

# **CITY OF WHITE PLAINS**



## **RECREATION & PARKS**

### **MASTER PLAN**

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# WHITE PLAINS RECREATION & PARKS MASTER PLAN



## **INTRODUCTION:**

Located in central Westchester, the City of White Plains, with a 2000 Census population of 53,077, occupies an area of about 10 square miles. Despite its modest size and population, White Plains is a regional center for business, retail, government and medical services. Its commercial base and business economy are comparable to cities much larger in area and with two to three times the population, yet White Plains is first and foremost a community of distinct and diverse residential neighborhoods with a substantial open space character.

Fundamental to the quality of life of its residents are the City's recreational resources, including facilities such as parks, playgrounds, open spaces, the Library and associated recreational amenities, such as ballfields, tennis courts, play areas, skate rink, community rooms, and trails, and the management and programming of those resources. Recognizing the importance of maintaining and enhancing the quality of the City's recreational resources, the 1997 Comprehensive Plan recommended the development of a long-range Recreation & Parks Master Plan for the City. The last full Recreation Master Plan prepared by the City was issued in 1961. Since that time, the character of the City and the recreational resources available to the community have changed significantly. In most cases, those resources have expanded with the development of new facilities and programs and the acquisition of land for both active and passive use. In other cases, the availability of some facilities has decreased due to the increased demand for certain activities, such as soccer or baseball. The development of privately-owned land, primarily for residential purposes, has limited the options for possible future acquisition of open space.

### **PHASE I**

The Recreation and Parks Master Plan has been prepared in two phases. The purpose of Phase I was to inventory, assess and evaluate existing developed facilities, open spaces and their amenities, and programming options currently available to residents. Phase I focused on developing a resource inventory and assessing the utilization and condition of the City's recreational resources. Phase I also included the following elements:

- A recreation and parks planning framework for assessing recreational resources, needs, goals and objectives, including a summary of the goals, objectives and strategies related to recreation and park planning identified in the City's Comprehensive Plan accepted in 1997.
- Certain preliminary recommendations for setting goals and objectives for the management, improvement and expansion of the City's recreational resources.
- A description of the City's existing recreational facilities and amenities by category and type.
- A summary of the City's existing recreational and leisure time programs, providers and facilities.
- A summary of recreational and leisure time resource interests in the community as expressed through community input obtained during the assessment process.

- A resource analysis and evaluation of City facilities, amenities and programs.
- A summary of the administrative and financial context within which recreation planning takes place in the City.

## PHASE II

Building on Phase I of the Master Plan, Phase II of the Plan describes the community context within which recreation planning must take place and then articulates public policy goals and objectives for the management, improvement and expansion of the City's recreational resources. These policy goals and objectives are then applied to:

- Recommendations for improvements to existing facilities.
- Recommendations for new facilities development.
- Recommendations for acquisition of additional parkland.
- Recommendations for program planning and implementation.

The Phase II analysis of existing facilities includes the following:

- A detailed summary of the facility usage.
- A detailed analysis of amenities and utilities at each facility.
- A detailed environmental analysis of each site.
- A summary of each site's historical, recreational, neighborhood and community significance.
- An analysis of the capital needs and recommended improvements for each site, within the context of the articulated public policy goals and objectives of the Master Plan.







## THE COMMUNITY CONTEXT:

### *The City Today and Trends for Tomorrow*

It has now been forty years since the last comprehensive recreation and parks plan was prepared. The demographics of the City have changed dramatically and fundamentally, and these changes have brought new vitality to the community and a new mix of population. The City has nearly completed one of the most successful, nationally-recognized urban renewal redevelopments of a major portion of its downtown, and is in the process of taking major steps to revitalize its central retail and residential district. Changes in public interest in recreation, the environment, and personal health and well being have changed the community's perception of recreation and leisure activities and how these should be provided.

In planning for the City's future recreational resource needs and opportunities, it is necessary to look at White Plains today and trends for tomorrow, and ask the question: *What creates and changes the use and demand for recreational resources in a community?*

Each of the eight basic dynamic elements of a community that directly and substantially affect its recreational and open space character, and which must be understood in planning the community's future recreational resources and opportunities, is examined for White Plains in this Plan.

#### **1. The size, population density and type of the community (urban, suburban, rural)**



White Plains is a medium-sized community, in both population and space, with a distinctive urban and suburban character. The City's comprehensive plans have historically divided the City into three geographic areas that reflect the differing character of the City. The first is the urban Core Area, which includes both the City's commercial center and its highest density housing; second is the Close-in Area which reflects a mixed density suburban character; and third is the Outer Area, which reflects a low-density suburban character.

The Core Area is characterized by mid-rise and high-rise buildings. The Close-in neighborhoods abutting the downtown are characterized by a mixture of low- and mid-rise multi-family buildings and one and two family residences. The Outer Area neighborhoods are characterized primarily by single-family detached and attached residences with a very few low-rise multi-family buildings.

The City has a more urban character in and to the east of the downtown, with the balance of the City being characterized primarily by varying densities of one- and two-family homes. Residential densities in the downtown are permitted up to 124 units to the acre. The lowest densities in the outer neighborhoods range from three-quarters of an acre per residential unit to approximately three units to the acre. Most of the public and private open space resources are located in the Outer Area neighborhoods, with the exception of the New York Hospital property, which abuts the downtown and is so large that it creates a transition from the Core Area to the Outer Area neighborhoods.



The differing densities among the Core Area, the Close-in neighborhoods and the Outer Area neighborhoods create differing demands for recreational facilities at the neighborhood level. Yet,

the modest size of the community enables residents to come together at the larger City-wide recreational facilities for a variety of special events. Recreation planning must, therefore, address the community's recreational resource needs at the neighborhood level, as well as on a City-wide basis. The breakdown of the City's population between these areas is as follows:

	2000 Population	1990 Population	% Change
<b>Core Area</b>			
Census Tract 93	2881	2437	+18
<b>Close-In Area</b>			
Census Tract 88	4047	3582	+13
Census Tract 89.01	5505	5070	+09
Census Tract 90	3382	3164	+07
Census Tract 91	5531	4812	+15
Census Tract 92	6430	5590	+15
Census Tract 94	3212	3241	+09
Census Tract 95	4499	4547	-01
<b>Outer Area</b>			
Census Tract 96	4411	4466	-01
Census Tract 97.01	2888	2610	+11
Census Tract 97.02	2694	3164	-15
Census Tract 97.03	4181	3345	+25

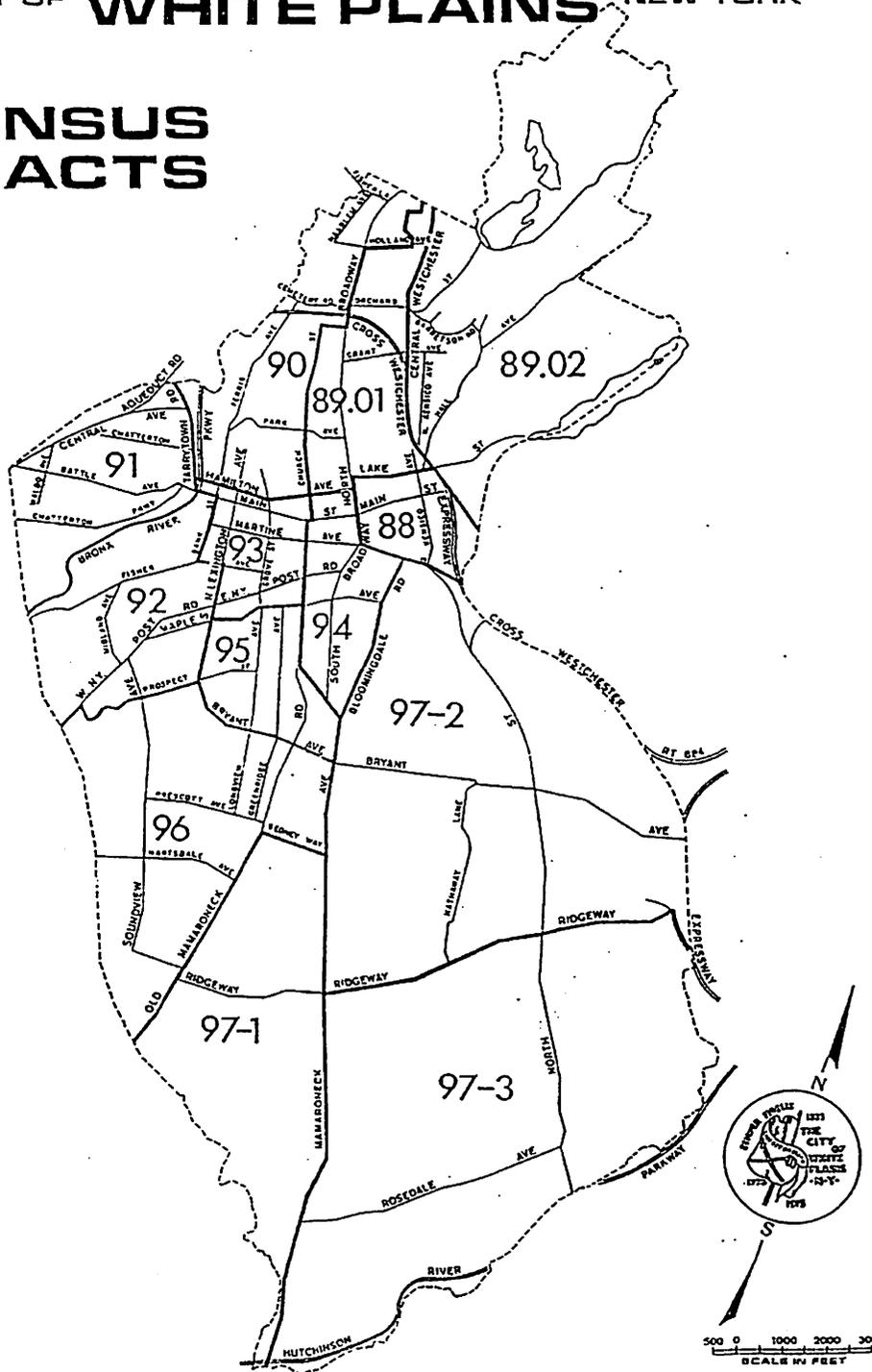
NOTE: Map 1 shows the boundaries of the Census Tracts

**2. The distribution of the community's population by age group and changing trends in that distribution.**

The most critical demographic variable affecting changes in demand and use of recreational resources in a community is the distribution of population by age group. As the size of the age groups of a community changes over time, demand for facilities, amenities and programs change and new demands emerge. A growing population of children creates different demands on the community's recreational resources than a growing senior population. A growing elderly population creates different demands than a growing younger senior population. In addition, because interest in, and demand for, new sports and activities or expanded sport and activity programs tend to emerge first among young people, a growing youth population is likely to create greater demands on existing recreation facilities and for new programs than similar growth rates in other population groups.

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**CENSUS  
TRACTS**



According to the 2000 Census, population by age cohorts has changed from 1990 as follows:

Census	1990	2000
Under 14	14.3%	18.0%
15 to 19	5.2%	5.1%
20 to 24	7.2%	5.6%
25 to 34	19.3%	15.9%
35 to 54	27.1%	34.4%
55 to 64	10.1%	9.7%
65 to 74	8.0%	7.6%
75+	7.5%	7.5%

For the preparation of the 1997 Comprehensive Plan, projections were made regarding population growth among certain age cohorts. These projections were printed in Phase I of the Recreation Master Plan. The following chart compares the 1997 projections with the Census 2000 actuals:

Age Range	1997 Projection	2000 <i>Actual</i>
Birth to 14	continued growth	continued growth
15 to 24	stable	stable
25 to 34	significant decline	significant decline
35 to 54	significant growth	significant growth
55 to 64	continued growth	<i>slight decline</i>
65 to 74	decline	<i>slight decline</i>
75+	significant growth	<i>stable</i>

The actuals shown in *italics* indicate a deviation from the projections. Although there was some deviation, it was not dramatic, except for the population 55 to 64 -- the early retirement age group. This group declined rather than growing as anticipated. The population 75 and over grew much more slowly than anticipated.

The impact of these population trends on recreation planning is significant. Continued growth in the young child and youth age range places demands on resources for age-appropriate facilities and programs, and on meeting the changing needs and interests of this age group.

Significant declines in the 25 to 34 age range will result in changes in needs and demands. This trend is anticipated to change as significant amounts of new rental housing comes on line. Approximately 1,600 rental housing units have been approved and most are under construction. Among the groups being targeted for this housing are young professionals in the 25 to 34 age range.

The significant growth in the 35 to 54 age range, which was both projected and achieved, signals a growth in families and family formation. Coupled with the continued growth in the birth to 14 age range, this population growth signals the need for recreation resources not just for young children and youth, but for the family unit as well.

The 55 to 64 age range reflects the pre-retirement and early retirement population. The overall decline in the population over 55 may indicate that retirement choices are being made which include moving away from White Plains. However, as more adults choose earlier retirement, even with this segment of the population decreasing in overall size, there is likely to be increased demand for recreational programs and facilities available to the active senior population. This age group will likely be looking for programs and activities during the weekday which are oriented around more active sports and more educational programming than that which has traditionally been offered to the generally older population at the City's Senior Center. This group is also more likely to use private facilities to meet many of their recreational and leisure time needs.

The slight decline in the population 65 to 74 years of age reflects, in part, the lack of housing options for seniors as they mature out of their homes and seek retirement community or continuum of care community living. There are few alternate housing options for this age group in White Plains at this time. A significant percentage of this age group has the financial resources to move to other areas of the region or country to find residential communities which meet their needs. It is also important to note that those in this age group who do not have the financial resources to relocate will be facing increasing needs for assistance and will be seeking more specialized program options through resources like the Senior Center.

Although it would initially appear to be an anomaly, the 75+ age range is stable, even though the age group below it is declining. This is the result of seniors living longer. Just as stated above for the 65 to 74 age group, addressing the recreational needs and specialized needs of this growing aging population will be a significant challenge for the City's Senior Center and senior programming. Among the critical issues that emerge with this age group is the need for adult day care and the limited resources currently available to meet this need. Whether the City should become involved in adult day care is a policy issue.

Clearly, the changing age distribution creates significant challenges and opportunities for the City. Of all the elements involved in undertaking recreation planning, the age distribution trends will have the most significant impact on recreational resource use and demand.

### **3. Cultural and economic composition of the community and region.**

The cultural and economic composition of an area can affect use and demand for recreation resources to the extent that different groups represented in the population have differing levels of interest in particular sports, programs or facilities. For example, ten years ago it was common to hear that a growing Hispanic population meant an increased demand for soccer fields. However, as soccer became popular within the overall population, statements such as that have little meaning. Although it remains a strong interest among Hispanics, soccer today is extremely popular across much of the population, particularly the youth population. Because sports tend to be "absorbed"

into the mainstream culture, particularly by youth, demographic information on a community should not be overvalued in the recreation planning process.

Furthermore, a sport which may be popular with one or more nationality groups, such as volleyball, may not be popular among all nationality groups within the same racial or ethnic group. Therefore, using existing or changing distributions in the racial/ethnic composition of a community should not, in and of itself, be overweighted. However, certain recreational planning issues are particularly sensitive to ethnicity. These include the ability of the City to communicate about its programs to residents who do not have developed English language skills.

The cultural composition of a community should also be looked at in the context of the region in which the community is located. Westchester County has a 2000 population of 923,459. White Plains' population represents 5.7% of that population. Between 1990 and 2000, the population of Westchester County grew by 5.6%. During that decade, the population of White Plains grew by 8.9%. White Plains is the fourth largest of five cities in the County, behind Yonkers, New Rochelle and Mt. Vernon. Data from the 2000 Census is provided in aggregate for the four largest cities in the County and for White Plains itself. The totals exceed 100% because individuals of Hispanic origin are counted both by race and by their ethnicity.



	<b>All Major Cities in Westchester</b> (Mt. Vernon, New Rochelle, White Plains, Yonkers) <b>Total Population: 389,726</b>	<b>White Plains</b> <b>Total Population: 53,077</b>
White	56.7%	64.9%
Black	24.5%	15.9%
Other	14.6%	15.3%
Two or more races	4.1%	3.9%
Hispanic Origin	21.7%	23.5%

Information on the cultural composition of the community, and within the community, should be used as a guide or indicator, but information from direct communication with different groups in the community is a much better source of guidance in recreational resource planning. The Phase I Report described how direct feedback was obtained from various groups within the community.

The economic composition of a community also affects the type and distribution of recreational resources by, among other things, affecting the demand for public versus private recreational resources. White Plains is an economically diverse community with household incomes ranging from very modest to very affluent. The 2001 median income for a family of four in White Plains is \$107,250. Data on income from the 2000 Census is not yet available. However, according to the 1990 Census, approximately 25% of households had incomes at 50% or less of the 1990 median income. It is anticipated that the 2000 Census data on income will demonstrate a similar percentage. Recreational planning in the City must address the needs and interests of this wide range of income groups.

#### **4. Existing public and private recreational resources in the community (such as parks, ballfields, playgrounds, courts, structures, gyms, pools and programs).**

The nature, number and condition of existing recreational resources in a community establish the baseline against which all evaluations of the use and demand for such resources must be assessed. Existing facilities, whether they be dedicated parks, undedicated open spaces or buildings with amenities such as ballfields, trails, cultural facilities, or active sport programs and leisure time activities, are the community's recreational assets. Like any personal evaluation of net worth, the value of these assets can only be determined after assessing both their benefits and liabilities.

In a community with a strong capital planning process, these assets and liabilities are reviewed as part of a regular capital program. Actions are taken, as funding permits and as priorities are established, to improve and expand the assets and reduce their liabilities. In some cases, a recreational resource that was once an asset to the community can become a liability because it no longer meets a recreational need and has fallen into disuse. More typically, recreational resources remain assets to the community, but their value diminishes because of physical deterioration or lack of use due to inaccessibility or inadequate programming.

White Plains has a long history of being a community in which long range capital planning is a critical and defining element. The City's five-year rolling Capital Improvement Plan permits the City government to plan for the development and preservation of its infrastructure over a five-year horizon, yet remain flexible enough to address new needs and opportunities as they may arise. Crucial to the capital planning process is the setting of priorities, because it is through this process that the financial resources of the community are allocated to the various capital needs of the community.

Improvements to existing recreational resources and the expansion of the City's recreational resource base must compete with other critical capital items, such as the City's road system, sanitary sewer system, fire safety, and police facilities and systems. In addition, recreational resources must compete with federally and State mandated improvements that are often very costly and cannot be deferred. Basic infrastructure and public safety items traditionally receive the highest priority in any community's capital planning.

In reviewing the City's recreational resources as part of the 1997 Comprehensive Plan process, participants in that planning process, while recognizing the importance of basic infrastructure and public safety, urged the City government to place a higher priority on recreational resource planning.

This Recreation and Parks Master Plan provides a detailed inventory of the City's recreational resources, assesses their physical condition and utilization, summarizes the City's Capital Improvement Plan and describes improvements to facilities and the creation of new facilities that have taken place since the inventory and assessment process was commenced in the Summer of 1997. The Plan also assesses the need and potential timing for the development of new recreational facilities.

White Plains is unique in that a significant number of its available recreational resources are under the jurisdictional control of the White Plains School District. For example, the preponderance of the ballfields, all of the gyms and the only indoor swimming pool available to City residents are located on school grounds and in school buildings. A Joint Facilities Agreement between the City of White Plains and the White Plains City School District provides for sharing of the use of these recreation amenities, with the City having use of the amenities when they are not in use for school or school-related functions. The City's 1997 Comprehensive Plan recommended greater coordination and joint planning and budgeting for the joint use of these facilities. In the City's 1997/98 fiscal year, the first Joint Capital Plan was adopted by the Joint Facilities Committee, which is composed of representatives of the City government and the School District. Each year since 1997/98, the City and School District have worked together, through the Joint Facilities Committee, to develop an annual and five-year Capital Plan.

Since the ability to use and program the amenities located on School District property is critical to meeting the recreational resource needs of the City, this Master Plan inventories and assesses each of these facilities along with City-owned facilities.

In addition to the recreational resources owned, operated or maintained by the City, either directly or with the School District under the Joint Facilities Agreement, there is a wide range of private recreational resources in the community available to residents either on a fee or membership basis. These resources are listed by category, but not described in this report. However, detailed information on these facilities and their relationship to the City resources has been compiled in the plan development process and is available through the White Plains Department of Planning.

**5. Natural resources of the community, the nature of their ownership (public vs. private) and their accessibility to residents.**

The role of the natural environment in recreational resource planning has grown tremendously over the past decade. Preservation of open space and environmentally sensitive land has become an important concern in most communities. The role of these areas in the eco-system of the community has become more evident and their importance as aesthetic amenities has increased as they have become better understood. Residents have come to see the natural environment of their community as being equally as important as the man-made environment in defining the unique character of the community. A reduction in a community's overall open space makes residents more aware of the need to preserve and make available for residents' enjoyment the natural areas owned or controlled by the City, and to acquire additional open space where appropriate.

In January 2001, Mayor Joseph Delfino issued an "*Environmental Protection Initiative for the City of White Plains.*" This Initiative included the following components:

- A proposal for a \$5 million dollar Open Space Acquisition Fund
- An Open Space and Natural Resource Policy including:
  - A policy on Publicly Owned Open Space and Natural Resources,
  - Procedures and standards for the acquisition of additional public open space and natural resources, and

- Regulation of privately owned open space and environmental features.
- A White Plains Endangered Species Program

The *Environmental Protection Initiative for the City of White Plains* is presented in its entirety in Appendix A of this Master Plan.

The elements of the *Environmental Protection Initiative* which relate directly to this Master Plan are the policy on publicly owned open space and natural resources which encompasses:

- Parkland and Open Space Maintenance and Management.
- Open Space Mapping.
- Open Space Inventory.
- Community Education.

and the policy on open space acquisition.

Each of these four elements is addressed in this Master Plan. Maps have been prepared for each City park, playground and open space and for each school property showing their environmental features as well as their man-made features. The environmental features of each site have been inventoried and described in detail under each facility description. The descriptions of the City's recreational facilities and environmental features, and the maps of each appear together in the Facilities section. The new community environmental education program, prepared by the Recreation and Planning Departments, in conjunction with the White Plains Public Library and the White Plains City School District, is described in the Program Providers and Program Offerings section, under Educational Programs.

The acquisition of new public open space and the work of the Open Space Acquisition Advisory Committee are described in the Land Acquisition section of the Master Plan.

**6. The location of public and private recreational resources outside the community which are available to residents (such as golf courses, sports complexes and amusement parks).**

A community does not exist in a vacuum. The types and availability of recreational resources within the region impact both the need and demand for comparable resources in the community. The two principal recreation planning issues related to the use and demand for recreation resources in the larger regional context are a) access and b) affordability.

White Plains can best be defined within two regions. The larger region is the New York Metropolitan Area (NYMA). Within this region, White Plains represents an important economic sub-center, as does Stamford, Connecticut. Residents of White Plains see themselves as living within the larger NYMA for several reasons. Among the most important are the following:

- One or more members of the household commute to work outside the City, but within the NYMA, many to New York City itself.
- One or more members of the household have relatives living outside the City, but within the NYMA whom they see on a regular basis.

- Students in Middle School and High School compete in athletic events outside the City, but primarily within the NYMA.
- Families and/or household members use recreational resources outside the City, but within the NYMA, such as attending theater and visiting museums in New York City, visiting beaches on Long Island (Jones Beach) or in Connecticut, and attending sporting events for metropolitan area teams.

The NYMA is generally not the focal point of a resident's recreational activities, but it contributes a range of resources, both public and private, that the City cannot, and need not, duplicate. The barriers to using the recreational resources in the larger NYMA are the two issues identified above: a) access and b) affordability. Many recreational resources in the NYMA are fairly to very expensive and require time and transportation to access.

In addition to the larger NYMA region, White Plains also exists within the region defined generally by the County of Westchester. Westchester County has over 16,000 acres of parks and parkway lands. In addition, there are almost 7,000 acres of State parkland and parkway lands in the County. Approximately 370 acres of County parkland and parkway land and 75.3 acres of State parkway land are located in White Plains.

The Westchester County recreational facilities located in, partially in, or very close to White Plains include two golf courses (Saxon Wood and Maplemoor), Saxon Wood Park and Pool, and the Bronx River Parkway Reservation. As residents of Westchester County, residents of White Plains may obtain Westchester County park permits for use of the golf courses and the pool. The Bronx River Parkway paths and bike trails are open to residents and non-residents alike.

Although several of the County's major parks and open spaces are located in the northern portions of the County, County owned parks and facilities are affordable and many are easy for White Plains residents to reach by both public and private transportation.

Detailed information on County facilities was recently published by Westchester County in its Recreation and Parks Master Plan. The City's Recreation & Parks Department maintains information on Westchester County parks and has developed a resource listing for environmental facilities throughout the County.



In addressing the recreational needs of the City's residents, the City, through the Recreation & Parks Department, has been expanding resident access to NYMA and Westchester County recreational resources through expanded City-sponsored programs and trip opportunities. A list of the types of programs and trip opportunities requested by residents and a list of the programs and trips which the Department of Recreation and Parks has sponsored over the past 4 years in order to increase access by residents of White Plains to a broader range of regional resources is included in Appendix B.

## 7. The economic base of the community

The ability of a community to respond to the changing uses and demands for recreational resources is constrained by the wealth of the community. Regardless of the will of a community to meet its changing recreational needs and address new recreational opportunities, a community cannot achieve its goals, if it does not have the economic resources to commit to them.

As recently as the early 1990's, White Plains experienced a period of economic downturn during which the City was unable to fulfill adopted community goals and objectives because the financial resources were not available without imposing an unacceptable tax burden or debt burden on the community.

One measure of the City's wealth is its assessed valuation. The City's assessed valuation declined by approximately 27% over the decade from 1988/89 to 1998/99; from a high of slightly over \$443 million in 1988/89 to a low of \$316 million in 1999/00. The decline was precipitated by many factors, including the removal by the New York State Legislature of certain telecommunication equipment from taxable status as real property. As a major telecommunication center, this action alone had a significant impact on White Plains' assessment base. The decline of the City's assessment roll has been reversing in the past two years, and now shows continued signs of growth with the re-occupancy of a substantial portion of the City's office space and new growth in retail sales and new residential development.

The following is a summary of the major economic sectors of White Plains' economy and the City's employment which, together, define the economic wealth of the community.



### *Commercial Office Sector*

Indicators of the City's economic well being have become very positive in recent years. The commercial office vacancy rate has declined from over 30% vacancy to approximately 15-17%. The few large commercial properties which made up the preponderance of the high vacancy rate, such as 360 Hamilton Avenue and 1311 Westchester Avenue, have recently been substantially renovated and are, in many cases, almost 100% occupied. Others, such as 333 Westchester Avenue and 99 Church Street, are undergoing renovation and lease up. The City has also recently had several large corporate moves to, or expansions in, the City, including Heineken USA, and Drew Industries. In linking the impact of an improving commercial office market to an assessment of the community's economic well being, it is important not to become overly optimistic. Changes in market forces and changes in the rate structures of commercial leases have resulted in most re-occupancies of vacant commercial space taking place at lower lease rates than the prior occupancies. These lower rents affect the assessed values of the buildings. Therefore, although the assessed

values of these buildings have increased as a result of the re-occupancy, those values are not expected to immediately return to their pre-1988-89 levels.

### *Retail Sector*

The City's retail sector has been historically strong and was substantially strengthened with the opening of The Westchester mall in the spring of 1995. The City's annual taxable sales volume exceeds \$1.7 billion, making White Plains the leading retail center in Westchester County. Although subject to economic fluctuations, retail sales have remained strong. Although the overall rate of growth in retail sales, and consequentially taxable sales tax revenues, has slowed after the growth produced by the opening of The Westchester, the contribution of sales tax to the City's annual budget now exceeds the property tax contribution.

### *Residential Sector*

The economic well-being of the community, as reflected in the construction of residential housing, shows very positive growth. A significant number of high end residential developments have been constructed and sold out over the past decade. A total of 862 new residential units were added in the City between 1990 and 2000. Since 1998, over 1,600 dwelling units have been approved and are under construction. The approved units include three multi-family residential developments at the edge of the downtown, one of 261 units, one of 281 units and one of 106 units; a 500-unit high rise development adjacent to the Metro-North railroad station; a 600-unit development as part of an urban renewal redevelopment project at the center of the downtown, and two low-rise residential developments totaling 43 units.

### *Employment Base*

The unemployment rate for White Plains has declined steadily since 1993, from a high in that year of 6.9% to only 3.4% in June of 2001. This represents only 925 persons unemployed. The mix among the major employment categories for the City's employed population is approximately 26% professional/technical, 18% managers/ administrators, 16% craftsman/foremen, 13% persons employed in private households, and 11% sales workers. This reflects an employment base with 60% of the population employed in professional, managerial or skilled positions.

## **8. The relationship of recreational resource planning to the community's comprehensive long range goals and objectives.**

The 1997 Comprehensive Plan was officially accepted by the Common Council of the City of White Plains in September 1997. As the authorizing document for the preparation of the Recreation and Parks Master Plan, the 1997 Comprehensive Plan set forth a 15-year strategy emphasizing the need to maintain and reinforce the City's social diversity, strong sense of place, substantial historic resources, range of attractions, and high quality of municipal services, including recreational, leisure time and open space resources.

The 1997 Comprehensive Plan contains a Vision Statement for community resources which includes the following goals for open space and recreational resources:

Community Resource Goals:

- *well designed and well maintained parks and playgrounds with a sufficient number and mix of athletic fields to meet the active recreational needs of all ages;*
- *carefully preserved and maintained open spaces, natural environments and historic sites open to the citizens of White Plains for their quiet enjoyment and for their environmental and historical education.*
- *an open space network and trail system linking major parks, nature areas and historic sites*

The Comprehensive Plan further includes Vision Statements for specific community resources, such as Recreation and Parks Resources, School District Facilities, the Library, and Environment and Open Space. The broad policy goals of those Vision Statements are as follows:

Recreation and Parks Resource Goals:

*. . . the Plan contains a vision for open space and recreational resources that includes better integrating public open space into the fabric of the City's neighborhoods through an interconnected open space system; . . . creating additional recreational opportunities through the construction of ball fields and passive open spaces; and achieving new parkland through the development review process. The high quality municipal recreational facilities, already recognized throughout the county, will be maintained and expanded to adapt to the changing needs of the City's population pursuant to a long range Recreation and Parks Master Plan to be developed consistent with the goals of this Comprehensive Plan. With improved access to a wider variety of recreational, cultural and leisure time options, the City will improve the well being of its residents and foster a more vibrant and active community life.*

School District Facilities Goals:

*The White Plains school system, which serves over 6,000 students, is an important community resource that contributes to the City's attractiveness for young families and provides its residents with valuable recreational facilities and open space amenities. The Comprehensive Plan envisions continued and enhanced cooperation between the City and the School District in coordinating resources, including joint planning, to help ensure the continued high quality of the school system and ensure that its facilities can adapt to the changing needs of the City's population throughout the period of the Plan.*

## Library Goals:

*The Plan's vision for the Library is for its continued operation as a center for community education and enrichment and as a reference and information center for businesses and residents alike. The Plan envisions the Library reaching increasing numbers of residents in the community through the application of new technologies, such as the Internet, and providing education to the community in the uses of new technologies. The Plan further envisions an expanded cultural and leisure time role for the Library for the City's growing adult population and an expanded role in the early education of the City's children.*

## Environment and Open Space:

*Key to the Plan's vision is the protection of natural features and the unique open space attributes of specific parts of the City. . . In addition to the Plan's vision for the protection and enhancement of open space and environmental features on privately owned property through both development controls and acquisition where appropriate, the City must also have a vision for the preservation and protection of publicly owned or controlled open spaces and natural areas. It is these areas that represent the most secure open space and environmental resources for the community. The City and its resident must be the conservators of these critically important publicly owned lands.*

*The first and foremost element of the Plan's vision for the preservation and protection of public open space and natural areas is enabling all residents of the community to access and enjoy these areas and learn about our natural environment. The best conservators of these important public assets will be the educated conservators. The second element in the Plan's vision for the preservation and protection of these areas is the proper maintenance and management of these resources. The third element in the vision is the integration of these public open spaces and natural areas into an overall open space network and trailway system connecting all sections of the City.*

In the 1997 Comprehensive Plan, each Vision Statement was accompanied by a series of implementation strategies. Those most relevant to recreational resource planning are listed in Appendix C.



## **RECREATION AND PARKS PUBLIC POLICY STATEMENT:**

This Recreation and Parks Master Plan is intended to serve as a guide to the implementation of the public policy goals and objectives of the City of White Plains for recreational, cultural, environmental and leisure facilities and programs. Responsibility for the implementation of these goals and objectives will rest with those elected and appointed officials and City staff who are responsible for the adoption and implementation of municipal policies and regulations.

### **Policy Goals:**

#### *General:*

It shall be the policy of the City of White Plains to provide the highest level of recreational, cultural, environmental and leisure programs, services and facilities to the residents of White Plains.

#### *Facilities:*

- Existing recreational, cultural, environmental and leisure facilities shall be preserved, maintained, and improved on a planned basis and offered with equal access to all residents.
- New recreational, cultural, environmental and leisure facilities shall be developed on a planned basis and offered with equal access to all residents.
- The City shall seek to acquire additional land to meet the current and projected recreational, cultural, environmental and leisure resource needs of the community.
- The City shall promote and facilitate access to facilities not provided by the City itself, but available within the City's regional resource access area.
- The City shall manage its recreational, cultural, environmental and leisure facilities in a manner that is consistent with the sound fiscal management of the City.

#### *Programs and Services:*

- Consistent with sound fiscal management practices, the City shall offer a range of recreational, cultural, environmental and leisure programs and services which address the needs and interests of the community and are open and accessible to all residents.
- The City shall promote and facilitate access to programs and services not available through the City itself, but available within the City's regional resource access area.

#### *Environmental Management*

- As stewards of the City's natural resources, the City shall recognize the natural environment as an essential component of community planning and shall, as a matter of policy, protect the

natural environment on public lands and promote a better understanding of the environment through community projects and educational programs.

- The City shall maintain City-owned parks and open spaces at the highest levels and shall manage these unique and critical community assets according to Best Management Practices for land management.

### **Policy Objectives - Facilities:**

To enable the highest level of recreational, cultural, environmental and leisure facilities, the City shall:

- Maintain an accurate record of each facility's physical condition and improvement needs.
- Develop and maintain a facility utilization assessment to enable change in facility usage and staffing costs associated therewith to be addressed in a timely manner.
- Prepare and implement an annual resource allocation plan to ensure that funds are expended to implement the goals, objectives and recommendations of this Master Plan consistent with the City's annual budget and Capital Improvement Program.
- Develop new uses of existing facilities, or portions thereof, as utilization levels and demands change.
- Develop new facilities based on feasibility and cost/benefit analyses which include assessment of location alternatives.
- Ensure accessibility of all facilities to all members of the community.
- Provide, through a central directory of recreational, cultural, environmental and leisure facilities, information about, and, where possible, access to, facilities in the community and within the broader region operated by other public and private providers.
- Formalize the Open Space Acquisition Advisory Committee as an advisory body to the Common Council with the charges and responsibilities set forth in the *Environmental Protection Initiative*.
- Through the Open Space Acquisition Advisory Committee, develop an acquisition plan which identifies the possible uses of land to be acquired and the community need met by such acquisition. The Plan should be developed to be consistent with an adopted Open Space and Natural Resource Policy.

## **Policy Objectives - Programs, Activities and Events:**

To offer a range of recreational, cultural, environmental and leisure programs and services which address the needs and interests of the community and are open and accessible to all residents, the City shall:

- Employ well-trained staff, knowledgeable in both their areas of expertise and in working with a diverse community.
- Offer programs, activities and events that address the needs and interests of the community.
- Develop a schedule of fees that is based on a commitment to provide access to recreational, cultural, environmental and leisure programs to all residents, with fees for specialized and advanced programs and sports being based on program cost.
- Offer scholarships and program participation in exchange for volunteer services to economically disadvantaged residents on a need basis.
- Coordinate programs, activities, events and projects with principal providers in the community, particularly the Recreation & Parks Department, Senior Center, the Library and Youth Bureau.
- Develop program performance measures to evaluate both individual program performance and overall performance offerings in order to determine if community needs and interests are being addressed.
- Expand the use of computer technology to enable program registration and program participant assessments.
- Use the program participant assessments and program performance measures to further the implementation of the goals and objectives of this Master Plan.
- Make an annual assessment of the compatibility of program offerings with facility capabilities.
- Develop a centralized information system to inform residents about recreational, cultural, environmental and leisure programs and activities offered by City departments and agencies, and by other public and private providers in the City's regional resource area.
- Offer tours and trips to locations outside the City to broaden residents' access to the greater New York Metropolitan Area resources, including theater, concerts, festivals, nature walks and hikes.

## **Policy Objectives - Environmental Management:**

To maintain City-owned parks and open spaces at the highest levels and to manage these unique and critical community assets according to Best Management Practices for land management, the City shall:

- Maintain City parks, open space and recreational facilities using techniques of land management which promote the preservation and revitalization of the natural environment.
- Using the models and techniques of modern Urban Forestry Management, pursue the following goals:
  - Limit the use of herbicides on recreational parkland to the minimum necessary to maintain ballfields and recreational fields at the highest standards through the use of integrated property management methodologies.
  - Continue the City's established prohibition on the use of pesticides on City-owned land, except as may be required to address a public health need, or as necessary to address an infestation or blight that is endangering indigenous flora and species habitats.
  - Maintain and revitalize existing habitats of native flora and fauna on City-owned land, including in-fill planting of appropriate indigenous flora to support and nurture habitat vitality and eradicate invasive flora that threaten to overtake native flora and species habitats.
  - Develop environmental revitalization and reforestation plans to revitalize designated areas. Retain consultants specializing in urban forestry management, as appropriate.
  - Implement the revitalization plans using, to the maximum extent feasible, City staff and young people in the community, through such programs as the Youth Bureau's Greening Projects, school groups and Scout troops.
  - Within the City's larger parks and open spaces (such as Delfino Park, Gillie Park, the Greenway, Baldwin Farm and Peckham Park), maintain and revitalize existing wildlife corridors and expand and establish, where appropriate, new continuous corridors for the movement of wildlife.
  - Where possible, create corridor linkages between City parks and County parks (such as Silver Lake Park and Saxon Woods Park), and protect environmentally sensitive areas on private property (including cluster development, approved subdivisions and public and private golf courses).
  - Wherever possible, create open space linkages to open spaces in adjacent communities, particularly as this relates to creating and protecting wildlife corridors.
  - Maintain an active program of tree planting and tree preservation, including in-fill planting of appropriate indigenous species, to promote diversity and health of forested areas and tree clusters. Use ornamental and non-indigenous species only in specially designed planting areas, such as park entrances, City gateways and neighborhood identification planting areas.

- Implement the City's *Endangered Species Protection Program*.
- Complete and maintain the tree inventory initiated by the City's Department of Public Works, including all trees on City parkland. The inventory should include the species, approximate age and condition of trees.
- Develop signage within each park and open space to identify environmentally significant features and ensure their protection and preservation.
- As recommended in the 1997 Comprehensive Plan, and described in the Recreation Master Plan, provide clear signage and access to all parks and designated open space areas to ensure access to these facilities for all residents of the community, regardless of location of residence.
- Continue to implement the Heritage Trail and environmental signage programs now underway on a comprehensive, City-wide basis.
- Aggressively pursue funding from State, federal and private sources to support the proper management of the City's open space and parkland resources.

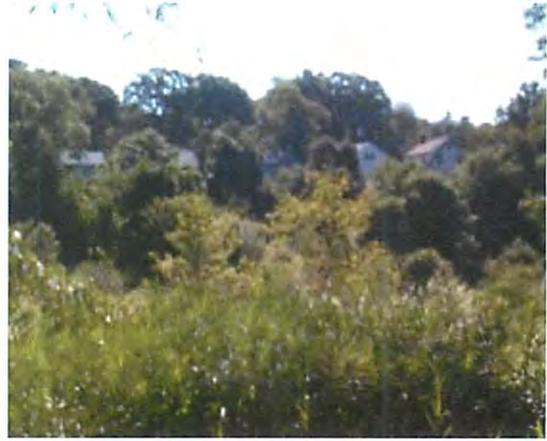


- Continue to develop a program of mapping parks and open spaces within the community using current and future technology and, to the extent possible, map environmentally sensitive features on these sites.
- Establish an environmental education program within the City's recreation program.
- Design and install educational signage and information regarding environmental resources and attributes in the City's parks and open spaces.
- Develop maps and signage for pedestrian and bike routes through the City that link parks, open spaces and historic sites.
- Develop, in cooperation with the School District and the Library, educational material on various aspects of the city's natural environment and the ecology of the region, focusing on the interaction of the human-made and natural environments in the community.
- Continue to provide guided trips, hikes and tours of nature areas and parks both within the City and within the Metropolitan Area.

#### **Master Plan Analyses and Recommendations:**

The following sections of this Master Plan translate the goals and objectives articulated in this Policy Statement into a series of analyses and recommendations regarding:

- Existing amenities and new amenity development.
- Major new facility development.
- Land acquisition.
- Program providers and offerings.
- General administration.
- Existing facility maintenance and improvements



## **AMENITIES ANALYSIS AND RECOMMENDATIONS BY TYPE**

In the years prior to the 1990's, park planners used generic national standards provided by the National Parks and Recreation Association (NRPA) to assess the number of acres of parkland per 1,000 population or the number of recreational amenities per 1,000 population to determine the number and type of recreational amenities needed. These standards were based solely on population<sup>1</sup>. By the 1990's, park planners recognized that the landscape had changed in many ways. With the decline in federal and state grant programs, shifting responsibilities for providing facilities and services, new environmental legislation, the enactment of the 1992 Americans with Disabilities Act, and changing demographics of communities, park planners shifted to an approach tailored to the individual community. This approach is based on an evaluation of the specific community's existing recreational, cultural, environmental and leisure assets and current and future needs.

Rather than relying upon national standards established by the National Recreation and Parks Association in 1983, this analysis builds on the information provided in the Community Context section of this Master Plan. That information includes:

- The size, population density and type of the City
- The distribution of the City's population by age group and changing trends in that distribution.
- Cultural and economic composition of the City and region.
- Existing public and private recreational resources in the City (such as parks, ballfields, playgrounds, courts, structures, gyms, pools, programs, etc.).
- Natural resources in the City, the nature of their ownership (public vs. private) and their accessibility to residents.
- The location of public and private recreational resources outside the City which are available to residents.
- The economic base of the City.
- The relationship of current recreational resource planning to the City's comprehensive long range goals and objectives

The amenities listed below are examined in this analysis, first by amenity type and then according to the park or facility at which they are located.

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<sup>1</sup> Lancaster, Roger A., Open Space Standards and Guidelines, National Recreation and Park Association, 1983

## Amenities by Type



**Softball Fields** (These fields can be utilized for softball and Little League)

*Total: 22 fields - all are regulation size; 13 can be played on simultaneously*

9 of 22 fields are at Recreation & Parks Department facilities

13 of 22 are at school facilities

### *Recreation & Parks Department Facilities*

- 2 at Gardella Park
- 2 at Battle Hill Park
- 2 at Gillie Park
- 1 new field adjacent to Gillie Park
- 2 baseball fields at Delfino Park are also used for softball and Little League

### *School Facilities*

- 1 at George Washington School (cannot be used simultaneously with soccer fields)
- 2 at Post Road School
- 1 at Ralph Avenue Field
- 2 at Ridgeway School
- 3 at Eastview School (only two can be played on simultaneously)
- 3 at High School (2 can be played on simultaneously)
- 1 at Mamaroneck Avenue School (for elementary school softball)

NRPA Standard: One ballfield per 5,000 population, includes all ballfields

### *Discussion:*

The above standard translates to 10 fields needed by the City. Considering that there are 22 existing fields in White Plains, 13 of which can be played on simultaneously, and that these fields do not satisfy the needs of the community, the NRPA Standard is clearly not applicable. In addition, the 4 additional baseball fields noted on the next page would be included in the NRPA number, making a total of 17 fields which can be played on simultaneously.

The demand for softball fields has increased with the larger number of participants and the almost year-round playing season for each sport which uses these fields. The recent completion of new fields at Ridgeway School and Gillie Park and the refurbishing of fields at George Washington School have reduced the pressure on the fields. The construction of a new field at the High School

and the planned improvements to the fields at Eastview School will further reduce this pressure. However, the demand continues to be greater than the supply and the over-use of the fields increases the cost of their maintenance.

*Recommendations:*

The continued growth in the youth population of the City (ages birth to 14) and the overall rate of growth of the City's population in relation to that of the County as a whole indicates a continuing need for softball fields for youth. A city-wide feasibility study should be conducted to ascertain potential locations for new softball fields on both public and private property and a cost/benefit analysis made of alternative locations. Once this is completed, a field development and financing plan should be established.

**Baseball Fields** *Total: 6 fields, all of which are regulation*

4 of 6 fields are at Recreation & Parks Department facilities

2 of 6 fields are at school facilities

*Recreation & Parks Department Facilities*

- 2 at Delfino Park (also used for softball and Little League)
- 2 at Gillie Park

*School Facilities*

- 2 at High School

NRPA Standard: See softball field standards, as all ballfields are included.

*Discussion:*

The adult population age range most likely to engage in adult baseball (25 to 34) has declined significantly. Although there has been a significant increase in the population 35 to 54, this age group has not demonstrated a strong demand for adult baseball. However, there is a projected increase in the 25 to 35 age range due to the newly approved residential developments in the downtown, and there may be an increase in demand for industrial leagues due to the increase in the number of corporations located in the City.

*Recommendation:*

There is no need demonstrated for new baseball fields at this time. However, the changes in population and demand for adult baseball should be monitored because of the anticipated changes in the City's population base in the downtown. Whether the existing fields continue to meet the demand or additional fields are warranted, the cost of adult baseball should be covered by the participants through appropriate team and league fees.

**Multi-Use Fields**     *Total: 4 fields*

All 4 are at school facilities

- 1 at Eastview School
- 2 at Highlands School
- 1 at Ralph Avenue Field



NRPA Standard: See softball field standards, as all ballfields are included.

*Recommendation:*

These four fields are multi-use and appear to satisfy the needs of the School District and the surrounding community. It is possible that these fields could be made regulation-size for soccer and field hockey, on a seasonal basis.

**Football Fields**     *Total: 2 fields*

Both are at school facilities

- 1 at Highland School
- 1 at High School (regulation)

NRPA Standard: There is no NRPA standard for football fields.

*Recommendation:*

There is no need for additional football fields in the community.

**Soccer, Field Hockey and Lacrosse Fields**     *Total: 16 fields*

*Recreation & Parks Department Facilities*

- 1 at Battle Hill Park (regulation — cannot be used simultaneously with softball)

*School Facilities*

15 at school facilities:

- 6 are regulation size; 11 can be used simultaneously; 2 fields are used for field hockey, 3 are used for lacrosse, and the remainder are used for soccer
- 3 at George Washington School (1 regulation size — cannot be used simultaneously with softball)
- 1 at Highlands School at Parker Stadium (regulation -- shared with High School football team for games)
- 3 at Eastview School (none regulation - 2 fields combined can be used as one regulation adult soccer field)
- 9 at High School, used as follows:

- Fields 1 and 2 (girls' field hockey) and field 10 (soccer) are used only by school
- Field 3 & 4 - Spring Youth Soccer & Lacrosse (regulation Girls' Lacrosse)
- Field 6 - becomes 7 in Fall for Youth Soccer (can be used as two fields, small and large, 1 regulation)
- Field 8 - Loucks Field
- Field 9 - Spring/Fall Recreation & Parks soccer, Youth Soccer Association, and JV soccer (not regulation)
- Field 10 - Spring/Fall Varsity Soccer - school use only
- Field 11 - Spring Lacrosse and Youth Soccer (not used by Recreation & Parks Department)
- Field 12 - Spring/Fall Youth Soccer, JV Soccer and Varsity Lacrosse

**Summary:** At the High School in Fall, 6 fields can be used simultaneously for soccer and lacrosse

NRPA Standard: Soccer: 1 field per 10,000 population  
 Field Hockey: 1 field per 20,000 population  
 Lacrosse: No standard

This translates to a need for 5 soccer fields and 3 field hockey fields for a need for 8 fields

*Discussion:*

There are currently 4 regulation fields which can be played on simultaneously, and 12 which can be in play at one time. However, these fields do not satisfy the needs of the community, therefore, the NRPA Standard is clearly not applicable. Soccer continues to be a growing sport, both among youth and in the Hispanic community which now represents approximately 23% of the City's population.

*Recommendation:*

The continued growth in the youth population (birth to 14) also indicates a continued market for soccer and "newer" sports, such as lacrosse. This indicates a continuing need for soccer/lacrosse/field hockey fields. A City-wide feasibility study should be conducted to ascertain potential locations for new fields on both public and private property and a cost/benefit analysis should be made of alternative locations. Once this is completed, a field development and financing plan should be established.

The Youth Soccer Task Force has been established by the City to address the shortage of soccer fields. The following is a list of the ideas and issues that the task force has identified, which are being examined by the Recreation & Parks Department.

- Use of artificial turf
- Acquisition of land for new soccer fields
- Use of privately-owned institutional properties within the City

- Involvement of Youth Soccer Parents whose children attend private schools in White Plains in requesting permits to play on private school fields
- Using School District soccer fields on a rotating schedule
- Earlier access to school fields in late summer
- Reconfiguring fields at George Washington School to create four 8' x 8' fields
- Reconfiguring the field at Gardella Park as a full soccer/football field with lights
- Greater access to fields outside White Plains
- Access to indoor facilities seven days a week
- Use of Gillie Park and Delfino Park ballfields for fall soccer
- Rehabilitation of Battle Hill Park field
- New soccer tournament field for the City

### **Tennis, Platform Tennis and Handball Courts**

*Total: 37 tennis courts, all of which are regulation*

19 are at Recreation & Parks Department facilities

18 are at school facilities



#### *Recreation & Parks Department Facilities*

- 2 at Battle Hill Park
- 10 at Gillie Park - Har-Tru Surface
- 7 at Delfino Park - Har-Tru Surface

#### *School Facilities*

- 3 at Rochambeau School - asphalt
- 3 at Eastview School (being redesigned to interchange with volleyball - asphalt)
- 11 at High School - asphalt
- 1 at Church Street School - asphalt

NRPA Standard: 1 per 2,000 population

#### *Discussion and Recommendation:*

Twenty-five tennis courts are needed according to the above standard. As the City currently has 37 outdoor courts, and there has been no expressed need for additional courts, this category of recreational facility can be considered satisfied. However, the City should continue to assess the utilization of the courts, the mix of Har-Tru and asphalt courts, and review the need for the seasonal enclosure of certain courts to permit year-round play. Any such enclosure should be self-supporting on a cost basis.

### **Platform Tennis Courts**

*Total: 3 existing courts at Recreation & Parks Department facilities, all regulation*

- 3 at Delfino Park

*Recommendation:*

There has been no interest expressed for additional platform tennis courts. An annual evaluation of the existing facilities should be done to assure that they are used sufficiently to justify maintaining them.

**Handball Courts**     *Total: 2 Existing Courts at school facilities*

- 1 at Eastview School
- 1 at High School

*Discussion and Recommendation:*

There has been no interest expressed for additional handball courts.

**Outdoor Basketball Courts**     *Total: 18 basketball courts*

7 are at Recreation & Parks Department facilities

10 are at school facilities

1 is at a community center facility

*Recreation & Parks Department Facilities*

- 1 at Battle Hill Park (regulation)
- 2 at Gardella Park (larger than regulation)
- 2 at Delfino Park (not regulation)
- 2 at Kittrell Park (one regulation, one smaller than regulation)

*School Facilities*

- 2 at George Washington School (regulation)
- 2 at Eastview School (regulation)
- 5 at Highlands School (none regulation;  
2 shared with parking)
- 1 at Church Street School (not regulation)

*Community Center Facility*

- 1 at Slater Center (smaller than regulation)

**Half-courts**     *Total: 6 half-courts*

- 4 at Post Road School
- 1 at Chatterton Park
- 1 at Mattison Playground.



**Backboards:** Total: 12 backboards

- 2 at Ridgeway School
- 2 at Rochambeau School
- 2 at Highlands School
- 3 at Mamaroneck Avenue School
- 1 at Church Street School
- 2 at Gillie Park



NRPA Standard: 1 per 5,000 population

*Discussion:*

Eleven outdoor basketball courts are needed according to the above standard. The City currently has 18 outdoor courts. There has been no expressed interest in additional outdoor courts. However, a desire for lighting of certain courts for night play has been expressed.

*Recommendation:*

If new neighborhood parks are constructed, it is possible that a half court or backboards would be desirable, depending on the specific location of the park. Lighting should only be provided where it does not impact nearby residences.

**Tracks** Total: 3 tracks

All are located at School facilities.

- 1 at High School (400M, 6-lane all-weather track with shotput and discus area in the center and steeplechase)
- 1 at Highlands School (1/4-mile cinder track)
- 1 at Eastview School (4-lane asphalt-paved 1/5-mile track with multi-use field inside)



NRPA Standard: 1 1/4-miles of track per 20,000 population

*Discussion:*

Three 1/4-mile tracks would be needed according to the above standard.. Counting the 400M track at the High School, which is approximately double the size of a 1/4-mile track, three tracks currently exist.

In 2000, the White Plains High School Athletic Fund, Inc., a not-for-profit volunteer group was formed for the purpose of raising funds for the establishment of a multi-purpose athletic facility and stadium at the High School. The goal of the project is to provide safer fields for school youth, to enhance the High School interscholastic programs, and to provide a spectacular sports venue for all of the youth in White Plains.

The plan for the facility maintains the existing number of playing fields while expanding the overall usage of Loucks Field. The new field would consist of seating for 5,000, lighting, and artificial turf and would provide a state-of-the-art facility for physical education classes, intra-mural sports, interscholastic events; particularly field hockey, football, lacrosse, soccer, track & field, and State Championships; and various youth groups. The multi-use field plan incorporates a service building at the entrance for a concession area and restrooms. The new field house will contain additional facilities including a media room.



*Recommendation:*

Track and field amenities should not be a priority at City parks because of the large areas involved and the relatively low usage levels. However, the City should continue to work with the School District to maintain the existing track and field facilities.

**Play Areas**    *Total: 21 play areas*

- 12 are at Recreation & Parks Department facilities
- 5 are at school facilities
- 1 is at a community center facility
- 3 are at Housing Authority facilities

*Recreation & Parks Department Facilities*

- Delfino Park
- Gillie Park
- Battle Hill Park
- Gardella Park
- Turnure Park
- Druss Park
- Kittrell Park
- Battle-Whitney Park
- Mattison Playground
- Chatterton Playground
- Mitchell Place Tot Lot
- South Lexington Play Yard

*School Facilities*

- Ridgeway School
- George Washington School
- Church Street School
- Post Road School
- Mamaroneck Ave. School

*Community Center and Public Housing Facilities*

- Slater Center
- Schuyler-DeKalb Housing
- Winbrook Housing
- Lakeview Housing

NRPA Standard: NRPA provides the following definitions: A play lot serves 500 - 2,500 people; a neighborhood park serves 2,000 to 10,000 people

*Discussion:*

It is difficult to analyze the play areas based on the standards shown above. The most useful way to evaluate the need for play areas is to look at the distribution of their locations throughout the City. As shown on Chart 1, certain neighborhoods, such as the Carhart and North Broadway/North End neighborhoods lack such resources.

*Recommendation:*

The City should seek to acquire property in the Carhart neighborhood for the creation of a neighborhood playground. This should be done in conjunction with the Open Space Acquisition Advisory Committee and the residents of the neighborhood. (The Committee has already made a playground in this neighborhood a high acquisition priority.) The City should also work with the North Broadway Association and the Open Space Acquisition Advisory Committee to determine need and potential locations for a neighborhood playground in this neighborhood.

**Open Space** (including Trails and Greenway) *Total: 13 open space areas*

10 are Recreation & Parks Department facilities

2 are city facilities

1 is privately-owned, but open to the public

*Recreation & Parks Department Facilities*

- The Greenway
- Baldwin Farm
- Peckham Park
- Ridgeway Nature Trail

- Palmer Wildwood Parcels
- Mamaroneck Avenue Greenspaces
- Bryant-Mamaroneck Park
- Tarrytown Road Frontage
- Westwood Open Space
- West Street Open Space

*City Facilities*

- Watershed Area
- Gedney Public Works Facility

*Private Facility*

- Bloomingdale Greenbelt

NRPA Standard: 10 acres per 1,000 population for all recreation lands, including open space.

*Discussion:*

Using the above standard, the total amount of recreation land, including undeveloped open space, for White Plains would translate to 500 acres. The Recreation & Parks Department is currently responsible for a total of 150 acres. The Watershed Area and the Gedney Public Works Facility, which are under the jurisdiction of the Department of Public Works, total approximately 500 acres. The County owns an additional 331 acres of parkland located in White Plains. In addition, the School District owns 151 acres of school property which includes substantial recreational areas.

*Recommendation:*

As stated in the *Environmental Protection Initiative*, dated January 2001, the City should continue to seek to acquire open space which is characterized by significant environmental features, contributes to creating a system of trails linking open space areas of the City, or meets a recreational need of the City. The acquisition of recreational land and open space should be guided by the goals objectives articulated in this Master.

**Swimming Pools:**     *Total: 3 pools*

2 outdoor pools (75' x 45') with wading pools are at Recreation & Parks Department facilities  
1 indoor pool is at a school facility

*Recreation & Parks Department Facilities*

- 1 at Gardella Park (outdoor)
- 1 at Kittrell Park (outdoor)

*School Facilities*

- 1 at High School (indoor)

NRPA Standard: 1 per 20,000 population

*Discussion: Outdoor Pools*

Using the 1/20,000 population standard, three pools would be needed for White Plains. Three pools are currently available if the High School pool is included. Counting only the two outdoor pools as Community Resources in the warm months, an additional outdoor pool could be considered. However, in addition to the City's pools, Westchester County operates the large Saxon Woods Pool which is available to White Plains residents who obtain County Park permits. There are also two private swim clubs close to the City, pools at both golf clubs and pools at several of the residential developments, including some of the high-rise developments.

The total usage of the two outdoor City pools is 15,000 to 17,000 visits a season. This usage level, which includes the extensive camp utilization, has been consistent for several years. Public usage peaks in early July and becomes a trickle by late August.

*Recommendation: Outdoor Pools*

The pools at Gardella Park and Kittrell Park are among the best kept secrets in White Plains. A woman at a Senior Center picnic in Gardella Park, who has lived in White Plains all her life and knew Judge Gardella personally, was amazed to discover there was a pool less than a ten-minute walk from her home on North Broadway. She said her grandchildren spent the summer with her and she never knew this pool existed.

Overall, the outdoor pools are underutilized by the majority of residents. Several factors that contribute to this are their limited facilities, limited parking and their locations. There is easy access to alternative facilities such as private pool clubs, backyard pools, Saxon Woods Pool, Rye Playland, Long Island Sound and Jones Beach.



The City's pools were originally designed as neighborhood pools under federally funded programs and were never designed for City-wide use. The lack of parking discourages people from outside the immediate area from using these facilities. However, by renovating and adding new amenities at Gardella Pool, with parking available at the top of the hill in the Church Street School parking lot, this pool could attract larger numbers and a greater cross-section of the population.

While there has not been a demonstrated need for a City-wide pool facility, interest has been expressed by some residents for such a facility. However, to locate and build a City-wide pool facility which would only be used for 10-15 weeks a year would be an extremely costly endeavor. A site for a pool would be more intensively used if developed as ballfields. Finding a site for such a facility that would be easily accessible to all parts of the community is another problem. Furthermore, a City-wide pool facility would require significant parking resources. It is recommended that the City undertake a feasibility study for a community pool so that the cost of such a facility and anticipated use can be balanced and compared against the cost of other proposed major facility developments. This feasibility study should also examine the cost and options for expanding and improving the amenities at Gardella Park pool. Any consideration of expansion of Gardella pool must also include consideration of the City's lease terms for the park with the School District. Any major capital investments in this park must be balanced against the lease terms with the School District.

*Discussion: Indoor Pool*

The indoor pool used by residents through the Recreation & Parks Department is the High School pool. From October to March, the Department has full use of the High School swimming pool on weekdays, except Wednesdays, after 6:00 p.m. and on Saturday mornings from 9:00 a.m. to 1:00 p.m. During these periods there are two 10-week sessions of adult and youth swim instruction, aquatic aerobics, and weekly adult and family swim nights. A "Competitive Youth Swimmer" class was offered several times, but was not well attended. It appears that other programs in the community, such as the Middies at the YWCA, are meeting this need. Both the YMCA and YWCA also have indoor pools and offer an extensive range of swimming programs for youth and adults.

*Recommendation: Indoor Pool*

The indoor swim programs of the City are generally well attended, but not beyond capacity. There is no need for the City to fund the construction of an indoor facility in the foreseeable future.

**Gymnasia**      Total: 12 gymnasia

All 12 are at School Facilities

- 1 at George Washington School (standard)
- 1 at Church Street School (standard)
- 1 at Rochambeau School (not standard)
- 1 at Post Road School (standard)
- 2 at Highlands School (standard)
- 1 at Ridgeway School (standard)
- 2 at Eastview School (standard)
- 1 at Mamaroneck Avenue School (standard)
- 2 at High School (standard)

NRPA Standard: Standards for gymnasias are established by school requirements rather than by recreation standards, and depend on the number of students using the schools.

*Discussion:*

The primary issue related to gymnasias has been their availability to the public, and the public's wish to have more use of the school gyms. The Master Plan recommends that the City and School District continue to work closely to maximize the use of gym facilities. In the short term the City should also explore use of private gyms for certain programs.

*Recommendation:*

For the long term, the City should examine the cost/benefit of developing an indoor sports facility that would include multiple gym/basketball facilities. This recommendation is discussed further in the Major New Facilities section of this Plan.

**Indoor Basketball Courts**

Total: 13 regulation basketball courts which can be used in alternate layouts

13 regulation courts are at school facilities in the gymnasias  
(or 16 side-by-side on non-regulation courts and 3 mini-courts for a total of 56 backboards for shooting baskets)

*School Facilities:*

- 4 regulation at the High School (in the 2 gyms) or 22 backboards, with 10 in the south gym and 12 in the north gym
- 5 regulation, 1 in each of the five elementary schools (in their gyms); each court can be divided into 2 side-by-side non-regulation courts to make a total of 10 non-regulation courts; or the 6 backboards can be used to shoot baskets
- 2 regulation at Highlands School (in the two gyms) each court can be divided into 2 side-by-side non-regulation courts to make a total of 4 non-regulation courts; or the 10 backboards can be used to shoot baskets
- 2 regulation at Eastview School (in each gym) each court can be divided into 2 side-by-side non-regulation courts (for use in Fall 1999)
- 3 mini-courts at Rochambeau School

NRPA Standard: There are no recreational standards for indoor basketball courts

*Discussion:*

During the facilities review process, there were specific requests for additional indoor basketball courts or for additional programming of the existing courts. The City and School District need to maximize the use of existing basketball courts and, in the short term, the City should explore the use of private courts for certain activities.

*Recommendation:*

For the long term, the City should examine the cost/benefit of developing an indoor sports facility that would include multiple gym/basketball facilities. This recommendation is discussed further in the Major New Facilities section of this Plan.

**Theaters/Auditoriums and Community Rooms**

Total: 10 Theaters/Auditoriums (2 of the 10 are mini-theaters)

2 auditoriums are at City-owned facilities

9 theater/auditoria are at school facilities

*City Facilities*

- 1 at the Library
- 1 at Slater Center

*School Facilities*

- 1 at Rochambeau School
- 1 at Eastview School
- 2 at High School  
(plus 1 mini-theater)
- 1 at Church Street School
- 1 at George Washington School
- 1 at Highlands School
- 1 at Ridgeway School
- 1 at Post Road School (mini-theater)

Existing Community Rooms      *Total: 6 community rooms*

*City Facilities*

- 2 at the Library
- 1 at the Senior Center
- 1 at Gillie Park
- 1 at dedicated city space in the Battle Hill Condominium

*Community Center Facility*

- 1 at Slater Center



*Discussion and Recommendations:*

The recommendations of the Master Plan with respect to a community theater are contained in the Major New Facilities section of this Plan.

National recreational standards are not established for community rooms. The primary interest expressed by the community has been the wish for more programs, such as cultural programs, particularly for youth and seniors, to be offered at more locations throughout the City. Any new programs which are developed will have to consider whether the existing spaces are sufficient and, if not, how and where additional space can be created. See further discussion under Program Providers and Offerings.

## **AMENITIES ANALYSIS AND RECOMMENDATIONS BY FACILITY**

In the final Existing Facilities Analysis and Recommendations section of this Master Plan, each facility which forms a part of the City's recreational, cultural, environmental and leisure infrastructure is analyzed in detail. The analyses include, among other things, a summary of the capital needs of each facility and the recommended improvements. Many of the capital needs and improvements are specific to amenities at an individual facility. Others apply to multiple facilities. Within each facility analysis, the capital improvement recommendations are also distributed across a recommended 15-year implementation timeline.

The following listing of recommended amenity improvements is a summary of the principal recommendations contained in the individual facility analyses. The listing is broken down between facility specific recommendations and multi-site/site unspecified recommendations. Due to the significant capital cost of many of these recommended improvements, the recommendations are assigned a time frame for execution. No costs have been assigned to these capital improvements as it is not possible to predict costs over the 15-year time frame of this Plan. Cost estimating will be done as part of the five-year Capital Improvement Program which is updated by the City on an annual basis. The recommendations contained herein should form the basis of the Recreation & Parks Department capital improvement recommendations over the period of this Plan.

### **Exterior Amenity Improvements - 1 to 5 Year Timeline**

#### **Facility Specific Improvements:**

- Complete redesign and reconstruction of Main/Mamaroneck Plaza
- Rehabilitate softball/Little League and soccer fields and track at Eastview School
- Complete major capital improvements to Delfino Park grounds, including rehabilitation of stream corridor of the East Branch of the Mamaroneck River and creation of environmental path along stream
- Make improvements at Ebersole Rink, including curtain and electrical system
- Provide additional tot play equipment and benches at Druss Park
- Rehabilitate paths and amenities at Tibbits Park, including development of horticultural plan for the park
- Make capital repairs to Kittrell and Gardella Park pools

### **Exterior Amenity Improvements - 1 to 5 Year Timeline**

#### **Multiple Facility and Unspecified Facility Improvements:**

- Rehabilitate tennis and basketball courts as identified in individual facility summaries
- Develop volleyball courts at selected facilities
- Develop fitness trail
- Improve park signage as identified in individual facility summaries
- Provide access to bathrooms at parks and schools as identified in individual facility summaries
- Implement Best Management Practices Plan for operation and maintenance of City parks, addressing environmental issues and impacts
- Plant additional trees in parks for shading of seating areas and play areas
- Undertake tree pruning and maintenance in all parks

- Develop and begin implementation of a trail extension plan in City open spaces
- Develop and implement an indigenous species open space reforestation plan
- Upgrade landscaping in parks as identified in individual facility summaries, particularly to address problems of slope erosion and heavy shade areas
- Conduct wetland delineations in City open spaces and mark off wetlands as protected areas
- Develop additional community garden plots
- Create a Heritage Trail and locate historical markers at appropriate sites, as is being done at Battle Whitney Park.
- Conduct a City-wide feasibility study to ascertain potential locations for new softball fields on both public and private property with a cost/benefit analysis of alternative locations. Once this is completed, a field development and financing plan should be established.
- Conduct a City-wide feasibility study to ascertain potential locations for new soccer/lacrosse/field hockey fields on both public and private property with a cost/benefit analysis of alternative locations. Once this is completed, a field development and financing plan should be established

### **Exterior Amenity Improvements - 6 to 10 Year Timeline**

#### **Facility Specific Improvements:**

- Provide new lighting at Druss Park and Turnure Park
- Conduct feasibility study and cost/benefit analysis of covering tennis courts at Gillie Park
- Construct concession building at Gillie in conjunction with Little League
- Upgrade tennis court lighting at Gillie Park
- Complete major field renovations and expansions at High School
- Renovate pools at Gardella Park and Kittrell Park, as appropriate

### **Exterior Amenity Improvements - 6 to 10 Year Timeline**

#### **Multiple Facility and Unspecified Facility Improvements:**

- Upgrade ballfield at various parks and schools as needed
- Upgrade and replace play equipment at various parks, as needed
- Create a neighborhood park in the Carhart neighborhood
- Conduct feasibility study of a lawn bowling facility, including cost/benefit analysis of capital and operating costs
- Continue trail expansion in accordance with a community trail plan in City open spaces
- Continue indigenous species reforestation plan
- Undertake a feasibility study for a community pool so that the cost of such a facility and anticipated use can be balanced and compared against the cost of other proposed major facility developments. This feasibility study should also examine the cost and options for expanding and improving the amenities at Gardella Park pool. Any consideration of expansion of Gardella pool must also include consideration of the City's lease terms for the park with the School District, as should any major capital investments in this park.
- Make capital improvements to existing facilities, as needed



## **Exterior Amenity Improvements - 11 to 15 Year Timeline**

- Undertake major ballfield renovations at various parks as needed
- Rehabilitate the grounds at Purdy Park
- Make capital improvements to existing facilities, as needed

## **Interior Amenity Improvements - 1 to 5 Year Timeline**

### **Facility Specific Improvements**

- Create community cultural and performing arts space at the City Center
- Create small cultural and performing arts space at the Library.
- Establish new computer technology centers at Slater Center, Youth Bureau at Eastview, Mercy College and Centro Hispaño.
- Complete new Youth Bureau facilities including offices and program/activity spaces
- Study teen resources, including an analysis to determine the advantages and disadvantages of one central teen center as opposed to several community teen centers located in different areas of the city, and assess the role of improvements at the High School for affording teen activity opportunities.
- Develop additional access to gyms in schools.
- Evaluate the location and amenities of the Senior Center
- Conduct feasibility study and cost/benefit analysis of indoor recreation facility



## **Interior Amenity Improvements - 6 to 10 year Timeline**

### **Multiple Facility and Unspecified Facility Improvements**

- Develop Nature Center at Baldwin Farm
- Upgrade and, if possible, expand Gillie Community Room
- Rehabilitate Purdy House as needed to preserve this critical historic structure
- Upgrade bathroom building at Turnure Park
- Rehabilitate Eastview School Theater if more parking becomes available to allow broader programming and if community performing arts need has not been met by community theater and Library performing arts space
- Make capital improvements to existing facilities, as needed
- Develop indoor recreation facility, if recommended by study and a site is identified

## **Interior Amenity Improvements - 11 to 15 year Timeline**

- Examine feasibility of expanding Ebersole Warming Building and adding second floor space, including cost/benefit analysis
- If recommended in pool analysis, rehabilitate and expand pool and pool building at Gardella Park to provide for more pool area and pool activity space
- Capital improvements to existing facilities, as needed

## **MAJOR NEW FACILITIES ANALYSIS AND RECOMMENDATIONS**

As the policy goals and objectives of this Master Plan articulate, the City must schedule its recreation, cultural, environmental and leisure capital improvements to fit within the City's overall Capital Improvement Program. The 1997 Comprehensive Plan set forth many capital improvement objectives and strategies, some related to recreation and parks development and others related to other aspects of the City's infrastructure. Despite the stabilization of the City's tax base and the growth anticipated in that base over the next decade as a result of new development in the downtown area, the City faces a number of large capital improvements which it must undertake during the period covered by this Master Plan, such as the rehabilitation and expansion of City Hall and the construction of a new Children's Room at the Library.

Taking into account the changes in community demographics and the demand for recreational, cultural, environmental and leisure facilities and programs, a number of large scale projects that would benefit the City, address many community needs and implement recommendations of the 1997 Comprehensive Plan are identified below. These large scale projects are expensive and cannot all be accomplished within a short period of time. They must be absorbed into the City's overall Capital Program.

Each major project is described briefly below and a rationale for its development provided. Cost estimates are not provided for projects in the 6 to 15 year timeline, as estimates would be subject to too many cost variables to be reliable. However, funding options and potential funding sources are discussed where appropriate.

### **1-5 Year Timeline**

#### **Main/Mamaroneck Plaza**

The Main/Mamaroneck Plaza is in need of complete renovation. The different elevations of the plaza encourage people to walk around rather than through it. The plaza needs to be redesigned to create a visual linkage between the major retail establishments at the Galleria and on Mamaroneck Avenue and Main Street. The plaza should provide a "green connection" among these areas. The fountain in the plaza should be redesigned to contribute to this open connection. It now stands as a barrier to the visual connection between these retail areas and also hides portions of the park, creating a closed and uninviting space. Most of the trees in the plaza have matured well, but they now overwhelm the plaza rather giving it a sense of quiet shaded openness. The trees have also become perches for pigeons which foul the central plaza area.

The redesign and reconstruction of the Main/Mamaroneck Plaza is currently in the City's five-year Capital Program. With the development of the City Center on Mamaroneck Avenue, the City should work with the developer of that project and government entities, such as the State and County, to share the cost of this centrally located green space.

The cost estimate for the redesign and reconstruction of the Plaza in the Capital Improvement Program is \$2.2 million.

*Recommendation:*

This Master Plan recommends that the plaza redesign and reconstruction take place as part of the development of City Center. It is imperative that this fountain and plaza be reconstructed to create an inviting public space at the center of the City's commercial downtown.

**Community Theater**

Interest in a community theater for White Plains has been strong for over 30 years. A community theater of 350 to 450 seats could support a series of children's shows on weekdays, holidays and weekend afternoons, and adult theater in the evening. An active theater downtown would bring hundreds of people to the downtown and would be a tremendous asset to the downtown Core Area.

Small community theater spaces were previously agreed to as part of urban renewal project redevelopments. For example, the Galleria has a community room and the original Sony Theater proposal included a small community theater space. However, the Galleria space is small and does not provide the acoustics or design to accommodate the performing arts. The Sony Theater project was not constructed.

At this time, Rochambeau School Theater and the High School Auditorium are used for performing arts performances, along with smaller performances in the auditorium space at the Library. At other school auditoria on-site parking cannot meet the needs of a community theater and the location of the schools in neighborhoods does not make them appropriate for a heavily scheduled program of day and night performances.

As part of its second floor and Children's Room redesign, the Library is proposing to create a performing arts space for small groups. This space will allow the Library to offer a wider range of programming and will provide an intimate setting for recitals, poetry readings, improvisation groups, small dance companies, etc. The space will not, however, meet the needs of the community's theater groups, such as Westco Productions, Playgroup Theater and Fort Hill Players.

Also, there is currently no permanent indoor space for an arts group to rehearse or hold workshops on a regular basis. Except for Rochambeau School, theaters are not available for use on an extended basis. Playgroup Theater has leased space in the White Plains Mall to enable it to hold its theater workshops, but it must go outside the City for performances. Westco Productions and Fort Hill Players use space at Rochambeau, but are unable to schedule programs that meet the demand of the community.

The City has now negotiated with the developer of the City Center to construct the shell and utilities for a 10,000 square foot community performing arts space on the top theater level of the Center. There is adequate parking to support the community theater in the area, and its location places it at the center of activity in the downtown.

*Recommendation:*

A community theater could be self-sustaining. As a year-round theater center, it could offer children after school, weekend, holiday and summer camp classes and programs. It would serve as a centrally located, reasonably priced, theater/performance space for groups and institutions in White Plains, and as the "rain" location for all park concerts. Westco Productions, Fort Hill Players and

Playgroup Theater are just three of the many local groups which could use such a facility. In addition, the space could be leased to local corporations for presentations and seminars and could be scheduled with “outside” programs when there is no conflict with the community groups and to provide as a source of income for the theater.

The City will need to raise the funds to build out the theater space, including rehearsal rooms, green room, dressing rooms, prop and set storage, and a reception area. Fund raising efforts should be directed at private foundations and corporate donors, as well as governmental agencies.

The professional expertise to operate and run a successful theater exists in our community. The Recreation & Parks Department could run its cultural and special events program out of this space as well.

## **6 -10 Year Timeline**



### **Nature Center**

Since the 1977 Comprehensive Plan, the City’s recreational objectives have included the development of a Nature Center at Baldwin Farm. This objective has not been implemented by the City for a number of reasons, including the higher priority of other capital projects and the lack of a plan for the development of such a facility.

In the development of this Master Plan, staff have met with representatives from several nature center facilities, including Central Park Conservancy and Muscoot Farm, and visited Nature centers in Auburn, Maine and New Haven, Connecticut. Layouts for various nature centers, including Cranberry Lake Park, have also been reviewed.

#### *Recommendation:*

The first issue that was addressed in considering the development of a Nature Center in the City was the choice of an appropriate location. After a review of all the City’s open spaces and parks, it is the recommendation of this Master Plan that the Nature Center be located at Baldwin Farm for the following reasons:

- Baldwin Farm and Peckham Park, combined, are the largest nature area in the City.
- Baldwin Farm was a working farm and has an open field area as well as wooded areas that enable a variety of nature programs to be run from the site.
- The vegetation at Baldwin Farm includes a wide variety of indigenous species and provides an excellent “land lab” for learning about how plant life and wild life change from a woods to a meadow and from first growth to second growth wooded areas.
- A Nature Center can be developed within Baldwin Farm which will not impact surrounding neighbors.

The second issue addressed in considering development of a Nature Center was the size of the proposed Center, including the proposed scope of the programs to be offered at the Center and the number of persons the facility could accommodate. It is the recommendation of this Master Plan that the facility be kept small, in keeping with the size of the site and the protection of the natural environment in which it exists. It is further recommended that the focus of the programming at the Center be directed at school groups, Scout and community groups and organized community programs of approximately 20 to 30 persons maximum per program. It is recommended that the Center itself be a small pre-fab house, designed to look like a small farm house. The multiple rooms in the house would allow for different displays and group meeting areas.

The third issue addressed was the type of environmental features that should become part of the Nature Center area. It is strongly recommended that the meadow, which is currently overgrown with brambles and thorn bushes, be mowed and kept mowed as a meadow, in the manner that meadows are maintained at Rockefeller State Park. Baldwin Farm contains the only meadow in a City park or open space. A meadow, like a forest, has its own ecology, and both should be preserved. Trails in the wooded areas should be limited and used for nature study and not for hiking. This recommendation is based on the fragility of the wooded area and the availability of alternate hiking locations nearby, such as Silver Lake Park or Cranberry Lake Park.

It is recommended that an environmental planning firm be retained to assist in the design of the facility in the 1-5 year timeline. It is recommended that the nature area be developed before funds are invested in the actual Center building. Programs should be developed and operated on the site itself, in conjunction with the School District, as part of the City's new NATURE environmental education program, before a major capital investment is made in locating and staffing a building on the site. The success of the programs and the need for the Center should be assessed after two to three years of conducting environmental education programs on the site. If the programs are successful and community participation and interest supports the further development of the Center, then the investment should be made in the building. Unlike sports, which cannot be tested without the full facility in place, the Nature Center can operate at a number of levels before a final decision to make a major capital investment in a building is made.

The development of the Nature Center should include as much participation as possible by Scout troops and community groups and should be done under the leadership of a qualified naturalist and staff.

### **Sports Complex**

The City has been facing a long term demand for more fields, indoor basketball courts and gymnasias for a number of years. The past four years have seen the addition of new ballfields and increased access to school basketball courts. Nonetheless, the City cannot meet its active recreational needs on the land it has and in the facilities it currently owns or to which it has access. While the Recreation & Parks Department has maximized the use of school facilities, the need and demand for indoor recreation space tremendously exceeds the availability of gymnasias. Currently, there is insufficient indoor space for activities such as soccer, track & field, gymnastics, tennis, basketball, Little League practice, Youth Bureau events or industrial leagues. The City is unable to meet the growing demands for resident youth recreational programs that will continue to expand over the next decade. At this time, only minimal opportunity exists to expand or introduce new programs due to space limitations.

The Recreation & Parks Department has no indoor gyms and only two interior spaces under its direct jurisdiction. The room at Gillie Field is used for meetings, pre-school programs, karate, chess and children's dance. It needs to be upgraded. The Battle Hill Community Room received a grant for \$18,000 and was refurbished as a neighborhood Teen Center, staffed and programmed on Friday and Saturday evenings. The room is also used by community groups, a Girl Scout troop and an informal Moms & Tots group.

The Recreation & Parks Department utilizes all eight School District gym facilities when they are available, with the exception of Rochambeau School. Rochambeau School is different from the other schools in that it is mandated to be financially self-sustaining and is allowed to rent out its gym and auditorium to generate revenue. The other school gyms are programmed by the Recreation & Parks Department on weekday evenings from 6:00 p.m. to 10:00 or 11:00 p.m. and on Saturdays from 9:00 a.m. to 1:00 or 2:00 p.m. On an average night, gyms are programmed at seven schools and staffed by seven to nine part-time recreation supervisors. The programs underway include elementary, middle school, high school and adult basketball; adult volleyball; track & field; gymnastics; aerobics; special needs programs; and indoor soccer. The gyms are not available on Saturday afternoons, Saturday evenings or all day Sunday. Since school events always take precedence over City programming, occasionally schedules are interrupted.

An interior sports facility located convenient to public transportation with adequate on-site parking and open week nights and week ends, could enable the Recreation & Parks Department to meet the current demand for interior active recreation and develop new recreational opportunities as the population of the City continues to grow.

The facility would permit a variety of sports to be played simultaneously. Sports that could be accommodated in such a facility include basketball, indoor soccer, winter baseball, lacrosse, golf driving, volleyball, corporate and industrial leagues in all sports, special events, seminars and fund raising and awards dinners.

The Recreation & Parks Department could manage the facility, with an existing full-time Recreation Supervisor overseeing the operation of the facility. The arrangement would be similar to the Ebersole Ice Rink operation.

The costs of operation of the facility could be partially defrayed through fees for use and through lease of the facility to organizations and corporations for events.

*Recommendation:*

It is recommended that a feasibility and cost/benefit analysis be undertaken for the development of such a facility. The feasibility study should include investigating alternate locations on both public and private property. Any location must include adequate on-site parking to meet the needs of the facility and not negatively impact neighborhood residents.

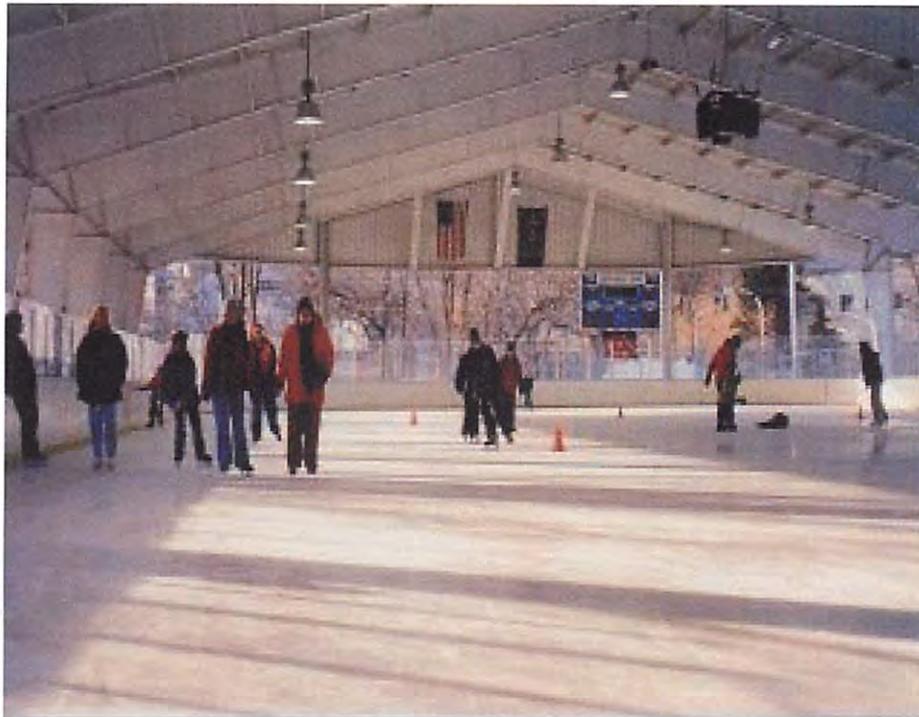
**Upgrades to Gillie Community Room**

It is recommended that the Gillie Community Room be renovated to permit the space to be used for a wider variety of programming. If a feasibility study demonstrates it to be cost effective, the space should be expanded to permit larger programs to be offered in the space.

## 11 -15 Year Timeline

### Upgrade to Ebersole Building

Two additional locker/changing rooms could be added onto the building in the space adjacent to the tennis courts. A second floor built on top of the warming room could also add 4,000 square feet of floor area which could be used for a variety of recreational programs such as pre-school, environmental education, karate, dance and exercise programs, and a teen center.



## LAND ACQUISITION

In February 2001, as part of his *Environmental Protection Initiative*, Mayor Delfino appointed the Open Space Acquisition Advisory Committee to make recommendations to the City on possible open space acquisitions for parkland. The Committee includes representatives from all the City's major boards and commissions involved in open space and recreation planning issues, two members of the Common Council in addition to the Mayor, and members of the community at-large. The Committee is staffed by the Department of Recreation and Parks, Department of Planning and the Environmental Officer.

The Committee began meeting in February and made its preliminary recommendations in April. The New York State Trust for Public Land is now exploring the possibility of accomplishing the acquisitions recommended by the Committee. The land recommended for acquisition includes both environmentally sensitive land and land for active recreation. The Committee has also asked staff to pursue a study of the Carhart neighborhood and the possibility of obtaining conservation easements on certain privately owned properties.

The *Open Space and Natural Resource Policy* contained in the *Environmental Protection Initiative* was adopted by the Common Council on September 4, 2001. The Open Space Acquisition Advisory Committee organization and procedures for the acquisition of parkland and open space are set forth below.

### **The Open Space Acquisition Advisory Committee (OSAAC)**

Recognizing that open space for both active and passive use is an essential component of the balance of land uses within the City of White Plains, it shall be the policy of the City to acquire appropriate additional land for both active and passive recreational use by residents of White Plains. To this end, this Master Plan sets forth the following procedures for determining what land is appropriate for acquisition by the City.

1. The Mayor shall appoint an Open Space Acquisition Advisory Committee (the "OSAAC") to advise the Mayor and Common Council on the acquisition of open space and natural resources, as well as methods of acquisition and funding.
2. The Mayor shall serve on the OSAAC and shall appoint two members of the Common Council and eight additional members from the public, including one each from the following City Boards and Committees:
  - Planning Board
  - Conservation Board
  - Recreation Advisory Committee
3. The Mayor shall chair the OSAAC.
4. Terms, Appointment Renewals and Meetings of the OSAAC shall be as follows:
  - a. Each member of the OSAAC shall serve a term of one year.

- b. There shall be no limitation on the number of terms a member may serve.
- c. The OSAAC shall meet at least monthly until it has compiled its priority listing of potential acquisition parcels and at least quarterly thereafter.
- d. Meetings of the OSAAC shall be open to the public, in compliance with the NYS Open Meetings Law, except where an Executive Session is determined necessary by the Corporation Counsel due to the nature of the information being considered by the OSAAC.
- e. Minutes of the OSAAC meetings shall be made available to the Mayor and Common Council and the public within two weeks of each meeting.
- f. The OSAAC shall appoint a Secretary and shall have the assistance of the Department of Planning in the preparation of minutes and communications.



5. The following City staff shall advise and provide technical support to the OSAAC:
  - a. Assessor
  - b. Budget Director
  - c. Commissioner of Finance
  - d. Corporation Counsel
  - e. Commissioner of Planning
  - f. Commissioner of Public Works
  - g. Commissioner of Recreation and Parks
  - h. Environmental Officer

- b. Budget Director
- c. Commissioner of Finance
- d. Corporation Counsel
- e. Commissioner of Planning
- f. Commissioner of Public Works
- g. Commissioner of Recreation and Parks
- h. Environmental Officer

### **Criteria of Assessment for the Acquisition of Parkland and Open Space**

The OSAAC shall use the following criteria in evaluating and making recommendations to the Common Council on the acquisition of open space and natural resources:

1. *Community Significance*: Importance of the land to the community as a whole and to the adjoining neighborhood, including consideration of active recreational, natural, scenic, and historical value; and the relationship between the amount of active and/or passive parkland and open space within the area and the population that it primarily serves. Particular emphasis should be given to land that provides recreational or open space opportunities not otherwise available or accessible in the community or the area, i.e., land which meets an unmet need in the community.
2. *Significance to Existing Park System*: Proximity of the land to other parks and open space owned by the City and relationship of the land to existing resources owned by the City.
3. *Linkage Value*: The extent to which the land proposed to be acquired contributes to the creation of a linked system of trails, parks and open spaces within the City and wildlife corridors.
4. *Size, Configuration and Potential Uses*: An assessment of the size and configuration, including topography and vegetation, of the proposed acquisition in relation to the uses proposed for the site.
5. *Accessibility*: Extent to which the land is accessible to the public, including availability of parking, pedestrian access and handicapped access.
6. *Nature and Extent of Environmentally Sensitive Features*: The nature of unique or environmentally valuable features on a site and the importance of these environmental features to the overall ecology of the City and the eco-system in the area of the site, including water resources, endangered species habitats, unique flora, fauna and avifauna.

7. *Alternative Uses:* The development potential of the land and an assessment of potential positive and adverse impacts of development of the site, including economic impacts, on the site itself and surrounding area.
8. *Types of Acquisition.* The types of acquisition possible and their ability to meet the needs of the community.
9. *Cost of Acquisition:* Extent of funds required to acquire land in relation to other proposed acquisitions and the feasibility of obtaining outside funding or matching funds for the acquisition and maintenance of the land.
10. *Availability of Funds for Maintenance and Operation After Acquisition:* The amount and sources of funds available for the maintenance and operation of the land after acquisition, including funds for any development of recreational facilities on the land that may be contemplated.

### **Types of Acquisition to be Considered**

1. "Acquire, maintain, improve, protect or limit the future use of or otherwise conserve open spaces" by "purchase, gift, grant, bequest, devise, lease or otherwise, the fee or any lesser interest, development right, easement, covenant or other contractual right" in lands defined as open space, pursuant to Section 247 of the NYS General Municipal Law.
2. Acquire Conservation Easements pursuant to Section 49-0301 through 49-0311 of the NYS Environmental Conservation Law.
3. Acquire land by other forms of land acquisition or controls, as determined appropriate for a municipal body by the Corporation Counsel.

### **Procedures for Determining and Prioritizing Acquisitions**

1. Using the standards set forth above, the Committee shall compile a priority listing of land recommended for acquisition by the City. Recommended acquisition may be in any of the forms listed above.
2. The Committee shall receive recommendations/requests for acquisition of land or interest in land from elected officials, City staff and members of the public.
3. The Committee shall refer all recommendations/requests to the advisory staff for a detailed report on each parcel of land. The advisory staff report shall include, among other things, the following information:
  - a. A map indicating the size, location and terrain of the proposed acquisition, and a map identifying the ownership and use of all abutting properties and the location of all existing City, County or State owned open space and parkland within a ½ mile radius.

- b. An inventory of the site's environmental features, including but not limited to, any wetlands, stream corridors, steep slopes, rock outcrops, wildlife habitats, significant tree clusters.
  - c. An assessment of the potential uses of the land for passive or active recreation.
  - d. An analysis of permitted uses of the land under zoning, including any limitations that would be placed on the use of the land as a result of the subdivision or site plan approval process, such as areas that would be restricted from development under regulations governing wetlands or steep slopes.
  - e. A preliminary assessment by staff of the potential acquisition options and potential costs of the acquisition under each option, based on information available to staff. If staff is unable to estimate a value, then staff may request funding from the Common Council for an "estimate of value" by a certified appraiser.
  - f. A summary and analysis of funding for the proposed acquisition, examining alternatives such as cash acquisition vs. bonding, availability of alternative funding sources, and timing of funding.
  - g. A fiscal impact analysis.
  - h. An analysis of the legal procedures for acquisition from the Corporation Counsel.
  - i. Advisory staff shall be available to present their findings to the Committee.
4. Upon receipt of the recommendations of the advisory staff, the Committee shall review the proposed acquisitions and the staff recommendations. Using a ranking procedure to be established by the Committee with input from the advisory staff, the Committee shall prepare a priority listing of the acquisitions.
  5. The Committee shall report to the Mayor and Common Council and present its priority listing, including the following:
    - a. A report on why each of the proposed acquisitions is recommended.
    - b. An analysis of:
      - the form the acquisition should take
      - how the acquisition should be funded, and
      - the time frame within which the acquisition should occur.
  6. Pursuant to the Charter of the City of White Plains, the OSAAC shall refer those acquisitions which it recommends to the Capital Projects Board.

### **Funding for the Acquisition of Additional Public Open Space and Parkland**

1. It shall be the responsibility of the Mayor and Common Council to determine the appropriate funding mechanisms for the acquisition, improvement and maintenance of land which the

Mayor and Common Council deem appropriate for acquisition, based on the recommendations of the OSAAC.

2. No land, or interest in land, including acquisition of a conservation easement or the acquisition of development rights, shall be undertaken by the City unless there is a plan in place to fund the ongoing maintenance of the property and any improvements thereto.



## **PROGRAM PROVIDERS AND PROGRAM OFFERINGS: ANALYSIS AND RECOMMENDATIONS**

Several City departments and numerous private organizations are responsible for the wide range of recreational opportunities currently available in White Plains. Those responsible for the bulk of recreational, cultural, environmental and leisure programming include the Recreation & Parks Department, White Plains Youth Bureau, White Plains City School District, the White Plains Public Library, the Thomas J. Slater Center, and the YMCA and YWCA.

### **Principal Program Providers**

The following is a summary of the principal program providers in White Plains.

#### **White Plains Recreation & Parks Department**

Most of the City's recreational, cultural, sports, and special events programs are offered by the Recreation & Parks Department and are geared towards providing recreational opportunities for diverse users. The Department is also responsible for the operation and programming of the City's Senior Center. The inventory of individual programs and events is too extensive to include in this Plan. Furthermore, the number and variety of programs varies over time according to demand in the community and the ability to provide program staff with the necessary skills or expertise. Appendix E includes Department Brochures listing all programs offered by the Recreation & Parks Department in 2001.

#### **White Plains Youth Bureau**

The White Plains Youth Bureau offers the City's youth population opportunities for personal growth and development. Its primary function is to prevent juvenile delinquency by fostering youth development and enhancing self-esteem. The Youth Bureau's programs which fit into the scope of this Recreation and Parks Master Plan are "After School Centers," neighborhood "Teen Lounges" and the summer tutorial day camp program, "Bits 'N' Pieces," held at the Slater Center. The Youth Bureau offers a variety of other programs geared towards meeting the personal development needs of the City's youth and provides programs such as the Saturday Academy for the School District. Appendix E includes a brochure of the Youth Bureau programs for fiscal year 2000/01.

#### **White Plains City School District**

The White Plains City School District is responsible for administering several inter- and intramural sports programs available to students in the White Plains school system, primarily at the high school level. The High School also offers a wide range of clubs and activities, many of which operate both during and after school, such as band, orchestra, Theater Unlimited, choir and community service clubs. The Middle School offers a smaller number of extracurricular activities. The School District offers a wide range of adult, continuing education and personal enrichment courses each year, ranging from auto care to ballroom dancing. A few classes are available to children during the afternoon and on weekends; most adult programs are offered during evening hours. Over the last

two years, the School District has permitted the City's Recreation & Parks Department and Youth Bureau to offer various computer programs utilizing the District's technology system. The City supports the School District's technology program by providing a fiber optic link between School District facilities and City facilities.

### **White Plains Public Library**

In addition to being the County's best resource and lending library, the Library offers a wide range of programs for all ages. The number of instructional and academic programs for both youths and adults has grown significantly. Outside the School District and private schools, colleges and universities, the Library is the largest provider of educational programs for youth and adults. The Library also offers a wide a range of leisure time programs for all ages, such as film series, book clubs, lectures, performing arts, and visual arts, and a wide range of programs for pre-school and early elementary school-age children. Appendix E also includes a listing of programs offered by the Library. All activities and events at the Library are free to the public.

### **Thomas Slater Center**

The Thomas Slater Center, located on Fisher Court, is a community center facility owned by the City of White Plains, but operated under contract by a not-for-profit organization, Slater Center, Inc. The Center provides space to the White Plains Child Day Care Association and the White Plains Human Rights Commission. Staff at the Center provide counseling and intervention for youth and families from the community, particularly the Winbrook public housing community. Some activities conducted at the Slater Center are part of the City's overall recreational, cultural and leisure offerings. These include a summer tutorial program and an after school program operated by the Youth Bureau, an after school theater-tutorial program operated by Westco Productions, the White Plains Drum & Bugle Corps, special events and social activities for youth, and special events for adults. A new Computer Technology Center, to be operated by the Youth Bureau, is scheduled to open in September 2001.

### **YMCA and YWCA**

While several private recreation, cultural and leisure-time activity providers exist in White Plains, including private schools and places of worship, the YMCA and the YWCA are the most recognized private organizations providing such programming. They offer a wide range of educational and athletic programs for all age groups and are a vital component of the City's overall recreational system. Both the YWCA and YMCA work collaboratively with the City's Recreation & Parks Department and Youth Bureau and with the School District to provide programs for youth.

### **Other Providers**

Other private program providers include private swim clubs and golf clubs, health clubs, and houses of worship. Like the YWCA and YMCA, access to these programs usually requires membership in the organization or the payment of a non-member fee. Local colleges and universities also provide a range of adult education programs.

Collectively, these public and private organizations contribute to a recreational environment that is broad in scope and rich in variety, accommodating many different age groups and levels of proficiency, including those with special needs.

### Program Types

The City’s public and private providers of recreational, cultural and environmental programs and leisure time activities offer a wide range of programs for many different age groups. As noted, the number, size and type of programs is continually changing. To gain a better understanding of what activities are currently available, the individual programs offered by public and private providers were inventoried and classified into the following 11 categories:

- Day Care/Camps
- Education (Adult)
- Education (Youth)
- Fine Arts/Cultural
- Scholastic Sports
- Seniors
- Special Events
- Special Needs
- Sports (Adult)
- Sports (Youth)
- Teen Programs

A matrix matching program categories and providers is presented below.

	Rec. Dept	Youth Bureau	Library	Public Schools	Slater Center	YMCA	YWCA
Day Care/Summer Camps	•	•	•	•	•	•	•
Education (Adults)	•		•	•		•	•
Education (Youth)	•	•	•	•	•	•	•
Fine Arts/Cultural	•	•	•	•	•	•	•
Scholastic Sports				•			
Seniors	•		•	•		•	•
Special Events	•		•	•	•		
Special Needs	•	•	•	•		•	•
Sports (Adult)	•					•	•
Sports (Youth)	•			•		•	•
Teen Programs	•	•		•	•	•	•

Source: Program publications/brochures; Inventory from Recreation & Parks Department

The following matrix shows key programs within the program categories that are offered by the principal recreation providers described above.

	Rec. Dept	Youth Bureau	Library	Public Schools	Slater Center	YMCA	YWCA	Other Provider
TEAM SPORTS								
Organized Sports/ Leagues - Youth	•						•	•
Organized Sports/ Leagues - Adult	•							•
Organized Sports/ Leagues - Scholastic				•				•

	Rec. Dept	Youth Bureau	Library	Public Schools	Slater Center	YMCA	YWCA	Other Provider
<b>ADULT PROGRAMS</b>								
Cultural/Entertainment Education/Lectures	.		.	.	.	.	.	.
Performing Arts/Dance (including classes)	.		.	.	.		.	.
Fine Arts/Crafts (including classes)			.	.			.	.
Trips	.						.	.
<b>SENIOR CITIZEN PROGRAMS</b>								
Cultural/Entertainment Education/Lectures	.		.	.			.	.
Performing Arts/Dance	.		.	.			.	.
Fine Arts/Crafts	.		.	.			.	.
Trips	.							.
<b>YOUTH PROGRAMS</b>								
Camps	.	.		.	.	.	.	.
Sports (not classified above)	.	.		.		.	.	.
Pre-School programs /Day Care	.		.		.	.	.	.
Activities (evening & weekend)	.	.	.	.	.	.	.	.
Youth Centers		.			.	.	.	.
After School programs	.	.	.	.	.	.	.	.
Trips	.	.		.	.			.
Performing Arts/ Fine Arts/Crafts	.	.	.	.	.		.	.
<b>PASSIVE RECREATION</b>								
Walking	.					.	.	.
Hiking	.					.	.	
<b>GENERAL RECREATION</b>								
Trips	.						.	
Special Events	.	.	.	.	.	.	.	.
Special Needs	.		.	.			.	
Open Tennis/Handball	.			.				
Open Swimming	.			.		.	.	.
Open Skating/Hockey	.			.				
Fitness Center/ Exercise Classes	.			.		.	.	.

## **Program Analysis and Recommendations**

As noted above, long range program planning is difficult because of a number of changing factors, including the community's demographics, changes in program demand and fiscal resources, and availability of qualified program staff.

In this section, the Master Plan objectives are analyzed for each of the key program areas listed above. Recommendations are made to implement these objectives in each program section. This Master Plan does not attempt to provide projections on program costs, as those costs are influenced by factors which are outside the City's control, and program budgeting is done by the City as part of its annual budgeting process. However, the program objectives articulated in this Master Plan are addressed in the recommendations.

During the development of the Phase I Report, the existing recreation, cultural, environmental and leisure time programs of the City's Recreation & Parks Department, Youth Bureau, Library and School District were analyzed in terms of type, users and levels of participation. Similar programs offered by the City's major private recreation providers, the YMCA and YWCA, were also analyzed along with the program offerings of other private organizations such as the private schools and the houses of worship.

The program data was analyzed to identify programs that: a) meet identified needs or interests but do not accommodate current and anticipated demand; b) meet identified needs or interests and satisfy current and anticipated demand; c) meet identified needs or interests but are underutilized; and d) do not meet identified needs or interests in the community. The information obtained through the community input process, as well as the utilization data provided by each of the program providers, was used to conduct this analysis.

The following analyses and recommendations reflect the results of the review of all existing program offerings, expressed needs, utilization data and program demand. The recommended program improvements, expansions and enhancements are believed to be the most appropriate for the community given the recreation facilities and amenities available now and likely to be developed, the demographics of the community, and the fiscal resources available now and likely to be available over the term of this Recreation and Parks Master Plan, as discussed in the Community Context section.

### **Youth Programs**

The largest area of program offerings by the principal providers listed above is programming for youth. The key programs offered in the community are discussed below along with the related recommendations.



## Pre-school Programs



The Recreation and Parks Department's pre-school programs are structured play times for tots between the ages of 18 months and 5 years with the parent/care giver present. Programs are held mainly at the Gillie Park Recreation Room, with a few classes at Ebersole Ice Rink and the Ridgeway School Gym. The program serves parents who do not have their children enrolled in full-time day care and want the interaction and socialization that small group play provides. Classes are limited to 10 to 12 children. Each class

session meets for 50 minutes per week for a series of eight or ten continuous weeks, starting in the Fall and in late Winter. There is no set curriculum. Each instructor brings or develops his own curriculum in consultation with the Recreation Supervisor. The instructor's skill or special interests directly affect the type of program offered. The classes currently offered include: Pre-Ballet, Parent and Me Musical, Sticky Fingers, Young Explorers, Tumbling for Tots and Parent and Tot on Ice.

The Library offers a wide range of free pre-school programs for children and families. These include regularly scheduled storytimes, playtimes and parenting workshops to promote child development. Pre-school programs are geared to children from birth through age 5 and focus on building language skills, enjoyment of literature, and familiarity with the Library. For parents and caregivers, programs and workshops focus on building skills as the child's first teacher, familiarity with resources on child development issues, and comfort with the Library as a basic resource for fun and family support. The Library regularly offers bi-lingual programs, programs to promote awareness of diverse cultures, and special storytimes, films, performances and crafts for additional enrichment. The Children's Library will be undergoing a complete redesign and reconstruction, and the newly reconfigured space will include an Early Childhood program room, a Parenting Corner, and expanded areas for display, collections, play and technology services.

Other principal recreation resource providers also offer a range of pre-school programs, particularly the YMCA and YWCA.

### *Recommendations:*

After reviewing the range of pre-school programs available in the community and the fees associated with these programs, it is evident that parents have a wide range of choices. The programs offered by the Recreation & Parks Department and the Library are offered at the least or no cost to the resident. Since the salaries for pre-school program instructors need to be competitive with other providers to attract and retain personnel, the Recreation & Parks Department should monitor the range and costs of such programs being offered by other principal providers in the community and address needs that are not already being met through other providers. Pre-school programs designed for small groups with program instructors who are not full-time staff of the City should be self-supporting. Programs offered by the Recreation & Parks Department should be coordinated with other principal providers, and particularly with the Library, to avoid overlapping programs or schedules and to enhance programming.

## **After School Day Care**

The City provides After School Day Care for children in elementary and middle school through the Youth Bureau. The program now operates at 8 locations, including Post Road School, George Washington School, Mamaroneck Avenue School, Church Street School, Ridgeway School, Eastview Middle School, Highlands Middle School and the Thomas Slater Center. One of the requests made by parents participating in the City's recreational program reviews during late 1997 and early 1998 was for an after school program at the Middle School. The City has since commenced after school programs at Eastview and the Highlands Schools. The program at Eastview will be enhanced by the relocation of the Youth Bureau, itself, to the Eastview School, and by its new Computer Center.

The program has approximately 500 registered participants and daily attendance averages approximately 350 at all the centers combined. The program operates five days a week on school days. For the 2001/02 school year the fee is \$34/week. Scholarships are available for youth demonstrating financial need.

The program provides students with a safe and enriching environment for the period from the end of the school day until 6:00 P.M. The program includes a wide range of activities, including homework assistance, access to the School District's technology system, play time, special events and special projects. This program is a vital resource for working parents.

The Library offers a variety of free programs and activities after school, all on a drop-in basis. Teacher-in-the-Library is a Monday-Thursday homework help program staffed by teachers from the School District. A variety of other activities are offered, such as book discussions, crafts and films. The Library's technology center for children, CyberKids, offers Internet access, word processing and educational games. The Library is committed to expanding its activities for older children. When the redesign and reconstruction of the Children's Library is complete, the new space will include a program room for school-age children and expanded areas for display, collections, technology service, and study.

### *Recommendations:*

The City should continue to operate the After School Programs to provide this important child care option for working parents in the community. Alternative after school programs are offered by the YMCA and YWCA and by some houses of worship. However, the program operated by the City's Youth Bureau is the most affordable to White Plains residents, particularly those of modest income. This program should seek to be self-supporting. Fees for the Youth Bureau's After School Centers should be evaluated and adjusted on a regular basis to keep pace with program costs. Scholarships should continue to be provided to needy children through the Community Development Block Grant Program.

## Day Camps

City day camp programs are offered by the Recreation & Parks Department and the Youth Bureau. The Recreation & Parks Department operates a “Teen Camp” and an upper camp, Camp Quarropas, at White Plains High School and a lower camp, Camp Panawok, at George Washington School. The upper camp serves youth between the ages of 9 and 13. The lower camp serves youth between the ages of 5 and 8. The upper camp serves approximately 750 youth per six week season. The lower camp serves approximately 360 youth during the same period. The Teen Camp serves youth ages 14 to 16. Approximately 30 youth participate in this camp annually. The fee for the Recreation & Parks Department upper and lower camps is \$140 per two week session, excluding transportation. The fee for the Teen Camp is \$70 per session. Scholarships are offered through the Community Development Block Grant Program and the Mayor’s Camp Fund to youth demonstrating financial need.



The Youth Bureau tutorial day camp “Bits-N-Pieces” serves approximately 100, primarily Hispanic and African American youth from the ages of six to fourteen at the Slater Center. There is a fee for the camp, but most students receive scholarships either through the Community Development Block Grant Program or the City.

The School District offers a tutorial day camp for students who have failed a grade or had difficulty passing. The educational component is provided by School District teachers in the morning and the recreational component is provided by the Recreation & Parks Department in the afternoon. This camp has an enrollment of approximately 110 students. The fee for the camp is \$130 for the 4 week session.

The Recreation & Parks Department also offers, on its own or in conjunction with other organizations, specialized summer camps including music and art enrichment, golf camp, and soccer camp. For example, the Recreation & Parks Department offers a limited number of spaces at the Summer Music and Arts Camp operated by the Music Conservatory of Westchester.

Like the After School Program, the camps provide an important day care resource for working parents. The camps form the summer link between school years. Like the After School Centers, the camps serve a wide range of youth in the community.

Although fees are charged for the camps, the Youth Bureau and Recreation & Parks Department camps do not operate on a self-sufficient basis. It is important that the cost of the camps be kept affordable to families in the community. As a result, the City camps cannot, and should not attempt to compete with the more expensive private camps in terms of program offerings. However, the offerings should be evaluated on a regular basis and enriched through activities and programs of

interest to the youth. For example, a nature studies component is being added to the camp program which will enable the participants to learn more about the natural world around them.

Additional private camp offerings in the community include camps at various houses of worship, YMCA camp programs, YWCA camp programs, and day and sleep-away camp programs at various locations throughout the region.

#### *Recommendations:*

Like the After School Centers, the summer camps provide an important child care resource for working parents in the community. Although there are other camp options available through private providers, the Recreation & Parks Department, Youth Bureau and School District camp programs are the most cost effective for the parents. The City should monitor the fees and costs, particularly salaries, at other camps on an annual basis. Program offerings at the camps under the jurisdiction of the City should be enhanced as much as possible within the cost limitations of the camps. However, these camps need to remain affordable to moderate income families.

#### **Youth Sports**

The broadest program offerings of the Recreation & Parks Department are in the area of youth sports. This includes sport instruction, such as tennis instruction and track and field instruction, and team sports, such as softball, baseball, and soccer. In addition to offering youth sports programs directly, the Recreation & Parks Department works closely with youth leagues, including the Little League, Youth Soccer League and Lacrosse League. There are approximately 45 youth sports programs offered by the City. Currently program fees offset approximately 40% of the total cost of these programs. An inventory of youth sports programs currently offered through or in conjunction with the Recreation & Parks Department can be found in the Department program brochures in Appendix E.

The levels of participation in most of the youth sports programs are very high and there is constant competition among the various sports for field time. As new sports, such as lacrosse, have gained in popularity, the demand for instructors and field time has increased. The School District encourages participation by youth in the youth sport programs at the elementary and middle school levels to enable greater opportunities for youth to qualify for the inter and intra-mural sports teams at the high school level. The Recreation & Parks Department has added new programs for youth in the 12-14 age range, including track and field, ice hockey, tennis, golf and lacrosse.

Track and field has seen major growth at the early teen level. The White Plains Future Stars, like Little League and the Youth Soccer League, is an intensive program for youth committed to learning and competing in regional and national track events. The program teaches sprints, jumps, relays, and cross country running through individualized coaching, followed by extensive 3 day a week practice. The Recreation & Parks Department offers a parallel non-competitive track program that introduces youth to the skills necessary for a lifetime of enjoyment, strength training and health from running.

Other youth sports offered by the Recreation & Parks Department on an instructional or team basis include tennis, basketball, figure skating, hockey, and swimming.

*Recommendations:*

The most frequent recommendations offered by members of the community and parents of participants in youth sports regarding programming have been:

- Improve management of youth soccer program.
- Improve management of tennis and recreation basketball programs.
- Develop more programs for 12-14 year olds.
- Provide more sports programs, e.g., recreational football, (Pop Warner/Midget) girls field and ice hockey, intra-mural teams.
- Offer field hockey program.
- Offer football program.

Youth sports are, and should remain, at the core of the Recreation & Parks Department's program offerings.

The principal objective of the instructional and beginning team play offerings of the Recreation & Parks Department should be to make these sports accessible to all youth in the community by teaching basic skills and, most importantly, sportsmanship and team building. Advanced instruction and advanced team play participation in a sport should be through self-supporting programs, including joint programs with organized leagues. With the increase in the number of sports being played and the number of players, demand for field time has become the greatest obstacle, with scheduling conflicts arising due to the limited number of available fields for the wide range of sports being played. The construction of new fields in the past two years has helped to address this problem. However, the Recreation & Parks Department should continue to explore ways to increase field availability. (See also Major New Facility section.)

The computerization of sports registration and program monitoring will increase the efficiency of the Recreation & Parks Department. The system is expected to go on line in Spring 2002. This system should be maintained and upgraded as necessary to enhance the efficiency and efficacy of the Department.

### **Scholastic Sports**

The School District and the private schools in the City offer a wide range of scholastic sports. Teams from the schools compete both intra-city and in State and County leagues. A request made by residents during the community input phase of the Master Plan development was for greater coordination between the City's youth leagues and scholastic sports to provide an opportunity, particularly for middle school youth, to participate in sports which become scholastic sports at the high school level. As noted above, a number of sports have been added or expanded for middle school participation, including lacrosse, field hockey and track and field. Overall coordination between the High School and the Recreation & Parks Department has expanded significantly.

*Recommendations:*

The Recreation & Parks Department should continue to work with the School District to enhance opportunities for youth to learn and participate in sports that become scholastic sports at the high school level. The Department should also continue to offer City league sports, such as baseball, softball and basketball for middle school and high school youth who are not playing on the scholastic teams.

**Youth Cultural and Educational Programs**

Like certain sports, there has been a growing interest among youth and their families in cultural programming and programs which combine education and recreation. During the Master Plan development process comments and suggestions from members of the community included a strong interest in more cultural and entertainment alternatives at all age levels.

**Cultural Programs:**

The Library is the principal public provider of cultural programs for youth. The Library now distributes a monthly mailing of its upcoming calendar of programs and events for both adults and youth, and has a very extensive website which allows residents to not only learn about Library programs but also interact directly with librarians on reference or other questions. Copies of the most recent mailings are included in Appendix E



The Library's cultural programs include free jazz, classical and popular music concerts, dance, films, theatrical performances, book discussions and art exhibitions. Many of these are arranged to tie in to one another, e.g., lecture with film; art exhibit with lecture; etc. Many have appeal to youth and provide good opportunities for family and community groups to entertain and educate young people. However, youth and family participation is generally limited, except for

program specifically geared to younger ages. Local schools use Library events and visits to engage and enrich students, but could do so more often. The Youth Bureau makes arrangements with the Library for some cooperative programming and use of meetings rooms, but could use Library programs to more advantage. The Recreation & Parks Department has a similar opportunity.

The City has a number of theater groups which provide opportunities for young people to be introduced to theater and musical arts. The principal providers for theatrical programming for youth are Westco Productions, Playgroup Theater and Fort Hill Players. These are all locally based theater organizations. All three now provide theater workshops for children.

Westco Productions presents professional musical and dramatic productions of original and adapted works for youth and adult audiences. The children's theater productions are performed for school and camp groups and subscribers at Rochambeau School theater and at the Westchester Broadway Dinner Theater. Westco Productions takes one show a year on tour to children in hospitals and care facilities. Westco Productions also operates the after school theater and tutorial workshop in conjunction with the Thomas Slater Center for children from Winbrook Housing and the surrounding community. This program is supported through the City's Community Development Block Grant Program.

Fort Hill Players is financially subsidized by the City through the Recreation & Parks Department budget. Fort Hill Players has recently formed a youth theater group. For the past three years, Fort Hill Players has provided free children's productions during the summer in neighborhood parks.

Playgroup Theater operates theater workshops throughout the year for various age groups.

Currently these organizations hold workshops in space rented primarily from the School District or in a local mall and perform in School District auditoria or outside the City. With the exception of the Westco/ Slater Center Program and the Fort Hill Players plays in the parks, each of these programs charges an admission fee. Some groups have scholarships available for certain programs.

The Westchester Conservatory of Music, located in a new facility on Central Avenue in White Plains, provides music instruction and performance opportunities for youth. There is a fee for the instruction and scholarships are available for certain programs.

Another provider of cultural programs is Westchester County, which sponsors concerts and cultural programming for young people at the County Center. The County also provides space for and supports the Westchester Arts Workshop at the County Center. This workshop provides a wide range of art and craft classes, including painting, drawing, pottery, and jewelry making. Many of these classes are designed specifically for youth and are offered in after school hours or on weekends.

*Recommendations:*

With the current proposal to include a 10,000 square foot performing arts space in the proposed City Center project, the City has its first opportunity to address the physical space needs for developing and promoting cultural programs for youth and adults. The City's objective should be to assist organizations within the community to provide theater and musical arts programming within the new performing arts space. However, the costs of equipping and maintaining a performing arts center are substantial and must be shared by the users of the space. A detailed space utilization and operating cost analysis must be undertaken for the proposed new space prior to any commitments being made to any one or more groups with regard to program use and fees.

In addition, the redesign and reconstruction of the Library Children's Room and, at a later date, the Auditorium, will afford the Library a greater opportunity to expand its cultural and performing arts programming for children and adults. Programming of the new performing arts space at the Library should be coordinated with the programming of the new performing arts space at the City Center, so that the City makes the maximum utilization of both spaces.



With the exception of arts and crafts programs offered to young children at the Library, the City does not currently provide arts and crafts programs. The Library offers craft and story activities and craft programs, particularly around the holidays, after school and during the summer. Since a wide range of programs is offered for both youth and adults through the Library, the Adult Education Program of the School District and Westchester Art Workshop, the Recreation & Parks Department and Youth Bureau should not move into this area, as it appears to be substantially well served by existing resources. If the Recreation & Parks Department or Youth Bureau wishes, in the future, to enter into this area of cultural programming, a needs assessment should first be conducted to determine if the other programs are full, or if they could be utilized by residents if improved transportation, or possibly scholarship assistance, were added, as appropriate.

### **Educational Programs**

The principal public provider of non-academic educational programs for youth is the Library. As described above, the Library publishes a monthly calendar of programs for youth and has an extensive website. The Library's educational programs include support for students' academic studies, as well as programs for pre-school children and children with special needs. The Children's Library is being redesigned and reconfigured to offer a more interactive educational environment for young children. The Library's computer facilities in both the Children's Room and CyberSpot provide important educational support to children from pre-school through high school.

Although not specifically the responsibility of the Recreation & Parks Department or the Youth Bureau, both City departments have made great efforts to provide educational components to certain programs, such as the After School Center program and the day camps, to enhance the academic abilities of program participants. The focus of the City on youth education has traditionally been in the area of homework help in the After School Centers and tutoring in the Bits-N-Pieces Day Camp and the School District summer camp. In 2001, the City expanded its educational offerings in the area of youth recreation by adding two new areas: technology training and environmental education.



Although the After School Centers and the day camps have had some access to computer technology, a new “Digital Divide” program has been initiated that focuses on the creation of computer technology centers available to youth, particularly those in late elementary and middle school, at accessible locations in the community. By mid-September 2001, a technology center will be open at the Thomas Slater Center. The Youth Bureau’s new technology center will open at its new location at Eastview School shortly

thereafter. A computer technology center is currently in operation at Schuyler Dekalb Public Housing and a new computer technology center is being developed at Lake Street Public Housing. These centers will provide instruction as well as supervised open computer time. Mercy College is working with the City and Centro Hispaño on a technology program at its downtown campus. A technology center is also proposed at Centrao Hispaño.

The need for more nature programs geared towards school-age children was identified by a number of individuals and groups interviewed during the community input phase of the Master Plan development. The importance of a community environmental education program was also emphasized in the *Environmental Protection Initiative* issued by Mayor Delfino in January 2001. The *Environmental Protection Initiative* stated that the City, as a matter of policy, should “encourage and promote education about (a) the natural environment of the City and the region within which it exists, (b) the relationship between the man-made and natural environments; and (c) how the man-made and natural environments of the community can be integrated to best serve the interests of the residents of the City of White Plains.”

The following lists the environmental education initiatives suggested in the *Environmental Protection Initiative* and describes their implementation as of the date of this Master Plan.

- *Establish an environmental education program within the City’s day camp program*

This program was initiated during the 2001 camp period.

- *Develop educational material on various aspects of the City’s natural environment and the ecology of the region for distribution through the Recreation & Parks Department, including a new section in the bi-annual recreation bulletin incorporating interesting facts about the City’s history and natural environment.*

This material has been assembled as part of this Master Plan. Each park can now be described in terms of its environmental character as well as its man-made improvements. (See also the next item)

- *Encourage the School District (within each academic level) to develop environmental education classes and programs focusing on the environment and ecology of the City and the region, and the interaction of the man-made and the natural environments of the community.*

The Recreation & Parks Department, working in cooperation with the School District and the Library, has developed a guidebook of environmental education projects that includes projects for each academic level. The guidebook will be made available to teachers, Scout leaders and community organizations and support for projects will be provided by the Recreation & Parks Department.

- *Work with White Plains Library to develop programs on environmental education, including lists of books, videos, other media information and displays on the environment geared to various age groups.*

The Library is expanding its environmental resource materials to include books, videos, lists of websites on environmental education, the City's new *NATURE Environment Education Guidebook*, and a wide range of materials on our interaction with our natural environment.

#### *Recommendations:*

The Library should continue to be the principal provider of non-academic educational programming and continue to expand its role as an educational resource and reference facility. The City should continue to emphasize educational programming in the After School Centers and camps through homework assistance and tutorial programs. The City should continue to implement the Digital Divide Program and coordinate the computer technology centers with the School District and the Library to facilitate the maximum usage of computers to assist young people in their education. The environmental education program should be implemented through continued joint efforts among the Recreation & Parks Department, the School District and the Library. The Recreation & Parks Department should take the lead in environmental education through development of projects and programs that enable youth to learn more about the natural environment and the interaction of the man-made and natural environments.

### **Teen Programs**

During the community input period for the development of this Master Plan, there was a great deal of interest expressed in developing more options for teens, including more "non-traditional" youth sports programs, new outreach programs to get teens more involved, and more weekend programs for teens, including dances.



The Youth Bureau currently runs three Teen Lounges that operate 52 weeks per year for approximately 20 hours per week; and another two Teen Lounges which operate 33 weeks per year for approximately 10 hours per week. Approximately 800 youth are registered to use the Teen Lounges, and weekly attendance averages approximately 600 youth. The Youth Bureau also provides staff support to the Mayor's Youth Council.

The Youth Bureau, Recreation & Parks Department and the YMCA and YWCA operate several cooperative programs to provide opportunities for teens to congregate in a safe and supervised environment.

*Recommendations:*

City agencies must continue to work closely with the School District and private organizations in the community to increase opportunities for teens, especially in the 12-14 age range, to have opportunities for positive social interaction. A calendar of available events and the hours of operation and location of Teen Lounges should be published on the City's website and public access cable station to provide broader information about available resources. Specialized programs, such as trips, should be financially self-supporting, with scholarships provided to children demonstrating financial need.

*Recommendations (Overall Youth Programming):*

As the 2000 Census data cited in the Community Context section of this Master Plan demonstrates, there continues to be growth in the youth population from ages birth to 14. This age group increased from 14.3% of the City's population in 1990 to 18% in 2000. In absolute terms, this age group increased by over 3000 persons. The 15 to 24 age group, on the other hand, remained stable, decreasing by only 0.1%. These numbers indicate that the City must be prepared to address the continued increased demand for youth programming for pre-school, elementary and middle school age groups, and should anticipate a longer term increase demand for teen programming as the younger age group grows up.

Additional program offerings that are being evaluated in terms of participant interest are:

- Provide cultural activities (arts, music, theater company, drama/dance) year-round.
- Provide weekend and evening programs for older teens
- Develop summer sports programs for grades 7-12.
- Provide more trips for Youth Travel Club
- Develop martial arts programs.
- Offer clinics for First Aid certification (life guarding, CPR, etc.).
- Offer more after-school programs for grades 5-6.
- Develop non-traditional youth sports.
- Create more volunteer opportunities (Special Olympics, etc.).
- Offer more children's programs.
- Make program registration easier.

When the Recreation & Parks Department brings its computerized registration program on line, youth programs should be included, even if there is no fee involved. A registration form should be completed by each participant so that data on age, interests and abilities can be maintained in a computerized database.

## **Adult Programs**

Adult programs include sports programs, cultural/entertainment programs, trips and tours, and educational programs. Adult programs analyzed under this category do not include programs for senior citizens or special events, which are analyzed separately.

The principal providers listed at the beginning of this section provide a wide range of adult programming at a range of costs. The City's role in providing programming for adults is much more limited than its role in providing youth programming. Nonetheless, the City is one of the major providers of such programming through the Recreation & Parks Department and the Library.

### **Adult Educational/Cultural Programs**

The Library is the primary City provider of cultural and educational programming for adults. Just a sample of the programs for adults provided by the Library are: summer foreign film series; recitals and small theatrical productions; cultural programming (ethnic music, dance and performances); lectures on a wide range of topics; and book groups. The Library is also the City's primary provider of adult educational programs. Programs include literacy programs, lectures, and the excellent Library collection of books, videos and other multi-media material. SCORE provides weekly mentoring to people interested in starting businesses. The Library sees partnerships like this to be key in offering more and more educational opportunities in areas of community need and interest.

Since its opening in 1997, the Library's technology center for adults, the CyberSpot, has been an important educational tool for adults, with programs offered year-round on basic computer skills and use of the Internet. The Library's technology services are in an on-going state of expansion, with more public workstations added every year, along with a greater range of databases, applications and classes. Most recently, Spanish language computers were added, and next to come will be workstations featuring applications and databases of special interest to entrepreneurs, business owners and job seekers. The CyberSpot currently has nineteen work stations which are in almost continuous use.

The Library now distributes a monthly mailing of its upcoming calendar of events for both adults and children, and has a very extensive website which allows residents to not only learn about Library programs but also interact directly with librarians on reference or other questions. Copies of the most recent mailings are included in Appendix E

All events and programs at the Library are offered free to the public. Many are underwritten with grants and private funds from a wide variety of sources, including government, corporations, and private organizations, such as the Friends of the White Plains Library and the White Plains Library Foundation. The New Americans Resource Center, a cooperative project with Southern

Westchester BOCES and the Westchester Library System, charges modest fees for literacy instruction.

The capital project to create a new Children's Library will be followed by another to recreate the Library's auditorium, gallery and meeting rooms where the Children's Library is now located. Timely completion of both of these projects will be crucial in order for the Library to continue to serve the cultural, recreational and educational needs of the community at any level.

The School District is the single largest provider of adult educational programming through its Adult Education Program at Rochambeau School. A wide range of programs are offered each Fall and Spring to residents and non-residents. There is a fee for most of the courses. The Adult Education Program publishes a semi-annual brochure listing all courses offered, their time, location and fee structure.



The Recreation & Parks Department also offers a range of cultural programs, primarily outdoor concerts in the summer time. These programs currently include two outdoor jazz concerts in cooperation with the Music Conservatory of Westchester, and "Pops in the Parks" concerts at various parks throughout the City. The Recreation & Parks Department also provides financial support to the amateur community theater group Fort Hill Players, which performs a number of productions throughout the year at Rochambeau School.

To promote cultural appreciation and understanding, the City has expanded the number and types of parades and festivals in the community. The City now sponsors several culturally themed parades and festivals: a St. Patrick's Day parade, a Columbus Day parade, a Hispanic/Latino parade, a Cherry Blossom Festival, and the Diversity Festival. (See Special Events.)

The Recreation & Parks Department currently offers a limited number of trips to cultural events and sites, such as Broadway theaters, concerts outside White Plains, and historical sites. A fee is charged for the event and the transportation.

Another provider of cultural programs for adults is Westchester County which sponsors concerts and cultural programming at the County Center and at near by Kensico Dam Plaza. The County also provides space for and supports the Westchester Art Workshop at the County Center. This workshop provides a wide range of art and craft classes, including painting, drawing, pottery, and jewelry making. There is a fee for the courses. This program is easily accessible to White Plains residents and does not need to be duplicated by the City.

Other private providers of adult cultural programming include Westco Productions, a not for profit semi-professional theatrical company based in White Plains, the YMCA and the YWCA and a number of local houses of worship, particularly during holiday seasons.

*Recommendations:*

With the exception of expanding access to computer technology through new Technology Centers, the Adult Education Program offered by the School District and the educational programs offered by the Library should continue to be the focus of adult education programming in the City. The Recreation & Parks Department should work with the Adult Education Program and the Library to help publicize their offerings.

With the current proposal before the City to include a 10,000 square foot performing arts space for the City in the proposed City Center project, the City has its first opportunity to address the physical space needs for developing and promoting cultural programs for youth and adults. For a discussion of a community theater and performing arts space at the Library please see the discussion under Cultural Program - *Recommendations* in the Youth Programs section of this Program Analysis. Also see the discussion of the community theater in the Major New Facilities section of this Master Plan.

Interest in more cultural trips has been expressed by residents. This is an opportunity for the Recreation & Parks Department to expand its offerings by taking advantage of the cultural resources of the New York Metropolitan Area and the County, which represent the City's recreational and cultural resource access area. However, the demand needs to be sufficient to permit such offerings to be self-supporting. A certain amount of financial assistance should be offered to enable families and individuals of modest means an opportunity to participate, but that "scholarship" support must be balanced against "scholarship" support needed for other programs. Arrangements should be made to enable adults to offer their services to youth programs on a volunteer basis to obtain "scholarship" support for cultural trips.

### **Adult Sports**

The Recreation & Parks Department is the primary public provider of adult sports programming. The Department runs approximately 28 programs for adults during the year. In addition, adult sports programming is offered through private providers, such as the YWCA, YMCA, Health Clubs, Fitness Centers and private clubs.

The principal adult sports for which instruction is offered by the Recreation & Parks Department are tennis, golf, jogging, swimming, kayaking and ice skating. Tennis, golf and ice skating instruction have been offered by the Department for many years. Jogging is a new seasonal program at the Highlands School track on Saturday mornings. The goals of the program are to

develop correct techniques, conditioning, and to build stamina. Kayaking is being offered in cooperation with a local merchant, American Terrain Outfitter.

The adult sports team and individual play programs include baseball/softball (men and women's teams), basketball, volley ball, tennis, ice skating and ice hockey. Team programs generally require that the team be organized and the fee is set per team rather than per individual. The Recreation & Parks Department also sponsors evening and weekend "pick-up" games for free to residents.

*Recommendations:*

Adult sports is an important component of the City's recreational program offerings. Basic instructional program fees should be structured to encourage adults to learn new sports and to maintain an active life style. However, like the advanced youth programs, program fees for team and individual instruction beyond the basic instructional level should be designed to cover the cost of the programs. Sponsorships of teams by local employers should be solicited.

As the 2000 Census data cited in the Community Context section of this Master Plan indicates, of the two age groups most likely to participate in adult sports, one (25 to 34) has significantly declined in population over the past decade, while the other (35 to 54) has increased significantly in population. The first group is more likely to be single adults, while the latter group more likely reflects married adults or adults with children. The population of the next age group (55 to 64) which also has an interest in active adult sports has declined slightly over the past decade.

In doing long range planning for adult sports, the City must also consider the significant number of residential units that are approved and/or under construction in the downtown and on the outskirts of the downtown. The residents of these units are likely to be young professionals and retired seniors. This new population may reverse the decline in the number of adults in the 25 to 34 category and increase the demand for adult sports programming.

The demand for adult sports programming also varies along ethnic lines, in terms of the types of sports that are most in demand. The increase in the City's Hispanic/Latino population mirrors the increased demand for field time by the Hispanic Soccer League and the requests for more volleyball facilities. See the section on Amenities Analysis and Recommendations for a discussion of field usage and demand.

*Recommendations - Overall Adult Programming:*

Participation levels in adult programs should be monitored closely to assess the impact of the changing demographics of the community on program participation.

When the Recreation & Parks Department brings its computerized registration program on line, adult programs should be included. Even if there is no fee involved, a registration form should be completed by participants so that data on age, interests and abilities can be maintained in a computerized database.

## Senior Citizen Programs

Senior Citizens participate in the adult educational and cultural programs described above, and more active seniors participate in a number of the adult sports programs, particularly tennis and golf. In addition, the City's Senior Center, which is operated by the Recreation & Parks Department, offers a wide range of recreational, leisure time, health related and social programs for senior citizen residents of the community. Private providers, particularly the YMCA and YWCA also offer a wide range of programs for seniors. Houses of worship are also major providers of leisure time programs for seniors.

### Senior Center Programs

The Senior Center has a registration of 2,200 and sends out 2,500 newsletters at each mailing. The average daily attendance at the Center itself is approximately 120 persons. The regular program offerings at the Center are in the areas of Exercise & Dance, Arts& Crafts, Games (e.g. bridge and bingo), and Education. Popular education programs include English As A Second Language and Defensive Driving. The regular programs at the Center tend to serve an older senior population, while the health screenings, trips, special workshops and lectures (such as tax advice) and the computer room draw a wider age group. The Center also operates a nutrition program which provides weekday lunches to low income seniors. Day trips organized by the Center include trips to local concerts, to Broadway Theaters and to Atlantic City. Trips are also organized to restaurants in the region and to regional festivals

Programs that were recommended during the community input phase of the Plan that are now being offered are:

- \* Opportunities to attend performing arts programs.
- \* Programs geared toward more active seniors.
- \* Historical tours of White Plains.
- \* Computer classes.
- \* Trips to museums.
- \* Defensive Driving courses.
- \* Financial planning seminars.
- \* Book clubs and lectures.
- \* Inter-generational programs.
- \* Adult swim periods at local pools.
- \* More volunteer programs.



The Center's newsletter, *Leisure Times*, goes out to the homes of all senior citizens who have registered with the Center. A detailed calendar of events for each month is included in the newsletter, along with information on how to register for programs and trips, how to access free transportation, and information on special health services at the Center. A copy of the two most recent newsletters are included in Appendix E.

The Senior Center also handles scheduling of the Senior Bus which takes seniors to doctors appointments and the grocery store.

The Senior Center budget of approximately \$460,000 is supported almost exclusively by the City, approximately 18% of the costs are supported by small grants for the nutrition program and very limited program fees.

### **White Plains Library Senior Citizen Programs**

The Library does not market its programs specifically to senior citizens, but regularly draws a large senior audience to its concerts, lectures, book discussion and films, particularly those held during the day and on weekends. The Recreation & Parks Department has occasionally arranged transportation to specific programs. Senior residences sometimes also arrange such transportation. For example, the Esplanade provides transportation for its residents to the Library's summer foreign film series.

Workshops are held at the Library on topics such as memory loss, memoir writing, financial planning, health issues and many other topics designed to address the interests of seniors in the community. These workshops and lectures are generally well attended.

The CyberSeniors computer instruction program started in cooperation with the Recreation & Parks Department. It is now being expanded to a wider age group (50+) to meet the additional demand. A growing number of older residents also attend classes on Internet searching, or sign up for one-on-one computer instruction with a librarian.

Many of the Library's collections are of particular interest to seniors, such as recorded books, large print books, and information on health care, travel, investment, retirement planning, etc. The reference librarians are adept at responding to individual needs and giving information or referrals tailored to specific patron requests.



## Active Older Adults Program

The average age for a senior citizen attending the Senior Center is 75. Currently, the Senior Center has few programs to accommodate seniors still in the work force. Approximately 60% of seniors in the County still work in some capacity. In order to address the needs of this active older adult population, the Senior Center is developing a program to improve and maintain seniors overall quality of life through fun fitness and empowering programs.

### *Recommendation:*

The active older adult program should be developed in cooperation with the Library, which, as described above, provides a number of educational programs heavily attended by this population.

### *Recommendations - Overall Senior Programming*

Despite projections that the senior citizen population would grow significantly over the past decade, the actual 2000 Census data demonstrates a slight decline or no growth pattern for the following age ranges as a percent of the City's overall numbers:

55 to 64	slight decline
65 to 74	slight decline
75+	no change

Nonetheless, since the City's population grew over the past decade, the absolute numbers of senior citizens in each category did increase.

The City must carefully assess the types of senior citizen programs it is able to offer, afford and staff. The range of programs for seniors involves many more social and medical related issues and service needs than programs for other age groups. The senior citizens on the City's newsletter mailing list should be surveyed on a regular basis to assess program interests and personal needs. The role of the Senior Center in the array of programming needs for senior citizens raises policy issues which the City will need to address. New programs should not be introduced without a full population needs assessments and staffing and cost projections. For example, there is a growing need for full day adult day care programs. The City's Senior Center is not designed to take on this function.

When the Recreation & Parks Department brings its computerized registration program on line, Senior Center programs should be included. Even if there is no fee involved, a registration form should be completed by participants so that data on age, interests and abilities can be maintained in a computerized data base and used for program analysis.

The Library will continue to be the principal resource for cultural and educational programs for seniors. The age range of participants in the Library programs will most likely continue to be a wider age range than that of participants in the Senior Center programs.

The Library and Senior Center should work closely to coordinate their programs for seniors to avoid duplication. Program offerings at each location should be shared with patrons of both.

### **Programs for Persons with Special Needs**

In 1992, the City conducted a study of all its facilities to determine their degree of accessibility to persons with disabilities. Since that time, through its own funds and federal Community Development Block Grant funds, the City has made modifications to buildings and facilities to ensure their accessibility to the mobility impaired.

Youth and adults with special needs participate in many of the City's programs already discussed. In addition, the Recreation & Parks Department offers approximately 25 different programs, including Special Olympics, for developmentally disabled members of the community. Approximately 15 of these programs are for youth and 10 for adults. The programs serve approximately 20 youth and 34 adults.

The programs are funded entirely through federal and state grants with fund raising for uniforms and trophies. The principal funding is through the New York State Office of Mental Retardation and Developmental Disabilities. A grant from the Community Development Block Grant Program provides the balance of the support.

#### *Recommendations:*

Although the number of persons served by these programs is low, these programs provide a critical resource to disabled members of the community. Program hours of operation and transportation issues need to be addressed to determine if the programs can be made available to more disabled residents of the community. The Recreation & Parks Department should maintain its program offerings for special needs residents and seek to increase participation levels. However, individual program participation levels must be kept low to provide the "hands on" time needed for the participants. New programs should include an emphasis on health and building independence.

### **Special Events**

Special events are important in creating a sense of identity and community in a city. They bring together a broad cross-section of residents for a celebration on the street, in a public park or a plaza, or in a theater. Concerts, performances, dances, festivals and parades create a sense of well-being and a feeling that one's community is a special place.



The Recreation & Parks Department programs an extensive series of special events annually. These events are designed to reach a wide range of residents, be they children, families or adults. The Department sponsors and, where possible, co-sponsors, a series of cultural, community and recreational events throughout the year. The following is a list of annual special events sponsored or co-sponsored by the Recreation & Parks Department

## **Sports**

- Ice Show
- Hockey Tournaments
- Skate Park Demos
- Recognition Receptions for Youth Sport Teams
- Soccer and Basketball Tournaments
- Golf Outing
- Fowl Shooting Contest

## **Children & Families**

- Halloween Party
- Santa's Arrival
- Santa's Mailbox
- Egg Hunt
- Skate 'n' Fun
- Circus Trips

## **Festivals:**

- Independence Day Celebration
- Cherry Blossom Festival
- Outdoor Arts Festival
- Festival for Humanity

## **Concerts:**

- Pops in the Parks (5)
- Jazz (2)
- Noonday Concerts Downtown (8-15)
- Summertime Melodies (2)

## **Theater Productions:**

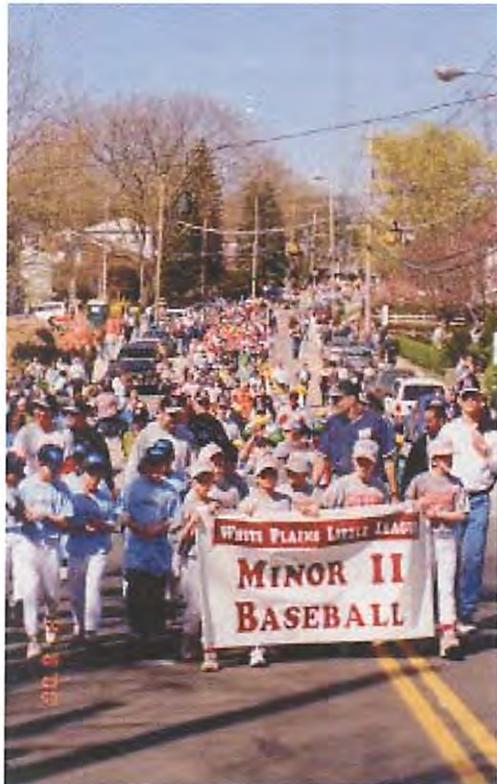
- Fort Hill Players
- Westco Productions
- Talent Shows

## **Parades:**

- Memorial Day
- Columbus Day
- St. Patrick's Day
- Holiday Season Parade
- Little League Season Kick-Off Parade
- Hispanic Parade

## **Senior Center**

- Monthly birthday celebrations
- Holiday celebrations



## **Downtown Events**

(many in conjunction with the Business Improvement District):

- Summer Farmers Market
- 5K Race
- Arthritis Foundation Mini Grand Prix
- Soap Box Derby
- Holiday Tree Lighting
- Custom Car Show
- International Street Performers

In addition to these single day or multi-hour events, the Recreation & Parks Department also works closely with the Loucks Committee on the annual Loucks Games. This is the largest regional High School track and field competition in the Northeast. The Loucks Committee meets throughout the year to plan for this weekend event. The Recreation & Parks Department supports the program with staff and resources. Based on its example, the Recreation & Parks Department has begun sponsoring Manhattan Athletic Conference meets at White Plains High School for middle school ages and younger.

The City also supports the White Plains Outdoor Arts Festival which is held every year for at least three days in the Spring. The Festival is held along Main Street and in Tibbits Park. This Festival draws artists and craftsman from throughout the northeast to display and sell their work. Cultural dance and music events are conducted throughout the weekend at the Gazebo in Tibbits Park and on the plaza at One North Broadway. The event opens each year with a display of art work from students in the White Plains School System.

These events require months of preparation and take place for only a few hours. In case of rain, they are rescheduled, canceled, or relocated to an indoor facility. The only indoor option, which must be scheduled well in advance, is a school auditorium. The events must be coordinated with the City's Public Works and Traffic Departments and the Parking Authority, and involve working with community volunteers who have limited hours of availability for organization meetings. The cost of some of these events, particularly in terms of the allocation for police and Public Works overtime, is not insignificant.

The Library is also a provider of special events programming. The Library currently provides the following special events and activities:

- Summer Foreign Film Festival
- Summer Reading Game
- Readers Fair
- Themed events for holidays
- Themed events during special months, such as Black History Month or Hispanic Heritage Month



### *Recommendations:*

Over the past four years, the number of special events, particularly parades and festivals, has increased significantly. In addition, the number of events sponsored jointly with the Business Improvement District has increased. The City has become known for its parades and festivals and these events are anticipated in the community.

Most of the larger events require some kind of approval by the Common Council, whether it be for street closings or overtime expenditures. The City needs to develop an annual schedule of events and have a designated staff position to coordinate these events and bring together the appropriate City departments and agencies with the volunteer sponsor groups at the appropriate times. The staff position would coordinate all aspects of these events. Because many of the meetings with the volunteer committees must take place in the evenings or weekends, this position must be designed with flexible hours, and the person in this position must be available for these types of meetings. This position would be responsible for revitalizing the existing events and developing new ones that reflect changing interests in the community. Fund raising and partnerships with other organizations such as the Downtown Business Improvement District, School District, Historical Society, etc., would increase the quality of events without increasing the cost to the City. Fund raising and grant writing would be among the responsibilities of this position.

### **Exploration of the City's Natural Resources**



As the description of individual parks and open spaces in the last section of this Master Plan demonstrates, the City has a wide range of environmental resources within its public park system. Three open space areas have been developed with trails; the Ridgeway Nature Trails, Bryant-Mamaroneck Park, and The Greenway. Other parks, like Delfino Park, offer opportunities for learning about rivers and the City's role in the region's water system. Some undeveloped open spaces, like Baldwin Farm and Peckham Park, offer the opportunity to create "land labs"-- environmental workshops where students and adults alike can learn about the ecology of the region.

The Recreation & Parks Department has the resources to be the principal provider of environmental education and opportunities for nature appreciation in the community. While organizations such as the YMCA and YWCA can, and do, organize trips to nature areas for their members, the City controls its own nature areas within the City limits.

During the community input phase of the Master Plan development, the following key input was received:

- The need for more nature programs geared towards school-age children.
- The need for more opportunities for hiking, walking and cross-country skiing.
- The City should sponsor more hiking/camping trips.



Over the past two years, the Recreation & Parks Department has been working to build up its program offerings in the area of nature studies and nature appreciation. The Department's semi-annual brochure now lists a range of hikes and tours of parks and woodlands. During the Spring and Summer of 2001,

organized interpretive hikes were offered through Saxon Woods Park, Cranberry Lake Park, Silver Lake Park, Ridgeway Nature Trails and The Greenway. The Recreation & Parks Department will also organize hikes and tours for school, Scout and community groups, upon request.

During the Summer of 2001, the Recreation & Parks Department is completing its guidebook of environmental projects, called *NATURE*. This guidebook is designed to aid teachers, Scout leaders and community group leaders in identifying and undertaking age appropriate nature projects. The projects range from those that are “just fun” to complex projects for older students or adults seeking to further their knowledge about our natural environment and the interface between the natural and man-made environments. The guidebook also provides a resource listing of publications, websites and regional parks and nature areas to expand the reach of the community.

#### *Recommendations:*

Interest in the community about the City’s natural resources has grown significantly over the past decade. With the diversity of natural resources in the community and access to an extensive park and trail system in the County, the Recreation & Parks Department should continue to expand its environmental and nature studies programs. Working with the School District and private schools in the community, the Recreation & Parks Department can provide an important resource to the education of the community’s youth. The facility descriptions identify a number of possible community projects that could be undertaken at City parks and open spaces. However, certain of these projects need to be done under qualified supervision and with proper advance preparation by someone with experience in environmental education. A position of Environmental Education Specialist should be considered to lead the environmental programs and work directly with the schools, Scouts and community groups on environmental projects.

### **Heritage White Plains**

Founded in 1683, the recorded history of White Plains goes back over 300 years. The City’s significant history should be celebrated at every opportunity. It is important that each new generation be aware of the City’s heritage. Preserving and promoting the past will enhance the future.



*Recommendations:*

Every effort should be made, through the schools and Recreation & Parks Department tours, to bring the City's heritage to life for everyone who lives or visits here. Local history should become part of the school curriculum and an inter-active experience for residents and visitors. With field trips, re-enactments and research, the City could become the classroom. In keeping with this, the City should undertake the following:

- In cooperation with the White Plains Historical Society, expand the free Recreation & Parks Department tours of historically significant structures and areas.
- Install historic interpretive signage in appropriate parks and on public property. Such signage could detail the history of that particular site during significant eras in the City's history. For example, purchase and naming of White Plains, Revolutionary War period, 1800's, including the Civil War, 1900 to World War I, post-World War II, Urban Renewal transformation, etc.

Interpretive graphic signage could consist of text, maps, photos and visual elements such as deeds, documents, local and regional maps, paintings, letters, train tickets, descriptions of previous environments, etc., all reproduced on a vandal-resistant metallic surface and mounted at the entrance to the appropriate park, neighborhood or historic site. School classes, individual students and volunteers, could research each property using the resources available through the City Clerk, the White Plains Archivist, the Westchester County Archivist, both the White Plains and Westchester County Historical Societies and the Library, interviews with long-time residents, and the Internet.

Historical interpretive signage could be added to the cost of Capital Programs for Parks and Public Buildings.



## **GENERAL ADMINISTRATION: ANALYSIS AND RECOMMENDATIONS**

In addition to running the programs themselves, there is a great deal that needs to be done to make programs and special events successful. To implement the goals and objectives of this Master Plan, the following recommendations are offered in the area of general administration of recreational, cultural, environmental and leisure facilities and programming.

### **Program Management**

Just as this Master Plan makes specific recommendations with respect to capital improvements to City recreational, cultural, environmental and leisure facilities and amenities, and makes recommendations for procedures for the acquisition of additional land, this Master Plan recommends that the Recreation & Parks Department establish priorities with respect to the funding and operation of programs. As part of the implementation of the program objectives, the Recreation & Parks Department should develop more specific revenue/expense data and participation data on the individual programs it operates.

### **Program Locations**

Residents have requested that the Recreation & Parks Department explore offering programs at a greater variety of locations distributed throughout the City. Since the Recreation & Parks Department has only a limited number of indoor facilities under its control, there are few City-owned options available. The Department already makes heavy use of the schools, both outside and inside.

The Recreation & Parks Department should continue to explore use of alternate spaces through cooperative programming, as is currently done with the YMCA and YWCA. However, the Department should not become involved in the rental of any space unless the program being provided covers all the costs associated with that rental. Since program participation varies and rental arrangement must be made well in advance of program registration, exposing the City to rental costs without assurance of recouping those costs should not be done.

A priority of the City should be negotiations with a renewal of the Gardella Park lease which expires in 2002, and of the lease for Senior Center, which expires in 2007.

### **Program Outreach**

Each year the Recreation & Parks Department publishes a semi-annual brochure (Fall/Winter and Spring/Summer) listing all programs, trips and events planned for that period. The Senior Center issues a similar brochure for its programs and events. The programs are also listed on the City's website. The Library sends out monthly mailings on its programs and list them on its interactive website. Programs are also listed on the City's government access channel, Channel 72. Despite this coverage, there are still requests for greater information distribution.

A "Community Activity Directory" should be created that would list programs and events being offered by all principal providers in the community, including City agencies, School District, private schools, the Library, and the YMCA and YWCA. This recommendation should be explored with the Library, which would be the logical site for the directory to be maintained. However, in order to keep a directory of this kind current requires a great deal of time. Providers wishing to participate in the directory should have the onus of maintaining their information. Information which is in the directory should be removed after an established period of time unless formally continued by the provider agency. The directory should be on-line and hard copies should be available at locations around the City.

### **Program Coordination Among Principal Providers**

The principal program providers within the City, the Recreation & Parks Department, Youth Bureau and the Library communicate extensively and do a great deal of program coordination. Coordination with the School District is handled through frequent contacts and the Joint Facilities Committee. Coordination with the YMCA and YWCA is based on coordination of joint and cooperative programs.

The principal program providers in the community should establish a semi-annual coordination meeting to keep one another informed of future program offerings and special events, as well as fees and availability of places in the programs. It is particularly important that dates of events be coordinated to the maximum extent feasible to avoid conflict and maximize participation.

### **Transportation**

One area of concern expressed by residents was the need for improved transportation to and from programs, including After School Centers. Transportation is a problem for working parents and for low income families who do not own a car and must rely on public transportation.

The City currently provides a "Senior Bus" which provides a wide range of transportation services to seniors. In response to the concern for improved transportation for youth, the City ordered a "Youth Bus" using federal Community Development Block Grant funds. That bus is to be programmed through the Youth Bureau.

Transportation services are a major issue related to program accessibility, but also a major expense and liability for the City to offer. Once the computerized program registration is on-line, the Recreation & Parks Department needs to keep track of the requests for transportation. Transportation is currently provided for the camps during the summer and for certain other events. If additional transportation is to be provided, the costs should be defrayed through appropriate charges.



## **EXISTING FACILITIES: ANALYSIS AND RECOMMENDATIONS**

The City's recreational, cultural, environmental and leisure facilities, include land improved with outdoor amenities such as ballfields, tennis courts, basketball courts, pools, trails, etc.; unimproved open space; and indoor facilities with amenities such as gyms, pools, skate rink, theater/auditoria.

This section of the Master Plan provides a detailed inventory and analysis of City and School District owned and operated facilities. Facilities owned by the White Plains Public Housing Authority are also included.

Although not analyzed in this Master Plan, the County facilities, four of which are adjacent to or partially located in White Plains, serve to augment and expand the facilities available to all White Plains residents, and whether White Plains residents choose to join a private golf club or not, these facilities benefit residents by the role they play in providing open space.

### **Classification and Size of Facilities**

The City-owned recreation and park facilities vary in size from .13 of an acre to 19 acres, and range from highly developed facilities to undeveloped open spaces. The School District properties range in size from just over 3 acres to almost 72 acres and include most of the indoor recreational facilities currently or potentially available to the public through City and School District administered programs. The actual size of each facility is provided along with its description and evaluation in this section.



The classification used in this report for City and School District owned facilities is as follows:

- Parks
- Playgrounds
- Open Space
- Public Schools
- City-owned Indoor Facilities

### **Facilities by Geographic Planning Areas**

Existing facilities are also organized by the three major geographic planning areas described in the 1997 Comprehensive Plan: the Core Area, the Close-In Area (also known as the Fringe Area) and the Outer Neighborhoods. Map 2 illustrates the three broad geographic planning areas as well as the major roadways which separate the various areas and neighborhoods from each other. These areas were described in the Community Context section of this Master Plan.

Chart 1 provides an inventory of recreation facilities by facility classification and planning area. It also includes Westchester County facilities and golf clubs because of their substantial open space character. As Chart 1 demonstrates, an examination of the distribution of the facilities within the planning areas leads to the following general conclusions:



-  Core Area
-  Close-In Neighborhoods
-  Outer Neighborhoods
-  Planning Area



**GEOGRAPHIC PLANNING AREAS**  
**CITY OF WHITE PLAINS, NEW YORK**

**White Plains Vision: A Plan for the 21st Century**  
*Saccardi & Schiff, Inc. - Planning & Development Consultants*

Map 2. Geographic Planning Areas



The **Outer Area** contains the majority of the large City-owned parks and open spaces and the largest public school property, the High School. The largest County facilities, both to the north and the south of the City, and the privately owned golf clubs are also located in the Outer Area. A close examination shows that some neighborhoods have a variety of facilities, while only one or two facilities are located in other neighborhoods.

The **Close-In Area** includes a wide variety of facilities, but a close examination of the distribution of these facilities among the various neighborhoods shows that some neighborhoods include several facilities, others only a school, and still others have no recreational facilities at all.

The **Core Area**, while not including major open space or a public school, does have a number of recreational facilities, including the Library, the Senior Center, Slater Community Center with its outdoor play area, three parks and two playgrounds.

Chart 1: MAJOR FACILITIES BY PLANNING AREA

Planning Area	City Parks	City Playgrounds	City Facilities	City Open Space	Other Open Space	Public School
Core Area	Jacob Purdy Park	Mitchell Place Tot Lot	Public Library		Bronx River Parkway Reservation	
	Tibbits Park	Slater Center Play Area	Senior Center			
	Main-Mamaroneck Plaza		Slater Center			
Close-In or Fringe Area	Gardella Park	Chatterton Playground	Gardella Pool	Tarrytown Road Frontage	Bronx River Parkway Reservation	Church Street School
	Battle Hill Park	Mattison Playground	Battle Hill Community Room	Bloomingdale Greenbelt	County Center	Eastview School
	Battle-Whitney Park		Kittrell Pool			Rochambeau School
	Turnure Park					Post Road School
	Kittrell Park					
Outer Area	Delfino Park	South Lexington Play Lot	Ebersole Rink	Peckham Park	Silver Lake Park	George Washington School
	Druss Park		Gillie Community Room	Baldwin Farm	Bronx River Parkway Reservation	Mamaroneck Avenue School
	Gillie Park			The Greenway	Maplewood Golf Course	Highlands School
				Mamaroneck Avenue Green space	Fenway Golf Club	Ralph Avenue Field
				Bryant-Mamaroneck Park	Ridgeway Country Club	White Plains High School
				West Street Open Space	Saxon Woods Park	Ridgeway School
				Westwood Open Space	Saxon Woods Golf Course	
				Ridgeway Nature Trail	Saxon Woods Pool	
			Palmer/Wildwood Parcels	Westchester Hills Golf Club		

Source: 1992 White Plains Conservation Council Open Space Inventory

## Facility Categories

In addition to considering the recreation facilities by the geographic planning areas, they have also been examined in terms of their use, who they serve, their historical significance and environmental character. To better study how the facilities function as part of the City recreation system, they are classified as City-wide Facilities, Community Facilities, and Neighborhood Facilities. While each facility does not always fit neatly into one category, assigning a category to each assists in a system-wide approach to the planning process. The categories correspond to those established by the National Recreation and Park Association (NRPA),<sup>1</sup> although the parks in White Plains tend to be smaller in acreage than the size standards given by the NRPA. The NRPA has a separate category for greenways and trails, however, here they are included in the three classifications identified above.

### City-wide Facilities

These facilities include sports complexes, natural resource areas, and special use areas, including greenways and trails. These facilities serve the entire community, consolidate heavily programmed athletic fields and associated amenities or provide for single-purpose uses. Of the 11 City parks, two (Delfino and Gillie) are major multi-use parks which serve the City as a whole. The other parks, including the other multi-use park (Gardella) tend to serve the immediate or adjacent community or neighborhood, except where a specialized facility or program draws residents from other areas of the City.

Delfino Park	Ebersole Rink	Tarrytown Rd. Frontage
Jacob Purdy Park	Public Library	The Greenway
Tibbits Park	Gillie Community Room	Bloomingdale Greenbelt
Main/Mamaroneck Plaza	Battle Hill Park Fields	White Plains High School
Gillie Park		

### Community Facilities

These facilities include ones which serve more than one neighborhood, can serve residents who are more than a ½ mile distance, often provide a variety of amenities and can serve to preserve unique landscapes and open spaces. Most schools serve as community facilities although it is clear that at times they serve a City-wide use and at other times a neighborhood use.

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<sup>1</sup> Mertes, James D. and Hall, James R., Park, Recreation, Open Space and Greenway Guidelines, National Recreation and Park Association, 1995, pp. 94 - 108.

Gardella Park	Slater Center	Ridgeway Nature Trail
Gardella Pool	Slater Play Area	Mamaroneck Avenue Green space
Turnure Park	Battle Hill Community Room	Westwood Open Space
Druss Park	Baldwin Farm	West Street Open Space
	Peckham Park	Bryant-Mamaroneck Park
Kittrell Park		Palmer Wildwood Parcels
Kittrell Pool		
Highlands School	George Washington School	Rochambeau School
Ridgeway School	Church Street School	Mamaroneck Avenue School
Eastview School	Post Road School	Ralph Ave. Field

### **Neighborhood Facilities**

These facilities serve the adjacent neighborhoods, usually serving residents who are ¼ to ½ mile distance and are uninterrupted by major roads and other physical barriers.

Mattison Playground	Chatterton Playground	Battle Hill Park Playground
South Lexington Play Lot	Mitchell Place Tot Lot	Battle-Whitney Park

Note that the three play areas associated with public housing developments (Lakeview, Winbrook, and Schuyler-DeKalb) are not included in the above list as their use is reserved solely for the residents of the adjacent apartments.

### **Facility Inventory and Descriptions**

The initial existing conditions and use studies were done during the period August 1997 through June 1999. These studies were updated and the environmental survey conducted during June and July of 2001. Information was provided by the White Plains Department of Planning, the Department of Recreation & Parks, the Department of Public Works and the White Plains City School District and the White Plains Public Library.

Since the City and the School District have already prepared plans to comply with the Americans with Disabilities Act for all facilities and are funding ADA improvements on a City-wide and district-wide basis, this report does not address issues of accessibility.

City facilities located at a specific park, such as Ebersole Rink located at Delfino Park, are discussed within that park overview. The major indoor facilities are covered separately. The facility descriptions indicate some programs and special events held at certain parks, but do not attempt to cover the full range of activities.

A brief statement on the history and historic significance of each facility is provided. A full inventory of memorials, dedications and historic features at each site is being prepared and will be submitted separately.

The facilities are ordered according to the classification (park, playground, public school, etc.) into which they fit. Within each classification, they are categorized according to facility category (City-wide, community, neighborhood) and by size.

Each facility description identifies:

- Location
- Usage
- Amenities
- Utilities
- Signage, Access and Parking
- Terrain
- Environmentally Sensitive Features
- Soil Types
- Hydrology and Site Drainage
- Land Cover
- Vegetation
- Trail Features
- Fauna
- Air Quality
- Sound
- Facility Appearance, Scenic Value
- View from Facility
- Historical Significance
- Environmental Significance
- Recreational, Neighborhood, and Community Significance
- Possible Community Projects
- Capital Needs and Proposed Improvements
- Recommended Improvements Timeline
- Capital Improvement Program 2000/01 Through 2006/07

Reviewing the facilities in this format allows comparison within both the classifications and the facility categories; it is evident, for instance, that while Delfino Park and Main-Mamaroneck Plaza are both classified as “parks,” they are very different facilities in very different settings, serving different purposes and different users. Open spaces, too, vary considerably.



# INDIVIDUAL FACILITY INVENTORY: ANALYSIS AND RECOMMENDATIONS



## PARKS

The term "Park" is generally applied to the larger multi-purpose recreational parkland in the City, (Gillie Park and Delfino Park) as well as to more specialized parkland (Tibbits Park and Jacob Purdy Park). These facilities vary in size from slightly over .10 acre to 19 acres and are located throughout the City.

The City has five multi-purpose parks which provide a variety of recreational resources, include varying combinations of ball fields, basketball courts, swimming pools, passive areas, playgrounds, and areas for active play. These parks are: Delfino Park, Gillie Park, Gardella Park, Battle Hill Park and Kittrell Park.

Three of the City's parks combine playgrounds with areas for passive recreation and active play, but not organized sports: Druss Park, Battle Whitney Park and Turnure Park.

The four other City parks serve specialized functions. Tibbits Park and Jacob Purdy Park are both of great historical significance to the City. Tibbits Park, a part of the City's former "Commons" is a beautiful passive park bordering the downtown. Jacob Purdy Park is the location of the Jacob Purdy House which served as General George Washington's Headquarters during two periods of the Revolutionary War. The third specialized park is the Renaissance Plaza which is a passive park in the heart of the City's Central Business District. Lastly is Liberty Park, the site of the City's 9-11 memorial located on Lake Street and borders Silver Lake.



# Delfino Park



# Delfino Park



- |  |   |  |
|--|---|--|
|  Signs              |  Athletic Fields   |  Picnic Area   |
|  Grass              |  Basketball Courts |  Tennis Courts |
|  Shade              |  Playgrounds       |  Ice Rink      |
|  Drinking Fountains |  Bathrooms        |  |

## **DELFINO PARK**

(17.89 Acres – City-Wide Resource – Open Spaces Inventory Map ID Code: PK-10)

### **LOCATION**

Delfino Park is the largest of the three multi-use parks in White Plains. This park is adjacent to the 150 and 120 Lakeview housing developments, the Cross Westchester Expressway (I-287), and a diverse neighborhood around Woodcrest Avenue, although that neighborhood does not have direct access. It also abuts a commercial district with light industrial uses and borders the Town of Harrision. The park is hardly visible from Lake Street, as it is bordered and blocked by buildings and located well below the street elevation.

### **USAGE**

- Highly developed, heavily programmed and heavily used on a City-wide basis year-around
- Covered rink used in all seasons; some programs open to non-residents

### **AMENITIES**

- An outdoor, roofed, artificial ice skating rink (Ebersole Rink) with lighting and recently renovated accessory building with locker rooms, food, skate concessions and office warming room
- The ice skating rink is utilized for additional recreation events and programming during the spring, summer and early fall
- New hockey scoreboard
- Tennis courts (6 Har-Tru courts with lighting)
- 3 platform courts with heated floors and lighting, recently renovated
- Paddle tennis wall
- Two baseball fields both with bleachers and lighting
- Two basketball courts (not quite regulation)
- One small picnic area
- One play area with equipment, one with new accessible equipment installed Fall 2013
- Several seating areas
- Pedestrian entrance with plants and seating
- Stream corridor of the east branch of the Mamaroneck River

### **UTILITIES**

- There are bathrooms accessible to the public inside the Ebersole building. There are two outdoor drinking fountains and one inside the warming room
- There is an intensive ball field lighting set-up which throws off an ambient glow onto the surrounding area. There is also intensive lighting equipment in the rink but it is completely contained by the roof.

**SIGNAGE, ACCESS AND PARKING:** Signage for the park is located at the driveway entrance on Lake Street. Access to the park is from a major arterial, Lake Street. There are sidewalks along Lake Street in the area of the park, and Lake Street is on a County bus route. Tree-shaded parking for 110 cars is provided within the park. At selected periods of heavy use of the rink and the ball fields, the parking can be full. The basketball courts have been used for overflow parking.

**TERRAIN:** The ballfields and developed areas, as well as the natural area, are essentially flat. There is a gentle gradient following the length of the East Branch of the Mamaroneck River. The picnic area adjacent to the fenced ballfield has several gently sloping knolls that shield the picnic tables from the basketball courts. The pedestrian entrance from Lake Street is a stepped slope of over 10%. The side of the park adjacent to I-287 is shielded from a direct line of sight by a wooded steep slope approximately 20 feet wide.

#### **ENVIRONMENTALLY SENSITIVE FEATURES :**

**WATER COURSES:** The East Branch of the Mamaroneck River, flows from Silver Lake to the Mamaroneck Harbor, joining the West Branch at the south end of the City. Approximately 2,200 feet of the river is within the park boundaries. The river is approximately 5-7 feet wide with a resting depth of six inches. The river rises to as high as two feet. The streambed is 4-5 feet below the elevation of the ball fields. There is a flood plain which extends out into the athletic field from the river.

The river is shaded and well hidden by wooded areas and considerable undergrowth. The banks manifest exposed soil due to changing water levels. Plant life begins to take hold above two feet. The river is becoming filled with sand and silt. A possible contributing factor is the storage piles of wood chips, topsoil and clay adjacent to the river and street run-off. Both the river and its banks are littered.

**WETLANDS:** There is a riparian drainage area along the river with hydric soil which would imply a wetland by local standards.

**ROCK OUTCROPS:** There are two large rock retaining walls; one along the edge of the park abutting Lake Street, and one retaining the soil for a large tree.

**SOIL TYPES:** The soils are Ub, LcB, and Uc according to the U.S. Department of Agriculture *Soil Survey of Putnam and Westchester County, New York* (See Appendix D for description.)

**HYDROLOGY AND SITE DRAINAGE:** Most of the athletic field is in a flood plain. Although drainage does not seem to be a major concern, the area has the potential for flooding in heavy storms. Storm water runoff from I-287 appears to drain down the embankment into the park.

#### **LAND COVER:**

80% Developed, 5% Parklet, and 15% Natural Wooded Areas. The portion of the park separated by Main Street in Harrison currently has one driveway into a paved storage area surrounded by mature 60-foot trees and marshland plants. It directly abuts the on ramp to I-287. The rest of the park is predominantly grass or turf for the various athletic activities. The parking area and basketball courts are asphalt

## **VEGETATION:**

**DESCRIPTION:** In the natural area, the plants are second growth deciduous trees and a considerable amount of opportunistic shrubs. The plant life is generally indigenous to this region. The picnic area and the pedestrian entrance from Lake Street have dense shading with small coniferous hedges. The rest of the park is developed with structures or manicured grass. There are no major specimen trees. The trees are generally protected in clusters.

**CONDITION:** Good in athletic areas. Natural areas need further attention. Currently, with the exception of the trees bordering I-287, the trees are healthy with minimal threat. Some of the hedges need to be pruned or replaced. The shaded slopes around the picnic area evidence erosion due to the lack of ground cover.

**TRAIL FEATURES:** There are no existing trails in the park, but there is potential for a trailway that would run along Delfino Park bordering the river and connect to the Dellwood property and trails within Silver Lake County Park, creating an extensive trail system.

**FAUNA:** There are several common varieties of birds and animals throughout the park. No unique species have been identified.

**AIR QUALITY:** Good considering its proximity to I-287.

**SOUND:** White noise is heard on the site due to the highway traffic and Lake Street traffic.

**FACILITY APPEARANCE, SCENIC VALUE:** At present, the most scenic element of the facility is the traditional American ballfield. The scenic value could be enhanced by a view of the river and additional floral landscaping.

**VIEW FROM FACILITY:** Approximately sixty percent of the facility is surrounded by wooded areas on a slope which block the view of I-287 and the County Public Works Department. The remainder is open to an urban view of the buildings on Lake Street.



### **HISTORICAL SIGNIFICANCE :**

Originally called Recreation Park, this park was dedicated to the memory of Carl J. Delfino in 1974. Mr. Delfino served as a Councilman from 1963-1973. He was elected Mayor in 1974 and died in office.

John W. Ebersole, a Councilman from 1950-1959, was instrumental in establishing the ice rink at Recreation Park, which was named Ebersole Ice Rink in recognition of his dedicated service.

The park is very close to Horton's Mill which maintains historical significance from as early as the Revolutionary War. It is a possible site for the re-enactment of the Battle of White Plains.

**ENVIRONMENTAL SIGNIFICANCE:** The County Environmental Features Map of the City of White Plains has designated the natural area of Delfino Park as a critical environmental area due to the importance of the East Branch of the Mamaroneck River. The river is a significant resource that could be used as part of a trail system, as well as an opportunity for school groups to examine a river in White Plains. The shading along this river is vital to creating a water temperature cool enough to maintain an ecosystem which is conducive to fish and other wetland wildlife. The river and the natural area are currently inaccessible, mostly due to undergrowth, litter and a fence line between the athletic fields and the river. Deer tracks have been found along the banks of the river. It is currently used by animals as a trail system to Silver Lake. The trees which line the park are extremely important screens for noise and the sight of I-287.

### **RECREATIONAL, NEIGHBORHOOD, AND COMMUNITY SIGNIFICANCE :**

Delfino Park has an exceptional number of components for an open space recreational facility. Many organized sports are accommodated, as well as playground and sitting facilities for families and the possibility for access to the river and the woods. The park is a major asset to the surrounding community and the City. It hosts many heavily utilized recreational programs. It also serves the local community with a playground and green grassy areas and fields when they are not in scheduled use. This park is an invaluable asset to the community.



**POSSIBLE COMMUNITY PROJECTS:** Scout troops and school or volunteer groups could be extremely helpful by adopting portions of the river to clean up. There are also funds in place for stream restoration along the river which could also be done by Scout troops or, possibly, school clubs. Trail clearing is an activity which could be done by the community in conjunction with the Recreation and Public Works Departments. Scout troops could also aid in discovering what wildlife exists in the community by cataloging the various species of plants and animals, and identify habitat areas.

The City could designate and publicize several days for the community to come work with the Recreation and Public Works Departments on creating a trail and cleaning out the river. Scout troops and other hiking organizations should be included. This would give the project enough publicity so that, when the trail is complete, people will already know it is available. Scout troops that take a particular interest in the project should be given the opportunity to adopt the river as their conservation project. Maintaining these wildlife areas would give the community a sense of pride in ownership and foster greater respect for nature.



### **CAPITAL NEEDS AND PROPOSED IMPROVEMENTS :**

A Master Plan for Delfino Park was commenced in 2000. Phase I of the Plan focused on improvements to signage, entrance ways, outdoor facilities, particularly the basketball courts, and parking, including handicapped parking, and are scheduled for implementation in the 2001/2002 fiscal year. There is funding in the Capital Improvement Program to address the Master Plan recommendations. In addition, the following recommendations are offered.

#### Exterior

- There are a lot of noxious weeds surrounding the banks of the river adjacent to the ballfield. There is not enough area to create a path between the fence and the stream. The fence also creates a barrier, leaving people no way out.
- A trailway could be created along the river by clearing a trail and bringing in the fence of the ballfield four feet to allow room for a path. If a portion of the trail is on the side that is currently used by the County, there should be a second planting of screening between the trailway and the County Public Works facility for scenic and safety's sake.
- The wood chips, topsoil and clay that are currently blocking a portion of the natural area should be moved to another storage site to facilitate use of the nature area.
- The portion of the park across Main Street should be cleaned out. The current slopes are rubble-piles of tires and cement which should be removed. Due to the noise level along that portion of the park, it should be evaluated for possible uses. It is currently used as a storage area. The pavement and rubble could be removed in an effort to return this area to its natural state. The Town of Harrison currently has trails running along their side of the river in this area. Alternatively, the pavement could be renovated and turned into a basketball court. The one stipulation is that the trees on both sides of the park need to be maintained for the purpose of noise screening and shading the river. To prevent a devastating loss of screening if I-287 should be widened, additional screening should be added on City property.
- The City should maintain the integrity of the natural grounds as well as the fields. This would include litter clean up and maintenance of a wood chip path to keep out volunteer plants without the use of herbicides and pesticides.
- In conjunction with the WAC-4 suggestions, an effort should be made to restore wetlands to the area surrounding the river. There is a large flat area behind the current wood piles that could be dredged and turned into a wetland basin.
- The slopes in the picnic area should be stabilized with a ground cover that can tolerate heavy shade. One which flowers in early spring would enhance the area.



## Interior

- Ebersole Ice Rink: The ice rink is currently open from mid-October to April 1, and operates at an annual deficit. There have been many expressions of interest in enclosing the rink for year-round use, and an equal number of expressions of the desire to keep the existing outdoor character. The costs of enclosing the rink would include both capital and operational costs. It is recommended that a study be conducted of the market for an enclosed rink and options for financing such enclosure, including public/private partnerships or partnerships with area colleges and universities.
- Although operating difficulties are usually resolved without any impact on public usage, Ebersole Ice Rink has at least one major breakdown during the season each year. The ice-making compressors and electrical equipment are at least 30 years old. An annual maintenance service contract provides for inspection and service of the machinery, however, parts are becoming difficult to find and modern equipment is much more efficient. Upgrading the electrical feeder system will allow ice-making machinery and outdoor ballfield lighting to work simultaneously, with the added benefit of an extended fall ballfield season.
- The interior of the Ebersole warming rooms and the concession spaces and furnishings are in need of upgrading, painting and improved lighting. The warming rooms get extremely crowded when the ice is being resurfaced, and should be expanded.
- The locker/changing rooms are inadequate, especially with increased usage of the rink for High School hockey games. There is little space available for rink supervisors, referees, and skate guards. Meeting rooms and birthday rooms would be welcome additions.

### **RECOMMENDED IMPROVEMENTS TIMELINE :**

- |             |   |
|-------------|---|
| 1-5 years   | Major capital improvements to implement Delfino Park Master Plan                                  |
|             | Study rink enclosure  |
|             | Upgrading of the East Branch of the Mamaroneck River  |
|             | Creation of a path from Delfino Park to Lake Street along the East Branch of the Mamaroneck River |
|             | Field upgrade   |
|             | Replacement of Rink electrical system and compressor; installation of curtain                     |
|             | Create a wetland area north of the parking area   |
| 6-10 years  | Ballfield Upgrades  |
|             | Play area improvements  |
| 11-15 years | Expansion of Rink building  |
|             | Major capital improvements, as needed.  |

**CAPITAL IMPROVEMENT PROGRAM 2000/01 THROUGH 2006/07 :**

1999/00	Delfino Park Plan	\$ 30,000
2001/02	Delfino Park Improvements	\$350,000
	Ballfield Upgrades	\$ 25,000
	Rink Curtain	\$ 25,000
2002/03	Electrical System	\$ 75,000



# Gillie Park



# Gillie Park



- |   |  |   |
|---|--|---|
|  Athletic Fields   |  Bathrooms          |  Shade       |
|  Basketball Courts |  Flag Pole          |  Grass       |
|  Playgrounds       |  Signs              |  Steep Slope |
|  Tennis Courts     |  Telephones         |  Structures  |
|   |  Drinking Fountains |   |



## **GILLIE PARK**

(11.24 Acres – City-Wide Resource-Open Space Inventory Map ID Code: PK-23)

### **LOCATION**

Gillie Park, one of the City's three multi-use parks, is located in a highly visible location, at the corner of Mamaroneck Avenue and Gedney Way. The park is bordered by two roadways and the City's recycling holding area and organic material landfill. It also is adjacent to a tree nursery. There is only one residence which directly abuts the park and it is near the least utilized outfield of the park. The neighborhood is a quiet residential area with a small strip of shops and restaurants serving the community.

### **USAGE**

- . Outdoor recreation amenities heavily programmed during spring, summer and fall
- . The tennis courts, the most centrally located in the City, heavily used by residents of all ages for open play as well as for instruction and tournaments
- . Baseball softball and Little League fields heavily used
- . "Pops in the Park" concert and June Jazz Fest held at Gillie Field
- . Community room used for meetings, recreation classes, and pre-school programs
- . The fields also used for the Recreation & Parks Department's Elementary School Field Hockey programs and White Plains High School field hockey games in the fall

### **AMENITIES**

- 
- . Two stone buildings:
    - The building on Gedney Way is used for administrative offices of the Recreation & Parks Department
    - The tennis pavilion, rehabilitated in 1987, includes the Gillie Community Meeting Room and bathrooms
  - . Ten Har-tru tennis courts
  - . Two adjoining half courts court basketball hoops
  - . Three ball fields (one-baseball, one-softball/little League and one specialized Little League), each with bleachers
  - . Storage shed adjacent to baseball field
  - . Batting cages and pitching practice mound around the Little League field
  - . Bathrooms adjacent to the Little League field and storage shed
  - . A playground accessed from the sidewalk, and connected to tennis courts at-grade
  - . Tot playground which was rehabilitated in fall 1998

### **UTILITIES**

- . Bathrooms and a drinking fountain are accessible inside the community room building
- . Fencing along both street frontages
- . Six tennis courts, the baseball field, the softball field, the Little League field and the parking lot is lit

### **SIGNAGE, ACCESS AND PARKING**



There is signage for the park at the parking lot entrance on Gedney Way and at the corner of Gedney Way and Mamaroneck Avenue. Access to the park is via a staircase from the parking area off Gedney way which serves the ball fields, tennis courts, the

Recreation & Parks Department Offices, and the Community Room. The park also has pedestrian access at-grade from the corner of Mamaroneck Avenue and Gedney Way. This point accesses the tot lot, memorial area and tennis courts. There are sidewalks on Gedney Way. No parking is permitted on Mamaroneck Avenue. A County bus runs on Mamaroneck Ave. providing public transportation access to Gillie Park. Parking also serves the Greenway which has its access point just a short distance along Gedney Way.

**TERRAIN:** The park is level at each of its three terraces which are separated by steep slopes. Most of the sloping areas, which border the recreational areas, are over a 20% slope.

**ENVIRONMENTALLY SENSITIVE FEATURES:**

**STEEP SLOPES:** There are several steep slopes between plateaus developed with ballfields.

**SOIL TYPES:** The soils are Uf and Ub according to the U.S. Department of Agriculture *Soil Survey of Putnam and Westchester County, New York* (See Appendix D for description.)

**HYDROLOGY AND SITE DRAINAGE:** The ball fields are wet after heavy rain, but the grass is well maintained by the current drainage system.

**LAND COVER:** The park is primarily covered in grass. The rest is turf or surfaces for the various sports and a blacktop parking area with basketball hoops. The walkways are cement.

**VEGETATION:**

**DESCRIPTION:** Trees border the park but they provide very little shade. There is a wooded area on the fenced in slope between the softball field and the new little league field. There are young and mature trees providing screening along three sides of the perimeter. There are several hedge landscape designs around the Recreation & Parks Department office.

**CONDITION:** Good. The trees are well maintained in the areas where people walk and left alone otherwise. There could be more trees along Mamaroneck Avenue to cut down on road noise and distractions. There are several large metal poles and other materials on the steep slope which would have to be removed before the space could be utilized for recreational purposes.

**TRAIL FEATURES:** None at the park, but access to the Greenway is just a short distance up Gedney Way.

**FAUNA:** There are several common varieties of birds and animals throughout the park. No unique species have been identified.

**AIR QUALITY:** Although the ballfields are close to a heavily used roadway, the air quality is very good due to the surrounding wooded areas.

**SOUND:** There is consistent road noise from Mamaroneck Avenue but, except at rush hour, it is minimal and not very distracting.

**FACILITY APPEARANCE, SCENIC VALUE:**

Due to the terraced slopes, only the upper fields are easily seen. The park is well screened from nearby residences.

**VIEW FROM FACILITY:** The facility is fairly self-contained. The view of Mamaroneck Avenue is pleasant, with the exception of rush hour traffic. The other three vistas are screened by trees.



**HISTORICAL SIGNIFICANCE:** Originally Gedney Field, this park was dedicated in memory of Leslie B. Gillie in 1981. Mr. Gillie served as a Councilman from 1935-1949. There is a stone monument and several cherry trees to commemorate veterans from White Plains.

**ENVIRONMENTAL SIGNIFICANCE:** The park provides a good deal of grassy open space for both scheduled events and casual recreation for the surrounding community. The wooded areas of the park are not utilized due to the slope and fencing, but they provide screening and air filtration. Several plateaus divided by steep slopes define Gillie Park. The slopes allow several activities to be going on simultaneously without disturbing each other.

**POSSIBLE COMMUNITY PROJECTS:** There is a flat plateau between the softball field and the new Little League field. This is currently overgrown with opportunistic plants. A Scout troop could adopt this area to build a garden and clean up the woods, if there was a possibility of access through the fencing.

**CAPITAL NEEDS AND PROPOSED IMPROVEMENTS :**

Exterior

- Gillie Park's ballfields are among the best in the City. However, their spectator amenities are minimal. Two sets of bleachers are needed for each field, as well as new drinking fountains and warm-up pitching areas.
- A second set of field lighting would allow two evening ball games to be played simultaneously during the peak season.
- For many years, the idea of creating a year-round tennis facility has been discussed. A covering over the tennis courts during the winter could be installed by the City or by a concessionaire who, in return for a long-term lease, would pay for the structure and then charge an hourly rate for play. However, due to changes in the level of participation in tennis in recent years, a full assessment of potential utilization and both operational and capital costs should be undertaken.
- Additional trees should be planted along Mamaroneck Avenue as both a sound and visual barrier.

**Interior**

- The recreation room is programmed for day and evening usage throughout the year. It is functional for meetings, but offers very little to pre-school and youth recreation programs and is in need of major interior refurbishment. A new wood floor, mirrors, dance barres, mats, equipment and storage areas are needed, as is additional storage for ballfield equipment and snack food and drink vending machines.

**RECOMMENDED IMPROVEMENTS TIMELINE :**

- 1-5-years Additional tree planting  
Study feasibility and cost/benefit of covering tennis courts  
New bleachers
- 6-10-years Ballfield improvements  
Concession building  
Lighting  
Gillie Room upgrades
- 11-15-years Ballfield improvements  
Capital improvements, as needed.

**CAPITAL IMPROVEMENT PROGRAM 2000/01 THROUGH 2006/07 :**

2001-02	Roof	\$100,000
2003-04	Tennis Court Lighting	\$100,000
2004-05	Concession Building	\$150,000



# Tibbits Park



Grass



Garden



Shade



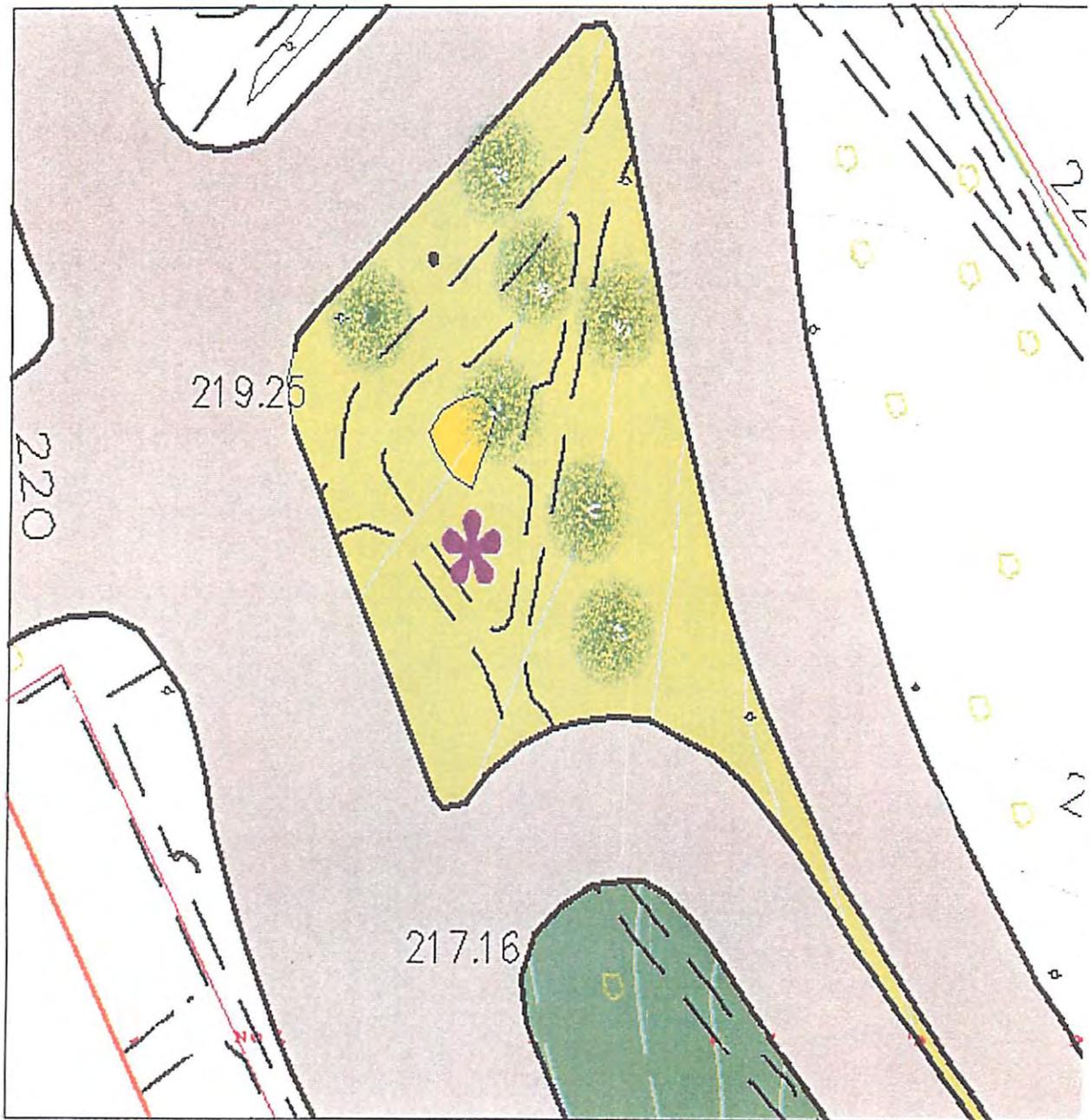
Monument

# Tibbits Park



- |   |  |  |
|---|--|--|
|  Grass |  Garden |  Sign     |
|  Shade |  Water  |  Monument |

# Tibbits Park



- Grass
- Shade
- Monument
- Garden

# Tibbits Park



- |   |   |
|---|---|
|  Grass             |  Structures |
|  Shade             |  Garden     |
|  Rock Outcroppings |  Signs      |
|  Steep Slope       |  Water      |

## **TIBBITS PARK**

(4.52 Acres – City-Wide Resource – Open Space Inventory Map ID Code: PK-11)

### **LOCATION**

Tibbits Park composed of seven large median traffic islands along North Broadway, running from approximately Lake Street south to Armory Place, borders the Core Central Business District. On the east are some of the City's highest-density residential buildings, and on the west are commercial and office buildings which are part of the Business District. All areas of the park are easily visible from North Broadway.

### **USAGE**

- . Heavily used in good weather by local residents as well as by downtown workers for lunch, walking and seating
- . Used for special events, such as concerts, the annual White Plains Outdoor Art Festival and the Cherry Blossom Festival

### **AMENITIES**

- . Passive areas with teak benches scattered throughout the park, some in clusters
- . Two display fountains, one surrounded by benches
- . A natural wood sun shelter
- . Three commemorative statues commemorating the Civil War, Christopher Columbus, and World War I
- . A decorative Victorian clock
- . A gazebo for music concerts
- . Colorful annual and perennial plantings installed under the auspices of the White Plains Beautification Foundation, which oversees maintenance of the planted areas

### **UTILITIES**

- . There are no toilets or phones in the park. The closest public access toilets are in Walmart or The Westchester Mall
- . There is perimeter split-rail fencing around the center section of the park
- . Street lighting provides most of the lighting for the park; the gazebo has lighting
- . Town and Country lights border the walkway in the center section of the park

### **SIGNAGE, ACCESS AND PARKING**

Permanent signage for the park is located on the north side of Main Street between the northbound and southbound lanes of North Broadway. Signs publicizing special events are erected facing roadways at various places around the perimeter of the park at appropriate times. The park is accessed by pedestrians from the downtown as well as by residents from the apartment buildings. There are crosswalks which lead to the various islands of the park. It is evident the pedestrians cross at several other locations, despite the wood fencing which has been installed along the park. There is no parking provided.

### **TERRAIN**

The entire park is on a gentle slope which becomes steep between South Broadway and the Kent Hawk fountain.

## **ENVIRONMENTALLY SENSITIVE FEATURES :**

**ROCK OUTCROPS:** There is a rock outcropping on the side of the steps leading up to the sun shelter.

**SOIL TYPES:** The soils are Uf and UhC according to the U.S. Department of Agriculture *Soil Survey of Putnam and Westchester County, New York* (See Appendix D for description.)

**HYDROLOGY AND SITE DRAINAGE:** The park drains well using City storm drains.

**LAND COVER:** The ground is mostly covered in grass and well maintained plant arrangements. The asphalt paths need replacing.

## **VEGETATION:**

**DESCRIPTION:** Some areas have very little grass due to the large degree of shade, rain runoff, and pedestrian traffic. Trees shade over forty percent of the park. There are many clusters and wooded areas. Some of the land mark trees are marked because they are a unique species to the area and many of them are quite striking. Additional unique trees are in the process of being labeled for public education.



**CONDITION:** The grass is in constant need of reseeding, due to pedestrian traffic, erosion and minimal sunlight. Most of the trees are very healthy and striking. However, the trees need to be thinned and pruned. The floral plantings add to the charm of the rest of the landscaping.

**TRAIL FEATURES:** Tibbits Park is part of the Heritage Trail.

**FAUNA:** There are several common varieties of birds and animals throughout the park. No unique species have been identified.

**AIR QUALITY:** Good, considering the park is surrounded by heavily trafficked roadways.

**SOUND:** The road noise is substantial, but it is drowned out near the fountains.

**FACILITY APPEARANCE, SCENIC VALUE:** The fountains and landscaping make the park a welcoming floral open space in a heavily trafficked urban center.

**VIEW FROM FACILITY:** The surrounding area is dense urban development.

**SIGNIFICANT FEATURES/UNIQUE CHARACTERISTICS :** The steep slope down from South Broadway allows all the landscaping to be seen from the roadway. The location and shape of the park gives an added significance to the area for motorists as well as pedestrians. There is a large clock at the center of the park. The fountains are also exceptional features. There are numerous specimen trees

not found elsewhere in City parks. Several concert series are held in the park, as well as the annual White Plains Outdoor Arts Festival and Cherry Blossom Festival.

**HISTORICAL SIGNIFICANCE:** Originally the Village Green and formerly Broadway Park, this park was dedicated in honor of Charles H. Tibbits in 1931 “due to his untiring efforts and deep personal interest, the present park of flowers, shrubs and trees has been made possible.” Mr. Tibbits served as a member of the Shade Tree Commission from 1922-1927 and was appointed to the Planning Board in 1927.

There are several statue memorials and a myriad of dedicated benches and flower beds throughout the park.

**ENVIRONMENTAL SIGNIFICANCE:** The park provides open space and trees to help create clean air and a pleasant environment in a highly trafficked area.

**POSSIBLE COMMUNITY PROJECTS:** The community, through the White Plains Beautification Foundation, maintains many of the flower beds. Plants and tree species identification and labeling could be done by a Scout troop or community group.

#### **CAPITAL NEEDS AND PROPOSED IMPROVEMENTS :**

- Tibbits Park is the closest thing White Plains has to a public botanical garden. To enhance this quality in a professional way, a horticulturist should be consulted to develop an arboretum and garden planting plan. Once implemented, this would transform the site into a small but significant botanical garden. Currently, a four-year capital project is underway to improve the infrastructure -- lighting, paving, turf renovation and pruning. In the future, the historic sculptures, fountains, natural wood shelter, staircase and gazebo will have to be rehabilitated. The City should seek corporate and foundation grants to develop Tibbits Park as an arboretum.
- There is a pine tree which was dedicated as a living memorial to a member of the community. It is dying because its canopy space is being over taken by a neighboring maple tree. The maple tree should be cut back and there should be some effort to save the struggling pine tree.
- There are some very large dead branches on several trees throughout the park which need to be removed.
- Another type of ground cover, such as pachysandra, should be considered for the ground where grass has difficulty growing.
- The large senior population from the surrounding multi-family buildings, as well as office workers on their lunch hours, regularly use the park as a sitting area. More comfortable benches at more locations, possibly with tables, are needed to accommodate this usage.
- The diverse plant species and specimen trees in Tibbits Park should be identified with appropriate signage thereby making the park an educational as well as a passive leisure and open space resource.

**RECOMMENDED IMPROVEMENTS TIMELINE :**

- 1-5 years    Rehabilitation of paths, lighting, turf and structures  
              Tree pruning and maintenance  
              Complete species labeling  
              Horticultural design  
              Horticultural improvements
- 6-10-years    Horticultural and structural rehabilitation improvements
- 11-15-years    Horticultural and structural rehabilitation improvements

**CAPITAL IMPROVEMENT PROGRAM 2000/01 THROUGH 2006/07 :**

2001-02	Rehabilitation	\$25,000
2002-03	Rehabilitation	\$25,000
2003-04	Rehabilitation	\$25,000
2004-05	Rehabilitation	\$25,000

# Battle Hill Park



# Battle Hill Park



- |   |                   |   |                    |
|---|-------------------|---|--------------------|
|  | Grass             |  | Athletic Fields    |
|  | Shade             |  | Basketball Courts  |
|  | Rock Outcroppings |  | Tennis Courts      |
|  | Steep Slope       |  | Drinking Fountains |
|   |                   |  | Signs              |



## **BATTLE HILL PARK**

(3.68 Acres – Battlefields are a City-Wide Resource; Community Room is a Community Resource; and the Playground is a neighborhood Resource – Open Space Inventory Map ID Code: PK-33)

### **LOCATION**

This park is located to the west of the former Battle Hill School, which has been converted to condominiums, in the Battle Hill Neighborhood.

### **USAGE**

- . Moderate use by neighborhood residents
- . Fields previously heavily programmed for use by Little League and organized soccer leagues
- . Tennis courts used moderately
- . Community Room is used as Teen Center, and used by Girl Scout Troops and community associations

### **AMENITIES**

#### **Exterior**

- . One Full-size soccer field
- . A regulation size basketball court
- . Playground with two play areas and benches

#### **Interior**

- . Recreation/community room in the building, with pool table and couches, adjoining restrooms, kitchen and large screen TV



### **UTILITIES**

- . Toilets are within the building but are for use by the Community Room only.
- . There is high chain link fencing along one edge of the park. There is also area fencing around basketball courts
- . There is no lighting in the park.

### **SIGNAGE, ACCESS AND PARKING**

Signage for the park is set back in the parking area off Battle Avenue. A fifteen car parking lot has been provided for park users. In addition, there are sidewalks and a staircase from McKinley Avenue which can be used by pedestrians.

### **TERRAIN**

The park is on a level plain, the entire perimeter is a steep slope.

### **ENVIRONMENTALLY SENSITIVE FEATURES**

Steep Slope: The entire perimeter of the park is a steep slope.

### **SOIL TYPES**



The soils are Ub and UpC according to the United States Department of Agriculture Soil Survey of Putnam and Westchester County in New York (See Appendix D for description).

**HYDROLOGY AND SITE DRAINAGE:** Fair



**LAND COVER:** The park is mostly grass with the exception of the turf tennis and asphalt basketball courts.

**VEGETATION:**

**DESCRIPTION:** Trees are in the sloped wooded areas along the perimeter outside the park boundary. The trees are very dense and provide screening from the noise of Central Avenue and give privacy to the local residences. The eastern perimeter of the park has a variety of wildflowers.



**CONDITION:** The baseball fields are becoming overgrown, while the soccer field is worn bare. The woods are in fair condition due to limited use. The lawn needs major rehabilitation.

**TRAIL FEATURES:** There are several casual paths which lead directly to residences on the private property adjacent to the park.

**FAUNA:** There are several common varieties of birds and animals throughout the park. No unique species have been identified.

**AIR QUALITY:** Very good

**SOUND:** The park is well screened with trees. However, residents of the condominium have complained about noise from the park.

**FACILITY APPEARANCE, SCENIC VALUE ,VISTAS :** The park is entirely surrounded by trees and cannot be seen from the road. Some of the apartments adjacent to the park can see it over the retaining wall.

**VIEW FROM FACILITY:** See Above

**HISTORICAL SIGNIFICANCE:** The Battle Hill School was built in 1931 and converted to condominiums in 1987.

**ENVIRONMENTAL SIGNIFICANCE:** There are several significant slopes draining down to residential property and a paper street. The slopes provide tree screening and beautiful wildflowers.

**RECREATIONAL, NEIGHBORHOOD, AND COMMUNITY SIGNIFICANCE :** The park serves primarily as a programmed City-wide resource. The tennis courts, basketball court and play area are used mainly by neighborhood residents.

**POSSIBLE COMMUNITY PROJECTS:** Neighborhood or community groups could participate in park clean up and beautification projects.

**CAPITAL NEEDS AND PROPOSED IMPROVEMENTS :**

- The current condition of the ballfields is fair to poor. The fields are grown over and the soccer field has been worn down. The ballfield needs a complete subsoil renovation
- Tennis courts and basketball courts need to be rehabilitated.
- The staircase and ramp are reached from a public right-of-way from McKinley Street. The large retaining wall with the ramp needs to be renovated and made handicapped accessible.
- The access to the ramp from McKinley Street needs to be redesigned to minimize impacts to the Battle Hill Condominiums.
- The limited parking for the ballfields is a problem on weekends and has adversely impacted neighboring homes. Acquisition and conversion of an adjacent property for parking facilities would ease this shortage.
- The signage at the entrance to the park should be larger and more inviting.
- The noxious weeds along the periphery of the park should be removed. The slope down to the park should be planted with a flowering ground cover and additional trees should be planted for both visual and sound buffering.

**RECOMMENDED IMPROVEMENTS TIMELINE :**

1-5-year	Tennis and basketball court rehabilitation Ballfield Rehabilitation Staircase and ramp rehabilitation Acquisition of additional land for parking lot expansion
6-10-year	Ballfield renovation
11-15 year	Capital improvements, as needed

**CAPITAL IMPROVEMENT PROGRAM 2000/01 THROUGH 2006/07 :**

2002/03	Battle Hill Playground	\$ 90,000
	Battle Hill Park Improvements Design	\$ 25,000
2003/04	Battle Hill Park Improvements	\$500,000



# Jacob Purdy Park



# Jacob Purdy Park



- |   |   |
|---|---|
|  Grass             |  Structure |
|  Shade             |  Flag Pole |
|  Rock Outcroppings |  Garden    |
|  Steep Slope       |   |

  
**Jacob Purdy Park**

(1.37 acres - City-wide Resource -Open Space Inventory Map ID Code: PK-6)

**LOCATION:** Jacob Purdy Park, is located on Park Avenue south of its intersection with Kirby Terrace. It is situated at the top of Purdy Hill on a part of the original 132 acre farm purchased by Jacob Purdy in 1730. In Winter, the site commands an excellent view of White Plains and its surroundings to the south and west. The park was developed by the City of White Plains to accommodate the relocation of the historic Jacob Purdy House. The park is surrounded by private residences.

**USAGE:**

- House used for programming and as headquarters of the White Plains Historical Society
- Site is one of the stops on the Heritage Trail developed by the Historical Society

**AMENITIES:**

- The house was moved to this site from Spring Street in 1973 and restored in 1986-87
- Walkways, benches, open lawn areas and overlook
- Wildflower garden in area of extensive rock outcroppings
- An herb garden was donated to Purdy Park and is maintained by the White Plains Historical Society
- House is leased to the Historical Society
- House has office and rooms for small meetings

**UTILITIES:**

- Toilets
- Drinking fountain
- Telephone service
- There is six foot chain link fencing covered in ivy along two sides of the perimeter.
- The only lighting is for one of the two flag poles.

**SIGNAGE, ACCESS AND PARKING:** The signage consists of a very small plaque on the house. Access is from Park Avenue. There are no sidewalks in the area. The parking lot can accommodate 10 cars, and on street parking is available in the neighborhood for special events held at the park.

**TERRAIN:** The site is relatively level. The front right side of the park has a steep slope which is sectioned off by a low stone retaining wall. Beyond the front of the site, the hill slopes steeply toward Hillside Terrace.

**ENVIRONMENTALLY SENSITIVE FEATURES :**

**ROCK OUTCROPS:** There is a large rock out-cropping on the right side of the property which is partially covered by a rock garden with wild flowers.

**SOIL TYPES:** The soils are UIC according to the U.S. Department of Agriculture *Soil Survey of Putnam and Westchester County, New York* (See Appendix D for description.)

**HYDROLOGY AND SITE DRAINAGE:** Good

**LAND COVER:** Most of the park is grass. The paths are brick-colored painted asphalt.

**VEGETATION:**

**DESCRIPTION:** Trees shade forty percent of the park. All the trees are fairly close together. There is one landmark pine tree at the back edge of the property along the parking lot.

**CONDITION:** All the vegetation on the site is well maintained.

**TRAIL FEATURES:** Jacob Purdy Park is part of the Heritage Trail

**FAUNA:** There are several common varieties of birds and animals throughout the park. No unique species have been identified

**AIR QUALITY:** Good

**SOUND:** The immediate area is quiet, but the railroad station, downtown traffic and construction can be heard clearly on the site.

**FACILITY APPEARANCE, SCENIC VALUE :** The park looks like a quaint house with a humble piece of property.

**VIEW FROM FACILITY:** Looking out from the front of Purdy House, there is a view of White Plains which is partially obstructed by the Hillside Village condominiums on the opposite side. The park is surrounded by residences and the back edge is fenced and screened with trees to provide privacy for the adjacent residences.

**HISTORICAL SIGNIFICANCE:** The Jacob Purdy House was constructed in 1721 at the foot of Purdy Hill and moved by the City in 1973 to its present site. The house was a military headquarters during the Revolutionary War. It was used by General Washington for a few days before the Battle of White Plains, and then again for almost two months during the summer of 1778. Since its move to the Purdy Park site in 1973, the City has restored the historic house and undertaken improvements to the site.

**ENVIRONMENTAL SIGNIFICANCE:** The park fits with the suburban landscaping and showcases the beauty of the natural features of the area with its rock garden.

**RECREATIONAL, NEIGHBORHOOD, AND COMMUNITY SIGNIFICANCE :**

Use of the park focuses around commemorations of historical events and educational programming.

**POSSIBLE COMMUNITY PROJECTS :** None identified at this time.



**CAPITAL NEEDS AND PROPOSED IMPROVEMENTS :** As the City's primary historic structure, this facility should serve as the City's visitor center for all historic events and programs. Its potential for educational programs and tourist activities is unlimited and needs to be pursued.

**RECOMMENDED IMPROVEMENTS TIMELINE :**

- |             |                                 |
|-------------|---------------------------------|
| 1-5 years   | Purchase of education equipment |
| 6-10 years  | House maintenance               |
| 11-15 years | Grounds rehabilitation          |

**CAPITAL IMPROVEMENT PROGRAM 2000/01 THROUGH 2006/07 :**

No funding is scheduled.





# RENAISSANCE PLAZA



# RENAISSANCE PLAZA



Water

Signs

Brick

Shade



## **RENAISSANCE PLAZA**

(.36 Acres – City-Wide Resource – Open Space Inventory Map ID Code: PK-12)

### **LOCATION**

This urban passive park is located at the key downtown intersection of Mamaroneck Avenue and Main Street. With prospective changes on Mamaroneck Avenue and Main Street, the park will continue to occupy a very important location, which should influence its rehabilitation. The park is surrounded by small retail businesses, restaurants, the Galleria and the site of the proposed City Center project.

### **USAGE**

- . Park frequented by downtown workers, shoppers and visitors
- . The City programs special events and small concerts in the Plaza

### **AMENITIES**

- . 3 Large fountains with decorative lighting, music and water features
- . Seating on benches
- . Shade trees, ground cover and shrubs

### **UTILITIES**

- . There are no bathrooms or drinking fountains in this park
- . There is no fencing on the site
- . The park is lit. Most of the light seen at night comes from the fountain
- . The park has electrical outlets for concerts and seasonal tree lighting



### **SIGNAGE, ACCESS AND PARKING**

Signage for the park is located mid-block on Main Street. Pedestrian access is from the adjacent sidewalks. There is no dedicated parking for this park.

### **TERRAIN**

Flat bricked surface and steps. There is a slope down to the sidewalk on the Main Street side, which becomes increasingly level towards Mamaroneck Avenue.

### **ENVIRONMENTALLY SENSITIVE FEATURE**

None

### **SOIL TYPES**

The soils are Uf according to the United States Department of Agriculture Soil Survey of Putnam and Westchester County, New York (See Appendix D for description).

### **HYDROLOGY AND SITE DRAINAGE**

The park is dry in areas with City storm drains for drainage. Puddles develop where the brick has become uneven.

### **LAND COVER**



The central area of the park is entirely covered by brick pavement and cement stairs. The trees are given a few square feet of soil to receive rain water. The dense tree coverage provides shade for the entire central area. The slope between the park and the Main Street sidewalk is planted with small spotty shrubs.

## **VEGETATION:**

**DESCRIPTION:** The flora is entirely planted for landscaping purposes. The chosen plants are indigenous to the area. The trees dominate the central area of the park with a dense canopy. There is also a small patch of shrubs and small trees between the park and the adjacent buildings and walkways

**CONDITION:** There is a lot of opportunistic growth beginning to take over. In areas which are not shaded, the plants are doing well. In the shady areas the plants have mostly died out. The tree shading is too dense. It creates a gloomy rather than a welcoming feeling

**TRAIL FEATURES:** None

**FAUNA:** Pigeons dominate the center of the park. No unique species have been identified.

**AIR QUALITY:** The air quality is good. The park is in an area with high volumes of vehicular traffic, but there is often a steady breeze.

**SOUND:** There is a good deal of road noise but it is buffered by sounds of the fountain.

**FACILITY APPEARANCE, SCENIC VALUE:** The park creates a nice respite from the City scene. It could create a comfortable area of green to relax in and get out of the sun. The visual barrier provided by the fountain, along with the heavy trees, restricts views into the park

**VIEW FROM FACILITY:** The park is surrounded on three sides by urban City streets. The fourth side is currently the blank gray wall of the adjacent building.

**HISTORICAL SIGNIFICANCE:** The "Auditorium Building" which was erected on this site in 1895, with retail uses on the ground floor and meeting room space and, after a 1910 remodeling, apartments, above, was demolished in 1979, and a park created on its site.

**ENVIRONMENTAL SIGNIFICANCE:** The park presents a shaded oasis in a heavily developed urban area.

**RECREATIONAL, NEIGHBORHOOD, AND COMMUNITY SIGNIFICANCE:** The park is centrally located in the downtown business district near high lunch volume restaurants. It gives the daytime workers a comfortable place to eat lunch and avoid some of the bustle of the City.

**POSSIBLE COMMUNITY PROJECTS:** None identified at this time.

**CAPITAL NEEDS AND PROPOSED IMPROVEMENTS:**

- Main/Mamaroneck Plaza needs complete renovation with significantly greater use of level grass and planted areas. It should provide an open space linkage between the redevelopment planned for the former Macy's site and the Galleria. As currently designed, the park's fountain and trees obstruct the visual linkage between these two areas. The need for redesign and reconstruction of this urban open space is critical. The fountain should be demolished and a more appropriately designed fountain installed.
- The current brick surface is becoming uneven and difficult for people to walk on. Skateboarders like the benches in the park. Their rail slides are destroying the edges of wooden benches, creating splintered surfaces. The brick area is often covered in pigeon droppings.

**RECOMMENDED IMPROVEMENTS TIMELINE:**

1-5 years	Redesign plaza and fountain Install new fountain and plaza landscaping
6-10 years	No recommendations
11-15 years	Capital improvements, as needed

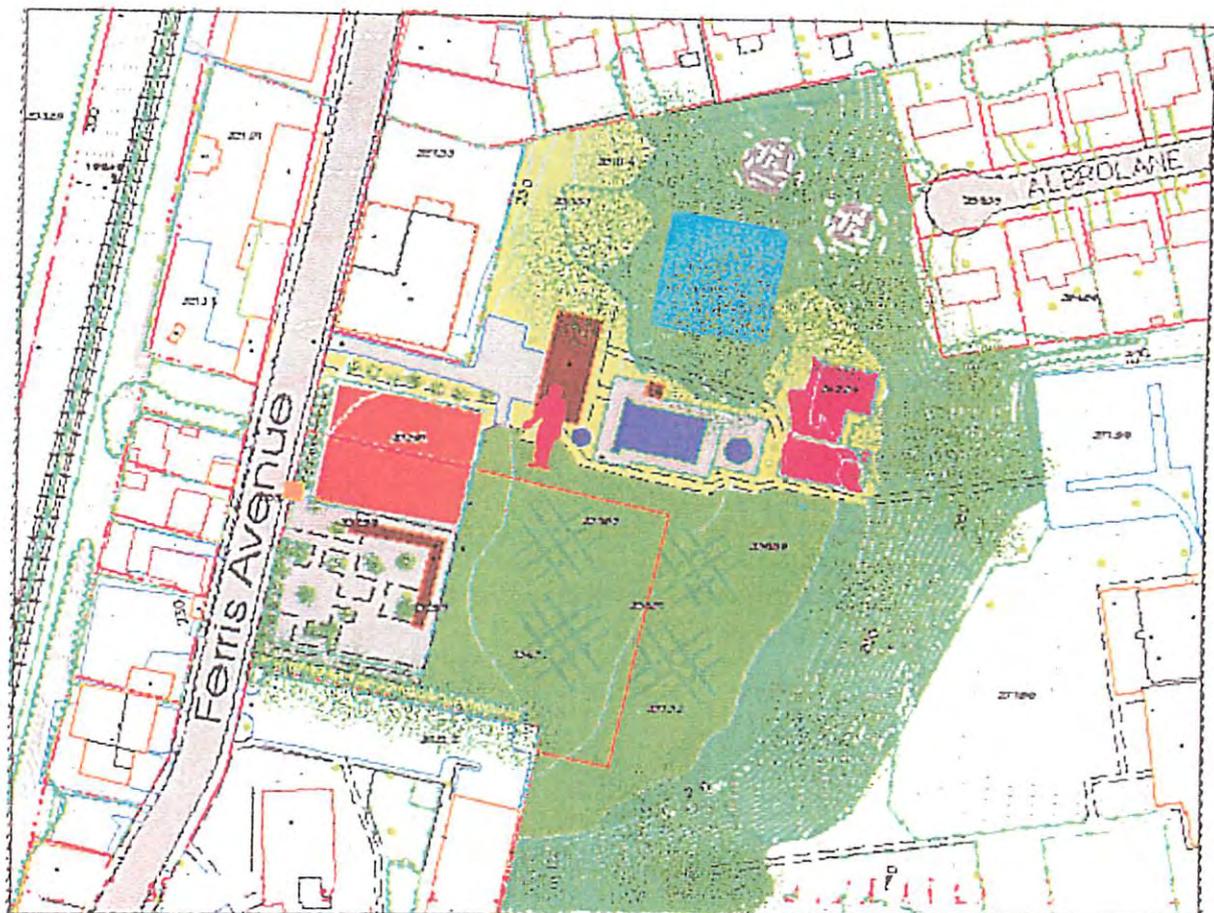
**CAPITAL IMPROVEMENT PROGRAM 2000/01 THROUGH 2006/07:**

2001-02	Design of new plaza and fountain	\$ 200,000
	Construction of new plaza and fountain	\$2,000,000

# Gardella Park



# Gardella Park



- |  |   |
|--|---|
|  Athletic Fields    |  Shade             |
|  Basketball Courts  |  Rock Outcroppings |
|  Playgrounds        |  Steep Slope       |
|  Drinking Fountains |  Grass             |
|  Bathrooms          |  Structures        |
|  Signs              |  Water             |
|  Picnic Area        |   |

## **GARDELLA PARK**

(7.5 Acres – Community Resource – Open Space Inventory Map ID Code: PK-3)

### **LOCATION**

Gardella Park, one of the three multi-use parks, is located in the Ferris Avenue and the Church Street/Park Avenue neighborhoods with access from Ferris Avenue and from the parking lot of Church Street School. It is adjacent to a high-rise co-op apartment on Ferris to the south, with a light industrial district on Ferris Avenue to the west and north. To the east, and at an approximately 20 foot higher elevation, is situated the Church Street Elementary School and the Church Street/Park Avenue neighborhood, which has both single-family and multi-family homes and garden apartments. It is closely connected to the two neighborhoods and is used primarily by people from these neighborhoods. The City leases this park from the School District; the lease is due to expire in 2003.

### **USAGE**

- . Heavily used in spring, summer and fall, both informally and with programs scheduled for Little League, softball, evening basketball leagues for youth and adults, and camp swimming programs.
- . Used by residents of the neighborhoods surrounding the park for informal recreation.
- . The park serves as the recreation area for Church Street School.

### **AMENITIES**

- . One of the City's two outdoor swimming pools
- . Wading pool
- . Bath house with small locker rooms, rest rooms, lifeguard and first aid rooms
- . covered picnic area adjacent to the bath house
- . Observation and sunning deck on the bath house roof
- . Large wooded informal picnic area with picnic tables and grills
- . Driveway off Ferris Avenue (used for service and camp buses)
- . Seating courtyard with benches, game tables, plantings and an overhead observation structure accessed by stairs from courtyard
- . Two regulation basketball courts, recently renovated and lighted
- . One softball/Little League field with backstop
- . One playground



### **UTILITIES**

- . Toilets and drinking fountain are accessible from the outside of the pool house
- . There is chain link fencing along the perimeter of the park with various materials used to screen out the surrounding area. The height changes according to need
- . The park is lit in various areas. Not all equipment is meant for night use. Basketball courts are lit when in use
- . There is security lighting at picnic area and courtyard

## **SIGNAGE, ACCESS AND PARKING**

There is no signage for the park on Church Street or at the Church Street School the sign for the park is located on Ferris Avenue. Access to the park is provided by a stairway. There is no dedicated parking for this park. Users park on Ferris Avenue or in the Church Street School parking lot from which the park can be reached via a series of steep steps.

## **TERRAIN**

There is a steep slope between Church Street School and Gardella Park which both have gentle slopes along their perimeters. There are two natural swales which border the stairs on the way down to the ball fields from the Church Street School parking area.

## **ENVIRONMENTALLY SENSITIVE FEATURES**

**ROCK OUTCROPS:** There are small rock outcroppings in the wooded areas.

**STEEP SLOPE:** See TERRAIN, above

## **SOIL TYPES**

The soils are UwB, Ub and Uf according to the United States Department of Agriculture Soil Survey of Putnam and Westchester County, New York (See Appendix D for description).

## **HYDROLOGY AND SITE DRAINAGE**

There is good drainage throughout the park.

## **LAND COVER**

Mostly grass with a few wooded areas and one sloping hillside of opportunistic growth. The play area ground cover is fiber "wood" chips and eroded soil. The basketball courts and seating area are paved with cement and asphalt.

## **VEGETATION**

Description: There are many large specimen trees which grow in clusters along the sloping perimeter and in the wooded picnic area. There are smaller trees and large hedges in the sitting area with chess tables. The slope with opportunistic growth has many attractive wildflowers.



## **CONDITION**

Most of the trees are in good condition. Some need pruning. The wooded picnic area needs some of the tree branches to be pruned higher to allow for more visual distance and a little sunlight. Many of the trees are well preserved because they are in an area fenced to keep people away. The field grass is in good condition, with the exception of some patchy areas. The grass area near the play area is almost eroded away to dirt by the heavy use.

**TRAIL FEATURES:** None

**FAUNA:** There are several common varieties of birds and animals throughout the park. No unique species have been identified.

**AIR QUALITY:** Good

**SOUND:** The road noise from nearby areas is low to moderate depending on the location within the park.

**FACILITY APPEARANCE, SCENIC VALUE:** The facility is almost entirely self-contained with little visibility from Ferris Avenue. The park is barely visible from Church Street School.

**VIEW FROM FACILITY:** The view from the facility, mostly screened by trees, is of Church Street School and adjacent residences. Little of Ferris Avenue can be seen from the park.

**HISTORICAL SIGNIFICANCE:** Dedicated in memory of George J. Gardella, Jr., in 1974. Mr. Gardella served as a City Court Judge from 1967-70.

**ENVIRONMENTAL SIGNIFICANCE:** The park provides a large open space and wooded areas in this developed residential/commercial area.

**RECREATIONAL, NEIGHBORHOOD AND COMMUNITY SIGNIFICANCE:** The park is used by the surrounding community as well as heavily used for organized recreation such as Little League and adult baseball leagues. A lovely enclosed seating area at the back of the park is rarely used. The wooded picnic area gives children a natural shaded play area. The play equipment is also partially shaded. The swimming pool is a dominant feature, along with the ballfields and basketball court, which are more heavily used.

**POSSIBLE COMMUNITY PROJECTS:** There is a large grassy area beyond the outfield, a portion of which could be used for community gardens or a nature project for Church Street School.

**CAPITAL NEEDS AND PROPOSED IMPROVEMENTS:**

A feasibility study should be done to determine if a regulation sized soccer field can be created to increase the City's inventory of soccer fields.

**SWIMMING POOL:** Gardella pool is the older and smaller of the City's two swimming pool facilities, but receives more visitors. The deck and wading pool area are inadequate for current usage. See discussion of pools in Amenities Analysis and Recommendations section.

**BATHHOUSE:** The building adjacent to the pool was designed as a maintenance/changing/bathroom facility with an accessible roof sundeck. The building is in need of interior and roof renovation to stop the roof from leaking. The changing rooms, which have been reduced to two closet-sized spaces, should be reconfigured.

The interior main space could be expanded for use as a recreation room for pre-school, meetings and other functions. Additional storage areas are needed for the sports leagues.

The roof deck is accessible by an exterior staircase, but is seldom used. It does, however, provide a bird's eye view of the park and pool. With a partial seasonal sun shelter or gazebo it could be used as a permitted picnic area or a more inviting sunning area.

**RECOMMENDED IMPROVEMENTS TIMELINE:**

- 1-5 years Pool renovation  
Develop grassy area outside the outfield for new community uses  
Retaining walls/fencing, walkways & signage upgrades  
Playground rehabilitation
- 6-10 years Ballfield renovation
- 11-15 years Building rehabilitation and expansion  
Capital improvements, as needed

**CAPITAL IMPROVEMENT PROGRAM 2000/01 THROUGH 2006/07:**

2001-02	Playground Rehabilitation	\$ 85,000
	Retaining Walls/Fencing Rehabilitation	\$175,000
	New Walkways and Signage	\$ 50,000
2002-03	Sitting Area Renovation	\$ 50,000
	Pool Renovation	\$100,000

# Turnure Park



# Turnure Park



- Grass
- Shade
- Steep Slope
- Playgrounds
- Structures
- Picnic Area
- Sign

## **TURNURE PARK**

(4.05 Acres – Community Resource – Open Space Inventory Map I Code: PK-9)

### **LOCATION**

This park, located on a sloping site diagonally opposite Eastview School, is in one of the most densely populated areas of the City. The surrounding neighborhood includes a commercial area, multi-family residences and many four-to twelve story multi-family buildings. The park is bordered on the north by the back of some of the City's highest density hi-rise residential buildings which face North Broadway, on the north by Lake Street, on the east by Canfield Avenue, and on the south by Main Street.

### **USAGE**

- . This park facility serves the immediate neighborhood as well as area workers. The large senior population from the surrounding multi-family buildings, as well as office-workers on their lunch hours, regularly use the park as a sitting area.
- . The "loop" made by the paths through the park is heavily used in the early mornings as a walking course. (Six times around equals almost exactly one mile.)
- . When the weather is warm, many residents from the surrounding apartment buildings use the three grills and the picnic tables for their dinners. On weekends and holidays, large family groups hold birthday parties and cookouts. "Reservations" are made on a first-come first-served basis. It is not unusual to see people sitting at picnic tables early on weekend and holiday mornings to reserve them for parties later in the day.
- . Play areas used by area residents
- . One Pops in the Park concert held every summer.

### **HISTORICAL SIGNIFICANCE**

This park dedicated in memory of J. Harvey Turnure in 1966. Mr. Turnure served as a Councilman from 1935-1939.

### **AMENITIES**

- . Two play structures
- . Bandstand/performing arts area created with stone walls
- . Benches scattered through park along paved, lighted paths
- . A large asphalt area in front of the bathrooms

### **UTILITIES**

- . Structure containing rest rooms, a maintenance/storage area and a large adjacent fenced-in paved area
- . There is chain link fencing along Main Street which follows the perimeter of the park. There is fence along the entire length of the west side to separate the park from adjacent hi-rise apartment buildings.

**SIGNAGE, ACCESS AND PARKING:** Signage is at the corner of Lake Street and Canfield Avenue. The park is accessed from sidewalks on three sides. Users primarily walk to this park. Adjacent street parking is available.



**TERRAIN:** Rolling with several moderate slopes.

**ENVIRONMENTALLY SENSITIVE FEATURES:** None

**SOIL TYPES:** The soils are ChC and UhC according to the U.S. Department of Agriculture *Soil Survey of Putnam and Westchester County, New York* (See Appendix D for description.)

**HYDROLOGY AND SITE DRAINAGE:** The park drains well by way of street storm drains.

**LAND COVER:** Most of the park is covered with grass with an asphalt walkway meandering from Main Street to Lake Street. A fairly large area in the southeast corner in front of the rest rooms is paved with asphalt. The play equipment is set in fiber “wood” chips. There is a flagpole next to a flagstone oval surrounded on three sides by benches, another smaller flagstone area surrounding a large doughnut-shaped bush and an "outdoor bandstand" structure with a cement top surrounded by a low stone parapet wall.

#### **VEGETATION:**

**DESCRIPTION:** This is one of the more horticulturally significant facilities, with a wide variety of tree species, but no flowers. Thirty percent of the park is shaded by tree clusters. There are open grassed areas, large deciduous and evergreen trees and some ornamental and memorial trees on the site. With the exception of two “blooming barrels” under the name sign, there are no flowers or floral plantings in the park. It is entirely grass, trees and bushes.

**CONDITION:** The grass, especially on the north side of the park and in the picnic area, is badly in need of re-seeding. Most of the area is bare. The slope at the northeast corner deposits silt on the sidewalk after heavy rains. The row of evergreen trees along the stockade fence on the Main Street side of the park is dying.



**TRAIL FEATURES:** None

**FAUNA:** There are several common varieties of birds and animals throughout the park. No unique species have been identified. There is, however, one notable black squirrel with a blonde tail.

**AIR QUALITY:** Good, even though the park is bordered on three sides by roads: Main Street, Canfield Avenue, and Lake Street.

**SOUND:** There is a lot of road noise from Main Street and Lake Street.

**FACILITY APPEARANCE, SCENIC VALUE:** This park has a particular feeling of added space because the terrain makes it difficult to see one side of the park from the other, or either side from the middle.

**VIEW FROM FACILITY:** The park is diagonally opposite Eastview School and is almost entirely surrounded by hi-rise apartment buildings. An additional 261-unit building is under construction directly across the street on the southeast.

**ENVIRONMENTAL SIGNIFICANCE:** The park is close to Delfino Park, Silver Lake Park and Eastview School. This allows for easy access to ballfields and pathways through the wooded areas around Silver Lake and the East Branch of the Mamaroneck River. This park is a very heavily used area of open space in a densely developed urban area.

**RECREATIONAL, NEIGHBORHOOD, AND COMMUNITY SIGNIFICANCE:** The park is in heavy use for most of the year. The picnic area is heavily used for parties and family gatherings. Because of its flat surface and low stone walls, the top of the “bandstand” is a good place to learn to rollerskate.

**POSSIBLE COMMUNITY PROJECTS:** Flowers could be planted in many locations around the park.

**CAPITAL NEEDS AND PROPOSED IMPROVEMENTS:**

- There are areas of the park that need erosion control and new plantings to enhance the aesthetics, in general, and to define the unpaved path the Police horses take from Delfino Park to “downtown” which is also heavily used by pedestrians, and to discourage the making of “convenience” paths.
- New lighting, more in keeping with the park’s character, should be installed.
- More comfortable benches at more locations are needed.
- Due to the heavy use, new picnic tables and grills will be needed within the next five years.
- The play equipment would be more heavily utilized if some shade was provided.
- The asphalt area needs to be leveled and resurfaced with brick-colored surfacing. Consideration should be given to striping this surface for games, and the possible addition of a water feature.

**RECOMMENDED IMPROVEMENTS TIMELINE:**

1-5-years	Landscaping and planting improvements Provide drinking fountains Bench, picnic table and grill replacement Level and resurface asphalt area
6-10-years	New Lighting Upgrade bathroom building
11-15 years	Capital improvements as necessary

**CAPITAL IMPROVEMENT PROGRAM 2000/01 THROUGH 2006/07:**

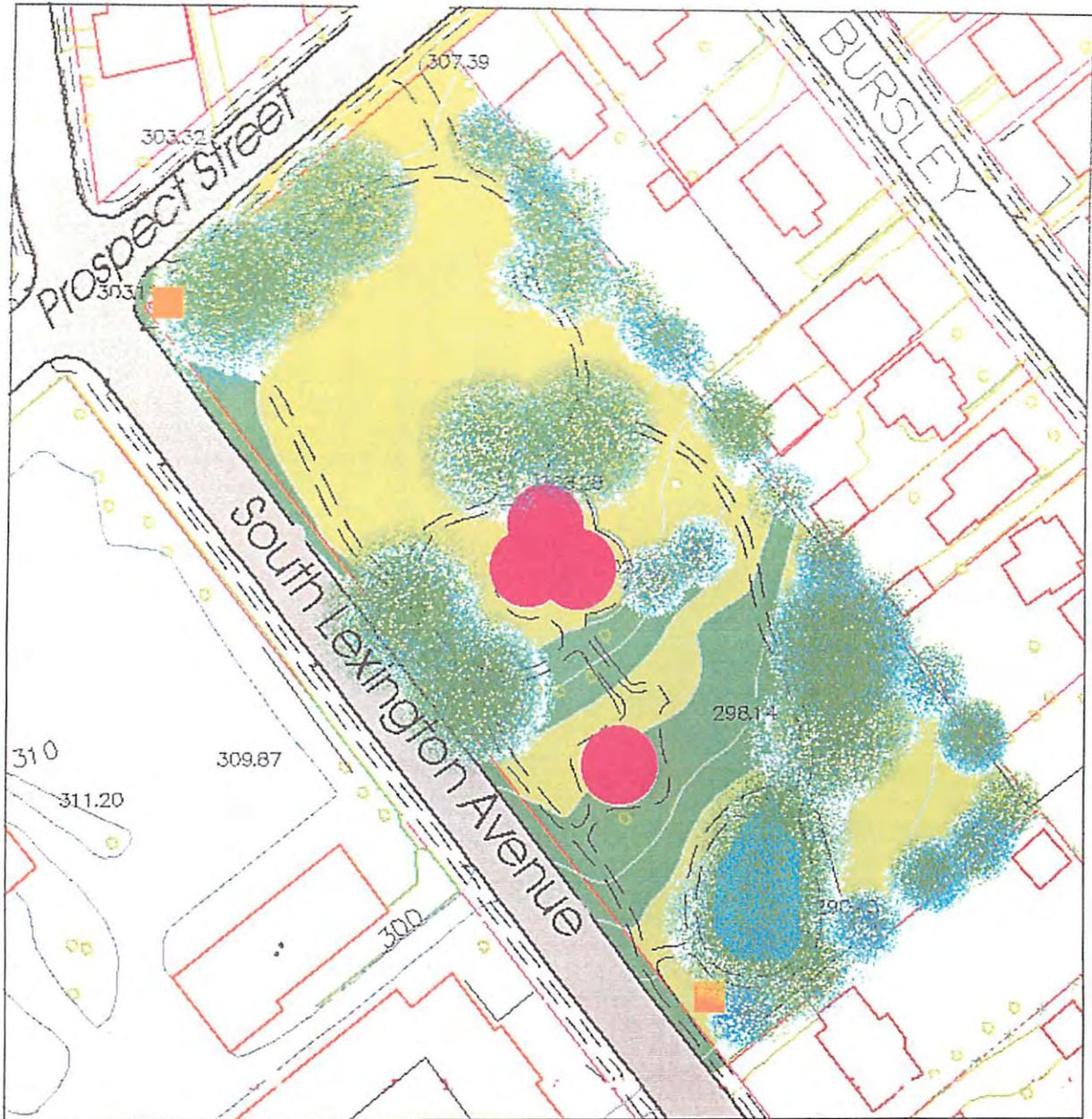
No funding is scheduled.



# Druss Park



# Druss Park



- Playgrounds
- Picnic Area
- Signs
- Grass
- Shade
- Steep Slope

## **DRUSS PARK**

(1.99 Acres – Community Resource – Open Space Inventory Map ID Code: PK-17)

### **LOCATION**

Druss Park, located at the intersection of South Lexington and Prospect Avenues, is in the Highlands neighborhood opposite St. Bernard's Church. The area immediately surrounding the park is all residential homes. The park is also used by residents of the apartment complex down South Lexington Avenue.

### **USAGE**

- Essentially a community passive park with seating areas and facilities for young children. This park is popular with young families and children for informal play
- St. Bernard's Church day care uses the park, as do other neighborhood children's groups
- "Pops in the Park" concerts and theater performances are held at Druss Park in summer. The highest flat plateau, nearest to Prospect Avenue, is used for these outdoor concerts and performances.
- Post Road School with sizeable playing fields for more active organized sports in nearby

### **AMENITIES**

- Two separate children's play area on fiber wood chip surfaces
- Picnic area with benches and tables
- Benches throughout park

### **UTILITIES**

- No rest rooms, drinking fountains or phones
- The lights along the walkways are security lighting
- Split rail and/or fencing around the perimeter



### **SIGNAGE, ACCESS AND PARKING**

Signage for the park is located at the corner of South Lexington Avenue and Prospect Street. There are sidewalks on the two streets surrounding the park. Users walk to the park or park on the street or at the church.

### **TERRAIN**

The park is naturally separated into three terraces by fairly steep slopes. Each terrace has a flat plateau mixed with gentle slopes and knolls. The entire park is above the elevation of the adjacent roadways. On both sides there is a five to ten foot area of slope separating the roadway from the park. There are no swales.

### **ENVIRONMENTALLY SENSITIVE FEATURES**

Rock Outcrops: There are several rock clusters which are man-made. There is one natural rock outcropping on the slope adjacent to South Lexington Avenue.

### **SOIL TYPES**

The soils are UpB according to the United States Department of Agriculture Soil Survey of Putnam and Westchester County, New York (See Appendix D for description).

**HYDROLOGY AND SITE DRAINAGE:** Water runoff flows through the park down the steeper slopes starting from the Prospect Avenue end of the park. The drainage does not create a problem for the community, however, due to the grade of the slopes, rainwater erodes the grass on steep slopes.

**LAND COVER:** The slope of the park and the amount of shade by the trees has limited the amount of top soil that can be held and the types of plants which will grow in the park. There are a variety of recreational landscapes in use. The top of the park has a sizable flat grassy area for concerts and serves as a small play field. Also on that terrace is a paved sitting area with fairly good shading. There are two play areas with new equipment which have a ground base of artificial padding or fiber "wood" chips. Large coniferous shrubs are dispersed throughout the park as excellent landscaping for hide-and-go-seek. The lowest terrace is a highly shaded picnic area with benches and tables and a small hidden grassy area for picnicking on the grass. There are several meandering paved paths connecting all features.

#### **LANDSCAPING VEGETATION:**

**DESCRIPTION:** There are several beautiful old hardwood trees on the highest terrace. Most of the trees are in clusters or in a line as the border of the park. The few trees that stand alone are landmark deciduous trees.

**CONDITION:** The grassy areas are thinning out, eroding or being taken over by opportunistic growth, mostly clover, in many areas of the park.

**TRAIL FEATURES:** None

**FAUNA:** There are plenty of common birds, small animals and neighborhood dogs. No unique species have been identified

**AIR QUALITY:** Very Good

**SOUND:** The area is a quiet neighborhood. The dominating noise throughout the day is lawn mowers.

**FACILITY APPEARANCE, SCENIC VALUE:** The facility's playgrounds are very well maintained. The raised elevation from the road and the striking trees give Druss Park a lovely neighborhood feel.

**VIEW FROM FACILITY:** Two sides of the park are fenced off with split-rail fencing backed by large coniferous trees. The rest of the surrounding area is residential, fenced off with a stockade fence. The elevated landscape makes the road less intrusive.

**HISTORICAL SIGNIFICANCE:** Dedicated to the memory of Louis A. Druss in 1974. Mr. Druss served as a Councilman from 1946-1957.

**ENVIRONMENTAL SIGNIFICANCE:** There are several large and impressive landmark trees which are being well preserved. The varying terraces are a pleasant example of the use of the natural landscape in the park's design.

**RECREATIONAL, NEIGHBORHOOD, AND COMMUNITY SIGNIFICANCE:**

The park is a vital recreational resource area for the surrounding neighborhood. As one of the few parks in the Highlands neighborhood, this is a very heavily used facility and neighborhood meeting place. The entire park, and especially the play equipment, is in heavy use both weekdays and weekends. Every area of the park is easily accessible. The fence around the park is a necessary feature due to the curve on South Lexington Avenue.



**POSSIBLE COMMUNITY PROJECTS:** The community could take an area on the perimeter of the park in the lowest left corner and build a garden or a tether ball court. It is in a low traffic area and currently being invaded by opportunistic plants.

**CAPITAL NEEDS AND PROPOSED IMPROVEMENTS:**

- An updated landscape plan is needed. The landscaping plan should address rerouting of paths, creation of better entrance ways, perimeter fencing upgrades and upgrading of the landscaping with new flowers and shrubs.
- Replanting some of the slopes with grass or shade-tolerant ground cover to prevent erosion should be done as part of the park's general upkeep.
- There is a sharp curve in the road with very little sight line directly before the entrance to the park. The park entrance should be redesigned. The existing sign saying "Children at Play" should be relocated, or an additional sign installed, so that it can be seen before the blinking yellow light which serves the intersection of Bryant Avenue and South Lexington Avenue. The light does not alert drivers headed west that they are approaching a park with children playing.
- This park has the potential for the addition of a youth swing set adjacent to the playground.

**RECOMMENDED IMPROVEMENTS TIMELINE:**

- 1-5 years    Landscaping Plan and landscaping and pathway upgrade  
                  Additional swings
- 6-10 years    Entrance relocation
- 11-15 years    Equipment upgrades, as needed

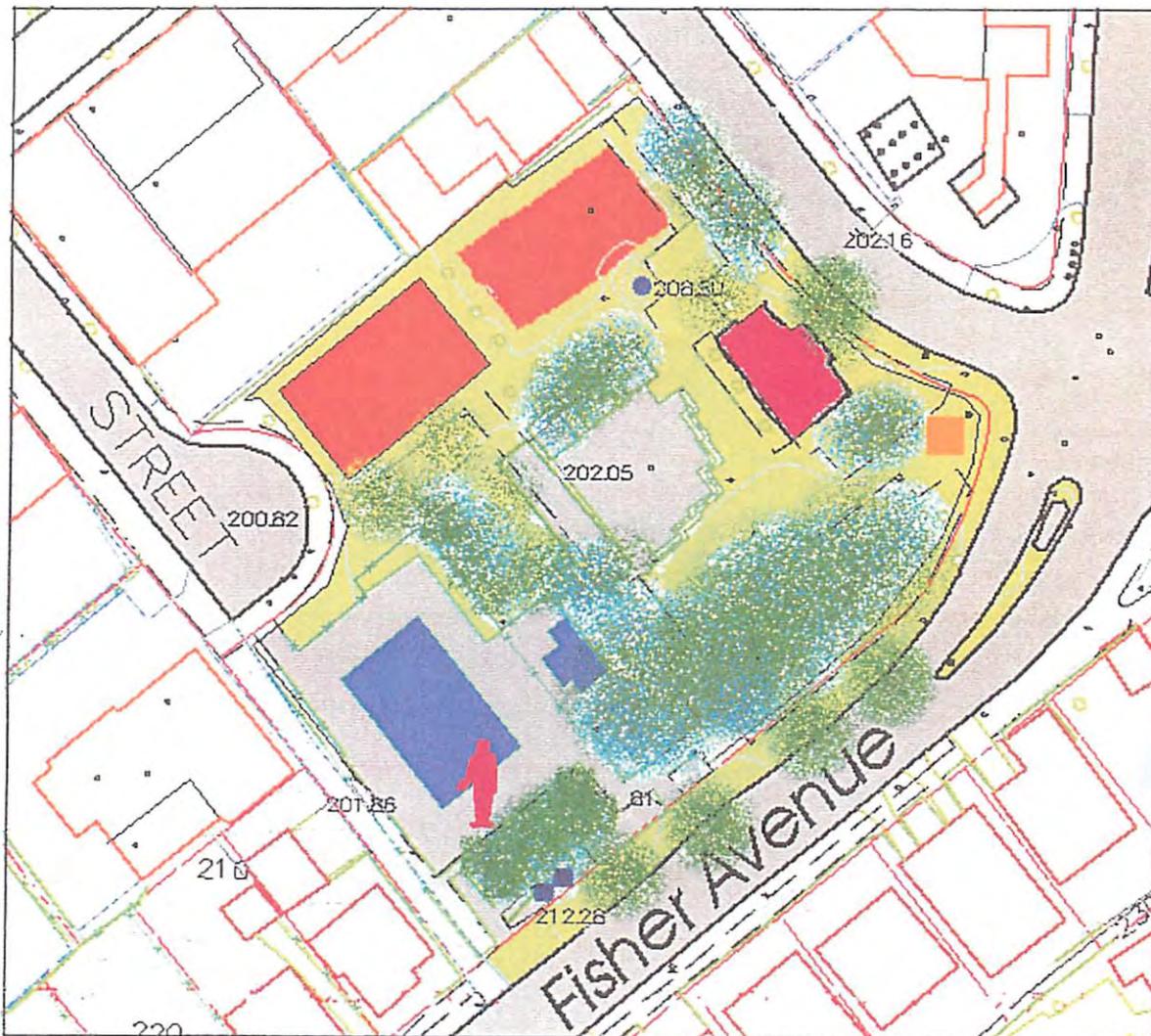
**CAPITAL IMPROVEMENT PROGRAM 1999-00 THROUGH 2005/06:**

No funding is scheduled.

# Kittrell Park



# Kittrell Park



- |  |  |
|--|--|
|  Basketball Courts  |  Grass      |
|  Playgrounds        |  Shade      |
|  Drinking Fountains |  Water      |
|  Bathrooms          |  Telephones |
|  Signs              |  |



## **KITTRELL PARK**

(1.67 Acres – Community Resource – Open Space Inventory Map ID Code: PK-14)

### **LOCATION**

Rosa Kittrell Park is located in Fisher Hill on a multi-level site at the intersection of Fisher Avenue and Irving Place. It serves as a buffer between the multi-family homes on Fisher Avenue and the light industrial buildings on Irving Place, Westmoreland Avenue and Home Street. In addition, Kittrell Park serves as a gateway to the Fisher Hill neighborhood from the Central Business district.

### **USAGE**

- . Since its renovation in 1996, the public usage of this park has grown tremendously. On any given spring or summer evening there are children in the playground, picnickers at the tables, basketball players on two courts, and people playing dominoes or cards.
- . Small groups of children from neighborhood child care facilities area accompanied to the park on foot, for the playground in the summer
- . The swimming pool is well used in summer. The pool is used by children on the “Swim Bus” from City camps and by Slater Center children
- . Workers from neighboring industrial area and small commercial area nearby occasionally eat lunch or rest in the park
- . Basketball courts are used on a regular basis, including the Youth Summer Basketball Program and a Girls Basketball program also held during the summer



### **AMENITIES**

- . One of the City’s two swimming pools, a wading pool, and pool house with lockers and showers
- . Children’s play area with safety surfacing and benches
- . Two wooden trellis structures with seating and game tables
- . Large central amphitheater-type space
- . Two basketball courts

### **UTILITIES**

- . Two separate sets of public restrooms for pool area and park
- . A drinking fountain
- . Low chain link fencing around the play equipment
- . High chain link fencing around the pool area
- . Security lighting throughout the park

### **SIGNAGE, ACCESS AND PARKING**

Signage for the park is located at the corner of Fisher Avenue and Irving Place. Access to the park is by sidewalks on Fisher Avenue and Irving Place as well as from Home Street in the industrial area. There is no parking dedicated to the park. Users park on the street, where there are few available spaces.



### **TERRAIN**

The park is fairly flat with a mild slope downward from Fisher Avenue.

**ENVIRONMENTALLY SENSITIVE FEATURES:** None

**SOIL TYPES:** The soils are Uf according to the U.S. Department of Agriculture *Soil Survey of Putnam and Westchester County, New York* (See Appendix D for description.)

**HYDROLOGY AND SITE DRAINAGE:** The area drains well.

**LAND COVER:** The park contains grass areas, asphalt, cement for the amphitheater, pool area and pathways, and safety rubber for the playground.

**VEGETATION:**

**DESCRIPTION:** 10% of the area is shaded by trees. The trees are scattered among the amenities. The trees are around 12 inches in caliper.

**CONDITION:** Most of the trees are healthy and need no immediate assistance. The two smaller oaks which are dying should be removed and replaced with another species of tree.

**TRAIL FEATURES:** None

**FAUNA:** There are several common varieties of birds and animals throughout the park. No unique species have been identified.

**AIR QUALITY:** Good

**SOUND:** Most of the noise in the summer time comes from the pool area. Downtown noise can also be heard throughout the park.

**FACILITY APPEARANCE, SCENIC VALUE:** The park buffers views from the residences on Fisher Avenue of the light industrial area on Westmoreland Avenue and Irving Place.

**VIEW FROM FACILITY:** The view from the park is of industrial and commercial buildings, the U.S. Post Office and low- to medium-density residential buildings.

**HISTORICAL SIGNIFICANCE:** Originally Fisher-Bank Park, this park was dedicated in memory of Rosa A. Kittrell in 1978. Mrs. Kittrell was a long-time resident of the City who was devoted throughout her life to humanitarian causes and with the expansion of the day care movement generally.

**ENVIRONMENTAL SIGNIFICANCE:** Although the park has limited grass areas, it provides an important open space relief and gateway to Fisher Hill.

**RECREATIONAL, NEIGHBORHOOD, AND COMMUNITY SIGNIFICANCE:**  
Despite the lack of parking, the park receives heavy usage from the community, most of whom walk to the park.

**POSSIBLE COMMUNITY PROJECTS:** None identified at this time.

**CAPITAL NEEDS AND PROPOSED IMPROVEMENTS:**

- The terraced seating could use a layer of wisteria to provide shade.
- The main amphitheater, which is not used for the performing arts, should be replaced by a picnicking area with barbeque grills or an athletic facility. This area is also perfect for a large gazebo structure for shade, rain protection and barbeques, similar to the gazebo at Saxon Woods Park.
- More shaded areas should be developed near the play equipment.

**RECOMMENDED IMPROVEMENTS TIMELINE:**

- 1-5-years Basketball court repair  
Pool renovation  
Development of appropriate use for amphitheater area  
Development of additional shade areas
- 6-10-years Pool house rehabilitation
- 11-15-years Capital improvements, as needed

**CAPITAL IMPROVEMENT PROGRAM 2000/01 THROUGH 2006/07:**

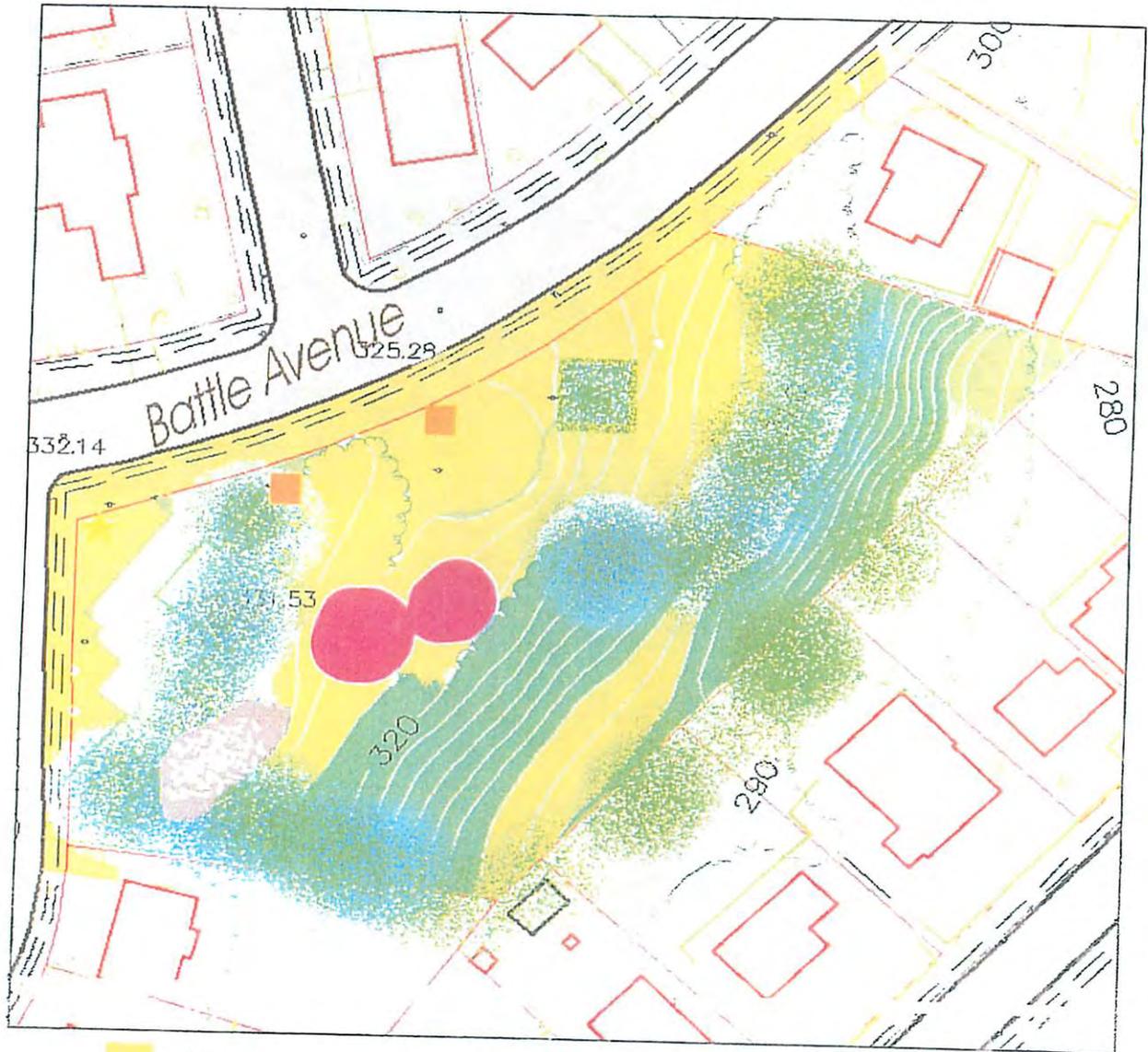
2003-04 Swimming pool renovations \$100,000



# BATTLE OF WHITE PLAINS PARK



# BATTLE OF WHITE PLAINS PARK



- Grass
- Shade
- Rock Outcroppings
- Steep Slope
- Playground
- Monument
- Sign

## **BATTLE OF WHITE PLAINS PARK**

(1.31 Acres – Neighborhood Resource – Open Space Inventory Map ID Code: PK-8)

### **LOCATION**

This small neighborhood park, primarily serving the Battle Hill neighborhood, is located at the corner of Whitney Street and Battle Avenue, at a high point overlooking the City. It is on the crest of Battle Hill, a site of the Battle of White Plains, fought during the American Revolution. The park is surrounded entirely by residential houses.

### **USAGE**

- . Moderately used by families in the area
- . Pops in the Park concert held at Battle of White Plains Park in summer
- . Children's theater performances in summer

### **AMENITIES**

- . One children's playground with fibar surface
- . Two seating areas, one trellised, the other a plaza-type seating area
- . Lower sloped area of park
- . A modular concrete sitting area with 26 benches
- . Overlook with a wooden trellis and seating

### **UTILITIES**

- . There are no phones, rest rooms or drinking fountains
- . Security lighting in the park

### **SIGNAGE, ACCESS AND PARKING**

Signage for the park is located on the Battle Avenue side of the park. New signage describing the Battle of White Plains has been added. Most users are neighborhood residents who walk to the site. There is no designated parking. Parking is possible on Whitney Street.

### **TERRAIN**

The park is built on the crest of a hill. The entire park is on a fairly steep slope with man-made terraces for seating and playground equipment. The top of the slope is in the far upper corner at Whitney Street and water drains down to the lowest point of the wooded path beneath the developed area of the park.

### **ENVIRONMENTALLY SENSITIVE FEATURES**

#### **Rock Outcrops**

There is a very large shaded rock outcropping which serves as a hangout for the older kids who come to the park, and is the only natural feature that has remained since 1776.

#### **Steep Slope**

The edge of the low wooden fence demarcates a sudden steep slope down to the boundary fence line.

**SOIL TYPES:** The soils are UpB according to the U.S. Department of Agriculture *Soil Survey of Putnam and Westchester County, New York* (See Appendix D for description.)

**HYDROLOGY AND SITE DRAINAGE:** The varied steep slopes create a good natural drainage system.

**LAND COVER:** The park is paved and developed around its upper border. There is another smaller paved seating area and a playground. The rest of the fenced in area of the park is grassy slopes. There are some coniferous bushes that have done well in the shade. Recently several were removed in order to build the new play structure. The play structure is set on a bed of fiber “wood”chips. On the other side of the fence there is a small wooded path surrounded by opportunistic plants, small second growth trees and other large plants.

**LANDSCAPING VEGETATION:**

**DESCRIPTION:** The park has a variety of typical second growth and opportunistic plants in the area which create dense tree coverage.

**CONDITION:** The slope of the park and the amount of shade provided by the trees has limited the amount of top soil that can be sustained and the types of plants which will grow in the park. The grass is patchy and eroded in many areas.

**TRAIL FEATURES:** There could be a connection to the Bronx River Parkway system, but that is not currently feasible with City land.

**FAUNA:** There are several common varieties of birds and animals throughout the park. No unique species have been identified.

**AIR QUALITY:** Good

**SOUND:** There is mild road and City noise that comes up from the Bronx River Parkway and downtown White Plains. Background sound from the residential area is low level.

**FACILITY APPEARANCE, SCENIC VALUE:** The park has enough of a slope that there is no comprehensive view of the park. The foliage at the low end of the slope blocks the view of the City in the summer. The trees create a lovely wooded feel to the park. The paved area at the top of the park provides a nice peaceful scene for eating lunch or just sitting. The new play equipment brightens up the park and makes it look more inviting.





**VIEW FROM FACILITY:** Three sides of the park look out onto an entirely residential area. One side of the park has a very scenic vista of downtown White Plains in the winter time. The plant life obstructing this vista in the summer is mostly large opportunistic plants that could easily be thinned.

**HISTORIC SIGNIFICANCE:** Designed and built in 1976 as part of the national Bicentennial projects, the park has a historic cannon on a pedestal from the USS Maine, donated by the Daughters of the American Revolution.

Battle-Whitney Park is the most visible remaining piece of public land on which the actual Battle of White Plains was fought. As a preeminent historical site in White Plains, this park should highlight the importance of the hill's topography and geology to the Battle of White Plains.

A grant to "spruce up" the historic park was received from State Senator Spano's office. Working closely with the Battle Hill Neighborhood Association, three major projects were planned and carried out to maximize the use of the funds. A new tot play structure with safety surface, which complements the wooded and historic character of the site, was installed. Colonial-style lighting fixtures were installed for greater visibility at night and for easier access to electricity for concerts and special events. The third project is the design and installation of interpretive historical signage to exhibit the significance of the Battle of White Plains to the public. These signs set a precedent for presenting instances of the City's history in City parks.



**ENVIRONMENTAL SIGNIFICANCE:** The park provides public green space in an otherwise densely developed residential area. The wooded area, which is currently fenced off, is not very accessible because of a significant amount of noxious weeds. The large slope leading to the wooded path makes an excellent sledding hill for kids in the winter. The large rock outcropping gives a nice character to the park and also shows the geology of the area.

**RECREATIONAL, NEIGHBORHOOD AND COMMUNITY SIGNIFICANCE:** The community has used the park in varying amounts over time. The park provides people of all age ranges an opportunity to take advantage of open space. The Battle Hill Park fields are close by and provide space for older children to play more organized activities. Battle Avenue does pose a problem of safety for children and there are fences to alert children not to go running into the road.

**POSSIBLE COMMUNITY PROJECTS:** The hill area that is currently covered in small opportunistic growth, and some of the wooded area, could be cleared and made into a community garden. A Scout troop could adopt the wooded path as a nature walk, clear out the unwanted weeds and label the significant plants and trees. The trellised seating area could be rebuilt and covered with wisteria for shade and maintained by local residents or a Scout troop.

Community Work Days are arranged with the Recreation and Public Works Departments to help the community maintain this park. This creates a greater sense of pride and respect for the parkland.

## CAPITAL NEEDS AND PROPOSED IMPROVEMENTS:

- A future redesign of the park should resonate with the importance and symbolism of the Battle of White Plains. To capture the essence of this site and make it a truly significant National Historic Battlefield Monument, a design competition could be organized involving sculptors, historians, visual artists, landscape architects and designers. The goal would be to attract sculptors of the caliber of Maya Lin (Vietnam Veterans Memorial) or Mary Miss (Battery Park City). The responses would expand our vision and options for creating a significant commemoration. The City's capital funds for construction could be supplemented with grants for historical purposes from the State and Federal Governments.
- The sand box needs to be removed as soon as possible.
- The wooden fence now separating the woods and the playground should be removed or shortened on both sides to give children better access to the wooded area.
- The cannon from the U.S.S. Maine should be relocated, possibly to the Tarrytown Road Frontage parcels, if a Veterans Memorial Park is established there.
- The area obstructing the view of White Plains should be thinned or cut out depending on the plant life. Major trees should be saved, but the growth around the trees should be cleared as part of the wooded trail which would create space for the view.
- The wood chip path needs restoration.
- The trellised sitting area should be rehabilitated.



## RECOMMENDED IMPROVEMENTS TIMELINE:

1-5 years	Redesign park to qualify as a National Historic Battlefield Landscaping improvements
6-10 years	Reconstruction of Nature Trail
11-15 years	Capital improvements, as needed

## CAPITAL IMPROVEMENT PROGRAM 2000/01 THROUGH 2006/07:

No funding is scheduled.

## Playgrounds

Of the seven City playgrounds, three (Lakeview, Winbrook, and Schuyler-DeKalb) are related to the adjacent public housing developments, three (Chatterton, Mitchell Place, and Mattison) are small neighborhood playgrounds, and one (South Lexington Tot Lot) is essentially a grass area with a bench. Of the three neighborhood playgrounds, Chatterton and Mattison have a variety of facilities to serve several age-groups, while Mitchell Place essentially serves the very young and senior citizens.

There are also play areas with a variety of equipment at many of the parks, schools and community facilities. Play areas are also found at the following locations:

### Parks:

Delfino Park  
Gillie Park  
Battle Hill Park

Gardella Park  
Turnure Park  
Druss Park

Kittrell Park  
Battle-Whitney Park

### Community Facilities:

Slater Center

### Public Schools:

Ridgeway  
George Washington

Church Street  
Post Road

Mamaroneck Avenue

These are described as part of the description of the park or other facility at which they are located.



# Mattison Playground



# Mattison Playground



- Grass
- Basketball Courts
- Shade
- Playgrounds
- Signs

## **MATTISON PLAYGROUND**

(.78 Acres – Neighbor Resource – Open Space Inventory Map ID Code: PK-16)

### **LOCATION**

This facility, located in Fisher Hill, is on a level site at the intersection of Quinby Avenue and Lynton Place. The playground is surrounded by single and two family homes and small apartment buildings.

### **USAGE**

The park is heavily used three seasons of the year, and also in the winter in good weather by residents of the neighborhood. It serves as a gathering place for groups of pre-teen and teenage children who enjoy the basketball half-court and the grassed areas for unstructured play. Adults with young children use the play areas, and older citizens use the benches.

### **AMENITIES**

- . Fenced basketball half-court
- . Tot play area: sand surface and some equipment
- . Grade schools play area with climbing equipment
- . Path system and benches placed throughout park



### **UTILITIES**

- . No phones, drinking fountains or toilets are located in the park
- . Low chain link fencing around the playgrounds
- . High chain link area fencing around the basketball half court
- . No lighting within the park. Street lights aid in park security. The facilities are not meant for Night use

### **SIGNAGE, ACCESS AND PARKING**

Signage for the park is located at the corner of Quinby Avenue and Lynton Place in a nicely landscaped planting area. Access is from the sidewalks on Quinby Avenue and Lynton Place. Some on-street parking is possible on Lynton Place and the Stevens Street.

### **TERRAIN**

Flat

### **ENVIRONMENTALLY SENSITIVE FEATURES**

None

### **SOIL TYPES**

The soils are U1C according to the United States Department of Agriculture Soil Survey of Putnam and Westchester County, New York (See Appendix D for description).

### **HYDROLOGY AND SITE DRAINAGE**

The basketball court has two large puddles after rain. The site itself drains well to City storm drains.

### **LAND COVER**

Most of the land cover is sand, playground turf or grass. The basketball court and walkways are paved with black-top.

**VEGETATION:**

**DESCRIPTION:** The trees, which are a mix of deciduous and coniferous, are growing in clusters and provide ample shading.

**CONDITION:** The trees are fairly young and growing well. No tree enhancement is needed at this time.

**TRAIL FEATURES:** The closest trail is the Bronx River Parkway bike path. However, it is not currently accessible from streets and City land in Fisher Hill.

**FAUNA:** There are several common varieties of birds and animals throughout the park. No unique species have been identified.

**AIR QUALITY:** Very Good

**SOUND:** The area is very quiet.

**FACILITY APPEARANCE, SCENIC VALUE:** The playground can easily be seen from the surrounding neighborhood.

**VIEW FROM FACILITY:** The park is surrounded by well maintained apartment buildings and residences. It is bordered by two streets and the other two sides are fenced with ivy-covered fencing to separate it from neighboring properties.

**HISTORICAL SIGNIFICANCE:** Dedicated in memory of William E. Mattison in 1949. Mr. Mattison was Superintendent of Recreation from 1928-1949.

**ENVIRONMENTAL SIGNIFICANCE:** The playground provides an important green space serving many residents of multi-family properties with no on-site open space.

**RECREATIONAL, NEIGHBORHOOD, AND COMMUNITY SIGNIFICANCE:** This highly visible park is an important recreational resource for the surrounding neighborhood providing amenities for all age residents, from tots to seniors. Despite the constraints of a very small site, this park provides a wide range of recreational amenities for the neighborhood. The amenities, which have been recently upgraded, are in excellent condition.

**POSSIBLE COMMUNITY PROJECTS:** None identified at this time.

**CAPITAL NEEDS AND PROPOSED IMPROVEMENTS:**

- This excellently designed and heavily used playground would benefit from an additional piece of tot equipment and a few more benches. Heavy-duty benches should be placed in groupings at specific locations; along with more waste receptacles

- Trimming back the branches above the basketball court is necessary. The tree branches above the basketball court interfere with the game.
- A drinking fountain would be very helpful considering the heavy use of this park.
- New trees should be planted to provide shade where older trees have died.
- Improvements should be made to the tot play area with some reorganization.
- The existing curbing should be made flush.

**RECOMMENDED IMPROVEMENTS TIMELINE:**

1- 5 years	Additional tot equipment, benches, drinking fountain and trash receptacles Tree planting and pruning
6-10 years	New playground equipment, as needed
11-15 years	Capital improvements, as needed

**CAPITAL IMPROVEMENT PROGRAM 2000/01 THROUGH 2006/07:**

No funding is scheduled.



# South Lexington Play Lot



# South Lexington Avenue Play Lot



-  Grass
-  Shade

## ***South Lexington Play Lot***

(.46 acres - Neighborhood Resource - Open Space Inventory Map ID Code: PK-22)

**LOCATION:** This site, referred to as a play lot, is located in the Highlands neighborhood at the southern end of South Lexington Avenue, and is actually an undeveloped residential lot.

**USAGE:** There is no evidence of significant use.

**AMENITIES:** Two benches and ornamental trees

**UTILITIES:** None

**SIGNAGE, ACCESS AND PARKING:** There is no signage for this park. Access is from South Lexington Avenue. There is no designated parking, although on-street residential parking is permitted.

**TERRAIN:** Relatively Flat

**ENVIRONMENTALLY SENSITIVE FEATURES:** None

**SOIL TYPES:** The soils are UwB according to the U.S. Department of Agriculture *Soil Survey of Putnam and Westchester County, New York* (See Appendix D for description.)

**HYDROLOGY AND SITE DRAINAGE:** The drainage is fine. It may be damp after heavy rains but it does not significantly effect the usage of the play lot.

**LAND COVER:** The area is covered with grass and a few trees for shade.

### **LANDSCAPING VEGETATION:**

**DESCRIPTION:** There are small clusters of young trees in the back corner of the park. The play lot is bordered by pine trees and other varieties that are often on the property of the adjacent residences. There are several large mature trees dispersed throughout the play lot. Typical deciduous trees such as maple trees are lightly sprinkled around the area.

**CONDITION:** Most of the trees are in good condition. There is one dead birch tree which needs to be removed.

**TRAIL FEATURES:** None

**FAUNA:** Common birds live in the park but residential dogs would most likely scare off any other animals, except the occasional racoon. No unique species have been identified.

**AIR QUALITY:** The air quality is excellent. The play lot is far from any busy roadways.

**SOUND:** The park is quiet.

**FACILITY APPEARANCE, SCENIC VALUE:** The play lot is well hidden with very little use. It looks like and serves as a larger backyard for the children in the neighborhood.

**VIEW FROM FACILITY:** The play lot is entirely surrounded by residential houses. Some residential gardens can be enjoyed from the play lot. The screening and fencing differs around the perimeter because it is maintained by the adjacent property owners.

**HISTORICAL SIGNIFICANCE:** Unknown

**RECREATIONAL, NEIGHBORHOOD AND COMMUNITY SIGNIFICANCE:** The play lot provides a quite hidden place for residents of the immediate neighborhood to sit and relax.



**POSSIBLE COMMUNITY PROJECTS:** None identified at this time.

**CAPITAL NEEDS AND PROPOSED IMPROVEMENTS:** This site is probably the least known piece of parkland in the City and has few users. It looks like an over-extended backyard. The only amenities are two benches, one of which is broken and should be replaced. Other than the 2-acre Druss Park, there is very little designated parkland in the Highlands neighborhood and this site could easily be developed into a playground with swings. As an undeveloped building lot, the alternative is to sell the site for housing with the funds going into the Recreation Trust Fund. The use of this lot should be evaluated in conjunction with the Highlands Civic Association.

**RECOMMENDED IMPROVEMENTS TIMELINE:**

1-5years      Study uses of this Play Lot and determine its future

**CAPITAL IMPROVEMENT PROGRAM 2000/01 THROUGH 2006/07:**

No funding is scheduled.



# Chatterton Playground



# Chatterton Playground



- |   |   |   |
|---|---|---|
|  Basketball Courts |  Signs |  Shade       |
|  Playgrounds       |  Grass |  Steep Slope |

## **CHATTERTON PLAYGROUND**

(.40 Acres – Neighborhood Resource – Open Space Inventory Map ID Code: PK-7)

### **LOCATION**

This playground is in the Battle Hill neighborhood at the corner of Chatterton and Harmon Avenues, surrounded by one to three family homes and a five story apartment building.

### **USAGE**

The playground is used by the neighborhood children, as well as by residents of the senior citizen housing project on Harmon Street.

### **AMENITIES**

- . Two grade school fenced play areas with poured safety surfacing includes climbing structures, swings, a slide, balance beams and benches
- . A half-court for basketball,

### **UTILITIES**

- . No toilets, drinking fountains or phones
- . A split rail fence along the perimeter of the park nearest the roadways
- . The stockade fencing across the back of the park adds privacy for the adjacent residences
- . There is no on-site lighting

### **SIGNAGE, ACCESS AND PARKING**

Signage is located on the corner of Chatterton Avenue and Harmon Street. Users walk to this park. There is no designated parking. There is limited on-street parking on Harmon Street.

### **TERRAIN**

The playground slopes from the back corner and flattens out at the basketball court, with the upper play area of a plateau accessible by stairs or the upper walkway.

### **ENVIRONMENTALLY SENSITIVE FEATURES**

Steep Slope: See TERRAIN, above

### **SOIL TYPES**

The soils are UpC and UpB according to the United States Department of Agriculture Soil Survey of Putnam and Westchester County, New York (See Appendix D for description).

### **HYDROLOGY AND SITE DRAINAGE**

The area has good drainage.

### **LAND COVER**

The playground is grassy. The walkways and basketball court are cement, and the play equipment is surrounded by fiber "wood" chips.

### **LANDSCAPING VEGETATION**

Description: Fifty percent of the playground is shaded by large mature trees. There are two deciduous tree clusters and one cluster of recently planted pines.

Condition: The trees are healthy and most are the same species creating a uniform canopy effect.

**TRAIL FEATURES:** The Bronx River Parkway bike path is accessible at the County Center, but there are currently no connections to it from City parkland.

**FAUNA:** There are several common varieties of birds and animals throughout the playground. No unique species have been identified.

**AIR QUALITY:** Good

**SOUND:** The area is fairly quiet. The road noise coming from Tarrytown Road can be heard due to its proximity. Most of the roadways immediately surrounding the playground are quiet.

**FACILITY APPEARANCE, SCENIC VALUE:** The playground is a well designed feature in the neighborhood.

**VIEW FROM FACILITY:** The area is residential. Two sides of the playground are fenced off with ivy covered wooden fencing to provide more privacy to these residents and help contain the play area.

**HISTORICAL SIGNIFICANCE:** This site could have interpretive signage that recounts the historic Battle of White Plains.

**ENVIRONMENTAL SIGNIFICANCE:** The playground adds open space to a densely developed residential area. The steep slope at the back of the playground gives added interest for children. The playground provides a large amount of shade for hot weather.

**RECREATIONAL, NEIGHBORHOOD, AND COMMUNITY SIGNIFICANCE:** The play equipment, benches and basketball court are heavily used by local residents.

**POSSIBLE COMMUNITY PROJECTS:** None identified at this time.

**CAPITAL NEEDS AND PROPOSED IMPROVEMENTS:** The play structures need to be replaced and the concrete walls should be removed.

**RECOMMENDED IMPROVEMENTS TIMELINE:**

- 1- 5 years     Playground rehabilitation
- 6-10 years    Capital improvements, as needed.
- 11-15 years   Capital improvements, as needed

**CAPITAL IMPROVEMENT PROGRAM 2000/01 THROUGH 2006/07:**

2003-04	Playground Rehabilitation	\$90,000
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Mitchell Place Tot Lot

# Mitchell Place Tot Lot



-  Picnic Area
-  Playgrounds
-  Signs
-  Grass
-  Shade
-  Steep Slope
-  Rock Outcroppings

## **MITCHELL PLACE TOT LOT**

(.13 Acres – Neighborhood Resource – Open Space Inventory Map ID Code: PK-13)

### **LOCATION**

This playground is in the Core Area/Central Business District, a cross from the Community Center on a primarily residential street. It is surrounded by medium density apartments and commercial buildings.

### **USAGE**

Users include children, adults from the surrounding apartments, staff and senior citizens from the Community Center.

### **AMENITIES**

- Preschool playground with poured safety surface including swings surrounded by benches and two picnic tables.

### **UTILITIES**

- There are no toilets drinking fountains or phones.
- There is four-foot chain link perimeter fencing
- The tot lot is not lit

### **SIGNAGE, ACCESS AND PARKING**

Signage is located on Mitchell Place. Access is primarily by pedestrians walking to the tot lot. There is on-street metered parking.

### **TERRAIN**

The tot lot is on a slope with several small plateaus.

### **ENVIRONMENTALLY SENSITIVE FEATURES**

Steep Slope: The tot lot slopes steeply down to Mitchell Place

### **SOIL TYPES**

The soils are Uf according to the United States Department of Agriculture Soil Survey of Putnam and Westchester County, New York (See Appendix D for description).

### **HYDROLOGY AND SITE DRAINAGE**

The tot lot has good drainage but the front slope is easily eroded.

### **LAND COVER**

There is very little room for grass. The walkways are cement and the play areas are covered in fiber "wood" chips.

### **VEGETATION**

Description: The tot lot is seventy percent shaded by large mature trees. There are several clusters of trees along the perimeter of the tot lot. There is a landmark maple tree within the tot lot. There is a small hedge line around the fencing.

Condition: The trees around the tot lot are healthy with a caliper over six inches.

**TRAIL FEATURES:** None

**FAUNA:** There are several common varieties of birds and animals throughout the tot lot. No unique species have been identified.

**AIR QUALITY:** Good

**SOUND:** There is a good deal of road noise from downtown and from South Broadway.

**FACILITY APPEARANCE, SCENIC VALUE, VISTAS:** The tot lot is hidden from view due to the slope and trees around the perimeter.

**VIEW FROM FACILITY:** There is a parking lot to one side and the Armory Plaza senior citizen housing across the street.

**HISTORICAL SIGNIFICANCE:** Mitchell Place was named for Minot Mitchell, who erected his law office next to the original courthouse, and a mansion on Broadway in 1812.<sup>1</sup>

**ENVIRONMENTAL SIGNIFICANCE:** The tot lot provides a small green space in the City's Core Area on a predominantly multi-family residential street with little open space on the individual private parcels.

**RECREATIONAL, NEIGHBORHOOD, AND COMMUNITY SIGNIFICANCE:** As one of the City's smallest facilities, this well-designed "pocket playground" serves downtown residents with play structures, benches and a picnic table. Many children from the nearby apartment complexes use this play area.

**POSSIBLE COMMUNITY PROJECTS:** None identified at this time.

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<sup>1</sup> *Yesterday in White Plains*

**CAPITAL NEEDS AND PROPOSED IMPROVEMENTS:**

- The play structure needs to be replaced in the near future.
- The landscaping on the slope under the shade tree needs to be replaced with a shade-tolerant groundcover.

**RECOMMENDED IMPROVEMENTS TIMELINE:**

- 1-5 years    Playground renovation  
                  Landscaping replacement
- 6-10 years    No recommendation
- 11-15 years    Capital improvements, as needed

**CAPITAL IMPROVEMENT PROGRAM 2000/01 THROUGH 2006/07:**

2003-04	Playground Renovation	\$30,000
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# Winbrook Housing



# Recreation Area



## ***Winbrook Housing Recreation Area***

(Managed by the White Plains Housing Authority; .99 acres - not categorized - Open Space Inventory Map ID Code: PK-15)

**LOCATION:** The recreation facilities at Winbrook Housing are located in two areas of the housing development.

**USAGE:** This recreation facility is used by the residents of Winbrook Housing only. It receives heavy use, primarily three seasons of the year, including evenings in summer.

The playground is heavily used during the summer months and successfully programmed with a youth basketball tournament and a free nine-week summer day camp. New programs that would have a good chance of success include, Double Dutch tournaments, theater, volleyball and cultural dancing.

### **AMENITIES:**

- Area One: fenced area with pavilion/performance structure, a basketball court with two backboards adjacent to each other, two play structures, a swing set, and benches
- Next to Area One: a picnic area with four picnic tables
- Area Two: located behind Bethel Baptist Church on Fisher Court: a tot lot with climbing structures, swings, a slide, spring animals, and benches and shade pavilion
- Next to Area Two: seating area with five chess tables and benches
- Trees and shrubs

### **UTILITIES:**

- There are no toilets
- There is a drinking fountain which needs repair
- Telephone service is down the street
- There is four-foot high chain link area fencing around the playground equipment and several grass areas.
- Lighting is very dim and does not permit evening or nighttime activities.



**SIGNAGE, ACCESS AND PARKING:** There is no signage for the recreation areas. Access is from the Winbrook public housing property. Parking is for residents only.

**TERRAIN:** The area is relatively flat.

**ENVIRONMENTALLY SENSITIVE FEATURES:** None

**SOIL TYPES:** The soils are Uf according to the U.S. Department of Agriculture *Soil Survey of Putnam and Westchester County, New York* (See Appendix D for description.)

**HYDROLOGY AND SITE DRAINAGE:** The drainage for the basketball courts is poor.

**LAND COVER:** The area is asphalt with rubber ground cover for the play areas. The grass areas are generally fenced.

**LANDSCAPING/ VEGETATION:**

**DESCRIPTION:** There are many mature trees dispersed throughout the grounds but there are relatively few adjacent to the playground areas. There is a cluster of trees planted in one area which provides shading for the picnic benches and tables. There are some flowers in planting boxes around the grounds.

**CONDITION:** The existing trees are well maintained. There is a need for further planting to screen street noise and to provide shade in play areas.

**TRAIL FEATURES:** None

**FAUNA:** There are several common varieties of birds and animals throughout the park. No unique species have been identified.

**AIR QUALITY:** Good

**SOUND:** Road noise can definitely be heard from the facility especially at rush hour.

**FACILITY APPEARANCE, SCENIC VALUE:** The facility can be seen from some of the Winbrook buildings, but it can barely be seen from the street.

**VIEW FROM FACILITY:** The facility is contained within the inner court area of the buildings. There is one view corridor out to the street. The grassy areas within the project provide the best view.

**ENVIRONMENTAL SIGNIFICANCE:** None of major significance.

**RECREATIONAL, NEIGHBORHOOD, AND COMMUNITY SIGNIFICANCE:** This is the recreational play area for 450 families. It serves every age group in a very small space.

**POSSIBLE COMMUNITY PROJECTS:** None identified at this time.

**CAPITAL NEEDS AND PROPOSED IMPROVEMENTS:**

- The basketball courts are uneven creating a drainage problem.
- The play equipment paint is peeling in some areas. Some play equipment is metal and too hot to touch in the summer months so it remains unused.
- Very important to the community is the swings. Often there is a line for the swings. There is a row of baby swings that are not often used. There is currently a large area with padded surfacing that leaves plenty of room for the installation of more swings. Converting the tot swings to regular swings would also add to the satisfaction of the residents.
- There is a shade area with no benches beneath it so it goes unused.

- The most pressing recommendations are a drinking fountain and refurbishing of the play area.
- Adding benches and barbeque grills under the shade pavilion would be greatly appreciated. The chess board area, which is not often used, could also be an area for barbeque grills.
- The community requests a small basketball court adjacent to the shade pavilion with seven-foot nets so that children can play. More shading of any of these area is needed.
- There are not enough waste receptacles on site.
- The last major recommendation is the return of the equipment shed. This was the former location for the bathrooms but it also included a room full of equipment such as balls and jump ropes. A Rec. Shed Monitor could sign out equipment and make sure it was returned. A sprinkler system for summer play has also been requested.

#### **RECOMMENDED IMPROVEMENTS TIMELINE:**

This is not a City facility and not part of the City's Capital Program. The facility is owned and maintained by the White Plains Housing Authority. Funding for improvements to the facility come through federal funds directly to the Housing Authority and from the allocation of Community Development Block Grant (CDBG) funds by the City. Any improvements to this area should be done in consultation with the Winbrook residents.

# Schuyler-DeKalb Housing



**Schuyler-DeKalb Recreation Area** (Managed by the White Plains Housing Authority; .32 acres - not categorized - Open Space Inventory Map ID Code: PK-35)

**LOCATION:** These facilities, located at the Schuyler-DeKalb Housing Project on DeKalb Avenue in the Carhart neighborhood, consist of amenities situated in three distinct areas.

**USAGE:** The amenities are for the use of the residents of the housing development. One of the play areas is for White Plains Day Care Center use only during weekdays.

Demand for the playgrounds is great. The tot lot is used exclusively for the day care program and the playground is for tenants only. Both facilities are located directly in front of the building and are in generally excellent condition.

**AMENITIES:**

- A fenced basketball court
- Adjacent paved area located along DeKalb Avenue, away from apartment building
- Two distinct play areas on rubber surfaces located near the building; both with appropriate colorful play equipment.



**UTILITIES:**

- The bathrooms and telephones are inside the building, accessible to residents.
- There is a five-foot chain link fencing around the play areas
- There is twelve foot chain link fencing around the basketball court.
- There is no lighting for the park. The parking area is lit.

**SIGNAGE, ACCESS AND PARKING:** There is no signage for the recreation area. Access and parking are for residents of the building, only.

**TERRAIN:** Flat

**ENVIRONMENTALLY SENSITIVE FEATURES:** None

**SOIL TYPES:** The soils are Uf according to the U.S. Department of Agriculture *Soil Survey of Putnam and Westchester County, New York* (See Appendix D for description.)

**HYDROLOGY AND SITE DRAINAGE:** The site has good drainage. The basketball court needs a small swale to allow the court to drain down to the parking area.

**LAND COVER:** The park is covered in asphalt. The play areas has an additional layer of rubber play surfacing.

**VEGETATION:**

**DESCRIPTION:** There are several newly planted pine trees in a line across the back of the main play area. There are several other mature trees and additional deciduous trees. There are other landmark trees in the parking area and around the perimeter which occasionally shade areas.

**CONDITION:** There are two dead birch trees at the far end of the main play area which should be removed. The other trees are healthy.

**TRAIL FEATURES:** None

**FAUNA:** There are several common varieties of birds and animals throughout the park. No unique species have been identified.

**AIR QUALITY:** Good

**SOUND:** There is a low amount of road noise from Mamaroneck Avenue.

**FACILITY APPEARANCE, SCENIC VALUE:** The park can only be seen or used by the residents.

**VIEW FROM FACILITY:** The park is surrounded by tall apartment buildings and smaller commercial developments.

**ENVIRONMENTAL SIGNIFICANCE:** This play area provides an important open space for a dense housing development.

**RECREATIONAL, NEIGHBORHOOD, AND COMMUNITY SIGNIFICANCE:** The park is for resident use only.

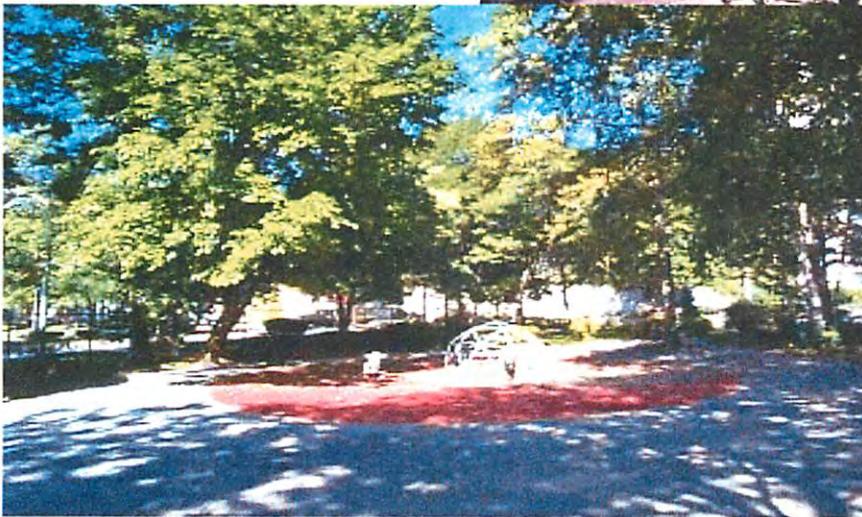
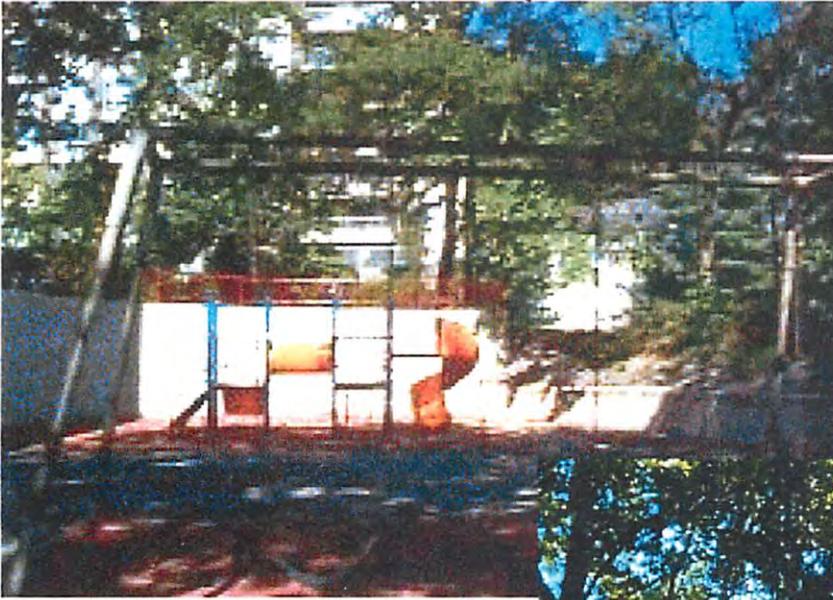
**POSSIBLE COMMUNITY PROJECTS:** None identified at this time.

**CAPITAL NEEDS AND PROPOSED IMPROVEMENTS:**

None identified.

**RECOMMENDED IMPROVEMENTS TIMELINE:**

This is not a City facility and not part of the City's Capital Program. The facility is owned and maintained by the White Plains Housing Authority. Funding for improvements to the facility come through federal funds directly to the Housing Authority and from the allocation of Community Development Block Grant (CDBG) funds by the City. Any improvements to this area should be done in consultation with the Schuyler-DeKalb residents.



## Lakeview Housing Play Area

## ***Lakeview Housing Play Area***

(Managed by the White Plains Housing Authority; approximately .18 acres - not categorized)

**LOCATION:** Two play areas are located on the grounds of the Lakeview Apartments high-rise public housing complex on Lake Street. The apartment building is adjacent to Delfino Park. One playground area is for school age children and the other for tots. Both are installed on rubber safety surface. Benches are included in the tot area.

**USAGE:** These play areas are used by the residents of the building, as well as by the children at the White Plains Child Day Care Center located at the building to serve residents. The tot area is heavily utilized.

The majority of the residents here are elderly, with some being housebound. The immediately adjacent Delfino Park has two playground areas for older children, but they are not heavily used by residents of Lakeview Housing.

### **AMENITIES:**

- One play area for pre-school and early elementary school age children
- There is a play structure and a set of swings.

### **UTILITIES:**

- There are no bathrooms, drinking fountain or telephones.
- There is fencing on two sides; the other two sides are cement retaining walls.
- There is no lighting for the play area.



**SIGNAGE, ACCESS AND PARKING:** Parking is for residents only and access is from the public housing complex.

**TERRAIN:** The play area is surrounded by the building and a slope.

**ENVIRONMENTALLY SENSITIVE FEATURES:** None

**SOIL TYPES:** The soils are Uf according to the U.S. Department of Agriculture *Soil Survey of Putnam and Westchester County, New York* (See Appendix D for description.)

**HYDROLOGY AND SITE DRAINAGE:** The play area has a very large puddle in the center after any rainfall. There are no drains within the play area and all the water coming off the street and the slopes drains into the play area.

**LAND COVER:** The entire play area is asphalt with a layer of rubber surface around the play equipment. The slope down to the play area is covered with grass, trees and small hedges.

**VEGETATION:**

**DESCRIPTION:** The trees around the perimeter are large, mature trees.

**CONDITION:** The hedges are not well kept. The grass is eroding and it is mostly opportunistic growth. The natural flora needs maintenance.

**TRAIL FEATURES:** None, however, this Master Plan proposes that a trail, which would run behind this site, be developed in Delfino Park along the East Branch of the Mamaroneck River.

**FAUNA:** There are several common varieties of birds and animals throughout the park. No unique species have been identified.

**AIR QUALITY:** Good

**SOUND:** The road noise from Lake Street is loud.

**FACILITY APPEARANCE, SCENIC VALUE:** The park can only be seen from the housing development. The landscaping needs improvement. The upper trees give some screening from the view of Lake Street.

**VIEW FROM FACILITY:** The facility is below street level. It looks out onto the parking area, which is lined by a wooded area. The other sides look onto the slope and the white retaining wall. The park looks onto a wooded area that might, in the future, be a connection between Delfino Park and Silver Lake Park.

**ENVIRONMENTAL SIGNIFICANCE:** None

**RECREATIONAL, NEIGHBORHOOD, AND COMMUNITY SIGNIFICANCE:** The play area is only used by the residents of the building.

**POSSIBLE COMMUNITY PROJECTS:** None identified at this time.

**CAPITAL NEEDS AND PROPOSED IMPROVEMENTS:**

- The drainage is extremely poor, making the playground unusable for days after a rain. More drainage or a swale should be added. The landscaping needs more maintenance and bank stabilization.

**RECOMMENDED IMPROVEMENTS TIMELINE:**

This is not a City facility and not part of the City's Capital Program. The facility is owned and maintained by the White Plains Housing Authority. Funding for improvements to the facility come through federal funds directly to the Housing Authority and from the allocation of Community Development Block Grant (CDBG) funds by the City. Any improvements to this area should be done in consultation with the Lakeview Housing residents.

## City Open Space

This resource category, comprising substantial land holdings, includes eleven properties which are extremely varied in character. They range from large parks, such as Baldwin Farm, Bryant-Mamaroneck Park and the Ridgeway Nature Trail, with their accompanying woodlands, to the smaller linear roadside greenbelts, such as the Bloomingdale Greenbelt, the Tarrytown Road Frontage and the Mamaroneck Avenue Greenspace Parcels. These latter areas currently serve primarily as visual relief, in contrast to the larger areas which have the potential for more frequent use for such activities as walking and environmental study. There is, however, potential for developing some limited recreational uses at some of the linear greenbelts, as discussed in the individual facility summaries.

Most of our natural areas are lightly used by residents. Some of the reasons for underutilization are: lack of awareness that they exist or where they are, limited or no parking, too small an area, safety concerns, and fear of ticks and mosquitos.



The effects of this usage pattern can be looked at in several ways. On one hand, limited use has protected these natural areas by allowing them to remain relatively undisturbed. Wildlife, ground covers, wild flowers and soil conditions are left alone, and critical natural processes can continue. These sites serve as a nature preserve for the City. In some adjacent neighborhoods, non-use is the preferred use. On the other hand, the natural areas have been set aside by the City to remain as natural areas for passive recreational use. Residents who utilize the areas do so for walking, jogging and hiking. A well-used natural area is perceived to be a safer area.

The City's natural areas can be made more accessible through tours, maps, and education programs. A set of management and operational guidelines needs to be developed using information from the State Department of Environmental Conservation, State Parks and organizations such as the National Audubon Society. Habitat preservation and restoration need to be priorities. Regulations indicating hours and seasons of usage and limits on usage need to be established. Use of areas determined to be environmentally sensitive might require a permit. Short term parking that does not sacrifice any of the natural area needs to be created at some areas.

# The Greenway



# The Greenway



-  Woods
-  Water
-  Shade

## **THE JACK HARRINGTON GREENWAY**

(19.0 Acres – City-Wide Resource – Open Space Inventory Map ID Code: PK-21)

### **LOCATION**

The old New York, Westchester & Boston Railway right-of-way, now known as the Greenway, runs from a City parking lot at Mamaroneck Avenue opposite Bloomingdale Road to the Scarsdale border adjacent to the Palmer-Wildwood Parcels. Major street intersections along the Greenway include Bryant Avenue, Gedney Way, and Ridgeway. The Greenway trail portion begins at Gedney Way, and then runs adjacent to the Gedney Public Works facility and residential neighborhoods. The trail between Gedney Way and Ridgeway is 0.8 miles long. The trail from Ridgeway to the Scarsdale border is 0.5 miles long. The Greenway from Gedney Way south to the Scarsdale line is accessible from Gedney Way and Ridgeway.

### **USAGE**

Currently the Greenway is used in a limited way by walkers.

### **AMENITIES**

- . A trail along the rail roadbed
- . The remnants of railway stations, culverts and bridge abutments
- . There are benches and a planting area at the southern entrance

### **UTILITIES**

None

### **SIGNAGE, ACCESS AND PARKING**

The Greenway entrances to the north and south at Ridgeway are signed. There is a historic sign about the railway at the southern entrance. This sign at Ridgeway is a good example of basic historical interpretive signage and the concept should be expanded. The Greenway is intended for use by pedestrians. It is assumed that minimal, if any, dedicated parking will be needed. Informal access is possible at selected locations along the Greenway. Parking for the Greenway has not been formalized. Parking for the currently developed trail segment is available at the Gedney Way municipal lot at Gillie Park.

### **TERRAIN**

The trail is generally flat although it has two inclines. The trail slopes down at a 20+% grade on both sides of Ridgeway, and then the ground levels out. In the northern section, from Bloomingdale Road to Bolton Avenue, the railroad bed is about 30 to 40 feet below the surrounding grade. The railroad bed crosses under Gedney Way through a tunnel where it parallels the Gedney Public Works facility at the same elevation. The trail starts in this section. In the southern section, at Ridgeway, the trail is on an embankment 30 to 40 feet above the surrounding grade. The elevation diminishes somewhat as it reaches the Scarsdale line. Except for the inclines at Ridgeway, the grade of the trail itself is gentle.

### **ENVIRONMENTALLY SENSITIVE FEATURES**

**Water Courses:** Each Branch of the Mamaroneck River

**Wetlands:** There is an intermittent pond and wetlands at the base of the trail embankment south of Ridgeway. There is some ponding north of Gedney Way.

**SOIL TYPES:** The soils are UID, Uf, CrC, Ub and CsD according to the U.S. Department of Agriculture *Soil Survey of Putnam and Westchester County, New York* (See Appendix D for description.)

**HYDROLOGY AND SITE DRAINAGE:** Some areas have poor drainage while others drain very well. The southern portion of the trail drains well because the water runs off the sides and down the slope.

**LAND COVER:** The trail is wood chips. The rest of the area varies according to the density of the canopy. In heavily shaded areas there is very little undergrowth with mostly leaf coverage. In less shaded areas there is a lot of opportunistic growth including raspberry bushes, pachysandra, and ivy.

**VEGETATION:**

**DESCRIPTION:** There are mature and young indigenous trees which create a fairly consistent canopy. The undergrowth is mostly ground cover as opposed to shrubs. There are some tall seasonal opportunistic plants such as jewel weed. There are also sections of the trail with large amounts of noxious weeds running along the trail's edge and up the surrounding trees.

**CONDITION:** Most of the trees are in good condition. There are a few dead trees standing along the edge of the trail. Pruning and trail maintenance is required.

**TRAIL FEATURES:** The wood chip trail is well made but there is a lot of small litter. At this time, the trail has no loop so people must return to the beginning of the trail via the same route.

**FAUNA:** This trail area serves as a refuge for the local small mammals and birds. A species identification program should be developed.

**AIR QUALITY:** Very Good

**SOUND:** There is a very low level of residential noise.

**FACILITY APPEARANCE, SCENIC VALUE:** The trail is beautiful in the summertime and the fall. It provides a lovely shaded walkway. The most striking feature is the trees. The winter months are not as pleasing because the forest is cold and all the surrounding houses can be seen from the path. There are floral plantings and signage at the Gedney Way and Ridgeway entrances to the trail.

**VIEW FROM FACILITY:** One side is heavily wooded with enough screening that a hiker could not see the surrounding houses. On the opposite side, houses are slightly screened in the summer, but the trail is visible from the properties at many points.

**HISTORICAL SIGNIFICANCE:** This former railroad line was part of a system of railroad service in Westchester County which first began with the opening, in 1844, of service to White Plains with the Harlem line. The old New York, Westchester & Boston line which ran on this Greenway opened in

1912 and was closed by 1937. In 1941, the railroad tracks, telegraph wire, passenger cars and copper wire were taken for the war effort. Bridges and station foundations still remain. The City acquired the land in 1949.

**ENVIRONMENTAL SIGNIFICANCE:** The trail provides a buffer area between development and the West Branch of the Mamaroneck River drainage area. It also provides a heavily shaded, low traffic corridor for animals and birds. This is one of the largest wooded open space areas in White Plains. The trail provides a significant amount of wooded open space that can be used by the whole City, not just the surrounding residents. If additional property was acquired, the steep slope along the wooded side of the trail could allow for a return path south of Ridgeway. The trail is high enough to look out onto the entire surrounding area. At its north end, the trail provides a pedestrian path to the local markets on Gedney Way.

**RECREATIONAL, NEIGHBORHOOD, AND COMMUNITY SIGNIFICANCE:** The Greenway provides a long path for local residents to enjoy a natural setting in a shaded area without a lot of road noise. It is sparsely used by the community, in general, because it is not well-known. It could be part of a much larger trail system if linked to the Ridgeway Nature Trails.

**POSSIBLE COMMUNITY PROJECTS:** The trail could be maintained by one or more Scout troops. Various groups could be designated areas to plant with indigenous species.

**CAPITAL NEEDS AND PROPOSED IMPROVEMENTS:**

- The trail needs general maintenance.
- There are many small pieces of plastic twine and small wrappers which can severely harm small animals and birds. All litter should be removed.
- The noxious weeds and dead trees should be removed or controlled.
- In consultation with abutting residents and neighborhood associations, a plan with cost estimates and alternatives should be developed for extending the trail to Mamaroneck Avenue.
- The quality of the flora is low, consisting of many immature, invasive, non-native species. Improvement of the habitat is critical to its long-range viability as a natural area capable of supporting native flora and fauna. A 15-year plan to transform the Greenway into a viable habitat through the planting of native plant materials needs to be developed using information from the State Department of Environmental Conservation, State Parks and organizations such as the National Audubon Society.

**RECOMMENDED IMPROVEMENTS TIMELINE:**

- |             |   |
|-------------|---|
| 1-5 years   | Trail Continuation Plan<br>Develop and implement trail reforestation plan<br>Plant indigenous species |
| 6-10 years  | Continue trail and reforestation in accordance with plans   |
| 11-15 years | Continue trail and reforestation in accordance with plans   |

**CAPITAL IMPROVEMENT PROGRAM 2000/01 THROUGH 2006/07:**

No funding is scheduled.

# Bloomington Greenbelt



# Bloomington Greenbelt



- Shade
- Grass
- Rock Outcroppings
- Woods
- Steep Slope
- Water
- Animal Tracks

## ***Bloomingdale Greenbelt***

(3.76 acres - City-wide Resource - Open Space Inventory Map ID Code: PK-18)

**LOCATION:** This open space area is located between Bloomingdale Road and the Bloomingdale's department store parking lot. It is maintained by Bloomingdale's department store. Bloomingdale's surrounds the park on three sides and Bloomingdale Road borders the other side. It's just a bloomin' bunch over there.

### **USAGE:**

- Use is minimal.



### **AMENITIES:**

- Pathway, benches, tables, and minimal lighting
- A stream, called Cassaway Brook, traverses the wooded site, connecting in both directions to the adjacent New York Hospital property. Because of the water and the overgrown nature of the vegetation, small mammals and birds happily inhabit the site.

### **UTILITIES:**

- Bathrooms, telephone and drinking fountains are inside Bloomingdale's department store
- There is one overhead lighting unit. There are also two foot lights and two footlights have been removed. The area is not intended for evening or nighttime use.

**SIGNAGE, ACCESS AND PARKING:** There is no signage. Access to the site is from an unmarked staircase in the parking area at Bloomingdale's department store.

**TERRAIN:** The greenbelt area has a steep slope down from the store parking area, and to a lesser degree from the road. The area has gentle rolling contours which drain into the river.

### **ENVIRONMENTALLY SENSITIVE FEATURES:**

**STEEP SLOPE:** There is a steep slope down from the store parking area.

**WATER COURSES:** Cassaway Brook

**WETLANDS:** There is no State-designated wetland, but there is a riparian drainage area along the brook with hydric soil which would imply a wetland by local standards.

**SOIL TYPES:** The soils are Ff, UhB and Uf according to the U.S. Department of Agriculture *Soil Survey of Putnam and Westchester County, New York* (See Appendix D for description.)

**HYDROLOGY AND SITE DRAINAGE:** The low lying area is in the river's flood plain.

**LAND COVER:** Most of the ground cover is jewel weed, wild strawberry and other opportunistic plants in the summer months. The rest of the year the area is covered in leaves. The tree canopy gives fairly dense shading.

## **VEGETATION:**

**DESCRIPTION:** Most of the trees are young, second growth, deciduous trees with a few larger mature trees. There is one landmark willow tree directly above where the river comes out from being piped under the entrance to Bloomingdale's.

**CONDITION:** The undergrowth is lush and dense in the summer months. The trees are doing well but there is need for pruning and the removal of several dead trees.

**TRAIL FEATURES:** The trail is small and quaint. It loops around at both ends and is a lovely place to stroll and eat lunch.

**FAUNA:** There are several common varieties of birds and small mammals throughout the park. The area around the brook is inhabited by dragon flies. No unique species have been identified.

**AIR QUALITY:** Good

**SOUND:** Bloomingdale Road can be heard clearly from the park.

**FACILITY APPEARANCE, SCENIC VALUE:** The facility can only be seen as a small wooded area from the roadway and parking area. The paths and wooded seating areas are entirely hidden.

**VIEW FROM FACILITY:** The slope and trees hide the surrounding parking lot but the top of Bloomingdale's can be seen throughout most of the Greenbelt. Bloomingdale Road is entirely screened out by dense vegetation.

**ENVIRONMENTAL SIGNIFICANCE:** The Greenbelt is a natural buffer between development and Cassaway Brook. It also shades the brook to help maintain the dissolved oxygen content. The steep slope adds interest and privacy. The benches are wide and provide plenty of space to picnic in both the shaded and sunlit areas of the park. Dragon flies are an "indicator species" which means they die off quickly from any pollution. Their presence here indicates that the area is clean.

**RECREATIONAL, NEIGHBORHOOD, AND COMMUNITY SIGNIFICANCE:** The park is scarcely used because people are unaware of its presence. It is mostly used by the workers from Bloomingdale's. If connected to Bryant-Mamaroneck Park by a walkway along Cassaway Brook, it would serve as a lovely seating area by the trail.

**POSSIBLE COMMUNITY PROJECTS:** None identified at this time.

## **RECOMMENDED IMPROVEMENTS TIMELINE:**

Capital improvements and maintenance are the responsibility of the owner of Bloomingdale's department store and are subject to a maintenance agreement approved by the City of White Plains. The improvements should be made by Bloomingdale's as soon as feasible.

## **CAPITAL NEEDS AND PROPOSED IMPROVEMENTS:**

- The lighting should be taken out all together.
- There should be signage from Bloomingdale Road and in the parking area. Another trash receptacle should be placed in the main seating area to prevent litter.
- The benches should be replaced.



# Baldwin Farm & Peckham Park



# Baldwin Farm (west)



- Shade
- Woods
- Steep Slope

# Baldwin Farm (east)



- Grass
- Shade
- Steep Slope
- Garden
- Gravel Road
- Structure

# Peckham Park



- Shade
- Woods
- Steep Slope
- Water



## **BALDWIN FARM**

(18.5 Acres – Community Resource – Space Inventory Map ID Code: PK-5) and

## **PECKHAM PARK**

(5.32 Acres – Community Resource – Space inventory map ID Code: PK-4)

It is important to consider Peckham Park and Baldwin Farm together in planning improvements and/or alterations to these two facilities.

### **LOCATION**

Peckham Park and Baldwin Farm are located in the Woodcrest Heights neighborhood and are surrounded by single family homes. The parks are located in an area which has a rural character near the City's watershed lands. The Baldwin Farm property is bisected by Hall Avenue which, in this area, is a very narrow country road bordered by old stone walls. The more northern end of Hall Avenue in White Plains and Harrison has been widened. An extension of the main part of the park is a narrow strip which runs behind houses on Hall Avenue.

Baldwin farm and Peckham Park, together, equal almost 24 acres, creating the largest undeveloped parkland owned by the City.

### **USAGE**



There is little evidence of use of Baldwin Farm on the west side of Hall Avenue. The east side's use is devoted to the community gardens, which along with 40 garden plots located at the New York Hospital property off Bryant Avenue; provide residents who might not have their own land an opportunity to garden. There is little evidence of usage of Peckham Park other than some informal paths used by neighboring residents for walking. In visiting the park, there is no sense of its boundaries or that it is actually City-owned space.

### **AMENITIES**

- Approximately one acre on the east side of Hall Avenue is fenced and divided into 60 separate Garden plots for use by City residents as community gardens
- Gravel road descends from Hall Avenue to the gardens passing the remains of a shed from the early farm
- No trails have been developed
- There are no amenities or signage at Peckham Park, which is traversed on maps by paper streets

### **UTILITIES**

None

### **SIGNAGE, ACCESS AND PARKING**

Access to Baldwin Farm is on the east side of hall Avenue on a chained-off gravel road. Community gardeners drive down to the gardens and park on the field near the gardens. There is no dedicated parking for either Baldwin Farm or Peckham Park. Pedestrian access to the park is not defined, but is possible off small dead end streets which run off Woodcrest Avenue.

### **TERRAIN**



The portion of Baldwin Farm located on the west side of Hall Avenue is steeply contoured. There are extensive rock ledges and outcroppings, as well as a small wetland area. It is likely that, because of the steep slopes and rockiness of this park of the park, it formerly was not heavily farmed, and thus the natural features have remained intact for a longer period than either the eastern portion of this park or Peckham Park. There are old stone foundations, walls, and old fencing.

At Peckham Park, the terrain is sloping, in some areas gently while in others quite steeply. The land is heavily wooded with shrubs and deciduous trees, none of a significant size, indicating that the area was probably farmed less than half a century ago.

**ENVIRONMENTALLY SENSITIVE FEATURES:**

**WATER COURSES:** Possibly a stream bed, but it could not be seen on the site inspection.

**WETLANDS:** There is a small wetland area on the west side of Hall Avenue.

**ROCK OUTCROPS:** There are many interesting rock outcroppings in the forested area.

**SOIL TYPES:** At Baldwin Farm the soils are CsD, PnC and Uwb; at Peckham Park they are CrC and PnC according to the U.S. Department of Agriculture *Soil Survey of Putnam and Westchester County, New York* (See Appendix D for description.)

**HYDROLOGY AND SITE DRAINAGE:** Drainage varies considerably throughout the site.

**LAND COVER:** Much of the land is overgrown with wild strawberries, tall brambles and briar patches that make most areas impassible. Wooded areas have a thick layer of dead leaves.

**VEGETATION:**

**DESCRIPTION:** The area on the west side of Hall Avenue is heavily wooded with mature trees and has a diversity of undergrowth plant material.

**CONDITION:** The vegetation is far too dense with thorns to travel through.



**TRAIL FEATURES:** Somewhat overgrown paths provide access between Hall Avenue and Woodcrest Avenue. The wooded areas have many trails created by neighborhood children. They extend significant distances and often go up and over many of the rock outcroppings.

**FAUNA:** There is a variety of wildlife, especially on the western part. The east side, which is less steep in most places, has few mature trees and is overgrown with invasive plant species including brambles and vines, exhibiting diversity of plant material, and probably less wildlife. It is likely that deer, small mammals, and a variety of birds inhabit the site, the nearby watershed lands and Baldwin Farm. Threatened species which inhabit Cranberry Lake Park and Silver Lake Park may also inhabit this area. A species inventory should be undertaken.

**AIR QUALITY:** Very Good

**SOUND:** There is low level residential noise in the area.



**FACILITY APPEARANCE, SCENIC VALUE:** In areas where one can see into the park, it is predominantly a sea of overgrown briars and vines or woods.

**VIEW FROM THE FACILITY:** The facilities are self-contained. There are a few residences which can be seen from the parks' interiors.

**HISTORICAL SIGNIFICANCE:** Peckham Park was acquired by the City in 1971. Baldwin farm was acquired in 1973. The Baldwin family farmed the land until 1971, when vandals burned down two barns and the farmhouse.

**ENVIRONMENTAL SIGNIFICANCE:** This area serves as a buffer for Saint Mary's Lake. It is a wildlife corridor to and from the lake for deer and other larger mammals. The overgrown fields have the potential to become an environmental education center. The property is large enough to maintain livestock in small numbers.



**RECREATIONAL, NEIGHBORHOOD AND COMMUNITY SIGNIFICANCE:** These areas are currently only used by the people who maintain gardens and by a few children who have discovered the area.

**POSSIBLE COMMUNITY PROJECTS:** A community classroom could be built to teach children how to garden and how to identify wildlife. A weekend gardening program could be started immediately.

#### **CAPITAL NEEDS AND PROPOSED IMPROVEMENTS:**

- The overgrown areas need to be cleared to avoid brambles, thorns and snakes.
- With its hilly topography, rock outcroppings, meadows, wetlands, woods and wildlife, this is an ideal location for a small nature center and outdoor classrooms. The nature program of trails and education could be developed with the School District or with a combination of Scouting organizations. Trails that highlight the special features of the site could be designed and built by Scouts and volunteers.
- There should be a long-term project to create a "Land Lab" center with full-time environmental educators where students can learn about the environment.
- As part of the "Land Lab," a nature center could be built to house displays and local animals, such as frogs and snakes, to teach children about the life cycles of animals. An outdoor program about farming could also be arranged. The Nature Center building/shed could house examples of the area's flora and fauna, maps and interactive exhibits. The history of 300 years of land development in White Plain, from pre-settlement days to rural farming to suburban housing, and a facility for demonstrating past farming methods could be developed. Certain activities could be developed over several summers as part of a teen camp or adult volunteer program. Once completed, staffing could be provided by the Recreation & Parks Department
- Field trips could include a series of sensory hikes which would encourage an understanding and enjoyment of the environment, while teach identification of the local flora and fauna.

- Given the sites' recent history as a working farm, this resource should be developed as part of the City's Heritage Trail.

**PROPOSED IMPROVEMENTS TIMELINE:**

1-5 years	Create Nature Area with trails and open field for nature study
6-10 years	Create Baldwin Farms Nature Center
11-15 years	Capital improvements, as needed

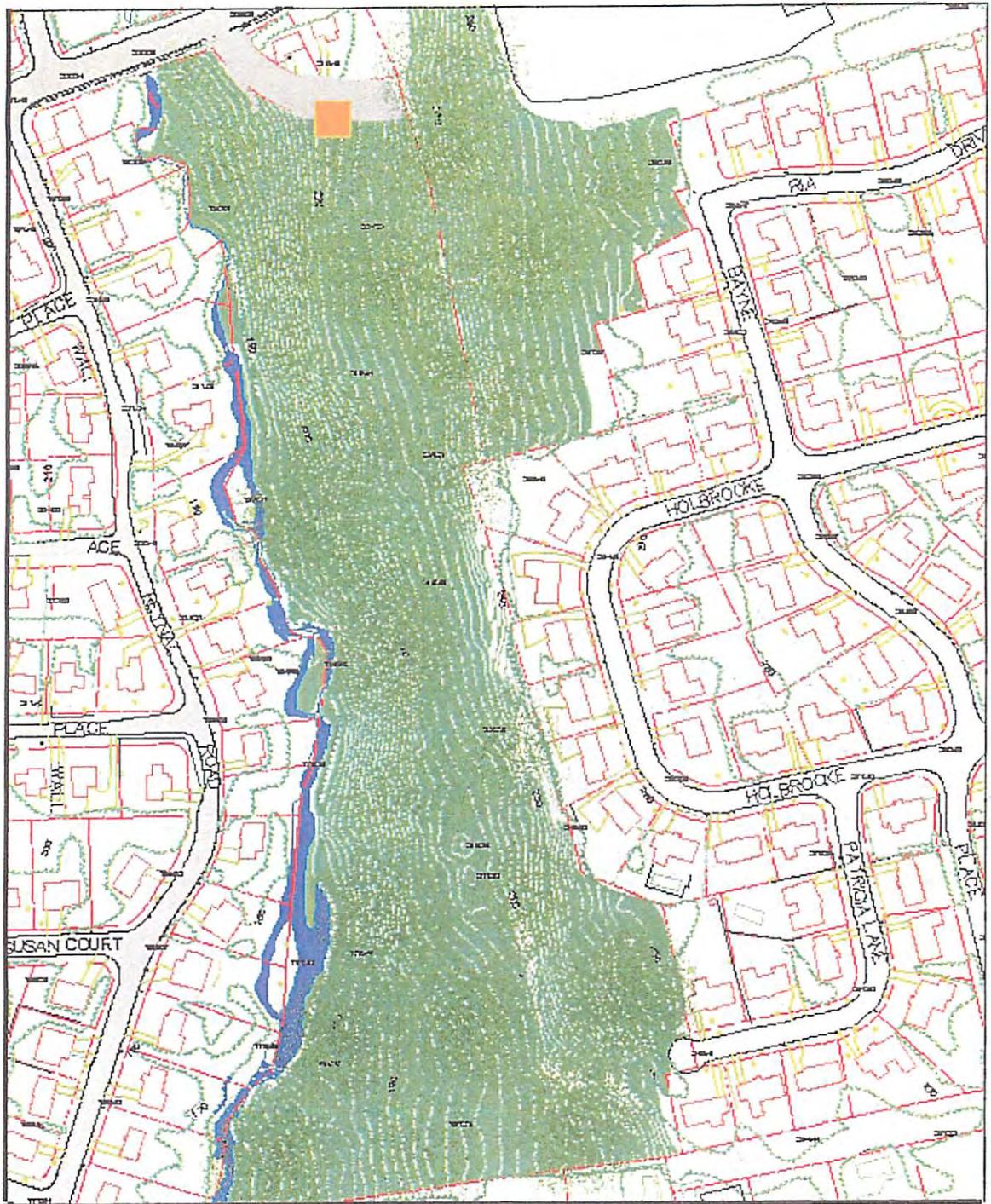
**CAPITAL IMPROVEMENT PROGRAM 2000/01 THROUGH 2006/07:**

2004-05	Baldwin Nature Center	\$60,000
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# Ridgeway Nature Trail



# Ridgeway Nature Trail



Shade  
Signs

Steep Slope  
Water



## ***Ridgeway Nature Trail***

(13.79 acres - Community Resource - Space Inventory Map ID Code: PK-25)

**LOCATION:** This 0.6 mile long trail and the surrounding open space area abuts Ridgeway School and single family homes on the east, west and south. On the north it is bordered by a small dead end street, Seeger Drive. The woods are directly adjacent to Ridgeway School and the West Branch of the Mamaroneck River. Across the river are all private one family residences. The far end of the park is adjacent to an entirely wooded private property which also leads into the Greenway that runs down to the Scarsdale border.

**USAGE:** The park is utilized for educational purposes, primarily by the Ridgeway School and occasionally by other schools. It also serves as a community resource for the surrounding neighborhoods.

**AMENITIES:**

- Nature trail of approximately 3,600 feet in length, with one stone and several wooden pedestrian bridges over wet areas

**UNITIES:** None



**SIGNAGE, ACCESS AND PARKING:** Signage is located at the entrance to the trail at the dead end of Seeger Drive. Access to the site is from the school property or from Seeger Drive. There is no parking dedicated to this facility. Parking on Seeger Drive is possible, but there is only room for two or three cars, and it gives the sense of parking in the backyards of the adjacent residences. Parking is also possible at the Ridgeway School.

**TERRAIN:** The site generally slopes from the east to west, down to the West Branch of the Mamaroneck River which borders the park's entire western edge.

**ENVIRONMENTALLY SENSITIVE FEATURES:**

**WATER COURSES:** The West Branch of the Mamaroneck River.

**WETLANDS:** There is no State-designated wetland, but there is a riparian drainage area along the river with hydric soil which would imply a wetland by local standards.

**ROCK OUTCROPS:** There are several small rock outcroppings.

**SOIL TYPES:** The soils are PnD, UIC, RdB and CrC according to the U.S. Department of Agriculture *Soil Survey of Putnam and Westchester County, New York* (See Appendix D for description.)

**HYDROLOGY AND SITE DRAINAGE:** The entire park drains into the river. Most of the park drains very well due to the slope.



**LAND COVER:** The trails are covered in wood chips. The rest of the forest floor is small ground-level vegetation. There is not much mid range growth.

## **VEGETATION:**

**DESCRIPTION:** There is a tall canopy of mostly Sugar Maple trees with a few substantial Pin Oaks. The undergrowth is low voluntary plant life. There is a large amount of ivy, raspberry bushes and brush. The site is heavily wooded, with evidence of past gardens planted by previous owners of properties in the area. There appears to be a rich variety of plant species, including native plants rarely seen nowadays in the few remaining small woodland lots.

**CONDITION:** There are several large dead trees which need to be removed. There are also many trees that need pruning to remove dead limbs.



**TRAIL FEATURES:** There is one trail which is covered with wood chips and is in good condition. There is also a trail made by hikers and residents which is rather narrow and not well maintained. There are many noxious weeds in the area which should be removed from the trail sides.

**FAUNA:** Most of the animals are small mammals and birds indigenous to the area. Occasionally there are deer. A Great Blue heron has been seen in this park. A species inventory should be undertaken.

**AIR QUALITY:** Very good

**SOUND:** There is very little road noise in the area. The only noise is low level residential noise from lawn mowers, etc.

**FACILITY APPEARANCE, SCENIC VALUE:** The trails cannot be seen from the road. There is a line of houses which runs the length of the trail on one side. In the winter, when there is no leaf screening, the trail can be seen from the residences. Once inside the trailway there is a nice view of the woods that creates a feeling of being far from urban life.

**VIEW FROM FACILITY:** One side of the trail looks onto the back yard of a line of houses. The same side also runs along the West Branch of the Mamaroneck River. The other side looks out into an entirely wooded area.

**ENVIRONMENTAL SIGNIFICANCE:** The river forms a one-half acre pond which serves the surrounding woodlands of the Nature Trail area as the habitat for a variety of wildlife, both aquatic and terrestrial. The trail is a useful educational resource for hands-on science projects. Like Baldwin Farm and Peckham Park, the park provides an important natural habitat within the City.

The trail is an excellent learning environment on natural and local plant life. It can be used by the School District, Scouts, and summer camps for botany and science-related classes. Plant and tree identification labels attached to a variety of species would make this pleasant woodland an educational tool for everyone.

**RECREATIONAL, NEIGHBORHOOD, AND COMMUNITY SIGNIFICANCE:** The trail is used by the community on the weekend for casual walks. One reason it is not more heavily utilized is that the trail system is not looped or long enough.

**POSSIBLE COMMUNITY PROJECTS:** The trails need continued maintenance which could be done by a Scout troop, school groups or a community organization.

**CAPITAL NEEDS AND PROPOSED IMPROVEMENTS:**

- Because of upstream construction, there has been severe silting of the pond in recent years, which has not been addressed.
- There is an unnecessary amount of dead wood in the park. There is also one dead tree which is blocking the path at the far end of the main trail. The currently dead trees and branches should be cut down and removed.
- The trail does not need maintenance but the rest of the area needs to be cleared of unwanted dead underbrush and invasive and noxious species. The noxious weeds could be a problem in their current location if the trails are used by large school groups.
- Tree and plant species should be identified and labeled along the trail.

**CAPITAL IMPROVEMENT PROGRAM 2000/01 THROUGH 2006/07:**

2004-05 Ridgeway Nature Trail & Bryant Mamaroneck Park Improvements \$50,000



Mitchell Place Tot Lot

# Mitchell Place Tot Lot



-  Picnic Area
-  Grass
-  Playgrounds
-  Shade
-  Signs
-  Rock Outcroppings
-  Steep Slope

## **MITCHELL PLACE TOT LOT**

(.13 Acres – Neighborhood Resource – Open Space Inventory Map ID Code: PK-13)

### **LOCATION**

This playground is in the Core Area/Central Business District, a cross from the Community Center on a primarily residential street. It is surrounded by medium density apartments and commercial buildings.

### **USAGE**

Users include children, adults from the surrounding apartments, staff and senior citizens from the Community Center.

### **AMENITIES**

- . Preschool playground with poured safety surface including swings surrounded by benches and two picnic tables.

### **UTILITIES**

- . There are no toilets drinking fountains or phones.
- . There is four-foot chain link perimeter fencing
- . The tot lot is not lit

### **SIGNAGE, ACCESS AND PARKING**

Signage is located on Mitchell Place. Access is primarily by pedestrians walking to the tot lot. There is on-street metered parking.

### **TERRAIN**

The tot lot is on a slope with several small plateaus.

### **ENVIRONMENTALLY SENSITIVE FEATURES**

Steep Slope: The tot lot slopes steeply down to Mitchell Place

### **SOIL TYPES**

The soils are Uf according to the United States Department of Agriculture Soil Survey of Putnam and Westchester County, New York (See Appendix D for description).

### **HYDROLOGY AND SITE DRAINAGE**

The tot lot has good drainage but the front slope is easily eroded.

### **LAND COVER**

There is very little room for grass. The walkways are cement and the play areas are covered in fiber "wood" chips.

### **VEGETATION**

Description: The tot lot is seventy percent shaded by large mature trees. There are several clusters of trees along the perimeter of the tot lot. There is a landmark maple tree within the tot lot. There is a small hedge line around the fencing.

Condition: The trees around the tot lot are healthy with a caliper over six inches.

**TRAIL FEATURES:** None

**FAUNA:** There are several common varieties of birds and animals throughout the tot lot. No unique species have been identified.

**AIR QUALITY:** Good

**SOUND:** There is a good deal of road noise from downtown and from South Broadway.

**FACILITY APPEARANCE, SCENIC VALUE, VISTAS:** The tot lot is hidden from view due to the slope and trees around the perimeter.

**VIEW FROM FACILITY:** There is a parking lot to one side and the Armory Plaza senior citizen housing across the street.

**HISTORICAL SIGNIFICANCE:** Mitchell Place was named for Minot Mitchell, who erected his law office next to the original courthouse, and a mansion on Broadway in 1812.<sup>1</sup>

**ENVIRONMENTAL SIGNIFICANCE:** The tot lot provides a small green space in the City's Core Area on a predominantly multi-family residential street with little open space on the individual private parcels.

**RECREATIONAL, NEIGHBORHOOD, AND COMMUNITY SIGNIFICANCE:** As one of the City's smallest facilities, this well-designed "pocket playground" serves downtown residents with play structures, benches and a picnic table. Many children from the nearby apartment complexes use this play area.

**POSSIBLE COMMUNITY PROJECTS:** None identified at this time.

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<sup>1</sup> *Yesterday in White Plains*



**CAPITAL NEEDS AND PROPOSED IMPROVEMENTS:**

- The play structure needs to be replaced in the near future.
- The landscaping on the slope under the shade tree needs to be replaced with a shade-tolerant groundcover.

**RECOMMENDED IMPROVEMENTS TIMELINE:**

- 1-5 years    Playground renovation  
                  Landscaping replacement
- 6-10 years    No recommendation
- 11-15 years    Capital improvements, as needed

**CAPITAL IMPROVEMENT PROGRAM 2000/01 THROUGH 2006/07:**

2003-04	Playground Renovation	\$30,000
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# Winbrook Housing



## Recreation Area



## ***Winbrook Housing Recreation Area***

(Managed by the White Plains Housing Authority; .99 acres - not categorized - Open Space Inventory Map ID Code: PK-15)

**LOCATION:** The recreation facilities at Winbrook Housing are located in two areas of the housing development.

**USAGE:** This recreation facility is used by the residents of Winbrook Housing only. It receives heavy use, primarily three seasons of the year, including evenings in summer.

The playground is heavily used during the summer months and successfully programmed with a youth basketball tournament and a free nine-week summer day camp. New programs that would have a good chance of success include, Double Dutch tournaments, theater, volleyball and cultural dancing.

### **AMENITIES:**

- Area One: fenced area with pavilion/performance structure, a basketball court with two backboards adjacent to each other, two play structures, a swing set, and benches
- Next to Area One: a picnic area with four picnic tables
- Area Two: located behind Bethel Baptist Church on Fisher Court: a tot lot with climbing structures, swings, a slide, spring animals, and benches and shade pavilion
- Next to Area Two: seating area with five chess tables and benches
- Trees and shrubs

### **UTILITIES:**

- There are no toilets
- There is a drinking fountain which needs repair
- Telephone service is down the street
- There is four-foot high chain link area fencing around the playground equipment and several grass areas.
- Lighting is very dim and does not permit evening or nighttime activities.



**SIGNAGE, ACCESS AND PARKING:** There is no signage for the recreation areas. Access is from the Winbrook public housing property. Parking is for residents only.

**TERRAIN:** The area is relatively flat.

**ENVIRONMENTALLY SENSITIVE FEATURES:** None

**SOIL TYPES:** The soils are Uf according to the U.S. Department of Agriculture *Soil Survey of Putnam and Westchester County, New York* (See Appendix D for description.)

**HYDROLOGY AND SITE DRAINAGE:** The drainage for the basketball courts is poor.

**LAND COVER:** The area is asphalt with rubber ground cover for the play areas. The grass areas are generally fenced.

**LANDSCAPING/ VEGETATION:**

**DESCRIPTION:** There are many mature trees dispersed throughout the grounds but there are relatively few adjacent to the playground areas. There is a cluster of trees planted in one area which provides shading for the picnic benches and tables. There are some flowers in planting boxes around the grounds.

**CONDITION:** The existing trees are well maintained. There is a need for further planting to screen street noise and to provide shade in play areas.

**TRAIL FEATURES:** None

**FAUNA:** There are several common varieties of birds and animals throughout the park. No unique species have been identified.

**AIR QUALITY:** Good

**SOUND:** Road noise can definitely be heard from the facility especially at rush hour.

**FACILITY APPEARANCE, SCENIC VALUE:** The facility can be seen from some of the Winbrook buildings, but it can barely be seen from the street.

**VIEW FROM FACILITY:** The facility is contained within the inner court area of the buildings. There is one view corridor out to the street. The grassy areas within the project provide the best view.

**ENVIRONMENTAL SIGNIFICANCE:** None of major significance.

**RECREATIONAL, NEIGHBORHOOD, AND COMMUNITY SIGNIFICANCE:** This is the recreational play area for 450 families. It serves every age group in a very small space.

**POSSIBLE COMMUNITY PROJECTS:** None identified at this time.

**CAPITAL NEEDS AND PROPOSED IMPROVEMENTS:**

- The basketball courts are uneven creating a drainage problem.
- The play equipment paint is peeling in some areas. Some play equipment is metal and too hot to touch in the summer months so it remains unused.
- Very important to the community is the swings. Often there is a line for the swings. There is a row of baby swings that are not often used. There is currently a large area with padded surfacing that leaves plenty of room for the installation of more swings. Converting the tot swings to regular swings would also add to the satisfaction of the residents.
- There is a shade area with no benches beneath it so it goes unused.

- The most pressing recommendations are a drinking fountain and refurbishing of the play area.
- Adding benches and barbeque grills under the shade pavilion would be greatly appreciated. The chess board area, which is not often used, could also be an area for barbeque grills.
- The community requests a small basketball court adjacent to the shade pavilion with seven-foot nets so that children can play. More shading of any of these area is needed.
- There are not enough waste receptacles on site.
- The last major recommendation is the return of the equipment shed. This was the former location for the bathrooms but it also included a room full of equipment such as balls and jump ropes. A Rec. Shed Monitor could sign out equipment and make sure it was returned. A sprinkler system for summer play has also been requested.

#### **RECOMMENDED IMPROVEMENTS TIMELINE:**

This is not a City facility and not part of the City's Capital Program. The facility is owned and maintained by the White Plains Housing Authority. Funding for improvements to the facility come through federal funds directly to the Housing Authority and from the allocation of Community Development Block Grant (CDBG) funds by the City. Any improvements to this area should be done in consultation with the Winbrook residents.

# Schuyler-DeKalb Housing



**Schuyler-DeKalb Recreation Area** (Managed by the White Plains Housing Authority; .32 acres - not categorized - Open Space Inventory Map ID Code: PK-35)

**LOCATION:** These facilities, located at the Schuyler-DeKalb Housing Project on DeKalb Avenue in the Carhart neighborhood, consist of amenities situated in three distinct areas.

**USAGE:** The amenities are for the use of the residents of the housing development. One of the play areas is for White Plains Day Care Center use only during weekdays.

Demand for the playgrounds is great. The tot lot is used exclusively for the day care program and the playground is for tenants only. Both facilities are located directly in front of the building and are in generally excellent condition.

**AMENITIES:**

- A fenced basketball court
- Adjacent paved area located along DeKalb Avenue, away from apartment building
- Two distinct play areas on rubber surfaces located near the building; both with appropriate colorful play equipment.



**UTILITIES:**

- The bathrooms and telephones are inside the building, accessible to residents.
- There is a five-foot chain link fencing around the play areas
- There is twelve foot chain link fencing around the basketball court.
- There is no lighting for the park. The parking area is lit.

**SIGNAGE, ACCESS AND PARKING:** There is no signage for the recreation area. Access and parking are for residents of the building, only.

**TERRAIN:** Flat

**ENVIRONMENTALLY SENSITIVE FEATURES:** None

**SOIL TYPES:** The soils are Uf according to the U.S. Department of Agriculture *Soil Survey of Putnam and Westchester County, New York* (See Appendix D for description.)

**HYDROLOGY AND SITE DRAINAGE:** The site has good drainage. The basketball court needs a small swale to allow the court to drain down to the parking area.

**LAND COVER:** The park is covered in asphalt. The play areas has an additional layer of rubber play surfacing.

**VEGETATION:**

**DESCRIPTION:** There are several newly planted pine trees in a line across the back of the main play area. There are several other mature trees and additional deciduous trees. There are other landmark trees in the parking area and around the perimeter which occasionally shade areas.

**CONDITION:** There are two dead birch trees at the far end of the main play area which should be removed. The other trees are healthy.

**TRAIL FEATURES:** None

**FAUNA:** There are several common varieties of birds and animals throughout the park. No unique species have been identified.

**AIR QUALITY:** Good

**SOUND:** There is a low amount of road noise from Mamaroneck Avenue.

**FACILITY APPEARANCE, SCENIC VALUE:** The park can only be seen or used by the residents.

**VIEW FROM FACILITY:** The park is surrounded by tall apartment buildings and smaller commercial developments.

**ENVIRONMENTAL SIGNIFICANCE:** This play area provides an important open space for a dense housing development.

**RECREATIONAL, NEIGHBORHOOD, AND COMMUNITY SIGNIFICANCE:** The park is for resident use only.

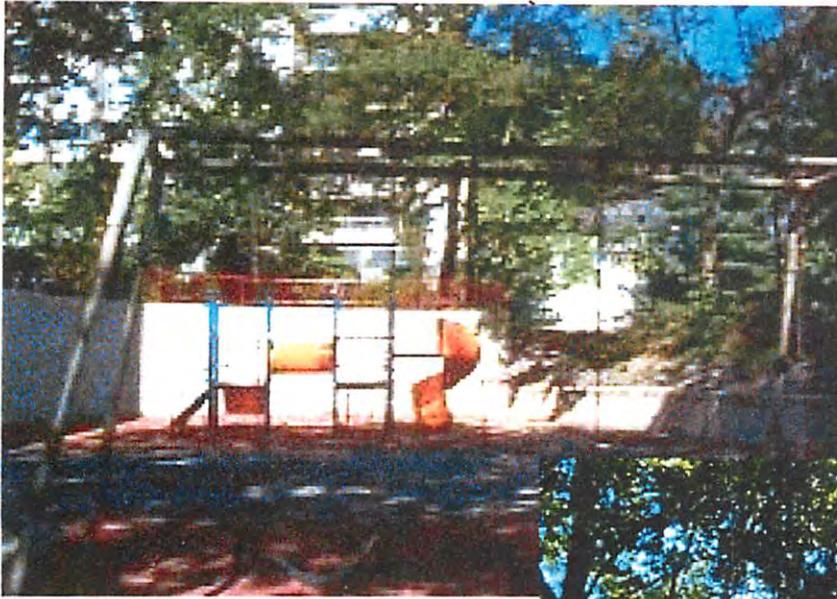
**POSSIBLE COMMUNITY PROJECTS:** None identified at this time.

**CAPITAL NEEDS AND PROPOSED IMPROVEMENTS:**

None identified.

**RECOMMENDED IMPROVEMENTS TIMELINE:**

This is not a City facility and not part of the City's Capital Program. The facility is owned and maintained by the White Plains Housing Authority. Funding for improvements to the facility come through federal funds directly to the Housing Authority and from the allocation of Community Development Block Grant (CDBG) funds by the City. Any improvements to this area should be done in consultation with the Schuyler-DeKalb residents.



**Lakeview Housing Play Area**

# Mamaroneck Avenue Greenspace Parcels



# Mamaroneck Avenue Greenspace Parcels



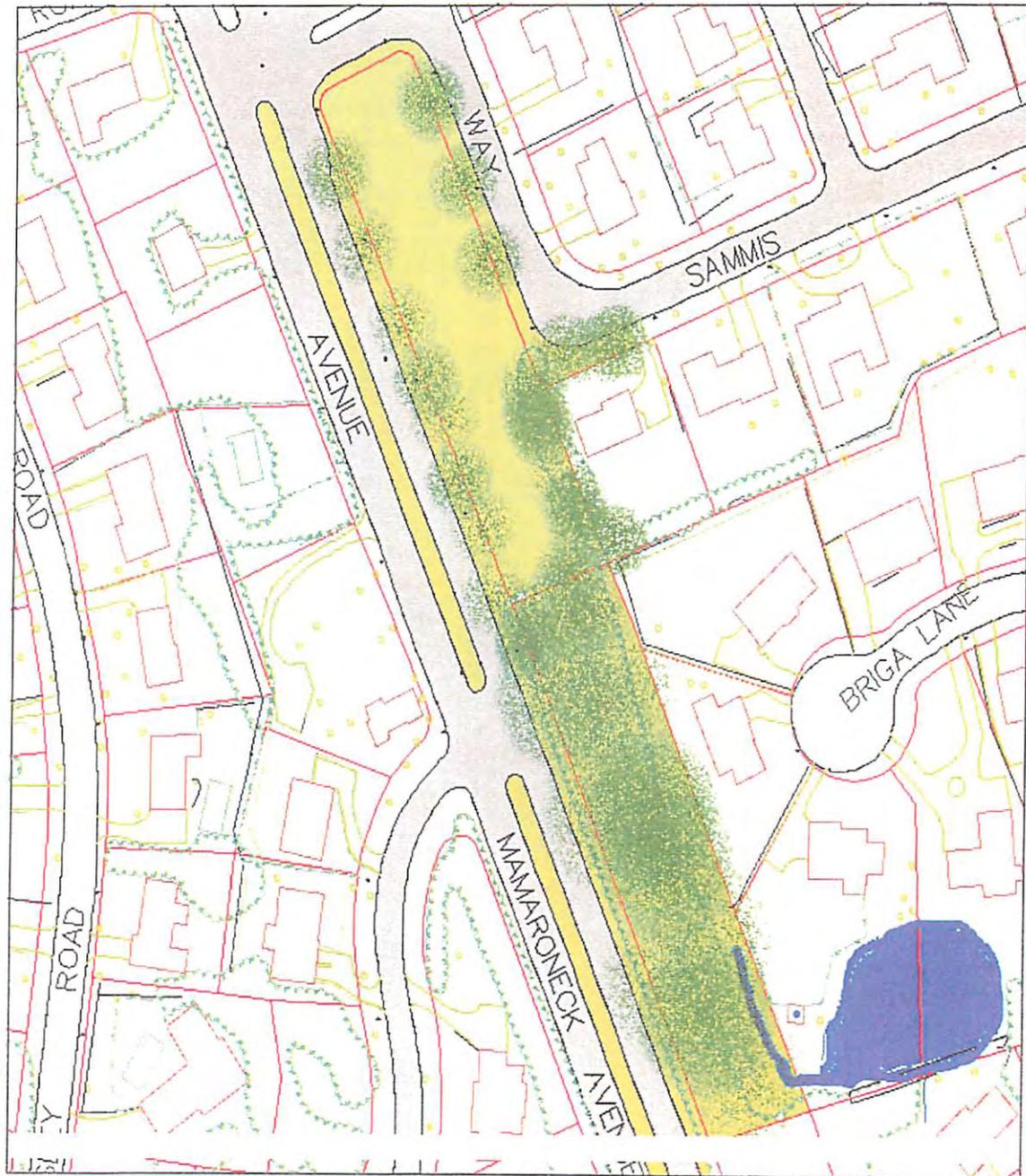
- Grass
- Shade

# Mamaroneck Avenue Greenspace Parcels



-  Grass
-  Shade

# Mamaroneck Avenue Greenspace Parcels



- Grass
- Shade

## ***Mamaroneck Avenue Greenspace Parcels***

(12.35 acres - Community Resource - Open Space Inventory Map ID Code: PK-31)

**LOCATION:** These parcels, not all of which are contiguous, form an almost continuous strip of green space on the eastern side of Mamaroneck Avenue from Heatherbloom Road on the north to Corrigan Avenue on the south. On the western side of Mamaroneck Avenue opposite these parcels are Ridgeway School, two private schools, a residential development, a church and a commercial nursery.

**USAGE:** The parcels serve to buffer the residences to the east from Mamaroneck Avenue. In addition, these parcels enhance the open space character of the Mamaroneck Avenue corridor for drivers entering or leaving the City along Mamaroneck Avenue.

**AMENITIES:** There are no amenities.

### **UTILITIES:**

- There is a phone across Mamaroneck Avenue from Archbishop Stepinac High School and across Mamaroneck Avenue near Ridgeway School. There are also phones and bathrooms at Gillie Park.
- There are no other utilities.

**SIGNAGE, ACCESS AND PARKING:** There is no signage. Currently, there is no access permitted to certain parcels. Access to other parcels is from local streets.

**TERRAIN:** The entire strip is sloped downward from Mamaroneck Avenue and then levels out.

### **ENVIRONMENTALLY SENSITIVE FEATURES:**

**WETLANDS:** There are possibly wetlands on certain parcels.

**STEEP SLOPES:** Some of the parcels slope steeply down from Mamaroneck Avenue.

**SOIL TYPES:** The soils are WdB according to the U.S. Department of Agriculture *Soil Survey of Putnam and Westchester County, New York* (See Appendix D for description.)

**HYDROLOGY AND SITE DRAINAGE:** Fair to good.

**LAND COVER:** Some areas are entirely wooded and unused. The rest of the areas are grassy with floral plantings maintained by the White Plains Beautification Foundation. Some of the parcels have large open spaces for frisbee and others are shaded by large mature trees and are used for strolls by the local residents.

### **VEGETATION:**

**DESCRIPTION:** The wooded areas are mostly deciduous second growth trees and opportunistic undergrowth. The rest of the areas have large mature second growth trees, grass, forsythia, and small hedges.

**CONDITION:** All of the above species are well maintained in open areas and totally left alone in the wooded areas.

**TRAIL FEATURES:** None

**FAUNA:** There are several common varieties of birds and animals throughout the park. No unique species have been identified.

**AIR QUALITY:** Good

**SOUND:** Mamaroneck Avenue can be heard clearly from all parcels.

**FACILITY APPEARANCE, SCENIC VALUE:** The long stretches of grass and woods create a lovely natural boulevard effect, which provides an impressive view as the entranceway into White Plains from several of the surrounding areas.

**VIEW FROM FACILITY:** The facility looks onto Mamaroneck Avenue on one side and either a smaller road way or a private residence on the other.

**HISTORICAL SIGNIFICANCE:** These parcels were gradually acquired by the City.

**ENVIRONMENTAL SIGNIFICANCE:** The parcels add a significant greening effect to the Mamaroneck Avenue roadway. This helps to filter the exhaust from the road and protect the surrounding neighborhood from noise and air pollution as well as screening out the view of the street.

**RECREATIONAL, NEIGHBORHOOD, AND COMMUNITY SIGNIFICANCE:** The adjacent neighborhood residents use small pieces at various points although the parcels are never used in their entirety. Their most relevant importance is their scenic view from Mamaroneck Avenue.

**POSSIBLE COMMUNITY PROJECTS:** None identified at this time.

**CAPITAL NEEDS AND PROPOSED IMPROVEMENTS:**

Additional forsythia or other shrub screening could be added into the current gaps to create an area of the park that does not look onto Mamaroneck Avenue and could be used for picnicking with more privacy for the local residents.



Westwood

Open



Space

# Westwood Open Space



- Woods
- Shade



## ***Westwood Open Space***

(12.64 acres – Community Resource - Open Space Inventory Map ID Code: PK-34)

**LOCATION:** Located at the southern end of White Plains in the Rosedale neighborhood, this Open Space area is across from the West Street Open Space Area. The site borders West Street and is composed of two parcels; one of about two acres and the other of about ten acres. The parcels are separated by a paper street and a private residence on a substantial lot. There is no indication on site of the paper street. A major portion of the site lies behind the Windward School property. The open space was dedicated to the City as part of the Cobblefield conservation development approval for use as a permanent passive open space. It is not to be used for active recreation.

**USAGE:** There is no evidence that these open space parcels are currently used for walking or any other use.

**AMENITIES:** There are no amenities at this site.

**UTILITIES:** None

**SIGNAGE, ACCESS AND PARKING:** There is no signage. Access to the parcels would be from West Street. No parking is available.



**TERRAIN:** The terrain is mostly flat with the exception of several rock outcroppings. There is a dry stream bed and a flood plain area.

### **ENVIRONMENTALLY SENSITIVE FEATURES:**

**WATER COURSES:** A dry stream bed in summer.

**WETLANDS:** There is a small swampy basin which drains under the street into the West Street Open Space.

**ROCK OUTCROPS:** There are several rock outcroppings.

**SOIL TYPES:** The soils are CrC and CsD according to the U.S. Department of Agriculture *Soil Survey of Putnam and Westchester County, New York* (See Appendix D for description.)

**HYDROLOGY AND SITE DRAINAGE:** The site drains into the stream bed.

**LAND COVER:** The area has many fallen branches and brambles along the sides of a very flat flood plain area which is entirely covered with noxious weeds.

**VEGETATION:**

**DESCRIPTION:** There is a dense canopy cover with very tall deciduous trees. The ground cover is solid poison ivy.

**CONDITION:** The plants and trees are growing well, but it is an unforgiving area of land for people.

**TRAIL FEATURES:** None

**FAUNA:** There are several common varieties of birds and animals and a notable quantity of mosquitoes throughout the park. No unique species have been identified.

**AIR QUALITY:** Very Good

**SOUND:** There is low level residential noise.

**FACILITY APPEARANCE, SCENIC VALUE:** From the outside the area can only be seen as a wall of overgrown opportunistic plants.

**VIEW FROM THE FACILITY:** The facility looks onto one residence. The rest of the area around the perimeter is fairly dense vegetation.

**HISTORICAL SIGNIFICANCE:** This land was acquired by the City in 1989.

**ENVIRONMENTAL SIGNIFICANCE:** The park contains a wetland and many interesting rock outcroppings, making this an extremely environmentally sensitive site. This is a quiet untouched area of woods which can be a safe haven for many animals in an otherwise suburban setting.

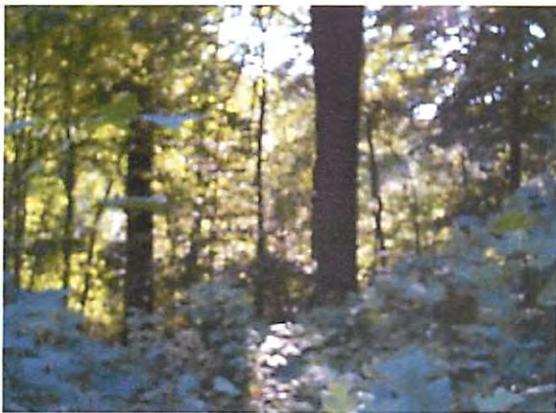
**RECREATIONAL, NEIGHBORHOOD, AND COMMUNITY SIGNIFICANCE:** This is a valuable open space and partial buffer to the Hutchinson Corporate Park.

**POSSIBLE COMMUNITY PROJECTS:** Trails could be formed in the park area and loop into the West Street Open Space, but should only be used for organized nature study.

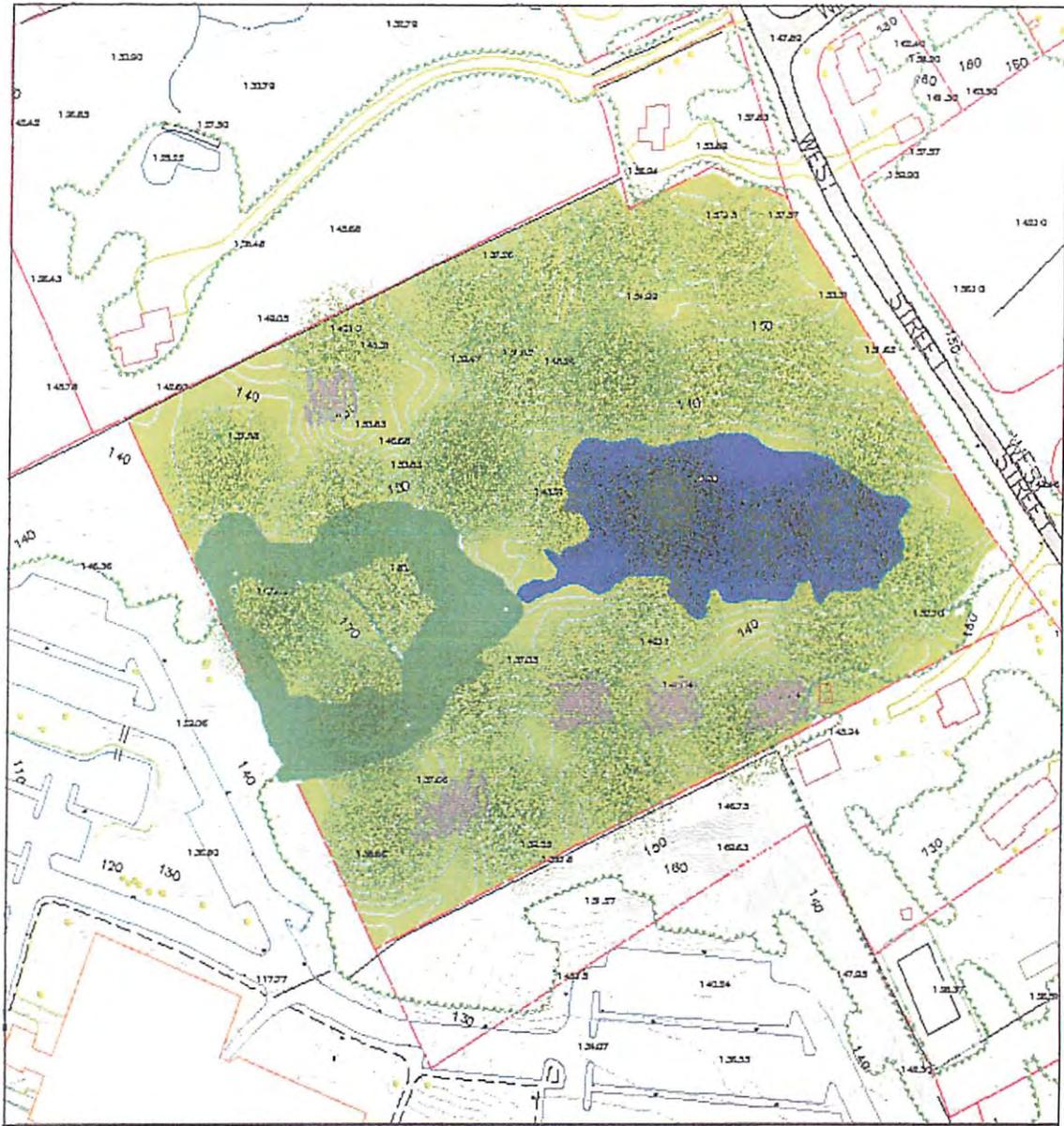
**CAPITAL NEEDS AND PROPOSED IMPROVEMENTS:**

This area is best left alone. No capital improvements are scheduled

# West Street Open Space



# West Street Open Space





## ***West Street Open Space***

(9.58 acres – Community Resource - Open Space Inventory Map ID Code: PK-32)

**LOCATION:** Located on the west side of West Street at the southern end of White Plains in the Rosedale neighborhood, this open space is across from the Westwood Open Space Area. It is surrounded by single family homes and is adjacent to the Hutchinson Corporate Park which is hardly visible because of topography and vegetation.

**USAGE:** There is no evidence of use of the site.

**AMENITIES:** None

**UTILITIES:** None

**SIGNAGE, ACCESS AND PARKING:** There is no signage. Access would be from West Street. There is no available parking.

**TERRAIN:** The land slopes at various degrees and there are numerous rock outcroppings.

### **ENVIRONMENTALLY SENSITIVE FEATURES:**



**WATER COURSES:** There is a stream corridor to the wetland.

**WETLANDS:** A large wetland occupies the middle of the site.

**ROCK OUTCROPS:** There are many large rock outcroppings which create the interesting topography.

**SOIL TYPES:** The soils are CtC, Pa and CrC according to the U.S. Department of Agriculture *Soil Survey of Putnam and Westchester County, New York* (See Appendix D for description.)

**HYDROLOGY AND SITE DRAINAGE:** The slight slopes drain into the wetland area along one side of the perimeter.

**LAND COVER:** The property is heavily wooded with a variety of significant trees, undergrowth trees and shrubs, and groundcover. There are few invasive species, except for smilax. The many natural rock outcroppings are the dominating focal point of the ground cover.

### **VEGETATION:**

**DESCRIPTION:** There is a fairly dense canopy of mature and young trees. In areas with more light there are patches of mid-height growth of raspberry bushes, hedges or young trees.



**CONDITION:** Most of the vegetation is very healthy. There is dead wood debris in places but,

with the exception of the entrance, the wooded area is easy to navigate. It appears as if the site has had little disturbance for a long period of time.

**TRAIL FEATURES:** None

**FAUNA:** Because of the wetland, the diversity of plant material and the adjacent open space areas, there is a variety of birds and mammals inhabiting the site. A species inventory should be undertaken.

**AIR QUALITY:** Very Good

**SOUND:** There are very low amounts of residential noise.

**FACILITY APPEARANCE, SCENIC VALUE:** Due to the dense opportunistic vegetation, the park cannot be seen from the roadway.

**VIEW FROM FACILITY:** There are two residential properties adjoining the park which can be seen from some areas. The rest of the park is very self-contained.

**HISTORICAL SIGNIFICANCE:** This land was acquired by the City in 1963.

**ENVIRONMENTAL SIGNIFICANCE:** The park contains a wetland and many interesting rock outcroppings, making this an extremely environmentally sensitive site. This is a quiet untouched area of woods which can be a safe haven for many animals in an otherwise suburban setting.

**RECREATIONAL, NEIGHBORHOOD, AND COMMUNITY SIGNIFICANCE:** This is a valuable open space and partial buffer to the Hutchinson Corporate Park.

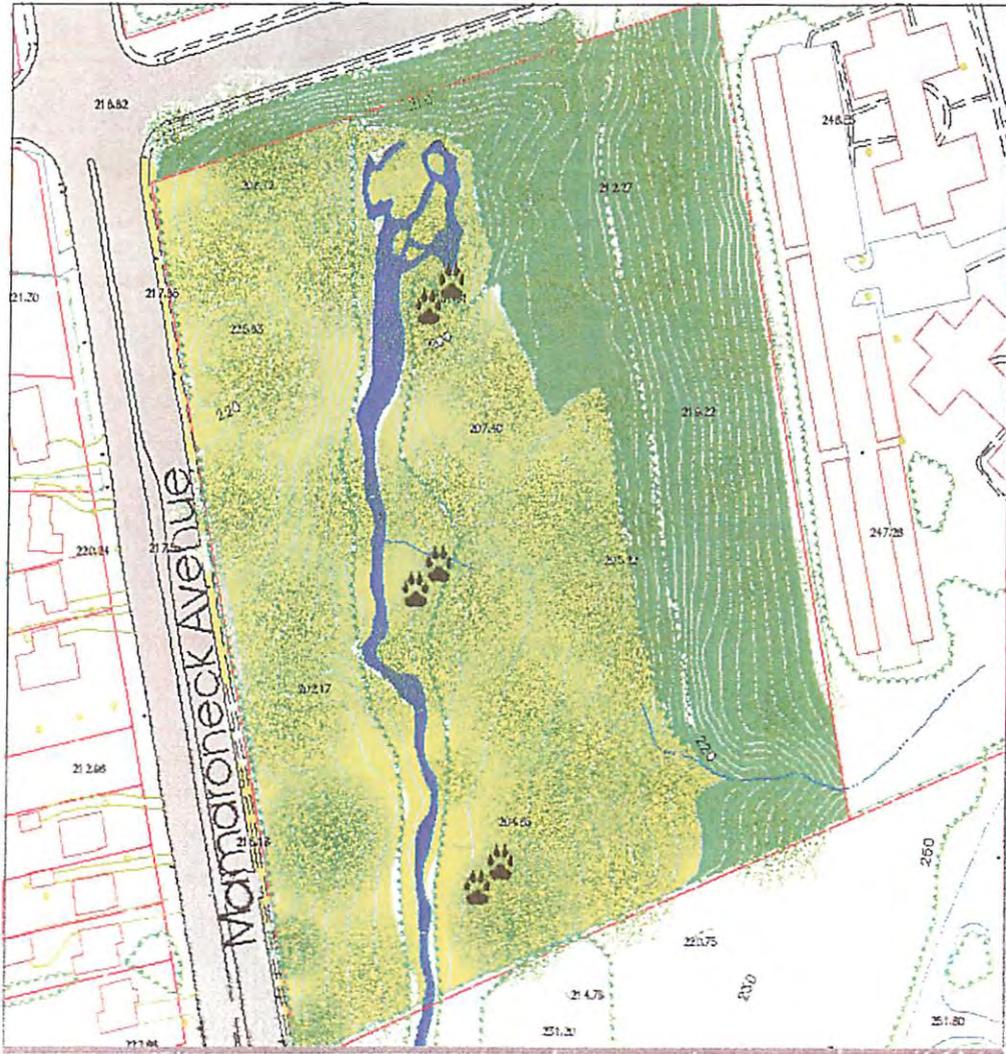
**POSSIBLE COMMUNITY PROJECTS:** Trails could be formed in the park area and loop into the Westwood Open Space, but should only be used for organized nature study.

**CAPITAL NEEDS AND PROPOSED IMPROVEMENTS:** No capital improvements are scheduled. The area is doing well being left alone, and it may be better to leave this area without intrusion. It is important to keep dogs and cats out to prevent them from threatening some of the current wildlife.

# Bryant-Mamaroneck Park



# Bryant Mamaroneck Park



- |   |   |
|---|---|
|  Grass |  Water         |
|  Woods |  Steep Slope   |
|  Shade |  Animal Tracks |

## **BRYANT-MAMARONECK PARK**

(8.93 Acres – Community Resource – Open Space Inventory Map ID Code: PK-19)

### **LOCATION**

Located on the southeast corner of Bryant and Mamaroneck Avenues, this open space is bordered on the east by the Bryant Gardens apartment complex, on the south by the Burke rehabilitation Center, on the north across Bryant Avenue by the New York Hospital property, and on the west by Mamaroneck Avenue.

### **USAGE**

Little current usage

### **AMENITIES**

- . Half mile looped trail for hiking, enter park from Mamaroneck Avenue
- . Iron fencing surrounds the site

### **UTILITIES**

There is a phone across the street.

### **SIGNAGE, ACCESS AND PARKING**

There is a sign for the park at the corner of Bryant and Mamaroneck Avenues facing Mamaroneck Avenue. Access to the site is possible from Mamaroneck Avenue. Currently there is neither dedicated parking for this site, nor any available public parking on adjacent streets. Parking is available across Mamaroneck Avenue in the municipal lot.

### **TERRAIN**

There is a long steep sloping hill from Bryant Avenue down into the park. There is also an equally steep sloping ridge line which runs parallel to the park and Mamaroneck Avenue. The slope then flattens out into a gentle grade with rolling contours between the beginning of the path and the western edge of the park.

### **ENVIRONMENTALLY SENSITIVE FEATURES**

**Water Courses:** Cassaway Brook flows north through the center of the site, continuing into the New York Hospital property and through the Bloomingdale Greenbelt to the pond on the New York Hospital property. There are two intermittent stream beds which are most likely flowing during the spring thaw. They run down the slope and end at the Mamaroneck Avenue edge of the park.

**Wetlands:** There is no State-designated wetland, but there is a riparian drainage area along the river with hydric soil which would imply a wetland by local standards.

**Rock Outcrops:** There are rock outcroppings at the western part of the site.

### **SOIL TYPES**

The soils are CrC, Ff, ChD and ChC according to the United States Department of Agriculture Soil Survey of Putnam and Westchester County, New York (See Appendix D for description).

**HYDROLOGY AND SITE DRAINAGE:** The site drains to Cassaway Brook with slopes varying in steepness from slight to quite steep. The site drains down the bordering slopes and ends in a wetland along the bottom edge of the park, adjacent to Mamaroneck Avenue.

**LAND COVER:** Most of the ground cover is dead leaves with a variety of under growth. There are large beautiful areas of ivy and many areas of mid-size brush with raspberries and other shrubs. The trail is gravel and dirt. The path is between nine inches and several feet wide depending on whether the trail is lined with logs to prevent overgrowth.

**VEGETATION:**

**DESCRIPTION:** There are wooded areas of very young maple trees which are currently in a race to fill in the opening in the canopy. The canopy is very tall. There are many mature landmark trees which dominate the woods with their presence. Some of this area appears to be first growth, while most is second growth. The park is heavily wooded with both evergreens and deciduous trees. There is a good variety of trees, undergrowth trees and shrubs, and groundcover material, including wetland material growing adjacent to the stream.

**CONDITION:** Most of the trees are in good condition. There are a few areas that could use pruning for preventive safety reasons. There is also a large area of fallen trees which is not particularly aesthetically pleasing. Removal would be advantageous if more trails are built.

**TRAIL FEATURES:** The trail does not currently loop around. Creating a loop would be an added advantage. The path currently ends at the edge of the stream bed.

**FAUNA:** There are several common varieties of birds and animals throughout the park. No unique species have been identified.

**AIR QUALITY:** Good

**SOUND:** Vehicular traffic can be heard clearly throughout the park.

**FACILITY APPEARANCE, SCENIC VALUE:** The park can only be seen as a wall of vegetation behind a wrought iron fence from Bryant Avenue and Mamaroneck Avenue.

**VIEW FROM FACILITY:** Steep slopes on two sides and the dense vegetation on the third make the park extremely self-contained. There is a cement wall on the south side of the park which is functional and has minimal graffiti. The tunnel which leads into the New York Hospital area of woods looks rather uninviting and is covered in graffiti.

**HISTORICAL SIGNIFICANCE:** This was farmland in the 1830's. It was acquired by the City in 1972.

**ENVIRONMENTAL SIGNIFICANCE:** The park is small but it has the potential for connections to several parks. The large trees are definitely the most striking feature. The park is a vital connection between two very large natural areas, creating a significant haven of woods for birds and small mammals. It is also an excellent buffer for the noise and pollution coming from Mamaroneck Avenue.



**RECREATIONAL, NEIGHBORHOOD, AND COMMUNITY SIGNIFICANCE:** The park is not heavily used by the community because it has a difficult sloping entrance which is not marked and the surrounding woods are not currently accessible. The hiking area is too short for walks and too dense for casual usage.

**POSSIBLE COMMUNITY PROJECTS:** On the edge of downtown and adjacent to Mamaroneck Avenue, the park is a testimony to the resilience of natural areas if left relatively undisturbed. This critical area contains a tremendous variety of mature native species. In 1999, an Eagle Scout inventoried and mapped all the trees over 6" in caliper and partially restored the existing loop trail. A part of the project which still needs to be completed is the labeling for identification and educational purposes of the trees and ground covers and completion of the trail. Under the direction of a Recreation Supervisor, teachers have taken school groups from Mamaroneck Avenue Elementary School for tours of these woods in different seasons. These woods are ideal for an outdoor classroom and they are only minutes from the school. Scout or community groups could adopt the trail and complete the loop so that the trail has a reasonable distance for walking.

**CAPITAL NEEDS AND PROPOSED IMPROVEMENTS:** There should be a more accessible entrance with a sign to publicize the resource. The most important prospect for change should be the connections with the surrounding woods all the way down to the Bloomingdale Greenbelt and completion of the internal loop.

**RECOMMENDED IMPROVEMENTS TIMELINE:**

- 1-5 years            Clean up underpass under Bryant Avenue
- Complete restoration of trail
- Improve signage
- Complete labeling of trees and plants
- Prune trees
- Establish a trail connection to Burke and New York Hospital
- 6-10 years            Maintain trail in natural state
- 11-15 years            Maintain trail in natural state

**CAPITAL IMPROVEMENT PROGRAM 2000/01 THROUGH 2006/07:**

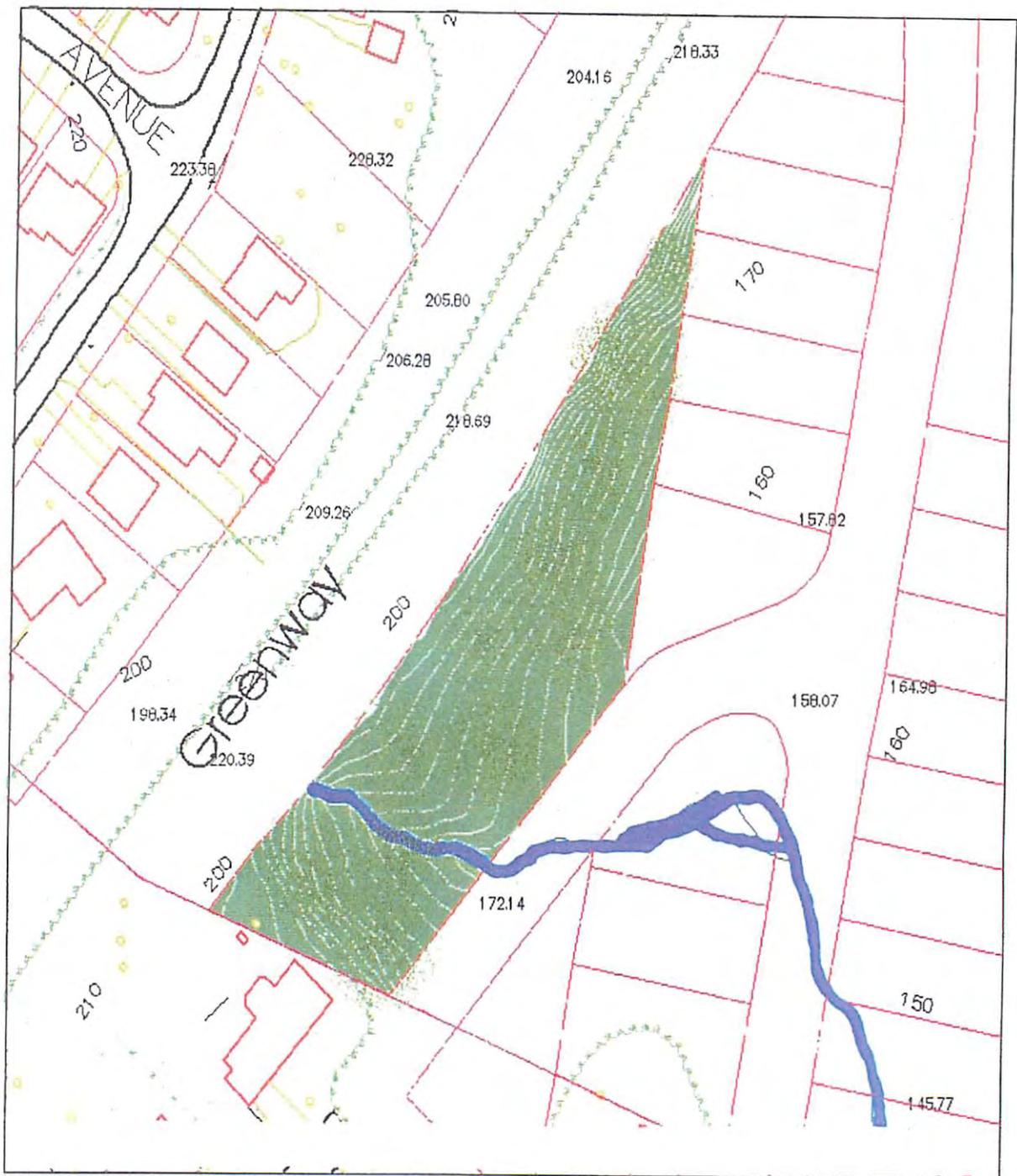
- 2003-04    Ridgeway Nature Trail & Bryant Mamaroneck Park \$50,000



## Palmer/Wildwood Parcels



# Palmer Wildwood Parcels



# Palmer Wildwood Parcels



- Shade
- Woods
- Rock Outcroppings
- Water
- Steep Slope

# Palmer Wildwood Parcels



-  Shade
-  Woods
-  Rock Outcroppings
-  Water



## ***Palmer/Wildwood Parcels***

(3.88 acres – Community Resource - Open Space Inventory Map ID Code: PK-30 )

**LOCATION:** These seven City-owned parcels are located on two paper streets, Palmer Avenue and Wildwood Road, in an undeveloped section of the Reynal Park subdivision. Some lots are located on the eastern side of Palmer Avenue and abut rear property lines on Hewitt Avenue and Kenneth Road. Other lots lie on the east and west sides of Wildwood Road at the Scarsdale line. The Greenway lies immediately to the west.

**USAGE:** These sites are undeveloped lots left in their natural state by the City after foreclosure of the property. They are currently not put to recreational use. These parcels provide an important visual amenity for the Greenway which passes beside and above them. The lots on the other side of the Greenway are developed with single family homes right up to the base of the Greenway embankment.

**AMENITIES:** There are no amenities at these sites.

**SIGNAGE, ACCESS AND PARKING:** There is no signage. Access and parking are not provided.

**TERRAIN:** The area is flat with occasional wetland areas between two steep slopes which run along two sides of the property.

### **ENVIRONMENTALLY SENSITIVE FEATURES:**



**WATER COURSES:** After Spring and Summer rains there is an intermittent stream which runs along the flat area and ends in a small natural pond which is not currently noticeable. The wet areas are covered in leaves.

**WETLANDS:** There are probably wetlands throughout these parcels, particularly in the area of the intermittent pond. A wetland delineation should be undertaken.

**ROCK OUTCROPS:** There are several large rock outcroppings.

**SOIL TYPES:** The soils are CrC, CuD, LeB and CsD according to the U.S. Department of Agriculture *Soil Survey of Putnam and Westchester County, New York* (See Appendix D for description.)

**HYDROLOGY AND SITE DRAINAGE:** Both of the large slopes drain down into the center basin and the water flows down the grade until it reaches a flat area.

**LAND COVER:** Most of the area is covered in dead leaves. There is some opportunistic ground cover but the canopy is very dense and in some places does not allow for growth of the forest floor.

### **VEGETATION:**

**DESCRIPTION:** The area is heavily shaded by mature trees as well as many young trees, mostly maples. The ground vegetation is usually less than a foot high. There are small areas of wetland plant life and small patches of noxious weeds.



**CONDITION:** The forest has been left alone and it is doing well for itself.

**TRAIL FEATURES:** If certain private property could be acquired, it is possible that a trail loop with the Greenway could be created.

**FAUNA:** There are several common varieties of birds and small mammals and several unique species throughout the park. A species inventory should be undertaken.

**AIR QUALITY:** Very Good

**SOUND:** There is low level residential noise.

**FACILITY APPEARANCE, SCENIC VALUE:** The area can only be seen from the Greenway, which looks down onto the area. It looks bare in places where there is wetland under the surface of dry leaves.

**VIEW FROM FACILITY:** A few residences can barely be seen from the top of one of the steep slopes bordering the property. The area is fairly self-contained.

**HISTORICAL SIGNIFICANCE:** This land was acquired by the City in 1946.

**ENVIRONMENTAL SIGNIFICANCE:** This is part of a much larger area of woods which is home to larger mammals, such as deer, great blue heron, wild turkey and an occasional fox. It provides a water source during months of heavy rain or snow melt.

**RECREATIONAL, NEIGHBORHOOD, AND COMMUNITY SIGNIFICANCE:** The area is not currently used by the community.

**POSSIBLE COMMUNITY PROJECTS:** None identified at this time.

**CAPITAL NEEDS AND PROPOSED IMPROVEMENTS:** If access through certain currently privately-owned property can be obtained, a trail loop from the Greenway back to Ridgeway through this land could be created, as well as a potential trail and street loop to the Ridgeway Nature Trails.

**RECOMMENDED IMPROVEMENTS TIMELINE:**

- 1-5 years     Depending on access through other property, develop a trail loop for the Greenway and Ridgeway Nature Trails  
                    Delineate and protect the wetland area on the site
- 6-10 years     Maintain trail and balance of area in natural state
- 11-15 years    Maintain trail and balance of area in natural state

**CAPITAL IMPROVEMENTS PROGRAM 2000/01 THROUGH 2006/07**

No funding is scheduled

# Tarrytown Road Frontage





## ***Tarrytown Road Frontage -***

(2.58 acres – Community Resource - Open Space Inventory Map ID Code: PK-29)

**LOCATION:** This property, located in Battle Hill, consists of two parcels. It has been designated parkland in recognition of the role the land can play as a gateway to the City and a buffer to the Battle Hill neighborhood since it borders Tarrytown Road, one of the major entrance roads into White Plains.

**USAGE:** The site is currently undeveloped. Portions are used as shortcuts for pedestrians.

### **AMENITIES:**

- The two parcels are level grass-covered areas with sidewalks and street trees. The rear of the southern parcel has small deciduous trees which create a partial visual barrier between the lot and the dwellings on Harmon Street
- There are no amenities on either parcel

### **UTILITIES:**

- There are no bathrooms, phones or drinking fountains.
- There is no fencing.
- The street lights are sufficient.

**SIGNAGE, ACCESS AND PARKING:** There is no signage. Pedestrian access is from the sidewalk along Tarrytown Road or the sidewalks on Chatterton Avenue. There is no designated parking and no parking permitted on Tarrytown Road.

**TERRAIN:** The park is flat or gently sloping toward Tarrytown Road

**ENVIRONMENTALLY SENSITIVE FEATURES:** None

**SOIL TYPES:** The soils are UrB, UpC and Uf according to the U.S. Department of Agriculture *Soil Survey of Putnam and Westchester County, New York* (See Appendix D for description.)

**HYDROLOGY AND SITE DRAINAGE:** Good

**LAND COVER:** Grass covers the park. There is a wooded area lined with opportunistic growth at the far back perimeter of the park.

### **VEGETATION:**

**DESCRIPTION:** There is a line of beautiful London Plane trees along the front edge of the park. Along the back edge of the park there is a wooded area with landmark trees. This provides screening for the residences behind the park. There are several varieties of wild flowers and opportunistic growth at the edge of the wooded area.

**CONDITION:** The trees and grass are in good condition.

**TRAIL FEATURES:** None

**FAUNA:** There are several common varieties of birds and animals throughout the park. No unique species have been identified.

**AIR QUALITY:** Good

**SOUND:** There is a major amount of road noise coming from Tarrytown Road, the Bronx River Parkway and Central Avenue. The trains arriving and departing from the railroad station also add to the noise pollution.

**FACILITY APPEARANCE, SCENIC VALUE:** The park provides a green open space along a major artery into White Plains.

**VIEW FROM FACILITY:** The view from the park is of Tarrytown Road, the County Center parking lot and the City skyline.

**HISTORICAL SIGNIFICANCE:** These vacant City-owned parcels were dedicated as parkland in 1998. This land has been under consideration for a Veterans' Memorial Park. Adding monuments (including relocating the cannon from the U.S.S. Maine from Battle-Whitney Park to this location ), statues, benches and gardens would create a more welcoming sight along the most heavily trafficked gateway into the City than the present unutilized land and make White Plains stand out as a city with historical respect.

**ENVIRONMENTAL SIGNIFICANCE:** None

**RECREATIONAL, NEIGHBORHOOD, AND COMMUNITY SIGNIFICANCE:** The park is used very rarely due to its proximity to the roadway.

**POSSIBLE COMMUNITY PROJECTS:** The park could be partially developed with community gardens.

**CAPITAL NEEDS AND PROPOSED IMPROVEMENTS:** A development plan for the park should be prepared in conjunction with the Battle Hill Association, the White Plains Beautification Foundation and veterans' groups.



**RECOMMENDED IMPROVEMENTS TIMELINE:**

1-5 years	Develop and implement a plan for the park
6-10 years	Capital improvements, as needed
11-15 years	Capital improvements, as needed.

**CAPITAL IMPROVEMENT PROGRAM 2000/01 THROUGH 2006/07:**

2003-04	Tarrytown Road Frontage	\$100,000
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## **Public Schools**

The public school properties in White Plains vary in size, generally based on the original use of the school, the natural features of the site, and the adjacent uses. While two schools, Mamaroneck Avenue School and Rochambeau School, are situated on small sites of just over four acres, the High School is set on over 70 acres, and is the most heavily used school facility in the City.

White Plains High School is considered a City-wide Resource, as it is used by residents from all over the City for a variety of purposes. Eastview School, currently a Community Resource, could become a City-wide Resource depending on its future use and future building and site alterations.

It is important to note that Eastview, Highlands, Rochambeau and Church Street Schools have undergone changes in use during the last 25 years. The Church Street School was originally an elementary school, then reused as a child daycare center, and recently returned to use as an elementary school. The other three schools were designed for different age groups as well as for a different number of students. Adaptations in the buildings and on the sites have been made to accommodate the changed uses, but in some cases there is evidence that further improvements are needed. Post Road School and Ridgeway School have also been enlarged.



Education House, which houses the administrative offices of the White Plains City School District, is not addressed in this report as it has neither indoor nor outdoor recreation facilities, nor is there an intention to provide such facilities at this site.



Needing additional space to accommodate many of its sports programs, the Recreation & Parks Department often utilizes School District fields, gyms, and pool to meet its facility space needs. School district related programs receive priority for use of School District facilities. Once school-related needs are satisfied, school amenities become available for use by the City six days a week. This jurisdictional overlap has required extensive cooperation between the City and the School District. After the State of New York separated the School District from the City in 1951, the City/School District Joint Facilities Committee was formed to coordinate the use and maintenance of City and School District facilities.

# White Plains High School



# White Plains High School



- |   |   |
|---|---|
|  Grass             |  Structures      |
|  Shade             |  Woods           |
|  Rock Outcroppings |  Athletic Fields |
|  Steep Slope       |   |

**White Plains High School** (71.58 acres - City-wide Resource - Open Space Inventory Map ID Code: PS-11)

**LOCATION:** The High School, constructed in 1958, is located in one of the outer areas of the City on North Street near the Oak Ridge and Havilands Manor neighborhoods. It is on the east side of North Street, south of Bryant Avenue, in a single family area which also has a variety of private community facilities, such as churches, private schools, and across the street, the YWCA. The school buildings are situated on the highest part of the large site, which slopes down towards a series of office parks and the Mamaroneck River Basin. The High School building is currently undergoing major renovation and expansion.

**USAGE:** This major recreational open space resource for the City is the most heavily used recreation facility of all the school properties. Working closely with the School District, the High School's fields serve both High School sports teams and a variety of City youth leagues.

**Interior**

- Gymnasia used by City week nights and Saturdays and in summer for day camp
- Pool used in winter by City for family swim and adult swim (one night each week)
- Pool used in summer early morning by YWCA, and during weekdays by City day camp program
- Gym and pool also used in Fall and Winter by Special Needs program
- Auditorium used by outside groups 2-3 nights per week

**Exterior**

- Fields allocated by City permits in spring and summer on weekdays from 5:30 p.m. to dusk, and Saturdays from 9 a.m. to dusk
- Permit users include Little League, White Plains Youth Soccer Association, White Plains Youth Lacrosse League and, occasionally, other organizations
- Tennis courts used for instruction for youth and adults in summer
- Tennis courts used for open play from approximately May through October, week nights and weekends in summer – permits issued to residents only
- Tennis courts used by City day camp during summer
- Fields used by day camp in summer
- Certain fields used heavily in spring, summer and fall
- Track used by community throughout year
- Track used by Westchester Road Runners early every Wednesday evening throughout the year
- White Plains Future Stars Meet held in April
- Loucks games held at track and fields in May
- Fourth of July celebration held on several fields
- Three new soccer fields and a new softball field have been created.

**AMENITIES:** In addition to the High School building with its many wings and service buildings, the site includes two other structures: Daman House which houses staff development offices and the Parents Information Center; and the Field House.

#### Interior

- Two gyms; each can be divided by partitions into four gyms; one gym has bleacher seating
- Fully equipped fitness center
- Regulation size indoor swimming pool
- Theater/auditorium seating 990 persons

#### Exterior

- 12 different fields, some of which cannot all be used simultaneously. Spring: nine fields can be played on simultaneously; Fall: eight fields can be played on simultaneously
- Some fields not regulation size; therefore used only by Junior Varsity
- 400 meter six lane all weather track with shot-put and discus area in center and steeple chase
- 11 recently renovated tennis courts
- One handball court

#### UTILITIES:

- Toilets and drinking fountains are inside the main buildings and the field house - no access on weekends.
- Telephones are inside the main buildings - no access on weekends.
- There is chain link fencing along the perimeter of Bryant Avenue, The Baptist Church and the parking area. There is also area fencing for the tennis courts and batting cages.
- There is lighting in the parking lots and along some of the walkways.

**SIGNAGE, ACCESS AND PARKING:** Signage at the North Street and Bryant Avenue entrances. The primary access point to the High School site is from North Street, with additional access from Bryant Avenue. Access to the Field House area is from Bryant Ave. There are 600 parking spaces at the High School primarily located in two major parking areas and in the Field House parking area.

**TERRAIN:** The grounds are mostly steep sloped hills which have been terraced for playing fields. There are several swales along the asphalt walkways which are on a considerable slope. Most swales end in a drain.

#### ENVIRONMENTALLY SENSITIVE FEATURES:

**WATER COURSES:** There is a small retaining pond along the back edge of the baseball field which is being created by a drainage pipe.

**STEEP SLOPE:** There are three main steep slopes which run parallel to each other from the tennis courts at the top to the men's soccer field and the baseball fields at the bottom.

**ROCK OUTCROPS:** There are many very large rock outcroppings on the slopes between fields, as well as along the perimeter of the school.

**SOIL TYPES:** The soils are UpB, UwB, PnB and RdB according to the U.S. Department of Agriculture *Soil Survey of Putnam and Westchester County, New York* (See Appendix D for description.)

**HYDROLOGY AND SITE DRAINAGE:** Most of the grounds and fields have trouble draining because all the water from the adjacent slope runs onto the fields. The baseball field is the worst because it is the bottommost field. The field is often unusable after a rain because home plate at both fields floods. The steep slopes make field maintenance difficult.

**LAND COVER:** The recreational area is covered by grass and second growth trees. The only development is walkways, tennis surface and the track. There is a small cluster of trees and possible planting area at the far end of the track near the parking loop.

**VEGETATION:**

**DESCRIPTION:** Trees are generally found in clusters or lining the pathways. There is at least one large wooded area or tree cluster adjacent to every field. Several new pine trees have been put in along one new soccer field and the tennis courts to increase screening to the nearby residents. There is a large wooded area which begins at the baseball field and runs along the perimeter of the fields up to the far edge of the softball field. There are several noticeably grand Copper Beech, Willow and Maple trees. There is also a cluster of white birch trees along the edge of the auditorium. There is a significant amount of bushes and small trees along the building to add variety to the landscaping.

**CONDITION:** Most of the trees are in good condition. Some trees in the densely wooded area are dead or dying. The trees along the grounds tend to be very large and healthy.

**TRAIL FEATURES:** There is a whole system of trails behind the baseball field and the softball field. Some of the trails lead to private residences. Some are fairly grown over and others are fairly well developed trails that wander through the woods and open out onto several rock outcroppings. There is evidence that the wooded area from the softball field down to the baseball field is a wildlife corridor for deer and other animals going to the Ridgeway Country Club pond across North Street.

**FAUNA:** There are several common varieties of birds and animals throughout the grounds. No unique species have been identified.

**AIR QUALITY:** Good

**SOUND:** There is a dull roar from I-287. Cars from North Street are also audible from the buildings and fields.

**FACILITY APPEARANCE, SCENIC VALUE:** The High School is an extremely large area of open space which can be the first view of White Plains for cars coming onto North Street from the Hutchinson River Parkway or eastbound I-287. Most of the open space cannot be seen from North Street but provides a very nice view for the students at the school.

**VIEW FROM FACILITY:** There is a beautiful view of the distant wooded hillsides from the athletic fields.

**HISTORICAL SIGNIFICANCE:** Construction began on the present White Plains High School in 1958, and the first classes were held there in 1960.

**ENVIRONMENTAL SIGNIFICANCE:** The school is home to some threatened trees such as the White Birch. The wooded areas around the school are important habitats for local birds and small animals. There is a small detention pond being created by a drainage pipe. The small detention pond provides a source of water for woodland creatures. It could be developed as an environmental feature for the site. The trees along the edge of the school help to clean the air from I-287.

**RECREATIONAL, NEIGHBORHOOD, AND COMMUNITY SIGNIFICANCE:** The school is used daily year round. The High School grounds are used for school and extracurricular activities throughout the day. The school auditorium is used for lectures, meetings and concerts and performances at night. On weekends the school is used by City soccer leagues and recreation leagues, such as youth lacrosse. Over the summer the grounds are used by the City's recreational camp and a baseball camp. The school is also the largest area for large community gatherings such as the Independence Day fireworks display.

**POSSIBLE COMMUNITY PROJECTS:** The trails around the High School could be adopted and maintained by a school club.

**CAPITAL NEEDS AND PROPOSED IMPROVEMENTS:**

Funding for improvements to the school recreational facilities is developed jointly by the City and the School District through the Joint Facilities Committee and recommended to the Common Council and Board of Education in a Five-Year Capital Plan.

See also, Amenities Analysis and Recommendations, and Major New Facilities and Recommendations sections.

- The High School is undergoing an extensive interior renovation and expansion.
- A new playing field is being constructed
- The track needs rehabilitation
- Because of the heavy, 5-7 days a week, usage, the fields require a continuing investment in maintenance and capital improvements.

**CAPITAL IMPROVEMENT PROGRAM 2000/01 THROUGH 2006/07:**

2001-02	New Playfield	\$ 135,000
2003-04	Track Rehabilitation	\$ 750,000
2004-05	Field Work	\$ 150,000
2005-06	Rebuild Tennis Courts	\$1,000,000

# Highlands School



# Highlands School



- |                    |                   |           |
|--------------------|-------------------|-----------|
| Athletic Fields    | Shade             | Signs     |
| Basketball Courts  | Rock Outcroppings | Flag Pole |
| Playgrounds        | Steep Slope       | Grass     |
| Drinking Fountains |                   |           |



## **Highlands School**

(17.27 acres - Community Resource - Open Space Inventory Map ID Code: PS-9)

**LOCATION:** The Highlands School is located in the Highlands neighborhood, a single-family residential area. It is bounded by Old Mamaroneck Road, Hartsdale Avenue, Davis Avenue, and Thomas Place. Diagonally across Hartsdale Avenue is Ralph Field.

### **USAGE:**

The school is heavily used by the School District, Recreation & Parks Department and by the neighborhood

#### **Interior**

- Gyms used throughout season by Men's Basketball League, in Spring by Nike Girls Clinic, in summer by MVP Basketball camps
- Theater/auditorium used on a limited basis for non-school functions. The Golden Chordsmen and the Westchester PC Users group use the auditorium weekly throughout the year
- The Japanese Weekend School uses the facilities on Saturdays
- Cafeteria and classrooms heavily scheduled for both school related and non-school programs and activities and community meetings
- After School Program run by Youth Bureau

#### **Exterior**

- Parker Stadium used as site for youth soccer daily in Spring by Recreation & Parks Department and for High School varsity football games in Fall
- Two non-regulation fields used for youth soccer practice, physical education classes and flag football

### **AMENITIES:**

#### **Interior**

- Two full sized gyms; north gym has bleachers and partitions
- Large auditorium with full stage and balcony seating 1,340 persons

#### **Exterior**

- Parker Stadium, with built-in concrete bleacher-seating, a ¼- mile four lane cinder track with interior field for football in fall and junior soccer in spring and summer
- Two non-regulation fields
- Remnants of fitness trail with about four stations remaining
- Renovated basket ball courts

### **UTILITIES:**

- Toilets inside the building are not available for use by the public
- There is an outside drinking fountain near the basketball courts
- Telephones inside the building are not available for use by the public
- There is area fencing around the athletic fields and the basketball court. This fencing generally serves as perimeter fencing as well. The fencing is chain link of various heights depending on the need in terms the activity and proximity to the roadways.
- The parking areas and some walkways are lit. The ballfields are not intended for night activities.

**SIGNAGE, ACCESS AND PARKING:** Signage is located at the main vehicular entrance on Old Mamaroneck Road. Access to the site is from Old Mamaroneck Road, Hartsdale and Davis Avenues, and Thomas Place. There are 135 parking spaces. Recent renovations at the school included an increase of parking and paved areas for buses.

**TERRAIN:** There are several very steep slopes as well as some rolling contours between plateau areas.

**ENVIRONMENTALLY SENSITIVE FEATURES:**

**STEEP SLOPE:** The steep slope runs down the front of the school and meets with the football field or Old Mamaroneck Road.

**ROCK OUTCROPS:** There are a few small rock outcroppings

**SOIL TYPES:** The soils are UpB, Ub and UpC according to the U.S. Department of Agriculture *Soil Survey of Putnam and Westchester County, New York* (See Appendix D for description.)

**HYDROLOGY AND SITE DRAINAGE:** Some areas drain well but the two smaller fields and the football field do not. There are also small areas where rain water has caused considerable erosion on the smaller slopes.

**LAND COVER:** The fields and slope from Old Mamaroneck Road are covered in grass. Small areas of shrubbery landscaping surround the school building.

**LANDSCAPE/VEGETATION:**

**DESCRIPTION:** The trees are mostly specimen trees in clusters along the sloping perimeter of the fields and the property. There are several exceptional copper beech trees on the front lawn. There are many very large and impressive trees which stand alone.

**CONDITION:** The trees are mostly in very good condition.

**TRAIL FEATURES:** None

**FAUNA:** There are several common varieties of birds and animals throughout the grounds. No unique species have been identified.

**AIR QUALITY:** Very Good

**SOUND:** The area has a low amount of residential and road noise.

**FACILITY APPEARANCE, SCENIC VALUE:** The Highlands School is an impressive stone building with extensive grounds and interesting contours. The view up the front driveway has a stately appearance. The view of the back side of the building is dominated by the basketball courts and the service area for the cafeteria.

**VIEW FROM FACILITY:** The school is surrounded by the Highlands single-family residential neighborhood.

**SIGNIFICANT FEATURES/UNIQUE FEATURES** The building facade and forelawn sloping to Old Mamaroneck Road are the site's most striking features. There is a significant slope around the edge of the football field. Most of the area of this slope has been made inaccessible for safety and security purposes. There is an inner courtyard with several healthy trees and a grassy gentle slope surrounding the Library.

**HISTORICAL SIGNIFICANCE:** Built in 1930, the school itself is a handsome, Gothic stone structure, with interesting interior and exterior details. Highlands served as the City's High School until 1960.

**ENVIRONMENTAL SIGNIFICANCE:** The school provides a very large amount of public open space for casual recreation after school hours.

**RECREATIONAL, NEIGHBORHOOD, AND COMMUNITY SIGNIFICANCE:** After hours, the school is used for community functions such as Girl Scouts, Little League and youth soccer practice and recreational track and field. Many people from the neighborhood use the basketball courts and fields for casual recreation.

**POSSIBLE COMMUNITY PROJECTS:** None identified at this time.

**CAPITAL NEEDS AND PROPOSED IMPROVEMENTS:**

Funding for improvements to the school recreational facilities is developed jointly by the City and the School District through the Joint Facilities Committee and recommended to the Common Council and Board of Education in a Five-Year Capital Plan.

- The Highlands School south gym needs a new floor.
- There are several areas where soil erosion is a problem. On steep banks where the soil is eroding, there is usually a considerable amount of shade. Ground cover should be planted that can grow in the shade and stabilize the soil.

**RECOMMENDED IMPROVEMENTS TIMELINE:**

- 1-5 years Plant eroding slopes with shade-tolerant ground cover
- 6-10 years Capital improvements, as needed
- 11-15 years Capital improvements, as needed

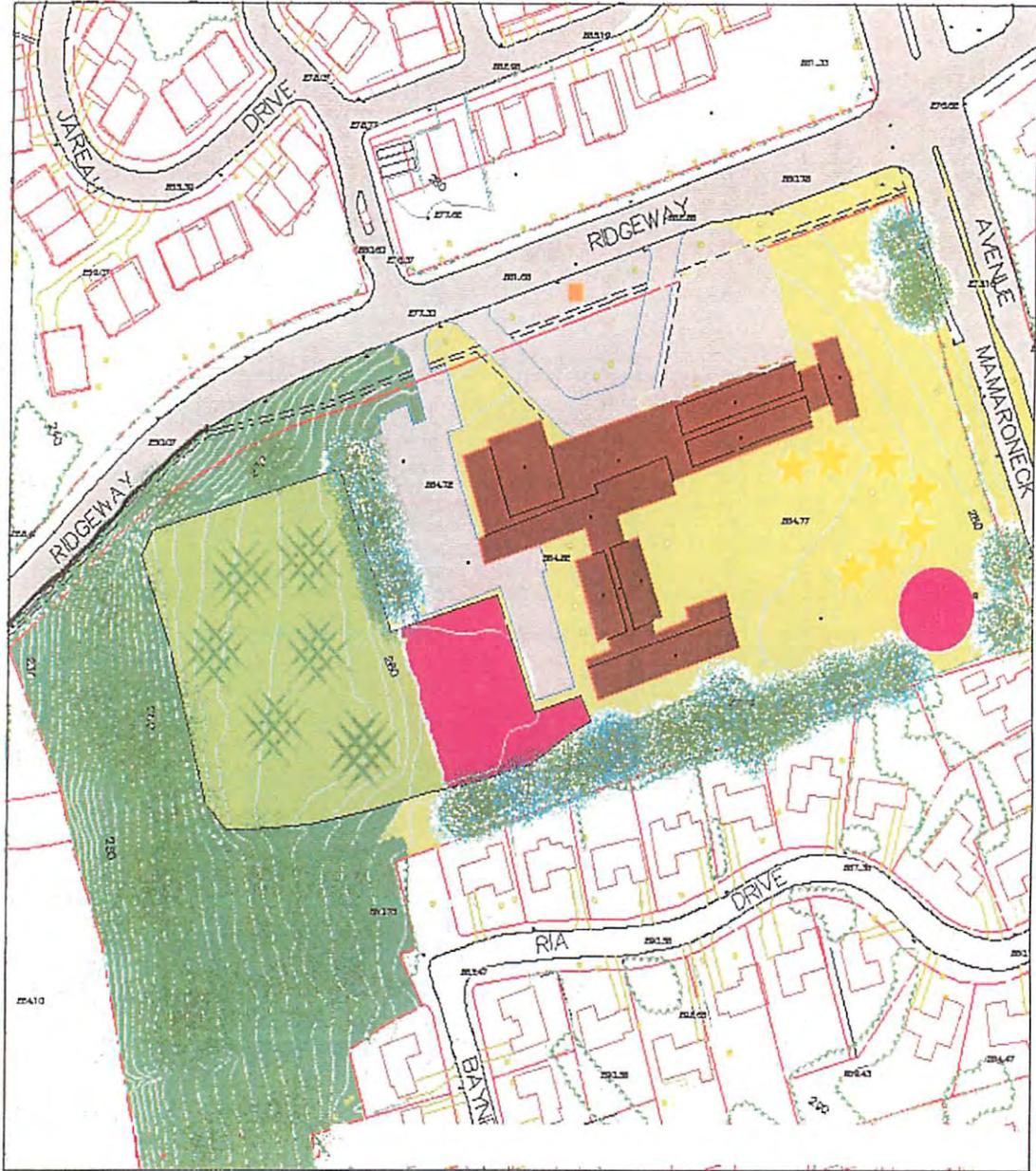
**CAPITAL IMPROVEMENT PROGRAM 2000/01 THROUGH 2006/07:**

No funding is scheduled.

# Ridgeway School



# Ridgeway School



- |   |   |   |
|---|---|---|
|  Grass             |  Athletic Fields   |  Playgrounds |
|  Shade             |  Basketball Courts |  Structures  |
|  Rock Outcroppings |  Signs             |  Flag Pole   |
|  Steep Slope       |   |   |

## ***Ridgeway School***

(13.40 acres - Community Resource - Open Space Inventory Map ID Code: PS-16)

**LOCATION:** Ridgeway Elementary School is located at the intersection of Ridgeway and Mamaroneck Avenue and is the largest elementary school site. The Ridgeway Nature Trail, the Gedney Commons condominium development, and single family homes surround the school site.

### **USAGE:**

#### Interior

- The indoor gym, the City's smallest, is used on a regular basis after school, on evenings and on Saturday mornings, throughout the year by the Recreation & Parks Department for basketball instruction, and Youth Basketball League
- It is the only facility that has gymnastics equipment which is set up for several weeks in January and used by the Recreation & Parks Department to teach gymnastics for children and Tumbling for Tots
- The YMCA uses facilities for after school programs and summer camp
- The Youth Bureau uses the facility for an After School Center

#### Exterior

- Residents occasionally use school grounds for golf practice
- Softball/Little League field used for Girls Softball League in Spring and by Little League

### **AMENITIES:**

#### Interior

- Theater/Auditorium seating approximately 200 persons
- Classrooms and cafeteria
- Gymnasium

#### Exterior

- New softball/Little League field opened Spring 1999
- New soccer field opened Fall 1999
- Two basketball half courts with two backboards
- Two play structures each with swings
- Circular path
- Gazebo/sandbox
- Undulating bike path with signs
- Picnic area with picnic benches
- Site developed as "international" play area; also includes totem poles and a pagoda
- Open lawn areas, mature deciduous trees, and shrubs.



### **UTILITIES:**

- Bathrooms and drinking fountains inside the building and are not available to the public
- Phones inside the building and on the other side of the fence on Mamaroneck Avenue.
- The street lights are the only lights on the campus.
- Parking lot expanded and improved in 1998 and 2001.

**SIGNAGE, ACCESS AND PARKING:** Signage is located on Ridgeway. There is a newly reconfigured and expanded on-site parking lot with access from Ridgeway.

**TERRAIN:** The campus is on a gentle slope that is terraced for the ball fields and the main building. The rest of the grounds have a gentle rolling grade.

**ENVIRONMENTALLY SENSITIVE FEATURES:**

**ROCK OUTCROPS:** There are several small rock outcroppings which indicate much larger rocks beneath the surface.

**SOIL TYPES:** The soils are UpB, PnC, Ub and Pnc according to the U.S. Department of Agriculture *Soil Survey of Putnam and Westchester County, New York* (See Appendix D for description.)

**HYDROLOGY AND SITE DRAINAGE:** There is good drainage on site. Most of the water goes down the slope into the Ridgeway Nature Trail or the street drains. Occasionally the ball field area does not drain well by the softball diamond because the adjacent slope drains onto this area.

**LAND COVER:** The area is almost entirely grass. The parking areas, paths and play areas are asphalt. Most of the play equipment has rubber surfacing over the asphalt. One area has a sand pit.

**VEGETATION:**

**DESCRIPTION:** There are no flower landscaping arrangements. The area is sparsely shaded. Most of the trees are around the perimeter. There are hedges around the perimeter of the building.

**CONDITION:** Most of the trees are large mature trees, with pine trees along the perimeter. All the trees are in good condition but there are some branches that need pruning.

**TRAIL FEATURES:** There is a path that leads to the Ridgeway Nature Trails.

**FAUNA:** There are several common varieties of birds and animals throughout the grounds. No unique species have been identified.

**AIR QUALITY:** Good

**SOUND:** The road noise from Mamaroneck Avenue can be loud during peak traffic hours.

**FACILITY APPEARANCE, SCENIC VALUE:** The school is the dominating view from the roadways. The fields can be seen from Ridgeway. It gives a small but pleasant view of open space.

**VIEW FROM FACILITY:** The school looks out onto a suburban area although it is adjacent to two major roadways. The Ridgeway Nature Trail is fenced off at the far side of the ball fields and there is a lovely stone wall at the back end of the school which is also screened with several trees.

**HISTORICAL SIGNIFICANCE:** Ridgeway School was built in 1958 as an elementary school, and it continues to serve as such.

**ENVIRONMENTAL SIGNIFICANCE:** The school gives a large open space buffer area for the Ridgeway Nature Trail.

**RECREATIONAL, NEIGHBORHOOD, AND COMMUNITY SIGNIFICANCE:** The school is used for casual recreation by the surrounding community. The ballfields are also used by local recreation leagues.

**POSSIBLE COMMUNITY PROJECTS:** None identified at this time.

**CAPITAL NEEDS AND PROPOSED IMPROVEMENTS:**

Funding for improvements to the school recreational facilities is developed jointly by the City and the School District through the Joint Facilities Committee and recommended to the Common Council and Board of Education in a Five-Year Capital Plan.

- Most of the School District’s gyms have been refurbished within the past five to ten years, with new floors, lighting and padding. Most schools will need new gym dividing partition walls in the near future. Ridgeway School is a current priority for partitions.
- The existing play structures need to be replaced within the next 5 years.
- Lighting should be added to the parking area.

**RECOMMENDED IMPROVEMENTS TIMELINE:**

1-5 years	The School District is funding improvements to the parking and circulation Play equipment replacement Tree maintenance
6-10 years	Capital improvements, as needed
11-15 years	Capital improvements, as needed

**CAPITAL IMPROVEMENT PROGRAM 2000/01 THROUGH 2006/07:**

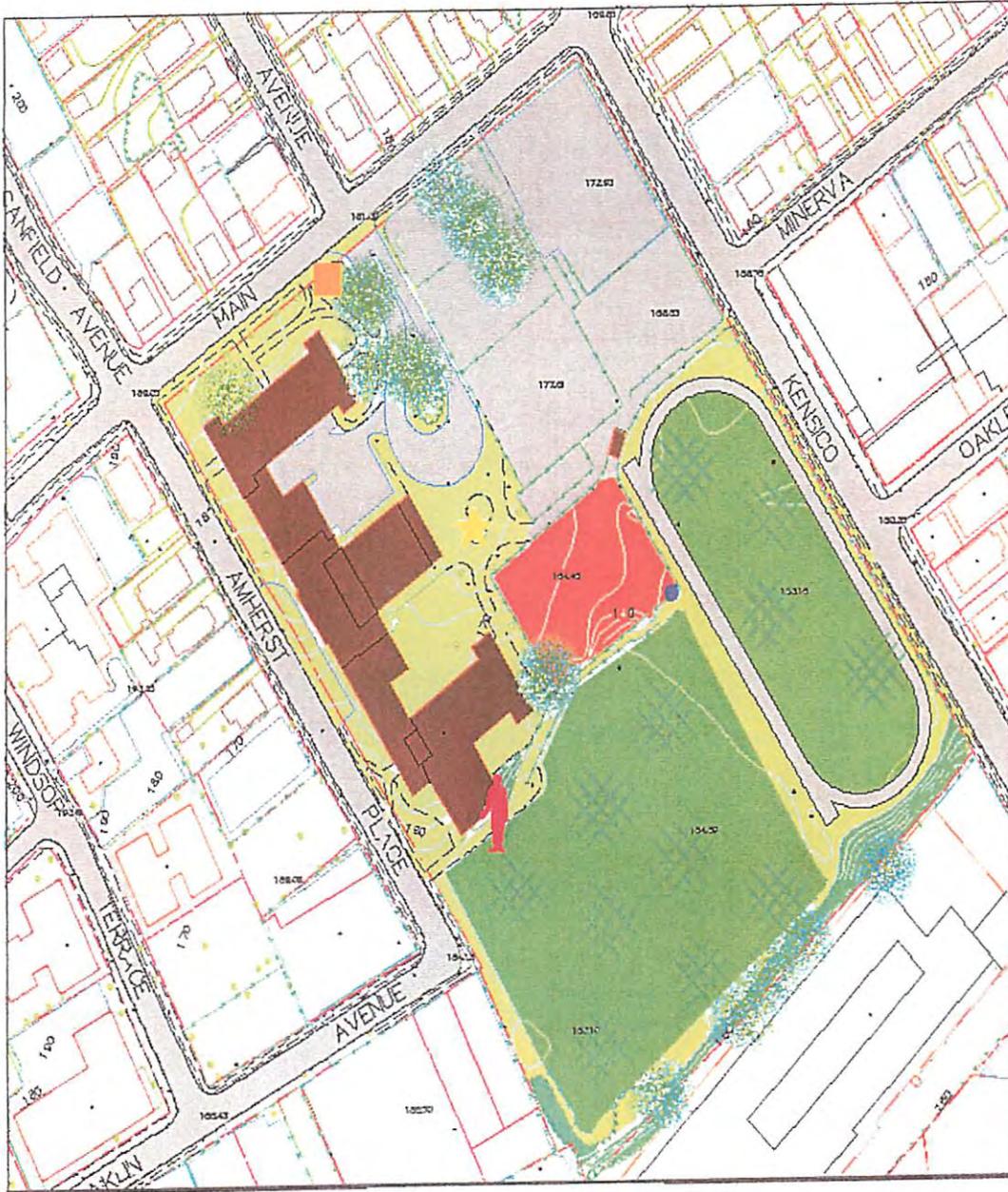
2001-02	Parking Modifications	\$310,000(WPSD Reserve Fund)
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# Eastview School



# Eastview School



- |                      |                     |               |
|----------------------|---------------------|---------------|
| ● Drinking Fountains | ■ Athletic Fields   | ■ Grass       |
| ♣ Bathrooms          | ■ Basketball Courts | ● Shade       |
| ★ Flag Pole          | ■ Structures        | ↘ Steep Slope |
| ■ Signs              |                     |               |



## ***Eastview School***

(11.90 acres - Community Resource - Open Space Inventory Map ID Code: PS-6 )

**LOCATION:** This school is an imposing Gothic structure which, with its outdoor facilities, dominates its surroundings. It is bordered by Main Street, Amherst Place, and South Kensico Avenue. The site is diagonally across from Turnure Park, a four-acre green park. Immediately to the south is the City-owned building housing the Purchasing Department, Youth Bureau and City Garage, which are currently being relocated to make way for a parking garage and supermarket.. A municipal parking lot and three older multi-family houses face the school on the west side, along Amherst Place. To the north, directly across Main Street, a 261-unit apartment building is under construction. The school faces multi-family houses and commercial uses to the east.

### **USAGE:**

#### Interior

- The Gothic style auditorium, one of the three finest in the City, is extensively programmed by the school.
- The two full-size gymnasiums have recently become a tremendous asset to the Recreation & Parks Department's programming with Youth and Adult Basketball and Track practice scheduled six days a week when school is not in session.
- After School Program run by Youth Bureau
- The Youth Bureau is scheduled to move into a section of the building adjacent to the gym in 2001. This will complement and expand the recreational program options.

#### Exterior

- Amenities heavily used by City residents
- The City schedules soccer programs on all three fields
- The volleyball court area is very heavily used seasonally for weekend and after school volleyball games (a recreational activity second only to soccer in many Latin American countries)

### **AMENITIES:**

#### Interior

- Two full sized gyms
- Large auditorium with full stage and seating for 800 persons
- Cafeteria and classrooms

#### Exterior

- 2 full sized basketball courts
- A handball court
- Three tennis/volleyball courts
- Flat field (adjacent to the handball court) used for volleyball
- Four lane asphalt paved ¼ mile track with a multi-use field inside; this field is marked for soccer but is below regulation size
- Large field area consisting of three baseball/Little League fields - only two can be used simultaneously; the large field can also be divided into two soccer fields, although not regulation size

## **UTILITIES:**

- There are two Port-a-Potties at the edge of the farthest field. Bathrooms with access from the outside are being constructed.
- There is a drinking fountain at the corner of an unused field- house, but it is broken.
- There are other drinking fountains inside but they are not accessible to the public.
- Telephones are on the corners of South Kensico Avenue and Lake Street.
- There is tall chain link area fencing around the basketball courts, volleyball courts, and the paddle tennis court.
- There is also 4-5 foot high chain link perimeter fencing around the ball fields. This could be considered area fencing of the fields.
- There is no fencing around the perimeter of the school building.
- There is lighting in the parking lot and around the building's perimeter. Fields and track are not intended for nighttime use.

**SIGNAGE, ACCESS AND PARKING:** Signage is located on South Kensico Avenue and on the building, itself. Access to the parking areas, as well as to a drop off and turnaround, is from Main Street. Two parking areas have been created providing space for just under 150 cars. A new parking area for neighborhood resident permit parking has been completed.

**TERRAIN:** The fields are in a flat area that slopes on the south side and toward the basketball courts. The school is on a slanting grade but not a significant slope.

**ENVIRONMENTALLY SENSITIVE FEATURES:** None

**SOIL TYPES:** The soils are Ub and Uf according to the U.S. Department of Agriculture *Soil Survey of Putnam and Westchester County, New York* (See Appendix D for description.)

**HYDROLOGY AND SITE DRAINAGE:** The drainage is fair, but the baseball fields all have puddles around home plate after a rain.

**LAND COVER:** The fields are all grass. There are very nice floral landscaping areas around the school building. The parking lots and upper courts are all asphalt. Paths are cement and the slope at the south end of the school yard is all opportunistic growth. Smaller grassed areas and the tennis courts are supported by substantial retaining walls.

## **VEGETATION:**

**DESCRIPTION:** There are several large mature trees scattered around the perimeter of the campus. The parking lot has a line of young, four-inch caliper deciduous trees. There is also a planting of young pine trees at the far end of the fields.

**CONDITION:** Most of the trees are in good condition. Some of the trees need pruning, but they are healthy. The landscaping and floral plantings around the school are well maintained. Large areas of the ballfields have been worn down to dirt.

**TRAIL FEATURES:** None

**FAUNA:** There are several common varieties of birds and animals throughout the park. No unique species have been identified.

**AIR QUALITY:** Good although Eastview School is in close proximity to I-287 and several major arteries of White Plains.

**SOUND:** Each side of the school receives a lot of road noise from a different road.

**FACILITY APPEARANCE, SCENIC VALUE:** The school fields are very worn or grown over. The building itself and the surrounding landscaping is beautiful.

**VIEW FROM FACILITY:** With the exception of Turnure Park, the surrounding area is unremarkable. The school is bordered on the east by multi-family houses and commercial uses, high-density residential uses along the north, a municipal parking lot and multi-family houses on west side and, to the south, the building at 111 South Kensico Avenue housing the City Garage, Youth Bureau and Purchasing Department. This building is scheduled to be demolished and replaced with a new supermarket and parking structure.

**HISTORICAL SIGNIFICANCE:** The school was originally built in 1925 and expanded in 1930. It was not used as a school from 1992 to Fall 1996, when it was returned to use as a middle school. Eastview School stands as one of the most stately pieces of architecture in White Plains.

**ENVIRONMENTAL SIGNIFICANCE:** The school provides a considerable amount of open space in an otherwise very dense urban and commercial area.

**RECREATIONAL, NEIGHBORHOOD, AND COMMUNITY SIGNIFICANCE:** This is one of the most heavily utilized school facilities. It is the hub field for the White Plains Hispanic-American Men's Soccer League. The track and the basketball courts are also heavily used. There are several courts and green spaces which currently contain no equipment.

**POSSIBLE COMMUNITY PROJECTS:** None identified at this time.

**CAPITAL NEEDS AND PROPOSED IMPROVEMENTS:**

Funding for improvements to the school recreational facilities is developed jointly by the City and the School District through the Joint Facilities Committee and recommended to the Common Council and Board of Education in a Five-Year Capital Plan.

- Most of the School District's gyms have been refurbished within the past five to ten years, with new floors, lighting and padding. Most schools will need new gym dividing partition walls in the near future.
- The heavy usage of the fields has created huge dirt areas where there needs to be grass. The lack of facilities for bathrooms and water is a problem for these fields.
- The field house could be renovated as a storage area.

- The ballfields and track need rehabilitation as soon as the re-grading work is completed for the new supermarket and parking structure. The combination of baseball and soccer fields should be evaluated to allow for field rotation and re-seeding of the dirt patches.
- There is a newly expanded parking lot, but it cannot accommodate enough cars to provide for an event attracting a capacity crowd to the auditorium. The construction of a major private parking structure on the south end of the school site could afford opportunities for parking for future school and community functions in the auditorium.
- Access to restrooms from the outside needs to be provided.

**RECOMMENDED IMPROVEMENTS TIMELINE:**

- 1-5 years    Ballfield rehabilitation  
                  Track rehabilitation  
                  Basketball court rehabilitation  
                  Completion of Youth Bureau and Computer Technology Center  
                  Restroom access
- 6-10 years    Improvements to auditorium, if more parking becomes available to allow broader programming
- 11-15 years    Capital improvements, as needed

**CAPITAL IMPROVEMENT PROGRAM 2000/01 THROUGH 2006/07:**

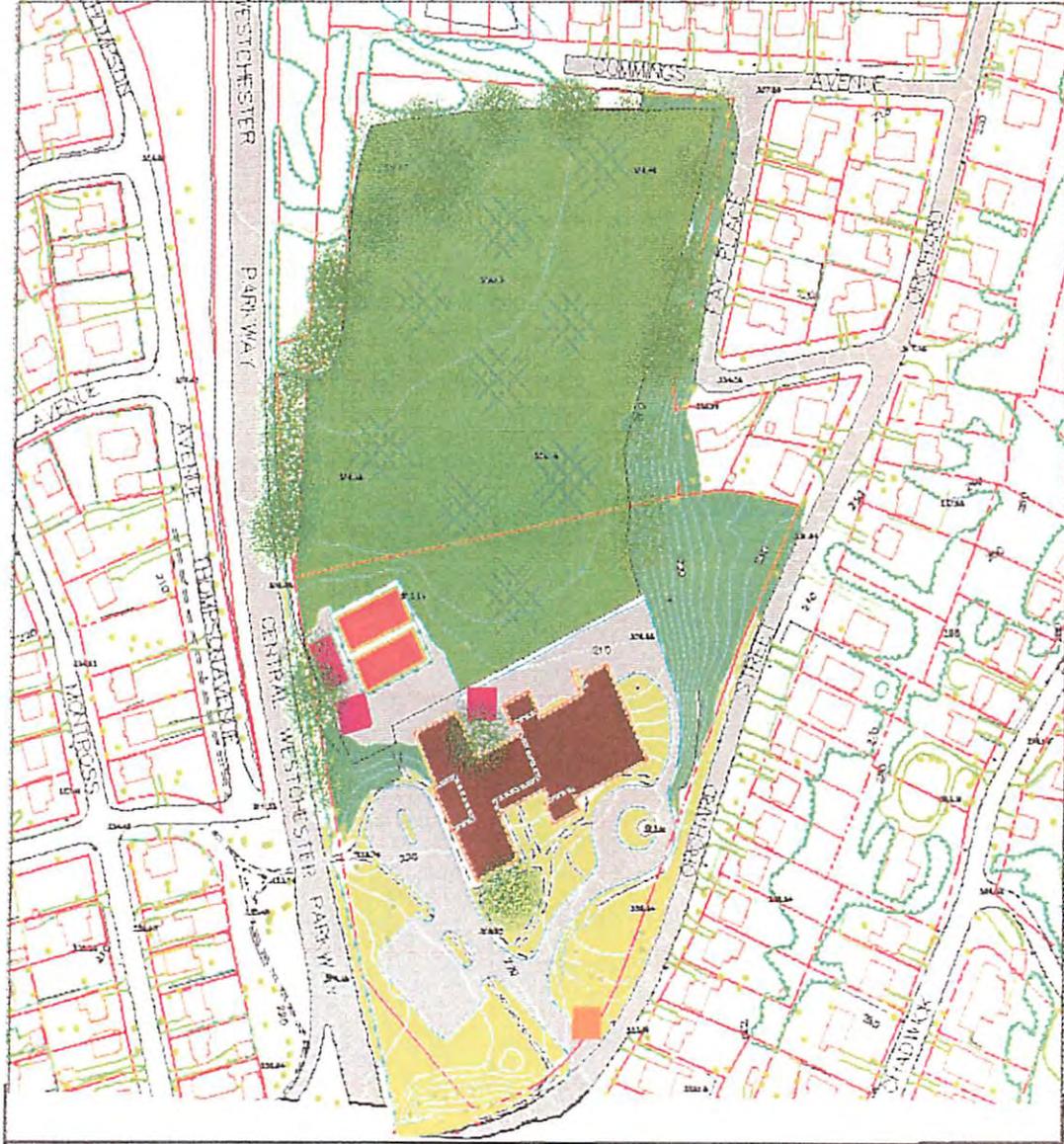
2001-02	Softball & Soccer Field Renovation	\$250,000
	Quarter Mile Track & Interior Field	\$130,000
	Construction of Youth Bureau and Computer Technology Center	\$ 45,000



# George Washington School



# George Washington School



- |   |   |
|---|---|
|  Athletic Fields   |  Grass       |
|  Basketball Courts |  Shade       |
|  Playgrounds       |  Steep Slope |
|  Signs             |  Structures  |

## ***George Washington School***

(11.62 acres - Community Resource - Open Space Inventory Map ID Code: PS-1)

**LOCATION:** Located in the Woodcrest Heights neighborhood, this elementary school is used by the School District, the Recreation & Parks Department, and the neighborhood. The property is bordered on the south and west by the Central Westchester Parkway, on the north by Cummings Avenue and the Orchard Street Wetland, and on the east by Orchard Street.

### **USAGE:**

#### Interior

- Gym used by Department of Recreation for aerobics and Saturday programs, September through May, and by Men's Basketball League
- Theater/auditorium, classrooms and cafeteria used for community meetings and scout troops.
- After School Program run by Youth Bureau utilizes gym, cafeteria and classrooms

#### Exterior

- Outdoor fields heavily used, with fields used almost daily by Recreation & Parks Department and the Youth Soccer Association for soccer. After school and on weekends, these fields are heavily used by hundreds of children and spectators. These fields are highly visible and very attractive to non-White Plains groups and are patrolled by Field Marshals on weekends and after school from March through November to ensure that use is limited to White Plains youth teams with permits.
- Camp Panawok (lower camp) held in summer
- "Pops in the Park" concert held in summer

### **AMENITIES:**

#### Interior

- Theater/Auditorium seating approximately 200 persons
- Classrooms and cafeteria
- Full size gym with partitions to make two separate areas

#### Exterior

- Non-regulation size softball field with skinned infield
- Two soccer fields, one regulation size
- Two full basketball courts
- Large sandbox
- Two separate play areas with climbing structures and swings
- Gated courtyard with three stone chess tables and seating
- A pedestrian bridge linking the school to the neighborhood on the other side of the remnant of the Cross Westchester Parkway.



### **UTILITIES:**

- The bathrooms, telephones and drinking fountains are inside the building. The School District and the City have funded and built a separate entrance to an unused set of bathrooms which are now accessible from outside. The facility will be maintained by the Recreation & Parks Department or its designees.

- There is fencing along the side of the school that is directly adjacent to the remnant of the Cross Westchester Parkway. The rest of the fencing is the guard rail along Orchard Street.
- The parking area is lit.

**SIGNAGE, ACCESS AND PARKING:** Signage is located at the entrance on Orchard Street and on the building, itself. There is one major parking area in front of the school and a secondary service area at the rear with parking providing a total of approximately 60 spaces. Vehicular access to the site is from Orchard Street with pedestrian access from surrounding streets. The on-site parking has been reconfigured and access/egress significantly improved.

**TERRAIN:** The school and fields sit in a flat low lying area in relation to the surrounding neighborhood. The perimeter of the school is on a slope which changes gradients.

**ENVIRONMENTALLY SENSITIVE FEATURES:**

**WATER COURSES:** There is a stream and swamp in the northwest corner of the property.

**WETLANDS:** The ballfields abut a 14-acre New York State registered wetland (#W-9)

**SOIL TYPES:** The soils are Ub and Uf according to the U.S. Department of Agriculture *Soil Survey of Putnam and Westchester County, New York* (See Appendix D for description.)

**HYDROLOGY AND SITE DRAINAGE:** The drainage throughout the fields and play areas is difficult. There are large puddles throughout the fields, including the center of the baseball diamond. There are also puddles around the play areas.

**LAND COVER:** Most of the land cover is grass. The play areas, parking lots, and some paths are asphalt. The rest of the walkways are cement. There is also black rubber safety surface around the play equipment.

**VEGETATION:**

**DESCRIPTION:** Trees line the grounds by way of a wooded area or plantings. A cluster of baby pines has been planted along the front slope. There are several hedge lines and landscaping around the school building and the parking areas. The front entrance of the school has several nice planting arrangements.

**CONDITION:** Most trees are in good condition. The hedges and trees at the far end of the ballfields are in need of maintenance.

**TRAIL FEATURES:** None

**FAUNA:** There are several common varieties of birds and animals throughout the grounds. No unique species have been identified.

**AIR QUALITY:** Good

**SOUND:** The school is extremely close to a the remnant of the Cross Westchester Parkway and to I-287. The trees help to mitigate the noise, but it is very loud in the play equipment area.

**FACILITY APPEARANCE, SCENIC VALUE:** The fields present a lovely view of large open space. In summer, the school cannot be seen well from Orchard Street, due to the tree screening and the slope.

**VIEW FROM FACILITY:** The trees give a lovely screening around two sides of the grounds. One other side is a slope which is high enough that the roadway often cannot be seen. The rest of the surrounding area is a single-family residential area.

**HISTORIC SIGNIFICANCE:** This elementary school was originally built in 1927.

**ENVIRONMENTAL SIGNIFICANCE:** The school provides open space and buffers a wetland area which encourages wildlife. The wetland is home to birds, small mammals and diverse forms of plant life. The school provides an open space and play area in an area which has very little availability for large open space due to the topography.

**RECREATIONAL, NEIGHBORHOOD, AND COMMUNITY SIGNIFICANCE:** The basketball courts, paved areas and play equipment are heavily used by the surrounding community. In an area where, due to the many steep slopes, residences do not have large back yards, George Washington School provides open space for play.

**POSSIBLE COMMUNITY PROJECTS:** None identified at this time.

**CAPITAL NEEDS AND PROPOSED IMPROVEMENTS:**

Funding for improvements to the school recreational facilities is developed jointly by the City and the School District through the Joint Facilities Committee and recommended to the Common Council and Board of Education in a Five-Year Capital Plan. The reconstruction of the youth soccer and softball fields is a model for future collaborative projects among the community, the Recreation & Parks Department, the Department of Public Works and the School District. This project, along with the expansion of the parking area and entry drive, was completed in one summer and added a badly needed soccer field to the City's inventory.

- Most of the School District's gyms have been refurbished within the past five to ten years, with new floors, lighting and padding. Most schools will need new gym dividing partition walls in the near future.
- The fields have drainage problems related to the soil conditions and slopes. New drainage patterns for the new and refurbished fields have helped, but additional drainage improvements should be considered.

**RECOMMENDED IMPROVEMENTS TIMELINE:**

1-5 years	No recommendations
6-10 years	Additional drainage improvements
11-15 years	Capital improvements, as needed

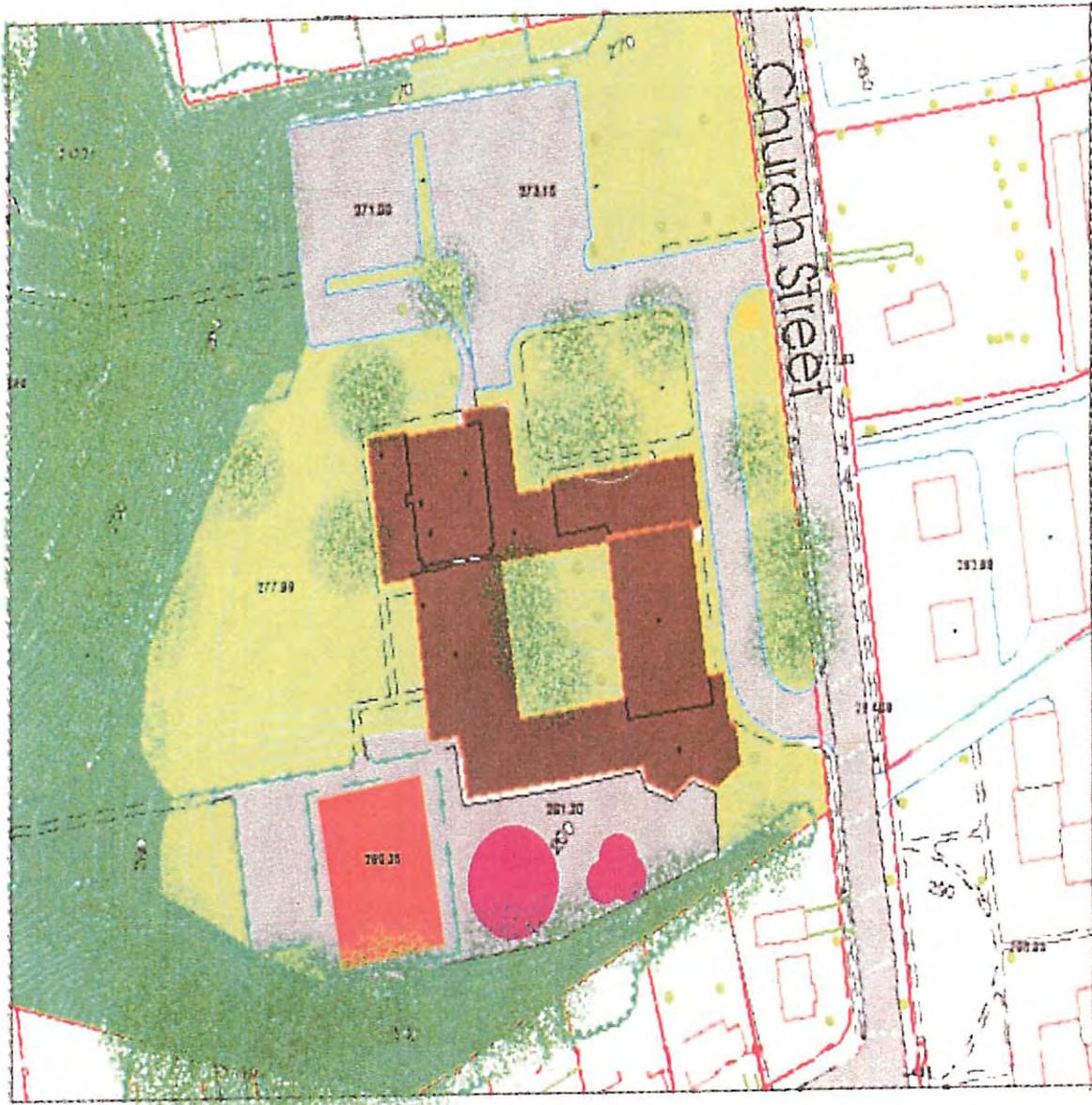
**CAPITAL IMPROVEMENT PROGRAM 2000/01 THROUGH 2006/07:**

No funding is scheduled.



# Church Street School

# Church Street School



- Signs
- Grass
- Shade
- Basketball Courts
- Playgrounds
- Steep Slope
- Structures



## **Church Street School**

(7.7 acres - Community Resource- Open Space Inventory Map ID Code: PS-2)

**LOCATION:** Located on Church Street in the Church Street/Park Avenue neighborhood, the school site is bordered on the west by Gardella Park, on the east by low density garden apartments, and by one and two family homes on the north and south.

### **USAGE:**

#### Interior

- Gym, cafeteria and classrooms used by Youth Bureau for After-School programs; in fall and winter gym open at selected times for "Open Gym" basketball
- Cafeteria and classrooms also used for neighborhood association and community meetings and scout troops
- Auditorium used every day in summer for day camp
- No performing arts scheduling of theater

#### Exterior

- Five days a week in summer Church Street School and the adjacent Gardella Park are the site of the School District and Recreation & Parks Department's joint "Explorers" tutorial day camp.

### **AMENITIES:**

#### Interior

- 
- Theater/auditorium seating approximately 200 persons
  - Classrooms and cafeteria
  - Full size gym with folding partitions to create two play areas

#### Exterior

- Large blacktop area plus one tennis/volleyball court
- Smaller fenced blacktop area used for basketball
- Large blacktop area adjacent to building with two play structures for tots on rubber safety surface and adjacent storage shed
- Slope developed with railroad tie terracing and plantings
- Recently renovated playground

### **UTILITIES:**

- Bathrooms, drinking fountains and telephones are inside the building, but are not available to the public
- There is lighting in the parking areas

**SIGNAGE, ACCESS AND PARKING:** Signage is located at the entrance on Church Street. Access to the site is from Church Street. A steep set of steps leads from the rear of the School property down to Gardella Park. There is also a path which descends through an unimproved woods to Richards Street. There is ample parking, which serves both the school and, during non-school hours, Gardella Park. A driveway and drop-off area and a well designed parking area for 90 cars are located on the north side of the school.

**TERRAIN:** The school is set on the top of a hill with a steep slope off the side of the school. There is slope at the back end of the school which ends at the play equipment. The rest of the school area has a very slight grade. See Gardella park for information on the lower fields.

**ENVIRONMENTALLY SENSITIVE FEATURES:** None

**SOIL TYPES:** The soils are Ub according to the U.S. Department of Agriculture *Soil Survey of Putnam and Westchester County, New York* (See Appendix D for description.)

**HYDROLOGY AND SITE DRAINAGE:** The site drains well, either down the slope or into drains in the parking area.

**LAND COVER:** The parking area and playground are asphalt. The paths are cement. The rest of the grounds are grass with small shrubs for landscaping around the building and signs.

**VEGETATION:**

**DESCRIPTION:** Most of the trees are around the perimeter or on the slope. There are several young trees in the parking area for a little shade. There is very little shade around the school. The play equipment is not shaded by the surrounding trees.

**CONDITION:** The trees are doing fine. The grounds are well maintained.

**TRAIL FEATURES:** None

**FAUNA:** There are several common varieties of birds and animals throughout the grounds. No unique species have been identified.



**AIR QUALITY:** Good

**SOUND:** There is low level residential noise, but very little noise from Ferris Avenue.

**FACILITY APPEARANCE, SCENIC VALUE:** The front of the school has no particularly aesthetic appearance. Most of the view is the parking area.

**VIEW FROM FACILITY:** The grounds are screened on three sides by trees along the perimeter. The view across Church Street is of garden apartment complexes.

**HISTORICAL SIGNIFICANCE:** Originally built in 1958 as an elementary school, this school was operated by the White Plains Child Day Care Association as a day care facility for over a decade. In preparation for its reopening as an elementary school several years ago, an addition was built on the west. Interior renovations were made, and the parking and surrounding area were improved.

**ENVIRONMENTAL SIGNIFICANCE:** See Gardella Park

**RECREATIONAL, NEIGHBORHOOD, AND COMMUNITY SIGNIFICANCE:** The community mostly comes to use Gardella Park although the play areas are occasionally used by local residents. The parking area is often used by people using Gardella Park.

**POSSIBLE COMMUNITY PROJECTS:** School groups could develop a tree identification and labeling program.

**CAPITAL NEEDS AND PROPOSED IMPROVEMENTS:**

Funding for improvements to the school recreational facilities is developed jointly by the City and the School District through the Joint Facilities Committee and recommended to the Common Council and Board of Education in a Five-Year Capital Plan.

- Most of the School District's gyms have been refurbished within the past five to ten years, with new floors, lighting and padding. Most schools will need new gym dividing partition walls in the near future.
- There is a minimal amount of available recreational land immediately surrounding the Church Street School. Gardella Park serves as the recreational area for the School.

**RECOMMENDED IMPROVEMENTS TIMELINE:**

- 1-5 years    Parking lot and circulation modifications (SD)
- 6-10 years    no recommendations
- 11-15 years    Capital improvements, as needed

**CAPITAL IMPROVEMENT PROGRAM 2000/01 THROUGH 2006/07:**

2001-02    Parking Area Modifications                      \$55,000 (SD)

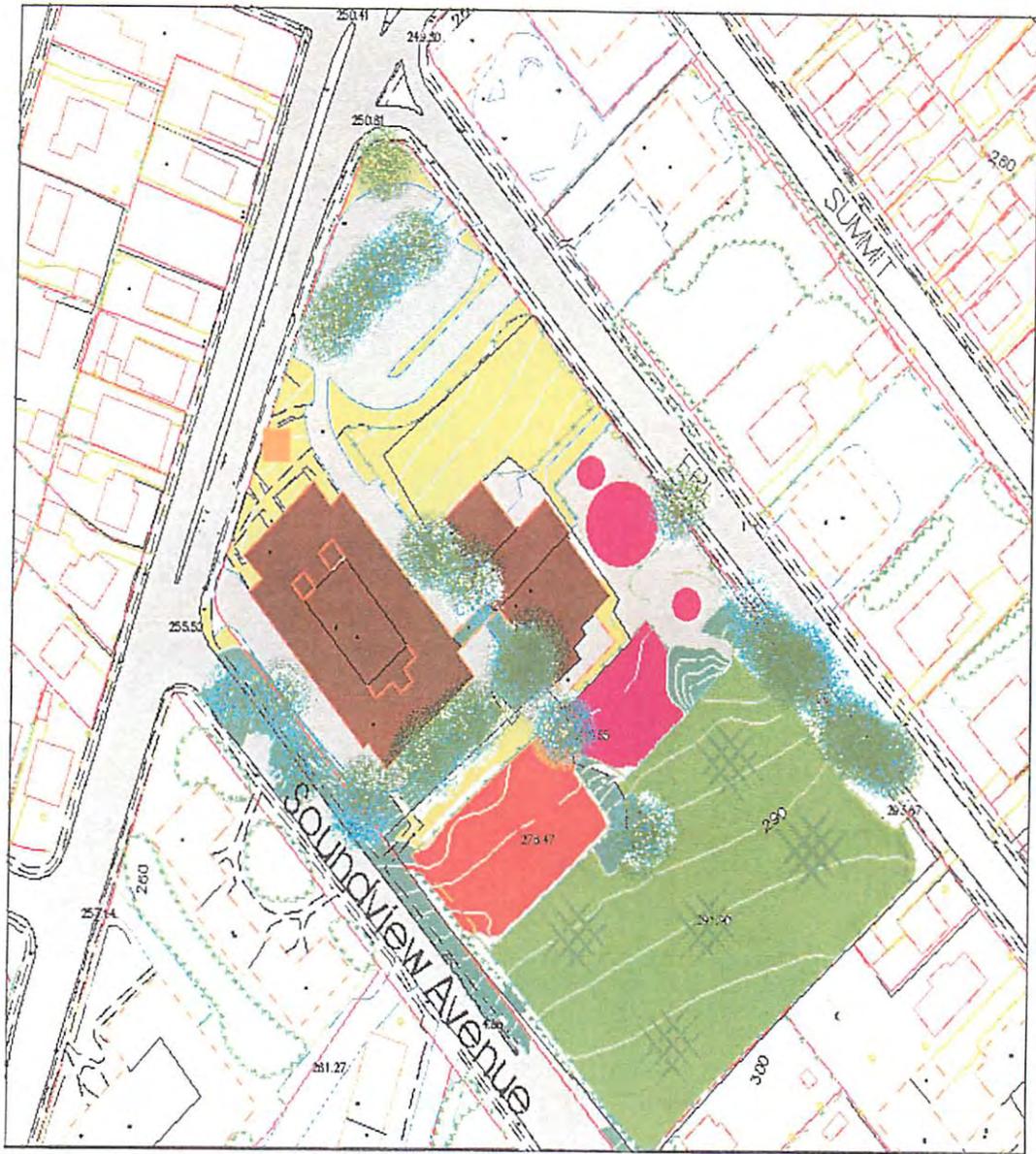




# Post Road School



# Post Road School



- Athletic Fields
- Grass
- Playgrounds
- Basketball Courts
- Shade
- Structures
- Signs

## ***Post Road School***

(5.52 acres - Community Resource - Open Space Inventory Map ID Code: PS-7)

**LOCATION:** One of the older schools in White Plains, this school is located on West Post Road between Soundview and Sterling Avenues. It is surrounded by a bank, low-rise apartment buildings, a church and one and two family residences. It is near a small neighborhood shopping area on Post Road. The school site is adjacent to the Fisher Hill, Highland, Soundview, and Prospect Park neighborhoods. Post Road, directly adjacent to the school, is a major traffic artery between New York City and Albany.

### **USAGE:**

#### Interior

- After-School Program run by Youth Bureau utilizes gym, classrooms and cafeteria
- Recreation & Parks Department has limited use of gym on Saturdays for programs
- Youth Basketball League uses gym during the summer

#### Exterior

- Two baseball fields used by Little League and Recreation & Parks Department
- Play areas and fields are used by area residents for informal play

**AMENITIES:** The building and site have undergone renovations during the last five years, including expansion of the school building, an expanded and reorganized parking area, and major improvements to the recreation facilities and site, generally, with new walkways, seating areas, play equipment, and planting.

#### Interior

- Full sized gym which can be partitioned
- Small tiered performance/instructional space
- Cafeteria and classrooms

#### Exterior

- Two softball/Little League fields with skinned infields located on upper level (cannot be played on simultaneously). While these fields can also be used for a soccer game, the baseball diamonds and a stone planter which juts into the field impact playing
- Four basketball backboards for informal play on two separate courts which are small basketball half courts located on level below fields
- Three different playground areas with play structures all on rubber safety surfaces for kindergarten through fifth grade, situated off Sterling Avenue



### **UTILITIES:**

- Toilets, telephones and drinking fountains are located in the building, but not accessible to the public.
- There is chain link fencing around the perimeter of the campus. The fencing height varies depending on what sports are close by.
- There is additional area fencing around the play equipment.
- Street lighting is sufficient and there are lights in the parking area. The fields are not lit and are not intended for nighttime use.

**SIGNAGE, ACCESS AND PARKING:** Signage is located in front of the building, facing Post Road. There are approximately 60 parking spaces on the site in a well-designed parking area accessed from Sterling Avenue.

**TERRAIN:** The entire site is plateaus separated by steep slopes and stone retaining walls.

**ENVIRONMENTALLY SENSITIVE FEATURES:**

**STEEP SLOPE:** The main school building is surrounded on three sides by a steep slope and there is another steep slope, broken up by retaining walls, leading up to the fields.

**SOIL TYPES:** The soils are Ub and Uf according to the U.S. Department of Agriculture *Soil Survey of Putnam and Westchester County, New York* (See Appendix D for description.)

**HYDROLOGY AND SITE DRAINAGE:** Most of the water drains well into the drains in the parking area and other asphalt areas.

**LAND COVER:** The school driveway, parking areas, walkways and playground areas are asphalt with wood chip surfacing around certain play equipment or rubber safety surface. The rest of the grounds are grass with small planted hedges lining fences. The sloped site is terraced with stone walls, to create recreation areas on different levels. The overall design has been maintained and enhanced.

**VEGETATION:**

**DESCRIPTION:** There are many large trees along the edge of the property and on the steep slopes. Unfortunately this does not provide shading for any of the play areas. There are no major clusters of trees within the fencing to provide a shaded rest area.

**CONDITION:** All specimen trees are healthy. The recently planted vegetation has taken hold in some areas and needs further attention in the areas shaded by the buildings. Several of the grassy areas on the slopes have been eroded.

**TRAIL FEATURES:** None

**FAUNA:** There are several common varieties of birds and animals throughout the grounds. No unique species have been identified.

**AIR QUALITY:** Good

**SOUND:** The neighborhood is quiet. There is some road noise from Post Road.

**FACILITY APPEARANCE, SCENIC VALUE:** The school parking area is nicely wooded to maintain the more residential appearance of the adjacent neighborhood at the edge of the City's core area. Most of the school and fields cannot be seen from the roadways due to the slope.

**VIEW FROM FACILITY:** The school looks out onto a residential area and a neighborhood business area with a small line of shops.

**HISTORICAL SIGNIFICANCE:** This elementary school was originally built with only 12 rooms in 1914 and has been expanded several times to its present size.

**ENVIRONMENTAL SIGNIFICANCE:** The school is a well managed development for such an extreme slope. The steep slopes around the edge of the school help provide a safe area for the children. The slopes dead-end into flat pavement and the school building and are, therefore, not good for sledding. There is a rose garden along the side of the cafeteria building.

**RECREATIONAL, NEIGHBORHOOD, AND COMMUNITY SIGNIFICANCE:** The grounds provide open space and a play area for the residents of the adjacent apartment complex as well as the surrounding neighborhoods.

**POSSIBLE COMMUNITY PROJECTS:** School children could develop a garden area as part of an environmental education program and/or a tree identification and labeling program

**CAPITAL NEEDS AND PROPOSED IMPROVEMENTS:**

Funding for improvements to the school recreational facilities is developed jointly by the City and the School District through the Joint Facilities Committee and recommended to the Common Council and Board of Education in a Five-Year Capital Plan.

- Most of the School District's gyms have been refurbished within the past five to ten years, with new floors, lighting and padding. Most schools will need new gym dividing partition walls in the near future.
- The existing play structures need to be replaced within the next five years. The two backstops need to be replaced within the next ten years.
- There is some slope erosion.
- There is no shade for the recreational areas.
- More shade trees should be planted along these areas and areas with benches.
- Another type of ground cover, such as pachysandra, could be planted to stabilize the soil of the slopes and deter children from playing on them.

**RECOMMENDED IMPROVEMENTS:**

- |             |  |
|-------------|--|
| 1-5 years   | The School District is funding parking area improvements<br>Accessible toilet facilities and drinking fountain<br>Play equipment replacement<br>Slope stabilization and erosion control with new planting<br>Development of shaded areas near fields |
| 6-10 years  | Major ballfield renovation   |
| 11-15 years | Capital improvements, as needed  |

**CAPITAL IMPROVEMENT PROGRAM 2000/01 THROUGH 2006/07:**

2001-02	Parking Area	\$ 30,000 (SD)
2006-07	Field Renovation	\$250,000



# Rochambeau School





## ***Rochambeau School***

(4.21 acres - Community Resource - Open Space Inventory Map ID Code: PS-5 )

**LOCATION:** Located in Fisher Hill on Fisher Avenue at the corner of Tibbits Avenue, Rochambeau School is surrounded on two sides by one and two family residences. The Bronx River Parkway Reservation is located at the rear of the school to the northwest, with a light industrial area to the northeast.

Rochambeau School serves as both the Adult Continuing Education Center and the Community School, which is a specialized program for high school students who are considered "at risk."

### **USAGE:**

- Gym is small and used during school day by Community School
- Auditorium and classrooms rented to Fort Hill Players and Westco Productions for their workshops and productions
- Other functions at Rochambeau School include Adult Education held four nights a week and some Saturdays, and smaller offices such as for League of Women Voters and the Street Theater
- The outside areas such as the tennis courts are under-utilized.

### **AMENITIES:**

#### Interior

- Enclosed rooftop gym, with basketball backstops
- Theater/auditorium off main lobby seating approximately 200 persons

#### Exterior

- Three regulation size tennis courts
- Two basketball hoops in one parking area
- Grassy area about the size of a volleyball court
- Rehabilitated tennis courts

### **UTILITIES:**

- The bathrooms, drinking fountains and telephones are inside the building and not accessible to the public.
- There is broken fencing along the Metro North property.
- There is also fencing along the adjacent residential property lines which is partially covered by hedges and opportunistic growth.
- There is lighting in the parking areas and street lighting is sufficient for the front of the building.

**SIGNAGE, ACCESS AND PARKING:** Signage is located on the building, facing Fisher Avenue. There are two parking areas which accommodate a total of 164 cars. One of the parking areas, adjacent to the school, appears to have formerly been a court-yard or recreation area. Separate access is provided to each parking area from Tibbits Avenue.

**TERRAIN:** The building is set on a sloping hillside. There are no steep slopes, but there are slopes along three sides of the perimeter. The ground in front of the school building is flat. The slope from the tennis courts goes directly down to the Metro-North tracks. There are several man-made stone swales along the left side of the school. There are also several natural swales along the edge of the school because of drainage difficulty.

**ENVIRONMENTALLY SENSITIVE FEATURES:** None

**SOIL TYPES:** The soils are Uf according to the U.S. Department of Agriculture *Soil Survey of Putnam and Westchester County, New York* (See Appendix D for description.)

**HYDROLOGY AND SITE DRAINAGE:** The tennis courts drain well. The parking lot has many drains but, due to the uneven surfacing, puddles develop. The slope from the parking lot onto Tibbits Road is well maintained near the school building; farther down it is seriously eroded and often littered.

**LAND COVER:** The site is mostly asphalt and tennis surface. The rest is eroded grass. There is a small wooded area which is mostly not on School District property.

**VEGETATION:**



**DESCRIPTION:** There is a small wooded area that abuts the large wooded area owned by Metro- North. The trees around the campus tend to be mature landmark trees which provide shading along the perimeter and on the front lawn areas.

**CONDITION:** The trees are healthy but they need to be pruned and the branches maintained above six feet. In some areas tree pruning would allow grass to be grown on currently over shaded areas. The sloping areas are eroded and the vegetation is predominantly opportunistic.

**TRAIL FEATURES:** There are several trails behind the tennis courts which lead directly to the railroad tracks and the railroad right-of-way which continues through White Plains to Brewster and New York City. This is a dangerous area for trails because trains run frequently. Safe linkages to the Bronx River Parkway bike path should be examined. The school is two blocks away from Kittrell Park which has more recreational facilities.

**FAUNA:** There are several common varieties of birds and animals throughout the grounds. No unique species have been identified.

**AIR QUALITY:** Good

**SOUND:** There is a low degree of noise coming from the area. Occasionally a passing train can be heard.

**FACILITY APPEARANCE, SCENIC VALUE:** The front of the building is an impressive view with stately trees.

**VIEW FROM FACILITY:** The school is surrounded on three sides by residences. The view to the back is woods which screen off a dilapidated building.

**HISTORICAL SIGNIFICANCE:** The school was originally built in 1931 “to accommodate colored students.” It was renovated in 1958, but closed in 1960 to aid in integration. After several years, it was re-opened as the “Community School” and the base of operations for the School District’s Adult Education program.

This is the site on which the British set up and began their artillery barrage of Chatterton Hill during the Battle of White Plains.

**ENVIRONMENTAL SIGNIFICANCE:** The school provides open space and recreation in this residential area.

**RECREATIONAL, NEIGHBORHOOD, AND COMMUNITY SIGNIFICANCE:** The community mostly uses the indoor facilities. The tennis courts receive moderate use. It is used for the One Love tennis program.

**POSSIBLE COMMUNITY PROJECTS:** A school group or Scout troop could adopt the woods. The School District could work with a school group or Scout troop to clean out the wooded area. The back wall of the old Metro- North building could be painted with a mural by a school art class.

**CAPITAL NEEDS AND PROPOSED IMPROVEMENTS:**

Funding for improvements to the school recreational facilities is developed jointly by the City and the School District through the Joint Facilities Committee and recommended to the Common Council and Board of Education in a Five-Year Capital Plan.

- Most of the School District’s gyms have been refurbished within the past five to ten years, with new floors, lighting and padding. Most schools will need new gym dividing partition walls in the near future.
- The parking area needs repaving and leveling.
- The sloped areas are being eroded and need to be planted with appropriate ground cover.
- The City and School District, through the Joint Facilities Committee, should assess the possibility of creating a junior soccer field behind the school

**RECOMMENDED IMPROVEMENTS TIMELINE:**

- |             |  |
|-------------|--|
| 1-5 years   | Study feasibility of junior soccer field behind school |
|             | Landscaping improvements                               |
|             | Repave parking lot                                     |
|             | Replace gym floor                                      |
| 6-10 years  | Capital improvements, as needed.                       |
| 11-15 years | Capital improvements, as needed.                       |

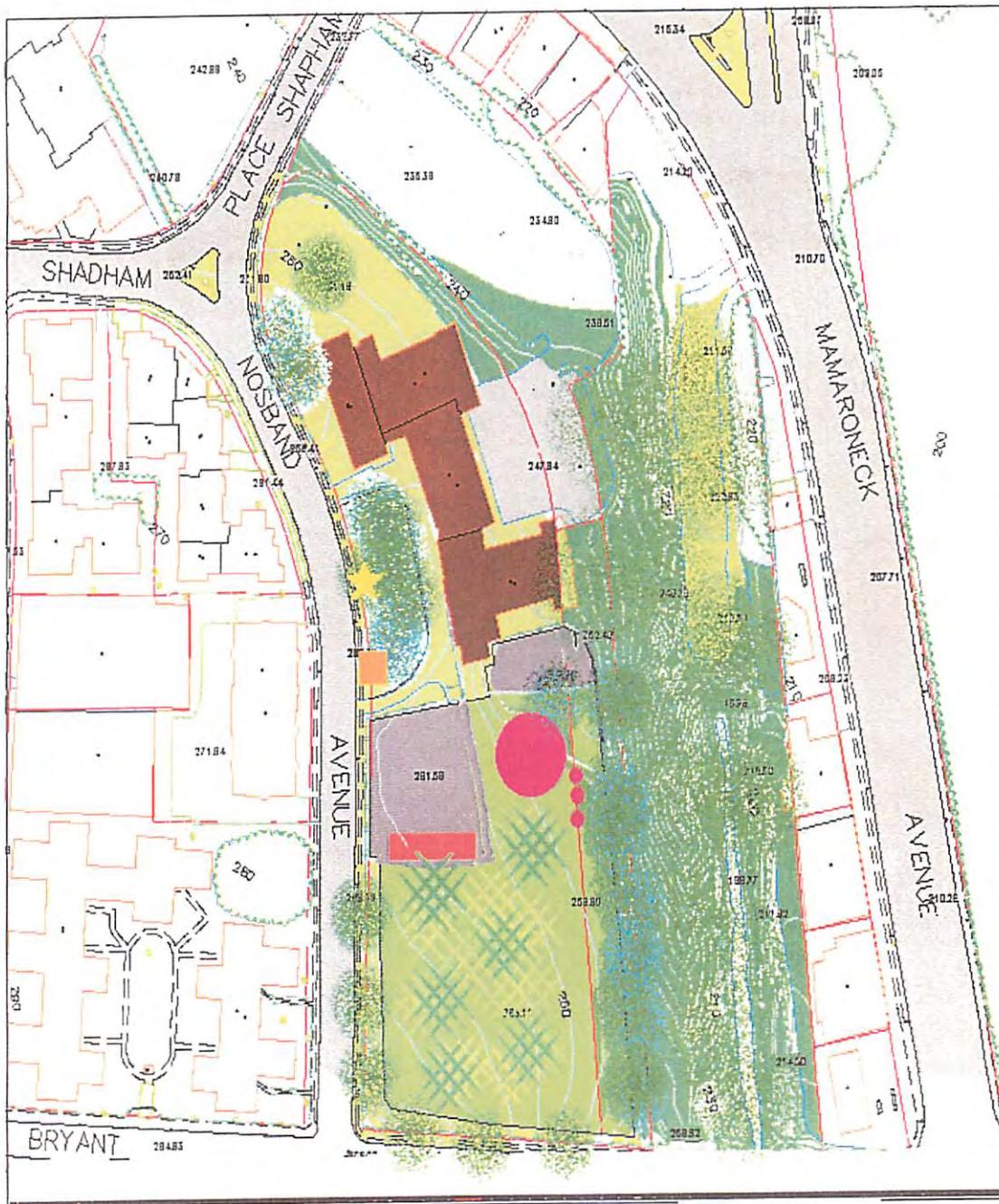
**CAPITAL IMPROVEMENT PROGRAM 2000/01 THROUGH 2006/07:**

2002-03	Gym Floor	\$50,000
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# Mamaroneck Avenue School



# Mamaroneck Avenue School & Greenway



- |                   |             |       |
|-------------------|-------------|-------|
| Athletic Fields   | Playgrounds | Grass |
| Basketball Courts | Structures  | Shade |
| Flag Pole         | Signs       |       |

## ***Mamaroneck Avenue School***

(4.08 acres - Community Resource - Open Space Inventory Map ID Code: PS-8)

**LOCATION:** This elementary school, located on Nosband Avenue between Bryant Avenue and Shapham Place in a rather densely populated area, is the smallest of the school properties, with the exception of Ralph Avenue Field. It is surrounded by high-rise apartment buildings and commercial uses on Mamaroneck Avenue, and is adjacent to the Greenway (the former New York, Westchester & Boston Railway right-of-way) and up the hill from the Bryant Mamaroneck Park.

### **USAGE:**

#### Interior

- After-school Program run by Youth Bureau uses gym, cafeteria and classrooms
- Gym used on Saturdays by City Recreation & Parks Department
- Gym leased to private groups on some Saturdays and on evenings
- In summer school grounds used by the United Cerebral Palsy Day Camp
- The indoor gym is used on a regular basis after school, in the evenings, and on Saturday mornings.

#### Exterior

- Softball field used by Little League
- City runs clinics for soccer and basketball

### **AMENITIES:**

#### Interior

- Full sized gym with folding partitions to create two play sections
- Cafeteria and classrooms used for meetings and activities
- Theater/auditorium seating approximately 200 persons

#### Exterior

- Blacktop all-purpose area resurfaced at end of 1997, with three basketball backboards
- Two picnic tables adjacent to asphalt area
- Softball/Little League field with a grass infield
- Play area with climbing structure constructed in 1998



### **UTILITIES:**

- All bathrooms, drinking fountains and phones are inside the building and are not accessible to the public
- There is high chain link fencing along the perimeter where it abuts Nosband Avenue and Bryant Avenue
- There is area fencing around the basketball and kick- ball area. There is also fencing for the batting cage.
- There is lighting in the parking lots and the street lighting provides the rest. The facility is not meant for night use.

**SIGNAGE, ACCESS AND PARKING:** Signage is located at the entrance on Nosband Avenue and on the building, itself. The school is accessed in the front from a drop-off area on Nosband Avenue. There are 11 spaces provided in a parking area on the school grounds. Access to this parking area is through the municipal parking lot on Shapham Place. The municipal lot is used by staff with permits and visitors to the school.

**TERRAIN:** The school is set on the top of a steep slope, but the grounds are mostly flat with gentle rolling slopes around the top perimeter and between play areas. The City owns the steep slope (part of the Greenway), which is currently fenced off from the rest of the school. The slope needs to be cleaned cleared and stabilized before it can be used by the school.

**ENVIRONMENTALLY SENSITIVE FEATURES:** None

**SOIL TYPES:** The soils are UhB and Uf according to the U.S. Department of Agriculture *Soil Survey of Putnam and Westchester County, New York* (See Appendix D for description.)

**HYDROLOGY AND SITE DRAINAGE:** Drainage for the school area is good. There is one area which is totally eroded and has created a natural swale. This area is used as a walkway between play areas. Paving would be more practical than replanting.

**LAND COVER:** The school yard is covered in grass with the exception of asphalt parking lots, walkways and play areas. There is not a lot of shading except for the front lawn.

**VEGETATION:**

**DESCRIPTION:** There are many mature trees bordering the school property. The back area is a wooded slope of second growth, mostly deciduous, trees. The front lawn is well shaded with a variety of smaller trees and hedges. There are also small hedge lines placed around the grounds in various areas.

**CONDITION:** The trees are healthy and mostly of a large caliper. The hedge lines need maintenance in certain areas, especially those in the shade.

**TRAIL FEATURES:** The school is adjacent to the portion of the Greenway which is not currently developed with trails. Mamaroneck Avenue School is in an ideal location for taking advantage of the City's open space. The slope could be renovated with a switchback path or stairs so that there would be an accessible direct link to the Greenway without crossing any roadways.

**FAUNA:** There are several common varieties of birds and animals throughout the grounds. No unique species have been identified.

**AIR QUALITY:** Good

**SOUND:** Mamaroneck Avenue can be heard from the facility, but the noise is dulled by the trees and the slope.

**FACILITY APPEARANCE, SCENIC VALUE:** The school is off on a one-way street, so it is not easy to see from any frequented location. The school yard can be seen from Bryant Avenue and provides a placid view of the field. The slope area behind the school provides a wooded background on Mamaroneck Avenue. The school is generally hidden from view.

**VIEW FROM FACILITY:** The school looks out onto large brick apartment buildings and two road ways. The back side is the wooded slope which screens out the noise and view of Mamaroneck Avenue.

**HISTORICAL SIGNIFICANCE:** This elementary school was built in 1922 as the fourth school in the City.

**ENVIRONMENTAL SIGNIFICANCE:** The school is perched on top of an environmentally sensitive slope and is directly linked to the Greenway. This is a prime location to educate children about the environmental significance of wooded open space.

**RECREATIONAL, NEIGHBORHOOD, AND COMMUNITY SIGNIFICANCE:** The school is used by the surrounding community for casual recreation and scheduled team sports. The school provides grassy open space in a dense area of apartment buildings which do not have their own recreational area.

**POSSIBLE COMMUNITY PROJECTS:** After an initial clean up by the Recreation & Parks Department, the sloped wooded area could be adopted by the school or Scout troops to develop trails and implement a maintenance and reforestation plan for the woods.

**CAPITAL NEEDS AND PROPOSED IMPROVEMENTS:**

Funding for improvements to the school recreational facilities is developed jointly by the City and the School District through the Joint Facilities Committee and recommended to the Common Council and Board of Education in a Five-Year Capital Plan.

- Most of the School District's gyms have been refurbished within the past five to ten years, with new floors, lighting and padding. Most schools will need new gym dividing partition walls in the near future.
- The existing play structures are in good condition and shouldn't need to be replaced for eight to ten years.
- The ballfield slopes down toward Mamaroneck and Bryant Avenues. Leveling the field would be a complicated construction project involving retaining walls and a new drainage system. However, once completed the field could be used on a rotating basis for recreational soccer and little league games.
- As the Greenway is expanded, the City and the School District could jointly clean up the sloped area and, working with a Scout troop or school group, build a switchback trail down to it.

**RECOMMENDED IMPROVEMENTS TIMELINE:**

1-5 years	Access trail to Greenway as Greenway is expanded
6-10 years	Study of field improvements
	Field improvements recommended by study
11-15 years	Playground equipment renovation
	Capital Improvements, as needed

**CAPITAL IMPROVEMENT PROGRAM 2000/01 THROUGH 2006/07:**

2001-02	Parking Area	\$38,000 (SD)
2002-03	Field Renovation	\$50,000



## Ralph Avenue Field



# Ralph Avenue Field



Athletic Fields

Grass

Shade

## ***Ralph Avenue Field***

(3.39 acres - Community Resource - Open Space Inventory Map ID Code: PS-10)

**LOCATION:** This School District facility is located diagonally across from the Highlands School and is bordered by Hartsdale and Ralph Avenues and Craven Lane. It provides open space in this neighborhood of one family residences.

### **USAGE:**

- During school hours, used by Highlands Middle School for soccer, softball and cross country games
- Fields programmed at least six days a week for games after school, including youth softball program in Spring, Girls Softball League in Spring, and Little League

### **AMENITIES:**

- Softball field with backstop and player benches
- Regulation size soccer field; cannot be used at the same time as softball field
- Two open areas

### **UTILITIES:**

- There are no toilets, drinking fountains or phones on the grounds or nearby.
- There is no fencing around the park. Adjacent property owners maintain various hedges
- The street lighting is sufficient.

**SIGNAGE, ACCESS AND PARKING:** There is no signage. The field is accessible from all sides. Parking is on adjacent streets, where allowed

**TERRAIN:** The park is mostly flat with a slope along the Ralph Avenue edge of the perimeter.

**ENVIRONMENTALLY SENSITIVE FEATURES:** None

**SOIL TYPES:** The soils are Uc and UpB according to the U.S. Department of Agriculture *Soil Survey of Putnam and Westchester County, New York* (See Appendix D for description.)

**HYDROLOGY AND SITE DRAINAGE:** The field does not drain well.

**LAND COVER:** The fields are grass and dirt.



**VEGETATION:**

**DESCRIPTION:** Trees add minor shading along the perimeter of the fields. There is a small cluster of pine trees behind the batting cage and a row of deciduous trees along Ralph Avenue. The rest of the trees serve as a dense screening between the field and adjacent residences.

There is a variety of hedges and local flora maintained by the adjacent residences including a lovely dense hedge line of forsythia.

**CONDITION:** The trees are healthy and usually above a five inch caliper.

**TRAIL FEATURES:** None

**FAUNA:** There are several common varieties of birds and animals throughout the field. No unique species have been identified.

**AIR QUALITY:** Very Good

**SOUND:** The park is quiet except during Highlands School lunch hours.

**FACILITY APPEARANCE, SCENIC VALUE:** The field is almost entirely open with very few obstructions.

**VIEW FROM FACILITY:** The area is quiet and residential.

**HISTORICAL SIGNIFICANCE:** This property has served as recreation land since 1952.

**ENVIRONMENTAL SIGNIFICANCE:** The field is an important open space in this residential neighborhood.

**RECREATIONAL, NEIGHBORHOOD, AND COMMUNITY SIGNIFICANCE:** The field is heavily used by youth softball, Little League and soccer. The field also serves the local community as a picnicking ground and for casual recreation.

**POSSIBLE COMMUNITY PROJECTS:** None identified at this time.

**CAPITAL NEEDS AND PROPOSED IMPROVEMENTS:**

Funding for improvements to the school recreational facilities is developed jointly by the City and the School District through the Joint Facilities Committee and recommended to the Common Council and Board of Education in a Five-Year Capital Plan.

The major issue for Ralph Field is the resolution of the drainage problem.

**RECOMMENDED IMPROVEMENTS TIMELINE:**

- 1-5 years     Drainage improvements
- 6-10 years    Develop playground in conjunction with neighborhood
- 11-15 years    No recommendations

**CAPITAL IMPROVEMENT PROGRAM 1999/00 THROUGH 20005/06:**

2004-05	Ballfield Drainage	\$125,000
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## City Indoor Facilities

The three major indoor facilities discussed below are located in the Core Area and serve as significant recreational resources for the City of White Plains.

The other indoor facilities are associated with specific parks and schools and are discussed under those facilities.





***White Plains Public Library*** (City-wide Resource)

**LOCATION:** The White Plains Public Library is located on Martine Avenue, in the Central Business District in the midst of the commercial, governmental, and retail centers of the City.

**USAGE:**

- The most heavily used City facility, used by wide variety of people of all ages, from all backgrounds; high usage can be attributed not only to its location, but also to its broad range of services and programs
- The Library serves residents of White Plains and of Westchester County, and weekday workers from adjacent business, retail and educational centers.
- The Library cooperates with other organizations to provide a broad range of community services
- Overall, the Library is in good condition and well maintained, considering its very heavy usage, but is often overcrowded
- On the whole, the plantings in the adjacent plaza areas are well maintained and very attractive

**AMENITIES:**

- 1st Floor: adult collection, reading rooms, reference area, audio/video collection, technology center
  - 2nd Floor: auditorium, meeting rooms, gallery, Children's Library, technology center
  - 3rd Floor: New City Archives, storage area, unprogrammed space
  - Recently upgraded computer system
  - The Library Plaza is an open area located behind the Library and built over underground municipal parking for the Library and adjacent facilities, including County Courthouse, Public Safety Building, and Federal Courthouse. The plaza includes seating and planters with evergreen and seasonal flowers, and a new signature clock dedicated to former Mayor Richard S. Hendey at the corner of Martine Avenue and Dr. Martin Luther King, Jr., Boulevard.
- 

**UTILITIES:** The air conditioning system is dated and inefficient.

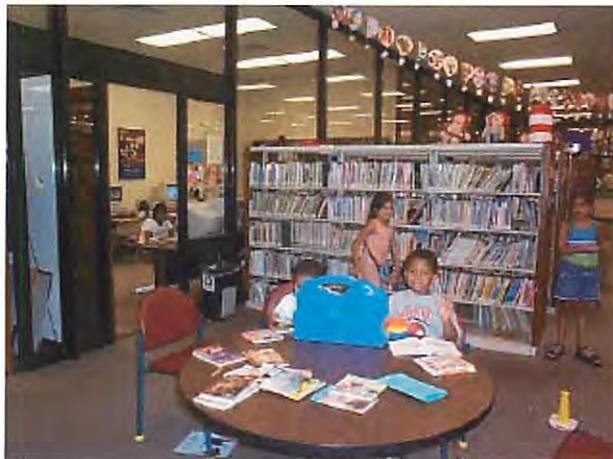
**SIGNAGE, ACCESS AND PARKING:** Many library users come as pedestrians from adjacent facilities. Drivers customarily park in the metered municipal structure below the Library. There has been concern that there are no spaces dedicated for library users. Some programs are run for seniors and the distance from a parking space to the entrance can be great.

**CAPITAL NEEDS AND PROPOSED IMPROVEMENTS:**

- The Library is proposing interior improvements in the near future, in order to enlarge the children's area and to have more rooms for programs. To this end, a feasibility study has been conducted to assess the possibilities of reconfiguring the spaces on the second and third floors. As a result, the City has programmed a Capital Project to renovate these areas in
- 

phases. Funds have been encumbered to complete the final design for the 3<sup>rd</sup> Floor, which will house administrative functions, which will be moved from the 2<sup>nd</sup> Floor to provide space for the expansion of the Children's Room. Conversion of the remainder of the 2<sup>nd</sup> Floor space into a new auditorium is also being considered. This project will significantly expand program and service space for adults and children, but will take three to five years to complete.

- The Capital Project to create a new Children's Library will be followed by another to recreate the Library's auditorium, gallery and meeting rooms where the old Children's Library is now located. Timely completion of both of these projects will be crucial in order for the Library to continue to serve the cultural, recreational and educational needs of the community at any level. The Library plans to use the time during construction to stage some of its programs at other community locations. However, failure to complete the reconstruction of the auditorium and meeting rooms in a timely way will seriously erode the number of events and activities available in White Plains.
- The Library would like to work with the Recreation & Parks Department, the Youth Bureau and other community groups to promote youth attendance and participation at its programs and to offer more cultural programs of high interest to young people. Awareness of scheduled events, time constraints on adults who make group arrangements, and transportation are most often cited as obstacles to youth participation.



**RECOMMENDED CAPITAL IMPROVEMENT TIMELINE:**

- 1-5 years      Replacement of air conditioning system  
                 Relocation of administrative offices to third floor
- 6-10 years     New auditorium/theater space
- 11-15 years    Capital improvements, as needed

**CAPITAL IMPROVEMENT PROGRAM 2000/01 THROUGH 2006/07:**

2001-02	Final design of the Children's Room	\$ 100,000
	Replacement of air conditioning system	\$ 750,000
2002-03	Construction of 3 <sup>rd</sup> Floor office space	\$ 750,000
2003-04	Construction of 2 <sup>nd</sup> Floor Children's Room	\$1,300,000



## **Senior Center** (City-wide Resource)

**LOCATION:** The Senior Center is located in leased space on the lower level of the Armory Plaza Senior Citizen Housing building. The lease expires in 2007.

### **USAGE**

- Programs and services primarily for Seniors provided by the Recreation & Parks Department
- Also used on a limited basis for a program for young adults with special needs after senior programs end
- A computer center for Seniors was established in 1998
- The Senior Center was developed at this location in 1987/88.

### **AMENITIES:**

- A large multi-purpose room
- Several activity rooms (Computer, Sewing, Ceramics)
- Library and TV lounge
- Card and pool room
- Staff offices
- Dining room with warming kitchen.

**SIGNAGE, ACCESS AND PARKING:** Signage is at the entrance off Mitchell Place. Access is also off Mitchell Place. Metered parking is available in the nearby Main/Martine municipal garage. Most of the users are transported to the Senior Center by a dedicated Recreation & Parks Department bus; many walk to the Center from nearby residential buildings or are driven by others. The Senior Center bus makes two pick-up runs in the morning and two drop-off runs in the afternoon, providing seniors with door-to-door transportation.



**CAPITAL NEEDS AND PROPOSED IMPROVEMENTS:**

- One-hour on-street parking is very limited on Mitchell Place and there are only two handicapped parking spaces. Many seniors say they can't walk the distance from the Main-Martine municipal garage to the Senior Center.
- Expansion of eating areas
- Folding partitions to better divide and expand spaces
- Lease renewal (The lease for this space will expire in 2007.)
- Automatic entrance doors

**RECOMMENDED IMPROVEMENTS TIMELINE:**

- 1-5 years No recommendations
- 6-10 years New partitions and expansion of eating area;
- 11-15 years Capital improvements, as needed

**CAPITAL IMPROVEMENTS PROGRAM 2000/01 THROUGH 2006/07:**

2001-02	Senior Center Entranceway Ramp	\$75,000
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## Slater Center and Slater Center Play Area

(Community Resource - Open Space Inventory Map ID Code: PK-28)

**LOCATION:** The Thomas E. Slater Center is located across the street from the Winbrook Housing project at the intersection of Grove Street, Quarropas Street, and Fisher Court, in the Central Business District of the Core Area.

**USAGE:**



**AMENITIES:**

Interior

- Three-story building with offices, child day care center for 40 children, meeting rooms, conference space, and a large multi-purpose room. This room can be divided into smaller rooms.

Exterior

- Basketball court
- New, recently renovated playground area, two play structures set on rubber safety matting. Benches are provided around the play area.

**UTILITIES:**

- Toilets, Phones and drinking fountains are found inside the building.
- Kitchen facilities
- There is chain link fencing of various heights along the perimeter, the basket ball area and between the playground and the parking lot.
- The parking area is lit and street lights provide additional lighting.

**SIGNAGE, ACCESS AND PARKING:** A 16-space parking lot with a drop-off and turn-around area is provided for the Center. It became apparent from site visits that parking for the Slater Center can be a problem.

**TERRAIN:** The building is on a plateau of a slope.

**ENVIRONMENTALLY SENSITIVE FEATURES:**

**STEEP SLOPE:** There is a steep slope between Quarropas Street and Rev. Dr. Martin Luther King, Jr., Boulevard.

**SOIL TYPES:** The soils are Uf according to the U.S. Department of Agriculture *Soil Survey of Putnam and Westchester County, New York* (See Appendix D for description.)

**HYDROLOGY AND SITE DRAINAGE:** The grounds drain fairly well.

**LAND COVER:** There is an asphalt parking lot, a basketball court and a play area with rubber surfacing. The rest of the grounds are sloped with grass. There is an asphalt swale sloping from the walkway from Quarropas Street.

**LANDSCAPING/ VEGETATION:**

**DESCRIPTION:** There are very few trees and they are around the perimeter.

**CONDITION:** The trees are in fair condition. There is a need for more trees added to provide shaded areas, as well as perennial plantings to improve the appearance of the Center.

**TRAIL FEATURES:** None

**FAUNA:** There are several common varieties of birds and animals throughout the recreation area. No unique species have been identified.

**AIR QUALITY:** Fair

**SOUND:** There is a good deal of road noise from the surrounding area.

**FACILITY APPEARANCE, SCENIC VALUE:** The facility looks well maintained, but is not particularly aesthetically pleasing. The playground is the primary focus.

**VIEW FROM FACILITY:** The facility is surrounded by large buildings with small green areas as part of the landscaping. The park is adjacent to Quarropas Street, Dr. Martin Luther King, Jr. Boulevard, and Fisher Court.

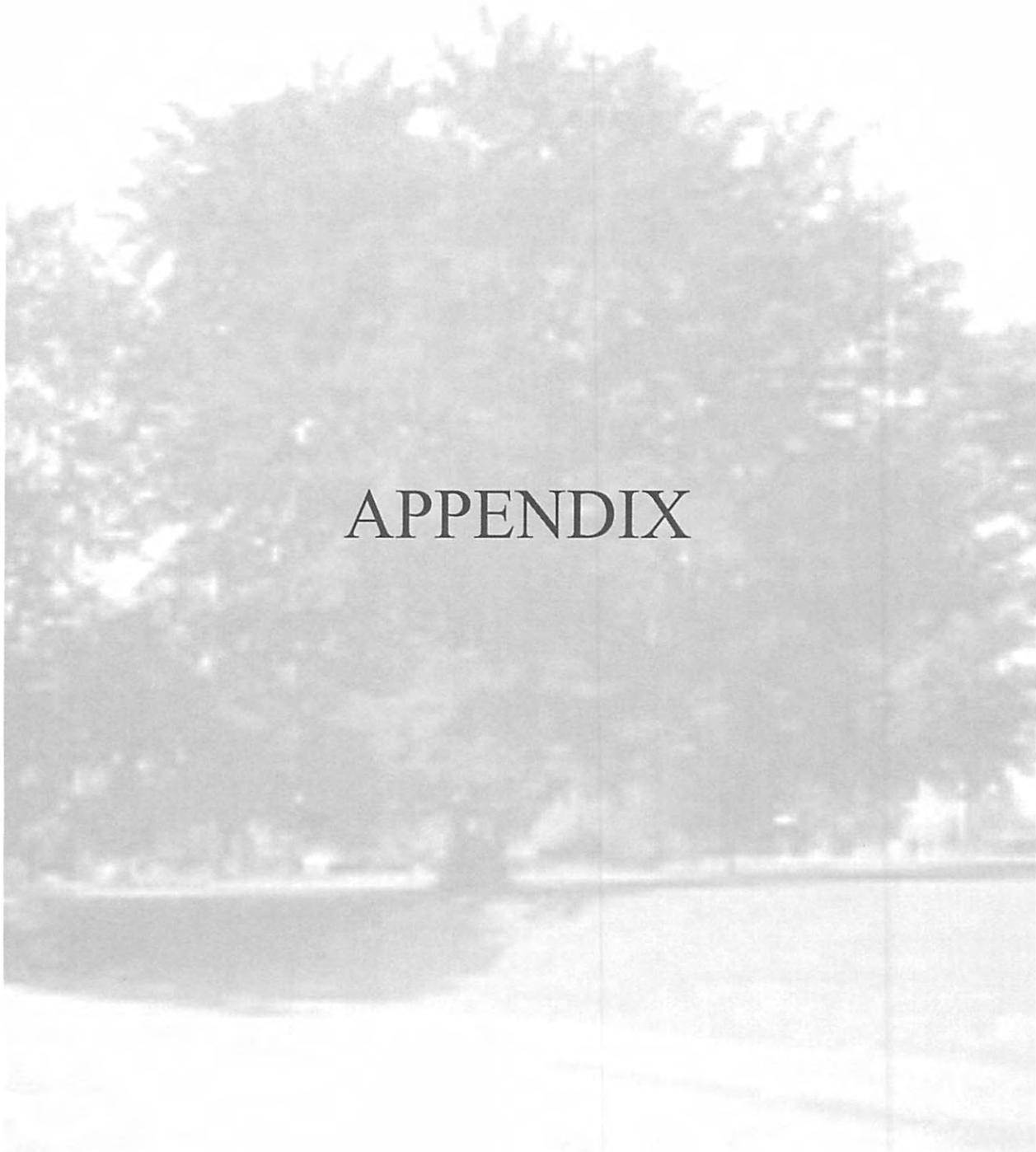
**ENVIRONMENTAL SIGNIFICANCE:** None

**RECREATIONAL, NEIGHBORHOOD, AND COMMUNITY SIGNIFICANCE:** The Slater Center provides several programs, including the drum corps, and provides space for the City's Youth Bureau to operate a summer remedial program and an after-school center during the school year. Other social programs operated at the Center include the City's Human Rights Commission, a Youth Bureau Teen Lounge, an Early Learning Center and a Mediation Center.



**POSSIBLE COMMUNITY PROJECTS:** The community is already involved in many indoor projects.

**CAPITAL NEEDS AND PROPOSED IMPROVEMENTS:** The space is too small for the growing activities and the parking is often inadequate. The present facility design limits the types and range of activities that can be provided for the public. In the future this facility may need to be expanded or relocated. It is recommended that any capital programming be deferred until the completion of a strategic plan for the Center is prepared by the City's Budget & Management Advisory Committee.



APPENDIX

**APPENDIX A**  
**The White Plains Environmental Protection Initiative**

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## 1. \$5 MILLION OPEN SPACE ACQUISITION FUND

Mayor Delfino is strongly committed to raising a significant level of funds for open space acquisition in White Plains without raising property taxes. The Mayor strongly believes that bonding is the best City mechanism to raise funds for an Open Space Acquisition Fund. The City has sufficient bonding capacity to accommodate this new initiative. By utilizing the Recreation Trust Fund, the selected fines and fees enumerated below, and interest income earned on the foregoing to fund the debt service payments required by the new indebtedness, the City will be able to raise an appropriate level of local public funds for open space acquisition without impacting the City's on-going commitment to its taxpayers and to the State to stabilize City property tax rates.

The City will pledge to bond a total of \$5 million for the acquisition of appropriate open space. The purchase of the properties will be bonded only after completion of the process outlined in the Open Space and Natural Resource policy. Debt service payments on the bonds will be funded utilizing the following sources:

**Parking Fines** - With the approval of the Common Council, the return to the City of up to ten percent (10%) or \$200,000 (whichever is less), of parking fines which were transferred to the White Plains Parking Authority in 1983 to fund debt service payments on bonds issued for the construction of the Lexington-Grove (Galleria) Garages. These bonds will be retired in fiscal year 2003. The estimated annual revenue from this source to be dedicated to the Open Space Acquisition Fund is also \$200,000 a year, or \$2.6 million over thirteen years, exclusive of interest income.

**Re-assignment of Fines and Fees** - With the approval of the State and Common Council, the re-assignment of a minimum of twelve years of fines and fees that are currently deposited annually in the City's closed local pension funds which are self-sufficient based on their current fund balances for a minimum of eight years. It is estimated that no new funds will actually be needed after this fiscal year. The estimated annual value of these fines and fees is \$200,000, or approximately \$2.6 million over twelve years, at a modest 2% rate of growth per year.

**Interest Income** - Interest income from the Recreation Trust Fund and the new revenue sources described above.

## 2. OPEN SPACE AND NATURAL RESOURCE POLICY

It is the responsibility of the City's leadership, as the stewards of our environment, to recognize the natural environment as an essential component of community planning. The City must manage all of its resources to ensure that the built environment, which includes our homes and places of employment, as well as the economic base of the City, and the natural environment complement one another to enhance our quality of life.

As we begin to see the positive results of our downtown revitalization efforts and witness the construction of new residential development in our core area, we must also consider the development potential that exists in our residential areas. Our objective is to achieve a sustainable environment in a positive relationship. Our land, air, water and natural resources have a carrying capacity that, if respected, can enhance the quality of all our lives; and, if disregarded, will result in the deterioration of the quality of all our lives. As we enter this new century, it is important that we, as a community, establish a progressive policy aimed at protecting and revitalizing our natural environment while promoting sound development and a strong economic base.

This *Open Space and Natural Resource Policy* represents the integration of the ideas and contributions of many members of our community. It builds on the 1997 Comprehensive Plan and the work of those who participated in its development. It also represents the result of extensive research and work by City staff to integrate the many ideas and concerns expressed in the community into a workable policy which includes standards of performance and methods of implementation. This Policy has not been developed in isolation. The efforts of communities across the region and the nation have been examined, as well as the work and recommendations of professional standards organizations and advocacy groups.

This Policy is premised upon a vision of White Plains as a city with a well-defined, dynamic, urban core area that includes increased housing, entertainment, and social and commercial activity in a pedestrian-friendly environment well-served by public transportation, and quiet residential neighborhoods characterized by a diversity of housing types and densities interspersed and integrated with active and passive open spaces, many linked to one another through a series of trails and pedestrian connections. This Policy seeks to balance the dynamic urban environment that is being created in our core area with the preservation and sound management of open space and natural resources in our residential neighborhoods. These natural resources and open spaces may be as small as a neighborhood playground or a cluster of trees in a roadway median or as large as a golf course; yet each makes a significant contribution to the character of our diverse community.

Responsibility for the implementation of this Policy will rest with those elected and appointed officials and City staff who are responsible for the adoption of municipal regulations and the review, approval and construction of land use development projects; with those who are responsible for the protection, maintenance and management of the City's own open space and environmental resource assets, such as its parks, playgrounds, the watershed area and undesignated open spaces; and with each resident of the community who uses and enjoys the richness of both the active and passive open spaces and environmental resources of the community.

This *Open Space and Natural Resource Policy* does not represent, nor can it represent, the totality of the City's policy. This document, instead, describes the elements of that policy and identifies its components which are articulated in and implemented through this document and other regulatory and policy documents, including, but not limited to, the Zoning Ordinance, the Municipal Code and the Open Space Inventory. Revisions to most of the documents have been, are in the process of being, made by City staff to bring them into conformity with the 1997 Comprehensive Plan and this Policy Statement. The updated of the Open Space Inventory will be conducted by the Conservation Board as part of its mandate.

This Policy is composed of three parts. The first part addresses publicly owned open space and natural resources, their protection, preservation, revitalization and management. The second part addresses procedures and standards for the acquisition of additional open space and natural resources. The third part addresses the protection, preservation, revitalization and management of critical open spaces and environmental resources on private property through the City's land use regulatory powers.

## **PART I. PUBLICLY OWNED OPEN SPACE AND NATURAL RESOURCES**

The City owns and manages an extensive system of parks and recreational facilities. Based on actions recently taken by the Common Council, the Departments of Recreation and Parks and Public Works will work in a coordinated manner to provide for the maintenance of the City's parkland and recreational infrastructure. Current parks and facilities maintenance staff will work with comparable staff from the Department of Public Works under the direct supervision of that Department. Management of parks and recreational facilities and programming will remain with the Department of Recreation and Parks.

### **A. Parkland and Open Space Maintenance and Management**

The City of White Plains, through its Departments of Recreation and Parks and Public Works, shall maintain City-owned parks and open spaces at the highest levels and shall manage these unique and critical community assets by undertaking and continuing to undertake the following:

1. Maintain City parks, open spaces and recreational facilities in a manner consistent with the highest standards of parks and park facilities maintenance, including techniques of land management that promote the preservation and revitalization of the natural environment.
2. Using the models and techniques of modern Urban Forestry Management pursue the following goals:
  - a. Limit the use of herbicides on recreational parkland to the minimum necessary to maintain ball fields and recreational fields at the highest standards through the use of integrated property management methodologies.
  - b. Continue the City's established prohibition on the use of pesticides on City-owned land, except as may be required to address a public health need, or as necessary to address an infestation or blight that is endangering indigenous flora and species habitats.
  - c. Maintain and revitalize existing habitats of native flora and fauna on City-owned land, including infill planting of appropriate indigenous flora to support and nurture habitat viability and eradicate invasive flora that threaten to overtake native flora and species habitats.
  - d. Identify and map areas in or abutting City parks and open spaces that require environmental revitalization, such as stream corridors, ponds, detention and retention areas, and areas of erosion.
  - e. Develop environmental revitalization plans to revitalize the identified areas. Retain consultants specializing in urban forestry management as appropriate.

- f. Implement the revitalization plans using, to the maximum extent feasible, City staff and young people in the community through such programs as the Youth Bureau's Greening Projects, school groups and scouts.
  - g. Within the City's larger parks and open spaces, such as Delfino Park, Gillie Park, the Greenway, Baldwin Farm and Peckham Park, maintain and revitalize existing wildlife corridors and expand or establish, where appropriate, new continuous corridors for the movement of wildlife. Create, where possible, corridor linkages between City parks and County parks, such as Silver Lake Park and Saxon Woods Park, and protected environmentally sensitive areas on private property including environmentally sensitive areas protected under cluster development and subdivision approvals and those on private and public golf courses. Wherever possible, planning for open spaces and parks should include linkages to open spaces in adjacent communities, particularly as this relates to creating and protecting wildlife corridors.
  - h. Maintain an active program of tree planting and tree preservation, including infill planting of appropriate indigenous species to promote diversity and health of forested areas and tree clusters. New trees should generally be of 3 1/2 to 5 1/2 inch caliper. Caliper will vary depending on species. Use ornamental and non-indigenous species only in specially designed planting areas such as park entrances, City gateways and neighborhood identification planting areas.
3. Implement the City's Endangered Species Protection Program.
  4. Complete and maintain the tree inventory initiated by the City's Department of Public Works, including all trees on City parkland. The inventory to include the species, approximate age, and condition of trees.
  5. Develop signage within each park and open space to identify environmentally significant features and areas for the public and ensure their protection and preservation. The description of these areas is included for each park or open space in the Recreation Master Plan.
  6. As recommended in the 1997 Comprehensive Plan and described in the Recreation Master Plan, provide clear signage and access to all parks and open space areas to ensure access to these facilities for all residents of the community, regardless of location of residence.
  7. Continue to implement the heritage trail and environmental signage programs now underway on a comprehensive city-wide basis.
  8. Plan the sound management of the City's open space and parkland resources through a comprehensive program of park improvements in the City's Capital Improvement Program, within the framework of the Recreation Master Plan and this Open Space Policy Statement.
  9. Aggressively pursue funding from State, Federal and private sources to support the proper management of the City's open space and parkland resources.

## **B. Open Space Mapping**

The City shall continue its development of a program of mapping parks and open spaces within the community using current and future GIS technology and shall, to the extent possible with the system available, map environmentally sensitive features on these sites.

## **C. Open Space Inventory**

The Conservation Board shall commence as soon as practicable its ten year update of the 1992 Open Space Inventory and shall include in the inventory, to the extent that information can be ascertained, information on the historical, environmental, water, and scenic features of each site including, but not limited to wetlands, steep slopes, streams and stream corridors, woodlands, tree clusters, significant trees, wildlife habitats and wildlife corridors and proximity of sites to city-owned parkland and open spaces and other significant open spaces and natural features.

## **D. Community Education**

It shall be the policy of the City of White Plains to encourage and promote education about (a) the natural environment of the City and the region within which it exists, (b) the relationship between the man-made and natural environments, and (c) how the man-made and natural environments of the community can be integrated to best serve the interests of the residents of the City of White Plains. The City shall implement this policy through the following:

1. Establish an environmental education program within the City's day camp program.
2. Design and install in the City's parks and open spaces educational signage and information regarding the environmental resources and attributes of each park or open space.
3. Develop maps and signage for pedestrian and bike routes through the City that link parks and open spaces and historic sites.
4. Develop educational material on various aspects of the City's natural environment and the ecology of the region for distribution through the Department of Recreation and Parks, including a new section in the bi-annual recreation bulletin incorporating interesting facts about the City's history and natural environment.
5. Continue to provide guided trips, including hikes and tours of nature areas and parks both within the City and within the metropolitan region.
6. Encourage the School District (within each academic level) to develop environmental education classes and programs focusing on the environment and ecology of the City and the region, and the interaction of the man-made and natural environments in the community.

7. Work with White Plains Public Library to develop programs on environmental education, including lists of books, videos, other media information, and displays on the environment geared to various age groups.
8. Encourage participation by local colleges and universities, employers and service organizations in developing, funding and distributing environmental education materials.
9. Develop cable programs on the City's history and natural environment.

**PART II. PROCEDURES AND STANDARDS FOR THE ACQUISITION OF ADDITIONAL PUBLIC OPEN SPACE AND NATURAL RESOURCES**

**A. The Open Space Acquisition Advisory Committee (OSAAC)**

Recognizing that open space for both active and passive use is an essential component of the balance of land uses within the City of White Plains, it shall be the policy of the City to acquire appropriate additional land for both active and passive recreational use by residents of White Plains. To this end, the Mayor and Common Council of the City of White Plains shall establish the following procedures for determining what land is appropriate for acquisition by the City.

1. The Mayor shall appoint an Open Space Acquisition Advisory Committee (the “OSAAC”) to advise the Mayor and Common Council on the acquisition of open space and natural resources, as well as methods of acquisition and funding.
2. The Mayor shall serve on the OSAAC and shall appoint two members of the Common Council and eight additional members from the public, including one each from the following City Boards and Committees:
  1. Planning Board,
  2. Conservation Board, and
  3. Recreation Advisory Committee.
3. The Mayor shall chair the OSAAC.
4. Terms, Appointment Renewals and Meetings of the OSAAC shall be as follows:
  - a. Each member of the OSAAC shall serve a term of one year.
  - b. There shall be no limitation on the number of terms a member may serve.
  - c. The OSAAC shall meet at least monthly until it has compiled its priority listing of potential acquisition parcels and at least quarterly thereafter.
  - d. Meetings of the OSAAC shall be open to the public, in compliance with the NYS Open Meetings Law, except where an Executive Session is determined necessary by the Corporation Counsel due to the nature of the information being considered by the OSAAC.
  - e. Minutes of the OSAAC meetings shall be made available to the Mayor and Common Council and the public within two weeks of each meeting.

- f. The OSAAC shall appoint a Secretary and shall have the assistance of the Department of Planning in the preparation of minutes and communications.
3. The following City staff shall advise and provide technical support to the OSAAC:
    - a. Assessor
    - b. Budget Director
    - c. Commissioner of Finance
    - d. Corporation Counsel
    - e. Commissioner of Planning
    - f. Commissioner of Public Works
    - g. Commissioner of Recreation and Parks
    - h. Environmental Officer

## **B. Criteria of Assessment**

The OSAAC shall use the following criteria in evaluating and making recommendations to the Common Council on the acquisition of open space and natural resources:

1. *Community Significance*: Importance of the land to the community as a whole and to the adjoining neighborhood, including consideration of active recreational, natural, scenic, and historical value; and the relationship between the amount of active and/or passive parkland and open space within the area and the population that it primarily serves. Particular emphasis should be given to land that provides recreational or open space opportunities not otherwise available or accessible in the community or the area, i.e. land which meets an unmet need in the community.
2. *Significance to Existing Park System*: Proximity of the land to other parks and open space owned by the City and relationship of the land to existing resources owned by the City.
3. *Linkage Value*: The extent to which the land proposed to be acquired contributes to the creation of a linked system of trails, parks and open spaces within the City and wildlife corridors.
4. *Size, Configuration and Potential Uses*: An assessment of the size and configuration, including topography and vegetation, of the proposed acquisition in relation to the uses proposed for the site.

5. *Accessibility*: Extent to which the land is accessible to the public including availability of parking, pedestrian access and handicapped access.
6. *Nature and Extent of Environmentally Sensitive Features*: The nature of unique or environmentally valuable features on a site and the importance of these environmental features to the overall ecology of the City and the eco-system in the area of the site, including water resources, endangered species habitats, unique flora, fauna and birds.
7. *Alternative uses*: The development potential of the land and an assessment of potential positive and adverse impacts of development of the site, including economic impacts, on the site itself and surrounding area.
8. *Type of Acquisition*. The types of acquisition possible and their ability to meet the needs of the community.
9. *Cost of Acquisition*: Extent of funds required to acquire land in relation to other proposed acquisitions and the feasibility of obtaining outside funding or matching funds for the acquisition and maintenance of the land.
10. *Availability of Funds for Maintenance and Operation After Acquisition*. The amount and sources of funds available for the maintenance and operation of the land after acquisition, including funds for any development of recreational facilities on the land that may be contemplated.

**C. Types of Acquisition to be Considered by Open Space Acquisition Advisory Committee**

1. "Acquire, maintain, improve, protect or limit the future use of or otherwise conserve open spaces" by "purchase, gift, grant, bequest, devise, lease or otherwise, the fee or any lesser interest, development right, easement, covenant or other contractual right" in lands defined as open space, pursuant to Section 247 of the NYS General Municipal Law.
2. Acquire Conservation Easements pursuant to Section 49-0301 through 49-0311 of the NYS Environmental Conservation Law.
3. Acquire land by other forms of land acquisition or controls as determined appropriate for a municipal body by the Corporation Counsel.

**D. Procedures for Determining and Prioritizing Acquisitions**

1. Using the standards set forth in Part II. B. above, the Committee shall compile a priority listing of land recommended for acquisition by the City. Recommended acquisition may be in any of the forms listed in Part II. C. above.
2. The Committee shall receive recommendations/requests for acquisition of land or interest in land from elected officials, City staff and members of the public.

3. The Committee shall refer all recommendations/requests to the advisory staff for a detailed report on each parcel of land. The advisory staff report shall include, among other things, the following information:
  - a. A map indicating the size, location and terrain of the proposed acquisition, and a map identifying the ownership and use of all abutting properties and the location of all existing City, County or State owned open space and parkland within a ½ mile radius.
  - b. An inventory of the site's environmental features, including but not limited to, any wetlands, stream corridors, steep slopes, rock outcrops, wildlife habitats, significant tree clusters.
  - c. An assessment of the potential uses of the land for passive or active recreation.
  - d. An analysis of permitted uses of the land under zoning, including any limitations that would be placed on the use of the land as a result of the subdivision or site plan process, such as areas that would be restricted from development under regulations governing wetlands or steep slopes.
  - e. A preliminary assessment by staff of the potential acquisition options and potential costs of the acquisition under each option, based on information available to staff. If staff is unable to estimate a value, then staff may request funding from the Common Council for an "estimate of value" by a certified appraiser.
  - f. A summary and analysis of funding for the proposed acquisition, examining alternatives such as cash acquisition v.s. bonding, availability of alternative funding sources, and timing of funding.
  - g. A fiscal impact analysis.
  - h. An analysis of the legal procedures for acquisition from the Corporation Counsel.
  - i. Advisory staff shall be available to present their findings to the Committee.
4. Upon receipt of the reports and recommendations of the advisory staff, the Committee shall review the proposed acquisitions and the staff recommendations. Using a ranking procedure to be established by the Committee with input from the advisory staff, the Committee shall prepare a priority listing of the acquisitions.
5. The Committee shall meet with the Mayor and Common Council and present its priority listing, including the following:
  - a. A report on why each of the proposed acquisitions is recommended or not recommended, using the criteria of assessment defined in Part II.. B. above.

- b. If the acquisition is recommended, an analysis of the form the acquisition should take, how the acquisition should be funded, and the time frame within which the acquisition should occur.
- c. Pursuant to the Charter of the City of White Plains, the Common Council shall refer those acquisitions which it selects from the OSAAC priority listing to the Capital Projects Board.

#### **E. Funding for the Acquisition of Additional Public Open Space and Parkland**

1. It shall be the responsibility of the Mayor and Common Council to determine the appropriate funding mechanisms for the acquisition, improvement and maintenance of land which the Mayor and Common Council deem appropriate for acquisition, based on the recommendations of the OSAAC. Potential funding options may include, but are not limited to:
  - a. Expenditure of fund from the Recreation Trust Fund.
  - b. Annual cash to capital appropriations in the City's operating budget.
  - c. Multi-year cash to capital appropriations in the City's operating budget as recommended in the City's Five Year Capital Improvement Program.
  - d. Dedication of certain fines and fees to a Land Acquisition Fund.
  - e. Issuance of debt.
  - f. Property tax assessment dedicated to acquisition of land for open space preservation and recreation (subject to public referendum, done recently in Yorktown, Bedford, Irvington, Lewisboro, Somers, North Salem and Pound Ridge.).
  - g. Real Estate Transfer Tax. Requires specific enabling legislation from the NYS legislature and a public referendum. It has been done successfully in the towns of East Hampton, Riverhead, Shelter Island, Southampton and Southold).
  - h. Tax increment financing
2. No land or interest in land, including acquisition of a conservation easement or the acquisition of development rights, shall be undertaken by the City unless there is a plan in place to fund the ongoing maintenance of the property and any improvements thereto.

### **PART III. REGULATION OF OPEN SPACE AND ENVIRONMENTAL FEATURES ON PRIVATE PROPERTY**

Recognizing that open space and environmentally sensitive land is finite and that much of this land within the City of White Plains is in private ownership, and recognizing further that the elected and appointed officials of White Plains are the stewards of its land and assets, both in the built and natural environments, the City shall, through its regulatory laws and ordinances, continue to regulate the use of private property within White Plains to provide the maximum protection practicable to environmentally sensitive features of the land, open spaces determined to contribute significantly to the community, trees, tree clusters and woodland habitats, wildlife habitats and corridors and historic sites and features. The agencies responsible for approving building permits, public works permits, site plans, special permits, variances and subdivisions (the Mayor and Common Council, the Planning Board, the Board of Appeals, and the Commissioners of Building and Public Works) shall enforce the following regulations, standards and guidelines in their approval of new development and approval of changes to existing development within White Plains:

#### **A. The Zoning Ordinance and Zoning Map of the City of White Plains**

In its review of proposed amendments to the current Zoning Ordinance and Zoning Map and in its review of any new Zoning Ordinance and Zoning Map, the Mayor and Common Council shall, as a matter of public policy, consider the impact of all proposed regulations on the preservation of significant open spaces, wildlife habitats and critical natural resources.

#### **B. Planning Board Enforcement of Requirements for Approval of Subdivision Plans**

In considering applications for subdivisions, the Planning Board shall, as a matter of public policy, consider the impact of all subdivision proposals on the protection and preservation of significant open spaces, wildlife habitats, and critical natural resources.

#### **C. The Municipal Code of the City of White Plains**

The approving agencies for building permits, public works permits, site plans, special permits, subdivisions and variances (Commissioners of Building and Public Works, Planning Board, Board of Appeals, and the Mayor and Common Council) shall apply and enforce the following sections of the Municipal Code to protect and preserve significant open spaces, natural resource linkages, wildlife habitats, and critical natural resources, to the maximum extent practicable.

1. Section 3-1-1 Prevention of watershed contamination
2. Section 3-3 Air Pollution

3. Section 3-5 Standards and Regulations to Protect and Preserve Environmentally Sensitive Sites and Features
4. Section 5-5 Weeds and other noxious materials
5. Section 7-5 Article I: The Tree Preservation Guidelines  
Article II: Protection, Preservation and Maintenance.
6. Section 7-6 Solid Wastes
7. Section 7-7 Sewers and Drains
8. New York State Uniform Fire Prevention and Building Code
9. Supplemental Uniform Building and Fire Prevention Code of the City of White Plains

**D. Standards, Guidelines and Best Management Practices:**

The approving agencies identified in Part III. C, above, shall also apply appropriate standards and guidelines contained in the following documents, or stricter standards as may be recommended by staff and deemed appropriate by the approving agency.

1. *New York State Environmental Quality Review Act* and implementing regulations, (SEQR).
2. *Westchester County Best Management Practices Manual for Erosion and Sediment Control*, 1991.
3. *Westchester County Best Management Practices Manual for Storm Water Runoff Control*, 1984
4. *Storm Water Management Guidelines for New Development*, NYSDEC Division of Water Technical and Operational Guidelines, Series 5.1.8, 1990.
5. *Reducing the Impacts of Storm Water Runoff from New Development*, NYSDEC Bureau of Water Quality Management, 1992.
6. *Design of Storm Water Filtering Systems*, Center for Watershed Protection, 1996.
7. *Watershed Planning Handbook for Control of Nonpoint Source Pollution*, NYSDEC, revised 1996.
8. *Stream Corridor Management: A Basic Reference Manual*, NYSDEC, 1986
9. *State Pollutant Discharge Elimination System (SPDES) General Permit For Storm Water Discharges from Construction Activities*, NYS DEC.

10. *Design of Storm Water Filtering Systems*, Center for Watershed Protection, Silver Spring, MD, 1996.
11. *Urban Hydrology for Small Watersheds*, Technical Release 55, Soil Conservation Service, US Dept of Agriculture, June 1986.
12. *Controlling Urban Runoff: A Practical Manual for Planning and Designing Urban BMPs*, Metropolitan Washington Council of Governments, July 1987.
13. *New York Guidelines for Urban Erosion and Sediment Control*, 1991, Empire State Chapter of the Soil and Water Conservation Committee, Syracuse, New York.
14. *Federal Manual for Identifying and Delineating Jurisdictional Wetlands*. Federal Agency Committee for Wetland Delineation, 1998.
15. *Federal Manual for Identifying and Delineating Jurisdictional Wetlands*. Federal Agency Committee for Wetland Delineation, 1998.

#### **E. Pending Regulations, Standards and Guidelines**

- A. Non-point source pollution, such as oil and debris from roadways, fertilizers, pesticides and sediments draining directly into streams and waterways, is the main source of pollution affecting water quality in the United States. For all new impervious surfaces, the City of White Plains imposes strict requirements for the treatment of the "first flush" (first ½ inch) of rainwater to provide a first level treatment of these pollutants. Phase II of the U.S. EPA's National Pollutant Discharge Elimination System water quality program will require municipalities to adopt specific procedures aimed at reducing non-point source pollutants to the "maximum extent practicable." The City will implement the EPA regulations or maintain its own requirements if more stringent than those of the EPA.

### **3. WHITE PLAINS ENDANGERED SPECIES PROGRAM**

In recognizing the importance of our natural environment to the quality of life of the citizens of White Plains, we must also recognize that within that environment there are endangered and threatened species of wildlife and plant life. Even though few of us can identify them by name, we enjoy seeing many of these species as we visit our City's nature areas. Some, such as certain species of butterflies, stand out and cause us to stop and watch in delight. Others, particularly many of the endangered plants, we do not see individually, yet they are critical components of the ecosystem of our nature areas, lending shelter and providing food to other species.

If we want our children and future residents of White Plains to experience the same enjoyment of these unique species, we must play an active part in protecting their habitats.

New York State has compiled a state-wide endangered species list which is kept on file with the Secretary of State. The NYS Department of Environmental Conservation has established an Endangered Species Unit to help enforce State laws which protect these species.

In March 2000, the County of Westchester adopted the Westchester Endangered Species Act. Pursuant to that Act, the Commissioner of the Department of Recreation, Parks and Conservation has prepared and promulgated a list of endangered and threaten species and species of special concern in the County of Westchester. The Act provides that the Commissioner shall identify and designate certain areas of County parkland as critical habitats and bio-diversity areas for the species on the Westchester County Endangered Species List.

The protection of the natural habitats of endangered and threatened species is critical to their preservation. Many of the parklands of the City of White Plains contain natural wildlife habitats that may be inhabited by these species.

The accompanying ordinance establishes the White Plains Endangered Species Program, including the mechanisms for the designation and protection of critical habitats and bio-diversity areas for the endangered and threatened species and species of special concern listed on the Westchester County Endangered Species List which have portions of their habitat range within the City of White Plains.

**ORDINANCE ESTABLISHING AN ENDANGERED SPECIES PROTECTION PROGRAM BY ADOPTING FOR THE CITY OF WHITE PLAINS THE LIST OF ENDANGERED SPECIES, THREATENED SPECIES AND SPECIES OF SPECIAL CONCERN ESTABLISHED BY THE COMMISSIONER OF THE WESTCHESTER COUNTY DEPARTMENT OF PARKS, RECREATION AND CONSERVATION, AND AUTHORIZING THE COMMISSIONER OF RECREATION AND PARKS OF THE CITY OF WHITE PLAINS TO DESIGNATE CERTAIN SECTIONS OF CITY PARKLAND AS CRITICAL HABITATS OR BIODIVERSITY RESERVES FOR THE PRESERVATION OF SUCH SPECIES WITH HABITAT RANGES WITHIN CITY PARKLAND.**

**WHEREAS, the New York State Environmental Conservation Law provides for the protection of endangered species, including the preparation of a list of endangered species which is on file with the Secretary of State; and**

**WHEREAS, the New York State Department of Environmental Conservation has established an Endangered Species Unit to monitor and protect endangered species in the State of New York; and**

**WHEREAS, on March 27, 2000, the County Executive of the County of Westchester signed into law the Westchester County Endangered Species Act; and**

**WHEREAS, the Westchester County Endangered Species Act authorized the Commissioner of the Westchester Department of Parks, Recreation and Conservation to establish a list of endangered species, threatened species and species of special concern specifically for Westchester County; and**

**WHEREAS, the Commissioner of the Department of Parks, Recreation and Conservation for Westchester County has established and promulgated a list of endangered species, threatened species, and species of special concern; and**

**WHEREAS, the protection of the natural habitats of endangered species is critical to the protection of these species; and**

**WHEREAS, many of the parklands of the City of White Plains contain natural wildlife habitats; and**

**WHEREAS, under the Charter of the City of White Plains, the management of the City's parkland is the responsibility of the Department of Recreation and Parks under the Commissioner of Recreation and Parks; and**

**WHEREAS, the City of White Plains wishes to protect the habitats of endangered and threatened species and species of special concern located on City parkland; and**

**WHEREAS, the City of White Plains wishes to establish a program to protect the endangered and threatened species, and species of special concern which are listed on the Westchester County**

Endangered Species List and which have habitat ranges that include parkland in the City of White Plains; now, therefore,

The Common Council of the City of White Plains hereby ordains and enacts as follows:

Section 1. For the purposes of this Ordinance, the following definitions shall apply:

- A. "Biodiversity Reserve" shall mean a specific geographical area of City parkland, designated by the Commissioner of Recreation and Parks, in consultation with the Commissioner of Public Works, the Environmental Officer and the Recreation Advisory Committee, which is occupied by an endangered species, threatened species or species of special concern, in which the over-all management objective is to preserve the biological diversity and ecosystem function for that specified and delineated area, and which will contain one or more critical habitats plus a buffer zone for a specific species and/or other species.
- B. "City" shall mean the geographical area of the City of White Plains.
- C. "Commissioner of Recreation and Parks" shall mean the Commissioner of Recreation and Parks for the City of White Plains or his designee.
- 4. "Commissioner of Public Works" shall mean the Commissioner of Public Works for the City of White Plains or his designee.
- E. "Critical Habitat" shall mean (i) a specific geographical area of a City park designated by the Commissioner of Recreation and Parks, in consultation with the Commissioner of Public Works, the Environmental Officer, and the Recreation Advisory Committee, which is occupied by an endangered species, threatened species or species of special concern and on which are found those physical or biological features essential to the preservation of the species; and (ii) an area of City parkland, designated by the Commissioner of Recreation and Parks, in consultation with the Commissioner of Public Works, the Environmental Officer and the Recreation Advisory Committee, which, although not occupied by an endangered species, threatened species or species of special concern, nonetheless contains the physical or biological features essential to the preservation of such species and is located in close proximity a geographical area which is occupied by such endangered species, threatened species or species of special concern. Except as otherwise determined by the Commissioner of Recreation and Parks, a critical habitat shall not include the entire geographical area that can be occupied by an endangered species, threatened species or species of special concern.
- F. "Endangered Species" shall mean any species which is in danger of extinction other than a species of the Class Insecta determined by the Commissioner of Public Works to constitute a pest whose protection under the provisions of this Ordinance would present a risk to man.
- G. "Endangered Species Unit" shall mean the Endangered Species unit of the New York State Department of Environmental Conservation.

- H. "Environmental Officer" shall mean the person designated by the Mayor as the Environmental Officer of the City of White Plains.
- I. "Fish or wildlife" shall mean any member of the animal kingdom, including without limitation any mammal, fish, bird (including any migratory, non-migratory, or endangered bird for which protection is also afforded by treaty or other international agreement), amphibian, reptile, mollusk, crustacean, arthropod or other invertebrate, and includes any part, product, egg, or offspring thereof, or the dead body or parts thereof.
- J. "Plant" shall mean any member of the plant kingdom, including seeds, roots and other parts thereof.
- K. "Range" shall mean a geographical area in which a particular species of animal or plant may be found, and relates to the distribution of that species. Within a range an individual species will have specific habitat requirements which include breeding, feeding and natural protection.
- L. "Recreation Advisory Committee" shall mean the White Plains Recreation Advisory Committee.
- M. "Species" shall mean any subspecies of fish or wildlife or plants, and any distinct population segment of any species of vertebrate fish or wildlife which interbreeds when mature.
- N. "Species of Special Concern" shall mean any native plant species or any native non-harvested fish or wildlife species documented by scientific research and inventory to have a naturally restricted range or habitat within the County that includes the City and which is at a low population level, and for which a risk of endangerment has been documented by the Westchester Commissioner.
- O. "Westchester Commissioner" shall mean the Commissioner of Recreation, Parks and Conservation for the County of Westchester.
- P. "Westchester County Endangered Species List" shall mean the list of endangered species, threatened species and species of special concern, prepared by the Westchester Commissioner pursuant to the Westchester Endangered Species Act, Act No. 54-2000, as amended, which Act is on file in the Office of the Westchester County Clerk.
- Q. "White Plains Endangered Species List" shall mean the list of endangered species, threatened species and species of special concern compiled by the Commissioner of Recreation and Parks from the Westchester Endangered Species List pursuant to Section 2 of this Ordinance.

Section 2. The Commissioner of Recreation and Parks, in consultation with the Westchester Commissioner, the Endangered Species Unit, the Commissioner of Public Works and the Environmental Officer shall compile a list of those endangered species, threatened species and species of special concern identified on the Westchester County Endangered Species List which have the City as a portion of their habitat range. The White Plains Endangered Species List shall be filed with the Office of the City Clerk.

Section 3. The Commissioner of Recreation and Parks, in consultation with the Westchester Commissioner, Endangered Species Unit, the Commissioner of Public Works, the Environmental Officer and Recreation Advisory Committee, may designate critical habitats and biodiversity reserves within parkland in the City on the basis of the best scientific data available and after taking into consideration the short and long term recreational and economic impacts, and any other relevant impacts of so designating any particular area. The Commissioner of Recreation and Parks may decline to designate an area if he determines that the benefits of making such a designation are outweighed by other positive benefits to the City of White Plains from not making the designation and provided further that, based on the best scientific data available, the failure to designate a particular area as a critical habitat or biodiversity area will not result in the extinction of a species.

Section 4. The Commissioner of Recreation and Parks, in consultation with the Westchester Commissioner, Endangered Species Unit, the Commissioner of Public Works, the Environmental Officer and Recreation Advisory Committee, may remove the designation of a critical habitat or biodiversity reserve if:

- one or more comparable critical habitat or biodiversity areas addressing the needs of the same species have been designated, and
- the benefit to the City of White Plains of alternate uses of the designated area outweighs the benefits of the designation of the particular area as a critical habitat or biodiversity area; and
- the removal of the designation of the particular area will not result in the extinction of a species.

Section 5. The Commissioner of Recreation and Parks shall update the White Plains Endangered Species List at such times as the Westchester Endangered Species List is updated by the Westchester Commissioner.

Section 6. The Commissioner of Recreation and Parks, in consultation with the Westchester Commissioner, Endangered Species Unit, the Commissioner of Public Works, the Environmental Officer and Recreation Advisory Committee, shall establish and implement standards for park management essential to the preservation of the physical or biological features of critical habitats and biodiversity reserves within City parkland.

Section 7. This Ordinance shall take effect immediately.

## APPENDIX B

### Facility Improvements and Program Additions since 1998

#### WHITE PLAINS RECREATION & PARKS 1998-2000

##### Senior Center

- New Senior Newsletter - New name, new format, expanded, larger print
- Cyber Senior program expansion - Cyber Senior programs at the Library
- Weekend computer class at school facility
- Expanded outreach to seniors and senior groups in White Plains
- Hiring of new Senior Center Director

##### Soccer

- Reception and trophies for all Recreation Soccer participants
- Reservation of fields at Westchester Community College for Spring 1999 and 2000 for Youth Soccer Association
- Indoor Soccer Camp at George Washington School on weekends
- Renovation, irrigation, and creation of 2 new fields at George Washington School

##### Playgrounds

- New playground equipment at Druss Park, Battle-Whitney Park, Gillie Park, Slater Center Recreation Area, Delfino Park and Turnure Park

##### Ebersole Ice Rink & Hockey

- Hiring of co-directors for Hockey program
- New Recreation Supervisor/Rink Manager
- Advertising campaign in two newspapers to increase usership
- 20% increase in enrollment in Skating School
- Expansion of Skating School classes to include Parent & Tot program and Thursday classes
- Creation of Corporate Hockey Lunchtime Pick-up Sessions
- Creation of Hockey Clinics throughout the season
- Creation of Hockey Camp over school break week
- Creation of Figure Skating Camp – Camp Chill – over Presidents' Week school break
- Expansion of Skating Holiday program
- Donation of scoreboard by PepsiCo
- Use of rink to promote Soap Box Derby Race
- Initiation of Team Party for tournament winners

- Special designated Tournament Weekends
- Additional Saturday night public session
- Discounted Family Night public sessions
- Creation of weekday parent lessons with babysitting for infants and tots
- Expansion of Adult In-Line Hockey League
- Development of Skateboard/In-Line Skate Park
- Demonstration Days with professional skateboard teams

### **Baseball/Softball**

- Construction of Little League field at Gedney Yard
- Construction of 1 new field at Ridgeway School and 1 new field at the High School
- Construction of batting cages at Gillie Park
- Merger of White Plains Little League and White Plains Recreation & Parks Leagues
- Joint mailings and administration of Little League program

### **Swim Program**

- Opening of pools one month earlier
- Expansion of summer pool hours
- Creation of children's Learn to Swim program
- Creation of adult Learn to Swim program
- Creation of water basketball games
- Masters Swim Program (an intensive swim program for conditioning, endurance and technique perfection)
- Lifeguard certification classes

### **Tennis**

- Expansion of platform tennis lessons
- Expanded tennis tournaments
- Hiring of new Tennis Pro

### **Basketball**

- Expansion of Summer Basketball programs at Gardella Park and Kittrell Park
- New lighting at Gardella Park courts for Spring 1999 and 2000

### **Special Events**

- Cherry Blossom Festival
- Doubling of parking spaces at Farmers' Market
- Mini Grand Prix
- White Plains Fun Run & 5K Race
- Soap Box Derby
- Expansion of June Jazz series

- 
- Road & Custom Car Show
  - Rock Climbing

### **Tours & Trips**

- Tours of Greenway, Ridgeway Nature Trail, Bryant/Mamaroneck Park and New York Hospital
- Fall Foliage Tour of Hudson River parks
- Family Hike to Bear Mountain
- Family hikes and tours in and around White Plains, including new playgrounds, Great Park Tour, and birding
- Newcomers Tour of White Plains
- 6-day cruise with Seniors to Nova Scotia

### **Community Outreach**

- Presentations to various community associations and clubs

### **New Programs**

- 
- Joint programs with Youth Bureau – Track & Field, Regional Track Meet
  - Lacrosse and Field Hockey
  - Chess tournaments at various parks around the City
  - Jogging Fitness Program
  - Lawn Bowling
  - Moonlight Dancing
  - Children's Summer Theater
  - Bicycle Helmet Day
  - Teen Swing Dance Lessons
  - Teen Theater Production
  - Teen Day Camp

## APPENDIX C

### 1997 Comprehensive Plan Strategies for Recreation and Open Space

#### *Strategies for Recreation and Park Resources:*

The primary recreation facilities strategy noted in the 1997 Comprehensive Plan is “the development of a Park and Recreation Capital Improvement Program Plan” for the next 10-15 years, as well as an inventory, evaluation and recommendations for programs. Yet, recognizing that it takes time to properly prepare such a master plan, the 1997 Comprehensive Plan goes on to state: “However, existing conditions, changing circumstances and funding availability may necessitate initiation of the following strategies prior to the completion of that Plan. These strategies should, none-the-less, be built into the Park and Recreation Capital Improvement Program Plan.”

- *Preserve and maximize the public use of all publicly owned recreational and open space land and facilities, while conserving important natural features on the sites.*
- *Retain, in public ownership, the recreational land, facilities and open space presently owned by the city or school district.*
- *Expand coordination and cooperation in the use and programming of existing city, school district and private recreational resources, such as the YMCA and YWCA, various religious institutions, hospitals, and other organizations.*
- *Develop a computerized database with information sharing between the major public and private recreational and open space facility providers and users to enable better coordination and utilization of facilities.*
- *Expand and improve recreational, leisure and community facilities for seniors and develop a range of programs to address their diverse needs and interests.*
- *Maintain and improve the Slater Center as a neighborhood community center.*
- *Develop an interpretive trail and nature center at Baldwin Farm.*
- *Develop a playground in the Carhart neighborhood.*
- *Expand Gillie Field into the norther portion of the Gedney DPW facility site by developing additional athletic fields with night lighting.*
- *In addition to the Gillie Field expansion, develop additional athletic fields on existing city or school district property where feasible, the number and locations to be determined in the Park and Recreation Capital Improvement Program Plan.*
- *Encourage other public and private owners of recreational land, facilities and open space to ensure development and use of facilities consistent with the conservation of the important natural resources on these sites.*

- *Make all city-owned recreational land, facilities and open space open and available to all residents of the city, including providing adequate signage and parking.*
- *Develop and maintain a system of interconnected open spaces which may include trail systems, to connect open space and recreational resources in the community. A concept plan for such a system appears with these strategies.*
- *To the extent that the recreational needs of the city, especially the need for additional athletic fields, cannot be met on existing city and school district property or on large parcels of land obtained through the land development process, the city should acquire the necessary land, with the amount and type to be determined in the Park and Recreation Capital Improvement Program Plan.*
- *Aggressively pursue funding from other public and private sources for recreational facility and open space improvements and expansion.*
- *Apply the city's land use regulations in such a way as to ensure that for major properties to be developed there should be lands set aside for recreational use that are accessible to all residents of the city in contiguous areas and configured in such a way that is usable.*
- *Promote the development of recreational facilities, entertainment centers and indoor activity centers in the downtown by both the public and private sector. These should balance both the needs of the residents of the community and the businesses and workers in the downtown.*
- *Relocate the Recreation Department administrative offices from Gedney Way to a location that is ADA compliant, more centralized within the city and more accessible to residents and to public transportation.*
- *Make the first floor entrance to the Recreation administration building ADA compliant and maintain it as an information satellite office.*

#### Strategies for Environment, Open Space, and Historic Resources:

Among the strategies which relate to the environment, open space and historic preservation, the following reinforce the objectives of a Recreation and Parks Master Plan.

- *As a matter of public policy, recognize the natural environment and open space as essential components of land use and community planning and as a quality of life component.*
- *Augment the city's Open Space Inventory to include information on the community's natural resources, scenic areas, and the natural character of the land that is now open; and to guide the city in establishing criteria for preservation, management and acquisition of open space.*
- *Identify structures and sites that warrant historic preservation, including creation of an Historic Preservation Ordinance.*

#### Land Use Strategies

In the Land Use section of the 1997 Comprehensive Plan, various strategies were outlined which reinforce and support the objectives of the Recreation and Parks Master Plan.

#### *Core Area*

- *Encourage the development of cultural and entertainment uses in the Mamaroneck Avenue Central Business District section of the Core Area) and build on these to attract additional restaurants, cafes and entertainment uses.*
- *Work with the County to develop the Library Plaza as an area for cultural and entertainment activity in the Core Area, including possible indoor/outdoor care, and create additional landscaping and design elements to encourage pedestrian activity and linkages to the Mamaroneck Avenue Business District.*

#### *Corridors*

- *Provide opportunities for the expansion of active recreational facilities through acquisition of private land where possible and through the addition of ballfields at the northeast portion of the city-owned Gedney DPW facility, adjacent to Gillie Field, subject to ensuring adequate space for critical DPW functions at the Gedney DPW facility.*
- *Create a pedestrian open space network connecting existing open spaces such as Gillie Park, the White Plains Greenway and the Bryant-Mamaroneck Nature Area by developing a more extensive Mamaroneck Avenue open space system encompassing a trail through buffer areas protected by easement restrictions with Burke Rehabilitation Center and New York Hospital.*
- *Work with the County and State to: (1) develop additional usable parkland adjacent to the Bronx River Parkway as a result of the Parkway relocation related to the Grove Street Extension and to improve access along the Bronx River; (2) protect the river's habitat by locating the Parkway where it will cause the least damage to valuable stands of trees, such as the existing old growth pine trees along Bronx Street; (3) ensure that plans for the Grove Street Extension and relocation of the Bronx River Parkway provide for safe pedestrian and bicycle access; and (4) improve the existing Bronx River bicycle path, eliminated the potential for pedestrian-vehicular conflicts on Bronx Street and improve lighting.*
- *Work with the County to improve signage indicating the route of the bicycle path and link it, through sign posts or maps, with the other open spaces in the city.*
- *Emphasize the 18th and 19th century history of White Plains as a unifying theme for the North Broadway corridor by improving access to significant sites through improved signage to historic sites on and near North Broadway such as Washington's Headquarters at the Purdy House and the Presbyterian Church cemetery using markers, plaques and signage to explain the corridor's role as a historic linear open space.*
- *Assist the golf courses to remain as open space resources in the city. Reduce potential residential density to that of the Fenway golf course, i.e., R1-30.*

- *Develop open space linkages between public and private open spaces and community facilities along the North Street corridor including golf courses, New York Hospital and the High School and develop connecting linkages along Bryant Avenue to the Mamaroneck Avenue corridor.*

### *Neighborhoods*

- *Maintain and enhance the community facilities and services including the Slater Center and the reconstructed Strateman Park which serve the Winbrook community. Winbrook functions as a residential neighborhood and needs the support services and facilities of a neighborhood.*
- *Continue to upgrade existing neighborhood recreational facilities and develop a neighborhood playground in the Carhart neighborhood.*
- *Expand and enhance the important neighborhood and community resource roles of the Post Road, Church Street and Eastview Schools.*
- *Expand and enhance the important neighborhood and community functions of the George Washington, Ridgeway and Mamaroneck Avenue Schools and the Highlands Middle School and the White Plains High School.*
- *Make open spaces accessible to the public and link them to open space corridors, parks, schools and community facilities, wherever possible.*
- *Ensure that additional open space and recreation opportunities are realized including strategies listed below in the Community Facilities section.*
- *Provide public access to Silver Lake Park in conjunction with the development of privately-owned or County-owned property on Lake Street.*
- *Preserve open space on the Baldwin Farm and Peckham Park properties and provide public access.*
- *Maintain the large expanse of watershed property that is designed to protect the city reservoirs.*
- *Make trailway improvements to the White Plains Greenway, the linear park dedicated from a portion of the former right-of-way of the New York, Westchester & Boston Railway between Bryant Avenue and the Scarsdale boundary. The portion of the right-of-way north of Bryant Avenue should be reserved for parking.*
- *Provide opportunities for the expansion of active recreational facilities through possible acquisition of additional land and through the addition of ballfields at the northeast portion of the city-owned Gedney DPW facility adjacent to Gillie Field subject to ensuring adequate space for DPW functions at the Gedney DPW facility.*

### *Major Properties*

- *The New York Hospital is not an isolated site. Open space on this site should fit within a city-wide open space system and any future development should address the overall needs of the community.*

- *The future of New York Hospital should be considered within the context of the city-wide 1997 Comprehensive Plan, reflecting overall objectives in open space, economic development, housing and community facilities.*
- *There is an opportunity on the site to address the need for additional active and passive recreational space. There is also a need to preserve environmentally sensitive features on the site and to protect open space buffer areas along major property lines. An open space buffer along Mamaroneck Avenue and Bloomingdale Road from above the pond to Bryant Avenue would be part of an important environmental and open space system which would connect to existing city open space and should be protected as part of any future development of the hospital property. The open space buffer along Bryant Avenue is also integral to maintaining the open space character of the city.*
- *Encourage the school district to retain the existing Eastview School building for educational, city and/or community functions.*
- *Encourage the school district to maintain the existing outdoor athletic fields as an active recreation area to serve city-wide and neighborhood needs.*
- *Strive to preserve the three golf courses as open space resources and amenities in the city.*
- *Expand Gillie Field with the addition of ballfields using the northeast portion of the site adjacent to Gillie Field, subject to ensuring adequate space for DPW functions at the Gedney facility.*
- *Explore options for expansion of Gillie Field through acquisition of additional privately-owned land to the south.*
- *Complete development of the White Plains Greenway as a recreational trailway.*

#### Strategies for Community Resources:

Among the 1997 Comprehensive Plan's strategies for Community Resources, the following reinforce and support the objectives of a Recreation and Parks Master Plan:

- *Utilize the Library computer system as a community-wide database including access to terminals located at city and school district buildings and community agencies throughout the city.*
- *Use the Library and the Library Plaza as a community and cultural resource, including public performances, outdoor dining and concerts.*
- *Strive to ensure access to adequate parking for Library patrons during all hours of Library operation.*
- *Provide for the expansion and enhancement of the city's technological capabilities in all planning or, and physical improvements to the Library.*

- *Locate the Youth Bureau and its services at a site which provides an attractive setting for youth activities, and which has convenient access to parking, transportation, and recreational facilities.*
- *Continue coordination and cooperation between the city and the school district at both the staff and policy making levels regarding utilization and disposition of city and school district facilities, resources and application of technology.*
- *The city and the school district should jointly participate in the planning of the reuse, demolition, or redevelopment of school facilities and the development of new school facilities, if needed. Such joint planning should include assessment of zoning, environmental, neighborhood character and community facilities impacts of the proposed actions.*
- *The Joint Facilities Committee of the city and the school district should continue to explore ways in which the city and the School district can cooperate and collaborate on facilities operation and maintenance, and on capital improvements.*
- *To provide for more efficient and effective use of the city and school district's collective resources, the city and the School district should develop better means of communicating with one another and with the community at large about available facilities, programs and services using the technology now available and the new technology being installed by the city and school district. Information sharing between the city, the school district, private schools and community organizations should be coordinated and centralized.*

## APPENDIX D

### Soil Descriptions

**ChC**-Charlton loam, 8-15% slope. This is well draining soil with a moderate erosion problem. The water table is mostly below six feet. This type of area is usually used for community development or recreation. Permeability and surface runoff are moderate. The depth of bedrock is more than 60 inches. The main limitation on this soil is the slope, which can prevent basements in a development.

**ChD**-Charlton loam, 15-25% slope. This soil is moderately steep and well drained. The water table is below six feet year round. Permeability is moderate and surface runoff is rapid. The depth of bedrock is more than 60 inches. The development limitation is the slope. The soil has fast runoff and hazardous erosion.

**CrC**-Charlton, Chatfield complex, rolling very rocky. The soil ranges in slope from 2-15%. Rock outcroppings cover 2-10 % of the surface area. The soil level is deep and well drained. Permeability and surface runoff are moderate. The water table is at a depth of more than 6 feet. The depth of bedrock is 20 inches down to 60 inches. The limitation on development is the moderate depth of bedrock, surface rock outcropping, and varied topography. Erosion is moderate but still a building concern.

**CsD**-Chatfield-Charlton complex, hilly, very rocky. The slope ranges from 15-35%. The soil is about 45% Chatfield soil and 35% Charlton soil, with bedrock only 20-60 inches below the surface. The rest is a mixture of soils and rock outcroppings. The water table is at a depth of more than 6 feet. Permeability is moderate and surface runoff is rapid. The building limitations on this site mostly relate to the varied topography. Erosion is also severe due to the slope.

**CtC**-Chatfield-Hollis-Rock outcrop complex rolling. This soil is moderately deep and well drained soil. There are also many rock outcroppings dominantly of granite, gneiss and schist. This tends to be on hill tops and narrow ridges. Slopes range from 3-15%. The main limitation in building is the shallow bedrock and uneven topography. The water table is more than six feet all year. The erosion and permeability are moderate. Depth of bedrock is 10-20 inches. Limitations on dwellings is the shallow depth of bedrock.

**Ff**-Fluvaquents-Udifuvents complex frequently flooded. The soils are frequently flooded which results in stream scoring, lateral erosion and shifting of the soil from place to place. Slopes range from 0-3% and runoff is slow. The depth of bedrock is more than 60 inches. The water table is one foot above to three feet below the surface. This soil is not suitable for site dwellings. This is considered a hydric soil which is designated wetland soil.

**LcB**-Leicester loam, 3-8% slopes, very stony The soil is very deep and poorly drained. The water table is within 1.5 feet from November to May. The soil has very large stones and therefore good permeability. Surface runoff is moderate. The bedrock is below 60 inches. The main limitation for building is wetness. This is considered a hydric soil which is designated wetland soil.

**LeB-** Leicester loam, 2-8% slopes, very stony. The soil is very deep and poorly drained. The water table is within 1.5 feet from November to May. The soil has very large stones and therefore good permeability. Surface runoff is moderate. The bedrock is below 60 inches. The main limitation for building is wetness. This is considered a hydric soil which is designated wetland soil.

**Pa-** Palms muck. This soil is level, very deep and very poorly drained. It has an organic layer of 16-51 inches above mineral soil. It is in depressions between hills and adjacent to streams. The water table ranges from 6 inches above the surface during wet seasons to 24 inches below during dry seasons. Permeability is moderate slow to moderate rapid and surface runoff is very slow. Bedrock depth is over 60 inches. The limitations for building are the high water table, ponding and low strength soil. This is considered a hydric soil which is designated wetland soil.

**PnB-** Paxton fine sandy loam, 2-8% slope. This soil is gently sloping, very deep and well drained. Sometimes there are rock outcroppings. The water table is 1.5 to 2.5 feet below the surface. Permeability and surface runoff are moderate. Depth of bedrock is more than 60 inches. Many areas of this soil are used for community development. The main limitation for building is seasonal wetness.

**PnC-** Paxton fine sandy loam, 8-15% slope. The soil is strongly sloping, very deep, and well drained. The water table is 1.5-2.5 feet below the surface February to April. Permeability and surface runoff are moderate. The bedrock is more than 60 inches below the surface. The main limitations for dwellings is slope and seasonal wetness.

**PnD-** Paxton fine sandy loam, 15-25% slope. The soil is steep, very deep and well drained. The water table is 1.5-2.5 feet below the surface February to April. Permeability and surface runoff are moderate. The bedrock is more than 60 inches below the surface. The main limitations for dwellings is slope and seasonal wetness. The erosion problem can be severe.

**RdB-** Ridgebury loam, 3-8% slope. This soil is gently sloping, very deep, and poorly drained. The water table is within a depth of 1.5 feet from November to May. The depth of the bedrock is more than 60 inches. Permeability is moderate and erosion is slight. The main limitation for dwellings is wetness. This is considered a hydric soil which is designated wetland soil.

**Ub-** Udorthents, smoothed. This soil is very deep and excessively to moderately well drained which has been altered by cutting and filling. It is mainly adjacent to Urban areas. Slopes range from 0-25%. The fill material is commonly 20 inches deep over the original soil. Udorthents having a wet substratum are in areas that have been filled out but were formerly poorly drained soil. Capability of this subclass has not been assigned.

**Uc-** This unit is poorly drained to very poorly drained soils which have been altered mainly by filling. Slopes range from 0-15%. Fill material is usually more than 20 above original soil. The soil is so variable that on site inspections must determine the limitations. This is considered a hydric soil which is designated wetland soil.



**Uf**-Urban land. This area consists of more than 60% of the land surface is covered in buildings, shopping centers and industrial parks. Slopes range from 0-8%. Reclamation is required if Urban land is converted from its present use. The capability of this subclass has not been assigned.

**UhB**-Urban land, Charlton complex, 2-8% slope. This unit consists of areas of urban land and the very deep, well, drained, and gently sloping Charlton soil. It is on hill tops that are underlain by folded bedrock. This land typically consists of areas covered by parking lots and buildings which makes soil identification impossible. The natural layers have probably been mixed with manufactured materials. The depth of the bedrock and water table is over 60 inches. The permeability is moderate and the runoff is rapid.

**UhC**-Urban land-Charlton complex, 8-15% slope. This is mix of urban land and very deep well drained Charlton soil. This land typically consists of areas covered by parking lots and buildings which makes soil identification impossible. The natural layers have probably been mixed with manufactured materials. The depth of the bedrock and water table is more than 60 inches. Permeability is moderate with rapid surface runoff. Main limitations for dwellings on this site is the slope.



**UIC**-Urban land Charlton-Chatfield complex rolling, very rocky. This unit consists of areas of urban land and the very deep, well, drained, and gently sloping Charlton soil and well to excessively drained Chatfield soil. It is on hill tops that are underlain by folded bedrock. This land typically consists of areas covered by parking lots and buildings which makes soil identification impossible. The natural layers have probably been mixed with manufactured materials. The depth of the bedrock and water table is over sixty inches. The permeability is moderate and the runoff is rapid. The main limitations for dwellings is the moderate depth to bedrock and the rocky Chatfield soil.

**UID**-This unit consists of areas of urban land and the very deep, well, drained, and gently sloping Charlton soil and well to excessively drained Chatfield soil. It is on hill tops that are underlain by folded bedrock. This land typically consists of areas covered by parking lots and buildings which makes soil identification impossible. The natural layers have probably been mixed with manufactured materials. The depth of the bedrock is between 20-60 inches. The permeability is moderate and the runoff is rapid. Slopes range from 15-35%. The water table is at a depth of 60 inches throughout the year. The main limitations for dwellings is the moderate depth to bedrock, the rocky Chatfield soil and the hilly uneven slopes.

**UpB**-Urban land-Paxton complex, 2-8% slope. This unit consists of Urban land and very deep well drained, gently sloping Paxton soil. It is on hill tops that are underlain by folded bedrock. This land typically consists of areas covered by parking lots and buildings which makes soil identification impossible. The natural layers have probably been mixed with manufactured materials. The depth of the bedrock is over 60 inches. The permeability is moderate and the runoff is moderate. The water table is at a depth of 1.5 -2.5 feet below the substratum from February through April. The unit is mainly used for urban development. The limiting factor for dwellings is the seasonal wetness.



**UpC**- This unit consists of Urban land and very deep well drained, strongly sloping Paxton soil. It is on hill tops that are underlain by folded bedrock. This land typically consists of areas covered by

parking lots and buildings which makes soil identification impossible. The natural layers have probably been mixed with manufactured materials. The depth of the bedrock is over 60 inches. The permeability is moderate and the runoff is rapid. The water table is at a depth of 1.5 -2.5 feet below the substratum from February through April. The unit is mainly used for urban development. The limiting factor for dwellings is the seasonal wetness and slopes.

**UrB**-Urban land Ridgebury complex, 1-8% slope. This unit consists of Urban land and gently sloping, very deep, poorly drained, and somewhat poorly drained Ridgebury soil. This land typically consists of areas covered by parking lots and buildings which makes soil identification impossible. The natural layers have probably been mixed with manufactured materials. The water table is within a depth of 1.5 feet from November to May. Permeability is moderate and the surface run off is moderate to rapid. The main limitation for dwellings on this site is seasonal wetness. The bedrock is more than 60 inches. This is considered a hydric soil which is designated wetland soil.

**UwB**-Urban land-Woodbridge complex, 2-8% slope. This unit consists of areas of Urban land and the gently sloping, very deep, moderately well drained Woodbridge soil. This land typically consists of areas covered by parking lots and buildings which makes soil identification impossible. The natural layers have probably been mixed with manufactured materials. The water table is 1.5 to 2.5 feet below the surface from November through May. Permeability and surface runoff is moderate. The depth of bedrock is more than 60 inches. The main limitation for dwellings on this site is wetness.

**WdB**-Woodbridge loam, 0-3% slope. The soil is gently sloping, very deep, and moderately well drained. The water table is 1.5 to 2.5 feet below the surface from November through May. Permeability is moderate and surface runoff is medium. The depth of bedrock is more than 60 inches. The main limitation for dwellings on this site is wetness.

**APPENDIX E**  
**Programs Currently Offered**