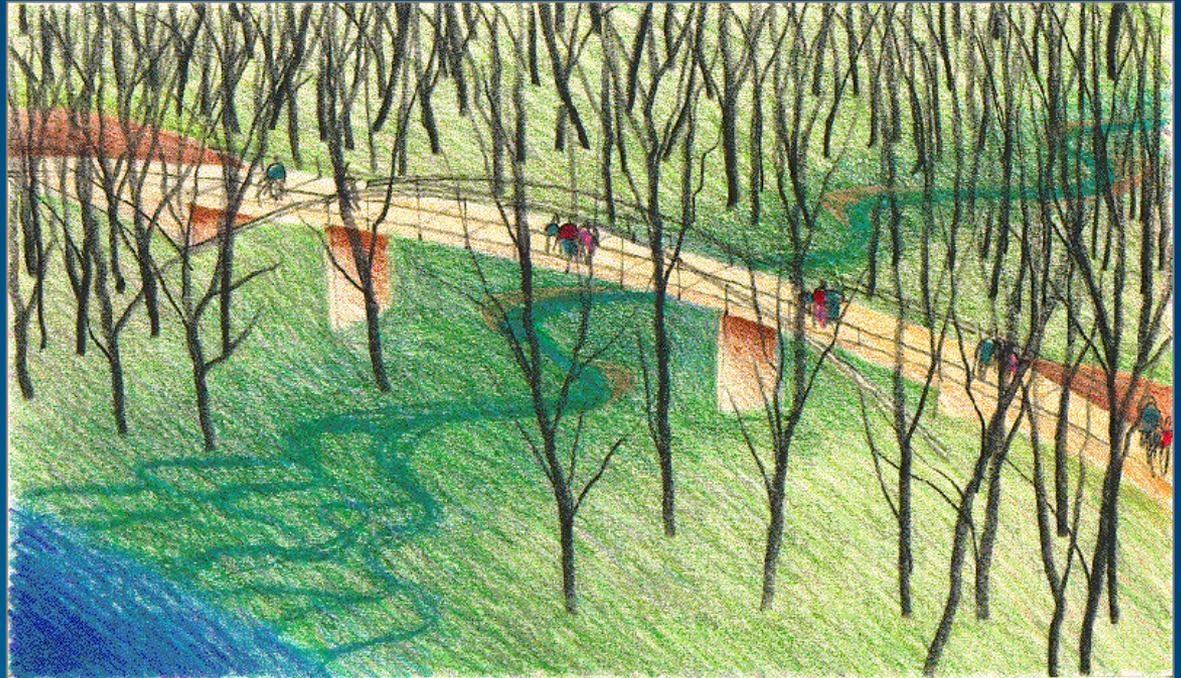
Looking southeast along Arc Walk

**Arc Walk-
Woodland/
Meadow**

Aerial Perspective



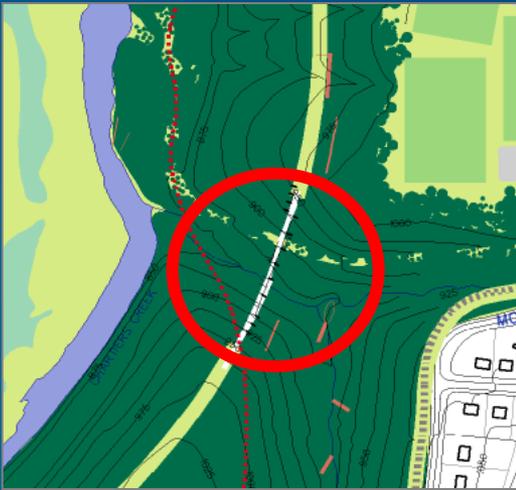
View Location Plan



Ravine Bridge seen from the southwest

Arc Walk- Bridge

Comparable Images

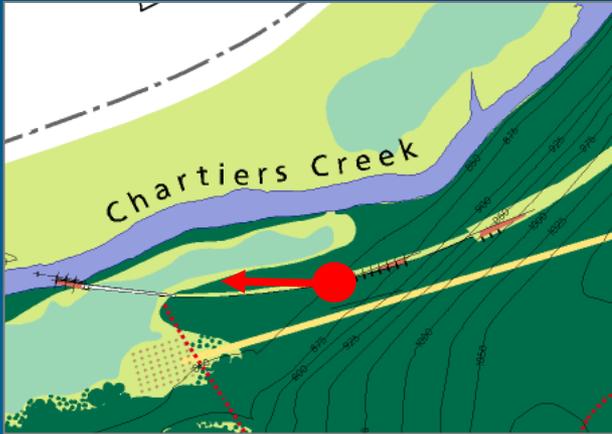


View Location Plan



Arc Walk-Bridge

Perspective View



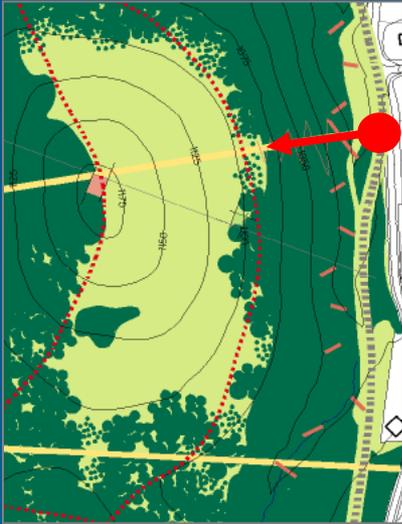
View Location Plan



Looking southwest along Chartiers Creek slope

Arc Walk- Chartiers Bowl

Perspective View



View Location Plan



Looking uphill to Overlook

**Utility Corridor/
Overlook**

COST ESTIMATE

Item	Low Range (\$X,000)	High Range (\$X,000)
Site Clean-up	100	200
Hazardous Waste Removal	150	300
Habitat Enhancement	500	1000
Roads, Parking, Bridges, and Culverts	500	1000
Sanitary Sewer, Stormwater Management, Utilities	1000	1000
Community Center (in renovated Mayview Dairy Barn)	3200	10000
Recreation Center (new construction)	2000	4000
Nature Center (new construction)	2500	2500
Swimming Pool	1000	2000
Maintenance Building	50	100
Miscellaneous Site Amenities	2500	4000
Architecture/ Landscape Architecture/ Engineering Fees, Permit fees, Archaeology @ 10 %	1500	3000
	15000	30000
Total	\$ 15,000,000	\$ 30,000,000
Maintenance and Operating Costs (per year)	\$ 300	\$ 400

IMPLEMENTATION

- Community acceptance of master plan as a long term vision of the site's ultimate capacity
- Determine specific projects and partnership opportunities within the plan
- Prioritize projects based on need and available funding
- Construct projects



PHASING: Early Actions



- ***Clean Up:*** remove trash and hazardous waste, stabilize/protect structures
- ***Provide Access:*** driveways, parking, and trails
- ***Develop low cost improvements:*** public lawn and multipurpose field
- ***Enhance Habitat:*** tree planting, riparian corridor improvements

PHASING: Later Major Actions



- Further Habitat Enhancements
- Community Gardens
- Environmental Education Center
- Community Center
- Recreation Center
- Pool

FUNDING SOURCES

- **General Obligation Bond**
- **Revenue Bond**
- **Special Tax Revenue**
- **Commercial concession, lease, user fee revenues**
- **Public/Private Partnerships**
- **Grant program funding and donations**



PARTNERSHIPS



- *Local:* School District(s), YMCA, local corporate sponsors
- *State:* DCNR, TEA-21, Grant Programs
- Friends of Boyce Mayview Park

Volunteer Programs:

- Adopt-a-Park
- Deputy Park Rangers, Living History, Roving Docents

NEED FOR ACTION



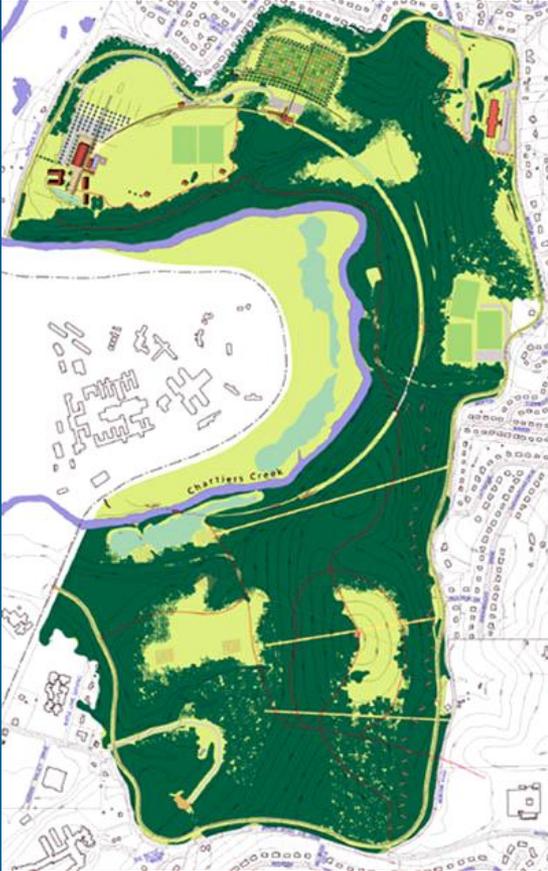
- ***Mayview Barn is an unprotected fire hazard***
- ***The barn structures are rapidly deteriorating***
- ***Public access to the site is limited / discouraged***
- ***Trash and debris are unsightly / hazardous***
- ***Implementation is a time-consuming process***
- ***Erosion continues unchecked***
- ***Recreational potential is unfulfilled***

NEXT ACTIONS



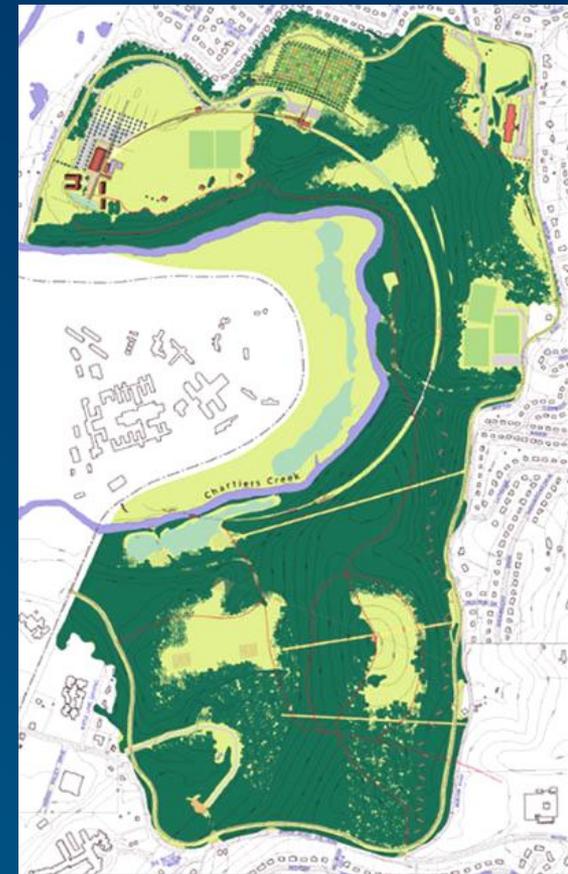
- **Adopt Master Plan**
- **Form Implementation Committee**
- **Initiate Partnerships**
- **Obtain Funding**
- **Begin Early Action Projects**
- **Begin Design Process for First Phase**

SUMMARY OF GOALS



- 1: To preserve and enhance the existing natural/scenic attributes of the site and provide for passive types of recreation.***
- 2: To use the property for historic, conservation, or recreational purposes.***
- 3: To provide family-friendly opportunities and facilities for the use and enjoyment of all.***
- 4: To provide environmental and historical educational opportunities.***
- 5: To involve citizens, agencies, and the Township in a single vision for the Park.***
- 6: To explore funding alternatives for developing and maintaining the Park.***
- 7: To develop long-range guidelines for preservation, recreation, planning and development.***
- 8: To relate/link the park land to its surrounding areas where possible.***

BOYCE MAYVIEW PARK



MASTER PLAN

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