



Town of Orange Fred Wolfe Park Master Community Workshop: June 26, 2025



BL Companies, Inc.
Fred Wolfe Park Master Plan



Introductions – BL Team



DOMINICK CELTRUDA, PLA, ASLA
PRINCIPAL LANDSCAPE ARCHITECT
BL COMPANIES



JOSH WHEELER, PLA
PROJECT MANAGER
BL COMPANIES

ARCHITECTURE
FACILITY PLANNING

PARKS & RECREATION
PLANNING

ENVIRONMENTAL
ANALYSIS

PUBLIC OUTREACH &
ENGAGEMENT

CIVIL
ENGINEERING

LANDSCAPE
ARCHITECTURE

TRANSPORTATION
PLANNING

GIS AND MAPPING

Goals for Community Workshop #3

- Project Update
 - Overview of the Project
 - Community Workshop 2
- Overall Findings
- Preferred Plan Review
- Concept Charette (Breakout Activity)
 - Phasing Collect input / feedback - Listen
- Review what's next

Purpose of the Plan

To develop a clear vision and road map for future recreational development within Fred Wolfe Park

- Review existing conditions and uses (within the park).
- Inventory and analyze current and future use demand.
- Engage the community on what their needs are.
- Develop plan alternatives based on findings
- Develop a Final Plan for the Communities current and future needs
- Provide permit considerations and construction opinions on cost

Community Workshop 1

- Site Amenities

Restrooms, Structured Parking, Circulation/Signage

- Active Recreation

Sport Court, Dog Park, Synthetic Field

- Passive Recreation

Trails, Pavillon, Cardiac Loop

- Identity, Culture and Community

Community Garden, Event Area, Historical Signage

- Top Priority Topic

Restrooms, Traffic Safety, Bike and Walking Paths



Community Workshop 2

- Site Amenities

Restrooms, Structured Parking, Circulation/Signage

- Active Recreation

Sport Court, Synthetic Field, Pedestrian/bike access

- Passive Recreation

Trails, Pavillon, Cardiac Loop,

- Identity, Culture and Community

Event Area, Historical Signage, Balance

- Top Priority Topic

Restrooms, Traffic Safety, Bike and Walking Paths

3rd Access Point



Online Data – To Date

FRED WOLFE PARK MASTER PLAN

About News

GET INVOLVED

Website Data

2,000 visits thus far

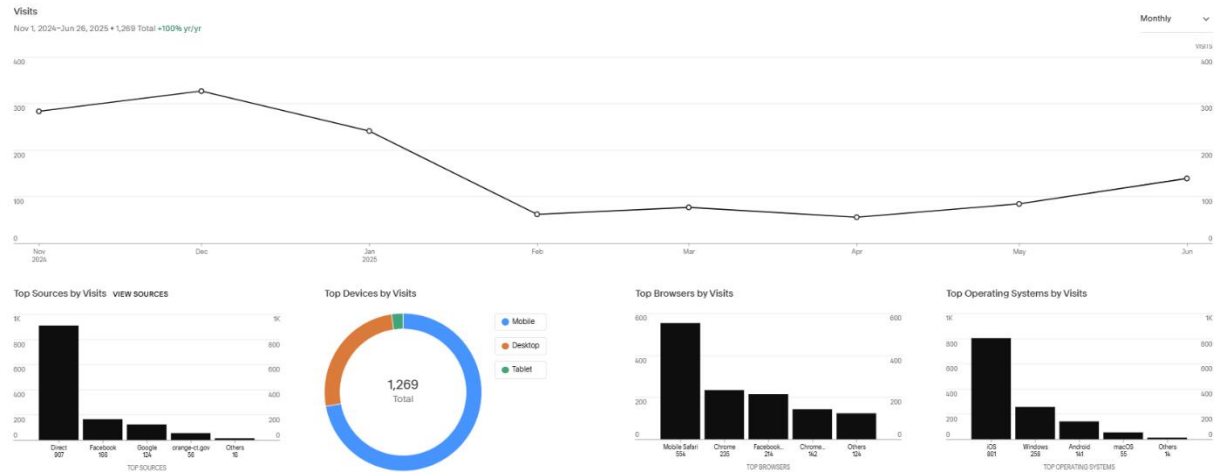
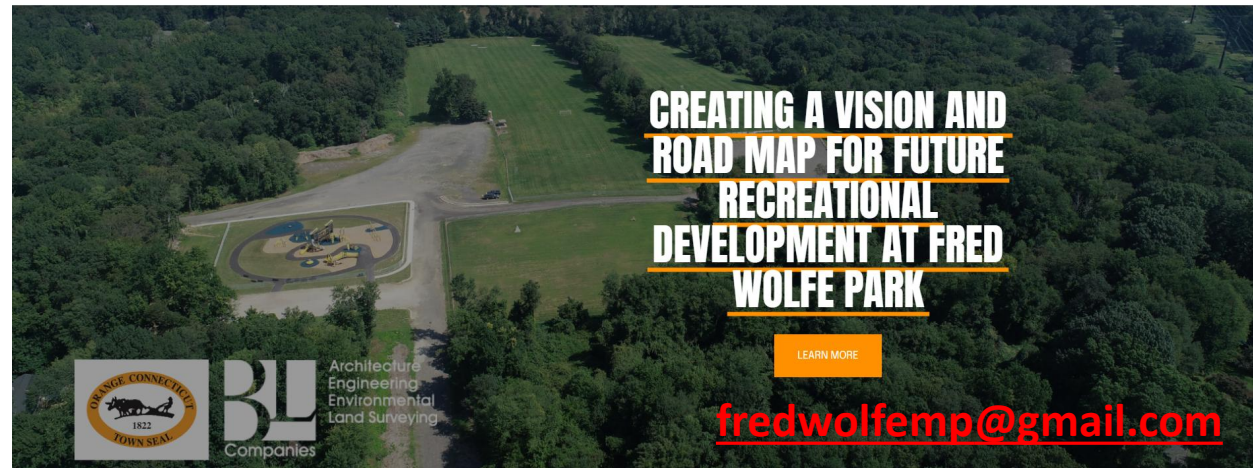
1,000 unique visitors

Email Data

19 emails:

1 to BL Companies
2 to the website
21 to the address
(9 irrelevant)

907 - Direct to the site
166 - from Facebook



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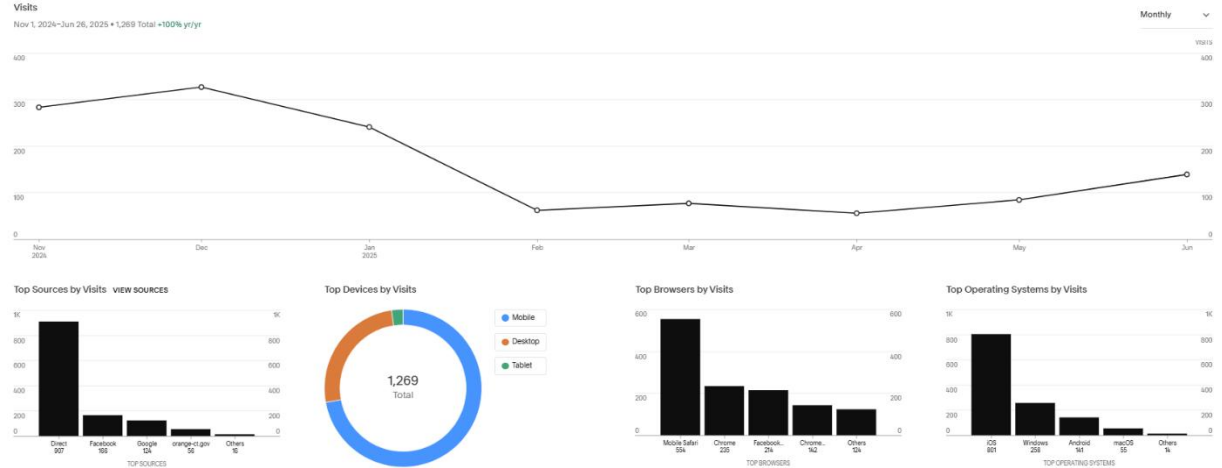
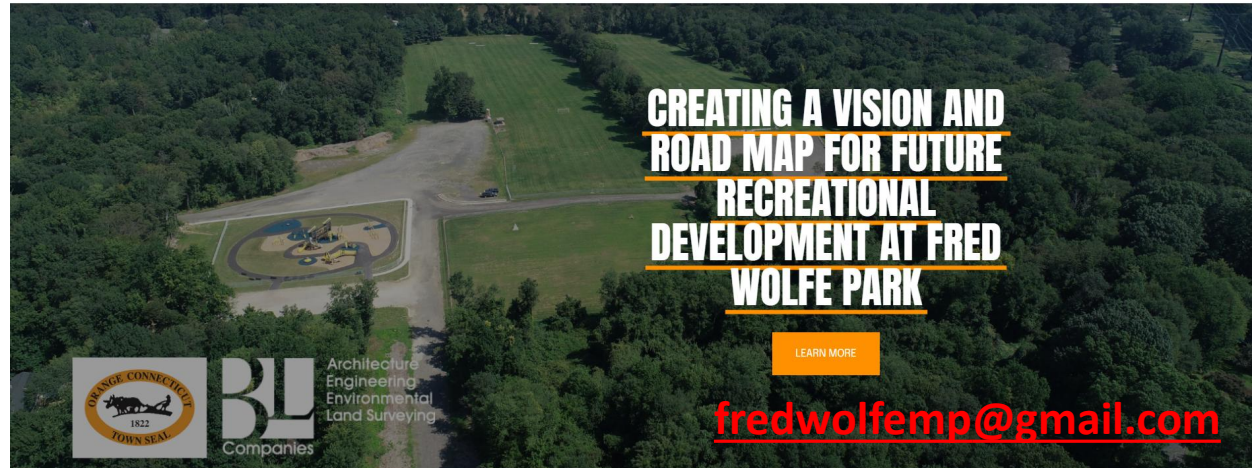
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FRED WOLFE PARK MASTER PLAN

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Project Update

- Refinement and Development of Park Plan - Balance, Safety & Security Infrastructure parameters - (**utilities, parking, drainage and routing**)
- Development of Park Phasing – Ordered for Success
- Development of Overall Park Recommendations
- Development of Overall Programming Recommendations
- Development of Construction Implementation Opinions



Project Timeline

✓ **Site Investigation & Analysis**

Completed Nov. 2022 – April 2023

✓ **Workshop #1**

Completed Nov. 14, 2024

☹️ **Focus Groups Interviews**

To be Complete July 2025 😊

✓ **Community Survey**

Completed Nov. 2024 to Jan. 2025

✓ **Public Workshop #2**

Completed February 27, 2025

✓ **Public Workshop #3**

June 2025 – To be Scheduled

□ DRAFT Plan

July 2025

□ FINAL Plan

August 2025

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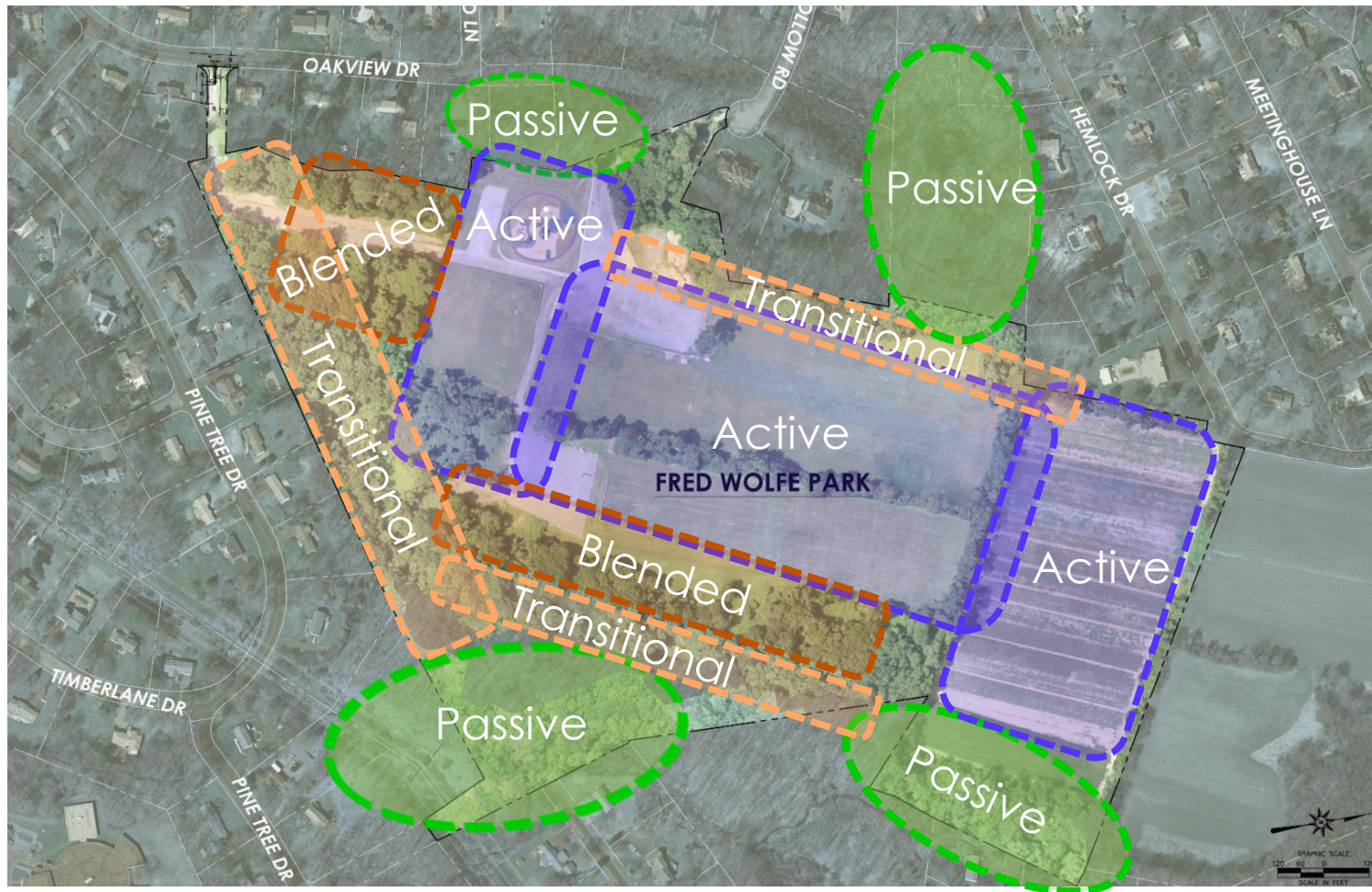
August 2025

❑ **FINAL Presentation**

September 2025

Park Theme - Balance

A balanced "open space and developed land" ratio in a park typically means a significant portion of the land is dedicated to natural, undeveloped areas like grasslands, forests, or water bodies (open space), while still including developed features like trails, playgrounds, picnic areas, restrooms, and potentially buildings for visitor services, maintaining a mix that allows for both recreational activities and environmental preservation.



Previous Concept Plan Alternative - A



Previous Concept Plan Alternative - B



Meeting 2 Feedback

Park Plan-

- Revised / expanded field layouts
- One additional field
- Sport court area
- Cultural / Historical zones
- Environmental Buffers, Meadow and Trails
- Bathrooms
- Pavilions
- Demonstration Garden
- Structured parking and stormwater improvements
- Defined vehicle and pedestrian circulation
- Expanded playground for younger age group users
- **Dedicated entrance to Meeting House Lane**
- **Maintenance/ Cultural facility**
- **Cardiac Loop (1 mile)**
- **Option for a sythetic field**

Balanced Space To Create Place

Park Balance Ratios

- 20% Hard Areas: Roads, Walks, Structures, Courts (13.53)
- 30% Organized Play: Fields, Playscapes, Etc. (20.31)
- 20% Natural Development: Trails, Basins, Etc. (13.53)
- 30% Undisturbed: Forested, Meadow, Etc. (20.31)

Recommended plan

14% - 16% ✓

29% - 30% ✓

56% - 60% ✓

Park Balance Criteria

- Functionality and Identity
- Environmental Considerations
- Terrain and Natural Features
- Community Needs.
- Community Demographics
- Cluster Amenities
- Passive and Active features
- Multimodal Access (trails, roadways ,etc.)



	Unit (Ac)	
Total Acreage	67.69	
Total Developed Area Acreage	23.84	35%
Total Agricultural Use Area Acreage	10.96	16%
Total Undeveloped Area Acreage	32.89	49%
		100%

Meeting Breakout Stations



This is the Plan Recommendations – **Nothing is set in stone**

This has been Planned - Based upon your input

This is Presented - for Input by you

Consultant Recommendation Highlights - Park



- Revise /Renovate current fields (layouts)
- Add additional fields (one to three-long term)
- Sport court area
- Cultural / Historical zones
- Environmental Buffers, Meadow and Trails
- Bathrooms
- Pavilions (Shade Structures)
- Demonstration Garde
- Structured parking and stormwater improvements
- Defined vehicle and pedestrian circulation
- Cultural, educational and historical nodes
- Expanded playground for younger age group users
- Dedicated entrance to Meeting House Lane
- Maintenance/ Storage / Cultural Facilities
- Cardiac Loop (1 mile)
- Synthetic field (option)

Consultant Recommendation Highlights - Program



- Town Ownership (scheduling, maintenance, security)
- Increase in maintenance budget (over a scheduled time)
- Environmental Improvements (mitigation and enhancement)
- Infrastructure Improvements (roadways, parking, utilities)
- Internal park road converted to a town road (Identity and enforcement) “Park Place”
- Park Branding – dedicated signage and theme “ Fred Wolfe Park” (in publications, reference, signage, etc.)
- Long term review of improvements against the plan (endorsed by the committee - approved by the Selectmen)
- Outside group (non-town administered) usage fee’s based upon enrollment (per individual) per season/session
- All fields designated as “play field” by number or letter not by a single use.
- Review of Plan on a pre-determined basis for conformance and adjustment (as needs change)



Consultant Recommended Plan (Natural)



Consultant Recommended Phase 1



Consultant Recommended Phase 1 (Enlargement)



Consultant Recommended Phasing



Meeting Breakout Activities

Endorsement Boards

- Favorable or Unfavorable of the Recommended Plan
- Use a BL Post-it note to place/provide your opinion
- You can also add a comment as well

Phasing Stations

- Provide your idea of the order the plan should follow

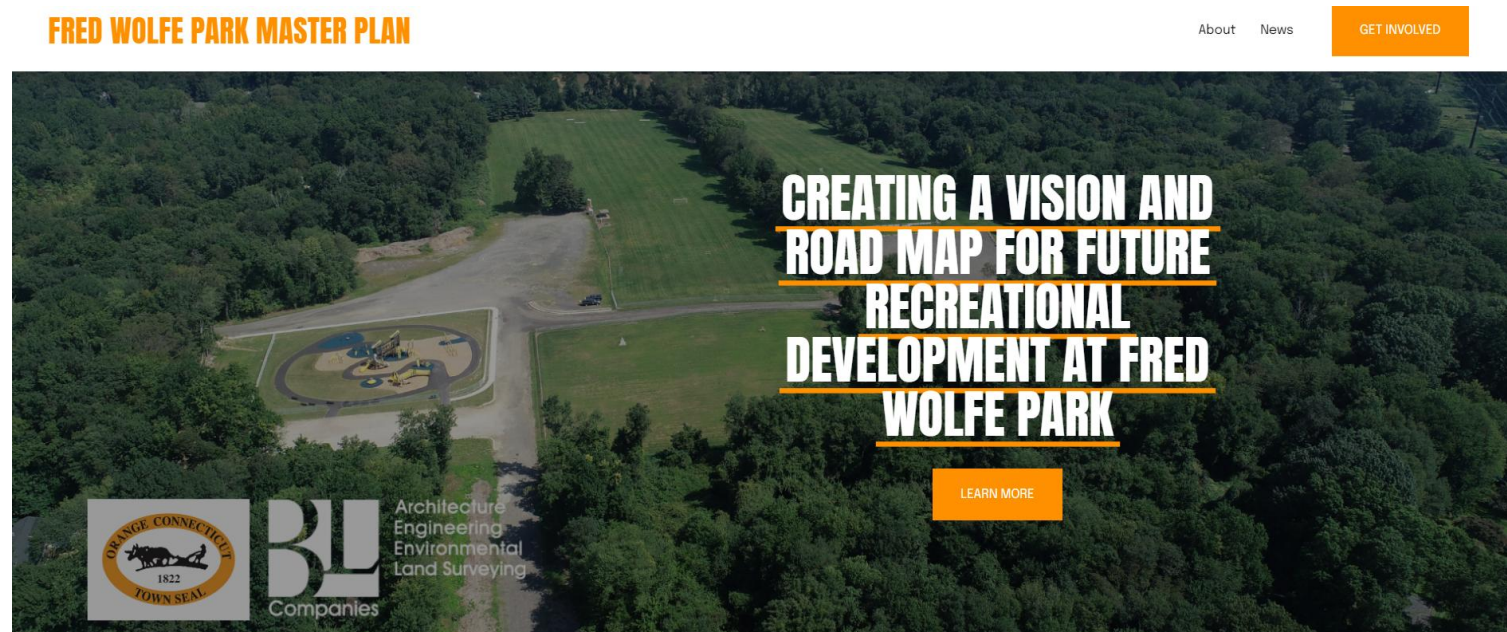
Comment Sheets

- Provide any additional feedback you may have

30 Minutes
(40 Minutes Max.)

Webpage for Plan Updates

www.fredwolfeparkmasterplan.com



Email your feedback to the Project Team below:

fredwolfemp@gmail.com

Next Steps

- Finalize Focus Group Interviews
- Deliver Draft of Report
- Final Community Presentation – September 2025 – watch website for details
- Endorsement of Master Plan



Project Website

www.fredwolfeparkmasterplan.com



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Consultant Recommended Plan – Concept (Labeled)

