

JOHN HESS SOFTBALL FIELD COMPLEX

MASTER SITE PLAN

FOR THE CENTRE REGION COUNCIL
OF GOVERNMENTS



with Battaglia Jones
Landscape Architects and
Stahl Sheaffer Engineering, Inc.

Approved by the COG General
Forum on March 28, 2011



RESOLUTION #2011-3

**A RESOLUTION OF THE CENTRE REGION
COUNCIL OF GOVERNMENTS IDENTIFYING THE FORMULA TO REPAY A
BORROWING FOR REGIONAL PARKS**

WHEREAS, State College Borough, College, Ferguson, Harris, and Patton Townships (hereinafter collectively called the MUNICIPALITIES) desire to develop three regional parklands: John Hess Softball Field Complex, Oak Hall Regional Park and Whitehall Road Regional Park; and,

WHEREAS, the MUNICIPALITIES desire to support the borrowing of funds for the Phase I development of Oak Hall Regional Park and Whitehall Road Regional Park; and

WHEREAS, the MUNICIPALITIES agree to authorize the Centre Regional Recreation Authority to borrow \$7.5 million, in addition to related borrowing costs, to fund the development of the regional parklands; and,

WHEREAS the MUNICIPALITIES agree to repay the debt for this borrowing; and,

WHEREAS the MUNICIPALITIES desire to clearly identify the funding formula to be used to repay this borrowing; and,

WHEREAS, the MUNICIPALITIES agree to use the modified COG formula (excludes Halfmoon Township) as applied to the Centre Region Parks and Recreation Agency as the basis for assigning costs;

NOW, THEREFORE BE IT RESOLVED that the following formula will be used to repay the debt payments from July 1, 2011 to December 31, 2021:

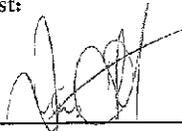
State College Borough	23.37%
College Township	18.11%
Ferguson Township	28.04%
Harris Township	9.40%
Patton Township	21.08%
Halfmoon Township	Not Participating

AND, FURTHER that beginning January 1, 2022 the formula shall be re-set automatically for the remaining term based on the modified COG formula in effect as of that date.

NOW THEREFORE, BE IT FURTHER RESOLVED, that the General Forum of the Centre Region Council of Governments hereby adopts this Resolution that identifies the formula to be used to repay the debt for the Phase I development of Oak Hall Regional Park and Whitehall Road Regional Park.

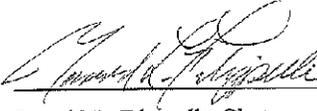
RESOLVED, this ~~18th~~ day of March, 2011 meeting in regular session.

Attest:



James C. Steff, Executive Director
Centre Region COG

By:



Ronald L. Filippelli, Chair
Centre Region COG



RESOLUTION #2011-4

**A RESOLUTION OF THE CENTRE REGION
COUNCIL OF GOVERNMENTS THAT APPROVES: THE MASTER SITE PLAN
FOR JOHN HESS SOFTBALL FIELD COMPLEX AND ADDITIONAL FACILITY
UPGRADES; AN AMENDMENT TO THE OAK HALL REGIONAL PARK MASTER
SITE PLAN AND PHASE 1 SCOPE OF WORK; REVISIONS TO THE WHITEHALL
ROAD REGIONAL PARK PHASE 1 SCOPE OF WORK; AND A TIMELINE FOR
REGIONAL PARK DEVELOPMENT.**

WHEREAS, On June 19, 2001, the Executive Committee of the Centre Region Council of Governments met with representatives of various sport organizations. It was reported to the Executive Committee that there is a significant need for additional playing fields for a variety of sports. The Centre Regional Recreation Authority and the Director of Centre Region Parks and Recreation confirmed this need; and,

WHEREAS, State College Borough, College, Ferguson, Harris, and Patton Townships (hereinafter collectively called the MUNICIPALITIES) desire to address these needs for active recreation areas on a joint and collaborative basis through the Centre Region COG; and,

WHEREAS, the MUNICIPALITIES adopted Articles of Agreement for the Planning, Development and Operation of Regional Parks that establish procedures to guide decisions relating to regional park development; and,

WHEREAS, these Articles of Agreement requires that the Centre Region COG coordinate "...the preparation of a Master Site Plan for each regional park.....with the Master Site Plan approved by the unanimous action of the Participating Municipalities at the General Forum prior to any park development" and also requires "that revisions to the Master Site Plan must be approved by a unanimous vote of the Participating Municipalities. There will be no development of park facilities, whether temporary or permanent, that is not shown on the approved Master Site Plan unless the plan is revised to include that facility or feature;" and,

WHEREAS, the Centre Region COG on the behalf of the MUNICIPALITIES has acquired three regional parklands: Oak Hall Regional Park, Whitehall Road Regional Park, and the John Hess Softball Field Complex; and,

WHEREAS, the Parks Capital Committee of the Centre Region COG and the Centre Regional Recreation Authority have coordinated the process to prepare and gain the approval of Master Site Plans for the Oak Hall and Whitehall Road Regional Parks, and to prepare a Master Site Plan for the John Hess Softball Field Complex; and,

WHEREAS, the Parks Capital Committee seeks to obtain the unanimous approval of the MUNICIPALITIES of the: Master Site Plan for the John Hess Softball Field Complex, the amended Master Site Plan and Phase 1 development plan for the Oak Hall Regional Park, the scope of work for the Phase 1 development of the Whitehall Road Regional Park, and the timeline for regional parks development; and,

WHEREAS, the MUNICIPALITIES wish to avoid addressing outstanding issues in a piecemeal fashion and instead seek to reach joint consensus in a unified manner; and,

WHEREAS, the MUNICIPALITIES desire to adopt a single resolution that approves the actions that must occur to proceed with regional parks development and also and to reach consensus on outstanding issues;

NOW, THEREFORE BE IT RESOLVED that the General Forum shall:

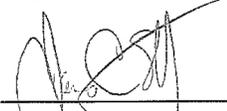
- Approve the Master Site Plan for the John Hess Softball Field Complex as recommended and revised by the Parks Capital Committee during its February 16, 2011 meeting, and that this plan document include a third sketch plan that shows the access road relocated directly opposite Misty Hill Drive.
- Approve the amendment to the Master Site Plan for the Oak Hall Regional Park as revised and recommended by the Parks Capital Committee during its February 16, 2011 meeting, including the Phase 1 Scope of Improvements.

- Approve the revised Phase 1 Scope of Improvements at the Whitehall Road Regional Park as recommended by the Parks Capital Committee during its February 16, 2011 meeting. It should be noted that the revised scope of work for the Phase 1 plan does not include funds for road access from Whitehall Road to the parkland. If this road entrance work is not constructed by a third party, it will need to be incorporated into Phase 1 borrowing.
- Approve the timeline for the Phase 1 development of regional parks as recommended by the Parks Capital Committee during its February 16, 2011 meeting. It should be noted that this timeline indicates that:
 - By June 2014 the participating municipalities will discuss the funding of the continued development of three regional parks: John Hess Softball Field Complex, Oak Hall Regional Park, and Whitehall Road Regional Park.
 - The improvements to John Hess Softball Field Complex should occur in one single phase instead of two unless that is deemed impractical.
 - The timeline for initiating the planned improvements identified in the Master Site Plan for the John Hess Softball Field Complex have been advanced from 2016 to 2015.
- Approve that regional park funds may be augmented by designated public donations, grants, facility revenues above expenses, or future municipal borrowing.
- In addition to the previously identified safety improvements at John Hess Softball Field Complex, approve the following upgrades that are intended to enhance public health and safety at that facility:
 - During spring 2011, correct safety deficiencies by burying the cross-site power transmission line that provides electrical service to the Hess Field facilities.
 - During spring 2011, replace the on-site electrical service.
 - During 2011, provide public water service should it be determined that the existing well cannot be used for potable water. If the water line, is not installed because the well can provide potable water, then the money that is saved from avoided waterline installation costs will be set aside for other Hess Field improvements such as the restrooms.
 - During the fall 2011, conduct perc soil tests to assess whether wastewater can be treated through a septic system; and, if so, to identify potential locations for the septic fields and the related approvals that would be necessary (DEP, State College Borough Water Authority, etc.).
 - Set aside any difference between \$300,000 and the total value of the improvements previously identified to construct a building (that includes restrooms), a septic field, storage and vending areas. The quality of this building is to be on a par with similar structures built in the other two regional parks.

NOW THEREFORE, BE IT FURTHER RESOLVED, that the General Forum of the Centre Region Council of Governments hereby adopts this Resolution that approves: the Master Site Plan for John Hess Softball Field Complex and additional facility upgrades, an amendment to the Oak Hall Regional Park Master Site Plan, revisions to the Whitehall Park Regional Park scope of work, and a timeline for regional park development.

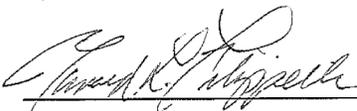
RESOLVED, this 27th day of March 2011 meeting in regular session.

Attest:



 James C. Steff, Executive Director
 Centre Region COG

By:



 Ronald L. Filippelli, Chair
 Centre Region COG

Acknowledgements

The contributions of the following groups and individuals were vital to the success of the John Hess Softball Field Complex Master Site Plan. They are commended for their interest in the project, their perseverance, and the input they provided throughout the planning process.

The Study Committee was formed from members of the COG Parks Capital Committee and the Centre Regional Recreation Authority/CRPR Board.

STUDY COMMITTEE

Harris Township

- Cliff Warner
- Roy Harpster

College Township

- Dan Klees, Chair
- Kathy Matason

State College Borough

- Jim Rosenberger
- Donna Conway

Ferguson Township

- William Keough
- Sue Mascolo

Patton Township

- Jeff Luck
- Chris Hurley

State College Area School District

- Donna Ricketts, D.Ed.

Penn State University

- Dan Sieminski

Special thanks:

Centre Region COG:

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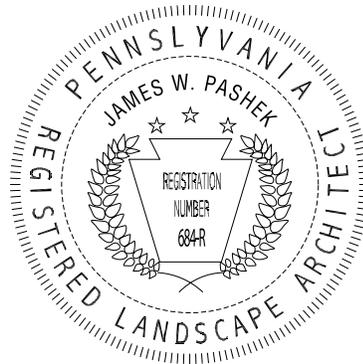


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Chapter 1: Background

Chapter 1: Background

INTRODUCTION

In 2001, five municipalities officially embarked on an expansion of their long-established cooperation to jointly fund the acquisition, development and operation of at least two new “regional” parks. The purpose is to:

- Provide for active recreation activities, including but not limited to softball, baseball, soccer, basketball, tennis, football, lacrosse, and...
- Enhance public access to, and enjoyment of, the environment, with provisions for passive recreation.

Master Plans for the 68-acre Oak Hall Park and 75/100-acre Whitehall Road Park were completed in 2009 and 2010. At the same time, an evaluation of the John Hess Softball Field Complex was undertaken to provide information so the COG General Forum of elected officials make a decision on whether they should acquire the property for inclusion in the regional parks program. The study recommended that the COG/CRPR own the property as a regional park facility and make necessary safety upgrades. In order to better serve the community, a master plan will show how this park could better serve the softball teams and compliment the proposed recreation facilities at Oak Hall and Whitehall Road Parks.

The John Hess Softball Field Complex is a 20.63 acre site located at 1707 Shingletown Rd. in Harris Township, Centre County, PA. The site was owned by the estate of the late Jack Hess. For at least the last 24 years the complex has been leased to the State College Area Softball Association who has operated it for competitive and recreational softball. The first 20 years were under a long-term lease to the Association but the last four have been for just one year at a time.



In recent years, the complex has been home to two men’s softball leagues and one girl’s league. In the 2009 season, the three leagues combined had 46 teams. Additionally, the complex has been well known through the years for the multitude of American Softball Association of America (ASA) sanctioned tournaments held at the site. In 2009, fourteen tournaments were held at Hess.

Based on a careful review of information and much discussion, the COG General Forum voted to acquire the property in August, 2010 with closing in September, 2010. In anticipation of the acquisition, the Parks Capital Committee began work in July, 2010 on future plans for Hess Field. A survey was completed; Pashek Associates was retained to prepare the master plan and steps were initiated to begin addressing existing safety issues as soon as the property’s ownership was transferred to the Centre Region COG.

COG REQUIREMENTS FOR REGIONAL PARK MASTER SITE PLANS

The agreement that authorizes the voluntary participation by each municipality (5 total) specifies the following:

1. So as to develop the regional parklands to best serve the needs of the Participating Municipalities and to fulfill the purpose of the regional parklands (Section 2), the COG will coordinate the preparation of

a Master Site Plan for each regional park. That planning process will engage representatives of the Participating Municipalities and others as may be determined by the Participating Municipalities.

2. Each Master Site Plan for a regional park must be approved by the unanimous action of the Participating Municipalities at the COG General Forum prior to any park development (construction) activities on the respective site.
3. The approved Master Site Plan for each park must identify the recommended phasing, if any, of the construction of the various facilities and features, the cost estimates for constructing those facilities, and any temporary (interim) facilities that may be developed on the site.
4. Revisions to the Master Site Plan must be approved by a unanimous vote of the Participating Municipalities. There will be no development of park facilities, whether temporary or permanent, that is not shown on the approved Master Site Plan unless the plan is revised to include that facility or feature.
5. The Master Site Planning process may incorporate, as approved by a majority of the Participating Municipalities, the requirements of the grants or other financial contributions that may be obtained for their preparation. In all cases, the approved plans must meet the applicable deed requirements as previously established by DCNR, PSU, and where appropriate, the National Park Service.



STUDY FORMAT

This Master Plan process involves a number of steps, including the following:

- Chapter 1 – Community Background Information
 - Describe the community setting and regional location.
 - Review socio-economic data including demographics. **(this information has been reported in the previous master plans for Oak Hall and Whitehall Road and will not be repeated here)**
 - Review existing planning efforts related to this Study. **(this information has been reported in the previous master plans for Oak Hall and Whitehall Road and will not be repeated here)**
- Chapter 2 - Site Inventory and Analysis
 - Assess and create a base map of the site and immediate surroundings.
 - Analyze existing natural and cultural conditions within the study area in order to identify opportunities and constraints for park development.
- Chapter 3 – Activities and Facilities Analysis and Design Considerations
 - Describe the activities identified by the community.
 - Determine the uses, type, sizes, and standards of recommended facilities.
 - Estimate the maximum number of vehicle trips anticipated for the park.
 - Describe design considerations and standards.
- Chapter 4 – Sustainability
 - Describe sustainable park design and practices.
- Chapter 5 - Public Participation and Design Process
 - Describe the public participation process.
 - Describe the design process including concept plans, draft master plan and the final master plan.
- Chapter 6 – Cost Estimates and Financing
 - Estimate construction costs for park development.
 - Preparation of a phased capital improvements plan identifying short- and long-term strategies for development.

- Identify funding strategies needed to support the capital improvement plan.
- Estimate operating costs and potential revenue for the park.
- Appendices

Generally, Master Plans are meant to be flexible tools for planning, but it is noted that unanimous approval is required for any revisions to a Regional Park Master Site Plan. Specific details of the design and the final locations of facilities may be adjusted through subsequent design.

COMMUNITY SETTING AND REGIONAL LOCATION

The Centre Region is located in the southern portion of Centre County. The region is located near the geographic center of Pennsylvania, approximately 90 miles from the state capital of Harrisburg, 140 miles from Pittsburgh, and 195 miles from Philadelphia. Main vehicular arteries to the Centre Region include State Routes 26, 45, 144, 150, and 550, along with U.S. Routes 220 and 322.

Six municipalities comprise the Centre Region: State College Borough; and College, Ferguson, Halfmoon, Harris, and Patton Townships. These six municipalities form the Centre Region Council of Governments (COG). Halfmoon Township has declined to participate in the development of the regional parks.

Hess Field is a 20.63-acre parcel of land on State Route 45 in Harris Township. The site has been leased for years from the Hess family by the State College Area Softball Association. What started as one softball field has grown to four fields wedged into a shallow valley north of the intersection of Shingletown Road (Route 45 West) and Woodside Drive. The property is bounded by residential properties to the southwest, Route 45 to the southeast, farms to the east, and State College Borough Water Authority property to the north.

KEY ISSUES FOR HESS FIELD MASTER PLAN

Early in the process, the following key issues were identified:

1. CRPR is about to acquire Hess Field and wants to develop a strategy for long term viability through the master planning process.
2. The complex has been programmed to meet the needs of softball leagues in the area and to serve as a tournament facility. With the proposed development of softball fields at Oak Hall Regional Parkland, the programming of this facility needs to be reviewed, especially given the short fields for adult play.
3. When the complex is acquired, the CRPR would like to address possible safety and hazard issues immediately. To make the improvements, they need a master plan as a guide for improvements so construction in the short term is not wasted with future development.
4. As CRPR begins to plan for development of all three park facilities, they need to have a better understanding of the costs associated with an approved plan for Hess Field. To date, estimates of construction costs have been based on limited information and no proposed plan. A master plan will provide priorities through the phasing plan for a logical and cost effective development of the park to achieve the community's goals for Hess Field.
5. The master plan needs to address projected revenue potential and operating expenses for the proposed facility.
6. The goal of this master plan is to bring a recommended plan of action for Hess Field that is similar in detail to the plans developed for Oak Hall and Whitehall Road.



EXISTING PLANNING EFFORTS

OAK HALL REGIONAL PARKLAND (2009)

The goals of this Master Plan include to:

1. Accommodate a program of active recreation.
2. Provide a program of complementary recreation activities.
3. Respect the opportunities and limitations of the site.
4. Respect the adjacent community.
5. Create a beautiful and dignified park space that will improve over the years, find acceptance in the community, and become a valued asset to the region.

A primary decision of the Master Plan was the conclusion that rectangular fields could be better accommodated at the Whitehall Road Regional Parklands, with Oak Hall Regional Parkland best serving as a setting for softball fields.

Proposed recreation facilities at this site include:

- Three adult softball fields
- Practice field
- Restrooms and concessions
- Storage
- Picnic shelters
- Trails
- Playground
- Sand volleyball court
- Dog park
- Sledding hill



During this study, a capacity diagram was developed for Whitehall Road Regional Parklands in order to determine which needed recreation facilities fit best at each site.



This capacity diagram provided the basis for development of the Master Plan for Whitehall Road Regional Parklands.

Hess Softball Field Complex Feasibility Study (2009)

The goal of this report is to provide the COG General Forum with sufficient information to make several policy decisions regarding Hess Softball Field Complex. The complex is a 20.63-acre site located at 1707 Shingletown Road in Harris Township and includes:

- four softball fields
- restrooms
- concession building with press box
- an umpires building
- spectator and picnic areas
- over four acres of grass parking

The report recommended that the COG purchase the complex and either (1) the COG maintains and the SCSA operates the facilities or (2) the COG/CRPR maintains and operates the facilities in cooperation with SCSA. Several facility upgrades were also recommended and are included on the following map.



Improvements were identified as:

- Improvements of immediate concern, issues related to safety that need to be addressed before opening as a CRPR facility
- Short-term improvements related to safety and playability that impact use
- Mid-term needs that can be deferred, and
- Long term needs that would enhance the facility

The discussion regarding acquisition of Hess Field continued through the development of this study, culminating in the acquisition of the property in the fall of 2010. When the program was developed for Oak Hall Regional Parklands and Whitehall Road Regional Parklands, the assumption was that Hess Field would provide four softball fields to meet demand from those users. Therefore, the acquisition had little impact on programming for the two Regional Parklands.

However, there were other aspects of the Oak Hall and Whitehall Road Regional Parkland Master Plans that were impacted by acquisition of Hess Field. The most obvious was the financial impact. With limited total funds for capital improvements for regional park development, investment in improvements to Hess Field resulted in less money for the other two parks. There has been much discussion about the actual cost of Hess Field development and the ultimate impact on capital budgeting. This became clearer as the Master Plan for Hess Field was developed and addresses costs and phasing recommendations.

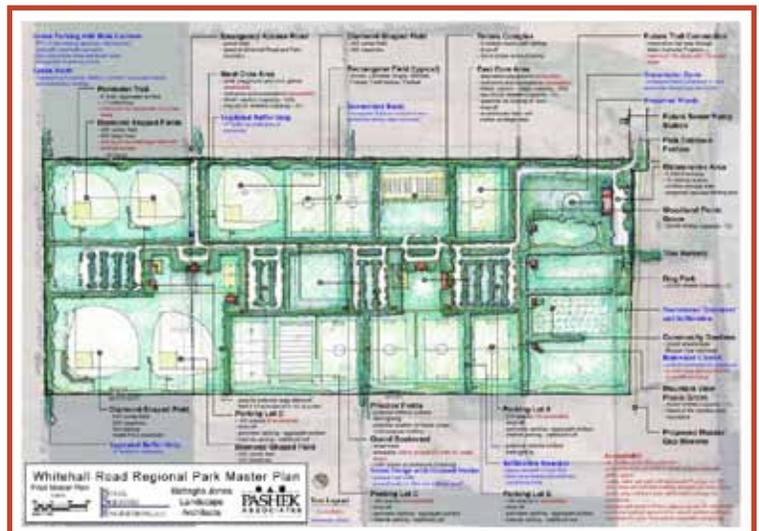
WHITEHALL ROAD REGIONAL PARKLAND (2010)

The Whitehall Road Regional Park Master Plan built on the preliminary planning work completed as part of the Oak Hall Regional Parkland Master Plan. In that plan, needs were assessed for the region (especially those sports field needs) and the capacity of the sites to meet those needs was determined. This master plan further refined the program for the Whitehall Road site and developed a plan for allocating space for sports fields, parking, other park developments and support facilities.

Key issues that were discussed include:

1. Planning for both the acquired 75 acres and the additional 25 acres the CRPR hoped to acquire.
2. Consideration of indoor facilities for tennis and other indoor activities in one or two buildings.
3. Relying on Hess Field and Oak Hall Regional Parkland to meet the Softball needs of the community while baseball and rectangular fields were to be developed at this park.
4. Consideration for incorporation of baseball fields for the High School varsity and junior varsity programs.
5. How much to invest in spending for phase one of construction for the regional parks and within each park, which facilities would be developed during the first phase.

As a result of much discussion the following facilities were proposed for Whitehall Road Regional Parkland in the Master Plan:



1. Four baseball fields
2. One softball field
3. One football field
4. One lacrosse field
5. Seven full-size soccer fields
6. One smaller soccer practice field
7. Six tennis courts
8. Community Garden
9. Picnic shelters
10. Playgrounds
11. Basketball Courts
12. Dog Park
13. Maintenance Facility
14. Tree Nursery
15. Concessions Stands

The project was estimated to cost about \$12,800,000. Phase One construction budget was about \$7,500,000 for all three parks. This plan was approved by the COG General Forum at their August, 2010 meeting.

BIKE ROUTE G ON STATE ROUTE 45

Bike Route G connects Tioga County, PA and the Corning, NY area in the north with Bedford County and the Cumberland, MD area on the south. The 235-mile long course follows numerous northeast-southwest trending stream valleys and is surprisingly flat. It offers a convenient connection to New York State Bike Route 17 on the north and the C&O Canal Towpath and the Allegheny Passage on the south. A highlight is the Grand Canyon of Pennsylvania in Tioga County. This on-road bike trail runs on Route 45 next to the John Hess Softball Field Complex. It also runs beside the Oak Hall Regional Parklands.

Chapter 2: Site Inventory & Analysis

Chapter 2: Site Inventory & Analysis

Context provided by the community's history, demographics, and existing park system help to identify community-wide recreational needs. Public input further defines these needs. The site inventory and analysis discussed in this chapter identifies the extent to which the park site meets, or potentially could meet, those recreational needs.

The Site Analysis illustrates built and natural features of the Hess Field property, such as zoning, utilities, topography, soils, vegetation, and hydrology. Knowledge of such features aided in identifying feasibility of potential recreation facilities on the property.

BASE MAPPING

Pashek Associates compiled the project base map, shown on the following page, using information from the following sources:

- A field survey of site topography and features for the of lands of John E. Hess and Patricia J. Hess, Tax Parcel: 25-04-10Z, compiled by Mease Associates, Inc. July, 2010;
- Soil Survey of Centre County, Pennsylvania. U.S. Department of Agriculture, Soil Conservation Service, in cooperation with Penn State University College of Agriculture and Experiment Station, Issues August 1981.

The consultants gathered additional information on site features through direct field observation in the spring and summer of 2010. Pashek Associates makes no claims to the accuracy of utility locations or other facilities.

BUILT FEATURES AND SITE INFORMATION

EASEMENTS AND RIGHTS-OF-WAY

There are three easements shown on the survey. The first, a 10 foot utility easement along the existing entry drive which provide overhead electrical east and west through the site. The second easement is a 20 foot water line easement running along Shingletown Road (Route 45) near the eastern boundary of the site. The third is a 30 foot stormwater easement in the northwest corner of the site passing through the neighboring parcel number 25-04-10F. The Right-of-Way for Shingletown Road (PA Route 45) is 80 feet.

STRUCTURES

There is one, two-story frame and block building used for concessions and a press box. It is old and in poor condition. Code officials indicated it would not receive an occupancy permit once the Centre Region COG acquired the property. A newer "garage" used for an umpire building is in better condition but is located within the 75-foot building setback line. Based on a conversation with Harris Township officials, it is unlikely that a variance would be granted the building.



There is a masonry restroom building over an underground vault that does not meet current standards. There are several small, pre-fab “garden sheds” that do not appear to be too old. The dugouts for Field 1 are in poor condition and need to be replaced.

LOCATION, SIZE, AND LEGAL STATUS

The Hess property is 20.63 acres, and is owned by the Centre Region COG as of September, 2010. The property is situated north of Shingletown Road (State Route 45) and east of Woodside Drive in Harris Township, Centre County. Vehicular access to the site comes from Shingletown Road.

ZONING AND ADJACENT LAND USE

The property is currently zoned agricultural. The property is bounded to the southwest by Shingletown Road and to the southeast by five single family houses. To the east is farmland and to the north is land owned by the State College Borough Water Authority.

EXISTING FACILITIES, STRUCTURES, AND ROADS

The complex includes four softball fields, restroom facilities, a concession building with a press box, an umpires building, spectator and picnic areas, and over four acres of a grass parking area. It is used almost exclusively for softball leagues and tournaments.

SITE HISTORY AND CONTEXT

The site sits within the broad ridge-and-valley settlement pattern of rectangular road system, agricultural fields, and linear towns. This site appears to have once been part of a farm.

ABANDONED MINE LANDS

A review of the Pennsylvania Department of Environmental Protection’s EMap database (<http://www.emappa.dep.state.pa.us/emappa/viewer.htm>) indicates that no past mining activity has been recorded on the property.

UTILITIES

The surveyor ordered a Pennsylvania One Call on 7-20-2010 to mark the location of underground utilities. These utilities along with associated easements and Rights of Ways are identified on the survey and are described in the Survey Report Appendix.

ELECTRIC

The overhead electrical service running through the park serves the State College Borough water treatment facility north of the park and nearby homes. Opportunities for relocating the line were discussed with the power company. They recommended putting the line underground through the active area of the park but would consider re-routing the power line around the perimeter of the park.

WATER

The site is currently served by a well located just north of the concessions stand. There is a municipal water line running along Shingletown Road that could be easily accessed.

SEWER

There is no public sewer service at John Hess Field and it is located outside the Sewer Service Area. The nearest service is in Boalsburg, at a lift station near the intersection of West Main Street and Route 45 (near the Fairfield development).

<i>PA One-Call Responses - John Hess Softball Field Complex Master Plan (Serial # 20102321582)</i>			
Utility Provider	Address	Response	Contact
Allegheny Power Company	2800 East College Avenue State College, PA 16801	Design Conflict - Send Plans	Office Personnel
Harris Township	224 East Main Street Boalsburg, PA 16827	Clear - No Facilities	Amy Farkas akfarkas@comcast.net
Northeastern ITS, LLC	-	Did not respond	-
State College Borough Water Authority	1201 West Branch Road State College, PA 16801-7697	Marked	Steve Albright steve@scbwa.org
University Area Joint Authority	1576 Spring Valley Road State College, PA 16801	Clear - No Facilities	Richard Lahr
Verizon Pennsylvania, Inc.	201 Stanwix Street 4th Floor Pittsburgh, PA 15222	Clear - No Facilities	Office Personnel

NATURAL FEATURES

WATER FEATURES AND WETLANDS

The site is largely a shallow valley that runs east-west between two hills to the north and south, so water flows in a westerly direction from the east. This natural migration of stormwater has created wet areas requiring increased maintenance, especially for Field 3 and the outfield of Field 4. As the park is almost fully developed, there are no wetlands.

SETBACKS

Based on the zoning classification, the property has a 75-foot building setback on the sides bounded by the State College Borough Water Authority, Meyer Dairy, and Shingletown Road. There is a 100-foot setback along the property line to the southwest, next to the residential properties fronting on Woodside Drive.

SOILS

Soils help determine appropriate land use and development for any property. For the Master Plan, Pashek Associates reviewed the Soil Survey and lists of hydric soils for Centre County. Hydric soils are one of three criteria used to identify jurisdictional wetlands in the Commonwealth of Pennsylvania. The following chart describes the properties of soils found on the park property according to the soil survey and identifies any hydric qualities in those soils.

Soils with a classifications of A and / or B are generally suitable for infiltration, and soil classifications of C and / or D are generally unsuitable for infiltration.

Soils Inventory – John Hess Softball Field Complex

Soil Type (Map Symbol)	Drainage	Hydric Soil?	Hydrologic Classification	Limitations to Site Development
Clarksburg Silt Loam, 0-3% slopes (CkB)	Slow	yes	C	Moderate erosion hazard, seasonal high water table and slow permeability.
Hagerstown Silt Loam, 0-3% slopes (HaB)	Well Drained	na	B	Silty clay loam surface layer, clayey subsoil layers, and possible sinkhole formation.
Murrill Channery Silt Loam, 3-8% slope (MuB)	Well Drained	na	B	Possible sinkhole formation.
Nolin Silt Loam, 0-5% slopes (No)	Well Drained	yes	B	Rare flooding.
Opequon-Hagerstown Complex, 3-8% slopes (OhD)	Well Drained	na	C or B	Moderate erosion hazard, shallow depth to bedrock, clayey subsoil, and potential for sinkholes.

TOPOGRAPHY

The site is a broad valley running east-west with slopes on the north and south sides of the park. Most likely, many years ago, there was a more prominent drainageway that was probably filled in the increase land for farming. The slopes to the south, from the fields to Shingletown Road, are moderately steep, ranging mostly from 5-15% with pockets of 15-25% slopes. Most of the area is used for turf parking. Evidence of erosion exists along the entrance road due to the slopes. Future parking should avoid the steeper areas and the entrance road should be re-routed to be more cross-slope in its route.



To the north is a much steeper terrain with slopes exceeding 25%. Depth to bedrock is very shallow. Very little can be done to alter these slopes without investing large amounts of money. Currently, people use the slopes to watch the games from an elevated position. The central valley where the four fields are located appear to be almost level.

VEGETATION

Open fields dominate the property in the form of ballfields and the parking area. A forested area is located in the north and west of the parcel. The western bound area, woods form an important buffer between Fields 2 and 4 and the adjacent residential properties fronting on Woodside drive. There is a considerable amount of salvage items and building debris that should be removed from this woodlot. In addition, that CRPR should also manage this area to reduce invasive species while maintaining the buffering provided for neighbors.



WILDLIFE

Limited vegetative habitats, primarily lawn with some forest blocks, and lack of connections to mountain and riparian habitats presently accommodate low wildlife populations. There is some potential for more diverse populations of large and small animals and birds with introduction of vegetative diversity.

Neighbors report small game use the woods to the west.

PENNSYLVANIA NATURAL DIVERSITY INDEX SEARCH

The Pennsylvania Department of Forestry maintains the Pennsylvania Natural Diversity Inventory (PNDI) Index. This is a database of known locations of Pennsylvania's rare, threatened, and endangered plant and animal species. The database and searches are now accessible online at the Pennsylvania Natural Heritage Program. (www.naturalheritage.state.pa.us).

A search of the PNDI Database (Search # 20100720253424) indicated that recreation facility development will not impact any federally listed, proposed, or candidate endangered species or species of concern in Pennsylvania. A copy of the PNDI Environmental Review receipt is included in the appendix of this report.

NATURAL HERITAGE AREAS

A review of the Centre County Natural Heritage Inventory (NHI) indicated that no natural heritage areas are located on or immediately adjacent to the Hess Field property.

CONCLUSIONS

After analysis of the various features of the Hess Field site, we have concluded that the site presents the following opportunities and limitations with regards to recreational park development:

OPPORTUNITIES

1. The level land that supports four existing softball fields is ideally suited for continued operation of a softball complex.
2. The rich traditions of playing softball at Hess Field have resulted in a strong advocacy group for softball and the property.
3. There is excellent access to the site.
4. The hillside to the north provides great views of the fields.
5. There is an opportunity to realign a new entrance road to Hess Field with the private road across Route 45

LIMITATIONS

1. The overhead electric line running through the site in a north-south direction interferes with developing softball fields. The line is required and must be either placed underground or rerouted around the active area of the park.
2. The asphalt entrance road is too steep and should be relocated.



3. Stormwater from the Meyer Dairy property east of the park flows onto what is currently Field 3 and will need to be addressed with diversion or infiltration swales.
4. Most of the structures are either in poor condition and should be replaced or in the case of the umpire building, are located within the building setback line and are may not remain in that location in the long term. Harris Township officials indicated that the building must be removed from the setback during the first phase of park development.
5. The adjacent residential properties along the southwestern side of the park may be exposed if the woods on the park property are removed. Being a “good neighbor” requires some amount of buffering between the park and their back yards.
6. The small size of the property prevents the site from being a large tournament facility.

Chapter 3: Activities & Facilities Analysis & Design Considerations

Chapter 3: Activities & Facilities Analysis & Design Considerations

ACTIVITIES ANALYSIS

Public input dictated that sports fields would be the main focus of park development at the Oak Hall, Whitehall Road, and Hess Field sites. Thus, programming for both sites involved a needs assessment identifying the number and type of sports fields to be planned. Dan Jones and Jim Pashek interviewed representatives of local / regional sports organizations, analyzed responses, created a summary of sports fields needs, identified priorities based on public input, and applied findings to the Hess Field site based on potential for field development at both Oak Hall and Whitehall Road.



This section includes an analysis of the sport fields, as well as an analysis of sports field needs. Findings from the sports field needs analysis were applied to the Hess Field site as shown and described by the Concept Plans detailed later in this report.

2002 ACTIVE RECREATION FACILITY RECOMMENDATIONS MEMO

In July 2002, the Centre Region Parks & Recreation (CRPR) Board issued a memo setting forth its recommendations with respect to needed community recreation facilities in the Centre Region. The memo stated that the recommended numbers of sports fields needed in the Centre Region was based in-part on National Recreation & Park Association (NRPA) standards.

The recommendations of the “2002 Memo” were taken into account during the sports field analysis performed as part of the Oak Hall and Whitehall Road Master Plans and then updated for this Master Plan.

SPORTS FIELDS NEEDS ANALYSIS SUMMARY

The Sports Field Needs Analysis considers how many of each type of sport field will be needed to support present and growing competitive and recreational league play. Diamond shaped fields allow for various levels of baseball and softball teams, while rectangular fields can provide for soccer, football, lacrosse, and field hockey.

The consultant arrived at an estimated number of each type of fields that will need to be developed within the region based on the analysis of the following:

- An inventory of existing fields to establish the “supply”
- A list of all field users
- Discussions with each group to determine, by age group, the “demand”:
 - Hours of practice
 - Number of practices / week
 - Number of teams
 - Information on unmet needs of existing facilities
 - Hours per game
 - Number of games / week
 - Information on participation rate trends

This analysis provided the consultant with statistical and anecdotal information to base field needs for the region. This could then be compared to the 2002 Needs memo from the CRPR, national standards, and requests from the various sports organizations. The practice and game field analysis spreadsheets are included in the Appendix. The following summary table tracks the various inputs leading to a recommendation for new fields for rectangular and diamond-shaped fields.

SPORTS FIELD DEMAND AND SUPPLY ANALYSIS (Surplus +, Deficit -)							
Sports Facilities	2002 CRPR Memo⁽¹⁰⁾	1988 National Standards⁽¹⁾ (62,600 people)⁽²⁾			Time Slot Analysis⁽⁵⁾	Sports Group Requests	Recommendations⁽³⁾
		<i>Need</i>	<i>Have⁽⁴⁾</i>	<i>Surplus/Deficit</i>			
Baseball	-4	25	21	-4	+3 ⁽⁶⁾	3-4	2 larger fields and 1 challenger field ⁽⁷⁾
Softball	-4	25	14	-11	-4	4	4-6 fields ⁽⁸⁾
Soccer	-12	25	18	-5	-5	6-8+ ⁽⁹⁾	5-8 fields
Football/Lacrosse/ other rectangular fields	None identified	13	3	-10	-1	1	1 multi-purpose rectangular field

- (1) The 1988 National Standards for field needs based on population suggested 1 baseball field/2500 people and 1 soccer or softball field/5000 people. Lacrosse was not included in the standards. Years ago, Pashek Associates modified the standard by suggesting a demand of 1 soccer or softball field/2500 as more reflective of field use in our area. That is the standard referenced in the table. In 1995, NRPA developed an analysis of demand for sports by using a “level of service” analysis. The time slot analysis reflects that type of assessment. We offer both for comparison purposes.
- (2) The population used for the region was provided by Centre Regional Planning Agency and excludes students living on campus.
- (3) These recommendations are based on today’s needs and do not provide for growth in sports participation, nor do we include enough fields to allow for resting a field (20% of supply).
- (4) It is challenging to establish an accurate number of existing fields available to meet demand given the multi-use nature of many fields. We have attempted to pro-rate the multi-use fields (which is 65% of all fields) to arrive at a full-time equivalent. Our analysis shows 19 municipal fields, 27 private fields and 20 school fields. The demand and supply calculation assumes all 27 private fields continue to be available and that there will be no school expansion or contraction that impacts those 20 fields. This fact alone establishes the need for more sports fields at the regional parks.
- (5) This analysis was done for both practice times and game times to compare field needs. Factors included for the practice time slots were: hours for each practice, practices per week, # teams, full-time equivalent fields used resulting in a calculation of time slots needed, weekly time slots available, whether a surplus or deficit of time slots was created and a calculation as to how that time slot equates to field needs. A similar analysis was conducted for Game times. This analysis did not factor in the need for additional time slots resulting from rainouts (more relevant in the game time slots analysis). CRPR staff assisted in providing detailed information for most sports leagues such as numbers of teams, number of players, fields used and schedules. They also provided contact information for the sports organizations we interviewed.
- (6) Although our initial analysis shows a surplus of fields, we have found that there is a surplus of under-sized fields and a shortage of larger fields.
- (7) Challenger fields are fields designed to meet the needs of disabled participants. The fields are usually with a synthetic surface. Each participant usually has a “buddy” to help with activity.
- (8) Assumes the four fields at Hess Field remain part of the supply.

- (9) Soccer provided a request for two soccer complexes with one complex containing 6-8 full sized fields and no request for number of fields for the second complex.
- (10) This memo was one of the first widely distributed documents attempting to quantify field needs. See the Appendix for a copy of this memo.

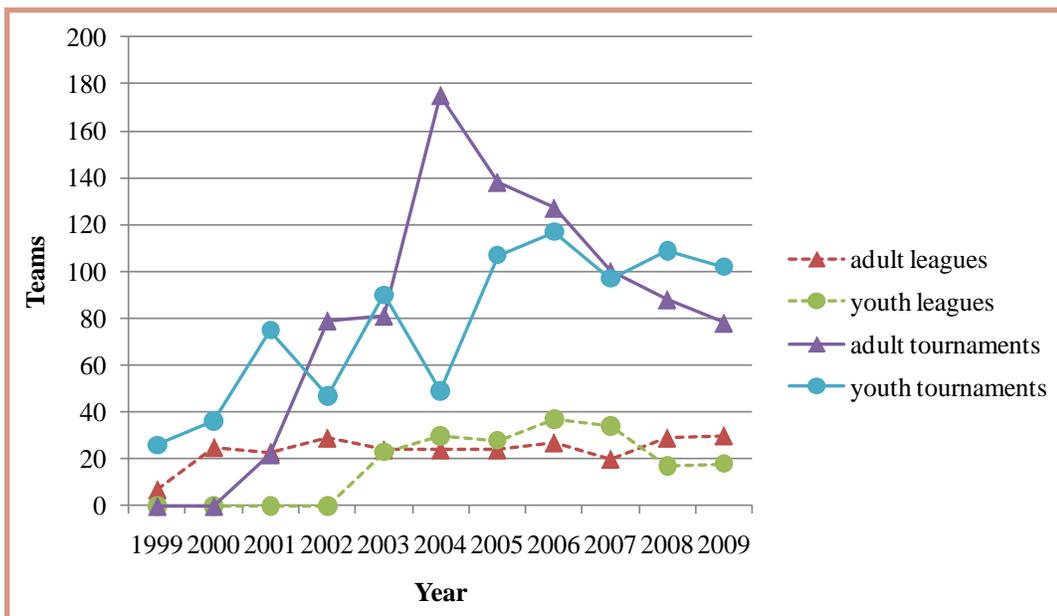
Field use in the preceding analysis assumes that all of the fields do not have lighting. However, lit fields add flexibility for use and regarding tournament play, and are often critical to complete the tournament games over a weekend. For those sites that anticipate softball tournament play, it is recommended that one field be developed for lighting to allow for late games during tournaments. John Hess Softball Field Complex has always had the main field lit and representatives of the SCASA indicate that any new plan for the fields should include one field with lighting. The challenge as we move to a tournament site for Oak Hall Regional Parkland, is that to be an effective tournament site, one of those fields should also be lit. In our public meetings in preparation for the Oak Hall Regional Parkland Master Plan, neighbors were very concerned about lighting the fields and talked about a dark sky initiative in their area. We believe that the lighting technology has advanced in the past few years and can be controlled in a way that minimizes or eliminates dispersion of light beyond the fields that are being lit. Therefore, we are recommending that one field each at John Hess Softball Field Complex and at the Oak Hall Regional Parkland be planned to accommodate lighting at some time in the future.



JOHN HESS FIELD TOURNAMENT USE IN 2010

The State College Area Softball Association operated John Hess Field in 2010 and scheduled a large number of tournaments throughout the summer. In 2010, there were 77 youth teams that played in tournaments at John Hess Field generating \$31,225 in gross revenue. In that same time period, 81 adult teams played in tournaments yielding \$22,535 in gross revenue.

With information provided by the Softball Association, we were able to chart trends in softball use at John Hess Field. As you will see, the trend is for adult softball to be declining and youth softball to be increasing.



FACILITIES ANALYSIS

Based on the input from the public process, study group and the above Sports Field Demand and Supply Analysis table, the following Proposed Regional Facilities Table was developed. This table shows proposed facilities for Hess Field and compares it to the facilities developed for the other parks sites and total demand.

PROPOSED REGIONAL FACILITIES					
Facility	Whitehall Road Master Plan	Oak Hall Master Plan	Hess Field	Total Regional Park Supply	Demand estimated in 2008
Baseball	4	0	0	4	3
Softball	1	3	4	8	6
Soccer	8	0	0	8	8
Football/Lacrosse/other rectangular field use	2	0	0	2	1
Tennis – indoor	6	0	0	6	Not estimated
outdoor	6	0	0	6	
All purpose practice field	1	1	0	2	Not estimated
Open space for unscheduled activities	0	1	0	1	
Playgrounds	2	1	1	4	Not estimated
Basketball courts	2	0	0	2	Not estimated
Sand volleyball courts	2	1	0	3	Not estimated
Dog parks	1	1	0	2	Not estimated
Picnic pavilions	12	3	0	15	Not estimated
Picnic groves	3	1			
Restrooms	2	1	1	4	Not estimated
Concessions stands	2	1	1	4	Not estimated
Community gardens	1	0	0	1	Not estimated
Maintenance buildings	1	1	1	3	Not estimated
Sledding hill	0	1	0	1	Not estimated
Seasonal ice skating rink	1	1	0	2	Not estimated

SPORTS FACILITY STANDARD SOURCES

Facilities must comply with specific standards established for their respective activity. Sports facility standards, which must be understood in order to properly locate the facilities being considered in this study, include:

- National Recreation and Park Association’s “Facility Development Standards” - establishes facility dimensions, orientation, and slope requirements.
- National Federation of State High School Association’s “Court and Field Diagram Guide”
- United States Specialty Sports Association, www.ussasports.com, establishes field sizes
- Amateur Athletics Union of the United States, Inc., sss.aausports.com, establishes field sizes

FACILITY GUIDELINES

Taking into consideration the aforementioned standards and guidelines, in combination with Pashek Associates’ prior experience, the following facility development guidelines were created for Hess Field:

SPORTS FACILITIES

Baseball and Softball Fields

- Orient so batter is looking through the pitcher in the northeasterly direction so neither are looking at a rising or setting sun
- Provide backstop, perimeter fencing, dugouts, player benches, foul poles, bleachers
- Drinking fountains and trash and recycling receptacles nearby
- Slope field maximum of 2%, minimum of 1.5% unless very well drained site or artificial surface used
- Provide adequate buffer between field and adjacent uses and parking areas
- Provide automatic irrigation system (see master plan description in Chapter 5)
- Size fields according to the following standards:

LEAGUE	DIVISION	BASES	PITCHING	MIN. FENCE	MAX. FENCE
American Softball Association Fast Pitch	Girls - 10 and under	60'	35'	150'	175'
	Girls - 12 and under	60'	35'	175'	200'
	Girls - 14 and under	60'	40'	175'	200'
	Girls - 16 and under	60'	40'	200'	225'
	Girls - 18 and under	60'	40'	200'	225'
	Boys - 10 and under	55'	35'	150'	175'
	Boys - 12 and under	60'	40'	175'	200'
	Boys - 14 and under	60'	46'	175'	200'
	Boys - 16 and under	60'	46'	200'	225'
	Boys - 18 and under	60'	46'	200'	225'
	Women	60'	40'	200'	250'
	Men	60'	46'	225'	250'
	Jr. Men	60'	46'	225'	250'

American Softball Association Slow Pitch	Girls - 10 and under	55'	35'	150'	175'
	Girls - 12 and under	60'	40'	175'	200'
	Girls - 14 and under	65'	50'	225'	250'
	Girls - 16 and under	65'	50'	225'	250'
	Girls - 18 and under	65'	50'	225'	250'
	Boys - 10 and under	55'	40'	150'	175'
	Boys - 12 and under	60'	40'	175'	200'
	Boys - 14 and under	65'	50'	250'	275'
	Boys - 16 and under	65'	50'	275'	300'
	Boys - 18 and under	65'	50'	275'	300'
	Women	65'	50'	265'	275'
	Men	65'	50'	275'	315'
	Major	70'	50'	275'	315'
	Coed	65'	50'	275'	300'
Super	70'	50'	325'		
American Softball Association Modified Pitch	Women	60'	40'	200'	200'
	Men	60'	46'	265'	265'
American Softball Association 16 In. Pitch	Women	55'	38'	200'	200'
	Men	55'	38'	250'	250'
American Fastpitch Association	10 & Under	35'	60'	150'	175'
	12 & Under	38'	60'	175'	200'
	14 & Under	40'	60'	175'	200'
	16 & Under	40'	60'	200'	200'
	18 & Under	40'	60'	200'	200'

LEAGUE	DIVISION	BASES	PITCHING	MIN. FENCE	MAX. FENCE
American Fast Pitch Association Slo-Pitch	12" Men		50'	65'	300'
	16" Men		50'	65'	225'
	16" Women's		50'	65'	235'
	Women's Class 'A'		50'	65'	275 - 325'
	Women's Class 'B'		50'	65'	275 - 325'.
	Women's Class 'C'		50'	65'	250 - 325'
	Women's Class 'D'		50'	65'	250 - 325'.
United States Specialty Sports Fast Pitch	8 & Under	34'	40'	60 ft.	200'
	9 & Under	34'	40'	60'	200'
	10 & Under	34'	40'	60'	200'
	11 & Under	37'	40'	60'	200'
	12 & Under	37'	40'	60'	200'
	13 & Under	40'	46'	60'	200'
	14 & Under	40'	46'	60'	200'
	15 & Under	40'	46'	60'	200'-225'
	16 & Under	40'	46'	60'	200'-225'
	18 & Under	40'	46 ft.	60'	200'-225'
United States Specialty Sports Fast Pitch	23 & Under	43'	46'	60'	200'-225'
	Women	40'		60'	200'-250'
	Men		46'	60'	225'-265'

OTHER FACILITIES

Playground Equipment

- Size varies
- 2-5 age area with age-appropriate equipment and spring rocker area
- 5-12 area with age-appropriate structure; provide min. safety zones between equipment and other structures (benches)
- Min. 2-bay swing with toddler and standard swings
- Manufactured shredded bark mulch safety surface (that meets ADA standards) over well-drained coarse of aggregate
- Picnic shelter nearby for shade

Picnic Shelters

- Size varies
- Concrete pad beneath shelter with max 1% slope
- Electrical service
- Charcoal grills
- Picnic tables and trash/recycling receptacles
- Shade
- Easy access to drinking fountain
- Level lawn area adjacent shelter for family games



Restrooms, Storage Room, Press Box, Umpire Facility, and Concessions Stands

- Size varies according to specific needs, suggest about 800 SF per floor with the press box and umpire facilities on the second floor and restrooms, concessions, and storage on the first floor.
- Walks leading to buildings may not exceed 5%; provide plazas around for small groups
- Provide level land for building construction

This building should be designed with quality materials that are as indestructible as possible. Equipment should be commercial grade or better. Restrooms should have wall-hung fixtures. Stall partitions should be very durable composite material or masonry. If use is late in the fall or early in the spring, the building may need to be heated. Consider radiant floor heating. Ventilation requires both fresh make-up air as well as exhausting internal air. The concessions area should have a three bowl stainless steel sink, hand/mop sink and stainless steel counters. There should be roll-up doors for the concessions and storage area. Consider skylights for supplemental lighting and vandal resistant electrical fixtures. Consider masonry block exterior walls with split face surface treatment. Incorporate passive solar heating, green roofs and other energy efficient strategies. Provide internal stairwells for access to the second floor.

Maintenance Facility

- Provide 1,200 SF one-story structure
- Level, fenced in area for storage of material and equipment; double gates for vehicles
- Water, sewer, electric
- Screen from public use areas

SUPPORT FACILITIES

Wastewater Treatment System

- Provide drainage field for restrooms at core area and a second, smaller drainage field for maintenance facility. Size to be determined after percolation testing (scheduled for Fall 2011).

Accessible Trails and Walks

- Min. 6' width
- Max. of 5% slope; located and graded in such a manner as to minimize disturbance and erosion
- Firm and stable surface
- Rest areas with benches approximately every 300'
- Adjust alignment to avoid removal of trees

Roadways and Parking

- 20' cartway
- Road: 10% max. slope, min. 1% slope for drainage
- Porous paving (firm and stable area for HC parking spaces)
- Parking spaces 9' by 18' with 24' aisles
- Parking: 5% max. slope
- Avoid curbs, drain to swales and infiltration swales/rain gardens
- Wheel stops
- Landscaping to break up parking rows
- Consider security lighting with cutoffs to preserve dark sky initiative
- Provide ADA stalls for both cars and vans

ADJACENCIES AND DENSITY OF FACILITIES

In addition to the preceding requirements, thought must be given to the appropriate adjacency of facilities to one another, and to overall density of facilities in the park. Ideally, it is most desirable to locate facilities adjacent to one another only when they have a minimal impact on each other. For example, a pre-school playground should not be placed adjacent to a basketball court without screening or room separating the facilities. An example of appropriate adjacency is the placement of a basketball court near a tennis court. Each facility serves similar age groups, and both are active use facilities. Proposed facilities were located carefully to avoid overcrowding and prevent excessive earthwork on site slopes.

ADA ACCESSIBILITY

Designing for accessibility means ensuring facilities meet the needs of the physically and mentally challenged, as well as individuals experiencing temporary disabilities. This accommodates not only those with disabilities, but also makes it easier for the general public to use the facilities.

Accessibility, in design terms, is described by the Americans with Disabilities Act (ADA). The Act guarantees equal opportunity for individuals with disabilities to participate in the mainstream of public life. To do so, the ADA sets requirements for facilities to prevent physical barriers that prevent the disabled from using those facilities. When recreational facilities are built or improved with public funding or open to the public, they must comply with ADA standards by providing an accessible route to the area of use and spectator areas.

STANDARDS / GUIDELINES INCLUDE:

- Americans with Disabilities Accessibility Guidelines for Buildings and Facilities, Play Areas, Final Rule, www.access-board.gov - establishes requirements for playground equipment accessibility.
- Universal Trail Assessment Process (UTAP), www.beneficialdesigns.com/trails/utap.html - Based on the promise that trails should be universally designed to serve all users; UTAP encourages land managers to provide users with specific information regarding the trail so users can make an informed decision as to whether they have the ability to use the trail.

- Architectural and Transportation Barriers Compliance Board’s “Regulatory Negotiation Committee on Accessibility Guidelines for Outdoor Developed Areas”, September 1999, www.access-board.gov - sets minimum requirements for accessible trails, access routes, resting opportunities, benches, utility connections, and trash receptacles.
- Americans with Disabilities Act (ADA), Title II Requirement for Public Facilities, www.access-board.gov
- Consumer Product Safety Commission’s “Handbook for Public Playground Safety” - establishes equipment, use zone, and protective safety surfacing requirements.
- American Society of Testing Materials “Standard Consumer Safety Performance Specification for Public Playground Safety” (ASTM F 1487) - establishes access route, equipment, use zone, and protective safety surfacing requirements.
- American Society of Testing Materials “Standard Specification for Determination of Accessibility of Surface Systems Under and Around Playground Equipment” (ASTM F 1951) - defines minimum requirements for accessible protective surfacing materials.
- American Society of Testing Materials “Standard Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment” (ASTM F 1292) - defines minimum requirements for impact attenuation of protective surfacing materials.
-

UPDATES AT HESS FIELD

In the fall of 2009, the Centre Region COG contracted with Pashek Associates to review the feasibility of acquiring John Hess Softball Field Complex. Focus of the study was on safety issues for players and spectators, condition of the facilities and ADA accessibility. That report made several recommendations for safety and ADA improvements, including:

“The entire complex will need to be upgraded to meet ADA standards. This will include providing handicapped accessible parking spaces in reasonable proximity to all facilities, access routes to all fields...”

The property was purchased by the Centre Region COG in September of 2010 and work crews immediately began removing unsafe facilities and constructing accessible parking and pathways to each field in time for the spring, 2011 season.

Chapter 4: Sustainability

Chapter 4: Sustainability

BENEFITS OF SUSTAINABLE PARKS

The Master Plan strives to include sustainable design in creating the vision for the park. A sustainable park is one where the natural resources are protected, where wildlife habitat is improved, and when human recreation uses and maintenance practices do not conflict with the environment, but instead enhance them.

Sustainable design is a DCNR priority, and they are offering incentives to encourage municipalities to “green” their parks. Recently, a \$10-million grant program was established to promote sustainable design. Pennsylvania is one of the first states to provide incentives and funding for these practices.

Benefits of sustainable parks include:

- **Economic:** Natural vegetation and plantings with native species provide stormwater and flood control by absorbing and storing stormwater runoff and pollutants. Such a reduction in runoff may prevent flooding, property damage, erosion, and habitat loss.
- **Environmental:** Integrating parks with streamside corridors, wetlands, forested areas, and other open spaces will increase its ecological value over time. According to the U.S. Forest Service, one tree can generate \$31,250 worth of oxygen, provide \$62,000 worth of pollution control, recycle \$37,500 worth of water, and control \$31,250 worth of soil erosion over a fifty year lifespan.
- **Health and Safety:** Researchers from the University of Illinois have discovered that time spent in nature relieves mental fatigue and related feelings of violence and aggression. They have found the more diverse and rich an environment is in natural resources, the higher the learning opportunities are for children.

WAYS OF ACHIEVING SUSTAINABLE PARK DEVELOPMENT

MINIMIZE IMPERVIOUS SURFACE AREA

The Master Plan recommends that impervious surface area be kept to a minimum throughout the park to reduce stormwater runoff. The width of parking aisles and stalls should be minimized. Stabilized turf, used on close to 50% of the parking stalls on site, allows stormwater to infiltrate into the soils below, and therefore, reduces the volume of stormwater that will need to be managed. Constructing shelters, restroom, concessions, stands, and maintenance buildings with a green roof will reduce other impervious surfaces.



IMPLEMENT RAIN GARDENS / BIO-INFILTRATION SWALES

Parking on the park site should include traffic islands containing rain gardens or bio-infiltration swales. Rain gardens are shallow planted swales that help to retain, filter, and infiltrate stormwater runoff into the underlying soil rather than channeling it into piping systems. The Master Plan recommends the use of rain gardens / bio-infiltration swales in park development. Observation of site soil permeability performed during the site inventory and analysis phase of the Master Plan indicated that the site's soils exhibit good drainage / permeability. Thus, infiltration of stormwater may be feasible. Further testing may be necessary for verification.



OTHER SUSTAINABLE PARK FEATURES

To mitigate surfaces that do not easily allow stormwater infiltration, we are proposing a variety of strategies in the park. In addition to the parking being stabilized turf, we recommend rain gardens.

We encourage the CRPR explore new “green” technologies like propane powered lawn mowers and vehicles, electric powered construction trucks, wind turbines, solar panels for electrical needs at the shelters, and the planting of native species throughout the park. We recognize with tight budgets that it is difficult to choose more costly “green” technologies when lower cost alternatives are available. However, we believe the CRPR is positioned to be a leader in the parks sustainability movement and can use these technologies to educate other park departments and residents to the benefits of “green” parks.

LEED CERTIFICATION

One of the most known “green” project certifications is achieved through the Leadership in Energy and Environmental Design (LEED) system. The LEED Green Building Rating System for New Construction (LEED-NC), developed by the U.S. Green Building Council (USGBC), helps professionals improve the quality of buildings and their impact on public health and the environment. It also reduces operating costs, enhances marketability, potentially increases occupant productivity (in office or other commercial buildings), and helps create a sustainable community.

Incentives for achieving LEED certification include:

1. recognition for commitment to environmental issues in the community;
2. third party validation of achievement;
3. qualification for a growing array of state & local initiatives; and
4. marketing exposure through the USGBC website, Greenbuild conference, case studies, and media announcements.

Project design teams (consisting of owner and consultants) interested in LEED certification for their project must register online during early phases of their project. The LEED website, www.leedbuilding.org, contains important details about the certification review process, schedule, and fees. Applicants must document achievement of a number of prerequisites and must achieve a minimum number of points on the LEED point scale.

Park development at Hess Field can be environmentally-sound and incorporate “green” design elements without LEED certification. However, the concessions, restrooms, and press box buildings have potential to become LEED certified.

SUSTAINABLE SITES INITIATIVE

The Sustainable Sites Initiative (SSI) is an interdisciplinary effort by the American Society of Landscape Architects (ASLA), the Lady Bird Johnson Wildflower Center, and the United States Botanic Garden to create voluntary national guidelines and performance benchmarks for sustainable land design, construction, and maintenance practices. The SSI and its guiding principles focus on reducing harm done to the environment, as well as preserving and renewing natural and cultural resources when developing or re-developing land.

The 2008 Draft of the SSI Guidelines and Performance Benchmarks, available at www.sustainablesites.org, supports the idea that sound land development and management practices restore or enhance natural functions or ecosystem services provided by their landscapes. The SSI sets forth an evolving set of guidelines and benchmarks that serve as incremental steps helping to guide traditional land development and management practices toward sustainability. Through these guidelines, the SSI explores opportunities for initial certification after construction, with re-certification requirements to ensure that the site performs as anticipated over time.

The SSI rating system is a supplement to LEED certification programs and those of other green rating systems. The SSI system is based on points and includes several prerequisites, much like LEED ratings. However, the SSI system is focused solely on site design and development, rather than on buildings. The SSI also gives information on resources for many of the design “credits,” which are achieved in order to earn points toward certification.

This Master Plan recommends that the CRPR apply for SSI Certification upon beginning the detailed design process for the proposed park development at Hess Field.

PARK SUSTAINABILITY GUIDELINES

“Creating Sustainable Community Parks, A Guide to Improving Quality of Life by Protecting Natural Resources”, published by the Pennsylvania Department of Conservation and Natural Resources (DCNR) in 2007, provides valuable recommendations regarding how to implement sustainable practices into design, maintenance, and operations of parks across the Commonwealth. The guide can be obtained from www.dcnr.state.pa.us/brc/GreeningPennsylvania.pdf

These practices are based on the following principals:

- Retain as much of the pre-existing landscape as possible during new construction, including the soil, rocks, native vegetation, wetlands, and contours. This will minimize disturbances, which can open up an area to invasive species. It can also keep costs down, as fewer new plants, soil amendments, and habitat enhancements will be needed.
- Maintain high quality soils that will hold water and supply plants with proper nutrients. During construction, leave as much existing topsoil as possible. When new soil is brought in, ensure that it is certified weed free, in order to prevent the spread of new invasive species. Using compost and other natural products for mulch and fertilizer will help enhance the soil and feed the native plants. Good quality soil will reduce the need for fertilizers and supplemental watering.
- Connect new landscape components with the surrounding native vegetation to create larger contiguous areas of habitat. Many wildlife species need large ranges to find adequate food, mates, and shelter. By reducing the amount of roads, parking lots, and turf areas, or by placing these together, habitat quality will be enhanced.
- Create natural storm water management systems and other green infrastructure, such as rain gardens and swales of native grasses. These systems help to minimize downstream flooding, recharge and filter

groundwater, and are more cost-effective and environmentally-sound than man-made systems of pipes and storage tanks.

- Protect wetlands from disturbance and fill. Avoid placing construction projects, day-use areas, and roads/parking lots near or in wetlands. Natural wetlands provide many benefits to the environment that cannot easily be duplicated with man-made ones.
- Use integrated pest management (IPM) strategies to minimize the use of chemical pesticides to control plant and insect pests. IPM is an ecologically-based approach to pest control that helps maintain strong and healthy plants. IPM can include the use of traps, sterile male pests, and quarantines.
- Minimize impermeable surfaces like roads, parking lots, and paved trails. Consider replacing asphalt and concrete with permeable pavement, mulch paths, gravel lots, and native vegetation. Permeable surfaces help to recharge ground water, reduce erosion, lessen flooding events, and filter out pollutants. When impermeable surfaces must be used, arrange them in an area where they will not fragment habitat, make them as small in area as possible, and keep them away from water bodies.
- Reduce turf to only those areas essential for recreational and other human use activities. Turf offers little habitat benefit and is not as effective as many native plants in pollution filtration, flood prevention, and erosion control. In addition, turf maintenance can have negative impacts on the surrounding environment and can require lots of mowing, watering, and fertilizing. Replace non-native turf grasses with native warm season grasses, which, once they are established, have lower maintenance needs.
- Use native plants in riparian buffers around any surface water body, including wetlands. Riparian buffers help to filter pollutants before they reach water bodies, and the vegetation discourages nuisance geese from staying in the area. Roots from riparian vegetation also prevent erosion of soils into the water body and minimize flooding events. Shade from these buffers acts as a temperature control for the water body, which enhances habitat value for aquatic organisms. The food and shelter values of these buffers also enhances habitat. In addition, by selecting the right kinds of plants, the scenic views of the water bodies can be enhanced.
- Identify and remove invasive plant species whenever possible. Invasive plants have a number of detrimental effects on natural habitats. Most invasive plants grow so densely and spread so rapidly that native vegetation is choked out.



Opportunities for sustainable design in Hess Field include permeable paving, rain gardens, native species, reducing the amount of turf, and promoting alternative transportation, to name a few.

GREEN PRINCIPLES FOR PARK DEVELOPMENT AND SUSTAINABILITY

DCNR has recently developed a set of principles to help communities develop practical projects that conserve resources, generate economic and environmental benefits, and become healthier more sustainable places to live. The following are the five basic principles:

- Principle #1: Maintain and Enhance Trees and Natural Landscaping
- Principle #2: Connect People to Nature
- Principle #3: Manage Stormwater Naturally
- Principle #4: Conserve Energy
- Principle #5: Integrate Green Design and Construction

A more detailed document describing the principles is located in the Appendix.

PROPOSED SUSTAINABLE FEATURES

REDUCE PARK WASTE

The Master Plan recommends that the CRPR expand efforts to reduce waste from the park. The park should offer recycling containers near each facility or restrooms, concession stands, picnic shelters, individual picnic tables, athletic fields, and bleachers. Containers should clearly state what items are recyclable, per local recycling programs. The CRPR is already involved in providing recycling in other parks and would continue the program at the John Hess Softball Field Complex.



Possibilities exist at the park site for composting during warmer months. Composting organic waste from the proposed concession stand, as well as leaves and grass clippings, will produce rich planting soil that could be used in park landscaping if needed, sold to the public, or used in other parks. CRPR will work with the Centre County Solid Waste Authority to expand recycling efforts at Hess Field.

MINIMIZE GRADING AND SITE DISTURBANCE

The final Master Plan strives to minimize grading by locating proposed facilities on the most level parts of the site, while avoiding placement of large facilities on steeper slopes.

Such consideration will result in less grading, smaller cut and fill slopes, less site disturbance, less erosion, and lower costs due to avoidance of grading into bedrock.



IMPROVE WILDLIFE HABITAT

Forested areas and meadows on the park property should be maintained and improved to encourage wildlife to use the park. CRPR should work with the PAGC, DCNR Bureau of Forestry, PSU Cooperative Extension, and any other interested organizations in developing methods of improving wildlife habitat within the park. Most importantly, CRPR should continue their policy of removing undesirable invasive species while retaining native brush and understory plants that are essential to wildlife. Neighbors report a variety of wildlife living and passing through the woods buffering their properties and the park.

MINIMIZE IMPERVIOUS SURFACE AREA

The Master Plan recommends that impervious surface area be kept to a minimum throughout the park to reduce stormwater runoff and initial costs. The width of parking aisles and stalls should be minimized. Stabilized turf, used for the parking stalls on site, allows stormwater to infiltrate into the soils below, and therefore reduces the volume of stormwater that will need to be managed.

IMPLEMENT RAIN GARDENS / BIO-INFILTRATION SWALES

Parking on the park site should include traffic islands containing rain gardens, or bio-infiltration swales. Rain gardens are shallow planted swales that help to retain, filter, and infiltrate stormwater runoff into the underlying

soil rather than channeling it into piping systems. The Master Plan recommends the use of rain gardens / bio-infiltration swales in park development.

Chapter 5: Public Participation & Design Process

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Together with the inventory and analysis, public participation played a key role in helping Pashek Associates develop the final Master Plan for Hess Field. This chapter describes that process.

A project study committee, comprised of local community officials, recreation group representatives, and park users, led the decision-making process with help from the consultants. The committee offered specific information about the recreation area and helped guide park design. Concept plans represented the initial design ideas. After committee feedback on the concept plans, desired design ideas from each concept plan were included in a Draft Master Plan. The Draft Master Plan was presented for comment at a public meeting. With public comments in mind, the consultants further revised the Draft Master Plan, developed the specific recommendations, cost estimates, and phasing plan detailed towards the end of this chapter.

PUBLIC PARTICIPATION

Public participation in the design process is important in ensuring that the final master plan reflects community recreational needs and is fully supported by local decision makers and members of the community. The public participation process for this study included:

- **Public Input Sessions** – Two open public meetings were held to both inform and gather input from the public on the Master Plan.

The first meeting was held at the Boalsburg Fire Hall on September 23, 2010, to a full house of softball stakeholders and neighbors. On display in the room were a survey of the property and concept plans for the renovations to John Hess Field; and final master plans for Oak Hall and Whitehall Road Regional Parklands.



The master planning process was described and sources of input (State College Area Softball Association, surveys of residents and interviews) were identified. The site analysis was presented identifying the location of the neighbors' property, building setbacks and topography limitations. Existing conditions were reviewed including dilapidated or unsafe bleachers, foul ball zones, field orientation and ADA accessibility.

Two scenarios were developed to address softball needs in the region. The merits and disadvantages of both were discussed as a group. The options were:

1. Develop four smaller fields for youth softball only.
2. Develop three larger fields that would be suitable for both adult and youth use.

Both plans preserve most of the wooded buffer between the fields and the nearby residents. Both plans provide for a two story press box centrally located, with concessions, restrooms and umpire space in the building. Should the all youth complex ultimately be developed at John Hess Field, it would only take place after new adult fields are built at Oak hall Regional Parkland.

The second meeting took place on January 13, 2011 at the Boalsburg Fire Hall. This presentation not only addressed the recommendations for the John Hess Field Master Plan but also proposed amendments to the Oak Hall Regional Parkland Master Plan.

- **Study Committee Meetings** – The study committee is made up of elected and appointed officials representing Harris, College, Patton, and Ferguson Townships and the Borough of State College. Frequently managers or their representatives attended. The committee also includes the Centre Regional Recreation Authority and staff from the Centre Regional Council of Governments.

The first meeting for this master plan took place on July 15, 2010. Subsequent Committee meetings were held to discuss programming, site opportunities/constraints, and design concepts. Discussion focused on the John Hess Field Master Plan at Committee meetings on August 19, September 16, October 21, December 16, and January 13.

- **COG General Forum Meetings** – The Centre Region Council of Governments General Forum meetings take place on the fourth Monday of each month. The meeting includes elected officials from all six participating communities and their managers. The John Hess Field Master Plan was presented as an update at their August 23, 2010 meeting. The draft Master Plan was presented to the General Forum at their January 24, 2011 meeting.
- **Focus Group Meeting** – A meeting was held on site with the softball association to discuss the goals for the park.
- **Key Person Interviews** – Several stakeholders were contacted throughout the process to discuss proposed park improvements. They included interviews with the electric utility about the main line running through the park, the sewage treatment plant about the benefits and weaknesses of using their free soil amendment, and with the zoning officer about potential zoning issues.

The input process culminated in the identification of proposed facilities and their relationship to each other, which the Master Plan reflects. Actual meeting minutes are located in the Appendix of this report.

CONCLUSIONS

Through this process, the consultant discovered the importance of having diamond-shaped fields at Hess Field. Furthermore, having three or more fields located at the same facility improves the opportunities for tournaments.

Additional meetings allowed us to better understand the capacity of the land, whether through soils composition, availability for utilities and the impact of park development on adjacent property owners.

Ultimately, a consensus was formed around two strategies for John Hess Field. The two options represent a youth softball complex of four fields and a softball complex of three larger, multi-age fields. The Committee decided that they did not need to choose between the options at this time.

DESIGN PROCESS

DESCRIPTION OF CONCEPT PLANS

Potential design alternatives were generated to allow the project study committee opportunity to consider features to incorporate into the Draft Master Plan. An evaluation of conclusions from the site analysis and proposed program of uses led to several key assumptions:

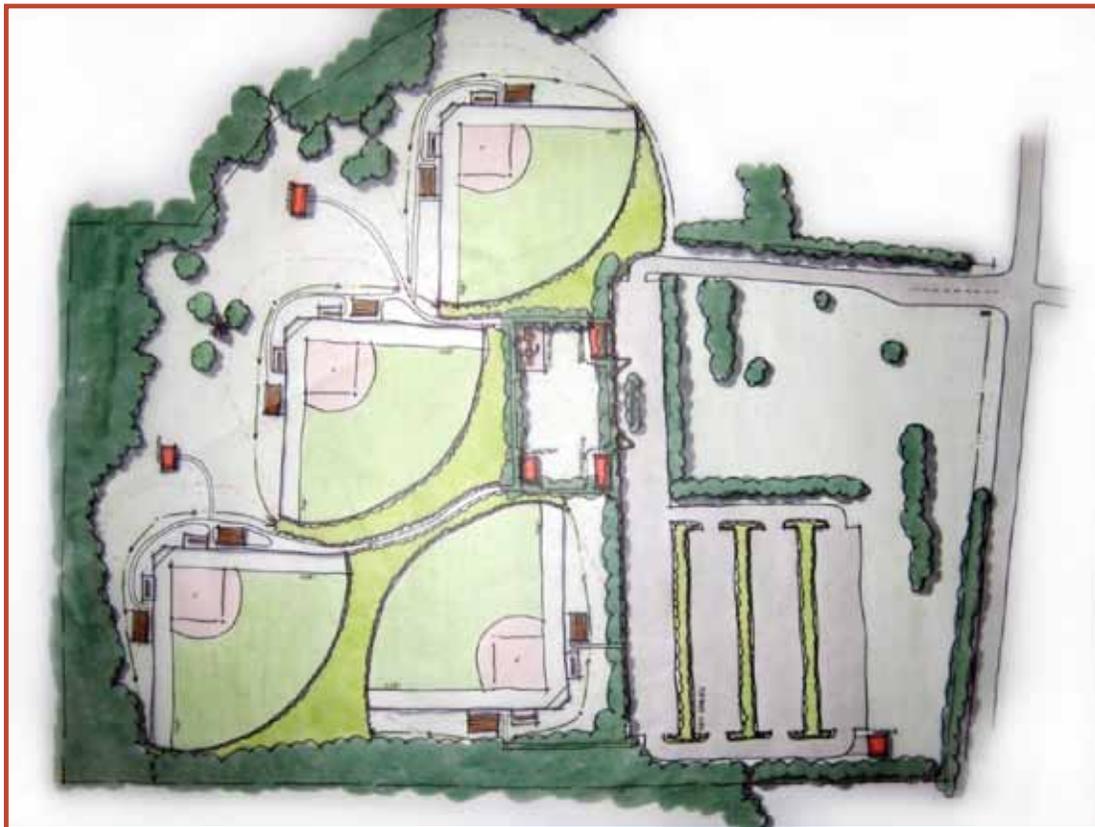
1. The priority for uses on the site is diamond shaped fields for softball.

2. Based on the conclusion that the Oak Hall Regional Park will not be able to accommodate enough diamond fields for softball, on its own, Hess field will continue to provide diamond fields for tournament play.
3. Secondary uses should complement the softball facilities.
4. The steep sloped area on the northern side of the property will continue to be used as a spectator area.
5. The forested area on the eastern side of the property will be preserved as much as possible to provide a buffer for the existing residences and continue to serve as habitat for wildlife.

Two concept plans were developed. All plans are similar in program, use of central core area for services, and use of trees and integrated stormwater drainage features for habitat and unity. Plans vary in circulation pattern and organization of athletic fields and support facilities. Improvements for each concept are shown in the chart below the following concept plans:

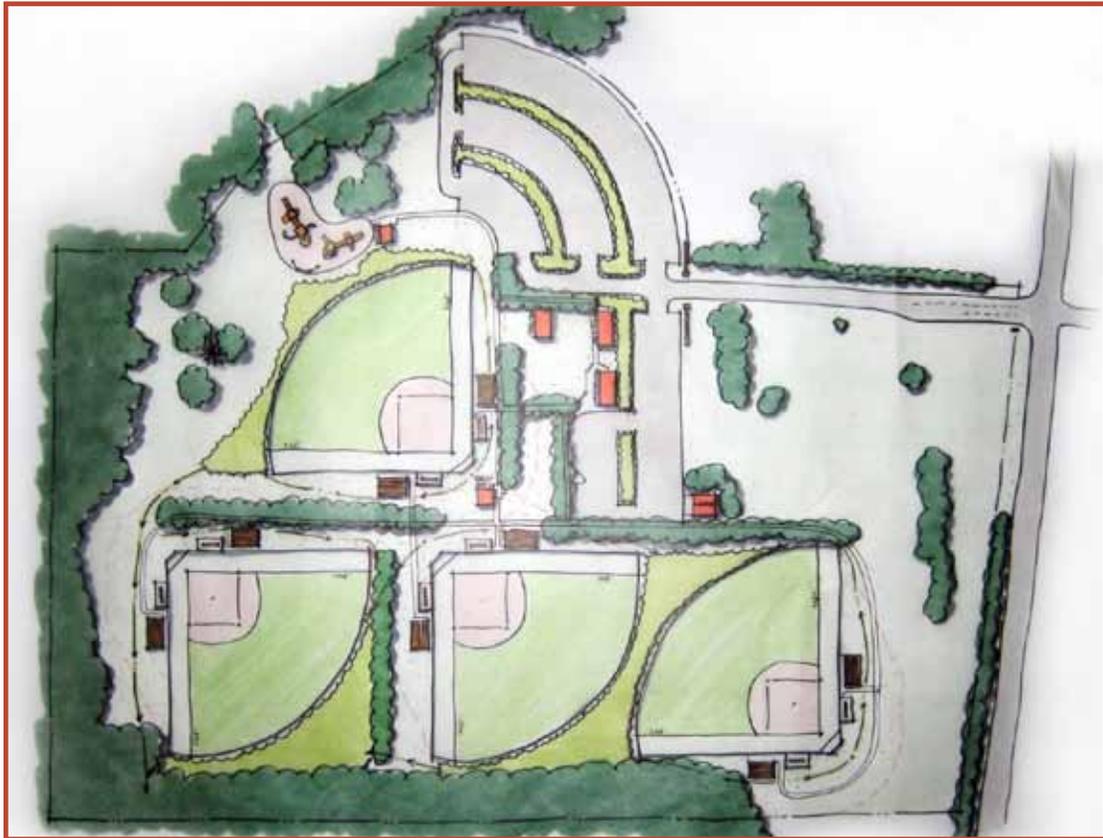
CONCEPT 1

Four youth-sized fields were arrayed in approximately the same location as the fields that exist today. They are smaller and are properly oriented to the sun pattern. A core area for concessions, restrooms, press box, umpire area, and picnicking is provided near organized parking.



CONCEPT 2

The goal of this plan was to orient the fields on the site so that home plates are closer to parking. The core area for support facilities remains centrally located. The spectator hillside to the north is further removed from home plate and has become a less desirable spectator area.



CONCEPT COMPARISONS

IMPROVEMENTS	CONCEPT # 1	CONCEPT # 2
Enhancement of the local rural aesthetic by retaining and expanding upon existing hedgerows	Yes	Yes
Proposed small ball fields (225' baselines and 225' center field)	4	4
Proposed playgrounds	1	1
Medium shelters	3	1
Smaller shelters	0	1
Proposed restrooms / concession facilities	1	1
Casual picnic opportunities as individual picnic tables	Several	Several
Press Box	0	1
Central stormwater infiltration recreating historic drainage	Yes	No
Proposed parking with overflow areas	Yes	Yes
Proposed maintenance facility	Yes	Yes

CONCEPT PLAN CONCLUSIONS

The study committee preferred Concept 1 because it fit best with the topography of the site, took advantage of the hillside for spectator viewing, and kept the fields located close to the central core area of support facilities.

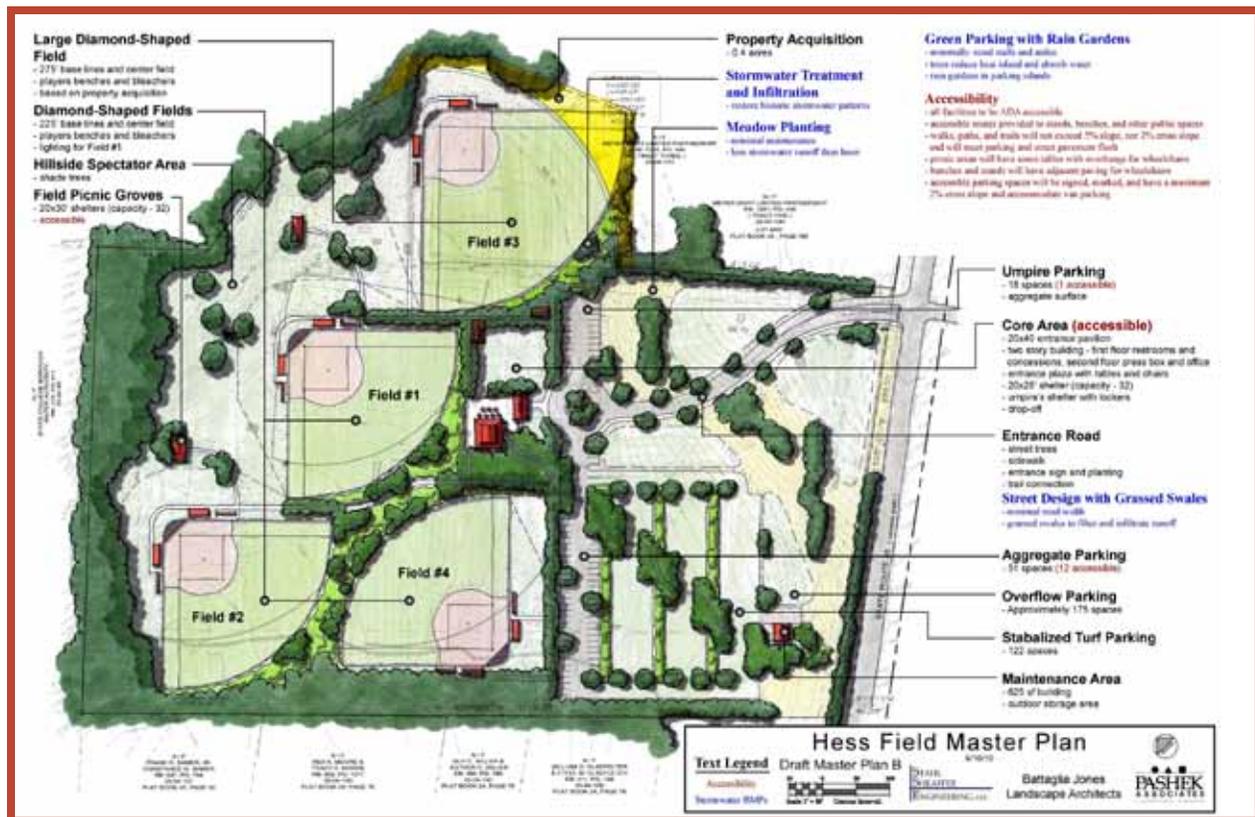
DRAFT MASTER PLAN DESCRIPTION

The Draft Master Plan incorporates favorable elements from the various concept plans and addresses general recreation comments given at study committee meetings. Facilities and improvements included in the Draft Master Plan are as follows:

- Three accessible picnic groves with 20'x30' shelters.
- Four diamond-shaped fields with 225' baselines, players' benches and bleachers.
- Hillside spectator area with shade trees.
- Stormwater treatment and infiltration area to restore historic stormwater patterns.
- Meadow planting to reduce maintenance and stormwater runoff.
- Umpire parking with 18 parking spaces (one accessible) and aggregate surface.
- Core area with 20'x40' entrance pavilion, two-story restrooms, concessions, and press box building, entrance plaza with tables and chairs, 20'x28' shelter, umpire's shelter with lockers, and a drop-off.
- Entrance road with street trees, sidewalk, entrance sign, planting, and trail connection.
- Aggregate parking with 51 spaces (12 accessible).
- Overflow parking with approximately 175 spaces.
- Stabilized turf parking with 122 spaces.
- Maintenance area with building and outdoor storage area.



A second option to the Draft Master Plan was explored that included property acquisition of 0.4 acres to accommodate a larger diamond-shaped field with 275' base lines.



PARKING STANDARDS

Parking must be considered for almost every recreation facility. It would not be feasible to provide the amount of formal parking required for peak use events, such as softball or baseball tournaments, July 4th festivities, or other large public gatherings. The COG would be investing substantial funds in capital improvements that would only be utilized a few times each year. Excess parking facilities occupy space that could be used for the development of other recreational facilities. Further, “proper sizing” of parking spaces also minimizes impervious surface and reduces storm run-off. Dimensions for parking spaces proposed in Concept Plans, the Draft Master Plan, and Final Master Plans are detailed in an earlier chapter.

Parking standards for this study were estimated using standards from Pashek Associates’ prior experience with similar projects. The highest possible use rate by players and spectators at any facility is its *peak use*. A facility’s *daily use* is 60% of its peak use. Parking should accommodate average daily use while providing opportunity for overflow parking to meet peak use event needs. Parking standards for this study were figured from the daily use rate assuming 2.5 persons per car. Parking for some facilities may vary from this formula, as users may arrive with a higher frequency. The parking area will be planned in accordance with the regulations in the Harris Township Zoning Ordinance.

FINAL MASTER PLAN DESCRIPTION

GOALS

The final Master Plan reflects the following project goals:

- Environment – Conserve and enhance natural conditions and features.
- Community – Respond to conditions and needs of adjacent and regional community.
- Program – Accommodate a logical mix and quantity of park uses.
- Economics – Maximize relationship between cost and benefits to community.
- Identity – Create a dignified and beautiful park space that improves over time.

PROCESS OF REFINEMENT

Several concept plans and a draft master plan that focused on developing four youth sized fields were presented at public and study committee meetings. The plan was headed toward a recommendation for a youth tournament site at John Hess Field. However, feedback from the public, activists in the SCASA and the Study Committee, resulted in the development of a second draft master plan representing three softball fields sized for adults with the flexibility of placing temporary outfield fencing for youth play. The purpose of developing the second draft master plan was to present both options for consideration in the hopes that a consensus for one plan would evolve, allowing the selected plan to be developed in greater detail for the final master plan.

Discussion on softball field options was linked closely to proposed revisions to the Oak Hall Regional Parkland Master Plan. Assuming that the three field complex originally proposed and approved as part of the master plan in 2009, would be expanded to four fields, forming the minimal size for tournament play for adults, alternatives could be considered for John Hess Softball Field Complex. In effect, the two options are to have seven All-age fields at both parks (three at John Hess and four at Oak Hall) or eight softball fields (four Youth Fields at John Hess and Four All-age fields at Oak Hall).

However, benefits of both plans were identified and the committee requested that the decision as to which plan should be selected be deferred until such time as a consensus was achieved. So both draft plans were developed into final plan options and included in the master plan.

THE YOUTH SOFTBALL COMPLEX

Access, Circulation, Stormwater

The existing entrance road is widened to accommodate both a left and right turning lane where it meets State Route 45. A new entrance sign with landscaping identifies the park. Street trees and grass swales line the winding road that leads to the heart of the site and several parking options including accessible, gravel, stabilized turf, and overflow parking. Attractive bio-retention areas near the fields and parking accommodates stormwater infiltration and treatment.



Active Recreation Areas

The Plan proposes four youth diamond fields with 225' base lines and center field. A core area provides a central gathering space and includes an entrance pavilion, a two-story building with restrooms, concessions, umpire room and press box, a plaza, and a picnic shelter.

Complementary Uses

Other uses include several picnic groves and a maintenance facility.

Spatial Organization

The park is organized into a pattern of outdoor rooms, connecting directly to the adjacent agricultural context, and is transected by the restored drainage pattern. Proposed rows of trees extend the existing forest block to provide a pattern for the walkways and athletic fields. The bio-retention areas for the fields attempt to simulate the historic drainage patterns.

ALL-AGE SOFTBALL COMPLEX

This Master Plan is very similar to the Youth Softball Complex except that it replaces four small fields with three large adult softball fields with 300' baselines. This creates a smaller core area that includes a plaza, and two-story building with restrooms, concessions, and umpire room and press box. Other uses include a playground with small shelter, picnic grove, and maintenance facility.



TRAFFIC MASTER PLANNING

TRIP GENERATION

Trip generation estimates for the P.M. peak hour of traffic were developed for the proposed Hess Field Master Plan (dated 8/16/10). New trip estimates are shown in Table 1. The trip generation rates were developed from local trip-making assumptions. Local trip assumptions for baseball fields were adopted as documented in Need and Design for Eastbound Whitehall Road Right-Turn Lane at Blue Course Drive Memo, Dated May 1, 2009. Since a majority of the parkland is anticipated to be used by organized sports groups, no reductions in trip generation are assumed due to pedestrian, bicycle, or transit (bus) trips. The impact of pedestrian, bicycle, and transit (bus) trips to the site is assumed negligible for the purposes of conservatively analyzing vehicular impacts on adjacent intersections.

It should be noted that there are currently four (4) baseball fields with the Hess Field Master Plan Area. Therefore, it is anticipated that the proposed park development will generate minimal amount of additional traffic over the existing condition. However, Table 1 shows the trip generation analysis for full development of the four (4) baseball fields, not the anticipated incremental increase.

Table 1. Trip Generation Estimates
Hess Field Master Plan
Harris Township, Centre County

Land Use	Land Use / Unit Intensity	Entering Trip Generation Rate Per Unit	Exiting Trip Generation Rate Per Unit	P.M. Peak Hour Total New Trips		
				IN	OUT	TOTAL
Baseball Fields	4 Fields	27.00	9.45	108	38	146
Total				108	38	146

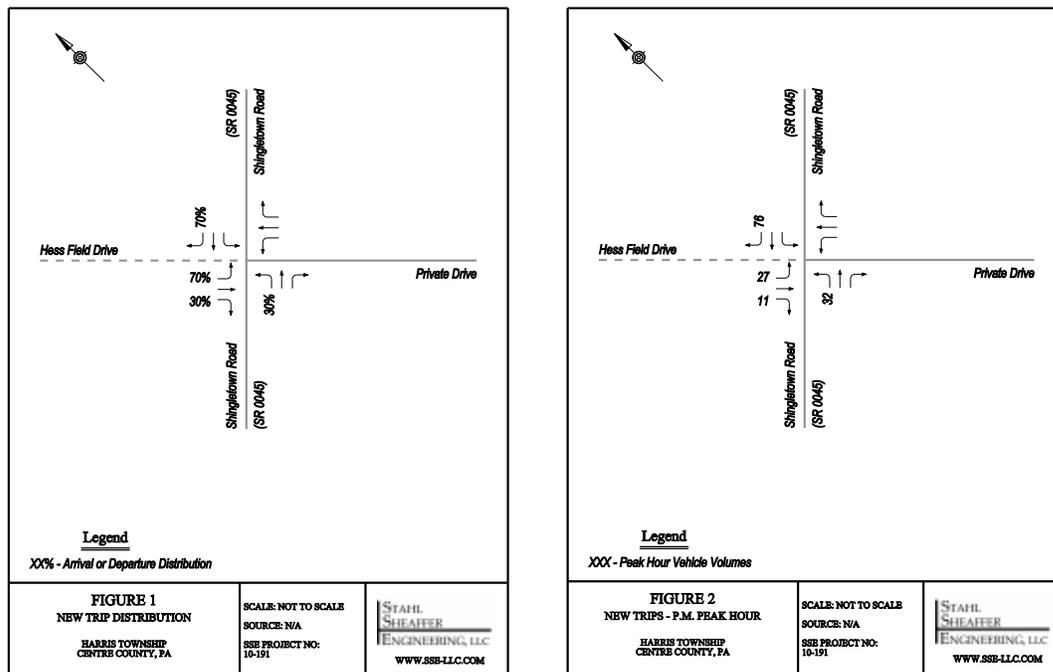
TRIP DISTRIBUTION

Peak hour trip distribution is shown in Figure 1. The trip distribution is based upon existing traffic patterns at the intersection of Hess Field Park Road and Shingletown Road and reflects the following:

- New trips to / from the east on Shingletown Road: 70%
- New trips to / from the west on Shingletown Road: 30%

NEW TRIPS DUE TO HESS FIELD COMPLEX

The trip distribution estimates from Figure 1 were applied to the new trips estimated in the trip generation task to produce the new trip volumes for the P.M. peak hour for the Hess Field Park (Figure 2).



STORMWATER MANAGEMENT MASTER PLANNING

This narrative is presented to summarize the means of stormwater management for the proposed Hess Field Master Plan located in Harris Township, Centre County. The park master plan includes the recreational improvements including up to four softball fields, and expanded parking facilities. The park will also provide accessible walking paths to all field and facilities. Proposed buildings include restrooms, concessions, maintenance/storage, and several picnic pavilions.

The proposed site is located on an existing 20.63-acre parcel of agricultural land currently used for athletic fields. The overland slopes across the property average 1 to 3 percent (with steeper slopes along the north and east perimeters) and direct runoff towards Woodside Drive and eventually offsite to a wide floodplain of Roaring Run, a tributary to Slab Cabin Run. A site investigation revealed no evidence of concentrated flows in or around the existing property. Due to the large acreage of pervious surface and minimal slope, it is assumed that limited stormwater runoff currently leaves this site. There are no identified wetlands on the site.

The soils found on the site are of the Murrill and Hagerstown series. The majority of the site is comprised of the Murrill series. The Murrill series is a well drained, silty loam with a typically deep bedrock depth and moderately slow permeability. The Hagerstown series is a well drained, silty clay loam with a shallow bedrock depth and moderately slow permeability.

The proposed parkland development includes approximately 1 acres of new impervious surfaces. These surfaces include roof area, and gravel parking areas. A large portion (greater than 50%) of the proposed parking will be pervious by stabilized turf parking.

The additional runoff generated by the increase in impervious area will originate primarily from the gravel parking areas. In general, the stormwater maintenance for this site will include numerous separate retention

and infiltration facilities in order to manage impervious runoff at the locations where it is being generated. A shallow open swale will meander through the site following the historic drainage pattern of the site. Bio-retention facilities will be incorporated along the entrance drive and between parking areas. The estimated storage necessary to address Township ordinance requirements is approximately 15,000 cf of water volume. It is anticipated that the various bio-retention facilities throughout the site will address this volume requirement. These areas will also serve as both retention and detention facilities to address local ordinance requirements for the proposed increase in runoff.

SANITARY SEWER MASTER PLANNING

Based upon local sewer authority rate tables and the expected usage for the John Hess Softball Field Complex, it is estimated that 2 EDU's will be required to service the park. This results in an average daily effluent of approximately 350 gallons.

The parcel is about ½ mile outside the Regional Growth Boundary (and therefore the Sanitary Sewer Service Area). Public sewers are not an option. This report focused on the opportunities for a septic field to meet the effluent demands projected for the park. Until percolation tests are conducted by an authorized Sewage Enforcement Officer and reviewed by DEP, we cannot determine whether a standard drain field might be located under an outfield area or a sand mound is required (and located in the foul ball area). A percolation test is scheduled for the fall of 2011 to provide better information regarding the sewage system.

WATER SERVICE MASTER PLANNING

Water service is anticipated to be from the public source along SR 45. Service will be distributed to the maintenance building and the restroom / concession building. The State College Borough Water Authority will be the provider and has adequate capacity at this location to service the park requirements.

ELECTRIC SERVICE MASTER PLANNING

Underground electric service is anticipated to be supplied from the existing Allegheny Power connection along SR 45. The existing overhead service will be converted to underground service at the SR 45 connection. A distribution system is proposed that will include new transformer and panel in order to efficiently distribute power throughout the site. Facilities requiring power include: ballfield lighting (1 location), restrooms, pavilion lighting, and the maintenance area.

IRRIGATION SYSTEM PLANNING

There are a number of benefits to irrigating sports fields with an automatic system. They include:

1. The fields are safer, the turf softer than dry, hard packed turf.
2. The fields are quicker to rejuvenate from heavy use, important when tournaments schedule many back-to-back games over a long weekend.
3. The fields are more attractive and evoke quality
4. Automatic systems are much less costly over the long term, than manual or semi-automatic systems that require much labor.

Watering of turf grasses is targeted for 1 ½ inch of water per week. This equates to 40,000 gallons per week per acre. The irrigation line needs at static pressure of 85psi. The proposed system should include a weather station, a two wire controller system, and a quick coupler system in addition to irrigation spray heads for the diamond fields to water down the clay infields.

Typical costs for irrigations system components:

- Diamond shaped fields - \$18,000
- Booster pump and backflow preventer - \$15,000
- Weather station - \$5,000

ACCESSIBILITY IN THE MASTER PLAN

Although all facilities receiving public funding are required to meet ADA requirements, the following is a list of accessible notes that were part of the discussion leading to the final master plan:

1. All parking areas will include accessible parking. Although the intent for the foreseeable future is for aggregate surfacing for roads and some parking, the accessible spaces would be a bituminous paving surface. Parking spaces will have a maximum 2% slope in both directions.
2. The parking areas and streets will not have curbs. Therefore, there will be no need to include any curb ramps.
3. All buildings will be fully accessible.
4. All of the facilities will be fully accessible including accessible routes to every facility, including players benches at all fields.
5. In picnic areas, some of the tables will have overhangs to accommodate wheel chairs. Where benches or stands exist, additional surfacing will be provided for wheel chair bound spectators to sit next to someone in the stands or on a bench.
6. All walks and trails will be graded to 5% or less with a maximum 2% cross slope.

REALIGNMENT OF ENTRANCE ROAD

During discussions about this Master Plan, it was noted that a new housing development was proposed, across or northeast of Route 45. That development proposed an entrance road that was about 80 feet northwest of the existing park entrance. The developer, Harris Township and PennDot thought that aligning the park drive with the new development would create a safer entrance into both projects off Route 45. Re-aligning the park road would require building the park entrance road on property owned by the Meyer Dairy Limited Partnership. The developer has already approached the property



owner to see if they would be willing to transfer the property or grant a right-of-way for the new road. This sketch shows how the property might be reconfigured to incorporate the new alignment of the park road.

The development of John Hess Softball Field Complex is scheduled for a number of years into the future pending financing. However, it was the consensus of the Parks Capital Committee that it would be appropriate to support continued discussions with the property owner toward relocating the park entrance to align with the private development across Route 45. This driveway realignment could be incorporated into either the Youth Field Layout Option or the All-Age Field Layout Option.

THE YOUTH SOFTBALL COMPLEX

Field Picnic Groves (typical)

- 20x30' shelters (capacity - 32)
- accessible

Diamond-Shaped Fields

- 225' base lines and center field
- players benches and bleachers
- lighting for Field #1
- score boards

Hillside Spectator Area

- shade trees

Stormwater Treatment and Infiltration

- restore biotactic stormwater patterns

Meadow Planting

- minimal maintenance
- less stormwater runoff than lawn

Green Parking with Rain Gardens

- minimally sized stalls and aisles
- trees reduce heat island and absorb water
- rain gardens in parking islands

Accessibility

- all facilities to be ADA accessible
- accessible routes provided to stands, benches, and other public spaces
- walks, paths, and trails will not exceed 5% slope, nor 2% cross slope and will meet parking and street pavement finish
- picnic areas will have some tables with overhangs for wheelchairs
- benches and stands will have adjacent paving for wheelchairs
- accessible parking spaces will be signed, marked, and have a maximum 2% cross slope and accommodate van parking

Core Area (accessible)

- two 20x40 shelters (capacity - 40 each)
- two story building - first floor restrooms and concessions, second floor press box, umpires' apartment, lockers, and office
- entrance plaza with tables and chairs
- playground
- 20x30' shelter (capacity - 32)
- drop-off
- sand mound

Entrance Road

- street trees
- entrance sign and planting
- trail connection

Street Design with Grassed Swales

- minimal road width
- grassed swales to filter and infiltrate runoff

Aggregate Parking

- 26 spaces (12 accessible)

Overflow Parking

- Approximately 150 spaces

Stabilized Turf Parking

- Approximately 100 spaces

Maintenance Area

- 1,200 sf building
- outdoor storage area



Hess Field Master Plan

12-14-10

STAIR, SWEATER, ENGINEERING, LLC

Battaglia Jones Landscape Architects

PASHEK ASSOCIATES

Text Legend

Accessibility

Stormwater BMPs

Scale: 1" = 30'

Custom: Standard

ALL-AGE SOFTBALL COMPLEX

Hillside Spectator Area

- shade trees

Diamond-Shaped Fields

- 300' base lines and center field
- players benches and bleachers
- lighting for Field #1
- score boards

Field Picnic Grove

- 20x30' shelter (capacity - 32)
- **ACCESSIBLE**

Stormwater Treatment and Infiltration

- restore biotactic stormwater patterns

Playground (accessible)

- 20x30' shelter

Meadow Planting

- minimal maintenance
- low stormwater runoff from lawn

Green Parking with Rain Gardens

- minimally sized stalls and aisles
- trees reduce heat island and absorb water
- rain gardens in parking islands

Accessibility

- all facilities to be ADA accessible
- accessible routes provided to stands, benches, and other public spaces
- walls, paths, and trails will not exceed 5% slope, nor 2% cross slope and will meet parking and street pavement finish
- picnic areas will have some tables with overhangs for wheelchairs
- benches and stands will have adjacent paving for wheelchairs
- accessible parking spaces will be signed, marked, and have a maximum 2% cross slope and accommodate van parking

Core Area (accessible)

- 20x40 shelter (capacity - 48)
- two story building - first floor restrooms and concessions, second floor press box, umpires apartment, lockers, and office
- entrance plaza with tables and chairs
- drop-off
- sand mound

Entrance Road

- street trees
- entrance sign and planting
- trail connection

Street Design with Grassed Swales

- minimal road width
- grassed swales to filter and infiltrate runoff

Aggregate Parking

- 36 spaces (12 accessible)

Overflow Parking

- Approximately 120 spaces

Stabilized Turf Parking

- Approximately 75 spaces

Maintenance Area

- 1,200 sf building
- outdoor storage area



Hess Field Master Plan
12/14/10

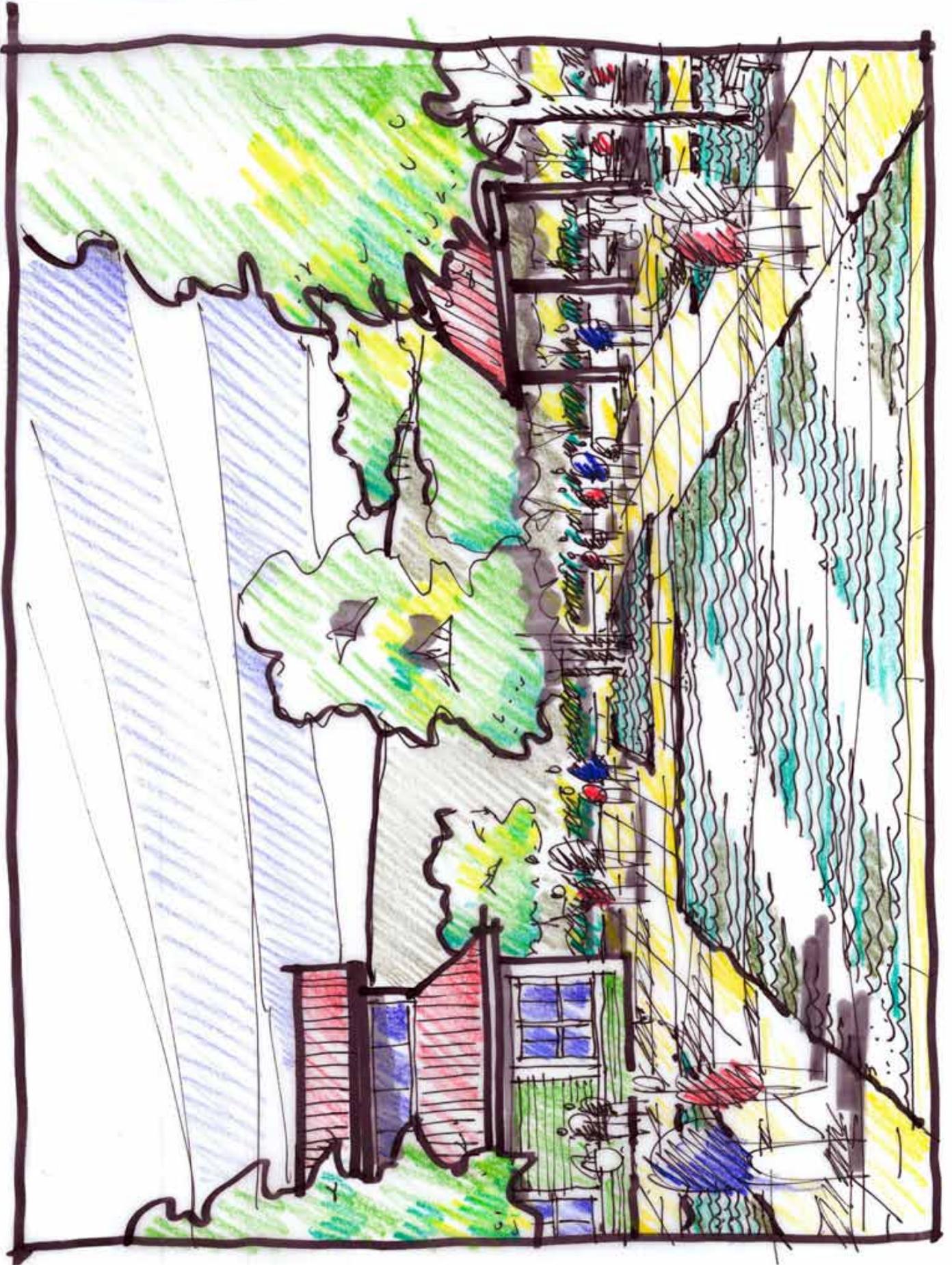
STARBUCK ENGINEERING, LLC
Battaglia Jones Landscape Architects

PASHEK ASSOCIATES
A PROFESSIONAL CORPORATION

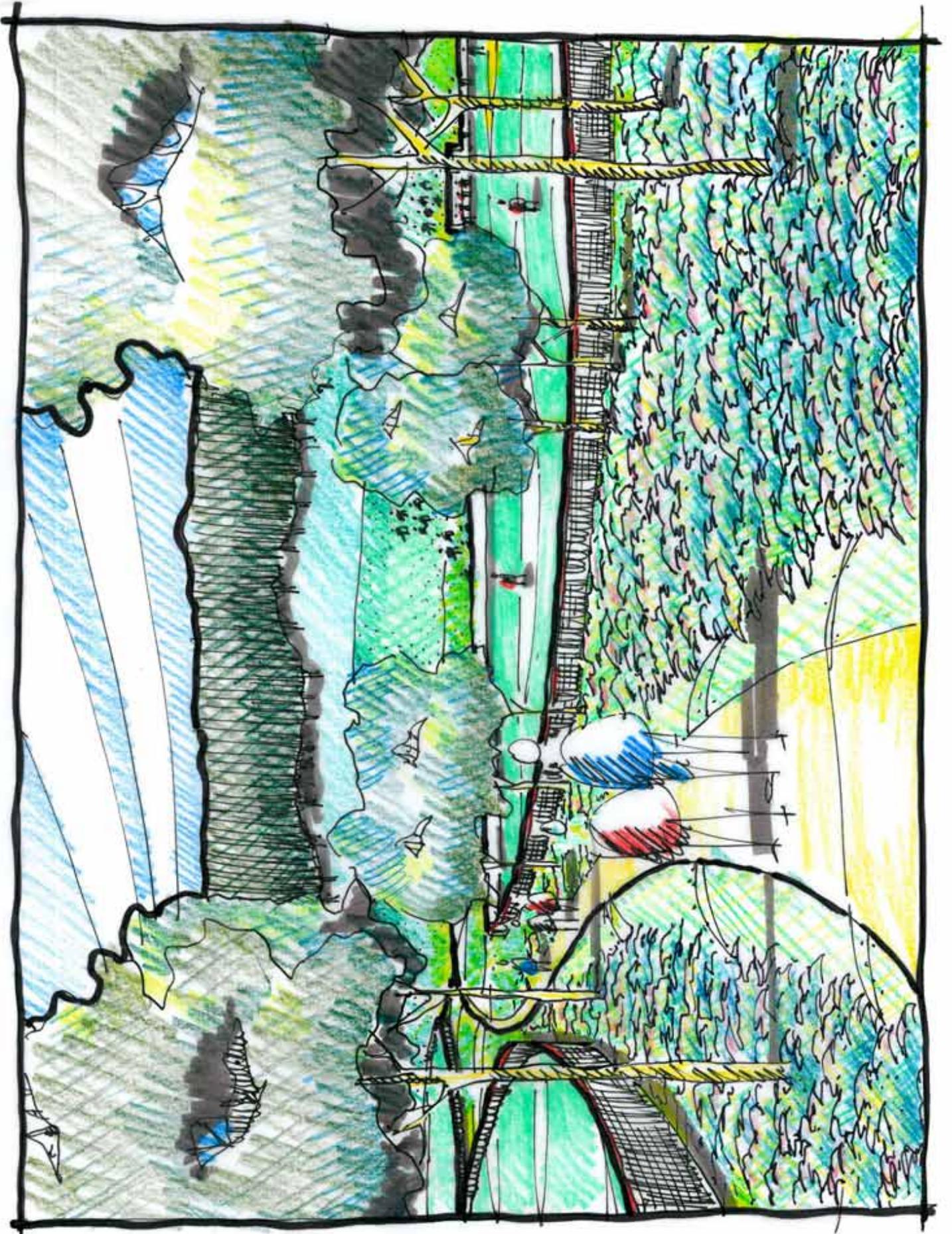
Text Legend
Accessibility
Stormwater BMPs

All-Age Softball Complex
Final Master Plan
Scale 1" = 30'
North Arrow
Current Survey

CORE AREA PERSPECTIVE



PATH PERSPECTIVE



Chapter 6: Cost Estimates & Financing

Chapter 6: Cost Estimates & Financing

COST ESTIMATE FOR DEVELOPMENT

Pashek Associates developed an opinion of probable construction costs for the proposed site improvements, based on the assumption that the implementation of the facilities will occur through a public bidding process, utilizing the Prevailing Wage Rates. To budget for inflation of costs for future improvements, we recommend a four percent (4%) annual increase be budgeted for all work occurring after 2010.

In Pennsylvania, all projects over \$25,000 are required to use the State's Prevailing Wage Rates for Construction. However, volunteer labor, as well as donated equipment and materials, may reduce construction costs. Centre Region Parks and Recreation may choose to construct some of the facilities utilizing volunteer and/or donated labor or materials. Additionally, alternate sources of funding, including grant opportunities identified herein, may help to offset the expense to the CRPR.

Based on these requirements, the opinion of probable construction cost to implement all of the improvements being proposed at Whitehall Road Regional Parklands is summarized as follows:

JOHN HESS SOFTBALL FIELD COMPLEX MASTER PLAN PROPOSED YOUTH SOFTBALL COMPLEX MASTER PLAN - Opinion of Probable Construction Costs TOTAL COST				
Item / Recommendation	Quantity	Unit	Unit Cost	Total Item Cost
A. Removals and Site Preparation				
A.1 Remove and Salvage backstops, dugouts, bleachers and fencing	1	LS	\$10,000	\$10,000
A.2 Place Electrical Primary underground for 600 feet in field area	600	LF	\$400	\$24,000
A.3 Construct Phase I stormwater mgmt facilities and E&SC controls	1	LS	\$30,000	\$30,000
B. Earthwork				
B.1 Strip Topsoil	70000	SY	\$0.50	\$35,000
B.2 Bulk Excavation (ave. 2 feet over developed area)	45000	CY	\$4.00	\$180,000
B.3 Install Remaining Stormwater and E&SC measures	1	LS	\$10,000	\$10,000
B.4 Spread topsoil, rockhound surface	70000	SY	\$0.50	\$35,000
B.5 Temporary Seeding for Erosion Control	0.75	AC	\$5,000	\$3,750
C. Utilities				
C.1 Install Stormwater Drainlines and Inlets using BMPs	1	LS	\$50,000	\$50,000
C.2 Set electrical transformer and install underground primary and secondary	1	LS	\$23,000	\$23,000
C.3 Install Septic Field using sand mound with sewer piping	1	LS	\$35,000	\$35,000

C.4 Set Water meter pit, extend water main to core area and distribute to irrigation	1	LS	\$50,000	\$50,000
D. Site Improvements - Structures				
D.1 2-story press box, umpire room, restroom, concessions and storage	4800	SF	\$100	\$480,000
D.2 20'x40' shelter (Core Area)	2	EA	\$40,000	\$80,000
D.3 20'x30' shelter	4	EA	\$30,000	\$120,000
D.4 maintenance Building (3-car garage)	1200	SF	\$75	\$90,000
E. Site Improvements - Fields				
E.1 Fine Grading, soil amendments	4	EA	\$5,000	\$20,000
E.2 Seeding	4	EA	\$7,000	\$28,000
E.3 Infield Mix	4	EA	\$8,000	\$32,000
E.4 Reinstall backstops, dugouts, stands	4	EA	\$10,000	\$40,000
E.5 New Field Chainlink Fencing with protective fence top	3300	LF	\$25	\$82,500
E.6 Softball Field Misc equipment	1	LS	\$1,000	\$1,000
E.7 Scoreboard	4	EA	\$10,000	\$40,000
E.8 Lighting for One Field	1	EA	\$150,000	\$150,000
E.9 Irrigation for Field	4	EA	\$20,000	\$80,000
F. Site Improvements - Roads and Parking				
F.1 Entrance Road - aggregate	1300	SY	\$25	\$32,500
F.2 Parking - aggregate	3600	SY	\$25	\$90,000
F.3 Parking Stabilized Turf	5900	SY	\$25	\$147,500
F.4 Wheel stops and signs	1	LS	\$20,000	\$20,000
F.5 Entrance Gate, Maintenance yard gate and fencing around Maintenance Yard	1	LS	\$10,000	\$10,000
G. Site Improvements - Core Area				
G.1 Plaza Paving	13000	SF	\$8	\$104,000
G.2 Benches and Tables	30	EA	\$1,000	\$30,000
G.3 Playground	1	EA	\$100,000	\$100,000
G.4 Signs	1	LS	\$1,000	\$1,000
H. Site Improvements - Landscaping				
H.1 Seeding, non-field areas	10	AC	\$5,000	\$50,000
H.2 Planting Infiltration Trenches	1	LS	\$50,000	\$50,000
H.3 Planting in Core Area and at SW corner of Stands/dugouts	30	EA	\$250	\$7,500
H.4 Planting of Parking Areas and Entrance	50	EA	\$250	\$12,500
H.5 Planting Screen around Maintenance Area	50	EA	\$125	\$6,250
I. Miscellaneous Expenses				
I.1 Perimeter Fencing to define property boundary (all sides)	3890	LF	\$5	\$19,450
I.2 Waster Receptacles, signs and recycling bins	1	LS	\$5,000	\$5,000
I.3 Entrance Sign	1	EA	\$5,000	\$5,000
Subtotal				\$2,419,950
Add 10% for Contingency				\$2,661,945
Add 10% for design, permitting and approvals				\$2,928,139
TOTAL				\$2,928,139

JOHN HESS SOFTBALL FIELD COMPLEX

MASTER PLAN

PROPOSED ALL AGE SOFTBALL COMPLEX MASTER PLAN - Opinion of Probable Construction Costs

TOTAL COST

Item / Recommendation	Quantity	Unit	Unit Cost	Total Item Cost
A. Removals and Site Preparation				
A.1 Remove and Salvage backstops, dugouts, bleachers and fencing	1	LS	\$10,000	\$10,000
A.2 Place Electrical Primary underground for 600 feet in field area	600	LF	\$40	\$24,000
A.3 Construct Phase I stormwater mgmt facilities and E&SC controls	1	LS	\$30,000	\$30,000
B. Earthwork				
B.1 Strip Topsoil	77000	SY	\$0.50	\$38,500
B.2 Bulk Excavation (ave. 2 feet over developed area)	45000	CY	\$4	\$180,000
B.3 Install Remaining Stormwater and E&SC measures	1	LS	\$10,000	\$10,000
B.4 Spread topsoil, rockhound surface	77000	SY	\$0.50	\$38,500
B.5 Temporary Seeding for Erosion Control	0.75	AC	\$5,000	\$3,750
C. Utilities				
C.1 Install Stormwater Drainlines and Inlets using BMPs	1	LS	\$50,000	\$50,000
C.2 Set electrical transformer and install underground primary and secondary	1	LS	\$23,000	\$23,000
C.3 Install Septic Field using sand mound with sewer piping	1	LS	\$35,000	\$35,000
C.4 Set Water meter pit, extend water main to core area and distribute to irrigation	1	LS	\$50,000	\$50,000
D. Site Improvements - Structures				
D.1 2-story press box, umpire room, restroom, concessions and storage	4800	SF	\$100	\$480,000
D.2 20'x40' shelter (Core Area)	1	EA	\$40,000	\$40,000
D.3 20'x30' shelter	2	EA	\$30,000.	\$60,000
D.4 maintenance Building (3-car garage)	1200	SF	\$75	\$90,000
E. Site Improvements - Fields				
E.1 Fine Grading, soil amendments	3	EA	\$8,000	\$24,000
E.2 Seeding	3	EA	\$10,000	\$30,000
E.3 Infield Mix	3	EA	\$10,000	\$30,000
E.4 Reinstall backstops, dugouts, stands	3	EA	\$10,000	\$30,000
E.5 New Field Chainlink Fencing with protective fence top	3200	LF	\$25	\$80,000
E.6 Softball Field Misc equipment	1	LS	\$1,000	\$1,000
E.7 Scoreboard	3	EA	\$10,000	\$30,000
E.8 Lighting for One Field	1	EA	\$180,000	\$180,000
E.9 Irrigation for Field	3	EA	\$25,000	\$75,000
F. Site Improvements - Roads and Parking				
F.1 Entrance Road - aggregate	1000	SY	\$25	\$25,000
F.2 Parking - aggregate	3600	SY	\$25	\$90,000

F.3 Parking Stabilized Turf	4700	SY	\$25	\$117,500
F.4 Wheel stops and signs	1	LS	\$16,000	\$16,000
F.5 Entrance Gate, Maintenance yard gate and fencing around Maintenance Yard	1	LS	\$10,000	\$10,000
G. Site Improvements - Core Area				
G.1 Plaza Paving	8300	SF	\$8	\$66,400
G.2 Benches and Tables	30	EA	\$1,000	\$30,000
G.3 Playground	1	EA	\$200,000	\$200,000
G.4 Signs	1	LS	\$1,000	\$1,000
H. Site Improvements - Landscaping				
H.1 Seeding, non-field areas	9	AC	\$5,000	\$45,000
H.2 Planting Infiltration Trenches	1	LS	\$50,000	\$50,000
H.3 Planting in Core Area and at SW corner of Stands/dugouts	20	EA	\$250	\$5,000
H.4 Planting of Parking Areas and Entrance	35	EA	\$250	\$8,750
H.5 Planting Screen around Maintenance Area	50	EA	\$125	\$6,250
I. Miscellaneous Expenses				
I.1 Perimeter Fencing to define property boundary (all sides)	3890	LF	\$5	\$19,450
I.2 Waster Receptacles, signs and recycling bins	1	LS	\$5,000	\$5,000
I.3 Entrance Sign	1	EA	\$5,000	\$5,000
Subtotal				\$2,343,100
Add 10% for Contingency				\$2,577,410
Add 10% for design, permitting and approvals				\$2,835,151
TOTAL				\$2,835,151

PHASING

Through the leadership of Harris Township and the efforts of all five participating municipalities in the regional parks initiative, the risk of losing the existing four softball fields in 2009/2010 was averted. With the transfer of the property to the COG in September of 2010, responsibility for the park maintenance became a reality this past fall. Over the years, as is often the case with volunteer organizations, the park had some deferred maintenance and a series of unsafe conditions existed, along with construction that did not meet local codes and accessibility requirements.

The CRPR maintenance staff quickly mobilized to remove unsafe equipment. With the help of Harris Township public works staff and equipment, dugouts were removed and grading for ADA accessible paths was completed. The Patton Township manager arranged for Glenn O. Hawbaker Construction to donate aggregate for the accessible paths and the paint for the existing chain link fencing. The following is a list of improvements undertaken by the CRPR in the fall of 2010 and spring of 2011:

- Removals of backstops, dugouts, concessions stand/press box and unsafe bleachers
- Fine grading of the fields including improvement to the turf and re-establishment of the infield lines and new clay infield mixes
- Reconstruction of batters' boxes
- Purchase and installation of new backstops and dugouts for all four fields
- Installation of new fencing mesh to protect players and spectators from foul balls and home runs
- General cleanup of the perimeter of the park, including debris
- Placement of overhead power line underground

The safety and accessibility work tasks are improving the appearance of the park while making the fields more enjoyable to play on and safer. However, until Phase I improvements described in the following paragraphs are funded, there remain compromises for players and spectators. They include:

1. There is no permanent structure for concessions or a press box for tournament officials. There has been discussion of the renting of a small trailer for an operations office, to be located on the pad left from the old concessions building.
2. Other than Accessible parking, the parking remains a lawn area.
3. Sewage will be handled by portable toilets.

The following is a discussion of the phasing of permanent improvements to the park once funding is made available and the Oak Hall Regional Parklands softball fields are built.

Ideally, the COG would construct all park improvements in one phase, minimizing construction activities, disruptions, and realizing “economies of scale” construction savings. A number of participating municipalities are recommending that the park be developed in one phase.

The total cost of the park as currently proposed is \$2,835,000 to \$2,928,000, depending upon the master plan selected. These estimates do not include any acquisition or construction costs for the driveway realignment with Misty Hill Drive - regardless of the field layout option selected by the COG.

To determine Phasing, we typically need to approach a strategy informed by:

- the amount the municipalities were willing to fund in the first phase, and subsequent phases;
- the highest priority facilities
- construction efficiencies like bulk excavation economies of scale, underground work in preparation for surface improvements and need to complete E&SC and Stormwater management improvements early in the project.

JOHN HESS SOFTBALL FIELD COMPLEX MASTER PLAN PROPOSED YOUTH SOFTBALL COMPLEX MASTER PLAN - Opinion of Probable Construction Costs PHASE I - COST	
Item / Recommendation	Cost
A. Removals and Site Preparation	\$15,000
B. Earthwork	\$84,584
C. Utilities	\$124,667
D. Site Improvements - Structures	\$770,000
E. Site Improvements - Fields	n/a
F. Site Improvements - Roads and Parking	\$300,000
G. Site Improvements - Core Area	\$235,000
H. Site Improvements - Landscaping	\$51,250
I. Miscellaneous Expenses	\$29,450
Subtotal	\$1,609,951
Add 10% for Contingency	\$1,770,946
Add 10% for design, permitting and approvals	\$1,948,040
TOTAL	\$1,948,040

**JOHN HESS SOFTBALL FIELD
COMPLEX MASTER PLAN
PROPOSED YOUTH SOFTBALL COMPLEX MASTER PLAN -
Opinion of Probable Construction Costs
PHASE II - COST**

Item / Recommendation	Cost
A. Removals and Site Preparation	\$49,000
B. Earthwork	\$179,166
C. Utilities	\$33,333
D. Site Improvements - Structures	n/a
E. Site Improvements - Fields	\$473,500
F. Site Improvements - Roads and Parking	n/a
G. Site Improvements - Core Area	n/a
H. Site Improvements - Landscaping	\$75,000
I. Miscellaneous Expenses	n/a
Subtotal	\$809,999
Add 10% for Contingency	\$890,998
Add 10% for design, permitting and approvals	\$980,098
TOTAL	\$980,098

Unlike the other two regional parks, John Hess Softball Field Complex is an operating facility with a full schedule of use that must be factored into the development of a phasing plan. The proposed fields under either master plan scenario, would require the closing of existing fields for a year or more. So the first phasing issue is to make sure the proposed softball fields at Oak Hall Regional Parkland are up and functioning before doing any major improvements to the John Hess Softball complex.

The proposed master plans require adjustments to all of the fields. It therefore becomes challenging to consider a multi-phase approach for the development of the fields. Although there would be efficiencies in constructing all of the proposed improvements in one phase, we do see that there is the possibility of developing the plan in two phases. We note that the support facilities, the press box, core area, parking, entrance road and maintenance facility could be developed without impacting the use of the existing fields. Then, once these support facilities are in-place, one would develop the four or three new fields.

MANAGEMENT, MAINTENANCE, AND OPERATIONS

MANAGEMENT

The success of all of the Regional Parklands is dependent on Centre Region Parks and Recreation's (CRPR) ability to successfully manage, operate, and maintain the park.

The details of the Management Plan that includes an Administrative Plan, Program Plan, Risk Management Plan, and Maintenance Plan are described in the previously completed Whitehall Road Regional Parkland Master Plan. The same systems apply to this master plan as well.

Much of this type of management plan already exists within Centre Region Parks and Recreation. Some adaptations or additions may be required to meet the specific needs of this new park.

MAINTENANCE

CRPR has an established maintenance staff consisting of a parks supervisor, assistant supervisor, six caretakers, and fourteen seasonal staff that will incorporate the maintenance and upkeep of the park. The staff is experienced and adept at the maintenance of park lands and the types of facilities that are to be located in this park.

Planning for maintenance and operations is an important consideration in the development of new park facilities. Consideration must be given to on-going staffing and maintenance costs, as well as major equipment needs. Additionally, development of a Park Maintenance Plan is the first step in risk management.

A Park Maintenance Plan should establish standards of care that will keep recreation facilities functional and safe, reduce liability risks, and plan for prevention of accidents. A sample maintenance plan can be found in the appendix of this report.

Routine equipment maintenance and servicing must be scheduled and performed on a regular basis. With proper care, replacement of maintenance equipment can be kept to a minimum. The equipment and tool inventory should be kept updated to assure the availability of proper tools when they are needed. A fund should be established to provide for new maintenance equipment and a regular replacement program.

Regular review of legal requirements and inspections for conformance to sanitary regulations, criteria for licensing, fire laws, building codes, pesticide applications, and safety procedures is a priority for the maintenance staff. CRPR should continue to keep up-to-date with safety standards such as those published by the American Society for Testing Materials and the Consumer Product Safety Commission.

The maintenance plan sets standards of care for each facility. This allows for a measure of productivity in park and facility maintenance. Park maintenance should be monitored and compared to the standards established in the Park's Maintenance Plan.

The National Recreation and Parks Association's publication Operational Guidelines for Grounds Maintenance, describes various levels of care for park facilities. The publication assists in determining the appropriate level of maintenance of park facilities based on size and usage and provides productivity standards, which are useful in determining the efficiency and effectiveness of park maintenance staff. This publication is also a valuable tool for projecting maintenance requirements of proposed projects and, with current cost estimating guides, can assist in establishing park maintenance budgets.

The NRPA classification system identifies five levels of care that a park facility may receive. These are as follows:¹

MODE I

State of the art maintenance applied to a high quality, diverse landscape. Mode I care is usually associated with high traffic urban areas, such as public squares, malls, governmental grounds or high visitation areas.

MODE II

High level maintenance associated with well developed park areas with reasonably high visitation.

MODE III

Moderate level of visitation, locations with moderate to low levels of visitation, or with agencies that because of budget restrictions can't afford a higher intensity of maintenance.

MODE IV

Moderately low levels of maintenance usually associated with low levels of development, low visitation, underdeveloped areas, or remote parks.

MODE V

High visitation natural areas usually associated with large urban or regional parks. Size and user frequency may dictate resident maintenance staff. Road, pathway, or trail systems relatively well developed. Other facilities at strategic locations such as entries, trailheads, building complexes, etc.

The John Hess Softball Field Complex should be maintained as a Mode II park. The sample maintenance standards provided in the appendix, and the operating and maintenance cost estimates included in this section are based on this level of care.

The John Hess Softball Field Complex is a highly developed sports complex with a variety of supporting amenities. The entire 20.63 acres of the park is planned to be developed with recreation facilities.

The park will have very high visitation levels, often with hundreds of users in the park for regular activities. Because of the high user loads, the park will require a great deal of routine and preventative maintenance.

A well planned maintenance system will be needed to ensure the park is functional, safe, and attractive. The following general list of facilities in the park that will require various types of maintenance.

FACILITY TYPES FOR MAINTENANCE

- Softball fields – clay infields and grass outfields, fencing and dugouts
- Turf - For Youth Softball Field Complex fields comprise about 4.8 acres of mowing and 6.7 acres of non-field mowed areas. For the All Ages Softball Field Complex fields comprise 5.7 acres and the non-field mowed areas is 4.9 acres
- Picnic shelters
- Two story multi-use building – restrooms, concession stand, press box, office, umpires quarters, lockers
- Roads (aggregate) and parking lots (aggregate and stabilized turf)
- Maintenance facility
- Trees, shrubs, grasses, flowers
- Trails and walkways
- Playground

¹ Operational Guidelines for Grounds Maintenance, Published by Association of Higher Education Facilities Officers, National Recreation and Park Association, and Professional Grounds Management Society, 2001

- Field lighting for one field
- Irrigation system
- Water and sanitation systems
- Stormwater management areas - rain gardens, storm water infiltration trenches, grass swales, stormwater basin, rainwater cistern

OPERATIONS

In order to plan for the operation and maintenance of John Hess Softball Field Complex, CRPR must plan for the estimated costs and activities involved. The following assumptions were made to project operation and maintenance costs for John Hess Field:

- CRPR will be responsible for total operation of the complex.
- All maintenance will be conducted to meet high level maintenance standards of safety and quality.
- One full-time maintenance person will be used to maintain the Park. He or she will be assisted by three seasonal staff persons.
- Staff, equipment, and supplies will be shared with the operation and maintenance of the other parks under the jurisdiction of CRPR.

STAFFING

Based on an interview with the CRPR Parks Supervisor and our experience with similar parks, the following staffing is projected.

For Either Choice of Master Plan Development

A full-time, 30-week per year Park Caretaker will be needed to oversee and maintain the park seven days per week. Two people will be needed to work to ensure coverage on weekends as well as weekdays. The second person will only be needed two days per week. He or she may work in another park within the CRPR system the remaining three days per week. Having a person onboard 8 hours per day, seven days per week will mean fifty-six total hours of work per week. The cost for this position is about \$13.00 per hour (including payroll benefits). Total anticipated cost for the position would be about \$22,000 annually.

MAINTENANCE STAFFING		
Position	Number	Total
Park Caretaker	1	\$22,000
Turf specialist – 50 hours annually		\$1,000
Program and Event Coordinator	1	\$7,500
Total Staff Costs		\$30,500

One seasonal park maintenance worker will also be needed for two to three days per week plus tournament weekends. This will likely be a person in an existing position; therefore no additional cost is identified in the chart.

Specialty turf work including aeration, topdressing, infield grading, fertilization, overseeding, etc. would require about 50 hours annually for a skilled operator from within the existing CRPR staff. The cost for this will be about \$25/hr for a total annual expense of about \$1,000.

A program/event coordinator, working under the direction of the Recreation Supervisor for Fitness and Sports, will be needed to work with supervising, managing, and coordinating events and activities at the complex. CRPR has estimated the cost for this position at \$7,500.

MAINTENANCE EQUIPMENT

The CRPR park maintenance department is already outfitted with a series of excellent maintenance equipment. Much of that equipment, including the aerator, slit seeder, fertilizer spreader, top dressing machine, core aerator, and sod cutter is shared among all of the agency's parks and also can be used at the John Hess Softball Field Complex.

Additionally, the large cut mower from other parks can be used at the John Hess Softball Field Complex. Additional equipment that will be needed specifically for the complex, along with associated costs, is shown in the chart below.

EQUIPMENT	ESTIMATED COST
Utility vehicle – light duty (Gator, Cushman, Mule or similar)	\$10,000
Utility pick-up truck – half ton	\$20,000
Toro Groundsmaster Sidewinder 3500 series*	\$20,000
Small power and hand tools	\$6,000
Total	\$56,000

*CRPR currently uses Toro cutting and field maintenance equipment so that brand is specified in this list.

Included in the list above is a line item for small power and hand tools that will be needed to supplement the existing inventory. This could include push mowers, string trimmers, backpack blowers, chain saw, air compressor, air tools, mechanics and carpenters tools, lawn and landscape tools, power tools, and hand tools.

As CRPR continues to expand its major equipment inventory, it is recommended that they continue to consider the option of renting or leasing some of the major pieces of equipment rather than to purchase them. When comparing purchase prices, maintenance, equipment replacements, insurance, and other costs, renting may be more cost effective than purchase.

SUPPLIES AND MATERIALS

In addition to manpower and equipment costs there will also be associated consumable supplies and materials expense for park maintenance. Consumable supplies are a bit more difficult to predict as they are affected by a multitude of variables. The chart below estimates these consumable expenses. One column shows anticipated costs for the first phase of development and a second column shows the expected costs by the fifth year of operation.

MAINTENANCE MATERIALS, SUPPLIES, AND SERVICES	YEAR ONE COSTS	ANTICIPATED ANNUAL COST WHEN FULLY DEVELOPED
Utilities	\$4,000	\$12,000*
General Repairs and Maintenance Expense	\$2,500	\$8,000
Portable toilet rental	\$4,800	\$0
Garbage and recycling	\$2,400	\$5,000
Program supplies and expense	\$1,700	\$4,000
ASA Membership	\$1,100	\$1,200
Games officials and umpires	\$10,000	\$11,500
Equipment Repairs / Supplies	\$0	\$3,000
Turf Maintenance Supplies	\$3,000	\$6,000
General Expenses - insurance, staff training, transportation, office administration, and other expenses	\$0	\$4,000
Total Maintenance and Operations Supply Costs	\$29,500	\$57,240

*Assumes lighting one field

POTENTIAL REVENUE PRODUCTION

The primary sources of revenue production for John Hess Softball Field Complex will come from sportfield use and pavilion rentals. In 2008 CRPR initiated their Sportfield Reservation Process to “Effectively manage the high demand for public sportfield uses and to recover some of the costs associated with sportfield maintenance.” Earlier, they adopted a similar policy and fee structure for the use of their pavilions.

SPORT FIELD USE

Three or four softball fields are planned for John Hess Softball Field Complex. Two master plan options have been developed for the complex. COG will determine which option is developed as demand dictates.

CRPR charges a reservation fee for various levels of field use. Based on the Fee Schedule (shown to the right), the following revenue can be expected from sportfield use.

ANTICIPATED USE OF FIELDS

CRPR has scheduled for the 2011 season for four leagues to play at Hess Field. Additionally, they have scheduled a minimum of six tournaments for the 2011 season, in cooperation with SCASA .

With the increased quality of the fields, it can certainly be expected that both league and tournament use will grow in future years.

Anticipated league and team revenues are projected at just over \$17,000 for the 2011 season. Field reservations fees are anticipated to produce about \$6,000.

Estimated Leagues and Field Use Revenue - \$23,000

ANTICIPATED 2011 TOURNAMENTS	
June 18 & 19	Men’s Slow Pitch District Tournament
July 1, 2 & 3	Girl’s Fast Pitch Tournament
July 15, 16 & 17	Girl’s Fast Pitch Eastern National Qualifying Tournament
July 23 & 24	Women’s Slow Pitch State tournament
July 30 & 31	Men’s Slow Pitch 45+ State Tournament
Aug. 13 & 14	Men’s Slow Pitch 35+ State Tournament

NEW CRPR FEE SCHEDULE

Effective January 1, 2011, CRPR has adopted the following revised fee schedule for sports field use.

Sport Field Fees

Reservation Fee - \$15 – charged for all reservations of one or more fields for more than a single 4-hour block of time

Sport Season Reservation Fee - \$180 per field per sport season for resident groups; \$270 for non resident groups

Tournament Fee - \$30 per team for two to three day tournaments. Additional fees may be charged according to CRPR’s Large Group Event Policy. A fee of \$15 per hour is charged for the use of field lights.

Pavilion Rates

Reservation Fee - \$45-\$50 depending on the pavilion

Addition Fee for Electric - \$5

Large Group Event

Base Fee - \$50 per day

Electric Fee - \$5 per day

Reimbursements for event-related costs incurred by CRPR.

the fee is paid as a lump sum at the time of purchase. Fees could range from four or five thousand dollars for a short-term contract to tens of thousands for a longer term contract.

If CRPR chooses to pursue any of these, it would be wise to consult other communities who have been successful with these types of financial programs before.

SUMMARY OF REVENUE AND EXPENSES

The following shows a summary of anticipated revenue and expenses related to the John Hess Softball Field Complex.

REVENUE - ANNUAL	
Category	Amount
Sports field use fees	\$23,000
Concession stand net revenue	\$12,000
Other annual revenue sources	\$32,000
Total Potential Annual Revenue	\$68,000

ONE TIME REVENUE	
Field Naming Rights	Up to \$30,000 per field

EXPENSES - ANNUAL	
Category	Amount
Staffing	\$30,500
Materials and supplies	\$29,500
Total Anticipated Annual Expenses – Year one	\$60,000

OTHER EXPENSES	
Major Maintenance Equipment	\$56,000

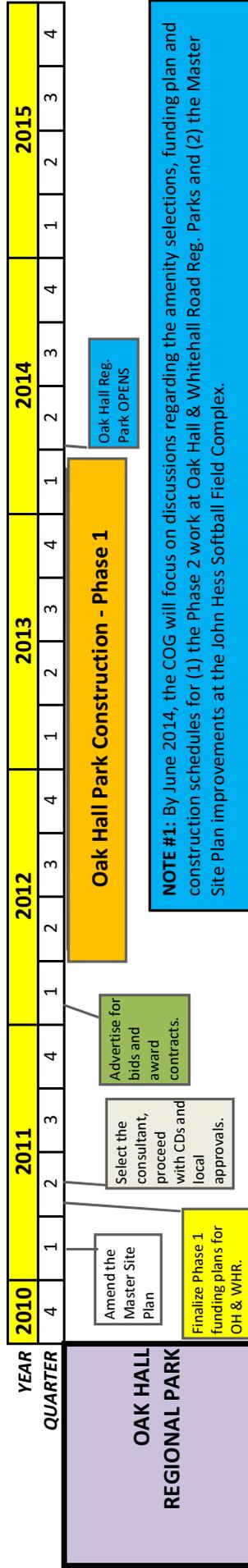
SCHEDULING THE IMPROVEMENTS AT ALL THREE PARKS

The following Timeline Schedule developed by CRPR staff and endorsed by the COG, provides an illustration of how the construction would be sequenced for all three parks. It is not practical to estimate future phases given the uncertainty of funding availability for those phases.

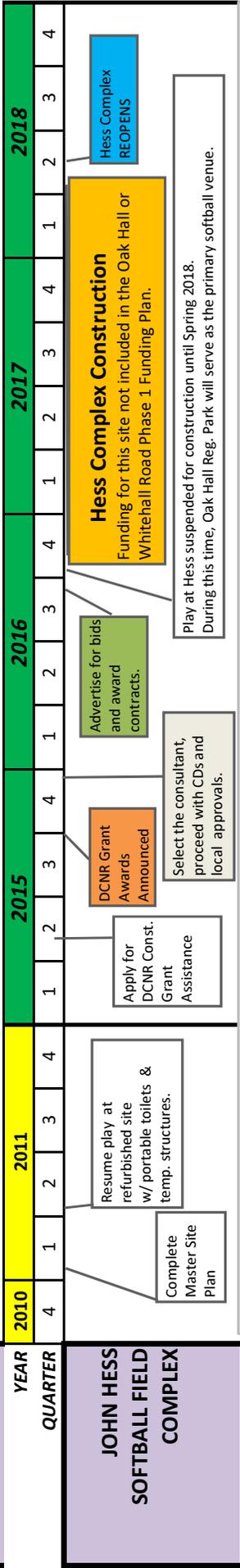
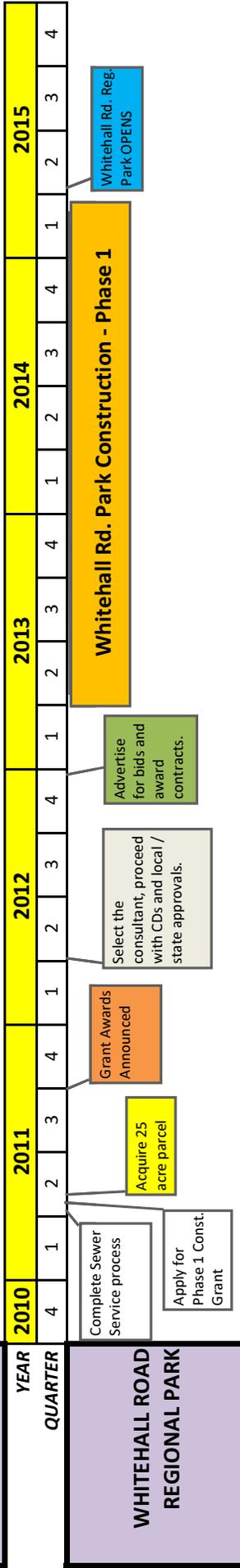
COG REGIONAL PARK DEVELOPMENT TIMELINE

Version Date: 14-Mar-2011

As approved by the COG General Forum on 28 March 2011



NOTE #1: By June 2014, the COG will focus on discussions regarding the amenity selections, funding plan and construction schedules for (1) the Phase 2 work at Oak Hall & Whitehall Road Reg. Parks and (2) the Master Site Plan improvements at the John Hess Softball Field Complex.



Play at Hess suspended for construction until Spring 2018. During this time, Oak Hall Reg. Park will serve as the primary softball venue.

NOTE #2: In addition to seeking grant funds, a coordinated fundraising campaign involving all three sites will be initiated to supplement the municipal investments in the Regional Parks Initiative.
 "CDs" = Construction Documents

Appendices

Appendix A: PA Historical and Museum Commission Review

Awaiting Receipt

Appendix B: PNDI

1. PROJECT INFORMATION

Project Name: **Hess Field Master Plan**
 Date of review: **7/20/2010 8:40:32 AM**
 Project Category: **Recreation,Other**
 Project Area: **34.3** acres
 County: **Centre** Township/Municipality: **Harris**
 Quadrangle Name: **STATE COLLEGE** ~ ZIP Code: **16801,16827**
 Decimal Degrees: **40.771929 N, -77.825474 W**
 Degrees Minutes Seconds: **40° 46' 18.9" N, -77° 49' 31.7" W**



2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for one year** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt.

PA Game Commission

RESPONSE: No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources

RESPONSE: No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission

RESPONSE: No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service

RESPONSE: No impacts to federally listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.*) is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. For cases where a "Potential Impact" to threatened and endangered species has been identified before the application has been submitted to DEP, the application should not be submitted until the impact has been resolved. For cases where "Potential Impact" to special concern species and resources has been identified before the application has been submitted, the application should be submitted to DEP along with the PNDI receipt, a completed PNDI form and a USGS 7.5 minute quadrangle map with the project boundaries delineated on the map. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. DEP and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <http://www.naturalheritage.state.pa.us>.

Appendix C: Meeting Minutes and Materials



Centre Region Council of Governments
REGIONAL PARK PLANNING COMMITTEE

2643 Gateway Drive #1, State College, PA 16801-3885
(814) 231-3071 Fax 814.235.7832

Website: www.crpr.org
E-Mail: crpr@crcog.net

Serving the Borough of State College and the Townships of College, Ferguson, Harris & Patton

Joint Meeting of
The Parks Capital Committee & The Regional Park Planning Committee
Draft Meeting Summary

Tuesday, June 8 2010, 12:15-2:15 PM
Centre Region COG Building - Forum Room

1. Mr. Klees called the combined meeting to order with the following persons present:

- The COG Capital Parks Committee (PCC)(5)

Mr. Dan Klees	College Twp.	Mr. Mark Kunkle (for Mr. Killian)	Ferguson Twp.
Mr. Jim Rosenberger	S. C Borough	Mr. Cliff Warner	Harris Twp.
Mr. Jeff Luck	Patton Twp.		

- The Centre Regional Recreation Authority (6)

Ms. Kathy Matason	College Twp.	Ms. Sue Mascolo	Ferguson Twp.
Ms. Donna Conway	S. C. Borough	Mr. Roy Harpster	Harris Twp.
Mr. Chris Hurley (absent)	Patton Twp.	Dr. Donna Ricketts	SCASD

- Municipal / Regional Staff (non-voting)

Mr. James Steff	COG Executive Dir.	Ms. Amy Farkas	Harris Twp.
Mr. Adam Brumbaugh	College Twp.	Mr. Doug Erickson	Patton Twp.
Mr. Tom Fontaine	S. C. Borough	Ms. Kathy Ulincy	Finance Officer
Mr. Ronald Woodhead	Director CRRA/CRPR	Mr. Greg Roth	Park Supervisor
Mr. Todd Roth	Aquatics Supervisor	Mr. Jeff Hall	Rec. Sup. Sports & Fitness
Ms. Emma Stevenson	COG Admin Intern		

- Others

Mr. Bud Graham	Harris Township Supervisor	Mr. Dick Mascolo	Resident
Ms. Laurene Phillips	Community Tennis Assn.	Ms. Carol Oliver	Community Tennis Assn.
Ms. Joan Nessler	Community Tennis Assn.		

- Consultant

Mr. Dan Jones Pashek & Associates

2. **COMMENTS FROM THE PUBLIC** – none

3. **APPROVAL OF PRIOR MEETING SUMMARIES**

- A. The summary of the Feb. 1, 2010 Regional Parks Planning Committee meeting was approved by the RPP on a motion by Ms. Mascolo and a second by Ms. Matason.
- B. The summary of the May 20, 2010 COG Capital Parks Committee meeting was approved by the PCC on a motion by Mr. Warner and a second by Mr. Rosenberger

4. **DISCUSSION ITEM: Report on Visitor's Bureau Meeting**

Mr. Klees reported on the meeting with Betsy Howell and Joe Thomas from the Centre County Convention & Visitor's Bureau (VB). The primary theme that arose from the meeting centered on cooperative efforts, with the possibility of the VB participating in capital funding support and annual operational funding with the understanding that the COG will in turn work with VB to host sportfield events. Mr. Klees also relayed the possibility of the YMCA developing an indoor facility with VB support. Mr. Steff added that the door is open for a partnership if both parties can benefit. Mr. Luck wondered if the VB support would be equal to the standard charge levied for field reservations and use. Mr. Steff relayed that the cooperation could be a more predictable benefit over time.

Mr. Klees reiterated the possibility of two revenue streams, one for capital expenses and one for operational reimbursements. Mr. Luck agreed to the benefit. Mr. Rosenberger asked about the VB involvement in fundraising. Mr. Klees outlined the need for a timeframe to commit, along with the necessary language and agreements that would be needed to proceed.

Ms. Mascolo asked about the current use of CRPR sport fields by out of town groups and users. Mr. Woodhead responded that most use is currently by Centre Region Residents. Mr. Rosenberger expanded the question to include Hess Field. Mr. Woodhead responded that many of the users of Hess are from out of town.

Mr. Klees outlined that with the regional parks, more field space would allow for more options. If non-residents use the fields, local businesses would benefit and there would be a trickle down effect to the local economy as a third revenue stream.

Mr. Klees relayed that this item is not for action at this time, nor is there a timeframe for it. The VB would prefer an opinion, position, or proposal from the COG General Forum that they may take to their board

5. **THE WHITEHALL ROAD REGIONAL PARKLANDS – MASTER SITE PLAN**

A. Schedule: The following proposed schedule was reviewed and agreed to:

1. JUNE 8: The Regional Parks Planning Committee will be asked to designate a layout/facility plan and finalize the Phasing Strategy.
2. June 28: Mr. Pashek will attend the COG General Forum meeting to present the selected layout/facility plan for endorsement.
3. JULY & AUGUST: The draft Master Site Plan & Report will be compiled and circulated for municipal, community, and PA DCNR comments.
4. SEPTEMBER: The Parks Capital Committee will be asked to approve the final Master Site Plan & Report, which will then be presented to the COG General Forum for action.

B. The Layout Plan: Mr. Jones reviewed the layout options and posed questions to the committee of whether or not to show the buildings, how to address the inclusion or exclusion of the additional 25-acre plot, whether to show a 75-acre plan or a 100-acre plan, and how to address phasing. In the packet, variant A shows full sized baseball fields, variant B includes a second building, variant C shows only building outlines and notes, and variant D shows only a 75 acre plan. Mr. Jones relayed that the Master Site Plan can have options or alternates, that it's easier to subtract elements from the plan than to add them, and that options and alternates could also be part of the phasing plan.

Mr. Klees asked about the changes required if the 75-acre plan is used, then the additional 25 acres becomes available. Should we have a stand alone 75 acre plan, with a 25 acre plan that can be added? Mr. Jones replied that this could work if the project was to be done piecemeal, and that the phasing of the project could help resolve the issue.

Mr. Luck and Mr. Jones discussed a concern over the ability to change the layout – what level of change constituted a need to go back to the General Forum? While the MSP has flexibility built in, how much modification is acceptable, and what needs to be approved? Mr. Woodhead added that any changes would need to be approved by the General Forum, and that DCNR also has a role in the approval process. Mr. Jones counseled to include alternates, whether they end up being built or not.

Mr. Rosenberg stated that the layout plan would be impacted by whether the site is 75 acres or 100. Mr. Klees desired a 100 acre plan with phases to the 75 acre limit, then a final phase to take it out to 100. Mr. Jones

reminded the group that the phasing could be planned, then later it could be decided not to do certain parts of the phasing. Mr. Luck inquired that if the 100 acre plan is approved, what happens if the additional 25 acres is not obtained? Is the 'D' plan the default if the additional 25 acres is not obtained? Mr. Steff related that it would be possible for the General Forum to approved two layouts, one for 75 acres and one for 100 acres.

Mr. Jones explained some of the reasoning for the plans as they were currently shown, including the desire to keep similar use fields together while still providing at least a minimum number of several types of field uses.

Mr. Klees felt that having two plans for approval may be too confusing for the General Forum. Mr. Rosenberg disagreed, stating that two plans (one 100 acre plan and one 75 acre plan) would be acceptable. Mr. Klees raised the concern about what was needed to continue the project process forward? Mr. Woodhead asked for clarification that variant 'C' and variant 'D' were to be the focus. Mr. Rosenberger agreed that we should not show the buildings, but show the space where they may occur. Mr. Warner stated that the buildings were not the responsibility of the municipalities. Mr. Klees asked about moving the possible tennis building closer to the northern border on variant 'C'.

Mr. Kunkle inquired about proceeding with the 100 acre plan if the grant for the additional 25 acres was approved.

Mr. Klees asked about the DCNR requirements for phasing. Mr. Woodhead responded that those details would be required for approval. Mr. Klees stressed that the site had required infrastructure that needed to be in the early phases of the project, and that some of the funding strategy for the capital expenditures would be required. The phasing should be done so as to complete whole park sections rather than smaller pieces throughout the site. Mr. Luck asked if then the phasing would drive the municipal contributions?

Mr. Luck brought up the point that the initial regional needs assessment did not include the new facilities at Circleville and Bernel Road parks. Should the baseball fields then be moved to a later phase? Mr. Jones relayed that the initial thoughts on phasing would be to start at the east and build to the west. This could be interrupted or modified if priorities change. Mr. Klees added that the benefit of SCASD as a partner may depend on including a full sized baseball field earlier in the project.

Mr. Jones asked how the buildings should be represented. Ms. Mascolo favored showing the buildings, even if they may not be built. Mr. Jones stated that a dashed line could be used to show a future phase. Mr. Rosenberger liked the idea of showing that without having to commit.

Mr. Luck raised the question of extending the opportunity to build on COG lands to any interested sports group, and that this larger issue may need to be decided first. Mr. Rosenberger replied that was more of a financial decision. Mr. Klees replied that there was no obligation to any group with this MSP. Ms. Conway desired to have the buildings shown and Mr. Klees agreed.

For the phasing, Mr. Jones used variant 'C', depicting building outlines only with notes for the possibility of future buildings. Mr. Klees agreed to use 'C', adding the possible Soccer building and asked about how to phase that variant. Mr. Jones replied that this could be shown with boundaries or colors, but that this may be a better question to ask during design development. The current plans and layouts may better serve if they remain more general. Mr. Klees stated that numbers associated with phases may be needed in order to move the project forward. Mr. Rosenberger agreed that some plans may need to change to make the project viable. Mr. Jones asked about the level of detail needed for the phasing estimate. Mr. Rosenberg desired to have a less detailed plan, but a commitment to start.

Mr. Woodhead pointed out that there was a very detailed estimate to build to a 'level of use' standard, and that with a more accurate plan, the project could stimulate community interest to continue to improve the park.

Mr. Klees reiterated the desire to use variant 'C' with east to west phasing. Mr. Warner pointed out that partner groups may drive the phasing. Mr. Klees would like to see the consultants come back with a phasing plan. Mr. Jones replied that variant 'C' could be used as a starting point, then modified as needed. Mr. Erickson added that after each phase is complete the MSP could be updated. The MSP should be a living document that is updated as phases are completed.

Mr. Woodhead asked for clarification that the desire of the group was to use variant 'C' with the tennis courts as shown. Ms. Nessler raised a concern about moving the tennis courts if the building was to be built and that by building the courts closer to the northern edge it would save money in the long run. Mr. Mascolo stated that the new building could just go right over the courts. Mr. Klees stated that the courts could be pushed to the north, leaving a green area by the road. Mr. Luck reiterated the need to ask groups to identify themselves if they wished to commit to a desire for land or a building and that the opportunity needed to be extended to

all sports groups. Mr. Jones stated that there would be an ongoing review of the project. Mr. Rosenberg added that with the flexibility of the MSP, possible future use and partnerships could exist.

Mr. Klees asked for clarification for approval. After discussion, Mr. Warner moved that:

“The Regional Park Planning Committee recommends to the COG Executive Committee Plan ‘C’ as revised by these discussions for consideration by the General Forum.”

Mr. Rosenberger seconded and all agreed.

C. The Regional Park Phasing/Funding plan

Mr. Woodhead requested a clarification on the committee proposal regarding ‘total municipal contribution’ vs. ‘total project cost’. Mr. Rosenberg stated that it should be the contribution level of the municipalities, so that additional opportunities for improvements are not hindered if other groups wish to contribute. Mr. Luck agreed that it should be the ‘total cost to the municipalities of \$8-10 million.’

Regarding Hess Field, this discussion was held to later in the meeting.

Mr. Klees initiated the discussion related to the proposed 2011 budget and municipal contributions so that staff may prepare the budget. He recommended a higher contribution for 2011 than previous years. Mr. Rosenberg asked that the contributions ramp up over a period of maybe three years. Mr. Klees stated that by calculating the desired changes and applying the COG formula, he found a range of between \$450,000 and \$475,000 as a recommendation for the budget. Mr. Luck stated that we could increase the contribution now and build up the ‘war chest’. Mr. Rosenberg reiterated the desire to increase the contribution over time. Mr. Warner agreed, adding that other municipal obligations may disappear during that time.

Mr. Klees added that the actual project cost will be a consensus when COG decides to borrow money for the project. Mr. Luck added that an increased contribution now would mean less of a borrowing later.

Mr. Klees moved that “The Parks Capital Committee Recommends a 2011 Municipal Contribution of \$475,000 for the regional Parks.” Mr. Rosenberger seconded. Mr. Klees, Mr. Rosenberger, Mr. Warner, and Mr. Kunkle (for Mr. Killian) agreed. Mr. Luck abstained.

6. HESS FIELD: Mr. Klees introduced the Hess Softball Field Discussion

The proposed schedule was to:

JUNE 8: Seek Consensus to decide if/how the process will move forward

JUNE 28: Act on the Articles of Agreement to permit the acquisition. A provision should be included to have safety-related projects start in September to allow for play in 2011

JUNE 28: Authorize the execution of the Sales Agreement (with the specified \$5,000 payment)

JUNE 28: Authorize the solicitor to prepare for the closing to be held on or before September 1, 2010.

JUNE 28: Authorize the land survey (boundary & topo).

JUNE 28: Begin work on the Master Site Plan. Act on a proposal from Pashek & Associates. Allow safety improvements to be made before the MSP is completed.

Mr. Klees brought up concerns about spending money to repair items that may be later demolished pending the MSP. Mr. Woodhead stated that the MSP is the end point, and that phased reporting would be used to ensure that money spent for safety repairs would be in accordance with the MSP. If MSP details are not available, some fields may not be available for play in 2011.

In consideration of the final draft of the Articles of Agreement for General Forum Action on June 28, Mr. Kunkle (speaking for Mr. Killian) relayed that Ferguson Township will not approve the Articles until the Whitehall Road MSP is approved. Mr. Graham stated that if the sale of Hess Field is not complete by September 1, Harris Township will pull out of the Regional Park Funding. Mr. Steff asked about moving the decision up to the August General Forum Meeting. Mr. Graham thought that was too close to September 1. Ms. Farkas felt that this was not fair to either party in the Hess Field sale. Mr. Klees hoped that if all municipalities were working toward a common goal agreements could be reached, even if they were all at the same meeting in August.

Mr. Fontaine relayed that there would be a schedule conflict with the Borough Council for the August General Forum Meeting and that they would be late. Mr. Steff suggested an August meeting with only 2 agenda items and that the meeting begin late to accommodate Borough Council members. Mr. Fontaine asked if the General Forum could agree to the layout option at the June meeting, and Mr. Woodhead agreed. Mr. Woodhead asked if Ferguson Township would agree to the Hess sale if the General Forum approved the

layout, or whether they desired the entire MSP to be approved. Mr. Kunkle could not respond on behalf of his Board..

Mr. Graham stated that time would be required to finalize all items needed for the sale of Hess Field. Mr. Klees asked if all required meetings and documents could be prepared in advance, in anticipation of a positive decision, and Mr. Steff agreed to schedule the closing. Mr. Erickson stated that the Whitehall Road MSP should be completed earlier than August.

Mr. Luck moved that "The final draft of the Articles of Agreement for the sale of Hess Field be relayed to the General Forum as an information item only for their meeting on June 28". Mr. Rosenberg seconded, and all approved.

Mr. Steff asked if the General Forum should be asked to Authorize the Parks Capital Committee to finalize a sales agreement to be executed by the COG chair to expedite the process. Mr. Klees asked to determine this at the June COG General Forum meeting. Mr. Fontaine recommended that this be sent to the COG Executive Committee and held in Executive session as it relates to a real estate matter.

Regarding the proposal from Pashek and Associates to prepare the Master Site Plan for Hess Field, Ms. Farkas presented some discrepancies in the proposal. Examples she gave were sewer service provisions when the complex is located outside the sewer service area, a pathway to Route 45, the listing of two municipalities when the complex resides only in one, and soil type analysis. Mr. Klees asked if these issues could be addressed and clarified. Mr. Luck moved to approve the proposal, pending clarification, to the Executive Committee. Mr. Warner Seconded, all approved.

Regarding the proposal for land surveying services at Hess Field, Mr. Luck moved to accept the low bidder, Mr. Warner seconded, and all approved.

7. PREPARE FOR THE COG GENERAL FORUM MEETING

The committee wished to continue the discussions for Whitehall Road and Hess Field within the current COG structure at regular meetings.

8. ADJOURNMENT

There being no further business, the meeting adjourned at 2:15 PM.

The next regular CRRA/CRPR Board meeting will be on Thursday, June 10, 2010

The next COG Parks Capital meeting will be on Thursday, July 16, 2010.

A date for the next Regional Park Planning Committee meeting has not yet been set.

Minutes prepared by Todd Roth, Diane Ishler & Ronald Woodhead

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Centre Region Council of Governments
COG PARKS CAPITAL COMMITTEE

Draft Meeting Summary
from Thursday, July 15, 2010
held in the COG Forum Room

Mr. Klees called the July 15, 2010, meeting of the COG Parks Capital Committee to order at 12:15 PM with the following individuals in attendance:

Parks Capital Committee (5 of 6): Dan Klees, Jim Rosenberger, Richard Killian, Amy Farkas (for Cliff Warner), and Doug Erickson (for Jeff Luck).

CRRA/ CRPR Board Members (5 of 6): Mr. Roy Harpster, Ms. Sue Mascolo, Ms. Kathy Matason, Dr. Donna Ricketts, Mr. Chris Hurley

Others:

Mr. Adam Brumbaugh, College Township Mgr.

Mr. Mark Kunkle, Ferguson Township Mgr.

Mr. James Steff, COG Executive Director

Mr. Tom Fountaine, SC Borough Mgr.

Mr. Ronald Woodhead, CRPR/CRRA Director

Jeff Hall, CRPR/Recreation Supervisor

Mr. Greg Roth, CRPR/Parks Supervisor

Ms. Diane Ishler, CRPR Office Manager

Mr. Dick Mascolo, Former Twp. Supervisor

Consultant:

Mr. James Pashek

CITIZEN COMMENTS: None

APPROVAL OF MEETING SUMMARY

The June 8 meeting summary of the COG Parks Capital Committee and the Regional Parks Planning Committee was unanimously approved following a motion by Mr. Rosenberger and a second by Ms. Farkas.

INFORMATION ITEM

Mr. Steff stated that the Article of Agreements requires that a Master Site Plan be developed for regional parks and that the Whitehall Road parkland Master Site Plan was reviewed by the Parks Capital Committee who made some comments. Following those revisions, the draft was presented to the General Forum. He then reviewed the discussions and actions that occurred at the June 28 General Forum Meeting:

Whitehall Road Parklands - The General Forum endorsed the Whitehall Road Parkland Layout Plan as the base for the Master Site Plan report to be presented to the General Forum at their August meeting and then sent to the municipalities for comment.

Hess Softball Field Complex - The General Forum authorized a land survey (around \$4,700). They also authorized \$50,000 for Pashek Associates to include (1) the preparation of a Master Site Plan and (2) to guide the necessary safety improvements required to operate this complex until the facilities in the Master Plan are constructed.

Regional Park Funding - Mr. Pashek made a presentation at the General Forum Meeting, proposing that Whitehall Road and Oak Hall parklands and Hess Softball Field Complex be developed in phases based on a borrowing of \$7.5 million. No action was taken and the proposal is being circulated for comment and review.

THE WHITEHALL ROAD REGIONAL PARKLANDS - MASTER SITE PLAN

Schedule: Mr. Pashek brought everyone up-to-date: A draft of the Master Site Plan will be submitted electronically to Mr. Woodhead on Monday (July 19), then his comments will come back within a

few days. Mr. Pashek will then prepare the document and a presentation for the COG General Forum Meeting on Monday, July 26.

Master Site Plan: He then reviewed the proposed Master Site Plan for the Whitehall Road parkland. Some of the information gathered for the Oak Hall Parkland Master Site Plan was used (as intended) for the Whitehall Road plan. They also updated the field inventory to include Bernel Road, performed soil sampling and excavation tests, and updated the soil information based upon on CMT Testing. He used the overhead and a handout to review the Master Site Plan, indicating what has been acquired (75 acres) and the pending (25 acre) acquisition. He went over the storm water runoff, irrigation, lighting and artificial surfaces (where planned).

Mr. Killian voiced concern about the building area shown on the plan and whether the label & location should indicate it as a “tennis building”. Mr. Pashek explained that he was concerned about having activity behind a building as indicated on the plan.

A discussion followed about the building, bathrooms, and how the sewage system is set up and how it would fit in the phasing plans. Mr. Klees related he understood on Field F about the artificial turf, but he didn’t understand about the lights. Mr. Pashek stated that he understands groups want to practice while they wait for their game and they could be used in the early spring. Mr. Kunkle asked about the sewage staging; do we want the sewage staging on park property since it is going to service the PSU development? Mr. Klees indicated it could be shown on the plans and then moved. Mr. Kunkle wants the committee to make sure the sewage staging is shown where PSU can use it so we can retrieve the funds paid. Mr. Pashek is to find out if the lift station site should be relocated. There was also concern that the first thing the public would see would be the maintenance building since it is near the park entrance. Mr. Pashek replied that the building would be screened by plantings.

Mr. Pashek related that the Master Site Plan report would include the cost estimate. Mr. Klees indicated that this cost estimate should fit with the phasing plan so it was clear to everyone and Mr. Pashek agreed. He then went over what was in Phase I through IV. Mr. Klees asked about the other 25 acres, what you would see? Mr. Pashek replied it would be just grass. Mr. Steff asked if the SCASD wanted to help with the baseball field, could we develop the field out of the phasing sequence? Mr. Pashek indicated that it could be done and defer something else to the next phase.

Mr. Klees didn’t see trees listed in Phase I so asked if there were any planned for Phase I. Mr. Pashek indicated they were included in Phase I under a broader category. Mr. Klees felt that it was important for people to understand that. Mr. Rosenberger asked for clarification if the lift station was included in the cost figures. Mr. Pashek indicated they were not. Mr. Klees stated we need an agreement with the University as to what is going to happen with the sewage station, etc. Mr. Pashek also indicated that it does not include the various changes to the intersection and roadway near Whitehall Road & Blue Course Drive.

Funding: Mr. Steff reviewed the Funding Analysis Chart prepared by Kathy Ulincy summarizing where the municipalities will be asked to contribute for 2011 based on the \$475,000 (using the modified COG formula). This was an increase from the \$367,693 that was contributed for the last several years and, if used, is close to the threshold amount expressed by Patton Township. The report contained the amounts based on \$7.1 million borrowed at 4% for 20 years; \$7.5 million borrowed for 20 years; \$7.1 million for 25 years; and \$7.5 million for 25 years. There was a discussion on the way the contributions were allocated and the fact that some go up and some go down. Mr. Rosenberger related that this would be for 2011 but the numbers may change again for 2012 and 2013. Mr. Pashek talked about the cost of operating the regional parks. He estimated the staff at \$200,000; equipment at \$150,000 in the phasing cost estimates. He also estimated that the pavilion revenue would be \$100,000. It was also suggested that a “Regional Park Fee on New Dwelling Construction” be assessed; \$500 in lieu of the current fee assessed for open space. Mr. Fountaine explained there is an “impact fee” used in other areas of Pennsylvania. He related you have to go

through the process to establish the fee and that the municipality could decide how to raise their money. No one else was aware of this fee. Mr. Rosenberger wants to know more about this fee and the consensus of the committee was that each municipality would have to review this and find out more about the fee.

HESS SOFTBALL FIELD COMPLEX PROPOSAL

Mr. Pashek related that there was a very useful meeting at Hess Softball Field Complex in the morning (July 15) to collect information with the hope that it would “jump start” the Master Site Plan. At the next meeting, Hess Softball Field Complex will be on the agenda. Some of the items he mentioned about the site and the process: recognize that the “snack bar” building needs to be replaced, three bleachers needed, dugouts cannot be too tall to block the view, a gate to control access, the drainage is pretty good except at the entrance, the fields need to be built up, have to look at some things for Greg’s crew to do next fall, needs to service both youth and adult, and the survey revealing 80-100’ that the neighbors believe to be theirs. A meeting should be held with the group so a plan can be completed for September and maintenance and safety tasks can proceed in this fall. Mr. Klees wanted to make sure the phasing for Oak Hall was updated and that the costs reflect those updates.

Actions to Send to General Forum:

A. On a motion by Mr. Killian and a second by Ms. Farkas, the Parks Capital Committee unanimously voted that *the Parks Capital Committee forward the Articles of Agreement, dated July 9, 2010, for the acquisition of the Hess Field Complex to the General Forum for consideration and referral to the Centre Region municipalities for adoption.* (Ms. Farkas voting for Mr. Warner and Mr. Erickson voting for Mr. Luck)

B. On a motion by Ms. Farkas and a second by Mr. Rosenberger, the Parks Capital Committee unanimously voted *for the Parks Capital Committee to recommend that the General Forum authorize the COG Chair to execute the Sales Agreement for Hess Field.*

C. On a motion by Mr. Rosenberger and a second by Mr. Klees, the Parks Capital Committee unanimously voted *that the Parks Capital Committee recommend that the General Forum receive on July 26, the draft Master Site Plan Report for the Whitehall Road Parklands and that the report be referred fro municipal comments. The municipal comments should be provided to the Executive Director prior to the August 19 meeting of the committee.* A paper copy of the report should be given to every General Forum member.

DISCUSSION ITEM: FUND RAISING / SOLICITING DONATIONS

Outside funding sources have been part of the discussion for developing the regional parks and for other capital projects. During the planning process outside groups have voiced a desire to assist in the fund raising efforts.

Mr. Woodhead explained that to try to encourage outside funding, the 2011 Program Plan includes providing additional in-house resources. The additional in-house resources would be to hire a seasonal person to absorb some of the responsibilities of the full-time person to allow that person to devote time to fund raising. A discussion followed about fund raisers and how to do them including should a professional fund raiser be hired. The group agreed that a professional fundraiser is not always the answer.

REVIEW THE MEETING SCHEDULE & PROPOSED TOPICS

Schedule -

The work session meeting for Hess Softball Field Complex will be determined by a Doodle survey. The next Parks Capital Meeting will be Thursday, August 19.

Remaining Topics -

- Initiate a process to begin planning for a central Parks Maintenance Facility at a new location.

- Continue to explore a partnership with the Visitor's Bureau (for the 3 regional park sites)
- Complete the strategy to enable the Phase I Construction Projects at the Regional Parks.

Mr. Steff indicated that at some point it will have to be decided if the borrowing is going to be \$7.1 million or \$7.5 million Mr. Klees indicated that when the numbers are in for all three Master Site Plans, a decision can be made.

ADJOURNMENT: There being no further business the meeting was adjourned.

Respectfully submitted by Diane Ishler, CRPR Office Manager

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Centre Region Council of Governments
REGIONAL PARK PLANNING COMMITTEE

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Serving the Borough of State College and the Townships of College, Ferguson, Harris & Patton

Approved Meeting Summary

HESS FIELD MASTER SITE PLAN - WORK SESSION

Tuesday, 3 August 2010, 12:15 - 2:00 P.M.
Ferguson Township Building - Meeting Room

REGIONAL PARK PLANNING COMMITTEE

I. Mr. Klees called the Regional Park Planning Committee meeting to order with the following persons present:

- The COG Parks Capital Committee (4)

Mr. Dan Klees	College Twp.	Mr. Richard Killian	Ferguson Twp.
Mr. Cliff Warner	Harris Twp.	Mr. Josh Troxell (for Jeff Luck)	Patton Twp.

-The Centre Regional Recreation Authority (3)

Ms. Sue Mascolo	Ferguson Twp.	Ms. Donna Conway	S.C. Borough
Mr. Roy Harpster	Harris Twp.		

- Municipal / Regional Staff (non-voting)

Mr. James Steff	COG Executive Dir.	Mr. Mark Kunkle	Ferguson Twp.
Mr. Adam Brumbaugh	College Twp.	Ms. Amy Farkas	Harris Twp.
Mr. Joe Viglione	COG Finance	Mr. Greg Roth	Parks Supervisor
Mr. Ronald Woodhead	Director CRRA/CRPR	Mr. Jeff Hall	Rec. Sup. Sports & Fitness
Ms. Diane Ishler	Office Manager		

-Others

Mr. Dean Amick,	SCASB Assn.	Mr. Jann Duck	SCASB Assn.
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-Consultant

Mr. Jim Pashek

II. COMMENTS FROM THE PUBLIC - None

III. ACTION ON PRIOR MEETING SUMMARIES

The minutes from the June 8 meeting were approved at the July 15, 2010, Parks Capital Committee meeting; where CRRA members also attended.

Mr. Klees turned the meeting over to Mr. Pashek.

IV. WORKSHOP DISCUSSION ITEMS:

A. HESS FIELD MASTER SITE PLAN

Mr. Pashek asked Mr. Woodhead to bring everyone up-to-date on the land survey of the Hess Field site. Mr. Woodhead indicated the survey was completed, included in the sketch plan. The data has been given to Mr. Pashek, who included the survey data on the sketch plans, and to Solicitor Terry

Williams for the title work and the closing documents.

Mr. Pashek indicated this was going to be a workshop and thanked Mr. Duck and Mr. Amick for coming to give their input. Mr. Pashek then reviewed the layout of the current Hess Field using a map on the chart holder. He also:

- Reviewed some of the items that people have liked about the site
- Related the main issue of the current field layout is the possibility of a foul ball and the home run ball, he reviewed where these safety issues are in relation to each field
- Identified how much of the land was included in the complex using the survey, including some of the land formerly assumed to be part of adjoining properties.
- Assessed the effects of the complex and its usage on the neighbors.
- Determined what to do about the current buildings.

He then looked at possible solutions to the safety concerns and changes to the complex so it can be used in 2010:

- In the interim, both youth and adult games would be played at Hess - but in the long term, it should become a Youth Complex with the adults playing at Oak Hall Regional Park. It was the general agreement that in the short term it would be fine to have both adult and youth play at Hess, but then change to youth
- The backstops should be replaced to solve some of the problems with foul balls by the type of rounded backstop that is recommended. He asked for feedback to this suggestion. He indicated they were looking for an easy way to resolve the safety issues. Mr. Brumbaugh asked if everyone is resigned to having the concession stand remain where it is located. A discussion followed about the concession stand and its location. It is clear that the current concession building will not meet code.
- It was suggested that higher poles and netting might be the answer to safety of keeping home runs from other fields. It was suggested the short overhang on the backstops would also be good.
- The importance of having four fields when hosting tournaments was discussed. Those holding tournaments look for at least four fields.

Mr. Pashek put up a sketch that suggests how to handle safety on the short term.

- New fence for Field #1 and replace backstop
- New fencing for Field #2
- Field #4: moved slightly and new fencing
- Could put up shield for Field #3 to protect against sun glare

Mr. Klees asked if these improvements would have to be redone or can some of these improvements be used when the Complex is renovated to the Master Site Plan. The goal is to minimize any wasted resources from the safety improvements to the final plan.

Mr. Pashek then presented the long-range plan for the Hess Softball Field Complex. He related that the plan was to have four 225 ft. youth softball fields. A discussion followed where it was suggested that one of the fields at Hess be made into an adult-sized field. The committee was reminded that baseball and softball fields were in the Master Site Plan for the Bernel Park, so that might help. Mr. Pashek asked about bringing the concession stand from behind the backstop at Field #1 to a spot near the parking area so people would go past coming into the complex. Mr. Klees indicated he liked the bottom sketch and thought maybe the lower field could be made larger to accommodate adults. If possible, the safety concerns will be addressed without moving fields. Mr. Amick indicated that all the adult fields should be the same size, either 275 ft or 300 ft. Another suggestion from Mr. Amick and Mr. Duck was to have a separate place for the umpires to park (about 16 umpires); this is for safety of the umpires and their cars. Mr. Harpster was concerned about the concessions being moved away from the action. He thought people

would be more inclined to buy if the concession was closer to the fields (spectators). Mr. Kunkle relayed that Mr. Pashek should eliminate the departmentalization around the concession stands. People want to be able to watch the game while they are purchasing and eating. On the subject of increasing the size of a field, Mr. Klees suggested that the property owner (Meyers) be contacted regarding a little piece of property off Field #3 to see if that small corner could be purchased. Mr. Pashek said he would have two different plans; one with the corner added and one without and with three fields of 225 ft and one field of 300 ft. There would be fences intermittently between the neighbors and the park.

For the upcoming safety renovations, Greg Roth is going to provide Mr. Pashek with information on what the CRPR maintenance crew can do and what a contractor would have to be hired to complete.

B. OAK HALL REGIONAL PARKLANDS - REVISED PHASING PLAN

Mr. Pashek was charged with revising the Oak Hall parkland development phasing plans to be consistent with the phasing plans stated in the presentation for Whitehall Road parkland. Phase I would be all building excavation, 2/3 parking, three ballfields, septic field, restrooms and perimeter trail. He then went through Phase II, core section; Phase III, dog park; Phase IV would be the maintenance shed. COG will have to amend the Master Site Plan for Oak Hall. Mr. Klees indicated that this change brings it more in line with Whitehall Road parklands. He asked if funds became available for something not in Phase I could the schedule be changed to include the project in Phase I. Mr. Pashek indicated that there could be some leeway. Mr. Greg Roth spoke about his concern that the maintenance shed is not until Phase IV when there should be something for the equipment. There was support for moving the maintenance shed to Phase I.

Mr. Pashek will send out cost estimate in time for the College Township meeting. There was also a question about a press box for Oak Hall since the adult softball will be there; it is needed.

C. WHITEHALL ROAD REGIONAL PARKLANDS - MASTER SITE PLAN

Mr. Woodhead asked the committee to look over the plans and cost estimates. At the COG Parks Capital meeting on August 19, Mr. Pashek will be there to answer any questions and present the Whitehall Road Master Site Plan for endorsement to the COG General Forum who will, hopefully, take action on the Master Site Plan and the acquisition of Hess Softball Field Complex.

V. ADJOURNMENT

There being no further business, the meeting adjourned on a motion by Mr. Warner.

Respectfully submitted by Diane Ishler, CRPR Office Manager

Centre Region Council of Governments
COG PARKS CAPITAL COMMITTEE
Approved Meeting Summary
from Thursday, August 19, 2010
held in the COG Forum Room

I. CALL TO ORDER

Mr. Klees called the August 19, 2010, meeting of the COG Parks Capital Committee to order at 12:15 PM with the following individuals in attendance:

Parks Capital Committee (5 of 6): Dan Klees, Jim Rosenberger, Richard Killian, Bud Graham(for Cliff Warner), and Jeff Luck.

CRRA/ CRPR Board Members (5 of 6): Mr. Roy Harpster, Ms. Sue Mascolo, Ms. Kathy Matason, Mr. Chris Hurley, Ms. Donna Conway

Others:

Mr. Adam Brumbaugh, College Township Mgr.
Mr. James Steff, COG Executive Director
Ms. Amy Farkas, Harris Township
Mr. Ronald Woodhead, CRPR/CRRA Director
Mr. Greg Roth, CRPR/Parks Supervisor

Mr. Doug Erickson, Patton Township
Mr. Tom Fountaine, SC Borough Mgr.
Mr. Joe Viglione, COG Finance
Jeff Hall, CRPR/Recreation Supervisor
Ms. Diane Ishler, CRPR Office Manager

Consultant:

Mr. James Pashek, Dan Jones

II. CITIZEN COMMENTS: None

III. APPROVAL OF MEETING SUMMARY

The July 15 meeting summary of the COG Parks Capital Committee was unanimously approved following a motion by Mr. Luck and a second by Mr. Killian.

IV. THE WHITEHALL ROAD REGIONAL PARKLANDS - MASTER SITE PLAN

A. PA DCNR Comments on the Master Site Plan - Matter of Record

Mr. Woodhead indicated there was nothing to add to the information on the Agenda concerning the Whitehall Road parkland Master Site Plan. DCNR had some comments but conditionally approved the final draft as submitted.

B. Municipal Comments on the Master Site Plan

The COG General Forum charged the Parks Capital Committee with authorizing any changes resulting from the municipal comments and prepare a recommendation for proceeding. Mr. Klees asked for clarification from the State College Borough on their first comment about the phasing being more clear and cost estimate information be provided. The cost estimates were provided for phasing. Mr. Fountaine indicated they had trouble following the phasing on their copy, but they could have been using an earlier copy.

C. The Resolution to Approve the Master Site Plan

Mr. Luck moved that the COG Parks Capital Committee recommends that the COG General Forum, on behalf of the five participating municipalities, adopt Resolution 2010-5 to approve the Master Site Plan for the Whitehall Road Regional Parklands. Mr. Rosenberger seconded and the

motion was unanimously approved.

D. DCNR Grant Application Update (for the 25-acre Acquisition) - Matter of Record

Mr. Woodhead reported that DCNR staff requested the appraisal report, submitted as a "Restricted Appraisal Report," be upgraded to a "Self Contained Appraisal Report." The staff re-engaged Mr. Aumiller for a fee of \$1,000 to prepare the requested report within a two week period. The new upgraded appraisal was sent to PA DCNR. A discussion followed about the difference between Restricted and Self Contained. The appraisal had to clearly "lay out" the access to the site.

V. HESS SOFTBALL FIELD COMPLEX

A. The Articles of Agreement to acquire the Hess Softball Field Complex:

The Articles of Agreement are being adopted by the municipalities. All are scheduled to adopt this agreement so the closing can take place on September 1, 2010. The schedule of meetings was listed in the agenda.

B. Solicitor's Update (relayed by Mr. Woodhead) - Matter of Record

Mr. Woodhead stated that Mr. Williams has the necessary documents ready for the sale pending the approval of the COG General Forum on August 23, 2010. Mr. Williams is also making arrangements with Mr. Galen Dreibelbis for the donation of the on-site facilities to the COG. When the settlement sheet is prepared, the COG payment will be arranged including the supplemental \$20,000 contribution by Harris Township.

C. The Safety Improvement Plan for Fall 2010 / Spring 2011: Mr. Pashek

Mr. Klees turned this over to Mr. Pashek for an update. Mr. Pashek presented the safety improvements that would be completed this fall and early spring. He shared the strategy that Mr. Greg Roth, Mr. Hall, Mr. Steff, Mr. Woodhead and he developed. He indicated it was not necessarily a perfect strategy but one that everyone can discuss. He reminded everyone of the safety issues and concerns that had been identified. Two handouts were distributed; one that lists items that the CRPR maintenance crew can do and one that lists items for contractors to complete. The purpose of this work is to minimize what needs to be done in Phase I of the Master Site Plan.

He indicated the first thing to consider is what to do with the existing structure that houses the press box. The suggestion is to remove the building and replace it with something (maybe a pavilion). Mr. Amick indicated that a pavilion would not work instead of a press box because of the openness to everything. Mr. Amick asked why you would want a pavilion in that location? Mr. Pashek related that people like to sit on the hillside, so it seemed a logical place to locate a pavilion. A discussion followed as to the actual condition of the structure that houses the press box and the possibility of using it for another year. The Code Department said it did not meet code and should not be used without renovation. It was suggested that maybe a temporary trailer could be rented for the season for the press box and also, maybe for concessions instead of replacing with a pavilion. The question was asked as to whether COG was obligated to provide space for concessions? A discussion on concessions followed. Mr. Steff indicated he could get Mr. Schneider, Code Director, to provide a summary of the issues involving the condition of the concession building. Mr. Pashek indicated that the long term plan is for both the buildings to be eliminated. He was asked if anything was salvageable; and he indicated, yes. He indicated that the Umpire building would be kept but would eventually be moved.

The strategy calls for the replacement of stands (bleachers) and picnic tables. The dug-outs will be kept but the collapsing wall will be removed. Mr. Greg Roth indicated there is a drainage

issue that will be fixed on a temporary basis. Some new benches, shelters, backstops, and protection for the players on the bench are in the schedule. These are reusable in the long range planning. Due to the conflict at Field #3, there will be a change to the access using two posts. It was suggested that the times of play be regulated to control the sun conflict at Field #3. ABA plastic would be placed on the metal and the fences would be painted. Another suggestion was to reclaim the property line. There will be no chain link fences. It was determined the improvement costs listed on the distributed detailed listing would be allocated to Regional Parks for the materials and for the contractors, and to the regular parks budget for the parks maintenance labor. Mr. Klees asked if there would be a problem with blending the volunteer workers and the staff? Mr. Woodhead indicated there would be no problem. Mr. Rosenberger asked if the bathrooms were staying. Mr. Pashek replied that portable toilets would be used.

D. Update on the Master Site Plan

Mr. Pashek walked everyone through the suggestions for the Master Site Plan including proposing 4 youth fields, core area, reserved parking for the umpires, back stops, dugouts, stands, maintenance building, drainage, etc. A discussion was held about the 4 youth fields and adult fields. At the last meeting, it was suggested that one of the fields become an adult sized field, but when Mr. Pashek tried to change one of the fields there wasn't enough room. The field came to close to the neighbors or the parking lot. Ms. Farkas asked about putting a sidewalk to the road, but others thought this unnecessary since the field is not located within a large residential population. The suggestion to see about obtaining the little portion of land beside the corner of Field #3 to make Field #3 into an adult field was still discussed to enlarge the field or just to square off the property line. The suggestion was then made to investigate putting a fourth adult field in Oak Hall parkland. Mr. Pashek indicated that because of the land's severe slope, it could be very expensive (\$600,000 in sledding area) but it could be done. Some discussion expressed that the adult field at Bernel Park could provide the fourth field, but some thought it was too far removed from Oak Hall. Tournaments would like to have four fields together. Another option would be one of the fields at Whitehall Road, but since the Master Site Plan is due to be approved on Monday night, Mr. Pashek would prefer not to change that. It was suggested that maybe the fourth field at Oak Hall could go where the Dog Park is located on the plan. Mr. Brumbaugh indicated that College Township Council may be interested in having four fields at Oak Hall parkland. Mr. Pashek said he had not looked at the Dog Park location for a field but it would probably require less grading than the sledding area.

Mr. Woodhead asked Mr. Pashek to present the schedule for the Master Site Plan. Mr. Pashek indicated they are in the process of preparing a phasing plan with cost estimates. He would like to come back to the September meeting with a phasing plan for Hess Field. He also would like to schedule a Public Meeting at the Boalsburg Fire Hall on of September 23. He would like to present the Committee with a draft of the Master Site Plan at the end of September for comments and take a draft to the COG General Forum at their October 25 meeting. The public process would take place in November and revisions in January.

Mr. Luck noted that as with Oak Hall and Whitehall Road parklands, the municipalities are again discussing a Master Site Plan without indicating how the park full build-out will be funded. He said that the majority of the Patton Township Supervisors is happy to endorse the Master Site Plans but that approval does not translate to any commitment of funds or specific construction schedule. He stressed that the only funds available for Hess Field are those already committed to regional park development (they are still discussing, the \$7.5 million joint borrowing in addition to the balance in the Parks Capital Budget).

Mr. Steff reviewed the remaining COG process toward the acquisition of Hess Softball Field

Complex.

VII. ADJOURNMENT:

There being no further business the meeting was adjourned. following a motion by Mr. Graham and a second by Mr. Rosenberger.

Respectfully submitted by Diane Ishler, CRPR Office Manager

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Centre Region Council of Governments
COG PARKS CAPITAL COMMITTEE
Draft Meeting Summary
from Thursday, September 16, 2010
held in the COG Forum Room

I. CALL TO ORDER

Mr. Klees called the September 16, 2010, meeting of the COG Parks Capital Committee to order at 12:15 PM with the following individuals in attendance:

Parks Capital Committee (4 of 6): Dan Klees, Jim Rosenberger, Cliff Warner, Jeff Luck.

CRRA/ CRPR Board Members (3 of 6): Roy Harpster, Sue Mascolo, Donna Conway

Consultant:

Mr. James Pashek

Others:

Mr. Adam Brumbaugh, College Township Mgr.

Mr. James Steff, COG Executive Director

Ms. Amy Farkas, Harris Township

Jeff Hall, CRPR/Recreation Supervisor

Ms. Diane Ishler, CRPR Office Manager

Mr. Eric Vorwald, Centre Region Planning

(Mr. Woodhead was absent due to an invitation to make a presentation at a PA DCNR Summit Meeting in Philadelphia on Sept 15-16.)

Mr. Doug Erickson, Patton Township

Mr. Mark Kunkle, Ferguson Township

Mr. Joe Viglione, COG Finance

Mr. Greg Roth, CRPR/Parks Supervisor

Mr. James May, Centre Region Planning Director

II. CITIZEN COMMENTS: None

III. APPROVAL OF MEETING SUMMARY

The August 19, 2010 meeting summary of the COG Parks Capital Committee and the August 3, 2010 summary of the Regional Parks Planning Committee were unanimously approved as amended following a motion by Mr. Luck and a second by Mr. Killian. The amendment to the August 3, 2010 summary, Mr. Luck did not make the motion to approve the minutes of July 16, 2010, since he was not at the July 15 meeting; the motion was actually made by Mr. Rosenberger.

IV. THE WHITEHALL ROAD REGIONAL PARKLANDS - MASTER SITE PLAN

Distribution of the Approved Master Site Plan Report - Copies of the report were distributed to the committee members. This report, which incorporated the changes from PA DCNR and the municipal comments, was approved by the COG General Forum on August 23, 2010.

The "Memorandum of Understanding (MOU)" with PSU and the "Development of Regional Impact (DRI)" Process - Mr. May explained the regional impact of the Act 537 process. Whitehall Road parkland will need to be connected to the sewer system for its restrooms, but the property is currently outside the sewer service boundary. To obtain the approval for this connection, a Development of Regional Impact Application (D.R.I.) must be submitted. Mr. May explained that they would like to stay away from expanding the growth boundary and just expand the sewer for these restrooms only. The Centre Region Planning Agency, Centre Region Planning Commission, and the General Forum would all have to review and approve the application. The completed DRI would have to be submitted to Centre Region Planning by late November, to Centre Region Planning Commission in Jan/Feb so that the General Forum could approve in February. Mr. May indicated we need to identify who the applicants will be and who they will work with

to complete the application. A discussion followed as to limiting the expansion to the sewer to the regional park. The Penn State lands to be developed as residential is inside the current growth boundary but the park is not. Mr. Klees asked if the entire 100 acres was outside the boundary or if only the 25 acres was outside. Mr. May indicated that we did not want to extend the growth boundary area only the sewer so it is a gray area as to whether the acreage would be needed. Ms. Farkas suggested that "restroom only" should be included in 537 on the application. The cost of the expanded sewer connection (to the park boundary) is not in the plan because Penn State was to be responsible for this - but the regional park may be ready for development before Penn State is ready to develop their residential section. Mr. May thought that the consultant be responsible for completing the DRI; but this was not included in the RFP for the consultant. (The RFP did include providing the data required to complete the DRI application, which was provided in the MSP report.) Mr. Rosenberger asked whether it would go through Penn State land or where it would go. Mr. May indicated they anticipated that it would go through Penn State land but that this was one of the things that would be determined as they go through the application process, as well as who is maintaining it. Mr. Erickson recommended that the Recreation Authority be the applicant.

Mr. Kunkle related that before we proceed too far in the capital project we should have some understanding between the COG and Penn State as to the sequencing of the project, especially as it applies to the sewer lines, pumping station, etc. Mr. Sieminski from Penn State seemed favorable to the idea so Mr. Kunkle has drafted a Memorandum of Understanding (MOU) which he sent to the University for comment. The University is responsible for the sewer and pumping station but COG may be ready to develop the park before the University is ready to develop the lots. Perhaps COG or Ferguson Township could undertake this project with a retroactive reimbursement from Penn State after they sell the lots, or Penn State could sell the lots with the improvements, or Penn State could sell the lots now and the developer would have the responsibility for the improvements. Penn State has hired a consulting engineer to provide some cost estimates for this project so they can determine how best to proceed.

Mr. Klees indicated that the committee doesn't want to get caught up in land development red tape. Mr. Kunkle said that this MOU should clarify everything so that doesn't happen. The MOU would be between the COG and the University. A discussion was held about where the pipes and pumping station would be. Mr. Pashek indicated that the sewer lines could be installed as if they were going to the pumping station but go to a (temporary) holding tank near the maintenance building. When the pumping station was actually built, the lines could be extended to the station. Mr. May reminded everyone that DEP would be involved and they would need to know what is happening. Mr. Pashek indicated that a park in Mercer County was permitted to install a holding tank on a temporary basis.

The staff was authorized to work with Centre Region Planning to complete the DRI application with CRRRA as the applicant on a motion by Mr. Klees and a second by Mr. Rosenberger. (*The Authority then unanimously endorsed this action at their meeting on Oct. 7.*)

V. HESS SOFTBALL FIELD COMPLEX

- A. *Report on the Acquisition of the Hess Softball Field Complex* - Mr. Steff reported that John Hess Softball Field Complex is now owned by COG; the costs were outlined on the agenda.

Primary Focus of this Meeting

- B. *Safety Improvement Plan for Fall 2010 / Spring 2011* - Mr. Pashek distributed a safety improvement plan for correcting those concerns. Mr. Greg Roth provided an update as to what has been accomplished so far. On all four fields, the batters box, backstops, and dugouts have been removed; the entrance to the park was cleared of brush, etc.; and he is

working with contractors to install fencing and backstops. The maintenance crew has started on the infield. Mr. Erickson told the committee about the donations for Hess: Hawbaker donated the aggregate for the ADA paths, Home Depot donated 20 gallons of paint, and he going to try to get a donation from Lowe's. The University Area Joint Authority is donating compost. Mr. Klees stated that these firms need to be recognized. Staff is keeping track so they can be recognized. Mr. Pashek indicated that whatever is acquired for the renovation this fall will be usable for future development there.

C. Discuss the Master Site Plan; Community Meeting Scheduled for Sept. 23 - Mr. Pashek went over the agenda for the Public Meeting on Hess Field to be held September 23, 2010 at 7 PM. Mr. Luck indicated that the more he thought about the conversion of the fields from adult/youth fields to "youth only" the more he is concerned. The Hess Complex was acquired to keep the fields that were included in the assessment. His understanding is that revenue at Hess comes from the adults and not the youth, but now we want to take the adults out of the mix. He is concerned about providing a Master Site Plan that eliminates the adult fields and changes them to youth. A discussion followed emphasizing the fact that the discussion on changing the fields had taken place and agreement had been reached to make the change. The discussion also included whether changing these fields would result in a loss of fields. Mr. Harpster said that the youth play in June and July while the adults play April through September. Mr. Warner voiced the same concern as Mr. Luck. Mr. Pashek suggested that maybe Jeff Hall could update the projections of the type of fields needed and come back to the Committee in October with this revised projection allowing the Committee to make better decisions. The original projections were made several years ago and may have changed. The fields will remain the same size, at least temporarily. Mr. Rosenberger suggested that more land be acquired from the Meyers to make at least one field adult-size. Mr. Pashek suggested that we wait for the updated needs projection before making a final decision.

VI. 2011 BUDGET PROPOSALS

Mr. Steff suggested that the staff make the Finance Committee aware of the contributed items. He reviewed the estimated operation costs in the budget for Hess Field and told this Committee that the ASA had been approached to run the tournaments for at least 2011. He also noted the change in municipal contribution from \$367,693 to \$475,000. There are some municipalities that do not know whether they want to increase the contribution level without more information about when it will be spent. The entire proposed COG budget will be distributed on September 17, 2010 and the proposed parks budget will go to the Finance Committee for review on September 27, 2010.

VII. FUTURE AGENDA TOPICS

The Community Meeting is scheduled for September 23, 2010 at the Boalsburg Fire House at 7 PM to talk about the John Hess Softball Field Complex Master Site Plan.

VII. ADJOURNMENT:

The next meeting of the COG Parks Capital Committee is Thursday, October 21, 2010. There being no further business the meeting was adjourned at 1:22 PM.

Respectfully submitted by Diane Ishler, CRPR Office Manager

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Centre Region Council of Governments REGIONAL PARK PLANNING COMMITTEE

2643 Gateway Drive #1 • State College, PA 16801-3885
Phone: (814) 231-3071 • Fax: 814. 235.7832 • E-Mail: crpr@crcog.net

COMMUNITY MEETING SUMMARY for the JOHN HESS SOFTBALL FIELD COMPLEX Master Site Plan

Thursday, 23 Sept 2010, 7:30 – 9:00 PM

at the Boalsburg Fire Company, 113 E. Pine St., Boalsburg PA

Funding to acquire the Hess Complex, perform the interim improvements and to prepare the Master Site Plan has been provided by the five participating municipalities.

The Attendance Roster was added to this document as Appendix #1 on Oct. 19, 2010.

1. Welcome and Introductions Ronald J. Woodhead, Director CRPR

Mr. Woodhead thanked everyone involved in the purchase of the John Hess Softball Field Complex including the Hess Family. He reviewed the purchase price and the covenants that are attached to the property. He reviewed the big picture concerning the Regional Parks in the Centre Region and that the Hess Complex now joins the two other Regional Parks (Oak Hall and Whitehall Road) that are being planned for development. He then turned the meeting over to Jim Pashek.

Mr. Pashek presented slides and provided background information on the Master Site Plan and the hope that the plan could be completed by late fall and presented to the COG General Forum sometime in early 2011. He described the process and how we arrived at this point in the development. All three regional parks are intertwined and validate the needs for more sportfields. He reviewed the master site plans for Oak Hall (68-acres) and Whitehall Road (both the 75 acres and the additional 25 acres that are being proposed for acquisition).

He also presented images of John Hess Softball Field Complex, both in the beginning and later when they were checking the safety and ADA requirements. He explained what happened to bring everyone up-to-date and that a land survey was obtained to define the boundaries of the tract. He talked about what they looked at to help them make decisions and talked about the revenue generated both from tournaments and from leagues. The first goal was to make four adult fields of 300' each, when four adult fields would not fit into the complex, the idea of youth fields was suggested. Several options were reviewed, including maybe 1 adult field at Hess and 3 at Oak Hall, or maybe a fourth field at Oak Hall, or Patton Township is developing Bernel Rd Park and is including a ballfield. That would total 8 diamond-shaped fields and 9 rectangular fields.

The probable fixes for Hess Field were explained and that CRPR crew would do some of the work with contractors doing the rest. In 2011 and probably through 2014, the complex will operate for both youth and adult softball teams. When the three fields at Oak Hall parklands open in 2014, the adults would start to play there. For Hess in 2011 there will be new backstops, new dugouts, and new player benches with safety concerns corrected so that teams could play safely. Maintenance of Hess Field will be handled by the CRPR crews and the SC Area Softball Assn. ASA will still operate the tournaments.

Mr. Pashek reviewed the issues of what is proposed and corrected the myths that have been heard about this project. He stated the following facts:

1. Both youth and adult leagues will play at Hess in 2011 and probably for several more years (until the adult-sized fields at Oak Hall are ready for play).
2. The buffer between fields and houses is not going to be taken out and all four fields are not going to be lighted. It is not being recommended to eliminate the buffer; some buffer is necessary to be a good neighbor. It is expected that only one field at Hess will be lighted (and that one is currently lighted).
3. Volunteers and donations are always welcome at Hess Field. Volunteers will be working at Hess on the Day of Caring and donations are coming from Hawbaker, Home Depot and others. We need in-kind services and donations.
4. Hess Field will be used by everyone -by residents and nonresidents of the Centre Region.
5. There will be a central core that includes concessions and a new building that has a place for umpires to change on the first floor and a press box on the second floor to view all fields.

Community Member questions and comments

1. A question was asked if we knew the revenue from league play; a figure for tournament play was mentioned but not for league play. Mr. Hall indicated he and Mr. Duck had been working on it. The ball park figure is about \$10,000. Mr. Pashek indicated that they are working on obtaining those figures.
2. Mr. Miller asked about the control of the facility (Hess) after the events are over. The facility will be locked; there will be no camping, etc. after the events are over.
3. Becky asked about the buffer; it looks like there is less buffer at the one area. Mr. Pashek indicated that area is the natural buffer, we are adding buffer to the area shown. A discussion was held about putting up a fence - but some neighbors like to be able to just go over to the fields too, so it shouldn't be too restrictive.
4. Someone suggested that you could move #3 field to the back of #4. Mr. Pashek indicated they tried to move the fields but that took out too much buffer and/or too much parking area.
5. Mr. Fisher would like to see black fence nylon on all four fields where there is a safety issue but not close the fields entirely.
6. Ms. Tracy Moore spoke to the group asking that the buffer area (trees) be left alone. She also indicated that the buffer area is important for controlling the water when it rains.
7. Mr. Bill Keough asked if the planners were married to the (rounded) backstops that were included in the pictures. He was concerned that the home plate alignment did not allow enough room for the type of backstops pictured. He felt there was a possibility that the

tournaments would not come if those backstops were used. He believes it could become an economic issue. A discussion then continued about the backstops seen in other areas and about backstops in general. Mr. Duck said Mr. Amick was in Drifting at the ASA facility and they had backstops that could work at Hess. Mr. Keough indicated that it may only take one issue to cause a tournament to move.

8. A question was asked about the batter boxes and what would be used for the base of the box. A discussion followed. Mr. Roth related that the new clay-brick bases for the batter boxes would not sag from batters.
9. A question was asked how the safety issue of the sun was going to be regulated at Field #3. Mr. Pashek stated that the hours of operation on Field #3 are going to be limited to 10 am–3pm to avoid the sun-glare problems there (until the final layout is implemented).
10. Will someone from parks be there every day to maintain the park? Mr. Pashek indicated his understanding was that someone from parks would be there every day.
11. A question was asked about the fencing and the wire gauge. He also talked about some backstops that he had seen at a tournament that was straight up. Mr. Pashek asked him to stay after and then talked to him about the fencing.
12. When will these fields be ready so teams can start to play? Mr. Pashek indicated that in 2011 when the teams are ready, the fields will be ready.
13. Mr. Klees, COG Parks Capital Chair, explained that College Township had talked about having four fields at Oak Hall (vs. the 3 in the approved Master Plan) and if it was needed, possibly paying some of the extra costs to build that fourth field.
14. Mr. Tetzlaff suggested that it would be better to have all multipurpose (adult/ youth/ fastpitch) fields. They could be developed for the larger field and be changed temporarily for the smaller field. If there were three at Hess and three at Oak Hall, you could get larger tournaments to come here. Mr. Duck indicated that if you had four youth fields at Hess and four adult fields at Oak Hall you could have two tournaments going at the same time.

A lively discussion was held concerning having the fields be sized for multipurpose uses.

Adjournment

Mr. Woodhead brought the discussion to a close by again thanking everyone for coming and telling them that a summary of this meeting would be written and placed on the website. Also, he highlighted the info on the agenda that anyone who wanted to add anything to their comments or make new comments could do so through 30 Sept 2010 using the following method:

Follow-up suggestions may also be emailed to crprlive@gmail.com; those received through 30 Sept 2010 will be included in the summary of this community meeting.

Updates regarding the COG Regional Parks Initiative are posted at www.crpr.org.

The following two communications were received by email during the comment period:

Email From Mr. D. Richard Francke:

1. State High - I very much support trying to incorporate the high school baseball and softball teams into the regional park plan. Both quality programs deserve a quality home field, however, it is not a good use of taxpayer dollars or SCASD land to have dedicated fields for their limited use. Shared use with CRPR is a win-win. County league baseball would also benefit. If that option becomes a reality, I would suggest that provision be made for team/training/equipment/umpire/officials buildings in the plan to support State High's use. Development of these facilities could be much later in the phasing but it is consistent with the plan's place for

everything and everything in its place.

2. Softball Fields – I'm a supporter of Adult Fields which can be modified to Fastpitch for a couple reasons. First, the Adult Fields give versatility: you can't play Adult on a Fastpitch field but can the opposite. Second, a lot of the plans seem to be geared to tournaments which occur on the weekends. If the fields are dedicated to Fastpitch, what will they be doing during the week? In talking with those involved in Fastpitch, the need during the week is met because the high school fields are available during the summer. Adult needs appear to be the opposite with more need during the week because of the CRPR league, church leagues, bar leagues, etc. I'm hopeful State College tournaments become so popular they need the fields at all 3 parks to support them but, between them, maximum utilization only makes sense.

3. Park Configuration – Mr. Pashek expressed the difficulty of fitting four fields of either size on the Hess Complex. As discussed above, I am a supporter of Hess being Adult Fields which would mean only 3 fields. Having worked tournaments, I fully understand the benefit of 4 fields at one complex for larger tournaments. I would offer, though, that not all tournaments are large so Hess would be the perfect size for many tournaments. But, four fields (Adult) at Oak Hall, if it can't happen at Hess, needs to be in the planning. Towards that, could any of the other sport fields now planned at Oak Hall be moved to Hess to make room for the fourth field? The other reason I'd support this is that, as beautiful as the new Hess will be, it will only be utilized from April through August. There are many facilities at the complex that could be used for the rest of the year, if there were fields for sports of other seasons. Just as I'm concerned about Fastpitch fields sitting idle, I'd be concerned about the Hess complex sitting idle.

As a lifelong resident of State College and over 20 year softball player at Hess, I appreciate the conscientious efforts of the Planning Committee and Mr. Pashek and look forward to being able to utilize all three of the planned Regional Parks. Thank you for the opportunity to share my thoughts.

D. Richard Francke

Vice President, University Park Plaza Corporation

President, Nittany Valley Abstract Company, Inc.

President, NVAC Enterprises, LLC

814-237-4266 www.uppc.biz drf@uppc.biz

Email From Ms. Tracey Moore:

I would like to follow-up with my comments to last Thursday's Community meeting regarding the proposed Draft Master Plan for the Hess Ballfield complex in Harris Township. During the course of the evening there were many discussions about field logistics and aesthetics. During these discussions, it was still proposed that removal of the wooded tract that lies between the #1 and # 2 ballfields and the residential area on Woodside Drive was still in the potential renovation plan. I would like to expand upon my previous comments about retaining this wooded area which I will refer to as the "buffer zone." This buffer zone which contains a stand of larger trees serves the community, adjoining residential area and the ballfields in numerous ways.

This buffer zone provides an essential storm water retention zone. During times of heavy rains and spring snowmelt, this area helps to absorb excess water drainage which diverts water from flooding the neighboring homes in addition to helping to pull water from the actual ballfields themselves. Trees of this magnitude and density also help preserve the water table and help to curb erosion and runoff. The proposal details removing this buffer zone and planting younger flora and fauna which would not have the same beneficial environmental capacity that currently exists.

The buffer zone also provides a crucial noise and lighting abatement from late night games and tournaments at the ballfields. Again, this is where small growth trees and shrubs would not be of adequate size and maturity to provide this necessary cushion to the residents in this proximity.

Numerous times during last Thursday evening's meeting the subject of revenue came up and the added benefits of increasing the Communities' revenue through these ballfields' renovations. Despite these conversations, precise empirical gains could not be projected other than to speculate that revenue would be increase by expanding these fields. I feel it might be very presumptuous to assume that expanding these fields for a marginal amount and removing a valuable tract of sustainable buffer zone would garner an exponential financial gain. It would be easy to put an exact price on the timber per se but to be really accurate with your accounting you would need to factor on the cost of the environmental and species degradation that would occur with such an event. This buffer zone acts as a diverse microsystem to many species of plants and animals. It is not uncommon to see deer, turkeys, screech owls, hawks, bear, raccoons and numerous other species. Vital habitats such as this are being diminished and depleted in countless areas in our community and our country. One of the best attributes of Shingletown and Harris Township is that it still remains rural and the quality of life for humans, plants and animals alike is very

abundant. Many places in and around cities in the United States strive to retroactively recreate wildlife and nature habitat areas like we so fortunately already have here in the Centre Region. It seems somewhat unsettling to consider destroying areas such as these. After all, State College has been given the distinction of being a "Tree City USA" by mistake.

I would like to ask as the discussions and planning sessions for this ballfield complex continue that serious consideration be given to the benefit and necessity of leaving the buffer zone of wooded area intact and revising renovation plans to accommodate expansion in other directions over the 21 acre complex. I would also like the Council of Governments, Parks and Recreation Staff, Planning Organization and folks from the baseball community to picture themselves as the longtime home owner living next to this complex and how your decisions and feelings would be. I would like to respectfully thank the CRCOG for the opportunity to express my concerns and feelings. I would also welcome the opportunity to speak further about this proposal and the plans.

Best Regards,
Tracey Moore

John Hess Softball Field Complex

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## **Community Meeting Summary: Addendum #1 Attendance Roster Sept. 23, 2010**

In total, 55 individuals attended the community meeting.

39 of the attendees signed the attendance roster at the room entrance:

- |                         |                    |
|-------------------------|--------------------|
| 1. Rebecca McKinstry    | 21. Jann Duck      |
| 2. Mark Kunkle          | 22. Eric Bernier   |
| 3. Denny Gladfelter     | 23. Mark Bowman    |
| 4. Lynda Shuey          | 24. Ray Regan      |
| 5. Roy Harpster         | 25. Allan Swope    |
| 6. Ann Harpster         | 26. Cliff Warner   |
| 7. Bill Smith           | 27. Ann Warner     |
| 8. Lauren Boyer         | 28. Jim Steff      |
| 9. Essie Miller         | 29. Bill Keough    |
| 10. Frank G. Bamer, Jr. | 30. Dan Willis     |
| 11. Amy Farkas          | 31. Dennis Myers   |
| 12. Joe Viglione        | 32. Dick Mascolo   |
| 13. Guy Miller          | 33. Sue Mascolo    |
| 14. Greg Roth           | 34. Jerry Fisher   |
| 15. Chris Markel        | 35. Donna Ricketts |
| 16. Bill Seibarling     | 36. Tracey Moore   |
| 17. Bruce Lord          | 37. Walt Hessler   |
| 18. Rick Tetzlaff       | 38. Rich Francke   |
| 19. Chris Walizer       | 39. Rex Moore      |
| 20. Pat Trimble         |                    |

Plus, the following staff were not listed on the roster:

1. Ronald J. Woodhead, Director CRPR
2. Jeff Hall, CRPR Recreation Supervisor
3. Diane Ishler, CRPR Office Manager
4. James Pashek, Consultant



**Centre Region Council of Governments**  
**COG PARKS CAPITAL COMMITTEE**  
***Draft Meeting Summary***  
**from Thursday, December 16, 2010**  
held in the COG Forum Room

**I. CALL TO ORDER**

Mr. Klees called the December 16, 2010, meeting of the COG Parks Capital Committee to order at 12:20 PM with the following individuals in attendance:

**Parks Capital Committee** (4 of 6):

Dan Klees, Jim Rosenberger, Cliff Warner, Doug Erickson (for Jeff Luck)

**CRRA/ CRPR Board Members** (3 of 6):

Sue Mascolo, Chris Hurley, Donna Ricketts

**Others:**

Mr. Adam Brumbaugh, College Township Mgr.

Mr. James Steff, COG Executive Director

Mr. Greg Roth, CRPR Parks Supervisor

Mr. Jeff Hall, CRPR/Recreation Supervisor

Ms. Beth Lee, CRPR/Recreation Supervisor

Ms. Christeen Kisslak, Office Manager

Mr. Dan Jones, Pashek Associates

Ms. Amy Farkas, Harris Township

Mr. Joe Viglione, COG Finance Officer

Mr. Ted Weaver, CRPR Asst. Parks Supervisor

Mr. Ronald Woodhead, CRPR Director

Ms. Diane Ishler, CRPR Office Manager

Mr. James Pashek, Pashek Associates

Mr. Woodhead introduced the new Office Manager, Christeen (Chrissy) Kisslak, as a result of Diane Ishler's planned retirement on December 31, 2010.

**II. CITIZEN COMMENTS:** None

**III. APPROVAL OF MEETING SUMMARY**

The November 18, 2010 meeting summary of the COG Parks Capital Committee was unanimously approved following a motion by Mr. Warner and a second by Mr. Rosenberger.

**IV. 2011 MEETING DATES**

At a previous meeting it was suggested that the Parks Capital Committee meeting be swapped with the Rec. Authority in 2011. The Authority approved moving their meeting to the 3<sup>rd</sup> Thursday and the Park Capital Committee was asked to approve a move to the 2<sup>nd</sup> Thursday. The schedule for the Parks Capital Committee meetings for 2011 was unanimously approved following a motion by Mr. Rosenberger and second by Mr. Warner.

**V. MASTER SITE PLANS FOR THE HESS FIELD COMPLEX & OAK HALL REGIONAL PARKLANDS**

1. Community Meeting #2 has been scheduled for Thursday, January 13, 2011 at the Boalsburg Fire Co from 7:30 - 9 PM. Mr. Pashek will present both the draft plan for the Hess Field Complex and the proposed amendment to the Oak Hall Regional Parkland Plan.

2. Both plans and the proposed Regional Park Development Timeline will be presented to the General Forum on Jan. 24 for municipal comments and then for possible approval at the February 28 General Forum meeting.

3. Presentation by Mr. Pashek - Mr. Pashek presented a Master Site Plan with two options for the John Hess Complex; one with four smaller youth fields and one with three larger "all age" fields. He will be

sending a digital version of the complete report to everyone before Community Meeting #2 that includes the total costs for both scenarios. Mr. Pashek proceeded with his PowerPoint presentation. Mr. Klees asked if the revenue shown was an average of adult and youth play? It was the base line from previous actual revenue from the Association. He also asked if the fencing costs were included in the totals; if not, they should be. The fencing on the "all ages" fields (for when they are used by youth) would be movable and would not have permanent receivers in the ground.

Mr. Rosenberger asked for clarification as he thought there was a possibility that more land should be purchased to enable four adult fields to be at Hess Field. Mr. Klees related that although that had been discussed, no inquiries were made with the landowners. Ms. Mascolo asked if more of the wooded area could be used to allow space for a fourth field? Mr. Pashek indicated that we need to provide the wooded area shown on the plan for the neighbors.

Mr. Pashek related that the State College Area Softball Association strongly suggested that four fields are needed for tournaments (at Hess and Oak Hall). As a result, he and his associates revisited the Oak Hall Plan to see if provisions could be made to allow four adult softball fields (instead of the original 3). Mr. Jones reviewed the current Oak Hall Plan and the amended plan to permit the fourth field. The addition of the fourth field caused some other changes (press box building, parking, etc.) - which would add costs. Mr. Rosenberger indicated that the amount was a large payment for one additional field and asked what revenue could be expected from this field. Mr. Pashek replied that fees usually only cover operational costs and not capital costs. He distributed and then reviewed the Phase I development report. He then explained why the press box building was so expensive. A discussion followed about the cost of the building and what was included in the building. Mr. Klees wondered if the committee should cut back now or wait for the comments. Mr. Erickson suggested that everything be included and then cut after comments have been received. In any event, the committee removed any provisions for overnight accommodations of game officials.

Mr. Klees suggested that the committee needs to decide if someone wants to name a field or something like that, does the money generated reduce the municipal obligations or is it used to fund other items at the site? Mr. Erickson indicated that if fundraising money is received that we would be able to do more than planned in Phase I with no reduction in the municipal costs. Mr. Rosenberger asked if for DCNR each parksite is separate project or viewed as one grant project? The proposed timeline shows each as separate since that is how DCNR view them.

Mr. Pashek said that they are making certain assumptions for the public meeting and for presentation to the General Forum meeting: 1) That two options would be presented for Hess Field; one for all ages (three fields) and one for youth (four fields). 2) That one field would be lighted at each site. He asked how they should handle the question concerning lighting at Oak Hall. A discussion followed, especially if they are putting in a fourth field there. The Oak Hall Plan allows for conduits only to light one field but no actual lights. The status of the rental house was also discussed in relation to the development - and if it would remain as a rental for the foreseeable future. A consensus was to keep the rental house as it is since the security provided to the site by tenants would be helpful.

Mr. Woodhead informed the committee that on Monday evening the Harris Township Supervisors formally extended the Park Ordinances of Harris Township to include John Hess Softball Field Complex.

## **VI. WHITEHALL ROAD REGIONAL PARKLANDS**

Mr. Woodhead reported that the DCNR-required 2<sup>nd</sup> appraisal of the 25-acre tract required by PA DCNR is underway at a cost of \$3,500 - as approved earlier.

## **VII. HESS SOFTBALL FIELD COMPLEX UPDATES**

The Safety Improvement Project for Fall 2010 / Spring 2011

-Mr. Greg Roth explained that the demolition of the press box building was completed and the access driveway into the park was cleared. They have been working on the ADA paths with the assistance of Harris Township Public Works equipment and staff.

-Mr. Hall distributed a tentative game / tournament schedule for 2011. It should be finalized in January, but looks very promising now.

-Mr. Woodhead then ask the committee members to move ahead to lease the John Hess Softball Complex to the Centre Regional Recreation Authority so they could operate the Complex without regularly asking the General Forum for policy and operational approvals. After some discussion, Mr. Rosenberger moved that the committee recommend to the COG General Forum that they lease the John Hess Softball Field Complex to the Centre Regional Recreation Authority. Mr. Klees seconded and the motion was unanimously approved. This concept has previously been endorsed by the Authority Board.

### **VIII. REGIONAL PARKS FUNDING STRATEGY**

A basic list of discussion topics concerning the funding strategy was provided for discussion at a future meeting. Recreation Supervisor Beth Lee was introduced and will be attending the meeting in her role in assisting in the fund raising efforts. Mr. Klees indicated that a planning subcommittee, outside the Parks Capital Committee & CRRA, be established for the fund raising. There has also been an offer from PSU to name a development representative to assist that committee.

### **IX. FUTURE AGENDA TOPICS**

In response to the first future agenda item concerning finalizing the respective roles of the Park Capital Committee and the Centre Regional Recreation Authority, Mr. Klees commented that he was open-minded with respect to those discussions.

### **X. ADJOURNMENT:**

There being no further business the meeting was adjourned at 1:29 PM following a motion by Mr. Warner.

#### **Meeting Schedule:**

- Community Meeting #2 will be held Thursday, January 13, 2011, 7:30-9PM at Boalsburg Fire Co.
- The next meeting of the COG Parks Capital Committee is Thursday, January 13, 2010, 12:15 PM in the COG Bldg. Forum Room.

Respectfully submitted by Diane Ishler, CRPR Office Manager &  
Chrissy Kisslak, CRPR Office Manager Designate

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**Centre Region Council of Governments**  
**COG PARKS CAPITAL COMMITTEE**  
***Draft Meeting Summary***  
**from Thursday, January 13, 2011**  
held in the COG Forum Room

**I. CALL TO ORDER**

Mr. Klees called the January 13, 2011, meeting of the COG Parks Capital Committee to order at 12:15 PM with the following individuals in attendance:

**Parks Capital Committee (5 of 6):**

Dan Klees, Jim Rosenberger, Cliff Warner, Jeff Luck and Bill Keough

**CRRA/ CRPR Board Members (3 of 6):**

Sue Mascolo, Chris Hurley, Donna Ricketts

**Others:**

Mr. Adam Brumbaugh, College Township Mgr.

Mr. Mark Kunkle, Ferguson Township Mgr.

Mr. James Steff, COG Executive Director

Mr. Ronald J. Woodhead, CRPR Director

Ms. Beth Lee, CRPR/Recreation Supervisor

Ms. Christeen Kisslak, CRPR Office Manager

Mr. Dick Mascolo, guest

Ms. Amy Farkas, Harris Township

Mr. Tom Fontaine, State College Borough

Mr. Joe Viglione, COG Finance Officer

Mr. Jeff Hall, CRPR/Recreation Supervisor

Mr. Greg Roth, CRPR Parks Supervisor

Ms. Carol Oliver, CR Community Tennis Assn.

**II. REORGANIZATION FOR 2011**

A. The following members were appointed to the 2011 COG Parks Capital Committee by their respective municipalities:

- Dan Klees, College Township Council
- Cliff Warner, Harris Twp. Board of Supervisors
- Jim Rosenberger, State College Borough Council
- Jeff Luck, Patton Twp. Board of Supervisors
- Bill Keough, Ferguson Township Board of Supervisors
- Dan Sieminski, Penn State University

B. Mr. Woodhead was appointed at Temporary Chair to conduct the election of officers. Following a motion by Mr. Luck and second by Mr. Warner the Committee voted unanimously to re-elect the following Officers for 2011:

- Chair: Dan Klees, College Township Council
- Vice-Chair: Cliff Warner, Harris Township Board of Supervisors

Mr. Woodhead then transferred the meeting back to Mr. Klees.

C. 2011 Meeting Schedule - meetings will be moved to the 2<sup>nd</sup> Thursday of each month as approved in December.

**II. CITIZEN COMMENTS: None**

**III. APPROVAL OF MEETING SUMMARY**

The December 16, 2010 meeting summary of the COG Parks Capital Committee was unanimously approved following a motion by Mr. Warner and a second by Mr. Rosenberger.

#### **IV. STAFF UPDATES**

##### *Whitehall Road Regional Parklands -*

The Sewer Service Request (D.R.I. Application) was presented to the Centre Region Planning Commission (CRPC) on January 6. The CRPC, the Centre Regional Rec. Authority (applicant) and Ferguson Township (host municipality) will present their recommendation at the February 28 meeting of the General Forum.

PSU is including the needs of the park in their traffic studies for the extension of Blue Course Drive as it impacts Whitehall Road since final planning for the Whitehall Road project is underway - so the proper infrastructure is put in for their development and the parksite. Mr. Woodhead would like the records to show our appreciation for including that in the studies so that we are better prepared for park construction.

The second appraisal report for the 25-acre parcel has arrived but has not yet been reviewed. Once reviewed the required report will be relayed to PA DCNR.

Mr. Luck asked if the extension of Blue Course Drive into the park would add any additional turning lanes to the Whitehall Road project. Mr. Woodhead answered that this is why they are doing the study. Because the high density housing and potential park traffic are already accounted for in the whole scenario, the study will verify subsequent need for turning lanes, signals, etc. Mr. Luck asked if there are additions to be made, would the University be responsible for the costs? Mr. Woodhead stated that, as he understands it, the University would be responsible for those expenses. He added that not only would there be a traffic study but also a utility study done at the same time.

##### *Hess Field Complex - Operations*

Staff met with the COG/Authority Solicitor to discuss a Regional Parks draft lease agreement. A draft will be prepared for not only Hess Field but also for the other two regional parks as a sort of package deal. There will be more discussion on these leases at a future date. Mr. Jeff Hall updated the Committee that as far as field reservations, the Hess Complex will be booked in 2011 just as it was in 2010 with very little change. Mr. Woodhead commended Mr. Hall for his efforts to promote Hess Field.

##### *Hess Field Complex - Safety Renovation Project Status*

Mr. Greg Roth thanked Harris Township for all of the support and assistance on the Hess Field project. Field #1 and handicap parking are virtually complete. Once the weather breaks, crews will be back out. Mr. Woodhead reported that electric codes and landscape logistics prohibit overhead electric lines - since a major aerial line crosses the property to feed the water authority. Allegheny Power is quoting underground electric pricing for the complex.

#### **V. PROPOSED ACTION ITEMS FOR THE COG GENERAL FORUM MEETINGS**

Mr. Klees reviewed the topics that are proposed for General Forum Action in January, February and March meetings as outlined in the agenda.

#### **VI. MASTER SITE PLANS FOR THE HESS FIELD COMPLEX & OAK HALL REGIONAL PARKLANDS**

- A.** Community Meeting #2 is scheduled for 13 Jan 2011 at the Boalsburg Fire Company, 7:30 - 9 PM. Mr. Pashek will present the draft plan for the Hess Field Complex and proposed amendments to the Oak Hall Regional Parkland Plan. Both the Parks Capital Committee and Recreation Authority Board are invited to attend.
- B.** Community comments presented there and committee member comments today will be incorporated into the next version of the Draft Hess Field Master Site Plan Report. Mr. Keough stated that the 4 ballfield option is appealing in that it would grow the local youth programs and perhaps even meet the PIAA (school district) sport fields needs. The marketing of these fields would be easier if the facility was geared toward youth. Mr. Klees

reminded Mr. Keough that there is no need to make a field selection at this point in time. The amendment to the Oak Hall plan should alleviate the need to make a determination for the Hess Complex until there is time to study the ballfield demands at that time.

- C. Mr. Pashek will present both Master Plans and the development timeline to the COG General Forum on Jan. 24. The following motions were unanimously approved by the Parks Capital Committee:

*“That the General Forum refer the proposed Master Site Plan for the John Hess Softball Field Complex to the participating municipalities for review. And, further that comments be directed to the COG Executive Director by February 15 for distribution to the Parks Capital Committee”* - Motion made by Mr. Warner, seconded by Mr. Rosenberger.

*“That the General Forum, as recommended by the Parks Capital Committee refer a proposed amendment to the Master Site Plan for the Oak Hall Parkland that increases the number of softball fields from three to four to the participating municipalities for review. And further, that comments be directed to the COG Executive Director by February 15 for distribution to the Parks Capital Committee”* - Motion made by Mr. Klees, seconded by Mr. Warner.

- D. The Committee unanimously approved a motion to move the February meeting to Wednesday, February 16 in order for the municipal comments to be made available for review - Motion made by Mr. Keough, seconded by Mr. Luck.

## **VII. REGIONAL PARKS PHASE 1 CONSTRUCTION FUNDING**

- A. Municipal Contributions - Mr. Steff presented the COG staff recommendation to hire a financial consultant. There may be a similar recommendation at next month’s meeting to hire bond counsel as well. After some discussion, the Committee unanimously approved the motion, *“That the General Forum appoint Concord Public Finance, as financial consultant to the Centre Region COG during the regional park development financing process at a cost not to exceed \$26,000 plus expenses.”* - Motion made by Mr. Warner, seconded by Mr. Rosenberger.
- B. Grant Funds - There is an April deadline for DCNR application for grant funds for 2013-2014 construction. There is no action required on this item today. It is noted that grant funds from the Growing Greener program will be very limited (since they are largely depleted). When the program receives grant applications from both regional and municipal governments, typically the COG is asked to prioritize the projects. This is a problem as our COG has both regional AND municipal projects. This is a known problem to this Committee. This year our grant application will compete with a Ferguson Township application and with a Borough grant application. The Harris Township project utilizes a different state funding source.
- C. Partner & Community Funds - Mr. Klees outlined that in the past there was a recommendation that a separate committee be formed to begin the “Parks Capital Campaign”. Mr. Kunkle suggested that a subcommittee be formed to discuss what would be expected of the formal Committee. There are many networks that need addressed such as the school district, sports groups, Visitors Bureau, CBICC, Penn State, corporate money (matching), etc. Ms. Farkas suggested that the fundraising committee tap in to social networks in town to determine their willingness to help raise funds for the Regional Parks Projects. Mr. Steff suggested that Dan Seiminski be asked to educate us on the process of raising funds for similar projects. Mr. Klees

suggested that staff set up a meeting with professionals to educate the Committee and guide us through the process. Mr. Woodhead and staff will devise a plan to be outlined at a future meeting.

## **VIII. OTHER ITEMS**

In addition to the topics outlined in the agenda, the Committee unanimously approved “*That the General Forum refer the proposed Regional Park Development Timeline to the participating municipalities for review. And further that comments be directed to the COG Executive Director by February 15 for distribution to the Parks Capital Committee.*” - Motion made by Mr. Rosenberger, seconded by Mr. Warner.

## **IX. ADJOURNMENT**

The next meeting of the COG Parks Capital Committee is Wednesday, February 16, 2011, 12:15 PM in the COG Bldg. Forum Room. There being no further business the meeting was adjourned at 1:40 PM following a motion by Mr. Warner.

Respectfully submitted by Chrissy Kisslak, CRPR Office Manager

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**Centre Region Council of Governments  
REGIONAL PARK PLANNING COMMITTEE**

2643 Gateway Drive #1 • State College, PA 16801-3885  
Phone: (814) 231-3071 • Fax: 814. 235.7832 • E-Mail: [crpr@crkog.net](mailto:crpr@crkog.net)

**COMMUNITY MEETING SUMMARY  
for the  
JOHN HESS SOFTBALL FIELD COMPLEX  
Master Site Plan**

|                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Thursday, 13 Jan 2011, 7:30 – 9:00 PM<br/>at the Boalsburg Fire Company, 113 E. Pine St., Boalsburg PA</p>                                                                             |
| <p><i>Master Site Plan review for John Hess Field and Oak Hall Regional Parks and Whitehall Road Regional Parks.<br/>Site plan provided by the five participating municipalities.</i></p> |
| <p><i>The Attendance Roster is Addendum 1</i></p>                                                                                                                                         |

**1. Welcome and Introductions** Ronald J. Woodhead, Director CRPR

Mr. Woodhead welcomed and thanked everyone for coming and also thanked the Boalsburg Fire Company for hosting both this meeting and Community Meeting #1 in September. Mr. Woodhead wanted to recognize the five municipalities working together to make this process happen. They have come a long way since 2001 when the process started. Comments and suggestions made at September’s meeting as well those made here tonight will allow the COG to zero in on what path should be taken in the future regarding these parks. This path is not just about Hess Field, it is about three regional parks. The three parks are related and designed to complement each other, not compete with each other. The focus at tonight’s meeting is on Hess Field but Oak Hall Regional Park and Whitehall Road Regional Parks will also be discussed. These three projects are all related. The timeline that the municipal governments are considering and we will be reviewing later in the meeting will show you how this process will ultimately take these three parks from paper to real.

Mr. Woodhead recognized the COG Regional Parks Planning Commission that consists of two groups the COG Parks Capital Committee and the Centre Regional Recreation Authority, both of which were well represented at this meeting. The meeting was then turned over to Landscape Architect Jim Pashek.

Mr. Pashek presented images and slides and provided background information on the two Master Site Plans (John Hess Softball Field Complex and Oak Hall Regional Park). He outlined that beginning before 2001 there was an outcry for more sportfield space, so the municipalities got together and decided to acquire land for more sportfields. The most appropriate function was a regional park system that could service many communities and address the need for sports fields.

Master planning involves inventory analysis, committee meetings, developing iterations of design ideas that result in some recommendation and from your comments and suggestions

tonight try to finalize a plan to bring to the General Forum for a review and approval process. Pashek hopes to resolve and finalize the master plans in early 2011.

The master planning started with two parks Oak Hall Regional Park (68 acres) and the Whitehall Road Regional Parks (75 acres with an additional 25-acre option from Penn State). These were purchased to begin meeting the needs for the additional sports fields. An additional opportunity came along with Hess Field when Harris Township came to the COG and suggested that this property be added to the regional park effort. In September the property was acquired and is now part of the CRPR parks system and will be preserved for the future.

Safety and ADA accessibility issues were addressed after a safety audit assessment was done. Photographs were presented showing the former conditions at the facility. After the September Community Meeting, the comments and suggestions with regard to how to address these safety issues were put to action. It was important the park be good neighbors to the residents along Woodside Drive. Topography of the site was discussed and supported the potential for a viewing hill for spectators. The site offered a good opportunity for improvement although there were some constraints as well. The current facility has four fields with approximately 275 ft. outfields, except left field of Field 2 is 265 ft. The current size standards are:

- o ASA Slow Pitch Men (65 ft. bases) – outfield fence min 275 ft. - 315 ft. max (prefer 300 ft.) from home plate.
- o ASA Fast Pitch Girls 18 and under (60 ft. bases) – outfield fence 200 ft. – 225 ft. (prefer 225 ft.) from home plate

Trends in both youth and adult softball were presented. It would appear that the youth leagues will grow at a faster rate than the men's softball leagues. The draft 2011 league and tournament schedule was presented. There are six tournaments tentatively scheduled for complex this summer – with the support of the SC Area Softball Assn.

Landscape Architect Dan Jones thanked the audience for coming and spoke about the logic of the site design at Hess Field. It was determined that the public wanted enough fields for all levels of play, ample parking, press box/concession building and an access road. They also needed to address all of the limitations of the site such as storm water draining, etc. In summary, there are two schemes that can work on this site. The proposal at first was three youth-sized fields and one all-age-sized field, however this would require purchasing additional land from an adjoining neighbor. Feedback regarding those plans included reassessment of the four field aspect and removing a separate parking area for umpires. Convertible fields were then discussed, building adult-sized (all-age sized) fields and using temporary outfield fencing to accommodate youth games & tournaments. Finally, it was suggested that adding the fourth field at Oak Hall would change the complexion of what we would do at Hess Field. At present, the two options for Hess include one option with 3 all-age fields and one option with 4 youth-sized fields. The core of plan would remain the same (press box, parking, etc.). The selection of the option (3 or 4 fields) can remain unspecified until field requirements are more apparent.

Jim Pashek discussed costs. The 4-field youth complex would cost approx \$2.9 million while the 3-field all-age plan would be \$2.8 million. Costs include earthwork, facilities and a two story press box building with concessions & restrooms on the ground floor. There would be a core area picnic shelters, play equipment and landscaping.

Operating expenses and revenues were presented. Staffing costs, materials and supplies costs estimated at \$60,000 before buying any specialized maintenance equipment for the

facilities (which would be used across the park system). Revenue was estimated at \$68,000. If capital improvements are needed, creative fundraising will be essential. In summary the operation costs of the complex should just about break even. Phasing plans were then presented. Since Hess Field will remain in play, the project would likely divide it into two phases: #1: Infrastructure (core area, press box, new driveway); #2: Ballfield work. The estimated costs would be \$1.9 million for infrastructure and \$1 million for field replacements.

Mr. Pashek reviewed the issues of what is proposed and corrected the myths that have been heard about this project. He stated the following facts:

1. Both youth and adult leagues will play at Hess in 2011 and probably for several more years (until the adult-sized fields at Oak Hall are ready for play).
2. The wooded buffer between Hess Field and houses on Woodside Drive will not be taken out and all four fields are not going to be lighted. It is not being recommended to eliminate the buffer; some buffer is necessary to be a good neighbor. If the three field plan is selected, there would be no change to the buffer. If the four field plan is selected, approximately 30' of the buffer will be affected. Only one field will be lighted and with the creative products and ways to control light now, the new enhanced lights will have little overspill.
3. Volunteers and donations are always welcome at Hess Field. Volunteers and in-kind services and donations have and will always be appreciated.
4. Hess Field will be used by everyone – by both residents and visitors.
5. There will be a central core that includes concessions and a place for umpires to change. It will also have a second floor press box so all fields may be viewed from above.

Recent activity at Hess Field: Interim safety improvements (to allow use until the Master Site Plan is implemented) made to the site this fall started in September with both the CRPR Maintenance Crew working with the Harris Township Public Works staff. To date Glen O. Hawbaker Inc. has donated all the aggregate needed for the ADA access paths and Lowe's has donated all the paint necessary for volunteers to paint the fences. Projects were categorized into those that our parks maintenance crews could do and those jobs that would require subcontracting. The process is underway to get the new backstops and fencing installed before spring. The key is that we planned our work to minimize any waste when the Master Plan is implemented. Backstops and dugouts are will be installed to allow relocation so these items can be moved with relative ease. This new equipment and facilities investments will be able to be used both now and once the plan is completed. Bids for backstop, fencing, and dugouts are out for bid now. All old dugouts have been demolished; handicap parking and ADA pathways to Field 1 are under construction.

Dan Jones said it is fortunate that the Hess Field purchase came along when it did. The Oak Hall plan can be converted to accommodate four fields. The orientation of the fields needed some adjustment and the increase in parking was addressed. Oak Hall will not just be a sports park but an activity park with sledding, a dog park, a practice field, ice skating, hiking trails, etc. The original cost estimate was \$4.7million which would increase by \$1million due to grading and costs associated with the 4<sup>th</sup> field, dugouts and backstops and a 2-story press box/storage/concessions/restroom building. The total cost is now estimated at \$5.7 million.

To stay within the original Phase 1 budget for Oak Hall and Whitehall Road, the following plan was suggested:

Phase I for Oak Hall - develop entrance road, parking, 2-story building, remove playground, install four ball fields and perimeter trail at \$5.7million dollars.

Phase I for Whitehall Road - grade 75 acres, take out the cost of the temporary entrance, playground, basketball courts and shelters at \$5.3 million dollars.

Hess Field: none of the original Phase 1 funds would be used at Hess Field. That funding would remain separate, when available.

Summary: Estimate \$9 million dollars needed to finish Phase I, anticipate about \$8.9 being available so there is an approximately shortfall of about \$137,000. Note that all fields at Hess Field will continue to operate through the process until such time that Oak Hall fields are playable.

Ron Woodhead presented the proposed Regional Park Development Timeline. At the end of January, the COG General Forum will be presented with these revised plans along with your comments and asked to provide their municipal comments. At the end of February, the General Forum will be asked to adopt the amended Oak Hall Master Plan and the proposed Hess Complex Master Plan (the Whitehall Road plan has already been adopted) as well as an agreement on financing. The timeline helps us to know what steps need to be taken for each park and when. As of now, we are on schedule.

Hess Field cannot be closed until the ballfields at Oak Hall Park are playable. Therefore, Oak Hall should be built first. Grants cannot be applied for yet for from the state therefore Oak Hall is funded with local funds and local donations. Whitehall Road would be next and permit time to apply for state assistance. When will Hess Field move to construction? All plans will depend on when we can financially afford to move forward. Nothing is cast in stone. The timeline will move to the General Forum and if adopted, COG staff will move forward as directed.

Mr. Pashek addressed the neighbors of Hess Field and stressed that all construction at Hess Field this fall and winter were only safety improvements and ADA accessibility requirements. There will be no further development activity for years. Construction of the “new” facilities at Hess may be years ahead.

**Community Member questions, comments and feedback:**

1. Becky McKinstay commented that whichever plan least impacts the buffer between Hess Field and the properties along Woodside Drive would be the plan she would support. In addition, she asked for clarification as to whether taxes might increase in Harris Township to pay for these projects. Mr. Pashek noted that these parks will have to be aggressively marketed so that revenues exceed expenses in order to make ends meet. Estimates show that it should NOT become a tax burden based on operating costs however capital contributions from your township could possibly affect tax rates. Ron Woodhead noted that grants would cover a portion of the project but optimistically of the \$7.5 million dollar project he anticipates no more than \$200,000 in grants. There may be more grants available as the project develops in the future but now, these are the estimates. In summary, the capital improvement costs will be borne by the five participating municipalities. Cliff Warner noted that this project will be paid for over the next 20 years so it will be paid for by both current and future taxpayers in the area. Ron Woodhead added that each township will determine how to pay for their share. It may not be a tax rate increase, but by other methods. Amy Farkas, Harris Township Manager, added that Harris Township has been in the loop and discussions have been taking place for a long while before now. As with the pool renewal projects, the

- township planned well in advance and were able to pay for their share without a tax increase. Ms. McKinstay stated she is looking for tax cuts not tax increases.
2. A question was asked regarding whether the \$6.1 million dollars for the Whitehall Road project included any sports fields? Jim Pashek stated yes. All the fields will be there with paths to them but there would not be any goals or nets. He also confirmed that there would be flush toilets at that site.
  3. Tracey Moore asked if Harris Township is represented on the committees making these master plan decisions. Amy Farkas answered that yes, Harris Township has been very active with this process. Local zoning ordinances must be complied with for each park within the municipality in which it is located. Tracey asked what kind of buffer requirements are we talking about with the Hess Field project. Amy Farkas answered that buffer requirements are 100 'from any shelter and 75' from any property line. Tracey asked that with the two Hess Field options would either involve either removing existing trees or would it require removal and replacement with smaller trees. Jim Pashek mentioned that the intent is to leave the buffer as is, if possible.
  4. Matt Keefer stated that he was concerned that Oak Hall residents know very little of the proposed revisions to the Oak Hall plans, unlike the residents in the area of Hess Field. Most of the past meetings have focused on Hess Field alone. He suggested there be a forum for input regarding the Oak Hall plan for the citizens of the Oak Hall area.
  5. Rick Tetzlaff stated he prefers the three all-age fields at Hess and four adult-sized fields at Oak Hall. Although youth play has increased, eventually the youth grow up and want to continue to play. If all fields are all-age sized, it is a win-win situation. More tournaments generate more revenue and may offset any tax increases.
  6. Matt Keefer asked that since the focus of Oak Hall has shifted to tournaments, has the traffic aspect been revisited with the new design there (with four fields)? Jim Pashek answered that both the 3 and 4 field plans included tournament play so, yes, traffic was taken into consideration with regard to the Oak Hall plan.
  7. Dick Mascolo asked if it were possible to fit four all-age fields at Hess Field? Jim Pashek responded that no, it is not possible to fit four larger-sized all-age fields on the Hess site.
  8. Mark Kunkle asked if projected costs of \$2.8 million and \$2.9 million dollars were the present estimates? Jim Pashek answered no, those were estimates based on original plan dates. Revenue, however, is based on today's estimates.
  9. A question was asked regarding Hess Field: Do any of these cost estimates take into account the acquisition of the Meyer property? Jim Pashek stated the acquisition was not necessary with having four fields at Oak Hall, and then there is not a need for four at Hess, therefore no need to purchase the some of the Meyer property there.
  10. Another question from a resident was: Do tournament players prefer using adjacent fields or can a tournament be played half at Oak Hall and half at Hess Field? Brian Sonak responded that in the past, splitting tournaments between Hess Field, Community Field, Baileyville, Orchard Park and Blue Spring Park worked well. There didn't seem to be any issue with getting the parks in time to play. But that Oak Hall and Hess Field geographically would be an ideal set up for a split tournament. Brian added that due to a lack of fields in our area, there are teams that are turned away for recreational play. He stated that we are about the only place in the state without a coed league, for example.

11. Dan Kleese outlined that the COG Parks Capital Committee's approach has been that a strong need for a fourth field at Oak Hall was justified because (1) it better utilizes the 68 acres (the lot didn't seem to be fully utilized with only three fields) and (2) the timeline suggests that with Oak Hall completed around 2014, that gives us 2014, 2015 and 2016 to draw experience to determine which option to select for Hess Field. The committee feels they really do not need to decide which option is appropriate now but it would be prudent to wait several years, get some playing time, hold another meeting, get more input and go from there. At some point, we will have to make a decision but it doesn't have to be now. A resident added that the Oak Hall will prove to be a test market for the tournament groups and that should aide in the Hess Field decision making. Dan Kleese also reiterated that since Hess Field will be closed for that construction after Oak Hall opens, the four fields at Oak Hall are very necessary.
  12. Jennifer Keefer asked with four fields at Oak Hall, what kind of traffic are we looking at? She added that many residents are concerned about the current traffic. Rick Tetzlaff stated he could not remember a traffic problem occurring with a tournament in the last 10 years. He added that the game schedules are staggered so there is not any one time when all must come or go. Jennifer Keefer stated that the residents don't have a problem with the plan, just that since there is a current traffic issue (people running stop signs, traveling above the speed limit, etc.) the concern is increased traffic problems. She noted that residents have tried to work with the College Township on these issues. Rick also added that as teams are eliminated throughout the day, they exit the park, so it is not one mass exodus. Becky McKinstay added that there is more traffic during weeknight practices than there is for the tournaments themselves. After work on weeknights when everyone is trying to get home from work / school and get to practice on time that traffic gets heaviest.
  13. Tracey Rex asked if alcohol would be prohibited at Hess Field? Ron Woodhead stated yes, it will be prohibited. As with all the parks under the CRPR umbrella, alcohol will be prohibited (enforcement would be by the municipal police). Ron said he knows that there is beer consumed in the parks, since CRPR picks up the trash, but the enforcement duty remains with the police. It may take a couple years for players to get used to the new policies and rules.
  14. Matt Keefer stated that with regard to learning curve, Oak Hall residents really desire to understand what to expect. Right now there is nothing in Oak Hall so if we know what to expect, it would help us to know how to deal with conflicts as they arise. Oak Hall residents have questions. Jim Pashek suggested we schedule an Oak Hall meeting so those residents are better informed. Once this park is built, it will enhance property values in that area and the park will be a tremendous resource.
  15. A question was asked regarding the orientation of the Oak Hall fields. Is that due to the sun? Jim answered yes; they are arranged north/south for that very reason.
  16. The triangle on the Oak Hall plan, is that a sledding hill? Jim answered yes.
  17. Eric Bernier said that he agrees that a final decision on the options at Hess should be made after Oak Hall is open for a while. The four youth fields at Hess would also accommodate women's fast pitch softball, so naming them "youth fields" is ambiguous. This would draw women's tournaments to the area as well.
- Mr. Woodhead brought the discussion to a close by again thanking everyone for coming and telling them that a summary of this meeting would be written and placed on the website. Also,

he highlighted the info on the agenda that anyone who wanted to add anything to their comments or make new comments could do so through 21 Jan using the following method:

**Adjournment**

Follow-up suggestions may be emailed to [crprlive@gmail.com](mailto:crprlive@gmail.com); those received through 21 Jan 2011 will be included in the summary of this community meeting.

Updates regarding the COG Regional Parks Initiative are posted at [www.crpr.org](http://www.crpr.org).



*The following communication was received by email during the comment period:*

Good Afternoon,

I would like to follow-up with my comments to last Thursday's Second Community meeting regarding the proposed Draft Master Plan for the Hess Ball Field complex in Harris Township.

I would first like to thank Ron, Jim, Amy and the many others that were on hand to discuss the options and talk about the logistics of the complex' future. I know a great deal of thought, preparation and planning went into the delivery of that meeting.

I was very pleased to hear and discuss the possibility of a second proposal for the Hess Ball Fields which consists of 3 multipurpose fields instead of existing 4. This additional plan was referred to as Plan B in the Community Meeting. I realize that the adoption of the original Plan or Plan B are contingent on the construction of the sister recreational complex slated for Oak Hall which is still in a draft planning mode pending further design review. I will remain hopeful that the decision for the Hess Fields migrates towards 3 fields.

My concern with the development and revisions of Hess Ball Fields has never been to prevent groups and individuals from being able have a place to recreate. Actually it's quite the converse. I recognize the need that we have in our community to have parks and offer places where people can participate in intercollegiate and community sports. These facilities offer a venue for the community to stay strong athletically and mentally.

My concern has and will continue to be with the buffer zone of trees that are nestled behind the homes on Woodside Drive and that abut the edge of the ball fields. These trees and small swath of forest are a treasure in more ways than you can imagine at a glance. As I've mentioned before in my comments to the CRPR, these trees provide an essential storm water retention zone. During times of heavy rains and spring snowmelt, this area helps to absorb excess water drainage which diverts water from flooding the neighboring homes in addition to helping to pull water from the actual ball fields themselves. Trees of this magnitude and density also help preserve the water table and help to curb erosion and runoff. By removing this buffer zone and planting younger flora and fauna there would not be the same beneficial environmental sustainability that currently exists. As I've also previously discussed, this forest provides shelter and food to many countless species such as deer, turkeys, screech owls, hawks, bears, raccoons and numerous other species. Vital habitats such as this are being diminished and depleted in countless areas in our community and our country. This buffer zone acts as a diverse microsystem to these many species of plants and animals. One of the best attributes of Shingletown and Harris Township is that it still remains rural and the quality of life for humans, plants and animals alike is very abundant.

When I think of the premise of why parks exist and what John Muir (the Father of National Parks) was trying to accomplish with his quest of preservation and conservation, I have to believe that he would not support degradation of healthy ecosystems that are abundantly rich with multitudes of species.

This buffer zone also provides a crucial noise and lighting abatement from late night games and tournaments at the ball fields. Again, this is where small growth trees and shrubs would not be of adequate size and maturity to provide this necessary cushion to the residents in this proximity.

In an attempt to preserve the Hess Ball Fields for use and enjoyment of future generations, I feel these decisions cannot be made without also considering the preservation and well being of the residents on Woodside Drive, all of which have been the same original home owners since the early 1950s. There might be many reasons for this. Perhaps, one that can't be ignored is that we all have a little slice of heaven on Woodside Drive....It's peaceful, great neighbors, safe and rich with the abundance of life. I would like to ask you all to please consider my thoughts as you move ahead with your planning. Again, I would also like the Council of Government, Park and Recreation Staff, Planning Organization and folks from the baseball community to picture themselves as the longtime home owner living next to this complex and how your decisions and feelings would be. I think they would be very similar to mine.

I would like to respectfully thank the CRCOG for the opportunity to express my concerns and feelings. I would also welcome the opportunity to speak further about this proposal and the plans.

Best Regards,

Tracey Moore 135 Woodside Drive, State College, PA 16801

20 Jan 2011

*Meeting Summary Prepared by Christine Kisslak, CRPR Office Manager*

**Community Meeting Summary: Addendum #1**  
**Attendance Roster**  
**Nov. 13, 2010**

The following individuals signed the meeting roster:

- |                        |                               |
|------------------------|-------------------------------|
| 1. Becky McKinstry     | 16. Rex Moore                 |
| 2. Mark Kunkle         | 17. Rich Francke              |
| 3. Denny Gladfelter    | 18. Jeff Fredericks           |
| 4. Stan Smith          | 19. Greg Fredericks           |
| 5. Guy Miller          | 20. Cliff Warner              |
| 6. Frank G. Bamer, Jr. | 21. Brian Sonak               |
| 7. Rick Tetzlaff       | 22. Matt Keefer               |
| 8. Jann Duck           | 23. Jennifer Stingelin Keefer |
| 9. Eric Bernier        | 24. Robert Jordan             |
| 10. Jim Steff          | 25. Bud Graham                |
| 11. Dick Mascolo       | 26. Dennis Hameister          |
| 12. Sue Mascolo        | 27. Dan Klees                 |
| 13. Diane Ishler       | 28. Jim Rosenberger           |
| 14. Donna Conway       |                               |
| 15. Tracey Moore       |                               |

In addition, the following staff attended:

1. Ronald J. Woodhead, Director CRPR
2. Jeff Hall, CRPR Recreation Supervisor
3. Chrissy Kisslak, CRPR Office Manager
4. James Pashek & Dan Jones, Landscape Architects
5. Amy Farkas, Harris Township Manager

**Centre Region Council of Governments**  
**COG PARKS CAPITAL COMMITTEE**  
***Draft Meeting Summary***  
**from Wednesday, February 16, 2011**  
held in the COG Forum Room

**I. CALL TO ORDER**

Mr. Klees called the February 16, 2011, meeting of the COG Parks Capital Committee to order at 12:15 PM with the following individuals in attendance:

**Parks Capital Committee** (5 of 6):

Dan Klees, Jim Rosenberger, Cliff Warner, Jeff Luck and Bill Keough

**CRRA/ CRPR Board Members** (4 of 6):

Sue Mascolo, Kathy Matason, Donna Ricketts and Roy Harpster

**Others:**

Mr. Adam Brumbaugh, Collee Township Mgr.

Mr. Mark Kunkle, Ferguson Township Mgr.

Mr. James Steff, COG Executive Director

Mr. Ronald J. Woodhead, CRPR Director

Ms. Beth Lee, CRPR/Recreation Supervisor

Ms. Christeen Kisslak, CRPR Office Manager

Mr. Dick Mascolo, guest

Ms. Amy Farkas, Harris Township

Mr. Tom Fountaine, State College Borough

Mr. Joe Viglione, COG Finance Officer

Mr. Jeff Hall, CRPR/Recreation Supervisor

Mr. Greg Roth, CRPR Parks Supervisor

Mr. Paul Rittenhouse, Sr., Harris Twp. Supervisor

Mr. Devin Buzard, CRPR Intern

**II. COMMENTS FROM THE PUBLIC - none**

**III. PRIOR MEETING SUMMARY**

The summary of the meeting from January 13, 2011 was approved following a motion by Mr. Warner seconded by Mr. Rosenberger.

**IV. STAFF UPDATES** were postponed until the March meeting.

**V. REVIEW PROPOSED ACTION ITEMS for the COG General Forum Meetings**

The proposed action items for the Feb. 28, 2011, COG General Forum Meeting were read aloud by Mr. Klees and there were no additional comments from the committee:

- |                                          |                                      |
|------------------------------------------|--------------------------------------|
| - Hess Softball Field Complex            | Action on the Master Plan            |
| - Oak Hall Reg. Parklands Plan Amendment | Action on the amended Master Plan    |
| - Regional Park Development Timeline     | Action to endorse                    |
| - Whitehall Road Regional Park           | Act on the Sewer Service Application |
| - Regional Park Construction Financing   | Updates or actions as needed         |

The proposed action items for the Mar. 28, 2011, COG General Forum Meeting were read aloud and there were no additional comments from the committee:

- |                                  |                                                                                                                                                          |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| - Whitehall Road Regional Park   | Authorize the acquisition of the 25-acre parcel<br>Authorize a grant application for Phase 1 construction<br>funding assistance (for 2013 construction). |
| - Regional Park Const. Financing | Meet jointly with the CRRA to act on the financing<br>documents (at the March or April meeting)                                                          |

**VI. REGIONAL PARK PLANNING, DEVELOPMENT & FINANCING**

**A. THE PHASE 1 CONSTRUCTION PROJECTS & FUNDING**

Using a PowerPoint presentation, Mr. Pashek outlined the proposed Phase 1 plan for the Oak Hall Park and Whitehall Road Parks. Mr. Pashek felt confident that the estimated soft costs can be adjusted to meet the \$8.9 million budget to include reductions to the contingency and consultant fees. In addition, because the new (region-wide) Parks Maintenance Facility may be constructed at the Whitehall Road site, perhaps a different funding stream would be used. Doing so would free up the \$300,000 slated to provide a park maintenance facility (sized solely for this park). Mr. Pashek cautioned that there is no room in the plan for items to be added during Phase 1 construction (known as “project creep”). Bid alternates will be imperative, including an option to move some of the supplemental landscaping into Phase 2. He suggests purchasing on State Contracts when possible, thereby removing the contractor and subcontractor markups. Using local contractors can be helpful as they may be more generous with their contributions to community projects.

Mr. Klees opened the floor to comments from both the Committee and staff. Mr. Keough added that investing in infrastructure up front is imperative so that existing facilities need not be ripped up later. Fundraising for infrastructure is much more difficult than for community use items. Mr. Pashek added that the \$400,000 estimated to construct the roadway and utilities to the Whitehall Road project is not included in the Phase 1 estimate. It is the Committee’s expectation that PSU will fund those connections and if not, perhaps increased revenue (grant funds) or decreased expenditures (i.e. landscaping) will cover that possibility. An aggressive fundraising plan is also necessary to supplement the Phase 1 expenses. Staff prefers that the General Forum be made aware that this expense is a possibility. Mr. Klees wanted it noted that the \$300,000 budget for the maintenance facility is not the cost to build an entire regional facility as needed. It is simply the savings possible for removing the park-specific structure included in the Master Site Plan. The actual cost of a regional facility would be higher. He added that it would be nice to know the cost of a replacement facility for reference (that planning work is underway). The timeline for replacing the maintenance facility is approximately 2014.

Mr. Steff commented that all five municipalities agree that four softball fields are preferred at the Oak Hall site. Mr. Rosenberger asked if the fourth field could be a contingency plan. Mr. Pashek agreed that the site work could be completed but the backstops, dugouts, bleachers, etc. , although small in cost, could be something that comes later. Mr. Luck added that Patton Townships supports the fourth field but that the timing of that construction may be decided by COG. While Patton Township supports the need for lighting one of the fields at Oak Hall, it wasn’t clear that the community had been updated about that option. Mr. Pashek added that the community would be re-engaged as part of the Phase 1 Planning Meetings, which would include discussions about current sport lighting systems. Mr. Kunkle asked what components would be left for the community, sport group and Visitor’s Bureau funding (to host tournaments, for example). Mr. Pashek noted that the fundraising should proceed and will no doubt generate funds for some of the planned features. The municipal funds released can be used on other features or future phases; we should proceed with a campaign to assist (to include naming rights, etc.). For example, we could also ask each softball player for the next two years for \$5 donation per tournament to raise funds for the capital campaign.

Mr. Klees opened the floor to input regarding the municipal comments made to COG Administration. Mr. Rittenhouse commented that the access road to Hess Field should align with his new road across Route 45. This would require purchasing a portion of the Meyer property or an easement. Mr. Rittenhouse would be willing to pick up the cost of this. Mr. Klees and Mr. Rosenberger suggested that this be added as a third master plan with a footnote that this would be considered as a option at some time in the future. Mr. Keough suggested that the timeline be changed to show Hess Field is not included in the Phase 1 plans with the other two proposed parks. Mr. Kunkle suggested that the Oak Hall Section (currently Chapter 7) should be a separate document and not part of the Hess Field Report.

**B. JOHN HESS SOFTBALL FIELD COMPLEX - Mast Site Plan**

The following action was unanimously approved following a motion by Mr. Klees and seconded by Mr. Luck (with the above stated change that Chapter 7 regarding Oak Hall become a Supplement to the Master Plan): *“That the General Forum approve the Master Site Plan for the John Hess Softball Field Complex as recommended by the Park Capital Committee.”*

**C. OAK HALL REGIONAL PARKLANDS**

The following action was unanimously approved following a motion by Mr. Klees and seconded by Mr. Warner: *“That the General Forum approve the amendment to the Master Site Plan for the Oak Hall Regional Parklands as recommended by the Park Capital Committee”*

**D. REGIONAL PARK DEVELOPMENT TIMELINE**

The following action was unanimously approved following a motion by Mr. Warner and seconded by Mr. Rosenberger with clarification that Hess Field improvements are not included in Phase 1 funding and move sooner by one year the Hess improvements (to 2015) subject to funding: *“That the General Forum approve the Regional Park Development Timeline as recommended by the Park Capital Committee”*

**E. FINANCING PLAN**

Mr. Steff updated the committee on the status of initiating the authorized financing process for the Recreation Authority and COG. Following a motion by Mr. Luck and seconded by Mr. Rosenberger, the committee unanimously agreed that Concord Public Finance should move forward with pricing packages for both twenty and twenty-five year term loans on the \$7.5 million (plus borrowing costs) amount as deemed appropriate.

**VII. FUTURE AGENDA TOPICS**

- Formally recommend the acquisition of the 25 acres to the General Forum (in March). Review the draft Sales Agreement and related actions.
- Focus on the proposals and documents of the Financing Package from Concord Public Finance.
- Since the Financing will be obtained by the Rec. Authority, the Solicitor indicated that it may be necessary to lease the regional parks to the Authority for development and operations. Committee discussions earlier only focused on doing so for the Hess Field Complex. This topic requires additional research and discussion.
- Approve the provision of legal services associated with the borrowing for the regional parks. It is anticipated that the COG Solicitor and Bond Counsel will have a role in preparing the legal documents for the borrowing.
- Focus on the “Parks Capital Campaign” Committee Plan.
- Establish the conditions and provisions for the two “Building Pads” at Whitehall Road.
- Define the respective roles of the Parks Capital Committee and the Rec. Authority Board to better manage the various regional park processes. This discussion has been requested by the Board as part of a planned update of their bylaws.
- Authorize the RFP for consultant services for the Oak Hall Phase 1 Development Project, review the proposals and make a recommendation to the COG General Forum (during 2<sup>nd</sup> Quarter 2011).
- Develop a process to begin planning to replace the central Parks Maintenance Facility at a new location.

**VIII. ADJOURNMENT**

The next meeting of the COG Parks Capital Committee is Thursday, March 10, 2011 12:15 PM in the COG Bldg. Forum Room. There being no further business the meeting was adjourned at 2:00 PM following a motion by Mr. Klees.

Respectfully submitted by Chrissy Kisslak, CRPR Office Manager

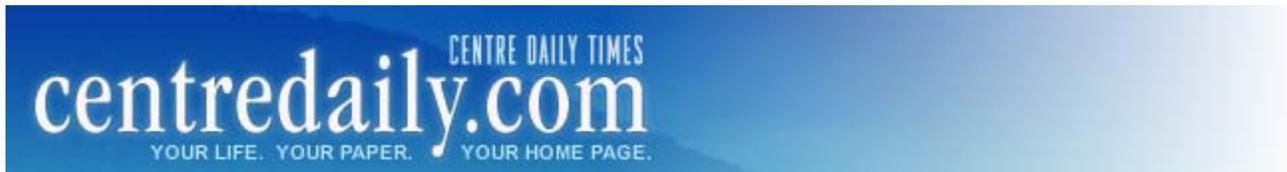
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# **Appendix D: Newspaper Articles and Other Public Communications**



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# CENTRE REGION

## Costs change Centre Region park plans

**Nick Malawskey** April 25, 2010 2:02pm EDT

Be the first of your friends to like this.

Two months ago, the Centre Region Council of Governments General Forum received an unwelcome surprise when the price tag to develop three regional parks — one each in Ferguson, College and Harris townships — was pegged at about \$19 million.

Since then, COG's Parks Capital Committee has been busy at the drawing board, trying to bring that number down while maintaining the integrity of the regional park concept.

The concept is that the three parks would each complement the others:

- Plans are to develop the 68- acre Oak Hall park in College and Harris townships into adult softball fields, walking trails and a dog-park area.
- The 75-acre Whitehall Road site, in Ferguson Township, along with an additional 25 acres to be purchased from Penn State, would become home to fields for soccer and baseball.
- The vision also calls for purchasing the 21-acre Hess Softball Field Complex in Harris Township from the John Hess estate, and renovating it in time for the 2011 softball season.

It is, planners say, an all-or-nothing proposition. Remove one of the parks from the plan and the coalition of municipalities will likely fall apart. By the same token, cut back the development of each park to save money and again, the coalition could fall apart.

On Monday the committee will present a compromise plan — one with a smaller price tag but without the support of two of the three host municipalities.

The issue is how much each municipality will have to pitch in to support the regional park plan. Representatives from State College borough, Patton and Harris townships have endorsed a plan that would cap municipal spending at \$8 million to \$10 million, financed in part by bonds that would be repaid over 20 to 25 years.

College and Ferguson township representatives favored a plan that would have a wider spending range, \$8 million to \$12 million, and could spread the larger resulting bond issue out to 25 to 30 years.

Each plan would cap the amount each municipality would contribute to the regional park project at roughly double their current levels. And both plans would allow for outside funding in the form of grants, donations or individual municipal spending to fully develop each park.

The difference is what could or would be built at each park.

An \$8 million project proposal that has been considered would build basic infrastructure at each park — gravel parking lots, basic field facilities — but no amenities, such as bathrooms or picnic pavilions.

Increasing that amount to \$10 million could allow for construction of bathrooms, playground facilities and picnic shelters at Whitehall Road and Oak Hall, and walking trails.

Currently, the municipalities provide a total of \$368,000 for regional parks funding. The breakdown: State College borough, \$97,007; College Township, \$75,292; Ferguson Township, \$93,224; Harris Township, \$29,829; and Patton Township, \$72,341.

On Monday, the General Forum is being asked to consider the proposal for park funding and refer it to the member municipalities for additional review and comments.

The proposal could then return to the General Forum on May 24 for adoption or additional discussion.

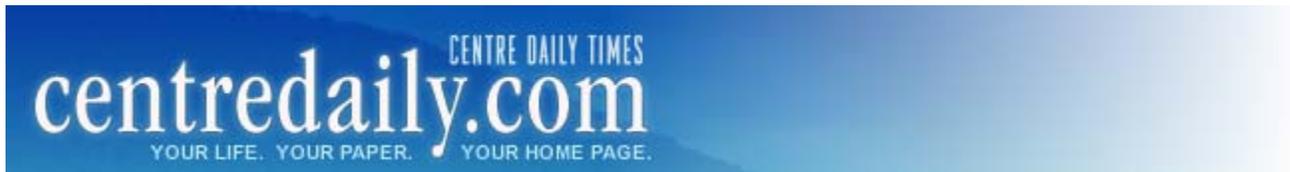


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## Centre Region officials vote to buy Hess Field for use as park

**Lauren Boyer** - [lboyer@centredaily.com](mailto:lboyer@centredaily.com)

August 24, 2010 9:08pm EDT

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FERGUSON TOWNSHIP — Come Sept. 1, the Centre Region Council of Governments will own Hess Field in Harris Township.



CDT file/Nabil K. Mark

The Centre Region Council of Governments plans to buy Hess Field in Harris Township.

[View larger](#)

### POLL

Do you agree with COG's decision to buy Hess Field for \$200,000?

- Yes
- No
- I don't know

At Monday's meeting, the General Forum — composed of elected officials from six Centre Region municipalities — voted to purchase the 20-acre park for \$200,000. "We went from two regional parks to three — just like that," said Dan Klees, COG Parks Capital Committee chairman.

The venue, which contains four baseball/softball diamonds, will join a 100-acre tract along Whitehall Road in Ferguson Township and the 68-acre Oak Hall tract in College Township in a regional parks system.

The purchase has been "unofficially" in the works for two years, said Klees, a College Township councilman.

To make Hess Field playable by next spring, COG anticipates making \$300,000 in improvements, including wheelchair accessible paths, new backstops and bleachers. According to a proposed long-term plan, which must receive approval by January, the fields could be reconfigured to prevent fly balls on one field from hitting players on the adjoining field, Klees said.

An appraiser hired by COG valued Hess Field at \$365,000, but generosity from the Patricia J. Hess family knocked it down to \$200,000, said COG Parks and Recreation Director Ron Woodhead.

Centre Region municipalities, excluding Halfmoon Township, will each pay a share of \$180,000, with Harris Township chipping in an additional \$20,000, Woodhead said.

Additionally, State College commercial real estate developer Galen Dreibelbis donated the lights, structures and other Hess Field features he owned to COG, Woodhead said.

Further development of the regional parks system may also depend on the generosity of others, as COG looks at money borrowing plans.

Community donations may be necessary, Klees said.

“We can’t just do this on tax dollars,” he said. “We’ve got to go out and raise it.”

Right now, COG officials have proposed increasing combined annual municipal contributions from \$367,000 to \$475,000.

Woodhead said rental fees for pavilions and fields will need to be raised — an action recommended by Jim Pashek, a COG-hired consultant.

Monday, COG also approved a plan for 75 acres of the Whitehall Road park, which includes seven rectangular fields and one full-sized baseball/softball diamond in the first phase, which could be completed by spring 2014.

Four more baseball/softball diamonds will be added on a 25-acre tract that COG plans to purchase using grant money from the state Department of Conservation and Natural Resources.

*Lauren Boyer can be reached at 235-3910.*

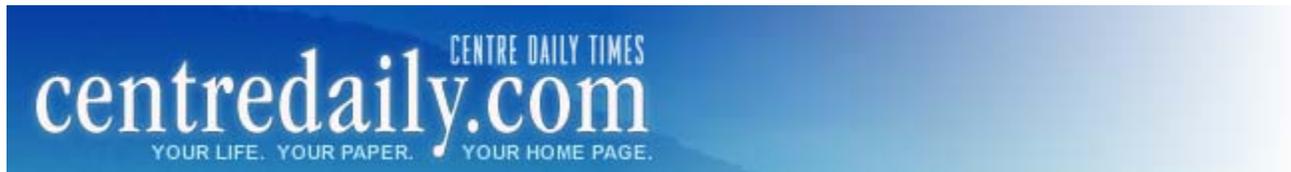


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## Centre Region Council of Governments to discuss Hess Field cost

**Lauren Boyer** - [lboyer@centredaily.com](mailto:lboyer@centredaily.com)

September 24, 2010 9:50am EDT

Be the first of your friends to like this.

With deadlines looming, Centre Region officials are exploring alternative funding plans for three regional parks while taking steps toward acquiring Hess Field.



CDT/Nabil K. Mark

The Hess softball fields on Route 45 in Harris Township September 23, 2009. CDT/Nabil K. Mark

[View larger](#)



Tonight, the Centre Region Council of Governments General Forum will consider contracts crucial to purchasing Hess Field by Sept. 1, the deadline for the option to buy the property.

The General Forum will vote on a proposed \$4,128 contract to survey Hess Field, in Harris Township, and another for \$50,000 to develop a master site plan for that park.

A contractor will also present a master site plan for Whitehall Road park in Ferguson Township.

COG is proposing to buy and develop Hess Field as part of a regional park system that includes developing 75 acres along Whitehall Road and a 68- acre tract in College Township.

With no agreement on a price tag for the regional parks project, municipalities have begun drawing lines in the sand.

Ferguson, Harris and College townships support plans under which COG would borrow up to \$10 million.

Patton Township supervisors agreed to COG borrowing \$7.1 million.

“If the economy turns around, our finances turn around,” said Patton Township Supervisor Bryce Boyer. “If it doesn’t, we’re not Washington. We can’t spend money we don’t have.”

Meanwhile, State College Borough Council continues discussions to decide what project cost it would be willing to support.

At a COG Executive Committee meeting Tuesday, Parks Capital Committee Chairman Dan Klees emphasized the difficulty of discussing numbers without site plans that map out the facilities in each park.

“We keep throwing numbers out there that don’t necessarily have any meaning,” said Klees, a College Township councilman. “Just throwing numbers at the problem ... seven, nine, 11 ... makes things more confusing.”

COG Executive Director Jim Steff offered solutions to break the impasse at Tuesday’s meeting.

His presentation showed the yearly impact on individual municipalities of borrowing \$11 million in phases, with initial first-year loans starting at \$5 million or \$7 million.

After that, the plan offered several scenarios for borrowing additional money, in increments of \$2 million, over the next 20 to 28 years.

Another suggestion — delaying the development of Oak Hall park in College Township for 10 years — didn’t sit well with some members.

“You don’t develop one park and mothball the other,” Klees said. “This introduces new complexity and new uncertainty.”

Klees suggested considering setting base contribution levels with each municipality contributing extra depending on what amenities they want in the parks.

“Given the current state of the economy, everyone’s concerned about how much this is going to cost. They don’t want to make too big of a commitment right now,” he added.

“Everyone appreciates and understands that, but at some point, we’re going to have to make some decisions.”

*Lauren Boyer can be reached at 235-3910.*

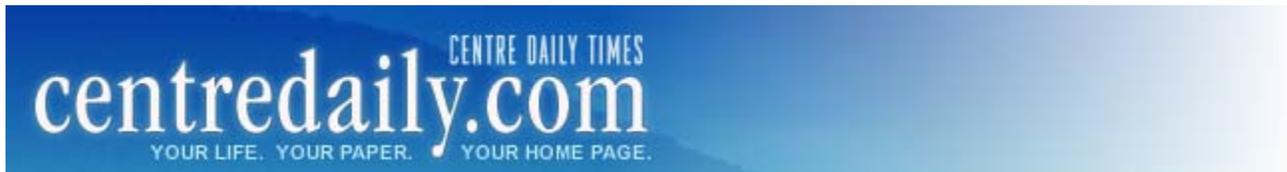


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## Hess Field talk focused on softball fields

**Lauren Boyer** - [lboyer@centredaily.com](mailto:lboyer@centredaily.com)

September 24, 2010 2:51pm EDT

Be the first of your friends to like this.

HARRIS TOWNSHIP — Stakeholders filled the Boalsburg Fire Hall on Thursday night, offering guidance for planners to cover all bases in deciding the future of Hess Field.



CDT/Nabil K. Mark

The Hess softball fields on Route 45 in Harris Township September 23, 2009. CDT/Nabil K. Mark

[View larger](#)

Thursday night, officials and community members gathered in Boalsburg discuss the future of Hess Field. On Aug. 23, the Centre Region Council of Governments General Forum — composed of elected officials from six municipalities — voted to purchase the 20- acre park for \$200,000.

The venue will join a 100- acre tract along Whitehall Road in Ferguson Township and the 68-acre Oak Hall tract in College Township in a regional parks system.

Currently, the Harris Township complex — previously operated by the volunteers from the State College Area Softball Association — houses four adult softball fields in close quarters.

A proposed plan suggests replacing them with youth fields 15 years into the future, said Jim Pashek, COG’s consultant on the project. He said statistics show a downward trend in adult softball.

“The trend is going to continue to decline,” agreed Jerry Fisher, a State College Little League representative. “There’s no young adults here fighting for these fields to stay. The numbers don’t lie.”

Two of the proposed fields slightly penetrate an 80-foot wooded buffer between a bordering neighborhood where resident Tracey Moore said she enjoys the trees, wild

turkeys, deer and foxes.

“That’s something very important, and we can’t discount that,” Moore said. “Aesthetically, you’d be losing a lot in the complex.”

Currently, the Oak Hall park plans show three adult-sized diamonds. Both Fisher and Jann Duck, a SCASA officer, said he’d prefer to see that site hold four adult fields — the minimum required for a 20 team tournament.

The challenging topography would raise costs of building that additional field, said Dan Klees, COG Parks Capital Committee chairman.

Klees, a College Township councilman, said his board would likely shell out an extra contribution, if that is what’s ultimately deemed necessary.

On the existing fields, COG Parks and Recreation crews have begun an estimated \$300,000 in safety improvements so the complex will be ready for spring 2011.

*Lauren Boyer can be reached at 235-3910.*

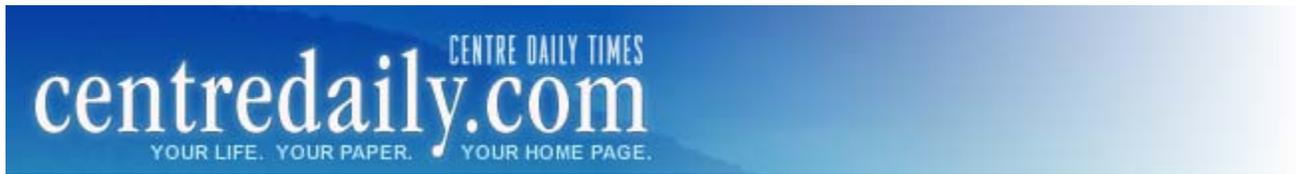


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# CENTRE REGION COUNCIL OF GOVERNMENTS

## Plans, funding approved for three parks

**Jessica VanderKolk** - [jvanderk@centredaily.com](mailto:jvanderk@centredaily.com)

February 17, 2011 3:34pm EST

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Funding and plans for three regional parks received a thumbs up from a Centre Region Council of Governments committee Wednesday, and now heads to the COG General Forum for final approval.



CDT/Nabil K. Mark

The proposed site of the Oak Hall Regional Parklands in College and Harris Townships February 16, 2011. CDT/Nabil K. Mark

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The Parks Capital Committee Wednesday approved a financing plan for the first phase of the parks' development, which includes initial construction for the Whitehall Road park in Ferguson Township and for the Oak Hall park, located in both College and Harris townships.

The third regional park is Hess Field in Harris Township, which would not receive funding in Phase 1.

The financing plan includes borrowing \$7.5 million over 20 or 25 years.

The committee also approved the Hess Field master plan, with the addition of a sketch showing a larger, all-age softball field and entrance on neighboring property; as well as a timeline for development of all three parks from 2010 through 2018.

Finally, the group approved an amendment to the Oak Hall master plan to add a fourth baseball field. While that has attracted previous controversy, comments received by the committee from each municipality showed general support for the idea.

The General Forum, consisting of all elected officials from the five participating municipalities, will vote on final approval of the plans. The participating municipalities include State College and Patton Township.

Project consultant Jim Pashek offered thoughts on how to fund Phase 1 and asked officials to think of the big picture, not yet worrying about smaller details.

His Phase 1 construction estimates totaled \$10.3 million. The funding plan that received committee approval would provide \$8.9 million, including \$1.4 million in pooled municipal resources.

That phase at Whitehall Road includes installing soccer fields, trees and sidewalks, parking, a gravel road, a baseball field, open grass fields and a restroom and concession stand.

At Oak Hall it includes construction of a perimeter trail, restroom and concession stand, four baseball fields with lighting at one, and two-thirds of the planned parking, which would accommodate the fields.

Pashek showed potential savings in contingency funds, design fees and stormwater management costs, saying he thinks the group can probably build what it plans to with the \$8.9 million budget.

To make it work, he said, “we have to be careful that we don’t start adding things.”

Committee Vice Chairman Cliff Warner, of Harris Township, said he liked Pashek’s idea of breaking down the project into smaller bid items, to encourage local contractors to participate.

Bill Keough, of Ferguson Township, said COG should invest in infrastructure up front and asked that the plan show there is not yet a written agreement to construct an entrance on Whitehall Road for that park, estimated at an additional \$400,000.

Pashek said he hoped Penn State might step up to pay for it and, if not, the municipalities could raise the funds.

“It does include somewhat of a leap of faith of all participants,” said committee Chairman Dan Klees, of College Township.

The COG General Forum will meet Feb. 28 at 7:30 p.m. at the COG building, 2643 Gateway Drive in Ferguson Township.

*Jessica VanderKolk can be reached at 235-3910.*



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# PENNSTATE



Trustees approve sale of second parcel for community park

Friday, March 18, 2011

New York — Penn State's Board of Trustees Friday (March 18) approved the sale of a 25-acre parcel of undeveloped land to Ferguson Township and the Centre Region Council of Governments (COG) in Centre County. The land, located along Whitehall Road near the University Park campus, is adjacent to a 75-acre parcel sold by the University to the township and the COG in 2008 for the purposes of developing a regional community park.

Ferguson Township acquired a 10-year option to purchase the 25-acre parcel as part of the 2008 agreement. In exercising the option, the township and COG will purchase the property for its current appraised value of \$375,000. The terms of the sale of both parcels limit the municipality to public use of the land.

Penn State has a long history of selling or leasing property for public benefit:

-- In 2008, in addition to the sale of property to Ferguson Township and the COG, the University also sold a 59-acre parcel of the Mellon Property to the State College Borough Water Authority for purposes of conservation.

-- In 2007 the University's Board of Trustees agreed to sell 165.3 acres of undeveloped Potter Township land, also part of the former Mellon Properties, to Centre Hall Borough and Gregg and Potter townships for use limited to public purposes.

-- In July 2004, the Board of Trustees approved the sale of 75.5 acres in College Township for use as community playfields.

-- Also in 2001, the University entered a \$1-per-year lease of 4 acres to Alpha Community Ambulance Service, now known as Centre LifeLink EMS.

-- In 1996 the University began a yearly \$1 lease of 63.2 acres to Centre Region Recreation Authority to develop Millbrook Marsh Nature Center. In 2007, that lease was extended through 2042.

• A similar agreement in 1996 leased 4.8 acres adjacent to the Centre Furnace Mansion, site of the charter signing that established the school that was to become Penn State, to the Centre County Historical Society.

Contact Reidar Jensen [lrj114@psu.edu](mailto:lrj114@psu.edu) <http://live.psu.edu> 814-865-7517





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## Our View

### Tourism cuts would hurt economy

April 10, 2011 12:02am EDT

Like

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Maybe it's Pennsylvania's deep heritage as an agricultural and industrial state, but one of the key drivers of the commonwealth's economy is often overlooked.



CDT photo/Nabil K. Mark

The new Penn State softball field should attract playoff and championship games from around the state.

[View larger](#)

Tourism is the state's seventh largest employer and generates \$33 billion in sales statewide, including \$516 million in Centre County, according to the most recent data from the state Tourism Office. The industry also contributes \$3.4 billion in state and local tax revenue.

So, it is somewhat puzzling that state spending on tourism promotion not only declined slowly during the Rendell administration, it would take a whopping 70 percent cut under Gov. Tom Corbett's proposed 2011-12 budget.

Tourists — whether out of state or Pennsylvanians traveling to instate venues — buy gas, eat in restaurants, shop and stay in hotels, to name only a few examples of where their dollars are spent.

In addition to full-time employees, tourism is also a good source of seasonal jobs for college and high school students — employment that is basically a must these days for any student from a middle- class family trying to afford higher education.

Of course, "recreation" and "entertainment" are key subcomponents of tourism, and that certainly is the case in Centre County. If visitors aren't actually participants themselves in the form of hunting, fishing, camping, hiking or other outdoor activities in our bucolic mountain setting, they are attending events like a Penn State football game, a concert at the Bryce Jordan Center or the Centre County Grange Encampment and Fair.

All of this brings us to two major local developments in recent weeks — the opening of Penn State’s \$10.2 million Nittany Lion Softball Park, and several key steps taken by the Centre Region Council of Governments toward three regional parks that have been on the drawing board for a decade.

The 1,084-seat Penn State softball complex will be more than a beautiful new playpen for the Lions and their Big Ten foes; it will also attract state high school championships, state playoff games and major amateur tournaments. These events will bring players and fans who will shop, dine and travel around the area.

Although not on as grand a scale, but probably of greater personal interest for most local residents, are the COG’s approval of a master site plan for the John Hess Softball Complex; the addition of a fourth softball field to the site plan for Oak Hall Regional Complex; and a first-phase development timeline for Whitehall Road Regional Park.

While these parks are primarily intended for local use, do not underestimate the attraction of new fields and amenities for tournaments that are highly popular among girls and adult softball leagues. These teams travel long distances from within Pennsylvania and even out of state to compete in what are often weekend-long tournaments that include entry fees, and whose players and families require lodging, food, and, well, you get the idea.

In all likelihood, the new Penn State complex and three regional parks will easily pay for themselves, and contribute significantly to the local economy.

But it’s also important to remember that tourism and recreational investments go beyond dollars and cents, particularly in the case of the three regional parks being developed.

“... Forty to 50 years from now there will be people enjoying those fields, and they won’t have to think too much about how they got there,” said College Township Councilman Dan Klees, chairman of the COG Parks Capital Committee.

Yes, they should provide great personal enjoyment for many children and their families for a long time, as well as anybody who just enjoys watching a good ballgame. You can’t put a price tag on that.



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# Appendix E: Sample Maintenance Plan



# MAINTENANCE SPECIFICATIONS FOR PARKS and FACILITIES

(Revised 3/5/03)

## I. ATHLETIC FACILITIES: COMPETITIVE FIELDS

### A. Turf

1. Mow outfield turf twice per week during league play at a height of 1.5" to 2".  
Mow turf at least once per week during non-league play.
2. Mow baseball turf infields 3 times per week at a height of ¾" to 1.5" during league play.
3. Mow athletic field alleyways and grounds at least once per week at a height of 2".
4. Aerate athletic turf areas 4 to 6 times per year and more often for heavily used areas.
5. Top-dress athletic fields twice per year with a clean sand/organic mixture.
6. Fertilize athletic fields 6 times per year (2 times during the spring green-up, 2 times during the summer, and 2 times during the fall) with 1 pound of nitrogen per 1,000 sq. ft. Coincide 1 fall application with winter over-seeding. Test soil annually to determine the proper ratio of fertilizer needed.
7. Over-seed athletic fields in the fall when scheduled play is during the winter/spring months. Use seeding rate of 8 to 10 pounds of Perennial Rye seed per 1,000 sq. ft. on baseball/softball outfields and soccer fields. Over-seed baseball infields with Perennial Rye seed at 15 to 20 pounds per 1,000 sq. ft. Apply Bermuda seed to declining turf at a rate of 1 to 2 pounds per 1,000 sq. ft. in the spring for recovery.
8. Apply 1 pre-emerge herbicide application in the spring and 2 post-emerge applications in mid-summer to athletic turf as per manufacturer's instructions.
9. Apply fire ant bait to athletic fields at a rate of 1 pound per acre once in the spring and once in the fall. Use pesticides as needed on the fields.
10. Apply pelletized gypsum annually to athletic fields at the rate of 1 ton per acre.

### B. Skinned Infields

1. Construct skinned infields using a sand/clay mixture to form a solid uniform surface for each sport to be played on.
2. Use amendments on infield soil and surface, as each sport and the budget will allow.
3. Grade infields to allow for proper drainage.
4. Water, drag, line, and rake out skinned infields for games during league play.
5. Rake, level, fill holes, and pack pitcher mounds and home plate for games during league play.
6. Remove rocks, dirt clods, and debris from the play areas daily.
7. Inspect bases, home plates, and pitching rubbers daily for damage and wear. Replace damaged bases as needed.
8. Broom, rake, or power wash dirt build-up and lips around the fields as needed.

### C. Soccer Goals

1. Inspect goals weekly.
2. Re-anchor goals as needed.
3. Repair or replace torn or tattered nets as needed.

### D. Bleachers

1. Inspect bleachers weekly for damage and repair as needed.
2. Clean bleachers and trash receptacles daily during league play and weekly during non-league play.

### E. Lights

1. Inspect lights monthly and repair as needed, depending on availability of a Bucket Truck.
2. Check ballast boxes and controls weekly for operation and damage and repair as needed.
3. Lighting audits are the responsibility of the facility user or league.

### F. Fencing

1. Inspect fences once per week and record damage.
2. Repair damaged hardware, gates, rails, and fabric as needed.
3. Replace bent fabric fencing as budgets allow.

### G. Restrooms

1. Clean and restock restrooms with paper products daily.
2. Repair lights and restroom facilities as needed.
3. Inspect restrooms daily for damage.
4. Remove graffiti immediately.
5. Restrooms will be brought into compliance with the Americans with Disabilities Act as the budget allows.

## **II. PLAYGROUNDS**

### A. Play Equipment

1. Check play equipment and surrounding play areas weekly and repair as needed. Notify supervisor of follow-up work or materials needed.
2. Perform official monthly inspections on play equipment and surrounding play areas. Record any deficiencies and schedule repairs.
3. Isolate any hazardous deficiencies from use and repair as soon as possible.

### B. Surfacing

1. Check fall surfaces weekly.
2. Remove debris and level the surfaces as needed.
3. Add fall surface material as needed to stay within ASTM and NPSI standards.
4. Repair or replace damaged rubber cushion surfaces as soon as possible.
5. Inspect fall surface for drainage problems after heavy rains. Fall surface should be free of standing water within 24 hours.

### C. Borders

1. Inspect playground borders weekly and repair as needed.

### D. Decks

1. Inspect decks weekly.
2. Replace wood planks as needed.

### E. Benches

1. Inspect benches weekly.
2. Replace wood slats as needed.
3. Repaint or restain benches every 3 years.

## **III. PAVILION/SHELTER FACILITIES**

### A. Pavilions

1. Inspect monthly for any structural, electrical, plumbing, and equipment damage and make repairs as needed. Isolate any hazardous conditions from use and repair as soon as possible.
2. Clean facility before every rental.
3. Mow and trim the grounds weekly during the growing season.
4. Repaint interior every 3 years or sooner depending on deterioration.
5. Repaint exterior as needed.
6. Perform monthly pesticide treatment for ants, mice and other pests.

### B. Shelters

1. Clean weekly or after each use. Pick up ground litter, debris, and remove any hazards.
2. Inspect weekly to ensure that lights, electrical outlets, and fountain/hose bibs are operational. Isolate any hazardous conditions from use and repair as soon as possible.
3. Inspect weekly to ensure it is structurally sound and has no loose, damaged, or missing parts and repair as needed.
4. Mow and trim grounds around shelters on the same 10-day schedule as the rest of the park.

### C. Tables

1. Clean tables weekly.
2. Inspect weekly for loose, damaged, or missing parts and hardware and repair as needed.

### D. Grills

1. Clean grills and remove old coals weekly.
2. Inspect weekly for worn, damaged, or missing parts and repair as needed.
3. Inspect weekly for fire hazards such as low limbs and debris and remove it immediately.

### E. Trash Receptacles

1. Empty trash barrels (pull liners) if more than half full or sooner if it has a strong odor or is attracting numerous insects.
2. Wash out barrels monthly or more often if needed.
3. Inspect receptacles weekly for worn, damaged, or missing parts and repair as soon as possible.
4. Clean areas around receptacles and roll-off containers as needed.

### F. Restrooms

1. Clean and restock restrooms daily during pavilion or shelter use.
2. Inspect restrooms weekly to ensure that lighting, electrical, and plumbing fixtures are operational. Isolate any hazardous conditions from use and make repairs immediately.
3. Repaint restrooms and make other repairs as needed.
4. Remove graffiti from restrooms immediately.

## **IV. TENNIS COURTS**

### A. Surfacing

1. Clean litter and debris from court surfaces weekly and remove any hazards.
2. Repaint or resurface courts when worn areas exceed 20% of court or when scheduled as per “resurfacing plan”.

### B. Nets

1. Inspect nets weekly to ensure they are properly hung with no tears or missing hardware.
2. Replace nets if they are tattered or excessively worn.

### C. Lights

1. Inspect lights monthly and repair as needed, depending on the availability of a Bucket Truck.
2. Check ballast boxes and controls weekly for proper operation and damages.
3. Replace burned lamps when 10% or more are out.
4. Conduct lighting audit as needed to ensure uniform coverage.

### D. Fencing

1. Inspect fencing weekly and repair as needed.
2. Replace fencing that is bent, sagging, or excessively damaged as funding is made available.
3. Inspect windscreens weekly to ensure they are tightly hung with no tears and replace torn or tattered screens as needed.

## **V. BASKETBALL COURTS**

### A. Surfacing

1. Clean litter and debris from court surfaces weekly and remove any hazards.
2. Repaint or resurface courts when worn areas exceed 20% of court or when scheduled as per “resurfacing plan”.

**B. Goals and Backboards**

1. Inspect goals and backboards weekly and repair as needed.
2. Replace torn or tattered nets as needed.

**C. Lights**

1. Inspect lights monthly and repair as needed, depending on availability of a Bucket Truck.
2. Check ballast boxes and controls weekly for proper operation and damages.
3. Replace burned lamps when 10% or more are out.
4. Conduct lighting audit as needed to ensure uniform coverage.

**VI. SAND VOLLEYBALL COURTS****A. Nets**

1. Inspect nets weekly to ensure they are hung properly with no tears or missing hardware.
2. Replace tattered or worn nets as needed.

**B. Surface**

1. Inspect court weekly to ensure a level surface and that it is free of trash and debris.
2. Add sand and till surface as needed.

**C. Borders**

1. Inspect borders weekly and repair as needed.

**VII. PONDS****A. Water**

1. Check aerators weekly and repair as needed.
2. Remove trash and debris from the around the ponds edge weekly.
3. Remove trash and debris from the pond water as needed.
4. Stock ponds according to the Department's Urban Fishing Program.
5. Pond vegetation will be addressed in the Pond/Waterways Management Plan. (To be developed for the Texas Parks and Wildlife Department)

**B. Fishing Piers/Decks**

1. Inspect piers and decks monthly and repair as needed.
2. Remove trash and debris weekly.
3. Isolate hazardous deficiencies from use and repair as soon as possible.

**C. Benches**

1. Inspect benches monthly.
2. Replace wood slats as needed.

## **VIII. PARKS: GENERAL STANDARDS**

### **A. Grounds**

1. Mow and trim grounds on a 10-day rotation.
2. Pick up litter and trash weekly.
3. Sweep and stripe parking lots as needed.
4. Check for hazards and correct them as soon as possible.

### **B. Drinking Fountains**

1. Inspect fountains weekly.
2. Repair water leaks as soon as possible.
3. Install fountains in appropriate location and in compliance with the Americans with Disabilities Act.

### **C. Signage**

1. Inspect signs weekly.
2. Replace or repair damaged or worn signs as needed.
3. Repaint wood signs every three years or as needed.

### **D. Ornamental Plants**

1. Change out plant beds with seasonal color twice per year.
2. Check irrigation systems weekly and repair leaks as soon as possible.
3. Remove trash and debris weekly.

### **E. Walkways**

1. Inspect walkways weekly.
2. Remove trash and debris weekly.
3. Edge walkways on a 10-day rotation.
4. Remove weeds and grass from sidewalk cracks and expansion joints as needed.

### **F. Trash Receptacles (random)**

1. Empty trash barrels (pull liners) if more than half full or sooner if it has a strong odor or is attracting numerous insects.
2. Wash out barrels monthly or more often if needed.
3. Inspect receptacles weekly for worn, damaged, or missing parts and repair as soon as possible.
4. Clean areas around receptacles and roll-off containers as needed.

### **G. Ornamental Steel Fencing**

1. Inspected fences monthly.
2. Make repairs as soon as possible.
3. Repaint ornamental fences every 3 years or as needed.

### **H. Chain Link Fencing**

1. Inspect fences monthly.
2. Repair as soon as possible.

### I. Wood Fencing

1. Inspect fences monthly.
2. Make repairs as soon as possible.
3. Repaint wood fences every 3 years or as needed.

### J. Lights: Security and Exterior Facility Lights

1. Inspect lights monthly and repair as needed, depending on availability of a Bucket Truck.
2. Report electrical problems to Facility Maintenance or the Electrical Department for repairs.
3. Isolate hazardous deficiencies from use and repair as soon as possible.

### K. Bridges

1. Inspect bridges monthly and repair as needed.
2. Apply a water sealant to wood planks annually.
3. Isolate hazardous deficiencies from use and repair as soon as possible.

### L. Athletic Practice Areas

1. Pick up litter and debris weekly.
2. Mow and trim grass every ten days or sooner at a height of 2 to 2.5 inches.
3. Top-dress practice areas with dirt as needed to maintain a uniform surface.
4. Inspect soccer nets, goals, backstops, and fencing monthly and repair as soon as possible.

### M. Irrigation (turf)

1. Inspect irrigation weekly.
2. Repair leaks and adjust heads/rotation as needed.
3. Isolate hazardous deficiencies from use and repair as soon as possible.

### N. Irrigation (landscape)

1. Inspect irrigation weekly.
2. Repair leaks and adjust heads/rotation as needed.

### O. Picnic Units

1. Inspect picnic units weekly.
2. Clean picnic tables weekly.
3. Empty trash receptacles weekly.
4. Empty coals from grills weekly and inspect grill areas for fire hazards such as low limbs and debris and remove it immediately.
5. Sweep picnic slabs weekly.
6. Repair picnic tables, grills, and trash receptacles as needed.

### P. Metal Benches

1. Inspect benches weekly and repair as needed.
2. Repaint or restain benches every 3 years.



# Appendix: F: DCNR Principles for Parks



## **Bureau of Recreation and Conservation Green Principles for Park Development and Sustainability**

### **Principle #1: Maintain and Enhance Trees and Natural Landscaping**

Natural landscapes provide vital undisturbed habitat for plant and animal species, some of which may now be threatened or endangered. Projects of all types can preserve and enhance these habitats by incorporating natural landscaping which is the use of an aesthetic variety of primarily native plantings well adapted to the local climate and soil. Natural landscapes can provide a cost effective alternative to conventional turf grass lawns. Preserving existing natural vegetation including rare and valuable natural area remnants (wetlands, grasslands, and woodlands) is a fundamental purpose of natural landscaping. The existing vegetation on the site should be protected and properly managed.<sup>2</sup> Below are some concepts to think about when designing natural landscapes.

Natural landscaping with a variety of native trees, shrubs, grasses and wildflowers requires less maintenance once the plants are established. This reduces maintenance costs, noise and emission pollution from lawn-maintenance equipment, and minimizes the environmentally detrimental effects of pesticides and fertilizers. A well established natural landscape requires little to no watering, unlike turf grass lawns that need regular watering. While not maintenance free, a well-established natural landscape requires less time and money for ongoing maintenance than conventional landscapes.

#### Protecting Existing Features:

*Mature trees* enhance air quality and reduce pollution, enhance water quality and reduce erosion, and are energy savers. Mature trees give a site special qualities that take decades to replace if lost. Therefore, protection of the root zones of mature trees is particularly important during excavation of a project site. To protect the root zone it is recommended that any excavation occur outside the perimeter of the tree canopy.<sup>5</sup>

*Topsoil* is the most fertile portion of soil and the most valuable. "It requires 500 years under natural conditions to produce an inch of topsoil."<sup>6</sup> The natural fertility of topsoil promotes healthier grass and reduces the amount of fertilizer required to establish landscape plantings. Therefore one of the most important steps during construction and planting projects is to retain as much existing topsoil as possible. The best option is to stockpile and reuse the topsoil instead of removing it from the site. Using the existing topsoil not only saves money, but also minimizes disturbance that could encourage the growth of invasive plants.

Local and regional greenways are excellent and appropriate locations for natural landscaping. Many greenways contain rivers, streams, or other waterways.<sup>2</sup> In these locations native vegetation (ideally a variety of native trees, shrubs, grasses and wildflowers) planted in buffer strips adjacent to the stream provides wildlife habitat, bank stabilization, and water quality benefits. Buffer strips protect natural resources from human impacts and filter stormwater pollutants that could flow into streams.<sup>1</sup> To provide the maximum benefits a buffer should be 100 feet or more on each side, although smaller buffers will still provide some benefits.

*Floodplains* are areas of concern that should be protected from development. Floodplains function in that they reduce flood velocities and flood peaks, reduce erosion potential and impacts, provide a broad area for streams to spread out and for temporary storage of floodwater, reduce sediment loads, filter nutrients, process organic and chemical wastes, and moderate water temperature. Planting native vegetation in floodplains helps absorb and slow flood waters.<sup>8</sup>

#### Tree Planting:

Forests and urban trees provide multiple health benefits to humans. Trees and other plants make their own food from carbon dioxide (CO<sub>2</sub>) in the atmosphere, water, sunlight and a small amount of soil

elements. In the process, they release oxygen (O<sub>2</sub>) for us to breathe. Managing and protecting forests and planting new trees reduce CO<sub>2</sub> levels and increase oxygen; trees also play an important role in stormwater management.<sup>10</sup> Trees also help cool our planet by providing the service of carbon sequestration which happens when trees store carbon in their roots and trunks keeping it from entering the atmosphere.

Pennsylvania, through the Department of Conservation and Natural Resources (DCNR) the Bureau of Recreation and Conservation and the Bureau of Forestry has developed a public private partnership, through regional collaboration, to address the loss of tree cover in Pennsylvania. This program called *TreeVitalize* has established goals to plant 1 million shade trees, restore forests along streams and water protection areas, build capacity for long term urban forest management, establish strong urban forestry partnerships in all 14 metro areas in Pennsylvania, and train 10,000 citizens to plant and care for trees; over a 5 year period. To learn more about *TreeVitalize* and to find out how you can get involved visit <http://www.treevitalize.net/>.

#### Why Plant Native Vegetation?

Pennsylvania's native plants are those that were growing naturally in the area before humans introduced plants from distant places. Landscaping with native plants has several appealing factors. Native plants are:<sup>4</sup>

- Adapted to Pennsylvania's soils and climate.
- Attract birds and butterflies.
- Offer food and shelter for many species all year long.
- Require less care and watering when established.
- Thrive with less fertilizer and disease control. (Most native plants will not need fertilizer once they are established. When fertilizers are used, they should be of the organic or "slow-release" varieties, should be used no more than once or twice a year, and should be used in as small a quantity as possible.<sup>1</sup>)
- Provide carefree beauty.
- Natural predators and diseases can't compete when non-native plants are introduced. (Most invasive plants are introduced from other continents, leaving behind in their native homeland natural controls like pests, diseases and predators, which serve to keep these species in check. Due to this absence of natural controls, invasive plants reproduce rapidly and can form stands that exclude nearly all other plants. In the process, they damage natural areas, altering ecosystem processes and displacing desirable native plant species.)

#### Composting:

Leaves, grass clippings and other yard debris clog landfills, taking up 20-40% of landfill space. However, this so-called waste is actually a valuable natural resource. Once decomposed, this nutrient rich organic matter can be a source of free mulch or can be added to soil as a natural fertilizer. Compost can also help soil retain some of its moisture content. Compost can be made on-site, or can be brought in from a municipal composting facility (sometimes for free).<sup>3</sup> To learn more about composting visit <http://www.howtocompost.org/>.

#### Grass Maintenance:

Cool season turf grass, a staple of traditional parks, should be limited within a sustainable site to human-use areas such as ball fields and picnic groves. Native cool season grasses, such as Canada and Virginia wildrye, should be used in place of non-native cool season grasses like Kentucky bluegrass and tall fescue. Warm season grasses can be planted for wildlife habitat and as attractive landscaping. Native warm season grasses include big bluestem, little bluestem, and switchgrass.<sup>1</sup>

Even if you keep some area in lawn, much can be done to lessen environmental problems:<sup>3</sup>

- Reduce or eliminate the need for pesticides by practicing [Integrated Pest Management](#).
- Use a mulching mower so that clippings can remain on the lawn and provide nutrients as they decompose.

- Where the lawn is small, use a non-powered reel mower. Modern models of the reel mower are much easier to use than the older models.
- Keep gas-powered mowers in efficient operating condition (well-tuned, sharp blades) and raise the cutting height to 3-3.5" during the hot summer months to keep the grass roots shaded and cooler, reducing weed growth, browning, and need for watering.
- If you don't use a mulching mower, compost excess grass clippings in your yard and later use it as a soil amendment around trees and shrubs.
- Learn to tolerate some weeds or a greater variety of plants in the lawn.
- Don't over-fertilize. A slow-release organic fertilizer applied once, in the fall, is usually sufficient.

Enhancing and protecting meadows that contain native grasses and wildflowers is a great way to attract wildlife. Warm season grasses are prime habitat for grassland and ground-nesting birds; birds such as bobolink, Eastern meadowlark, and grasshopper sparrow require at least 25 acres of grassland for survival. However, other birds, such as goldfinch, field sparrow, Eastern bluebird, Eastern phoebe, and Eastern kingbird, do occupy smaller grasslands. Common meadow wildflowers include black-eyed Susan, sunflower, aster, and goldenrod.<sup>7</sup>

### Invasive Plant Removal

Invasive species are species that are non-native to the ecosystem under consideration, and when introduced cause or are likely to cause harm to the economy, to the environment, or to human health. Land managers who are faced with the daunting task of managing or controlling invasive species on natural lands rely on resources like the "Invasive Exotic Plant (IEP) Management Tutorial for Natural Lands Managers" in order to implement effective management, control and education programs <http://www.dcnr.state.pa.us/forestry/invasivetutorial/index.htm>. This tutorial provides a "one-stop-shop" for natural resource managers who are interested in organizing on-the-ground efforts to prevent, manage and control IEPs.<sup>9</sup>

### **References:**

1. DCNR. Creating Sustainable Community Parks. A Guide to Improving Quality of Life by Protecting Natural Resources. <http://www.dcnr.state.pa.us/brc/publications/>
2. U.S. Environmental Protection Agency. A Source Book on Natural Landscaping for Public Officials. <http://www.epa.gov/greenacres/toolkit/chap1.html#PURPOSE>
3. U.S. Environmental Protection Agency. Mid-Atlantic Region Green Landscaping. <http://www.epa.gov/reg3esd1/garden/what.htm>
4. National Wildlife Federation. Native Plants. American Beauties- Why Use Native Plants? <http://www.abnativeplants.com/index.cfm/fuseaction/home.why/index.htm>
5. Santa Monica Green Building Program. Inventory, Mark and Protect Topsoil, Trees and Vegetation to be Retained. <http://greenbuildings.santa-monica.org/construction/topsoiltree.html>
6. Franklin Soil and Water Conservation District Natural Resource Conservation Service and the U.S. Department of Agriculture, Natural Resource Conservation Service. Importance of Topsoil. [http://www.druby.net/joomla/images/pdf\\_docs/topsoil.pdf](http://www.druby.net/joomla/images/pdf_docs/topsoil.pdf)
7. Natural Lands Trust. Meadows in Southeastern Pennsylvania. [http://www.natlands.org/uploads/document\\_28200794705.pdf](http://www.natlands.org/uploads/document_28200794705.pdf)
8. Ohio Department of Natural Resources. Division of Water Fact Sheet. Natural Benefits of Floodplains. <http://www.dnr.state.oh.us/Portals/7/pubs/pdfs/fctsh50.pdf>

9. Department of Conservation and Natural Resources (DCNR) Invasive Exotic Plant Tutorial for Natural Lands Managers. <http://www.dcnr.state.pa.us/forestry/invasivetutorial/index.htm>
10. Maryland Department of Natural Resources- Forestry. The Benefits of Urban Trees. Urban and Community Forestry: Improving Our Quality of Life. <http://www.dnr.state.md.us/Forests/Publications/urban.html>

#### **Additional Resources:**

- Arbor Day Foundation. The Value of Trees to a Community. <http://www.arborday.org/trees/benefits.cfm>
- Earnst Seed Company. [http://www.ernstseed.com/seed\\_mixes.aspx](http://www.ernstseed.com/seed_mixes.aspx)
- National Wildlife Federation. Create a Certified Wildlife Habitat. <http://www.nwf.org/backyard/>
- The University of Tennessee. A Landowner's Guide to Native Warm-Season Grasses in the Mid-South. <http://www.utextension.utk.edu/publications/pbfiles/PB1746.pdf>
- U.S. Environmental Protection Agency. GreenScapes Alliance. <http://www.epa.gov/greenscapes/>  
<http://www.epa.gov/reg3esd1/garden/>

### **Principle #2: Connect People to Nature**

When acquiring, planning, or developing land or water for public use (whether a park, trail, greenway, playground, or community pool) there is a concept called “human well-being” that is addressed in the “Sustainable Sites Initiative Standards and Guidelines Report”<sup>1</sup> and should be considered during development of the site plan. Listed below are several ideas taken directly from the “Sustainable Sites Initiative Standards and Guidelines Report”<sup>1</sup>. The Department of Conservation and Natural Resources (DCNR) *iConserve* program also provides for the connection of human well-being to outdoor recreation, conservation, and stewardship. Learn more about *iConservePA* at <http://iconservepa.org/>.

1. **Provide opportunities for interaction with nature.** Provide a diverse landscape to support a broad range of users and activities; including spaces for physical activity, way-finding features, and “cues to care”, which are design devices (such as mowed edges or low fences) that communicate that a naturalistic landscape welcomes users.
2. **Design spaces that address children’s needs.** Provide pedestrian-only precincts so children and youth can play without concern for traffic. Provide parks and open spaces that serve several residential areas, which give children a sense of place and belonging. Provide interesting landscape places (designed and naturalistic) that enable exploratory play.
3. **Provide opportunities for passive experiences with nature.** Maintain all possible trees on-site. Optimize water views or provide fountains. Place and configure plantings that achieve other ecosystem services (such as rain gardens for infiltration and stormwater management) to provide visual amenities.
4. **Educate site users.** Create demonstration gardens, wetlands, and management areas that allow visitors to observe regional biodiversity, and provide interpretive materials. Facilitate wildlife viewing and learning, such as bird boxes. Provide high-quality and carefully prepared interpretive materials or stations that inform about local ecosystems and their functions. Incorporate signs that explain how “no mow zones” are beneficial for humans and wildlife.

5. **Provide spaces for social interaction.** Create small theme gardens (such as color, texture, butterfly, etc.). Create “community greens” that can serve as outdoor meeting rooms, break or study spaces, and spaces for organizational events and celebrations. Ensure that user spaces are safe and secure using Crime Prevention Through Environmental Design (CPTED) principles (see [www.cpted-watch.com](http://www.cpted-watch.com) for more information).
6. **Support on-site food production in healthy environments.** Offer gardening plots for site users.
7. **Consider local cultures/communities and their special needs.** Identify local groups of potential users and provide amenities that address the needs or support the culture of local people.
8. **Plant Trees.** Trees are beneficial additions to any site. Planting trees should be considered during the planning and developing of all recreational sites. Trees have direct human benefits such as creating effective sound barriers that can muffle urban noise almost as effectively as stone walls; producing oxygen, absorbing and locking away carbon dioxide, and cleaning the air by intercepting airborne particles, reducing heat, and absorbing such pollutants as carbon monoxide, sulfur dioxide, and nitrogen dioxide. Trees shade and cool reducing the need for air conditioning in the summer and break the force of winter winds, lowering heating costs in the winter. Trees fight soil erosion and reduce water runoff and sediment deposition after storms.

#### References:

1. Sustainable Sites Initiative. Standards and Guidelines: Preliminary Report. November 1, 2007. <http://www.sustainablesites.org/report.html>

#### Additional Resources:

Penn State University, College of Agricultural Sciences- Cooperative Extension. From the Woods. Community Forests. <http://pubs.cas.psu.edu/FreePubs/pdfs/uh173.pdf>

### Principle #3: Manage Stormwater Naturally

Stormwater runoff occurs when excess water from rainfall and snow events flows across paved streets, parking lots, rooftops and construction sites. This runoff can be a significant source of pollution and sedimentation ending up in our streams and other water bodies. Below are a few things to consider on your site to prevent stormwater from becoming an issue.

#### Create and Enhance Riparian Buffers:

Riparian buffers are areas of vegetation alongside streams and other bodies of water that mitigate floods, recharge groundwater, prevent erosion and sedimentation of the stream, trap pollutants within plant roots, and improve aquatic and terrestrial species habitat. In these locations native vegetation (ideally a variety of native trees, shrubs, grasses and wildflowers) provides wildlife habitat, bank stabilization, and water quality benefits.<sup>1</sup> To provide the maximum benefits a buffer should be 100 feet or more on each side, although smaller buffers will still provide some benefits. Below is a list of tips for managing buffers:<sup>3</sup>

- Provide some public access to the water, but keep vegetation clearance to a minimum.
- Avoid work in streams, wetlands or waterways whenever possible.
- Don't alter a stream bank or shoreline unless you're returning it to a natural state (banks should normally be sloping and covered with vegetation).
- Remove invasive exotic species to keep them from spreading.

- Improve riparian buffers by planting native trees, shrubs and ground covers that are tolerant of wet or seasonally flooded sites.
- Avoid or minimize the use of pesticides and fertilizers near water-bodies.

#### Protect Wetlands and Critical Recharge Areas:

Wetland functions include water quality improvement, floodwater storage, fish and wildlife habitat, aesthetics, and biological productivity. Wetlands within and downstream of urban areas are particularly valuable, counteracting the greatly increased rate and volume of surface-water runoff from pavement and buildings. They also recharge groundwater and trap sediment, fertilizers, and pollutants before they enter the water cycle. Construction and other forms of disturbance that serve to degrade the wetland area should be avoided in and near wetlands. A vegetated buffer should be maintained around wetlands wherever possible. Man-made wetlands cannot duplicate all the functions of a natural wetland, so it is critical that natural wetlands be protected whenever possible.<sup>1</sup>

Critical recharge areas are typically large contiguous areas of land that allow precipitation and other surface waters to infiltrate through the soil to recharge the groundwater. Without constant recharge, periods of drought could leave streams and wells dry, thus affecting available drinking water and wildlife habitat. Practicing green and sustainable initiatives (such as those outlined in this series of fact sheets) when developing in or near a wetland or critical recharge area can ensure that these features are preserved and remain fully functional.<sup>1</sup>

Wellhead Protection is a strategy designed to protect public drinking water supplies by managing the land surface around a well where activities might affect the quality of the water. The Safe Drinking Water Act Amendments of 1986 requires each state to develop Wellhead Protection Programs. To learn more about Pennsylvania's Wellhead Protection Program visit

<http://www.dep.state.pa.us/dep/subject/advcoun/ag/Whppover.doc>.

#### Design Natural Stormwater Management Systems:

Natural stormwater management can be more cost-effective than traditional gray infrastructure of pipes and treatment facilities. There are many best management practices for natural stormwater management including: minimizing the areas of impermeable surfaces such as roads, rooftops, and parking lots. This can be accomplished through narrower roads, permeable pavements, and rainwater catchment systems on roofs. The remaining runoff can be directed to natural stormwater management systems like native grass swales or rain gardens. Even just planting more native trees near impermeable surfaces can reduce the need for large, expensive stormwater management systems.<sup>1</sup>

A technique for green parking utilizes alternative pavers that can range from medium to relatively high effectiveness in meeting stormwater quality goals. Alternative pavers are permeable or semi-permeable surfaces that can replace asphalt and concrete and can be used for driveways, parking lots and walkways. The different types of alternative pavers include gravel, cobbles, wood mulch, brick, grass pavers, turf blocks, natural stone, pervious concrete, and porous asphalt. From a stormwater perspective, this is important because alternative pavers can replace impervious surfaces, creating less stormwater runoff.<sup>2</sup>

Stormwater wetlands (a.k.a. constructed wetlands) are structural practices similar to wet ponds that incorporate wetland plants in a shallow pool. As stormwater runoff flows through the wetland, pollutant removal is achieved by settling and biological uptake within the practice. Stormwater wetlands are fundamentally different from natural wetland systems. They are designed specifically for the purpose of treating stormwater runoff, and typically have less biodiversity than natural wetlands both in terms of plant and animal life.<sup>2</sup>

#### **References:**

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2. The Stormwater Manager's Resource Center. <http://www.stormwatercenter.net/>
3. U.S. Environmental Protection Agency. Mid-Atlantic Region Green Landscaping- Stormwater Control and Managing Natural Areas.  
<http://www.epa.gov/reg3esd1/garden/stormwater.htm>  
<http://www.epa.gov/reg3esd1/garden/protect.htm>

**Additional Resources:**

Dauphin County Conservation District. Stormwater Best Management Practices Tour.  
<http://www.dauphincd.org/swm/bmptour.html>

EPA. Functions and Values of Wetlands. [http://www.epa.gov/owow/wetlands/pdf/fun\\_val.pdf](http://www.epa.gov/owow/wetlands/pdf/fun_val.pdf)

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<http://www.depweb.state.pa.us/watershedmgmt/cwp/view.asp?a=1437&q=529063&watershedmgmtNav=|>

Office of Environmental Health Hazard Assessment & the California Water & Land Use Partnership. Low Impact Development. A Sensible Approach to Land Development and Stormwater Management.  
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The Stormwater Authority. Best Management Practices.  
<http://www.stormwaterauthority.org/bmp/default.aspx>

U.S. Environmental Protection Agency. Watersheds. "After the Storm".  
<http://www.epa.gov/weatherchannel/stormwater.html>

Water Environment Research Foundation. Using Rainwater to Grow Livable Communities. Sustainable Stormwater Best Management Practices. <http://www.werf.org/livablecommunities/>

U.S. Environmental Protection Agency. Storm Water Technology Fact Sheet- Porous Pavement.  
<http://www.landarch.uiuc.edu/resources/courses/coursewebsites/LA441Web/Readings2006/EPA-PorousPaving.pdf>

U.S. Environmental Protection Agency. Using Smart Growth Techniques as Stormwater Best Management Practices. [http://www.epa.gov/dced/pdf/sg\\_stormwater\\_BMP.pdf](http://www.epa.gov/dced/pdf/sg_stormwater_BMP.pdf)

**Principle #4: Conserve Energy**

Renewable energy and energy efficiency mean less air pollution (including mercury, nitrogen oxides and carbon dioxide), less water consumption and less waste. It means less dependence on foreign oil and more self-sufficiency. It means less ground level ozone, less acid rain and less particulate matter in the air. Ultimately, this means improved health. There are many opportunities to include renewable energy technology and energy efficiency techniques in site design. Please consider these different alternative

energy sources and energy efficiency techniques to power your facilities as you move forward with your project planning and site design.

#### Solar:

Solar technologies use the sun's energy to provide heat, light, hot water, electricity, and even cooling, for many different types of facilities. Solar power is probably the cleanest, most viable form of renewable energy available and it can be used in several forms to help power your facility. Many gardens use solar lights or solar garden water features.<sup>2</sup> A variety of technologies have been developed to harness solar energy. In Pennsylvania, these technologies include: Photovoltaic systems (produces electricity), solar hot water heating, and passive solar heating and daylighting.<sup>6</sup>

#### Wind:

Wind is a clean, inexhaustible, indigenous energy resource that can generate electricity. Wind energy is one of the fastest-growing forms of electricity generation in the world.<sup>1,3</sup> Pennsylvania has good wind resources in portions of the state. Municipalities and non-profit organizations can use small wind turbines for on-site energy generation.<sup>7</sup>

#### Geothermal Heat Pump:

The 10 feet of earth directly beneath the surface maintains a nearly constant temperature between 50° and 60°F (10°-16°C). Like a cave, this ground temperature is warmer than the air above it in the winter and cooler than the air in the summer. Pennsylvania has low to moderate temperature resources that can be tapped for direct heat or for geothermal heat pumps. Geothermal heat pumps take advantage of this resource to heat and cool buildings.<sup>1</sup>

#### Biomass and Biofuels:

Biomass and biofuels provide an excellent opportunity to heat and power buildings. Heating options may include the installation of a wood chip heating system, wood pellet furnace or boiler systems, corn furnace, or simply using a biodiesel blended heating oil commonly referred to as a bio-heat product. Biofuels can be used to power small-scale workshop machinery and electricity generators as well as vehicles.<sup>1</sup>

#### Fuel Cells:

Fuel Cells are an option that local governments can consider when exploring alternative energy choices and distributed energy technologies. A fuel cell is a device that converts the chemical energy of a fuel into electricity with heat and water as the major by products. There are several types of fuel cells and different fuels used for electricity generation.<sup>1</sup>

#### Using Plants to Reduce Heating and Cooling Needs:

Plants can significantly reduce a building's energy needs since it's cooler in the shade of trees and warmer behind plants that block the winter winds. The general rule is to plant deciduous trees (those that lose their leaves in winter) on the south and west sides of a building where the sun's rays are most direct and intense. These trees will provide shade during summer but permit the winter sun to provide warmth. Where there isn't room for trees, shrubs and vines can provide similar benefits. Extensive use of trees to shade buildings, streets, driveways and other large paved surfaces can even cool entire communities. To reduce winter heating costs, plant evergreen trees and shrubs as windbreaks. Most cold winds come from the north or west (though this can vary locally), so on those sides of the building plant a dense row of evergreens that maintain branches low to the ground. Where new construction is planned, one can even consider "greenroofing" where roofs are specially designed to accommodate plants. Such roofs provide insulating value that further reduces heating and cooling needs and can be very long-lasting when properly maintained.<sup>4,5</sup>

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[http://www.eere.energy.gov/windandhydro/windpoweringamerica/astate\\_template.asp?stateab=pa](http://www.eere.energy.gov/windandhydro/windpoweringamerica/astate_template.asp?stateab=pa)
4. U.S. Environmental Protection Agency. Mid-Atlantic Region Green Landscaping. Using Plants to Reduce Heating and Cooling Needs <http://www.epa.gov/reg3esd1/garden/heat.htm>
5. American Evergreen Foundation. Conservation Through Participation. Landscaping for Energy Efficiency. <http://www.usagreen.org/landscaping.html>
6. West Penn Power Sustainable Energy Fund, Inc. Solar. <http://www.wppsef.org/solar.html>
7. Pennsylvania Wind Working Group. <http://www.pawindenergynow.org/>

**Additional Resources:**

Energy Star. Green Buildings. <http://www.energystar.gov/>  
[http://www.energystar.gov/index.cfm?c=green\\_buildings.green\\_buildings\\_index](http://www.energystar.gov/index.cfm?c=green_buildings.green_buildings_index)

Governor's Green Government Council. Green Electricity in Pennsylvania. <http://www.gggc.state.pa.us/gggc/cwp/view.asp?a=514&q=156817>

Penn State University EMS Energy Institute. Biomass/ Biofuels. <http://www.energy.psu.edu/sp/biomass.html>

Pennsylvania Biomass Working Group. Developing Renewable Energy. [http://www.pabiomass.org/PABioenergy\\_BrochureOPT.pdf](http://www.pabiomass.org/PABioenergy_BrochureOPT.pdf)

West Penn Power Sustainable Energy Fund, Inc. Wind. <http://www.wppsef.org/wind.html>

**Principle #5: Integrate Green Design and Construction**

The ideal “green” project preserves and restores habitat that is vital for sustaining life and becomes a net producer and exporter of resources, materials, energy and water rather than being a net consumer. A green building is one whose construction and lifetime of operation assure the healthiest possible environment while representing the most efficient and least disruptive use of land, water, energy and resources. The optimum design solution is one that effectively emulates all of the natural systems and conditions of the pre-developed site – after development is complete.<sup>1</sup>

Green Design can Save Money:

While many green materials and technologies do cost more, it has been demonstrated that many green strategies and technologies actually cost the same and some even cost less than traditional “not-so-green” technologies. By blending the right mix of green technologies that cost less with green technologies that cost the same or slightly more, it is possible to have a very green building project that costs the same as a conventional one. Often the key to a cost effective green building and site design

lies within the interrelationships and associated cost and performance trade-offs that exist between different building systems. For example, the use of high performance windows and window frames increases the initial building costs, however the resulting reduction in the size and cost of the buildings heating and cooling system more than offsets the added cost of the better glazing system. The result is a building that has a comparable or perhaps even a lower first cost, a higher comfort level, lower energy use, and lower energy bills and operating cost for the life of the building.<sup>1</sup>

Leadership in Energy & Environmental Design (LEED) Green Building Rating System™:

A voluntary, consensus-based standard to support and certify successful green building design, construction and operations. LEED is transforming the marketplace by providing a nationally recognized certification system to promote integrated, whole-building design practices in the building industry.<sup>2</sup>

For a project to become LEED certified it is required that the project follows energy efficiency, environmentally conscious methods, as defined by the LEED Green Building Rating System, Version 2.1, November 2002, in the following areas:

1. Sustainable Sites (SS)
2. Water Efficiency (WE)
3. Energy & Atmospheric (EA)
4. Materials & Resources (MR)
5. Indoor Environmental Quality (EQ)

**References:**

1. Governor's Green Government Council. Green Buildings.  
<http://www.gggc.state.pa.us/gggc/cwp/view.asp?a=515&q=156866>
2. United States Green Building Council- LEED.  
<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>

**Additional Resources:**

Governor's Green Government Council. Guidelines for Creating High Performance Green Buildings.  
<http://www.gggc.state.pa.us/gggc/cwp/view.asp?a=515&q=156978>

United States Green Building Council. <http://www.usgbc.org/>