



Montgomery Park Revitalization Plan

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Table of Contents

Background	1
Description of the Current Park Planning Process	1
Montgomery Park Comprehensive Plan Committee Mission and Goals	2
Site Inventory and Analysis	3
Issues of Concern Related to Montgomery Park	5
Design Description	6
Implementation and Phasing	8
Phase I	8
Future Phases in the Park Revitalization Process	12
Village Regulations to Support the Montgomery Park Revitalization Plan	14
Appendix 1: Resident Survey Results for Park Priority Activities	15

Table of Photos, Drawings, and Illustrations

Photo: Existing Pavilion	1
Photo: Existing Gazebo	1
Photo: View of Lawn with Gazebo and Pavilion in distance, from current driveway	1
Photo: Montgomery Park Comprehensive Planning Committee Booth at 2015 Dryden Dairy Day	1
Photo : Elm Street Entrance	2
Photo: Main Street Entrance	2
Photo: Looking south at entrance along Dryden Hotel Parking Lot	2
Photo: Existing Row of Norway Spruce along Elm Street	2
Photo: Existing Storage Shed	3
Photo: View from North of Existing Parking lot	3
Photo Christopher W. Ackley Memorial Stone	3
Photo: Existing Skate Park	3
Photo: Existing Sportcourts	3
Photo: Existing Slide	4
Photo: Existing Swingset	4
Photo: Existing Basketball Hoop	4
Photo: Existing hedge along Dryden Hotel Parking Lot	5
Photo: Existing Sportcourt Fence	5
Photo: Existing Single Entrance to Christopher W. Ackley Memorial Skate Park	5
Photo: Existing Flagpole Garden	5
Photo: Existing Lawn	5
Photo: Existing Entry Drive Hedge	5
Photo: Existing Montgomery Park Elm Street Entrance Sign	6
Photo: Existing Sign near Main Street Entrance	6
Drawing: Revitalizing Montgomery Park Schematic Site Plan	7
Photos: Precedent Example for Proposed Play Area: Play By Design Play Area Community Build	8
Drawing: Revitalizing Montgomery Park Phasing Plan: Phase 1	9

Table of Photos, Drawings, and Illustrations

- Photos: Precedent Example for Proposed Play Area: Play By Design Play Area Design 10
- Illustrations: Precedent Example, Play By Design Varna Playground Community Build 11
- Photos: Precedent Example, Play By Design Varna Playground Community Build 11
- Photos: Precedent Example, Play By Design Varna Playground Final Construction 11
- Photo: Example of New Sport Court Perimeter Fence 13
- Photo: Example of New Surfaced Sport Court 13

Background

Montgomery Park is a village-owned park located off of Elm Street in Dryden, NY. At one point the park offered ice skating/hockey in the winter on a fenced in court and had a playground, and swing set – the slide still remains. There is an open pavilion with picnic tables. The Gazebo was constructed in 1976. The fenced in court has a small skate ramp and basketball hoops. A baseball diamond was once available at the park. In memory of Christopher Ackley, Christopher Ackley Memorial Skateboard Park was dedicated.



Existing Pavilion



View of Lawn, with Gazebo and Pavilion in distance, from current driveway



Existing Gazebo



Montgomery Park Comprehensive Planning Committee Booth at 2015 Dryden Dairy Day

Description of the Current Park Planning Process

The Village of Dryden is committed to improving the condition of Montgomery Park. The Village formed the Montgomery Park Comprehensive Planning Committee to coordinate this effort. The Committee is comprised of Village residents David Cutter, Debbie Fisher, Mary Kirkwyland, Kevin Laubaker (Chairman), and Susanna VanSant, with Village Board liaison, Michael Hattery. In 2014 the Village was awarded a \$3,000 grant from the Creating Healthy Places Project to hire a consultant to assist the committee in developing a concept plan. Rick Manning Landscape Architect, ASLA, was hired as the consultant to assist the Committee create a park revitalization plan and strategy. Rick was assisted by Margaret Soulstein, Landscape Designer. The committee and consultant team met four times over the course of the project to discuss the park and proposed park improvements. The committee and consultant met with other key park stakeholders, including the the organizers of Dryden Dairy Day (a major annual event that occurs in Montgomery Park) and representatives of the police department to better understand their challenges with policing the park and to get feedback on changes to the park that would support their work. The Public Works Department leadership also reviewed proposed ideas and offered advice regarding ongoing maintenance and repair of park facilities. The committee created a short survey to get input from the general public, which was available electronically and distributed on paper as well. The committee also hosted an 'Open Park' to show an early design diagram and get feedback from the public. The committee received over 200 citizen responses through these efforts. A summary of the responses from the survey is included as an appendix.

The consultant developed a preliminary design based on the conversations, survey results and on-site observations with guidance from the Park Revitalization Committee. The design was presented at Dryden Dairy Day, where it was positively received. The public was generally in support of the work of the committee and excited about the proposed and designed changes.



Elm Street Entrance



Main Street Entrance



Looking south at entrance along Dryden Hotel Parking Lot



Existing Row of Norway Spruce along Elm Street

Montgomery Park Comprehensive Plan Committee Mission and Goals

Mission

To revitalize Montgomery Park through enhanced maintenance and the addition of key program elements that meet the needs and diverse interests of the residents of Dryden.

Goals

- Enhance pedestrian safety by improving safe and comfortable access to the park.
- Improve park accessibility for those with mobility or other impairments.
- Introduce new elements/features that provide community and aesthetic interest.
- Improve park entrances to make the park more visible and attractive.
- Create a distinct identity for the Park that is distinct from adjacent areas and a place that speaks of Dryden's as a village with links from the village to the surrounding countryside.
- Introduce elements that attract a greater number of park users, including diverse ages, abilities and interests.
- Improve and revitalize the Park without interfering with the needs and uses of Dryden Dairy Day.
- Reduce litter.
- Develop a community partnership to help enhance and maintain the park over the long term.
- Decrease drug activity in the park by increasing the number of park users.
- Decrease Dryden Hotel customer parking in Montgomery Park.



Existing Storage Shed



View from North of Existing Parking Lot



Christopher W. Ackley Memorial Stone

Site Inventory and Analysis

Currently Montgomery Park has the following features and facilities:

- Gazebo for performances and special events
- Pavilion with 2 picnic tables
- Large lawn area
- Remnants of the former playground-frame for a swing set and a tall metal slide
- Paved and fenced area that currently has 6 basketball nets and some of Memorial Skate Park moveable components
- One storage shed (locked by Town of Dryden) with more skate park components
- A paved driveway and parking lot
- Four tall lights overhead the courts
- One street light near the pavilion
- One flagpole and small garden
- One memorial rock and small garden
- One tall hedge on the south side between the park and the Dryden Hotel Parking lot
- One tall long hedge that borders the driveway
- One bench
- Two attractive park signs, one along Main Street and one at the Elm Street entrance
- One Park Sign on Main Street and one at the Elm Street Entrance
- One Montgomery Park Ice Skating Rules and Regulations sign, one hours sign, and one rules sign on the west side of the basketball/skatepark fence
- One Hours and rules sign on the south side of the basketball/skatepark fence



Existing Skate Park



Existing Sportcourts

Montgomery Park is a 2.3 Acre park in the Village of Dryden. It is bound by Elm Street on the north and by the Dryden Hotel, a residential property and Main Street / Route 13 on the south. Residential properties border the park along the east and west. Montgomery Park is nestled into a residential neighborhood with close connections to the center of Dryden.



Existing Slide

A row of Norway Spruce runs along the north border. A privet hedge separates the Park from the Dryden Hotel parking lot. A mixture of wooden and chain-link fences separates the Park from the adjacent residential properties and in some cases there is no fence between the park and the adjacent residential property. There are two formal entrances into Montgomery Park. The Elm Street entrance is the larger of the two. There is a sign and a paved entry drive that leads to a parking lot. A privet hedge with a small perennial garden runs parallel to the entry drive. A long log / old telephone pole is placed along the entry drive to prevent vehicles from driving on the lawn. One light post is situated along the entry drive close to the parking lot. Along Main Street is a sign and an grassed area / path that runs parallel to and not separated from the Dryden Hotel parking lot into the Park.

Montgomery Park can be divided into three distinct areas: Great Lawn, Tree Grove, and Sport Court / Memorial Skateboard Park.

The lawn comprises over half of the Park. Overall the lawn is in good condition. Areas have drainage issues. There are two moveable metal bleachers, one fire hydrant and one light post. Previously there had been a baseball backstop in the northeast area of the lawn. The date of removal is unknown.



Existing Swingset

The tree grove is located in the southeast corner of the Park. Three sugar maples dominate this area. There are remnants of the former playground. Remaining is a tall metal slide and a swing set frame, however all of the swings have been removed. The ground in this area is dominated by compacted earth. One bench is situated under one of the trees. There are currently three structures within the Park, all of which are in the Tree Grove: a Gazebo, a Pavilion and a Storage Shed. The Gazebo was constructed in 1976 and is overall in good condition. There is evidence of prior graffiti, which has been painted over with cover-up paint that does not match the rest of the paint. The Pavilion is of an unknown age. The Pavilion as well has been graffitied a number of times, which also has been painted over with a color that does not match the rest of the structure. The design of the Pavilion is very simple and is in a location that is not accessible. A Storage Shed was built for the Skatepark, circa 2007. The Shed is used to store moveable components of the Skatepark. The Town of Dryden Recreation Department has ownership of the Storage Shed. The current programming is that the Shed is not unlocked to provide users of the Skatepark access to all of the equipment provided.



Existing Basketball Hoop

The paved sports area is a 113' x 96' asphalt area surrounded by an ~18' tall chain-link fence. There are three openings / means of egress in the fence. The area had at one point been occupied by tennis courts. The edge of the asphalt has a lip that turns up. At one point the Village flooded the surface with water in the winter to provide the community with an outdoor ice skating rink. The area has 6 basketball nets (many in need of repair or replacing). A 3' high chain-link fence runs across the width of the paved courts. The southern section is the location of the Christopher W. Ackley Memorial Skateboard Park where some of the moveable equipment is available for use by skateboarders and BMX bikers. A boulder with a plaque commemorating the Skatepark with small garden located adjacent to the sports courts.



Existing hedge along Dryden Hotel Parking Lot



Existing Sport Court Fence



Existing Single Entrance to Christopher W. Ackley Memorial Skate Park



Existing Flag Pole Garden

Issues of concern related to Montgomery Park:

- Illicit activities in the park, in particular drug use, especially in/around the Pavilion and shaded area in SE corner.
- Patrons from the Dryden Hotel park using the Montgomery Park parking area.
- Noise from late night basketball playing.
- The existing slide is dangerous and many parents do not want their kids using it.
- People cut through from northeast corner of the park.
- People walk through neighbor's yards to get into park.
- People miss having music in the park.
- Parents want a playground in the park.
- Kids want to be able to access all of the skate park equipment, much of which is locked in the shed.



Existing Lawn, note area on right is the northeast corner of the park where people often enter



Existing Entry Drive Hedge

Design Description

The following program elements were identified as critical actions in the park revitalization effort:

- Bring music back to Montgomery Park.
- Incorporate program elements that draw families into the park such as a playground for young children and families, picnic tables, and a loop trail.
- Relocate program elements to highly visible and accessible areas, near parking and existing lighting. These include the park Pavilion and the Playground.
- Improve sport courts and relocate skate park facility.
- Create clear and welcoming points of entry, especially for pedestrians/ bicyclists.



Existing Montgomery Park Elm Street Entrance Sign

The proposed design is intended to strengthen and support the existing gems of Montgomery Park: the Gazebo, its use for Dryden Dairy Day, the grove of beautiful mature Maple trees in the southeast corner, and the Ackley Memorial Skate park. Pedestrians entering from Elm Street would be separated from vehicles. A path would take them along the new playground to the new Pavilion. The path network would connect to a loop trail framing the lawn and connecting to the area south of the Gazebo, around the sport courts to the relocated skate park in the SW area around. A paved path would connect the sidewalk on Main Street to the park. A low fence/guide rail would separate the park path from the Dryden Hotel parking lot.



Existing Sign near Main Street Entrance

A playground for children ages 2-10 would be built in the NW area of the lawn. The existing hedge along the driveway would be removed, as it currently provides a visual barrier. The playground would have fencing on the north, west and south sides to prevent children from running into the driveway or Elm Street. The east side of the playground would be framed by the Loop Trail, providing parents easy viewing of children riding bicycles on the path while others were in the playground.

Parking would be relocated north, to the east side of the driveway. This would further provide more eyes on the park. The existing Gazebo would remain in its current location. The existing Pavilion would be removed and a slightly enlarged Pavilion would be built to the west of the Gazebo close to the new playground and relocated parking. This would allow the Pavilion to be ADA accessible and more convenient for loading and unloading.

The Ackley Memorial Skate Park would be relocated to the former parking area providing a larger space for skateboarders and BMX bikes. The storage shed housing the skate park equipment would be relocated to the west of the new skate park for easy access.

The paved sport courts would see an overhaul enabling them to offer a variety of sport play: basketball, street hockey, pickleball and tennis. The courts would be fitted with new basketball nets. Lines for the different sports would be painted in contrasting colors enabling the area to provide multiple uses depending on the users.

Next page: Revitalizing Montgomery Park Schematic Site Plan



Revitalizing Montgomery Park
Schematic Site Plan
 July 30, 2015

Prepared For: Village of Dryden
 Prepared By: Rick Manning, Landscape Architect
 Margaret Soulestin

Legend

- BENCH (proposed)
- BIKE RACK (proposed)
- PICNIC TABLE (proposed)
- WATER FOUNTAIN (proposed)
- FENCE (proposed)
- PROPERTY LINE

0 25 50 75 100 FT

Benches would be located throughout the park: in the playground, around the loop trail, along the perimeter of the skate park and around the sport courts. Picnic tables would be located in and near the new Pavilion. An adult fitness trail circuit would be located in the shade grove in the SE area of the park.



Precedent Example for Proposed Play Area: Play By Design Play Area Community Build

Implementation and Phasing

In order to realize this design it will be necessary to install it in phases and funding becomes available. In order to move forward with the momentum gained from the very positive response from residents in the planning process it would be beneficial to have some work completed in the spring and summer of 2016.

Phase I

- Play Area – Infant, Toddler and Child
- Paved Paths: Entry from Main Street, Entry from Elm Street and Sidewalk, and Connector
- New parking area adjacent to playground and future pavilion
- Furnishings & Signs
- Fencing: Dryden Hotel parking rail, Play Area

The major new proposed feature in the proposed park design that will bring new life to Montgomery Park is the Play Area. The Play Area will be located in the northeast corner of the Park adjacent to the Elm Street entrance. Relocating the playground to a more visible location seeks to address the stated goals of increasing access and safety, and decreasing drug activity. By siting the Play Area on the corner of the Park people in this area would be visible from Elm Street, those entering the park from Elm Street and most areas within the Park. The existing hedge along the entry drive will be removed, which also supports the goals of increase visibility and safety. The existing hedge is approximately 5' high and dramatically limits views into the park from the entry drive. The Schematic Site Plan illustrates the 4,300 Sq. Ft area designated for the Play Area. The Play Area would have a 4' high chain-link fence along the north, west and south perimeters. The east side will be bound by the Loop Trail. The west and south fences will have gates providing direct access from the entrance sidewalk and the new parking area.

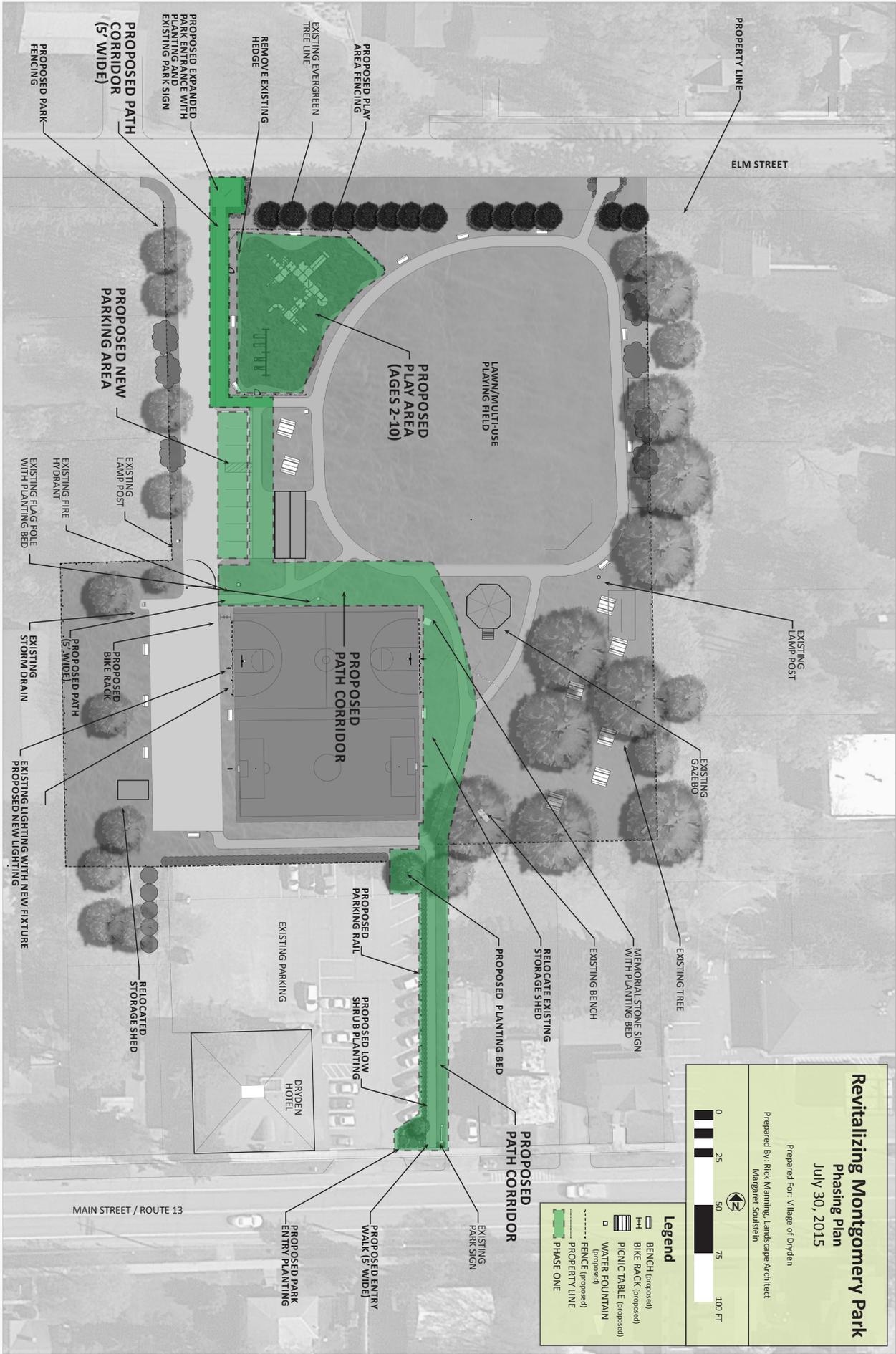


Precedent Example for Proposed Play Area: Play By Design Play Area

The Play Area will have age appropriate elements for both children aged infant to ten years of age. The Committee met with Lee Archer of Play By Design, a local design-mobilize-build firm, based in Ithaca. Play By Design specializes in community build projects and they provide support and infrastructure to facilitate local fundraising efforts. The Committee will work with Play By Design to develop the details of the Play Area design. Once the necessary funds have been raised the Play Area will be built by community volunteers under the direction and guidance of Play By Design, all Certified Playground Safety Inspectors.

As most visitors to Montgomery Park arrive on foot it is a priority to improve the pedestrian access into Montgomery Park. Currently pedestrians entering from Elm Street walk along the driveway and those entering from Main Street walk along a compacted grassed path adjacent to the Dryden Hotel parking lot. In Phase I a paved entry plaza at Elm Street framed by planting beds with shrubs and perennial, just east of the driveway will create a new formalized entry for

Next page: Revitalizing Montgomery Park Phasing Plan: Phase 1





Precedent Example for Proposed Play Area: Play By Design Play Area Community Build



Precedent Example for Proposed Play Area: Play By Design Play Area

Precedent Example for Proposed Play Area: Play By Design Play Area Design

pedestrians. The entry will connect to a 5' wide sidewalk that parallels the driveway and the west boundary of the Play Area.

At Main Street a 5' wide paved walkway will connect the sidewalk to the interior of the Park. A 3' high timber-parking rail will be constructed along the east boundary of the Dryden Hotel parking lot in order to improve visitor safety and to distinguish the Park from the parking lot. The Main Street Entry walk will have planting beds with small trees, shrubs and perennials on both ends.

In order to provide a continuously paved path through Montgomery Park a connecting 5' wide path will join the Main Street walkway and the Elm Street sidewalk. This connector will follow the north and east sides of the paved sport courts.

In order to improve and increase the diversity of park uses and activities the Christopher W. Ackley Memorial Skateboard Park will be moved in Phase II to the existing parking lot. By relocating the Skateboard Park it will be a larger area that is dedicated to skateboarding and BMX bike riding. The current location has 2 basketball hoops. In preparation for this a new parking lot will be constructed in Phase I on the east side of the driveway. The new parking lot will provide better access to the Play Area and the New Pavilion, which will be constructed in Phase III adjacent to the parking lot. The new parking lot will provide 8 parking spaces including one van accessible space, each with a curb stop.

In Phase I the Skatepark Equipment Shed will be relocated to be adjacent the site of the proposed enlarged Skate/BMX Park.

Phase I will also include the introduction of 4 benches and 1 bike rack. As well, new signs (i.e. welcome, wayfinding, rules and regulations) will be designed and installed.



Precedent Example for Proposed Play Area:

Play By Design Varna Playground Community Build - Design, Community Build and Completed Play Area



Phase I Future Phases in the Park Revitalization Process

The following items will be developed in phases over time. The implementation sequence of specific projects and programs are to be determined based on level of priority and availability of grant and funding programs:

- Gazebo Rehabilitation
- Pavilion
- Lighting
- Multi-Use Sport Court
- Loop Trail, NE entrance and remaining Connector Walkways (Pedestrian Circulation and Entrances)
- Skateboard Park Rehabilitation and Expansion
- Landscaping
- Picnic Tables
- Benches
- Perimeter Fence
- Programming: Bring Music Back to the Park
- Programming: T-Ball

Following is the narrative of the work that will comprise these later phases.

Gazebo Rehabilitation

The Gazebo is the jewel of Montgomery Park – it is the center of activity for Dryden Dairy Day and throughout the year is a beacon drawing attention of visitors. Structurally the Gazebo is in good condition. There may be minor repairs. It does require a new coat of paint. There are areas where graffiti has been covered up, but the paint used doesn't match the rest of the structure. A fresh coat of paint giving the Gazebo a facelift will further communicate to the public the pride and care Dryden has. Gazebo ceiling lighting which has been disabled, a feature of the original design, can be restored and work on the support posts for the roof will also need to be done.

Pavilion

The Pavilion is dilapidated. Its location on the east side of the park is not accessible to wheelchairs. The current Pavilion (14' x 26') will be removed and a new, slightly larger (16' x 35') structure adjacent to the new parking area. The new Pavilion will be on a poured concrete foundation. The existing Pavilion will be removed only after new Pavilion has been completed so as to not interrupt the services the Park provides.

Lighting

The current lighting in the Park is focused around the Sport Courts, with one light in the great lawn near the Pavilion and one light in the entry drive. In a future phase a lighting plan will be developed. The committee recommends that Montgomery Park be operated under a Dawn to Dusk policy, however it is a disservice to community members to not provide adequate path lighting, especially given the short winter days. Lighting along the path that is at an appropriate scale would further welcome families and children, as well; this would increase the visibility and aid in monitoring Park activities.

Multi-Use Sport Court

By relocating the Skateboard Park this provides more space on the paved sport courts. There is much interest by Dryden residents is a variety of sports that can be played on a hard surface, including: basketball, tennis, soccer, pickleball and hockey. The surface of the asphalt will need a new top coat and then re-striping for the chosen sports. One area can be a dedicated basketball court with 2 nets to allow one full-court game or two half-court games. The other area can be shared by several sports – only one at a time could be played, but the striping could be laid in different colors to allow more options and thereby meeting the interests of more community members. The fencing around the paved sport courts is severe and in the south section poses a threat with only 1 egress. The recommendation is for removal of the fence and the construction of backboards and fencing in areas where needed.



*Example of New Sport Court
Perimeter Fence*

Loop Trail, NE entrance and remaining Connector Walkways (Pedestrian Circulation and Entrances)

The Loop Trail is a 6' wide paved trail that frames the great lawn creating a 570 Ft / 0.1 Mile loop. The Loop Trail provides a paved surface for children to ride bicycles that is separate from vehicles. The proximity of the Loop Trail to the Play Area enables parents and guardians of young and older children to have a clear view of their children at all times while they engage with the park in their own ways. During Dryden Dairy Day the Loop Path will provide an accessible path should the organizers choose to keep the path clear of tents and tables.

Site observations made it clear that many users approach and enter Montgomery Park from the northeast along Elm Street. They walk and bike across the lawn through the line of evergreen trees to the great lawn. During Dryden Dairy Day 2015 this area was wet and muddy, yet many visitors used this area to enter and leave the park. An entrance with planting will be built at the NE corner of the Park. The paved entrance and plantings will be comparable to, albeit smaller than, the main entrance from Elm Street adjacent.



Example of New Surfaced Sport Court

The remaining Connector 5' wide paths will be installed to complete the pedestrian circulation network. These include the 78' East of Gazebo Connector, the 123' Skatepark to Entry Connector and the 25' Sidewalk to Loop Connector. The location of the Skatepark to Entry Connector along the south perimeter of the paved sport courts is currently a gravel path. By paving this section a continuous paved area of 1,023 Ft / 0.2 Mi will be formed providing a longer circuit for cyclists and joggers.

Skateboard Park Rehabilitation and Expansion

Currently, the Christopher W. Ackley Memorial Skatepark is not operating at it's best, in part due to the fact that much of the equipment is locked in the storage shed. In order to better honor the life and vision of Christopher Ackley the location of the Skatepark and memorial will be relocated to the west in the location of the existing parking lot. In Phase I a new parking area will be constructed, freeing up space for the Skatepark. The asphalt will need to be inspected and at the least receive a new top layer treatment, assuming that the base is in adequate condition. By moving the Skatepark it will be easier for users to access the park. This will enable an expansion. The current system with moveable equipment requires the use of a moving apparatus by DPW staff, causing a burden on the Town department. As such, the design and planning of the expanded Skatepark will incorporate the use of fixed elements. It will be

crucial to develop maintenance and operations plan so as to allow full access to the park elements to the users. The boulder with a plaque commemorating the Skatepark with small garden is a beautiful element of Montgomery Park. A sign will be made to identify the Skatepark and located in that area.

Landscaping

The existing hedge along the south border of the park, adjacent to the Dryden Hotel will be removed and replaced with a row of small flowering trees. This would increase the visibility into and out of the Park. The trees would provide visual interest throughout the year. The existing hedge will be removed, at which time a welded wire mesh fence would be installed. Large shrubs would be planted along the eastern border to increase the separation between the Park and the adjacent residents.

Furnishings – Picnic Tables and Benches

With increasing the activities and programming that would draw more people into Montgomery Park it is necessary to provide amenities that increase their comfort. Picnic tables will be provided in the new pavilion, as well two picnic tables will be placed between the Pavilion and the Play Area.

Currently there is only one bench in Montgomery Park. In a later phase new benches will be procured and installed. The Loop Trail will have six benches, three in the Play Area, two around the Multi-Use Sport Courts and four around the Christopher Ackley Memorial Skatepark.

Perimeter Fence

A perimeter fence will be installed on the east, south, and west borders. The Playground itself will also be fenced primarily due to the proximity of Elm Street to the proposed play area.

Programming: Bring Music Back to the Park

There are many new park elements that have been described and their introduction will serve to greatly improve the experience of users of Montgomery Park. Physical elements are not the only piece of creating a vibrant community place. Programming and how the space is managed are necessary ingredients. Through this planning process many community members lamented how much they missed having live music in Montgomery Park and that they no longer attend this community event because they do not want to have to drive to the VFW. It is strongly recommended that Montgomery Park once again be the home to live music.

Programming: T-Ball

The great lawn inside of the Loop Trail provides adequate space of a T-Ball field. The incorporation of T-Ball into Montgomery Park would solely be a programming move as such not requiring any physical infrastructure to purchase or maintain.

Village Regulations to Support the Montgomery Park Revitalization Plan

The revitalization committee recommends two important policies be developed and implemented by local law by the Village Board of Trustees.

1. A dawn to dusk policy to guide when the park is open for use.
2. A no smoking policy on the park premises.

Appendix

Resident Survey Results for Park Priority Activities

Answer Choices	Responses (total)	Responses (%)
a playground for children ages 2-5	44	56.41%
a playground for children ages 5-10	54	69.23%
a bigger skate park	6	7.69%
a skate park with more equipment	12	15.38%
ice skating	25	32.05%
a tennis court	19	24.36%
a no smoking policy	53	67.95%
a bigger pavilion	13	16.67%
more picnic tables	41	52.56%
garbage cans	48	61.54%
a dog park	12	15.38%
more parking	12	15.38%
less parking area	5	6.41%
a paved perimeter trail (for biking, walking, rollerblading, for jogging)	33	42.31%
soccer goals	24	30.77%
bases (for baseball, kickball)	26	33.33%
a backstop	18	23.08%
a restroom	47	60.26%
an open area (for playing catch, soccer, ultimate frisbee, etc.)	42	53.85%
music/band concerts	53	67.95%
summer activities	53	67.95%
a drinking fountain	33	42.31%
Total Respondents: 85, this q- 75		