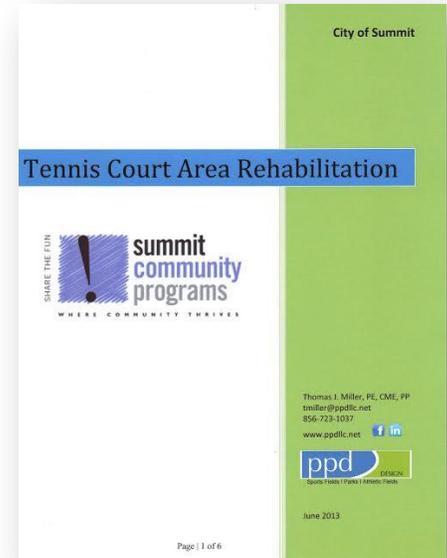


ppd design is at the forefront of providing clients with thoughtful, long-term solutions to repair, redesign and renovation of existing facilities. One of the most essential investments municipal and recreation professionals can make is the preparation of a comprehensive Site Development Plan (or Site Specific Master Plan) that embraces long-term solutions that saves resources and provides stability.



Recently, **ppd design** was hired by the City of Summit, NJ to address the overdue repair / reconstruction needs of Tatlock Park. Tatlock Park is a community park that has provided decades of outdoor recreation opportunities which includes basketball, tennis, soccer and lacrosse.

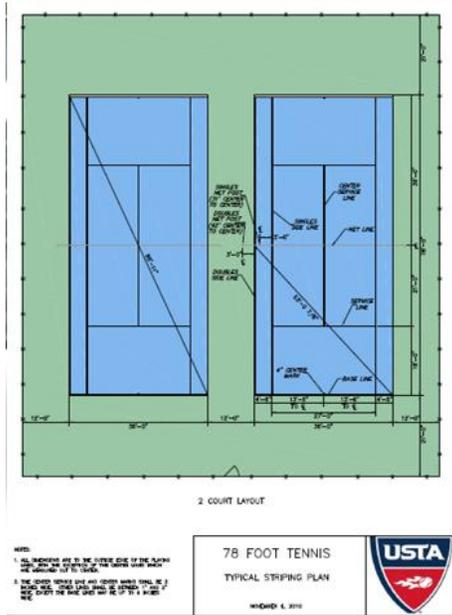


“Birdbath” is a term commonly used in the tennis industry to describe a low area on a tennis court that holds water. More precisely, the American Sports Builders Association (ASBA) defines a birdbath as any area where standing water more than 1/16” (2mm) (commonly measured using a nickel) remains after drainage of the area has ceased or after one hour of drying at 70 degrees Fahrenheit in sunlight.

Tennis Courts after a rain & court lighting in the distance.

Although improvements made in 2005 addressed parts of the park such as the installation of synthetic turf on Investors Bank Field, other park amenities were on hold. In 2007, another project resulted in a new synthetic turf field called Upper Tatlock and a new playground. Again, budgetary concerns failed to address the other aging areas of the park. Over the years, several separate amenity specific studies and improvements were done, but there was no comprehensive look at their integration into a total concept. The City of Summit is no different than many other communities that improve areas when funding is available without an ultimate development or phasing plan.

However, after years of prolonged use the park has become, worn and due for replacement/repair. In order to improve the safety and usability of the park, meet new USTA standards and provide better pedestrian walkways to comply with ADA standards.



Our firm provides clients with a unique Site Development Planning process that provides a comprehensive evaluation of current facilities, appraisal of new technologies and assessment of future needs. In the case of Tatlock Park, the primary elements that needed to be assessed were the insufficient lighting, a decaying basketball court, cracking tennis courts, interrupted playing fields, non-compliant bleachers, a field house, press box, concession stand and a pedestrian path that cut through active areas. The Site Development Plan **ppd design** has provided to Summit addresses each of these elements individually and then combined them to provide a comprehensive overview for redesign.

Existing ancillary item

The fencing system appears to be at the end of its useful life.



During the evaluation phase of Tatlock Park, **ppd design** recognized that the existing tennis lighting had been improperly installed and that portions of the lighting plan had not been completed. **ppd design** offered Summit an option to make the park a safe and well lit area. If money were available our team would install updated lighting to conform with new, more cost efficient and stable technologies. Understanding the client’s budget and capabilities is an area of expertise for **ppd**. Offering multiple solutions allows clients to make the decisions that are right for their facility.

During assessment, **ppd design** carefully considered the current state of the tennis and basketball courts – not just their current condition, but also the new standards of the USTA and NFHS and how they have impacted the usability of the courts. Many factors were taken into account by both Summit and **ppd design** to include: How much use does each facility get? Should one be eliminated to improve the other? Are there benefits to upgrading to current national standards for either/both? By taking all of these questions into account our firm was able to provide a reasonable solution that fits both the needs and the budget of its client. **ppd design** has presented Summit with a fresh plan, with a variety of options within it, to meet those needs. Having Summit as a true partner in this project was the key to the success of this plan. The City of Summit wanted to invest in a Site Development Plan that did more than bandage existing issues. Summit has recognized that the park facilities have begun to reach the end of their useful life and has set aside resources to address these issues.



Proximity of the homeowners

During the discussion of the addition of the tennis court, one of the factors that must weigh in on this decision is the removal of vegetation and the need for an additional court at this location.

By upgrading courts to reflect the new standards allows the City of Summit to use the courts in a greater capacity. The condition of the existing tennis courts showed how years of stop gap repairs had ultimately led to compounding surface issues. Uneven surfaces, pooling of water (“bird-bath effect”) on the courts and temporary filling of cracks have left the surface unsafe and unstable. Additionally, the change in USTA court requirements for tennis players 10 years and under has created a need for court upgrades.

Similarly, after assessing the basketball court, the existing court is undersized and was not constructed with the standard apron areas. Understanding that the owner has deemed the basketball court a necessary amenity for this space a redesign to accommodate current standards, as well as provide an area of play that does not conflict or interrupt other activities has been established.



The accessible path

The path currently traverses the middle of the practice area and crosses a drainage swale.

Our firm specializes in providing specified Site Development Planning to help communities renovate facilities, revitalize and redesign public spaces for maximum utility while maintaining adherence to limited budgets. **ppd design** has more than 30 years’ experience in municipal/school recreational facility redesign. Specializing in the renovation and redesign of public spaces allows our team to meet the challenging needs of public client’s in today’s economic climate. The new technologies employed by our firm have been refined over the last few years and allow clients to save money over the long term by presenting them with stable, crack-resistant, long-term solutions. By providing clients options, **ppd design** is able to offer clients a variety of solutions to meet their needs in a challenging environment.



Tennis Court Signage at Tatlock

A plan to allow pedestrian traffic and spectator areas to support site activities and that is accessible for all patrons has been proposed as well. The existing path which traverses a drainage area and playing fields is not paved. This path will be turned into usable field space and a new, five foot wide asphalt path will be installed. This path will circumvent active playing spaces and provide access to all courts and fields without interrupting activities. By offering patrons a stable path by which they can access all of the amenities of this park will increase the park’s utility and safety. The redesign of the space allows for maximum use of area and accessibility. Additional upgrades include improved tennis court fencing to mitigate lacrosse shooting practice, enlarging existing fields to accommodate soccer and lacrosse practice and improved access to parking.