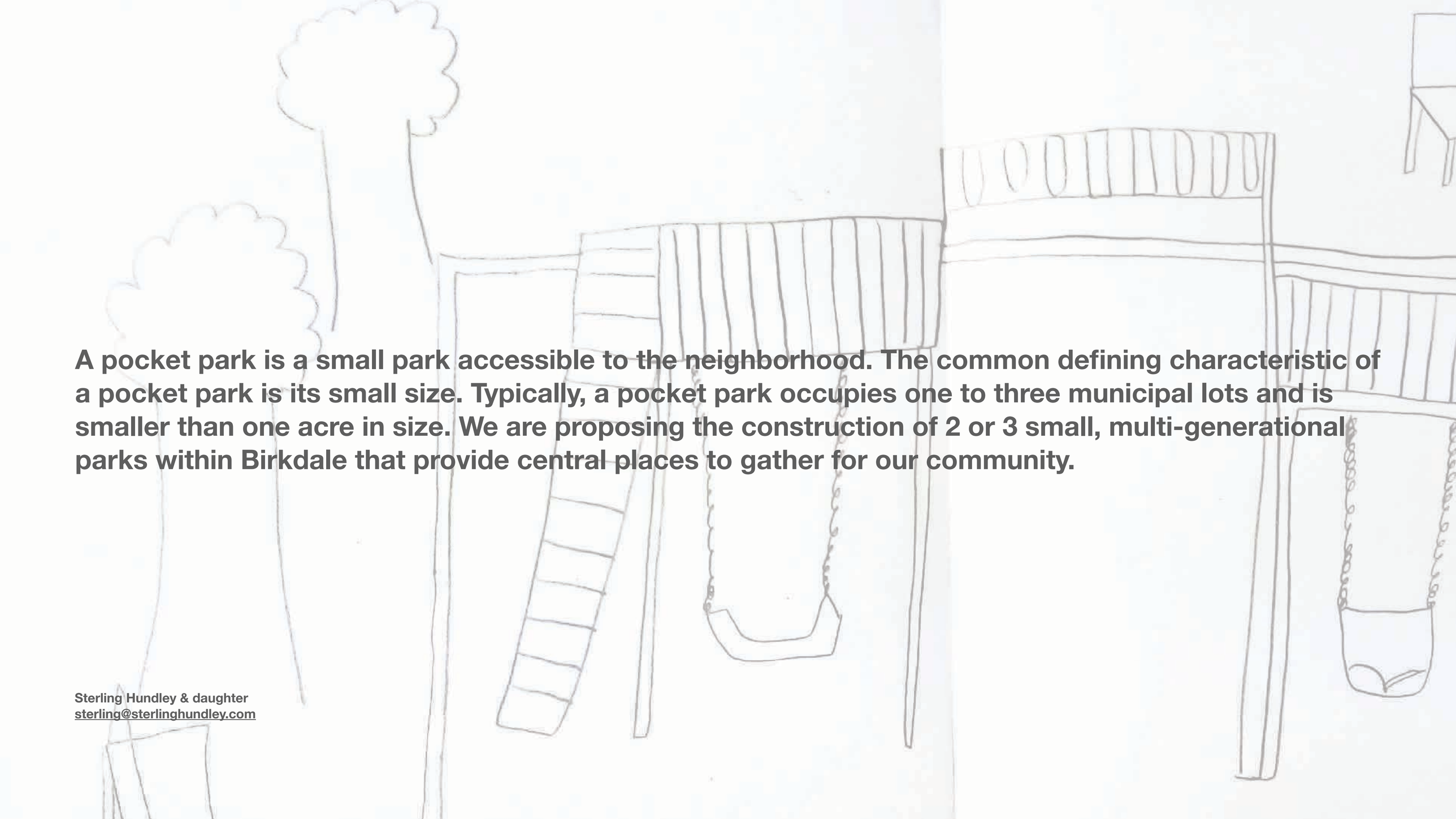
The Pocket Parks at **Birkdale**

A proposal for building small, multi-generational parks to serve the Birkdale Community

Sterling Hundley & daughter
sterling@sterlinghundley.com



A pocket park is a small park accessible to the neighborhood. The common defining characteristic of a pocket park is its small size. Typically, a pocket park occupies one to three municipal lots and is smaller than one acre in size. We are proposing the construction of 2 or 3 small, multi-generational parks within Birkdale that provide central places to gather for our community.

Sterling Hundley & daughter
sterling@sterlinghundley.com

OVERVIEW

There is a clear need to create community spaces within Birkdale. This has been a request for some time, as evidenced through prior surveys and assessments.

The committee has identified multiple sites within Birkdale to propose as multi-generational pocket parks that will best serve the community from Avalon to west Birkdale. While the initial proposal was to establish one larger central park, the introduction of two to three sites address several initial concerns, including:

1. Scale and budget- smaller parks with modest space allotment, benches, spaces for indigenous plants, as well as equipment limit the need for excessive space and a lower financial investment.
2. Accessibility- with two to three sites placed strategically throughout the community, accessibility will be greatly enhanced.
3. Traffic and parking- providing accessibility to smaller parks throughout the neighborhood allows for greater accessibility and walkability, greatly diminishing the need to drive and park at the sites.
4. Safety- where possible, sites have been selected that will utilize natural barriers, lower trafficked areas and sidewalks to ensure safety and increase accessibility.
5. Noise- smaller parks will accommodate small group sizes, addressing concerns of neighboring homes. Where needed, privacy fences and natural barriers will be used to limit noise.
6. Aesthetics- Sites are beings selected that will either limit visibility of parks by embedding them into natural environments, or utilizing pre-defined spaces. Trees, wood and natural materials will be used whenever possible to fully integrate parks into the landscape. In addition, the selection of site specific playground equipment that aligns with existing gazebos would make for a seamless introduction of these elements.
7. Community engagement- we encourage volunteers to assist us with the planning, development, proposal and construction of these sites. Doing so provides the opportunity for meaningful contribution and a vested interest in developing these parks. Doing so should address concerns over vandalism.
8. Liability- parks are a part of nearly every surrounding community and will be covered by our community policy.

We’re grateful to our neighbors for your time and consideration. We’d welcome a meaningful dialogue to address how me might creatively solve this fundamental challenge.

Sterling Hundley & daughter
sterling@sterlinghundley.com

Proposed Sites:

- **West Birkdale- 2 sites**
- **Central Birkdale- 1 site**
- **Avalon (East Birkdale)- 3 sites**

West Birkdale

Location **01**

14449 Old Bond Street

- BCA property
- Total Area: 7,609 ft^2
- Wooded, private lot
- Natural sound and visibility buffering from trees and vegetation
- No neighboring houses
- Ample space for park
- Sidewalk accessible
- Negative: Power lines nearby

Location **02**

14449 Old Bond Street

- BCA property
- Total Area: 1,916 ft^2
- Partially wooded, partially cleared lot
- No neighboring houses
- Ample space for park
- Limited traffic
- Open field
- Negative: Power lines overhead

Central Birkdale

Location **03**

14425 Ashdale Way

- BCA property
- Total Area: 8,383.79 ft^2
- Wooded, private lot
- Natural sound and visibility buffering from trees and vegetation
- Ample space for park and playground
- Sidewalk accessible
- Close to main entrance
- Concerns over Royal Birkdale traffic can be addressed through options that might include- a fence, a crossing sign, and/or a speed bump.

Avalon
(East Birkdale)

Location **04**

Mission Hills Circle

- BCA property
- Located in Avalon
- Total Area: 7083 ft^2
- Ample space for park
- Ample space for parking
- Already established as a recreation area
- Located off of a secondary road with no through traffic

Location **05**

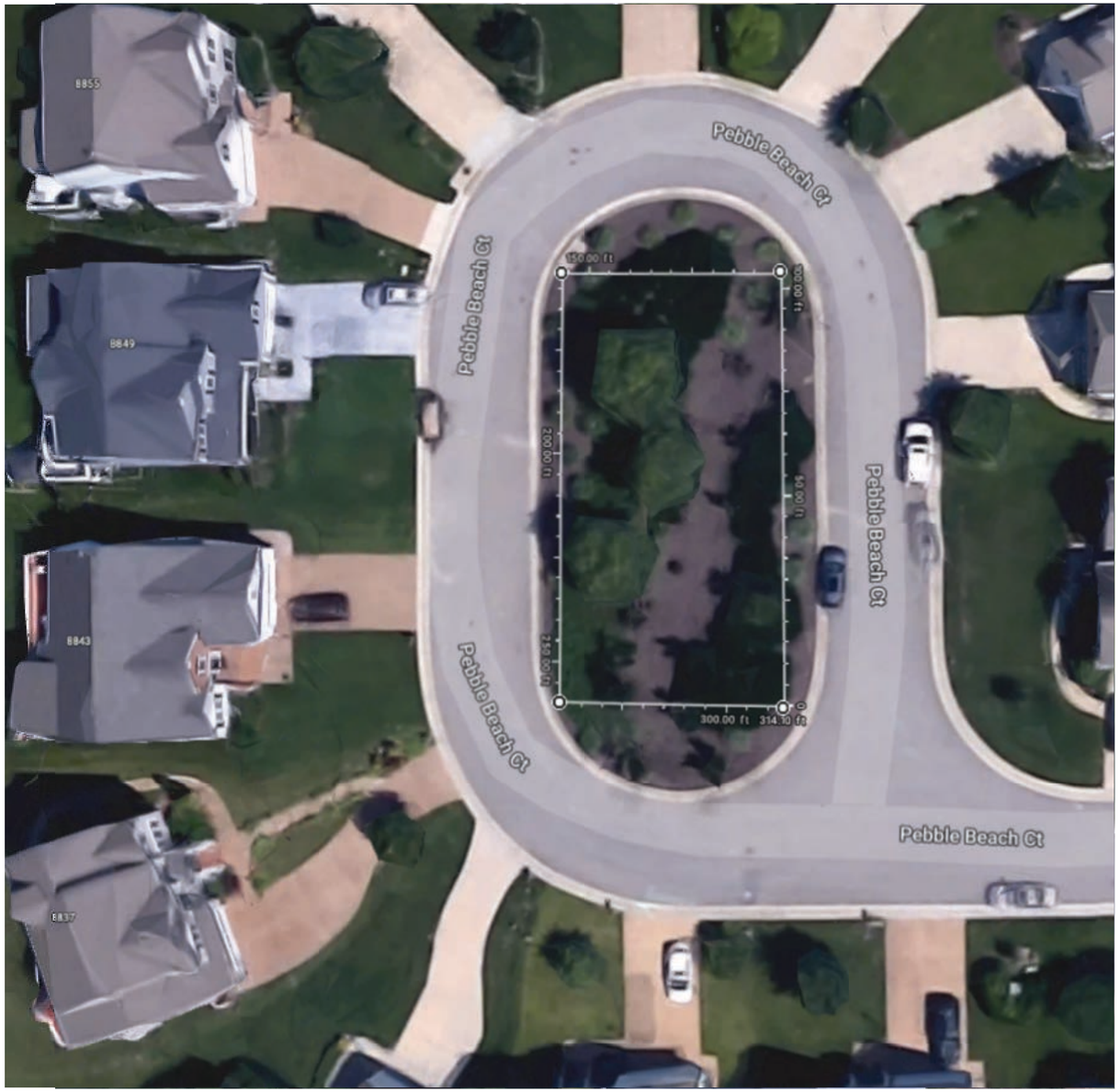
Killarney Court

- BCA property
- Located in Avalon
- Total Area: 4,982 ft^2
- Already established as a community center
- Ample space for park
- Circle provides safe access for pedestrians
- Close to rear entrance

Location **06**

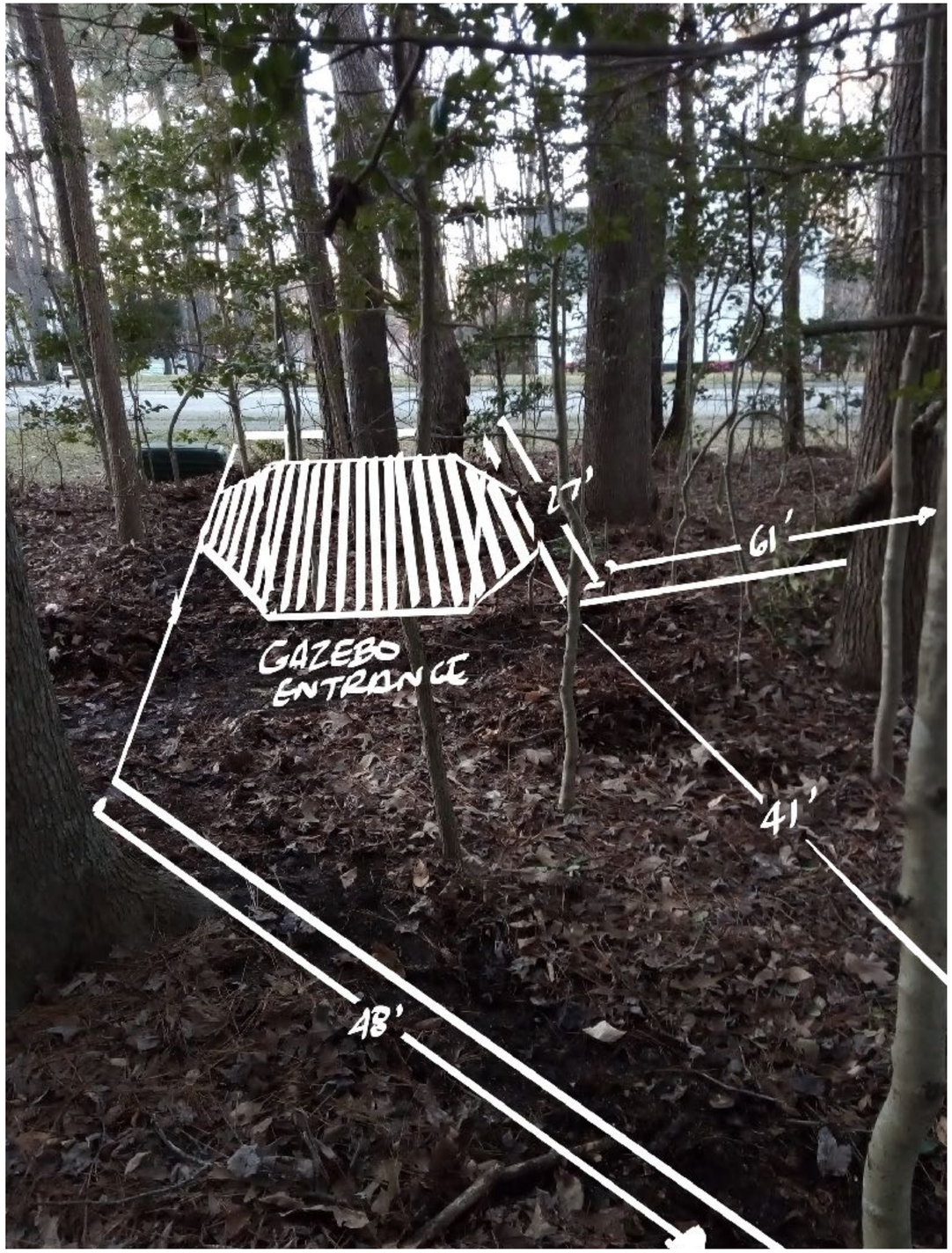
Pebble Beach Court

- BCA property
- Located in Avalon
- Total Area: 5,546 ft^2
- Ample space for park
- Ample space for parking



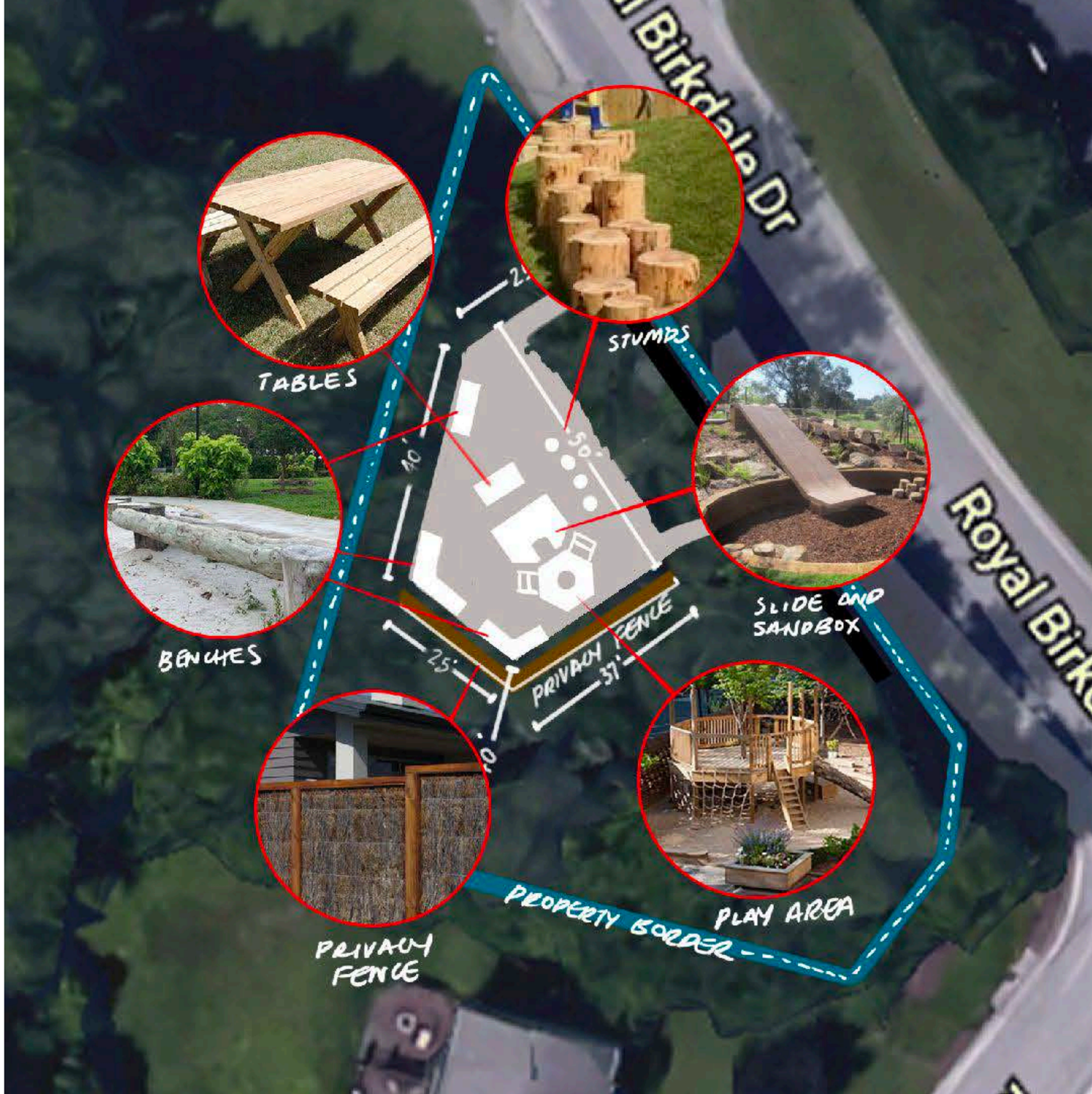
CASE STUDY

site No. O3 research



CASE STUDY

site No. 03 research



EXAMPLE MATERIALS

ESTIMATED BUDGET

ITEM	AMOUNT	QTY	TOTAL
permits	1800 + 399	2	4398
land clearing	1500	1	1500
recreation equipment	4500	2	9000
mulch	1,000	1.5	1500
sand	750	2	1500
equipment rental	1250	1	1250
labor	6000	1	6000
TOTAL	12050 (2023)	12098 (2024)	**25148**

CONCLUSION

In order to address the needs of the community, the committee recommends establishing two primary sites (1 in central Birkdale, 1 in Avalon) and to formalize a wooded area in West Birkdale as a common space.

Doing so creates accessibility for a range of multi-generational uses for common spaces across the entirety of the neighborhood, aligning Birkdale with our vision of a planned community.

We look forward to addressing ideas, question and concerns in the coming weeks.

Sincerely,

Sterling Hundley, daughter and committee
sterling@sterlinghundley.com