



Shadow Pines Conceptual Master Plan

FINAL REPORT

Prepared for:
The Town of Penfield

Prepared by:



August 19, 2020

Shadow Pines Conceptual Master Plan Narrative

The following is a brief narrative regarding the preparation of the Overall Conceptual Master Plan for the former Shadow Pines Golf Course.

Process:

The Town of Penfield released a Request for Proposal to develop an Overall Conceptual Master Plan in August 2019 for the former Shadow Pines Golf Course. BME Associates was selected to assist in the preparation of the plan in October 2019.

BME Associates met with Town representatives, Planning and Engineering department staff and Town Supervisor Tony LaFountain to coordinate the preparation of the plan and discuss the overall approach and timing of the project. Background information that was reviewed and utilized as part of the design approach for the project included an extensive catalog of GIS data from the Town of Penfield GIS service as well as the following reports and studies:

- Shadow Lake/ Shadow Pines Community Advisory Committee Report dated September 2 ,2016
- Shadow Pines Land Use Advisory Committee Final Report dated April 17, 2019

The studies provided important information relative to the land-use potentials, constraints, and desired uses of the property obtained from input from the public. The studies recommended that the former Shadow Pines Golf Course be utilized for both active and passive recreational uses. The study also recommended that the existing structures on the site, the Clark House, golf cart storage building, barn and former maintenance facility building be utilized for park purposes or potential additional services and/ or private enterprise use. The reports also included discussions of impacts on the surrounding community residents relating to tax burden to Town residents, traffic, pedestrian connectivity, safety, and ADA accessibility to name a few. The consensus from the community supported the preservation of the site as open space while offering a variety of recreational activities that would be attractive to the community without great disruption of the land.

The Committee report outlined that the following as potential desirable uses on the site:

- Multi-use paths
- Snowshoeing
- Cross Country Skiing
- Mountain Biking
- Orienteering
- Athletic fields
- Playgrounds

- Volleyball/ bocce/ non-fenced. Hard surface sports
- Ice skating Rink
- Frisbee Golf (disc Golf)
- Spray Park
- Restrooms
- Pavilions. Shelters/ picnic tables
- Enclosed lodges
- Passive recreation uses

BME Associates reviewed the materials provided to initiate the creation of an overall base map of the project site for use for the initial conceptual design of the property. Several meetings were held between the Town of Penfield Planning and Engineering Department and advisory staff and BME Associates to further the design thought process and discuss the possible uses outlined within the Advisory Committee reports for potential improvements to be contemplated on the site. In addition, discussion involved review and consideration of other uses not evaluated within the Advisory Committee reports. As part of the meetings held with the Town, there was consideration of potential third-part involvement with other organizations including local scout troops, Penfield Schools, Penfield Recreation, Rochester Cross Country Ski Foundation, Genesee Off-road Cyclists and other area-wide clubs and associations. Through these meetings the group confirmed potential and priority uses and users of the site. Several iterations of a Conceptual Master Plan were completed and reviewed during this process for finalization of a DRAFT Conceptual Master Plan for public review and input.

A public informational meeting was held on March 11, 2020 in the Town Hall Auditorium to review the initial Draft Conceptual Master Plan in a public forum for presentation and discussion. Over fifty people attended the public meeting and several others provided written comments forwarded to the Town. The comments received as part of this meeting were reviewed, vetted and where applicable incorporated into the final Conceptual Master Plan preparation.

Existing Conditions Narrative.

The Shadow Pines property is approximately 212 acres in size and is located generally at the southwest of the Atlantic Avenue and Whalen Road intersection. The property is transected by Clark Road providing two distinct areas within the overall site, Shadow Pines North and Shadow Pines South. The northern portion occupies approximately 99 acres and the southern portion of the site 113 acres.

Terrain:

Natural features include rolling terrain throughout the site. The North side being slightly flatter than the south. Generally, the terrain within the north is relatively uniform within the larger portion of the site, especially the frontage along Atlantic Avenue and the Whalen Road. The western edge of Shadow Pines North south of Skyview Lane has increases in elevation of up to thirty feet in certain locations. The southern portion of the site has more accentuated terrain and elevational differences, up to sixty to

seventy feet within the former golf course hole locations and up to one hundred feet of elevation change within the western edge of the property in the wooded portion of the site.

Two larger ponds exist on the northern portion and two smaller pond areas on the south site. There is an intermittent stream corridor on the southern portion of the site which flows from the northeast to the southwest and is fed by the connection to the Dolomite Quarry on the east side of Whalen Road. The western portion of the Shadow Pines South contains both a Steep Slope and Woodlot EPOD.

A small historic cemetery exists to the north of the Clark House that is slated to remain. Please note there is a two-hundred foot buffer that runs along the western side of the Whalen Road and along both sides of Clark Road for the entire frontage of the Shadow Pines site that affects the positioning of certain activities on the site.

Vegetation:

Existing vegetation within the site includes trees of varying size and species mainly associated with the golf course landscape aesthetic. There are stands of mature trees along the western portion of the north parcel as well as a few stands of mature trees scattered across the grounds. The southern portion has a wooded section of the property that extends from the southern edge of the property to the western boundary located within a Town defined Woodlot EPOD. Other stands of trees on the southern site are located along the intermittent stream corridor and along the edges of the former golf course. The fairways, green and tees of the former golf course have been left to grow naturally and are predominantly fescue and fescue mixes. Additional vegetation has taken hold in some of the areas and include a variety of both indigenous and invasive species. A number of trees within the site have shown decline due to disease, infestation and age and would be candidates for removal to allow other desirable species the additional room to grow and mature. This could also enable the planting of other more desirable native trees in their place to provide food and shelter for animal species within the site and provide much needed diversity of plant life.

Existing Structures:

Shadow Pines North- Clark House and golf cart storage building with associated parking area for 185 vehicles in paved asphalt areas.

Shadow Pines South- Existing barn to the north / maintenance building to the SE corner with asphalt parking area for equipment, landscape supplies and employees.

Vehicular and Pedestrian Access:

One main vehicular access point to the Clark House exists from Whalen Road approximately four hundred feet north of the Clark Road and Whalen Road intersection to access the former clubhouse and parking area. On the southern portion of the site an access point approximately 1,400 feet southeast of

the Clark Road /Whalen Road intersection exists to access the maintenance building of the former golf course.

There are no existing pedestrian access points into the former golf course site. Access within the golf course contain a series of paved golf cart trails and pathways in varying conditions including a stream crossing on the southern portion of the site. These were installed as the primary routing of the former golf course site and are oriented to the golf holes in which they served as access.

Proposed Improvements:

Overall Plan Uses:

The uses depicted on the overall Conceptual Master Plan includes the following:

- Additional Vehicular Access to the site
- Additional Pedestrian Access to the site
- Additional Parking areas
- Multi-use recreation fields
- Hard courts (basketball, tennis, pickleball, shuffleboard)
- Fitness trails with fitness stations
- Disc Golf Course (18 hole)
- Pavilions and picnic areas
- Mountain biking trails and areas
- Multi-use trails
- Cross country running trails
- Cross country skiing/ snowshoeing trails
- Orienteering
- Passive Nature Observation / Open Space

Vehicular Access:

Vehicular access currently exists to the Clark House from Whalen Road to Shadow Pines North and to the maintenance facility on Shadow Pines South. Both access points will be retained for future use. Additional access points have been depicted off Clark Road to access the area of the existing barn structure on the northern edge of Shadow Pines South. Two additional curb cuts have been proposed to access the recreational area to the north end of Shadow Pines North. This access would facilitate the use of a portion of the site for parking needs for those activities proposed in the northern portion of the site.

Additional parking is being proposed at the recreational area at the north end of the property for the multipurpose fields and hardcourts. This would also include access to the northern portion of the park as a starting point to the multi-use trail system on shadow Pines North.

An additional vehicular access point has been proposed to provide access to a parking area for the existing barn structure on the north edge of Shadow Pines South. The existing access point to the maintenance facility on Shadow Pines South can be re-utilized to provide access to the lower portion of the site and access to a proposed pavilion and parking area.

Pedestrian Access:

Pedestrian access does not currently exist to access the property. To facilitate connectivity of the surrounding community to the park area a number of access points were reviewed and are being proposed. These connections will provide ample opportunity for residents adjacent in all directions to access the park area.

Atlantic Avenue:

Pedestrian connectivity is being proposed to access the existing sidewalk along Atlantic Avenue from the west to a proposed multi-use trail system within the park area. Additionally, a pedestrian connection is proposed at the northeast corner of Shadow Pines north to facilitate pedestrian connectivity to the site from the northeast neighborhoods. The connection would allow safe pedestrian access from the existing sidewalks along Scribner Road and Atlantic Avenue. It is anticipated that this access point would also be utilized by students coming from Bay Trail Middle School to the site.

Harwood Circle:

Pedestrian connectivity to the Harwood Circle neighborhood is being proposed at an existing dedicated ROW that was previously constructed as a potential vehicular access point to the property. This ROW area will be utilized for pedestrian connectivity only, there is no intent in providing a vehicular connection to the park land from this area.

Clark Road:

Two pedestrian access points have been proposed near the Huntington Meadow and Clark Road intersection to provide connectivity to the southern edge of Shadow Pines North. The Town recognizes that additional improvements in this area may be warranted to further the connectivity into the park from the neighboring residential areas. There are no sidewalks that currently exist on Clark Road in proximity to the property.

A signalized pedestrian crossing is also being proposed at the former golf cart crossing on Clark Road to provide pedestrian and bike crossing between the South and North parcels of the site. It is anticipated that a lighted crosswalk with signage would be a viable solution in this area to provide a safe crossing for park visitors.

Sawmill Drive:

The plan has provided a connection from the Sawmill Drive neighborhood to access the southern portion of Shadow Pines South. This may require additional improvements such as a bridge crossing over the intermittent stream in the area and the inclusion of additional trails to access the remainder of the park.

Whalen Road:

A pedestrian access to the property has been proposed along the eastern portion of Shadow Pines South to facilitate pedestrian connection to neighborhoods to the east of the overall site. The connection would be made to an existing sidewalk in front of the Heritage Christian Services property which abuts Shadow Pines South on the easternmost end.

Parking:

As part of the planning of the site for use, it was clear that additional parking areas would be necessary to open the site for additional uses. Parking areas have been depicted on the Conceptual Master Plan to provide accessibility to portions of the site currently unavailable to vehicular traffic. Parking has been proposed at the north end of shadow Pines North to facilitate the use of the multi-use recreational area and provide a point of departure for residents coming from the northern neighborhoods. The final number of parking spaces will be defined once further scoping of the uses and users are determined. Currently there are approximately thirty to forty spaces depicted on the Conceptual Master Plan. Dependent on the number of users anticipated within this area, the parking area can be enlarged to accommodate additional visitors.

Additional parking is also being proposed at the current Clark House location to allow use of the facility for other purposes. The additional parking fields depicted on the plan accounts for an addition of ninety-five to one hundred spaces in this area. The total number of parking spaces, including the existing parking at the Clark House, totals approximately two hundred and eighty spaces. Further evaluation of parking needs would need to be completed to determine the total number that may be required based upon the future use of the existing facility.

Multi-use Recreational Area:

In response to input obtained from the studies prepared for the site as well as from the public information meeting an approximately twenty-two acre area within the northeast corner of Shadow Pines North has been proposed to be developed as a multi-use recreational area. This area would include a shade / park pavilion, bathroom facilities with water connection, a thirty to forty space parking lot and a series of recreational uses.



Depicted within the plan are a playground area for younger children (potentially a natural playground utilizing natural objects from the site), picnic area, and hard-court area to facilitate basketball, tennis, pickleball and shuffleboard to name a few activities.

The remainder of the site can be developed for open lawn areas that could facilitate more active sports and recreation such as throwing Frisbees, football, soccer, wiffleball, volleyball or other activities requiring a “field” like venue. It is anticipated that this area would be maintained as mown lawn with the possibility to preserve several existing trees in the area to provide shade for visitors and internal delineation within the area. The area depicted on the plan could facilitate a total of approximately six soccer fields. It is not anticipated that goals, fencing or netting would be provided for the field activities. Users of the area would be able to bring removable nets and goals to utilize while on the fields.



The hard-court area could be developed with fencing and delineation of the boundaries of courts for protection of other users as well as delineation within the hard courts from different activities being held simultaneously. The use of the hard courts could vary to allow multiple uses of the surfaces for different activities. For example, a tennis court can also be lined to facilitate use by pickleball users, a basketball court could also be utilized for shuffleboard, etc. the total number of courts will

need to be further vetted during final design of the area and installed based upon funding for the improvements.

This area of the site was chosen for these uses based upon the existing conditions of the site, i.e. limited elevational changes requiring less earthwork to complete, accessibility to the Atlantic Avenue and Whalen Road intersection, close proximity to Bay Trail Middle School, and connectivity to public water and sanitary sewer systems. This area of the site could function well for the activities stated also due to its location which is not immediately adjacent to residential properties and is buffered by distance and existing trees along the property boundary to the west. It is also anticipated that by providing these recreational uses in this quadrant of the site it will potentially decrease traffic that may have occurred if the uses were situated elsewhere on the site, for example in closer proximity to the Clark House.

There is also an opportunity within this area to accommodate a fitness trail with fitness equipment around the perimeter of the multi-use recreational area. As residents of the community age it is ever important to provide exercise opportunities. The fitness trails can be blended into and contiguous to the overall multi-use trail system imagined for the site and provide a series of interactive stations of several different strength and stretching activities. The equipment can be purchased from specific fitness equipment manufacturers or hand made on the site. Typically, a trail system of one quarter to half a mile can be outfitted with equipment to facilitate this use.



Disc Golf Course:

Approximately seventeen acres of the Shadow Pines North project site has been depicted for use as a disc golf course. Disc golf is an ever-expanding sport that does not require expensive equipment nor extensive site improvements. Each hole would include at least one tee pad (tee) and one basket (hole). The area can intertwine with the proposed multi-use trail system and be laid out in a fashion to take advantage of the existing terrain and tree cover on the site. Hole lengths ranging from one hundred to five hundred feet are typically found on both amateur and professional disc golf courses.

The closest disc golf course to the Shadow Pines site is located at Ellison Park and sees hundreds of players each week in the summer months. The baskets can be left up year-round to provide additional play time for enthusiasts of the sport. The activity is low risk to the participants as well as other users of the site. An eighteen-hole course can be developed in the area depicted and be delineated from the neighboring residential



properties by hole layout, routing or additional landscape buffering. Final hole and course layout would need to be completed by a Landscape Architect in conjunction with input from the PDGA (Professional Disc Golf Association) or other similar regional association such as the GRDGC (Greater Rochester Disc Golf Club). It is anticipated that this could be developed and designed locally with need of limited funding from the Town.

Pavilions and Picnic Areas:



Picnic pavilions – both open air and enclosed may be considered as part of the improvements on the site. As indicated previously, a pavilion structure and large lawn area that can be outfitted with picnic tables and grills has been incorporated within the multi-use recreation area within Shadow Pines North area. Access to these areas would be directly from the proposed adjacent parking facility. An additional structure north of the Clark House has also

been depicted on the plans with access provided from the existing parking north of the Clark House structure.

Two pavilions have been depicted on the Shadow Pines South site. Access to the larger pavilion could be facilitated through the use of the existing curb cut off of Whalen Road utilized for the existing maintenance facility. Parking has been depicted in close proximity to this pavilion with a total of approximately twenty spaces. A small shelter has been proposed on the western portion of Shadow Pines South for those users that may get trapped in foul weather events to the western side of the property. It is anticipated that access to this structure would be pedestrian or by bike.

The ultimate final design of these structures can be anything from rustic to elegant and with or without electrical and/ or water service. Additionally, the Town may want to give further consideration of the use of grilling stations in all or none of these areas.

The existing barn structure can also be re-utilized for an enclosed pavilion, or the materials within the structure utilized for construction of the proposed pavilions. Further investigation of the structural qualities of the existing barn would need to be completed to ascertain whether it is salvageable or not. In the case that it is not, the proposal should include the addition of a pavilion in this general area with an associated parking area to facilitate its use.

Mountain Biking

A mountain biking area has been proposed in the southwest corner of the overall site. This area was chosen due to the elevational changes within the area to provide an abundant array of trail opportunities for beginners to experienced mountain bikers. Mountain biking trails with a range of difficulties can be designed and installed while also limiting disturbance to the Woodlot or Steep Slope EPODs in this area. Partnerships with local mountain biking clubs and organizations could be arranged for finalization of the layout of a series of biking / shared-use trails in this area.

The 35-acre portion of the site would be designed as a shared-use trail network and be open and usable by not only mountain bikers, but casual bikers, walkers, hikers, birders and others. This would provide for and encourage people to use these trails for exploration and enjoyment of the unique topography and scenic beauty of the area.

Signage and user rules should be designed and posted within the area describing expected personal responsibility of the use of the trail network. Mapping could also be included within the signage to define the trail locations and level of difficulty for bikers.



Multi-use Trail system

A multi-use trail network has been depicted on the site to allow use by a number of different user groups. Walkers, hikers, bird watchers, bikers would all be allowed to utilize the trails on the site.

The trail network should include both existing trail routing as well as new trails to access different areas of the site. Due to the fact that a majority of the existing cart paths on the site are located predominantly along former golf holes, they tend to be parallel to one another throughout the site. Removal of certain sections, a reduction in the number, or incorporation of additional connecting trails may provide a more interesting routing through the site. The trails should be designed with multiple users in mind and should be designed to allow users to pass one another safely. Trail design should contemplate ADA and shared-use trail design guidelines. A majority of those guidelines suggests a minimum of ten-foot-wide trails that are surfaced with asphalt, concrete or crushed stone. Care should be taken to alert users of any terrain restrictive trails prior to engaging use. Due to the elevational differences within the site all trails may not be able to be ADA compliant. Proper signage and usage guidelines should be included throughout the site. Additional trail networks should be included to provide viewing of natural areas of the site such as the existing stream corridor located within the Shadow Pine South portion of the site. Final trail location should be reviewed and constructed to provide a varying experience for the user throughout the site.

Misc. Uses (cross country skiing/ snowshoeing/ cross country running/ orienteering)

The overall property has abundant area to be utilized for the activities listed above. Each can be accommodated on different portions of the site to provide a wide array of physical activity levels. It is anticipated the Penfield School District will continue to utilize a portion(s) of the site for training opportunities for cross country skiing and cross



country running. No portion of the site will be off limits for any of these activities, however certain areas of the site may be more suited for particular user groups than others. As an example, the wide array of vertical changes within the southern portion of the site may provide excellent opportunities for both groomed and ungroomed cross country skiing trails for more experienced skiers, whereas the northern portion of the site with more limited vertical changes may make for better beginner trails. The development of ski and snowshoe activities can be fluid and adapt to the conditions of the site. Trails can be defined within both open and more forested areas within the site allowing multiple skill levels for user's enjoyment.

All of the above uses can and should be done via a partnership with local organizations to further the design and location for specific qualities desired.

Passive Nature Viewing/ Open Space

The intended nature of a majority of the site is to allow it to mature into a series of different landscape aesthetics from mown lawn areas (typically around pavilion structures, trails and multi-use recreational areas) to meadow formation within the former fairway areas of the golf course to more wooded areas located around the perimeter and the western portion of Shadow Pines South.



The Town should work along with a licensed Landscape Architect and arborist to assess the conditions of the existing trees within the site to determine a course of action for preservation and removal of tree species. The installation of seed mixes in some areas with herbaceous flowering plants that can

attract butterflies/pollinators/ birds/ reptiles/ animals in general would be advantageous to promote a healthy ecologically sensitive natural environment on the site.

A maintenance plan that identifies the amount and schedule of weekly, monthly, and yearly maintenance should be developed as part of the ongoing landscape treatment of the site. Invasive species control will be an important component of the plan to limit the extent of unwanted species on the site. There are several organizations from the Cornell Cooperative Extension, the NYSDEC, and other local and national organizations that can help facilitate this for the Town and be an invaluable resource for this purpose.



Conclusion:

The redevelopment of the former Shadow Pines Golf Course provides an unprecedented opportunity for the Town of Penfield to promote and provide the many desired activities requested by residents of the community. The different uses and user groups anticipated to utilize the site can be accommodated while also providing much needed biodiversity for the many birds, mammals, and insects that make the site their home. The interaction between the proposed use areas along with the environmental benefits that a more native landscape aesthetic can attain will transform the former golf course into a one of a kind Town park that can provide residents and visitors the many recreational opportunities they desire while also preserving much of the natural characteristics of the land.

The Town of Penfield will continue to work with its Board's, committees and residents and local and national clubs and organizations to facilitate the development of the site as presented within the Overall Conceptual Master Plan for the former golf course. The evolution of the plan and final development of the elements within the site will take time to formalize and ultimately bring to fruition. The Town is dedicated to its continued efforts to bring the proposed amenities and activities to life within the park.

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