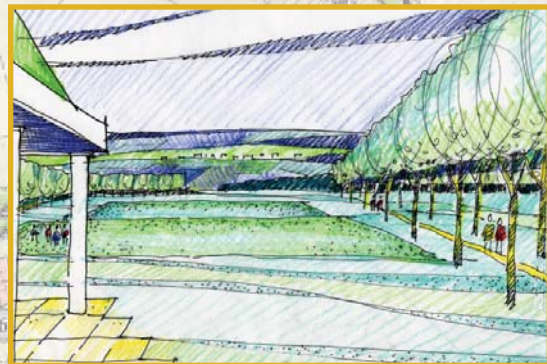


OAK HALL REGIONAL PARKLAND

MASTER SITE PLAN

FOR THE CENTRE REGION COUNCIL
OF GOVERNMENTS

BRC-TAG-12-228




PASHEK
ASSOCIATES
a pennsylvania corporation

with Battaglia Jones
Landscape Architects

MAY 2009

This project was financed in part by a grant from the Community Conservation Partnership Program under the administration of the Pennsylvania Department of Conservation and Natural Resources, Bureau of Recreation and Conservation

**CENTRE REGION COUNCIL OF GOVERNMENTS
RESOLUTION NO. 2009-1**

**A RESOLUTION CLOSING OUT A
COMMUNITY CONSERVATION PARTNERSHIPS
GRANT PROJECT (#BRC-TAG-12-228)**

WHEREAS, the CENTRE REGION COUNCIL OF GOVERNMENTS has prepared a MASTER SITE PLAN for the OAK HALL REGIONAL PARKLANDS and,

WHEREAS, the purpose of the Plan is to provide a guide for the joint development and operation of the Oak Hall Regional Parklands (68 acres) by the five participating municipalities; and,

WHEREAS, the Plan was financed in part by a Community Conservation Partnerships Program grant under the administration of the Pennsylvania Department of Conservation and Natural Resources, Bureau of Recreation and Conservation, under contract number **BRC-TAG-12-228**.

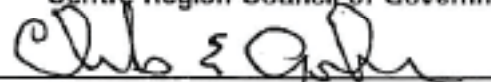
NOW, THEREFORE, BE IT HEREBY RESOLVED by the **GENERAL FORUM** of the **CENTRE REGION COUNCIL OF GOVERNMENTS** that:

- a. The project was completed in accordance with the Grant Agreement.
- b. All project expenditures have been made and were in accordance with the Grant Agreement.
- c. The Plan is acceptable to the CENTRE REGION COUNCIL OF GOVERNMENTS
- c. The Plan will be used to guide future recreation, park, open space and conservation acquisition, development, operations and maintenance.

ADOPTED THIS 26th DAY OF October, 2009, by the:

General Forum of the

Centre Region Council of Governments



Mr. Charles E. Graham, Chairman

Attest:



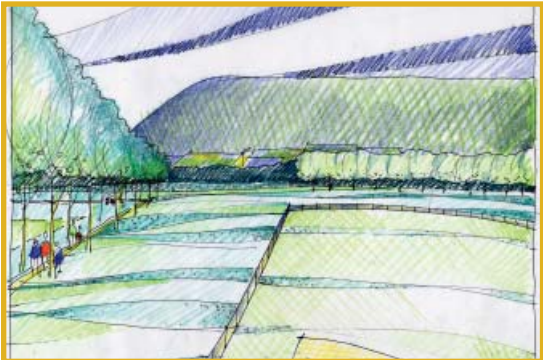
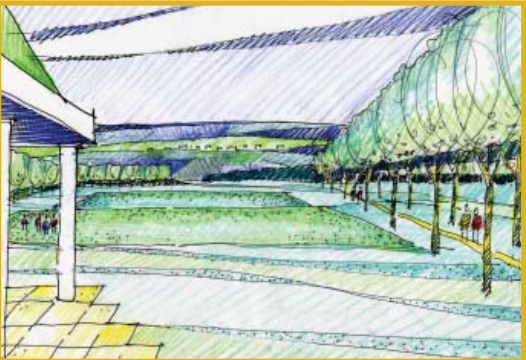
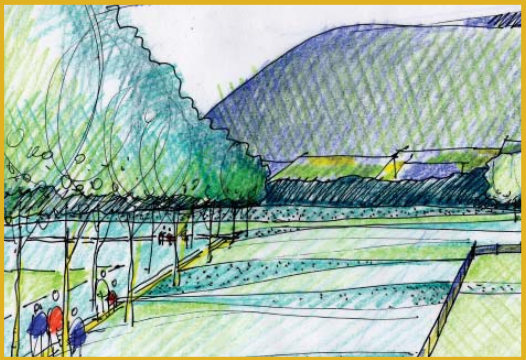
James C. Steff, COG Executive Director

The Regional Parklands were acquired to help alleviate a significant shortage of sports fields in the area. The planning for the Oak Hall Regional Parkland (68 acres) included some preliminary programming of the Whitehall Road Regional Parkland site (75 acres). By considering both parks, we were able to consider developing tournament sites with clusters of rectangular and diamond shaped fields. We found that the Whitehall Regional Parkland site was well suited for a large number of both rectangular and diamond shaped fields.



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

One task of the master plan was to bring together various perspectives on the demand for sports fields in the area. The above chart was developed as part of an analysis and recommendations for the development of the regional parklands.



OAK HALL REGIONAL PARKLAND

MASTER SITE PLAN EXECUTIVE SUMMARY

FOR THE CENTRE REGION COUNCIL OF GOVERNMENTS

BRC-TAG-12-228 MAY 20TH, 2009 (approved by: COG General Forum - 10/26/09)

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 with the following purpose:

The Participating Municipalities will consider the regional parklands as regional open space resources to serve as public parks. Their primary uses will provide for active recreation activities, including but not limited to softball, baseball, soccer, basketball, tennis, etc, and where possible, to enhance public access to and enjoyment of the environment with provisions for passive recreation. The Master Plans for each site will reflect these purposes



GOALS

The final master plan reflects the project goals:

- 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.

ACCESS, CIRCULATION, WASTEWATER, STORMWATER

The proposal for vehicular circulation at the Oak Hall Regional Parkland relies on use of the existing road, its access point and its termination point as the logical location for parking. The existing house will be rented and the tenant will function as a park observer. A proposed maintenance facility is connected to this existing and extended road system. Provisions and locations for stormwater infiltration, rain gardens, and an area for a septic system were clarified.

ACTIVE RECREATION

Athletic fields requiring level surfaces are located in the southeast sector of the site where slopes are minimal. Three adult softball fields fit here, confirmed by preliminary grading exercises. An adjacent practice field is located in an area of moderate slope. Services including restrooms, concessions area, storage, and picnic shelters are located in the adjacent core area, connected by a path system. Rows of trees provide shade opportunities and interruptions of wind.

COMPLEMENTARY USES

A tree lined core of complementary activities and services is proposed for the center of the park. Picnicking, playground, court and lawn games, and the hub of a pedestrian circulation network create a functional and visual hub for park uses and park identity. Dramatic valley and Mt. Nittany views will be present from this core area. A great lawn is proposed to terrace down from the main pavilion & warming hut, creating spaces for picnicking, play and ice skating. Restrooms, a concessions facility, and picnic pavilions are located here to service users of the park and athletic field. A dog park, sledding hill, unstructured play area, paths, and sitting areas complete the park area.

CONSERVATION USES

Steep forested slopes on the north and west sides of the park site will be conserved and enhanced with trails encouraging access and interpretation by park users. Edge areas on the west side will be re-vegetated to improve protection of Spring Creek; stormwater infiltration areas will provide protection as well. A proposed forest management plan will identify a process of maintenance and intervention to promote the long term health and stability of the forested areas. Forest health will also benefit wildlife and the people who enjoy observing wildlife.

SPATIAL ORGANIZATION

The spatial organization of the park responds to the conditions both on the site and in the adjacent region. Topography and the existing road define the locations of primary uses. Entry on the access road allows for a sequence of enhanced forest, field, and valley views that culminate at the park core. This proposed core of complementary uses creates a spatial center for activities and for distant views. Consolidation of parking in one location allows for unity in the park landscape.

Proposed rows of trees connect to internal and external agricultural hedgerows, creating a series of outdoor “rooms” that partially enclose activity areas while framing valley views. These tree rows also enhance internal spatial connections, and provide shade and windbreaks. The master plan attempts to create a beautiful, unified space that will add to the enjoyment of park users.



PROCESS OF REFINEMENT

The final master plan was resolved after consideration and review of the Draft Master Plan with the steering committee and the public. A primary decision of the Draft Master Plan was the conclusion that soccer fields could be better accommodated at the Whitehall Road Regional Parkland, with Oak Hall Regional Parkland best serving as a setting for adult softball fields.

Concerns and interests were evaluated and the plan was refined to reconcile site conditions, program needs and concept goals. Program choices reflected potentials for placement of certain uses (like tennis) more appropriately in the Whitehall Road Regional Parkland. Stakeholders expressed agreement concerning the special character of the site and the need to balance utilization for recreation with protection and enhancement.

The original concept principles and site diagram remain intact. The organization of program elements on the site reflects interest in providing as many athletic fields as possible while protecting sensitive site features. Provisions of complementary park uses take advantage of site opportunities and create a balanced program of park activities for the community.

Refinement of the Draft Master Plan included preliminary grading studies, consideration of activities placement, circulation and parking design, cost factors, and the potential for ecological enhancement. Refinements also considered future opportunities at Whitehall Road Regional Parkland, including better potential for soccer, baseball, tennis, community gardens and radio controlled airplanes.

Acknowledgements

The contributions of the following groups and individuals were vital to the success of the Oak Hall Regional Parklands Master Site Plan. They are commended for their interest in the project, their perseverance, and the input they provided throughout the planning process.

STUDY COMMITTEE

Harris Township

- Cliff Warner
- Roy Harpster

College Township

- Dan Klees
- Kathy Matason

State College Borough

- Jim Rosenberger
- Donna Conway

Ferguson Township

- Dick Mascolo
- Sue Mascolo

Patton Township

- Chris Hurley
- Jeff Luck

State College Area School District

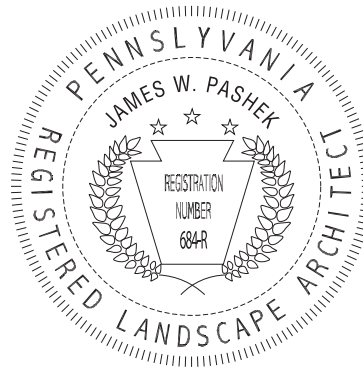
- Donna Ricketts

Penn State University

- Dan Sieminski

Special thanks to the Staff of Centre Region Parks and Recreation Agency:

Ron Woodhead, CRPR, CPSI - Director of Parks and Recreation
Jeffrey Hall - Recreation Supervisor / Fitness and Sports
Greg Roth, CRPR, CPSI - Parks Supervisor
Diane Ishler - Office Manager



KEY PERSON INTERVIEWS

Dean Amick, ASA Softball
Kent Baker, College Township Engineer
Tim Bastian, Church Softball League
Chip Crawford, State College Little League
Jeff Deitrich, Adult Co-Ed Softball League
Jeff Garrigan, State College Lions Youth Football League
Jeff Hall, Centre Region Parks & Recreation
Greg Korn, State College Little League
Sue Matalavage, Centre Soccer Association
Cory Miller, Executive Director of UAJA (Regional Sewer Authority)
Carol Oliver, Centre Region Community Tennis Association
Dave Pepper, Centre Soccer Association
Chris Rogan, Our Lady of Victory Softball League
Stan Smith, Neighbor across from entrance into the Oak Hall Regional Parklands
Jeremy Tyson, Soil Scientist with CMT Labs

PUBLIC MEETING ATTENDEES

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Chapter 1: Background

Chapter 1: Background

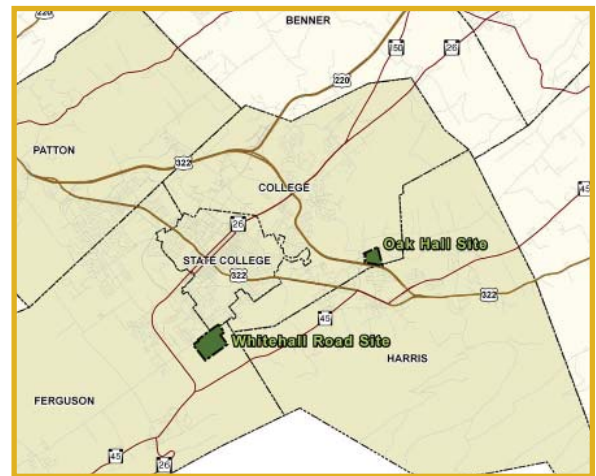
PROJECT INTRODUCTION

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 with the following purpose:

The Participating Municipalities will consider the regional parklands as regional open space resources to serve as public parks. Their primary uses will provide for active recreation activities, including but not limited to softball, baseball, soccer, basketball, tennis, etc, and where possible, to enhance public access to and enjoyment of the environment with provisions for passive recreation. The Master Plans for each site will reflect these purposes.

This Master Plan represents the next step forward towards that end.

While the master planning process for the 68-acre Oak Hall Park proceeded, the second proposed regional park (the 75-acre Whitehall Road parklands) was acquired with Master Planning proposed for late 2009. The planning process for Oak Hall includes preliminary planning for the facilities at the second regional park so that the proposed programming for both regional parks will best meet the current and future recreation needs of the five municipalities. Overall, the COG wishes to explore some levels of tournament-class facilities for both regional parks.



In addition, the COG recently began to explore ways to preserve the operation of a 4-field, 21-acre softball complex (Hess Softball Field Complex) in Harris Township on PA Rt. 45 between Boalsburg and Pine Grove Mills. It has been operated (on leased land) by a volunteer group for many years and it hosts upwards of 1,500 games per year, including many statewide tournaments.

With regard to the Regional Park Master Site Planning Process by the COG, it is noted that the agreement that authorizes the voluntary participation by each municipality 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.

Funding assistance for this project is being provided from the Community Conservation Partnership Program administered by PA DCNR Bureau of Recreation and Conservation.*

STUDY FORMAT

The master planning process involves a number of steps, including:

- Analyzing community and recreation background information;
- Establishing goals and objectives for park development;
- Encouraging public participation through study committee meetings and public input sessions;
- Preparing an inventory of existing site facilities and conditions;
- Conducting a site analysis of natural and cultural resources;
- Preparing a master site development plan for the park;
- Estimating construction costs;
- Preparing a phased capital improvement plan; and
- Identification of implementation strategies to finance the capital improvement plan.

BENEFITS OF PARKS AND RECREATION

Parks and recreation play a critical role in providing a high quality of life to communities.

Environmental benefits include:

- preserving habitat and wildlife,
- protecting ecosystems, and
- reducing pollutants.



Community benefits include:

- providing places to relax and engage in community gatherings and events, along with opportunities to enjoy the natural environment.



Economic benefits include:

- attracting businesses and their employees to the area,
- increasing property values, and
- boosting tourism.



** Project information drawn from the Request for Proposals with minor modifications.*

INTRODUCTION TO THE CENTRE REGION

The Centre Region is located in the Nittany Valley in Centre County. Agricultural, iron ore mining, and timbering opportunities first drew settlers to the valley, which was previously inhabited by four separate tribes of Native Americans. Central Pennsylvania's iron ore industry was the most prosperous in the nation between 1800 and 1850. This success spurred transportation improvements that led to further population growth. In the twentieth century, agriculture and education became the catalysts for further growth in the county. Farmers sought an education program that closely related to their agricultural needs, and founded a farmers' college that eventually became Pennsylvania State University (Penn State). Today, agriculture and coal mining thrive in the region, whose main attraction is Penn State University. Residents and visitors enjoy the university, pastoral countryside, and rich natural beauty of the valley, its streams, and its surrounding forested ridges.

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 at 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. Several minor state routes and local roads also offer vehicular access to the region.

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.

KEY ISSUES FOR OAK HALL REGIONAL PARK

Early in the process, the following Key Issues were identified as needing to be considered:

Process:

- Oak Hall is the first true regional park in central Pennsylvania, spawned from the collaboration of the five member municipalities of the COG. This will also be the model for Whitehall Road Park, and potentially others in the future.
- Whitehall Road Park will be considered concurrently to define potential program capacity and proper balance of programs on each site.
- The challenge of this Master Plan is to craft consensus among all stakeholders.

Program:

- There is exceptional regional need for quality sports fields. The challenge is to marry this need to the landscape at Oak Hall, factoring in the potential opportunities at Whitehall Road Park and other existing parks.
- A diversity of recreational activities that complement active recreation and take advantage of site features will be important to both parks.

Sites:

- Oak Hall Park and Whitehall Road Park sites are spectacular in terms of their regional position, size, access, and diversity of natural and cultural values.
- Large open fields are somewhat limited by topography on side slopes in Oak Hall Park as compared to the more level Whitehall Road site.
- Large open spaces will require spatial organization that creates human scaled features and places in the parks.
- At Oak Hall, there are outstanding valley views that will enhance park uses there. Views of the park will also be prominent from the adjacent Mt. Nittany Expressway.
- The “high” land at Oak Hall Park will be windier, colder and dryer than land lower in the valley. Whitehall Road is exposed to wind and sun.
- Good highway access exists to Oak Hall Park, an important consideration for a regional park and a park offering tournaments. The challenges are the single point of access that may become a “bottleneck” if not planned properly.
- Both parks are small parts of the larger Ridge and Valley system. The larger landscape context may inform decisions on layout and planting that will make the parks special and integral to the larger context.

DEMOGRAPHICS

(Sources: 1980, 1990, 2000 U.S. Census Data)

Because the Centre Region COG serves residents of several municipalities, demographic studies for this Master Plan were conducted for the five municipalities participating in this study. These municipalities are the basis for the demographic information found in this chapter.

POPULATION TRENDS

According to the U.S. Bureau of Census, the Centre Region's population grew during the 1990s. During the same period, Centre County's total population grew nearly twice as quickly (see table below).

The U.S. Census Bureau provides 2007 population projections (shown in the table below) based on 2000 Census information. These estimates project continued but slightly slower growth in the Centre Region between 2000 and 2007.

Centre Region Population and Projections (per U.S. Census Data)					
<i>Municipality</i>	<i>1990 Population</i>	<i>2000 Population</i>	<i>2007 Population Projection</i>	<i>Population Change (percent change) 1990-2000</i>	<i>Projected Population Change (percent change) 2000-2007</i>
State College Borough	38,923	38,420	39,893	-503 (-1.3%)	1,573 (4.1%)
College Township	6,709	8,489	9,201	1,780 (26.5%)	712 (8.4%)
Ferguson Township	9,368	14,063	16,407	4,695 (50.1%)	2,344 (16.7%)
Harris Township	4,167	4,657	4,696	490 (11.8%)	39 (0.8%)
Patton Township	9,971	11,420	13,101	1,449 (14.5%)	1,681 (12.8%)
CENTRE REGION TOTAL	69,138	77,049	83,298	7,911 (11.4%)	6,249 (8.1%)
Centre County	112,760	135,758	144,658	22,998 (20.4%)	8,900 (6.6%)

POPULATION DENSITY

The Centre Region's total area is 127.6 square miles. The population density (per 2000 Census data) is 603.8 persons per square mile. This number is heavily influenced by high population density in State College Borough (8,537.8 persons per square mile). The municipalities studied are either characteristically urban or suburban, and are all at least somewhat densely populated. The lowest population density among the Centre Region's municipalities is Harris Township (146.0 persons per square mile). Harris Township's lower population density is due, in a large part, to the inclusion of 9,700 acres of Rothrock State Forest.

Centre County's overall population density (122.1 persons per square mile) is much lower than that of the Centre Region because the County includes large areas of sparsely populated rural and forested land.

HOUSEHOLD SIZE AND FAMILY STRUCTURE

According to U.S. Census Bureau information, the number of family households as a percentage of total Centre Region households increased by 10.7% between 1990 and 2000, while the number of married couple

families as a percentage of total households increased by 8.6%. This is attributed to a decrease in the number of single person and non-family households.

Statistics from the 2000 Census indicate that in the Centre Region two-parent families (46.5% of total households) are a lower percentage than Centre County (57.8%). In 2000, the Centre Region averaged 2.39 persons per household (County 2.45); families with children under the age of 18 represented 21.0% of all Centre Region households (County 25.5%); married couples with children under the age of 18 represented 17.3% of Centre Region households (County 20.7%); and lastly, female heads of households with children under the age of 18 represent 2.8% of Centre Region households while representing 3.4% of County households.

AGE DISTRIBUTION

According to the 2000 Census, the Centre Region's population contains a larger proportion of young adults (not surprising given Penn State University's impact on the demographics).

Centre Region vs. Centre County Age Distribution of Population 2000 U.S. Census				
Population Segment	Centre Region		Centre County	
	# Persons	%	# Persons	%
Total Population	77,049	100.0	135,758	100.0
Under 5 years	2,778	3.6	6,273	4.6
5-19 years	16,059	20.8	27,761	20.4
20-24 years	23,813	30.9	26,924	19.8
25-44 years	17,465	22.7	35,876	26.4
45-64 years	11,063	14.4	24,947	18.4
65 years & Older	6,181	8.0	14,077	10.4
Median Age	27.2 years		28.7 years	

INCOME

According to the 2000 Census, average household income in the Centre Region was \$35,929. The Centre Region median is slightly lower than the Centre County-wide median of \$36,165.

HOUSING CHARACTERISTICS

In 1990 there were 24,090 total housing units in the Centre Region. By comparison, in 2000 the number of housing units was 28,229, an increase of 17.2%. The average value of owner-occupied housing units in the Centre Region per the 2000 Census is \$145,132. This is considerably more than the median value of 2000 Centre County (\$114,900) occupied housing units. Of the 10,699 owner-occupied housing units in the Centre Region in 2000, values were as follows:

<u>Housing Unit Value</u>	<u>Percentage of Total Units</u>
<\$50,000	0.8%
\$50,000-\$99,999	18.1%
\$100,000-\$149,000	34.3%
\$150,000-\$199,999	25.5%
>\$200,000	21.3%

The number of vacant housing units in the Centre Region in 2000 was 1,082. The number of renter occupied units was 14,804 with a median monthly rental of \$603. By comparison, the Centre County median monthly cash rental rate as of the 2000 census was \$565 per month.

CONCLUSIONS FROM DEMOGRAPHIC DATA

- **Penn State Students Skew Statistics:** The Centre Region's population density is significantly higher than Centre County as a whole. While the Centre Region's municipalities are urban or suburban, the population density of the region is very high due to the existence of high-rise apartment buildings primarily rented by Penn State University students. In addition, the proportion of the region's population in the 5-19 and 20-24 age groups is larger due to the presence of Penn State Students (typically ages 18-22). Further, family households represent just less than half of total households. In most communities, this percentage is much higher. The disparity is due to large numbers of apartment-dwelling, single college students.

Per the 2000 U.S. Census, Penn State's University Park Campus housed 14,447 students, while 19,987 students lived off-campus. The vast majority (13,997) of off-campus students lived in State College Borough (36.4% of total Borough population) while a smaller numbers (412) lived in College Township (4.9% of total Township population), Ferguson Township (2,938 -- 20.9%), and Patton Township (2,640 -- 23.1%). A small number of students also lived in Harris Township.

- **Growing Population Needs More Recreation Opportunities:** The Centre Region's population grew significantly (11.4%) between 1990 and 2000, and projections estimated continued growth (8.1%) through 2007. Growing numbers of residents will require growing numbers of recreation opportunities.

EXISTING PARK SYSTEM

Recommendations set forth in this study are intended to provide the optimal level of recreation facility services to Centre Region residents, given the opportunities and constraints of the Oak Hall Regional Parkland site. To determine the appropriate level of service, one must understand what recreation opportunities are available in the Centre Region today and compare it to projected demand based on the Centre Region's current population. Recreational opportunities in the immediate surrounding region must also be taken into account.

One way of understanding how the new Regional Parklands fit into the exiting park system is to look at parks according to a hierarchy. The National Recreation and Park Association has developed five classifications of parks including: Regional Reserves, Regional/Metropolitan Parks, Community Parks, Neighborhood Parks and Special Use Facilities. For the Centre Region, we have decided to modify that hierarchy to include the following types of parks: Regional Facilities, Community Parks, Neighborhood Parks, and Special Use Facilities.

1) REGIONAL FACILITIES

The regional facility is a park designed for either the conservation of natural resources or a destination recreational development. This type of park typically accommodates activities such as nature study, trail uses, camping, boating, hunting, fishing, or sports facilities with a regional draw. Regional facilities are considerably larger than most park categories and have a 40- to 50-mile service area. Regional facilities in the immediate region surrounding Oak Hall Regional Parkland include the following (distance from Oak Hall site in parentheses):



STATE-OWNED FACILITIES

Bald Eagle State Park (28 miles)
Black Moshannon State Park (27 miles)
Bald Eagle State Park (28 miles)
Greenwood Furnace State Park (18 miles)
McCalls Dam State Park (50 miles)
Penn-Roosevelt State Park (20 miles)
Poe Valley State Park (29 miles)
Poe Paddy State Park (32 miles)
Prince Gallitzin State Park (55 miles)
R.B. Winter State Park (49 miles)
Reeds Gap State Park (28 miles)
State Game Lands #33,92,100,103,176
Whipple Dam State Park (13 miles)

UNIVERSITY FACILITIES AND MUNICIPAL FACILITIES OF A REGIONAL SERVICE AREA

Spring Creek Park (College Township)
Thompson Woods Preserve (State College Borough / College Township)
Penn State University Recreation Facilities (serves students and staff)

In addition to the state parks mentioned above, the Bald Eagle and Rothrock State Forests are in proximity to the Oak Hall Regional Parkland Site. These forests offer opportunities for hiking, wildlife observation / study, and hunting / trapping.

2) COMMUNITY PARKS AND FACILITIES

This facility type serves a large percentage of the local population. Although some people may be able to walk to a community park or facility, most users would arrive by automobile or bicycle. Because of the travel time for most people to reach the facility, it becomes a special destination, and its features and facilities generally reflect this. A community park accommodates several types of activities and park acreage is usually adequate to provide ample room for large facilities (such as ball fields or swimming pools), group activities, and solitary pursuits (such as hiking or bird watching). A community park's or facility's focus is accommodating recreational needs of that particular community.

Oak Hall Regional Parkland will fit into this category, serving residents of the surrounding communities. Other community parks and facilities in the surrounding areas are listed in the chart below:

CENTRE REGION PARK AND RECREATION FACILITIES

Community Parks and Facilities		
State College Borough		
Park Name	Acres	Facilities
High Point Park	6.2	playground, basketball, tennis court, youth ballfield with seasonal soccerfield, picnic tables
Holmes Foster Park	11.0	2 picnic pavilions, 2 playgrounds, basketball court, horseshoes, 2 bocci courts, seasonal restroom
Lederer Park	21.8	walking paths, arboretum, 2 picnic pavilions

Orchard Park	19.4	playgrounds, picnic pavilion, lawn volleyball, 2 tennis courts, adult softball field with seasonal soccer field, youth ballfield, basketball court, bike path, walking path, amphitheater, restroom
Sunset park	20.0	playground, 2 picnic pavilions, basketball court, exercise trail, horseshoes, youth ballfield, hiking trail, seasonal restroom
Tusseyview Park	4.5	playground, basketball, 2 tennis courts, picnic pavilion
Walnut Springs Park	19.4	hiking trails, nature study
College Township		
Park Name	Acres	Facilities
Dalevue Park	14.8	playground, picnic pavilion, bike path, basketball, 1 tennis court, volleyball, youth baseball
Fogleman Field Complex	15.0	3 soccer fields, walking path, 2 picnic pavilions
Nittany Orchard Park	6.3	playground, tennis court, basketball, youth ballfield, gazebo
Penn Hills Park	10.1	youth ballfield, play equipment
Slab Cabin Park	14.0	picnic pavilion, playground, sledding, covered bridge
Ferguson Township		
Park Name	Acres	Facilities
Autumnwood Park	9.5	playground, soccer field, walking path
Fairbrook Park	29.0	playground, pavilion, 2 basketball courts, youth ballfield with seasonal soccer field
Haymarket Park	12.0	playground, pavilion, 2 basketball courts, youth ballfield with seasonal football-soccer field
Homestead Park	10.0	playground, pavilion, basketball, youth ballfield with seasonal football-soccer field
Park Hills Park	4.0	playground, youth ballfield
Suburban Park	10.0	playground, youth ballfield, 2 tennis courts, basketball, pavilion, bike path
Tom Tudek Memorial Park	87.0	playground, basketball, 2 pavilions, 2 tennis courts, walking paths, bike path, youth ballfield with seasonal soccer field, butterfly garden, seasonal restroom, dog park, garden plots
Harris Township		
Park Name	Acres	Facilities
Blue Spring Park	8.0	basketball, 2 youth ballfield with seasonal football-soccer field, playground, pavilion, ice rink
Eugene Fasick Park	18.3	playground, bocci court, horseshoes, youth ballfield, pavilion, basketball court, nature trails
Kaywood Park	10.0	playground, pavilion, basketball court, youth ballfield
Nittany View Park	9.0	pavilion, playground, walking path, youth ballfield, seasonal soccer field
Stan Yoder Memorial Preserve	15.0	walking paths, nature study
Patton Township		
Park Name	Acres	Facilities
Bernel Road Park	74.4	future
Circleville Park	37.7	playground, soccer field, youth ballfield, 3 picnic pavilions, 9-hole disc golf course, walking path, 2 basketball courts
Graysdale Park	14.1	playground, soccer field, youth ballfield, pavilion, basketball court, walking path

Green Hollow Park	15.7	playground, pavilion, 2 tennis courts, basketball court, youth ballfield
Oakwood Park	4.3	playground, pavilions, youth ballfield, walking path
Patton Woods Natural Recreation Area	n/a	hiking, dog area, hunting permitted
Woodycrest Park	6.0	playground, basketball, youth ballfield with seasonal soccerfield, pavilion
CRPR Facilities		
Park Name	Acres	Facilities
Oak Hall Regional Parkland	68.0	
Whitehall Road Regional Parkland	75.0	

SCHOOL FACILITIES

Middle School sportsfields (Mt. Nittany & Park Forest)

Elementary School Sportsfields (Houserville, Ferguson Township, Radio Park, Easterly SCAHS North Building (the Community Field facilities)

SCAHS South Building (sportsfields, track, tennis courts)

3) NEIGHBORHOOD PARKS AND FACILITIES

This type of facility serves a very specific purpose. Users can generally be expected to walk or bike to a neighborhood park or facility. Because they are quickly and easily reached, their use tends to be more casual and spontaneous. These parks are only large enough to accommodate a few activities and possibly a small amount of open space, which may especially benefit densely populated neighborhoods. Equipment and facilities may be specifically geared towards children, especially young children. These parks serve as the focus for small, individual areas, generally 1/2 to 1 mile in diameter.

Neighborhood parks located in the region are listed in the chart below:

Neighborhood Parks and Facilities		
State College Borough		
Park Name	Acres	Facilities
Central Parklet	0.5	playground, picnic tables, bikeway corridor
East Fairmont Park	1.5	playground, picnic tables, bikeway corridor
Nittany Village Park	0.5	playground, picnic tables, bikeway corridor
Smithfield Park	1.7	playground, picnic pavilion, half court basketball court
South Hills Park	1.5	playground, picnic tables, basketball court
College Township		
Park Name	Acres	Facilities
Fogleman Overlook Park	n/a	future
Harris Acres Parklet	2.0	-
Mountainside Park	7.2	-
Mt. Nittany Terrace Parklet	2.7	-

Oak Grove Parklet	2.9	-
Shamrock Avenue Park	n/a	future
Thompson Woods Playlot	1.8	future
<i>Ferguson Township</i>		
Park Name	Acres	Facilities
Greenbriar-Saybrook Park	8.0	playground, horseshoe, basketball court, 2 pavilions, walking path
Meadows Park	2.0	playground, basketball court, picnic pavilion
Overlook Heights Totlot	1.0	playground
Westfield Park	5.7	future
<i>Harris Township</i>		
Park Name	Acres	Facilities
Country Place Park	4.1	playground, half court basketball
<i>Patton Township</i>		
Park Name	Acres	Facilities
Ambleside Park	7.1	playground, pavilion, waling trail, open field play area
Carnegie Drive Totlot	0.4	playground
Cedar Cliff Park	2.5	open space
Ghaner Drive Parklet	2.2	playground
Graycairn Park	1.5	open space
Marjorie Mae Park	4.7	playground, pavilion
Park Forest Totlot	0.9	pavilion, playground
Ridgemont Parklet	0.5	basketball, swing set

In addition to the facilities listed above, the Centre Region Recreation Authority identifies several potential neighborhood parks slated for future development in College, Ferguson, Harris, and Patton Townships.

4) SPECIAL USE FACILITIES

Individual sports fields, sport complexes, or facilities geared toward activity, such as a racquetball club or fairgrounds, exemplify special use facilities. This type of facility is not typically located within a park. Whether publicly or privately owned, this type of facility serves as a unique destination.

Boalsburg Military Museum
 Centre Region Senior Center
 Former Ferguson Township Municipal Authority Preserve
 Hess Softball Field Complex
 Millbrook Marsh Nature Center
 Park Forest Community Swimming Pool
 Stoney Batter Natural Area
 State College Area YMCA
 Tussey Mt. Family Fun Center / Ski Area
 Welch Community Swimming Pool
 Shingletown Gap Hiking Trail

THE ROLE OF OAK HALL AND WHITEHALL ROAD REGIONAL PARKLANDS IN THE EXISTING PARKS SYSTEM

We look at the existing parks to gain an understanding of the number and type of facilities that are currently available to residents of the area. This provides some guidance as to the types of facilities we might need in the new parks. With each category of park, physical planning guidelines have been suggested over the years based on that park's type of use.

For example, **Neighborhood Parks** are intended to serve nearby homes and would not require any parking and minimal buffering between the park and adjacent residential properties. If a field is developed, it might include a simple backstop and be used for unscheduled pick-up games by kids from nearby neighborhoods. If a shelter is built, it should be fairly small to again, serve the needs of nearby neighbors. Access can be through a pathway or neighboring street given most users walk or bike to the park. When developed in this manner, neighborhood parks are rarely in conflict with nearby homes and are an asset to the neighborhood.

Community Parks, on the other hand, are usually much larger and are intended to provide the kinds of activities that cannot fit into a smaller setting of a neighborhood park. Sports fields are developed in these parks to be scheduled and heavily used by sports organizations. These parks have a much larger service area, usually the Centre Region in this case, and will require significant parking. Shelters are built larger to accommodate larger family reunions and group picnics because parking is available. Destination playgrounds are developed here and special events are planned for these larger parks. Roads to the park are ideally collector streets to minimize traffic congestion that might occur if this larger park was located on a residential street where kids might be learning how to ride bikes or chasing after a loose ball. If residential property borders the park, there is sufficient room to buffer the active areas of the parks from the nearby homes. If there is good road access, adequate parking, and buffers to nearby residential properties, there is usually little conflict with the active park uses found at these parks, even if those sports fields have lighted fields.

Regional and Special Use Parks have special characteristics unique to their users. All will draw from a much larger service area. While a nature area for hiking will require a very small parking lot, a swimming pool will require significant parking.

Oak Hall and Whitehall Regional Parklands are community parks that will function, on occasion as regional parks. Sports organizations have been advocating for clusters of fields to allow them to sponsor tournaments. These tournaments draw on people from the entire state. A community day or special festival might draw people from several counties away if well advertised. These occasional events make these parks regional in nature. However, their day-to-day use will be more like a large community park. Based on the study of parks like this one, the regional parklands will respond to people and the environment. That response will take the form of creative and beautiful spaces that will get better over time. The regional parks, if planned well, will become aesthetic, environmental, economic, and cultural assets to the area. In this context, these regional parks will have:

- Good access to the park
- Adequate parking
- Larger facilities (fields, shelters, playgrounds)
- Clustered sports facilities to accommodate tournaments
- Opportunities for activities not found in smaller parks (dog parks, areas for ice skating and sledding, community gardens, remote control airplane areas)
- Buffers to neighbors if required
- Trails
- On-site maintenance facilities

As the regional parklands are developed, it is hoped that the scheduled field use in the smaller parks will be eliminated and those smaller parks will revert back to their neighborhood character. At that point, we believe there will be fewer conflicts between park neighbors and park users as parks function as their size, location and capacity dictate and not by the demand for level field space that currently drives the park uses.

EXISTING PLANNING EFFORTS

CENTRE COUNTY COMPREHENSIVE PLAN (2003)

The 2003 Centre County Comprehensive Plan included references to recreation opportunities on a county-wide scale. The Recreation Section of the Comprehensive Plan set forth several recommendations supporting the goal of providing opportunities for recreation, cultural activity, and social interaction with existing and proposed park facilities. Recommendations related to recreation in the Centre Region are listed below:

- Acquisition of community or municipal parks or open space areas should be encouraged to be consistent with local and multi-municipal comprehensive plans;
- Cooperation and coordination of indoor and outdoor recreation programming, facility use, and transportation planning for recreation purposes should be carried out on a County or regional basis between the appropriate agencies or municipalities; and
- Programming of special indoor and outdoor recreation activities must be provided for persons with special needs.

CENTRE COUNTY GREENWAY AND RECREATION PLAN (ONGOING)

Centre County, with funding from the DCNR and the Centre County Board of Commissioners, is currently developing its first County-wide Greenway & Recreation Plan. The Centre County Planning and Community Development Office, serving as the lead agency on this document, intends for this plan to provide the County's municipalities with guidance on implementation of their own greenway and recreational facilities.

A Draft Recreation and Greenways Map for the Centre Region was made available online via the Centre County Office of Planning and Community Development. This Draft map identified a major conservation corridor (target area for conservation of natural resources) along Spring Creek, which flows just west of the Oak Hall Regional Parklands site. In addition, the Draft map identifies the potential for a trail utilizing the old Boalsburg Road alignment that now traverses the Oak Hall site. This alignment is recognized as a "conceptual" trail on the Draft Map.

Recreation & Greenway Plan
CENTRE COUNTY

Centre Region

Conservation, Recreation
& Transportation Greenway Corridors

Conservation Corridors

- Major C1 Spring Creek C5 Buffalo Run
C6 Spruce Creek
Minor C3 Slab Cabin Run
Link C2 Gailbraith Gap Run C4 Roaring Run

Recreation Corridors

- Major R1 Bellefonte Central Rail Trail
R3 Mid-State Trail
R4 Lewisburg-Tyrone Railroad
Link R2 Bellefonte Central Rail Trail to PSU Arboretum
R5 Connect to Whipple Dam State Park
R6 Connect to Greenwood Furnace State Park
R7 Connect to Colyer Lake

Transportation Corridors

- Major PA Bicycle Route G
Art Thrives on 45 Driving Tour

- Trail Status (All Trails)
OPEN
UNDER CONSTRUCTION
PROPOSED
CONCEPTUAL

Population Hubs

- Railway Features
Active Railway
Inactive Railway
Tunnels

Parks

- State Park
Picnic Area
Regional Park
Community Park
Neighborhood Park
Recreational Park
Private Campground
School
Future/Construction

Land Features

- Natural Heritage Inventory
State Lands

Water Features

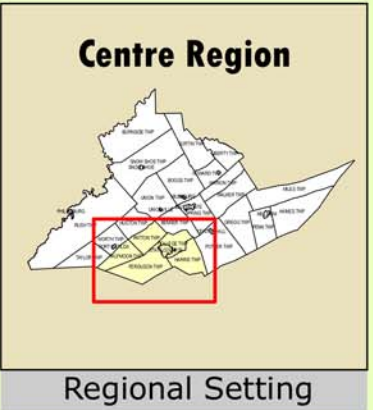
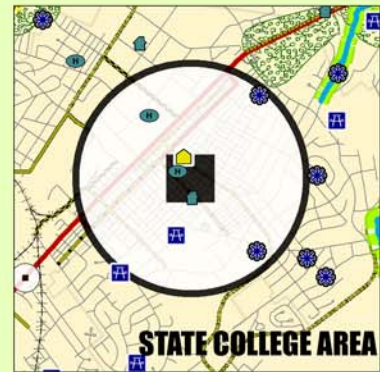
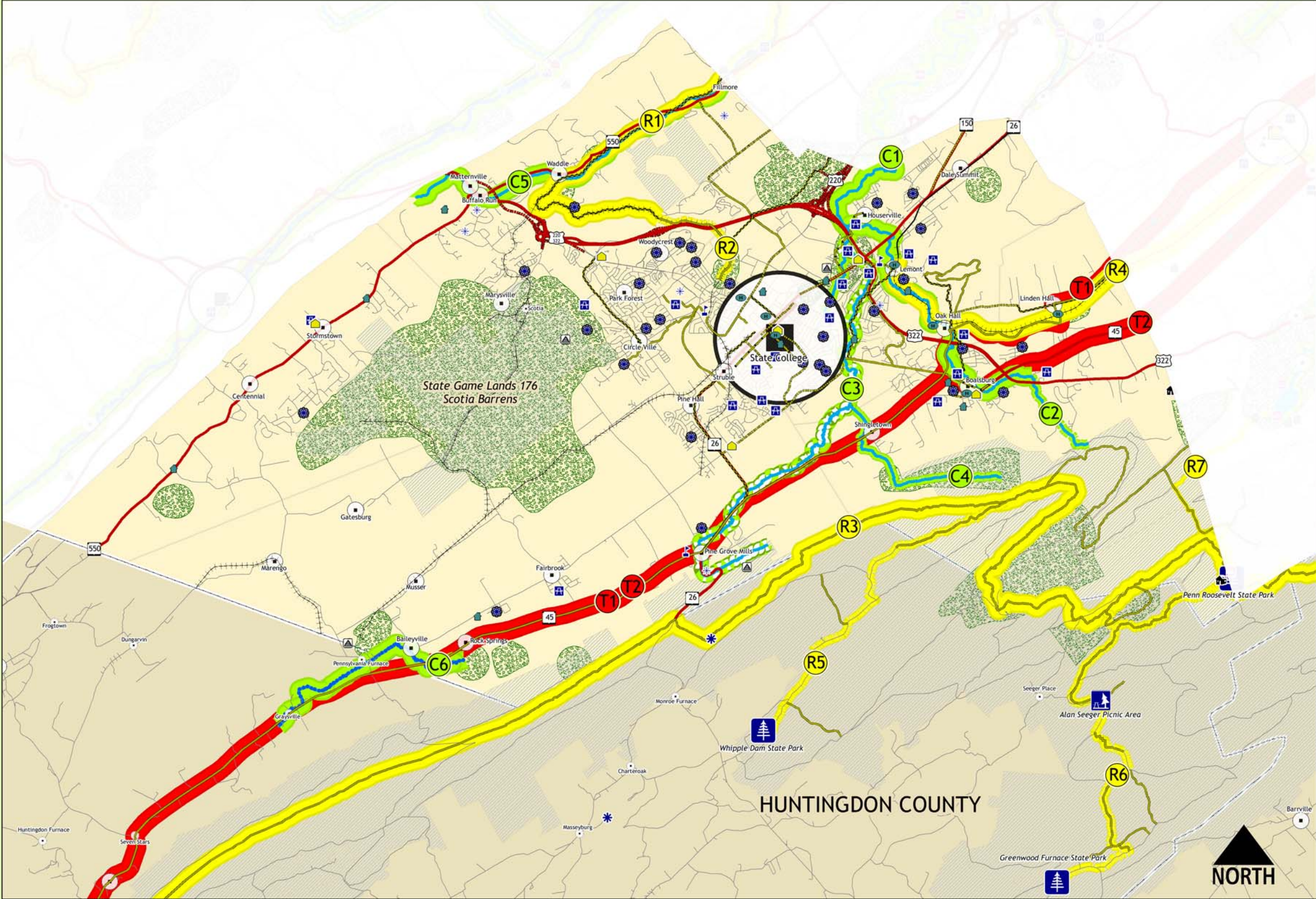
- Main Streams
Water Trails
Lakes
Fish hatchery
Motorized boat launch
Non-motorized boat launch

Historic Features

- BUILDING
Cemetery
Church
DISTRICT
Farm
Civilian Conservation Corps
Furnaces

Municipal Buildings/Community Centers

- Municipal Building
Community Centers



CENTRE REGION COMPREHENSIVE PLAN (2000)

Among the goals set forth in the 2000 Centre Region Comprehensive Plan are the following goals, which relate to parks, open space, or general recreation:

- Balance community growth while protecting and enhancing the Centre Region's environmental, historic, and cultural resources; and
- Obtain additional parkland and open space areas and provide a broad range of recreation opportunities.



The Comprehensive Plan recommends several policies to support this goal. These include the following:

Environment and Natural Resources Policies

- preserve steep slopes and topographic features of the region during the planning and development process;
- protect sinkholes and other karst geologic features;
- protect floodplains, wetlands, and stream corridors within the Spring Creek and Spruce Creek watersheds;
- protect the quality of the region's ground-water resources through efficient and effective land use management; and
- promote effective and environmentally-sound stormwater management practices.

Open Space Preservation and Conservation Policies

- Develop cooperative strategies between municipalities and private recreation and sports organizations to acquire land for use as regional sports facilities; and
- Develop, with the support of the Centre Region municipalities, municipal park plans.

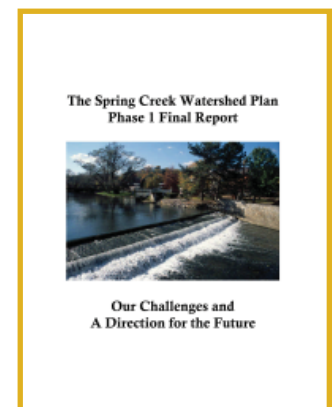
Community Facilities Policies

- Maintain the use of individual on-lot or community on-lot sewage disposal systems outside the Regional Growth Boundary; and
- Meet the recreational needs of the Centre Region's growing population by identifying the types and location of parks required to serve residents.

SPRING CREEK WATERSHED PLAN - PHASE 1

The Oak Hall Regional Parkland site lies within the Spring Creek watershed. The Spring Creek Watershed Plan distills numerous existing plans, research, and data into a clear and concise statement of the challenges facing the watershed and recommends ways that its citizens can meet the challenges in its future. The recommendations set forth by the watershed plan that most closely relate to the Oak Hall Regional Parkland Master Plan include those addressing land use and water resources. Such recommendations are listed below:

- ☛ Encourage stormwater best management practices (BMP's);
- ☛ Implement stormwater BMP retrofits; and
- ☛ Educate the development community (in this case, the Centre Region COG).



These recommendations are solutions for the challenge of unnecessary increases in impervious surfaces that result in increased runoff into streams in the Spring Creek watershed. The Oak Hall Regional Parkland is an

example of a new development that will include some impervious surfaces. Recommendations such as those above are especially important in park development because a park can serve as a high-profile example of environmentally-sensitive design, and because the Oak Hall site is in close proximity to Spring Creek.

CENTRE REGION COMPREHENSIVE RECREATION, PARK, AND OPEN SPACE STUDY (1986)

The Centre Region Parks and Recreation Department completed a Comprehensive Recreation, Park, and Open Space Study (Recreation Study) to determine the recreational needs of the Centre Region and to offer recommendations which the Region should follow in expanding and improving park and recreation programs and facilities to meet future needs. The Recreation Study set forth an Action Plan that included short-term and long-term recommendations. Those recommendations relevant to this study are summarized below:

Short-Term Planning Recommendations

- Organize a task force to discuss elimination of unused mini-parks (tot lots);
- Correct drainage problems plaguing athletic fields or play areas;
- Discuss turning over maintenance of mini-parks to municipalities;
- Submit Recreation Department goals and objectives for official adoption into [regional] comprehensive planning documents;
- Research and discuss provision of recreation facility development using a regional approach;
- Municipalities should establish guidelines and terms concerning desirable land dedicated for recreation purposes;
- Become familiar with the PA Department of Community Affairs, Bureau of Recreation and Conservation's publication "Adding Parkland to Your Community through Mandatory Dedication"; and
- Increase the Centre Region Parks and Recreation Department's visibility via advertisement;
- Implement more programs for senior citizens as well as handicapped and special needs groups.

Long-Term Planning Recommendations

- Conduct a feasibility study for an indoor community recreation center;
- Establish the Centre Region as the "clearinghouse" for all park proposals and development that might occur in any of the region's municipalities;
- Expand playfield facilities at large community parks (i.e. Spring Creek Park and Graysdale Park);
- Assess recreational need and demands of citizens at minimum every 4 years; and
- Prepare a feasibility study for the expansion of existing bikeways to link existing parks as well as link with a future community center.

Chapter 2: Site Inventory & Analysis

Chapter 2: Site Inventory & Analysis

OAK HALL

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 Master Plan studies built and natural features of the Oak Hall Regional Parkland 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.

A quick site analysis was also developed for the Whitehall Road Regional Parkland site to identify opportunities for park development at that park.

BASE MAPPING

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

- 1) a field survey of site topography and features compiled by Nittany Engineering & Associates, LLC in January and February, 2007;
- 2) a boundary survey entitled "Boundary Retracement Survey of Lands of Pennsylvania State University, Tax Parcels 19-4-104 and 19-4-104G Prepared for Centre Region Parks and Recreation" prepared by Mease Associates, Inc. and dated September 1, 2004. This boundary survey is recorded on June 22, 2005 in Centre County Plat Book 74, page 26;
- 3) West Penn Power (Allegheny Power) Files pertaining to electric line easement crossing Tax Parcel 19-4-104G. The easement width for the electric line which crosses Tax Parcel 19-4-104G is non-specified per West Penn File 1349, Agreement 28, and West Penn File 7200FE, Agreement 8, however, West Penn Power (Allegheny Power) maintains a 30 foot wide easement (15 feet on either side) for tree trimming; and
- 4) 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, Issued August 1981.

The consultants gathered additional information on site features through direct field observation in Summer and Fall 2008. Pashek Associates makes no claims to the accuracy of utility locations or other facilities.

Legend

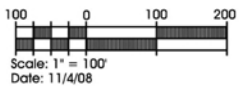
EXISTING	
IRON PIN FOUND	⊙
IRON PIN SET	⊕
CALCULATED POINT	○
UTILITY POLE /# NUMBER	⊙
MAG NAIL SET	⊠
EDGE OF PAVEMENT	---
RIGHT OF WAY LINE	---
CONTOUR LINE /# ELEVATION	---
BUILDING SETBACK LINES	---
CENTERLINE OF ROADWAY	---
PROPERTY BOUNDARY	---
STONE PILE FOUND	⊙
STONE WALL OR FENCE	⊙
WIRE FENCE	---
WATER LINE	---
WATER VALVE	⊙
SANITARY SEWER LINE	---
SANITARY SEWER MAN-HOLE	⊙
CULVERT PIPE /# SIZE & TYPE	---
OVERHEAD ELECTRIC LINES	---
OVERHEAD TELEPHONE LINES	---
SANITARY SEWER LINES	---
TREELINES	---
BUILDING	---
STREAM	---
PAVED ROAD	---
PROPERTY BOUNDARY	---
CONTOURS	---
MUNICIPAL BOUNDARY	---



NOTES:
1. Locations of all site features and facilities are approximate. Pashek Associates makes no claims to the accuracy of utility locations or other facilities.

Oak Hall Regional Parklands Master Plan - Oak Hall Site
College Township and Harris Township
Centre County, Pennsylvania

BASE MAP



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BUILT FEATURES AND SITE INFORMATION

RIGHTS-OF-WAY AND EASEMENTS

An electric line easement crosses the southwestern corner of the Oak Hall property Regional Parkland. As recorded on the property survey, the width of this easement, held by West Penn Power (Allegheny Power), is not specified per utility company files. Allegheny Power holds a 30-foot wide easement for tree trimming along the electric line.

Two road rights-of-way cross or border the property: 1) A 50-foot wide private right-of-way accompanies the paved entrance drive to the park property, providing access to the existing residence located in the park's southwest corner; and 2) a 33-foot wide public right-of-way follows Linden Hall Road / State Route 2004, which is the property's northern boundary.

LOCATION, SIZE, AND LEGAL STATUS

The two parcels (61.73 acres and 5.17 acres, respectively) comprising the Oak Hall Regional Parkland property are owned by the Centre Region Council of Governments, and total approximately 66.90 acres. The Oakhall Regional Parkland was purchased in 2005 from Penn State University with funding assistance from PA DCNR, College Township, and Harris Township. The road right-of-way accompanying the property's entrance drive is 1.38 acres, making the total property size 68.28 acres. The property is located just north of U.S. Route 322 / Mount Nittany Expressway, just east of the interchange with Boalsburg Road / State Route 3010. Most of the property is in College Township, while the extreme southeastern corner of the site is located in Harris Township. The property is accessible to vehicles from Linden Hall Road / State Route 2004 via Boalsburg Road to the west and from local roads via State Route 45 to the east. The rental house is located on a 1-acre tract that was not included with PA DCNR acquisition funding. It is not anticipated that the house will be incorporated as a park facility.

ZONING AND ADJACENT LAND USE

The property is zoned Agricultural (A) in both College and Harris Townships. Adjacent properties to the north, east, and west are also zoned Agricultural, while properties across U.S. Route 322 / Mount Nittany Expressway to the south are zoned Single Family Residential (R-1) in both College and Harris Townships. Spring Creek borders the site to the west, a historic residential / farm property is located across Linden Hall Road to the north, and properties bordering the site to the east are cultivated agricultural fields. The U.S. Route 322 right-of-way forms the property's southern boundary.

"Public park and recreational areas" is a primary permitted use in the Agricultural (A) zoning district, per the College Township Zoning Ordinance. The Harris Township Zoning Ordinance also lists "Public park & public recreational areas" as a primary permitted use. Building setbacks are identical in both ordinances. The required front and side yard setbacks are 50 feet each, while rear yard setback is 75 feet.

In addition to existing land uses, long-term future land uses must also be considered. The open cultivated fields east of the property are outside of the County's designated growth boundary for municipal utility services. Thus, the agricultural use on that property will most likely continue.

EXISTING STRUCTURES AND ROADS

The only structure existing on the Oak Hall Regional Parkland property is a 2,500-square-foot residence. This structure is not of sufficient age or importance for eligibility for the National Register of Historic Places. An existing 20-foot-wide paved driveway provides access to this residence. This driveway, accessible from Linden Hall Road, follows the former alignment of Old Boalsburg Road, which was re-routed upon construction of U.S. Route 322 / Mount Nittany Expressway.



EXISTING RECREATIONAL FACILITIES

The property currently contains no recreational facilities. The only existing built feature other than the entrance road is the existing house. The existing house occupies the southwest corner of the site and offers potential for a resident caretaker or observer. The position of the house on the site is ideal for these purposes: near the entry, not conflicting with potential recreational use areas, but with visibility of site ingress and egress. The location does not suggest potential for application as a support facility for primary recreational uses. The physical condition of the structure was not evaluated as part of this study.



PA Bicycle Route "G"

A public recreation facility of note is adjacent to the Oak Hall Regional Parkland property. One of Pennsylvania's designated on-road bicycle touring routes, PA Bicycle Route "G" follows Linden Hall Road (S.R. 2004) from the east to the intersection with Boalsburg Road (S.R. 3010) and then heads southward.

SITE HISTORY AND CONTEXT

The site sits within the broad ridge-and-valley settlement pattern of rectangular road system, agricultural fields, and linear towns. The site was once part of a large estate farm that occupied a favorable position with water and excellent soils. The former alignment of Boalsburg road traversed the site and forms the present entrance road. An historic farmhouse is located on the northern side of Linden Hall Road / State Route 2004, adjacent to the property entrance. Partially intact stone walls made by farmers, relatively uncommon in central Pennsylvania, are present in some hedgerow and perimeter areas of the site.

A Pennsylvania Historical & Museum Commission Review was requested. They responded by indicating that the park is in the Penns Valley & Brush Valley Rural Historic District. However, "the activity described in your proposal will have no effect on such resources." The results of the request are in the Appendix.

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 Oak Hall Regional Parkland property.

UTILITIES

Identifying existing utilities on the property helps distinguish opportunities for proposed recreation activities that may require electricity, sewer, etc. In addition, the following Acts require anyone who engages in any type of excavation or demolition to provide advance notice:

- Underground Line / Facilities Damage Prevention Act of 1996 (the "Act");
- OSHA Standard 1926.651 (revised 1990);
- Federal Pipeline Safety Act of 1968, as amended protecting underground liquid (CFR 49, Part 195) and natural gas (CFR 49 Part 192.614) pipelines; and
- National Electric Safety Code, ANSI C-2 (revised 1997).

In Pennsylvania, PA Act 287 as amended by Act 187 of 1996, 73P.S. § 176 et. seq. requires "notice in the design or planning phase of every work operation that involves the movement of earth with powered equipment." The PA One Call System, Inc. has been established as a non-profit organization to facilitate requests for utility information. Therefore, PA One Call System, Inc. (1-800-242-1776) was contacted during the inventory and analysis phase to determine if and which utilities are in the vicinity of the park.

PA One Call System, Inc. responded via their automated response service, Serial Numbers 20083641030 (College Township) and 20083641031 (Harris Township). Utility companies then responded directly as is shown in the chart on the following page:

***PA One-Call Responses - Oak Hall Regional Parkland Property
(Serial #'s 20083641030 and 20083641031)***

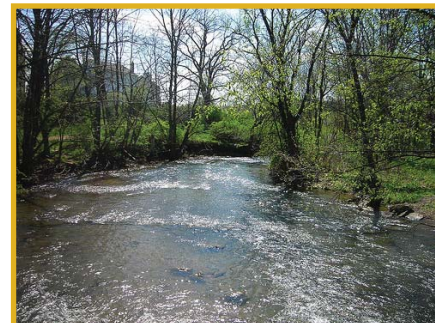
<i>Utility Company</i>	<i>Address</i>	<i>Response</i>	<i>Contact</i>
Allegheny Power Company	2800 E. College Avenue State College, PA 16801	Clear - No Facilities	Office Personnel
Borough of Bellefonte	236 West Lamb Street Bellefonte, PA 16823	Clear - No Facilities	Bill Comly bc@bellefonte.net
Columbia Gas of PA, Inc.	Southpointe Industrial Park 501 Technology Drive Canonsburg, PA 15317	Conflict - Lines Nearby. Contact to follow by Utility Company	Timothy M. Petrina
College Township	1481 E. College Avenue State College, PA 16801	Clear - No Facilities	Gary L. Williams gwilliams@collegetownship.org
College Township Water Authority	1481 E. College Avenue State College, PA 16801	Clear - No Facilities	Gary L. Williams gwilliams@collegetownship.org
Harris Township	224 E. Main Street Boalsburg, PA 16827	Clear - No Facilities	Amy Farkas akfarkas@comcast.net
Penn State University	Wastewater Treatment Plant University Drive University Park, PA 16802	Clear - No Facilities	Kevin Hahn kxh22@psu.edu
State College Borough Water Authority	1201 West Branch Road State College, PA 16801-7697	Clear - No Facilities	Steve Albright steve@scbwa.org
University Area Joint Authority	1576 Spring Valley Road State College, PA 16801	Sent Map of nearby lines (added to base map)	Richard Lahr
Verizon Pennsylvania, Inc.	201 Stanwix Street, 4th Floor Pittsburgh, PA 15222	Conflict - Lines Nearby. Contact to follow by Utility Company	Office Personnel

A University Area Joint Authority sanitary sewer line exists west of the site across Spring Creek. Connection to this line, if possible, may require installation of multiple manholes and a section of expensive underground pipe crossing Spring Creek, as well as associated permitting. Public potable water service is not currently available at the property. Electric service may be available via the electric line on the property's western edge, or via the service line extending to the existing residence on the site.

NATURAL FEATURES

WATER FEATURES AND WETLANDS

A portion of the property drains northward into Cedar Run, which flows westward into Spring Creek. The remainder of the property drains westward, directly into Spring Creek. Cedar Run and the segment of Spring Creek adjacent to the site are both designated as Cold-Water Fishery (CWF's) by the Pennsylvania Department of Environmental Protections (DEP) Chapter 93 Water Quality Standards.



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.

Hydrologic Groups

A hydrologic group is a group of soils having similar runoff potential under similar storm and cover conditions. Soil properties that influence runoff potential are those that influence the minimum rate of infiltration for a bare soil after prolonged wetting and when not frozen. These properties are depth to a seasonally high water table, intake rate and permeability after prolonged wetting, and depth to a very slowly permeable layer. The influence of ground cover is treated independently.

The soils are categorized by the U.S. Department of Agriculture, Natural Resources Conservation Service (NRCS) into four groups: A, B, C, and D; and three dual classes: A/D, B/D, and C/D. In the definitions of the classes, infiltration rate is the rate at which water enters the soil at the surface and is controlled by the surface conditions. Transmission rate is the rate at which water moves in the soil and is controlled by soil properties. Definitions of the classes are as follows:

- A. (Low runoff potential). The soils have a high infiltration rate even when thoroughly wetted. They chiefly consist of deep, well drained to excessively drained sands or gravels. They have a high rate of water transmission.
- B. The soils have a moderate infiltration rate when thoroughly wetted. They chiefly are moderately deep to deep, moderately well drained to well drained soils that have moderately fine to moderately coarse textures. They have a moderate rate of water transmission.
- C. The soils have a slow infiltration rate when thoroughly wetted. They chiefly have a layer that impedes downward movement of water or have moderately fine to fine texture. They have a slow rate of water transmission.
- D. (High runoff potential). The soils have a very slow infiltration rate when thoroughly wetted. They chiefly consist of clay soils that have a high swelling potential, soils that have a permanent high water table, soils that have a claypan or clay layer at or near the surface, and shallow soils over nearly impervious material. They have a very slow rate of water transmission.

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.

<i>Soils Inventory - Oak Hall Regional Parkland Property</i>				
<i>Soil Type (Map Symbol)</i>	<i>Drainage</i>	<i>Hydric Soil?</i>	<i>Hydrologic Classification</i>	<i>Limitations to Site Development</i>
Hagerstown Silt Loam, 0-3% slopes (HaA)	Good	none	C	Slight erosion hazard, clayey subsoil, potential for sinkholes, ground water pollution (if used for waste disposal)
Hagerstown Silt Loam, 3-8% slopes (HaB)	Good	none	C	Moderate erosion hazard, clayey subsoil, potential for sinkholes, ground water pollution (if used for waste disposal)

Hagerstown Silt Loam, 8-15% slopes (HaC)	Good	none	C	Moderate to high erosion hazard, clayey subsoil, potential for sinkholes, ground water pollution (if used for waste disposal)
Lindside Soils (Lx)	Moderate	Hydric component (Atkins)	C	Slight erosion hazard, flooding, seasonal high water table
Opequon-Hagerstown Complex, 3-8% slopes (OhB)	Good	none	C	Moderate erosion hazard, shallow depth to bedrock, clayey subsoil, potential for sinkholes, ground water pollution (if used for waste disposal)
Opequon-Hagerstown Complex, 8-15% slopes (OhC)	Good	none	C	Moderate to high erosion hazard, shallow depth to bedrock, clayey subsoil, potential for sinkholes, ground water pollution (if used for waste disposal)
Opequon-Hagerstown Complex, 15-25% slopes (OhD)	Good	none	C	High erosion hazard, shallow depth to bedrock, clayey subsoil, potential for sinkholes, ground water pollution (if used for waste disposal)
Opequon-Rock Outcrop Complex, 3-8% slopes (OxB)	Good	none	C	Moderate erosion hazard, shallow depth to bedrock, limestone outcrop, potential for sinkholes, ground water pollution (if used for waste disposal)
Opequon-Rock Outcrop Complex, 8-25% slopes (OxD)	Good	none	C	Moderate erosion hazard, shallow depth to bedrock, limestone outcrop, potential for sinkholes, ground water pollution (if used for waste disposal)

The following are conclusions made from the soil inventory:

- Testing Needed to Determine Soil Permeability: According to the Centre County Soil Survey, the site's soils are at least moderately well-drained. However, the Soil Survey also lists clayey subsoil (which may impede drainage) as a limitation to development. In addition, the NRCS classifies the site's soils as "C" soils, which characteristically exhibit slow infiltration rates. Direct testing of the site's soils is needed to verify permeability. Refer to the Appendix for field tests done in January, 2009.
- Special Care Should be Taken Planning Restroom Facilities: Public sanitary sewer is not currently available to the property, and most of the site's soils list ground water pollution as a possible hazard if the site is used for waste disposal. Special care must be taken when planning restroom facilities on the property.
- Hydric Soils Not a Limitation to Park Development: The site's only partially-hydric soil is located along the Spring Creek floodplain on the extreme western property boundary. No development is proposed near these soils and will pose no problem to development elsewhere on the site.
- Limestone Bedrock May Limit Earthwork: Opequon soils, which underlay of the property, are relatively shallow soils atop limestone bedrock. The Opequon-Rock Outcrop complex soils may exhibit limestone outcrops on the surface. Bedrock may make earthwork difficult, especially on more steeply sloped portions of the property.

- **Potential for Sinkholes Needs to be Noted:** Most of the site's soils, as well as the site's Axeman dolomite bedrock, exhibit a potential for sinkholes, a somewhat common occurrence in the Karst (limestone-dominated) topography underlying valleys in the Centre Region. However, no indications of settlement exist in the upper, developable area of the park.

TOPOGRAPHY

Approximately 70% of the property consists of large contiguous areas of shallow slopes between 2% and 10%. Much of this area is composed of open field, and offers some opportunities for recreation development. Several areas along the northern park boundaries range in slope from 10% to 30%. Such steep areas are not suitable for development of large park facilities such as large structures or sports fields, but offer opportunities for other smaller impact facilities such as trails.

VEGETATION

Active croplands dominate the property, bordered by hedgerows containing mature hardwood trees. The more steeply-sloped northern part of the site is occupied by young forest growing on former pasture land. This forest is a complex mix of native trees and invasive species that form a somewhat unattractive setting. Hedgerows have deciduous trees and understory shrubs.

WILDLIFE

The property's complex vegetative communities, such as open field, edge habitat, young forest, along with connections to nearby mature forests and floodplains, presently accommodate significant wildlife populations. These habitats have potential to support populations of animals of all sizes.



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 #20081229172580) 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 property. The nearest natural heritage area is the Boalsburg Road Hillside Biological Diversity Area (BDA), which is over 1/2 mile northwest of the property.

OTHER SITE FACTORS

Other factors that may effect placement of recreation facilities on the site include: climate; orientation; views; and noise.

Climate

The site is situated atop a small hilltop within the Nittany Valley. This position exposes the site to gentle summer breezes, but also to cold northwesterly winds in the fall, winter, and spring.

Orientation

The property's predominantly western / southwestern orientation will result in warmer slopes that retain less moisture due to prolonged sun exposure. The northern third of the property slopes to the north. These slopes will be shaded and cooler, resulting in longer persistence of snow in winter months.

Views

The site's upland location within the valley affords spectacular views of Mount Nittany to the north, the Nittany Valley to the west, and Tussey Mountain to the south.

Noise

Traffic from the Mt. Nittany Expressway / U.S. Route 322 creates noise that may affect recreation uses. Noise from traffic diminishes quickly as one moves north from the site's southern boundary, and is also limited by prevailing northwest wind direction and presence of vegetation.

CONCLUSIONS

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

OPPORTUNITIES

1. Great parks usually start with beautiful landscapes. Here, the outstanding regional setting resulting from access, views, and internal character creates particular opportunity for identity and sense of place. A park developed on the property should become a regional icon of awareness, use, and reputation.
2. Open fields with moderate slopes offer opportunity to create a significant complex of athletic facilities. About 20 acres of slopes of approximately 5% offer potential for these uses. Use of steeper slopes could be made but at higher cost and risk.
3. Forested and steeper land areas on the perimeter offer potential for complementary park uses that will extend the useful recreational seasons to include the entire year.
4. Favorable soils, good drainage, diverse vegetation and wildlife, and existing direct access offer advantages to recreational development.

LIMITATIONS

1. Areas of moderate slope offer limited potential for modification to flatter slopes suitable for athletic fields. Further site investigation will identify the limits of this modification.
2. Access will be almost exclusively from one intersection. Traffic generated by large events could create congestion at this intersection. Alternative access is limited.
3. The position of the park at the edge of the community may require most users to utilize automobiles.
4. Connection to municipal water service would be expensive due to distance. Connection to municipal sewer would be excessively expensive.

Legend

EXISTING	
IRON PIN FOUND	●
IRON PIN SET	○
CALCULATED POINT	+
UTILITY POLE / NUMBER	○ 1234
MAG NAIL SET	□
EDGE OF PAVEMENT	---
RIGHT OF WAY LINE	---
CONTOUR LINE / ELEVATION	--- 100 ---
BUILDING SETBACK LINES	---
CENTERLINE OF ROADWAY	---
PROPERTY BOUNDARY	---
STONE PILE FOUND	△
STONE WALL OR FENCE	○ ○ ○ ○
WIRE FENCE	— — — —
WATER LINE	— W —
WATER VALVE	— W —
SANITARY SEWER LINE	— S —
SANITARY SEWER MANHOLE	— S —
CULVERT PIPE / SIZE & TYPE	— C —
OVERHEAD ELECTRIC LINES	— E —
OVERHEAD TELEPHONE LINES	— T —
SANITARY SEWER LINES	— S —
TREELINES	
BUILDING	■
STREAM	→
OTHER DRAINAGEWAY	→
WINTER WINDS	→
SUMMER WINDS	→
HIGHWAY NOISE	→
VEHICULAR ACCESS	→
PA BIKE ROUTE 'G'	→
FORMER VEHICULAR ROUTE / ACCESS	→
VEHICULAR CONGESTION / CONFLICT POINT	★
SCENIC VIEWS	→
SLOPES 0-1%	□
SLOPES 1-10%	□
SLOPES 10-15%	□
SLOPES 15% OR MORE	□

Site Information

OWNERSHIP: Centre Region Council of Governments

ACREAGE: 68.28 acres (3 parcels)

ZONING: College Township - Agricultural (A)
Harris Township - Agricultural (A)

ADJACENT PROPERTY ZONING / LAND USE:
Agricultural-zoned properties border the site to the North, East, and West. Properties to the East are cultivated agricultural fields. Properties to the north and west are residential. Spring Creek borders the site to the West. U.S. Route 322 borders the site to the south. Properties just south of Route 322 near the site are zoned Single Family Residential (R), College Township and Harris Township.

UNDERLYING SOILS: Limestone based soils are fertile, well drained, and of varying depth to dolomite bedrock. Opsequon soils dominate the site, with soils that trend to somewhat shallower than the Hagerstown soils which are present on the remainder. These are productive soils for landscape development, and usually suitable for on-site septic systems.

Site Soils are as follows:

Soil Name (Centre County Soil Survey Map Symbol)

Hagerstown Silt Loam, 0-3% slopes (HsA)
Hagerstown Silt Loam, 3-8% slopes (HsB)
Hagerstown Silt Loam, 8-15% slopes (HsC)
Lindale Soil (Ls)
Opsequon-Hagerstown Complex, 3-8% slopes (OHB)
Opsequon-Hagerstown Complex, 8-15% slopes (OHC)
Opsequon-Hagerstown Complex, 15-25% slopes (OHD)
Opsequon-Rock Outcrop Complex, 0-8% slopes (OXB)
Opsequon-Rock Outcrop Complex, 8-25% slopes (OXB)

UNDERLYING BEDROCK GEOLOGY: Limestone bedrock. Avenian dolomite forms a convex dome that is free of visible sinkholes, has a variable depth to bedrock that averages 5' to 10', and results in moderate ease of sinkhole. Future depressions or sinkholes are possible as a result of sinkhole that changes drainage patterns. More risk is associated with levels of cut and fill, in larger areas, above 5'.

Residential Properties
Zoned Agricultural (A)

WINTER WINDS

Residential Properties
Zoned Agricultural (A)

SUMMER WINDS

Residential Properties
Zoned Residential (R-1)

Zoned Agricultural (A)

Historic Farmhouse

Forested Area

PARK PARCEL
68.28 Acres

Open Fields

Hedgerow

Mt. Nittany Views

Nittany Valley Views

Tussey Mountain Views

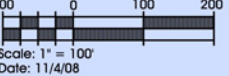
High Point on Site

Hedgerow

Hedgerow

Oak Hall Regional Parklands Master Plan - Oak Hall Site
College Township and Harris Township
Centre County, Pennsylvania

SITE ANALYSIS PLAN



PASHEK ASSOCIATES
A Pennsylvania Corporation

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FAX 413-231-0202
info@pashek.com
619 East Ohio Street
Pittsburgh, PA 15212

Battaglia Jones
Landscape Architects
3180 Buffalo Run Road
Bellefonte, PA 16823

NOTE:
Locations of all site features and facilities are approximate. Pashek Associates makes no claims to the accuracy of utility locations or other facilities.

PREVIOUS SITE ANALYSIS

In 2005, Penn State University Landscape Architecture students Stephen Carlucci and Christopher Jackson completed a site analysis of the Oak Hall Regional Parkland property. The Master Plan recognizes their efforts. Their analysis, represented graphically the following site elements:

- Site size
- Existing and Proposed Uses
- Vegetation
- Orientation / Sun Angles
- Topography
- Drainage
- Location
- Soils
- Views
- Wind Direction
- Noise

WHITEHALL ROAD REGIONAL PARK

Analysis of the property's existing conditions, as explained throughout this chapter, is visually represented in the Site Analysis Plan on the following page.

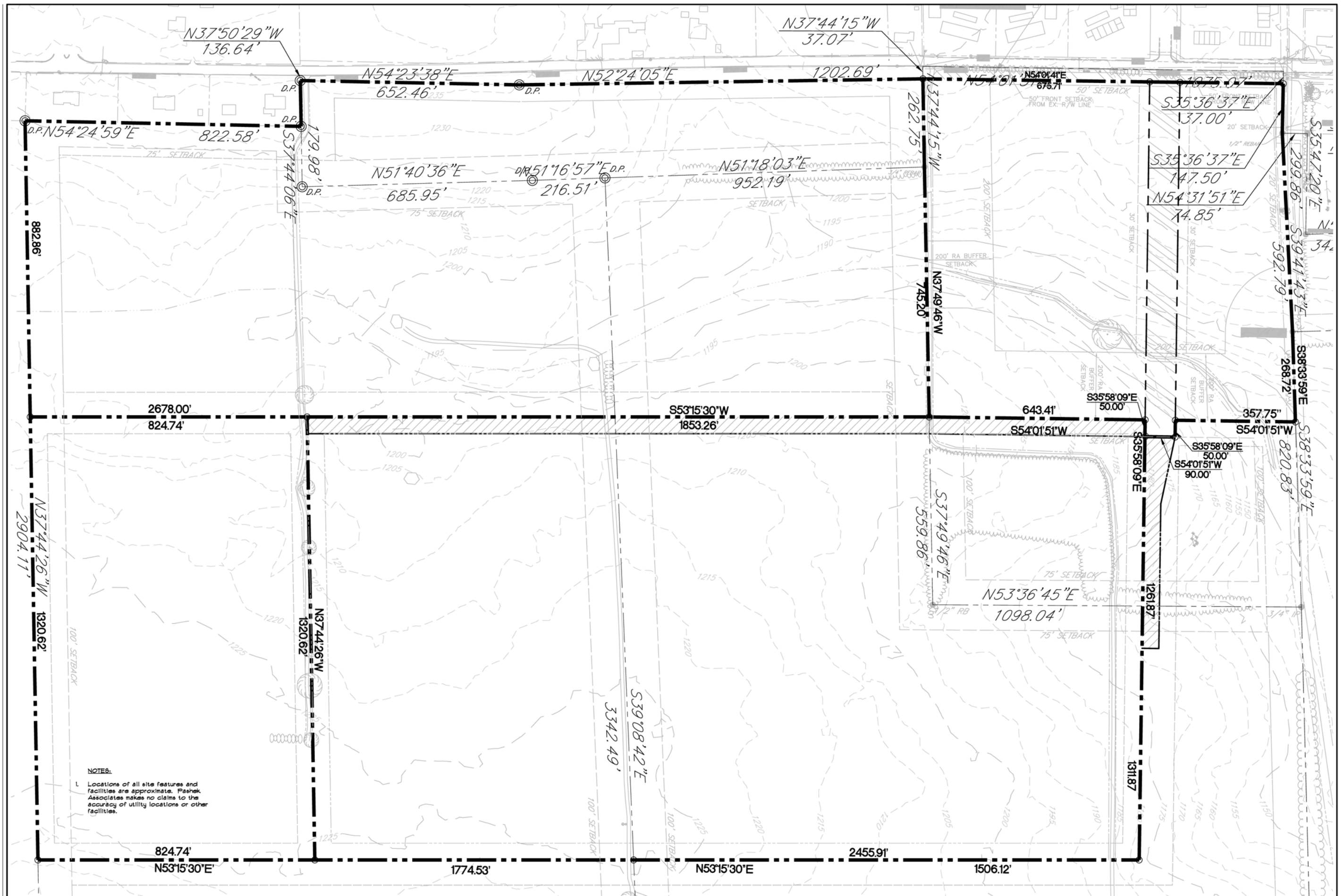
In order to properly develop a Master Plan for Oak Hall Regional Parkland, it was necessary to determine the capacity for Whitehall Park to meet the park needs of the region. Our first step in that assessment was to prepare a site analysis of that park. Through this analysis, we hoped to identify how much of the park is suitable for park development, especially for sports fields.

BASE MAPPING

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

1. A field survey of site topography and features for Lot 6, compiled by Sweetland Engineering & Associates, Inc. dated June 25, 2007;
2. 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.

Pashek Associates gathered additional information on site features through direct field observation in the Summer of 2008. Pashek Associates makes no claims to the accuracy of utility locations or other facilities.



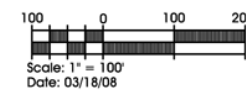
NOTES:

1. Locations of all site features and facilities are approximate. Pashek Associates makes no claims to the accuracy of utility locations or other facilities.

Oak Hall Regional Parklands Master Plan - Whitehall Road

Ferguson Township and State College Borough
Centre County, Pennsylvania

PLAN



PASHEK ASSOCIATES
A Pennsylvania Corporation

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FAX 412.751.4302
info@pashek.com
619 East Ohio Street
Pittsburgh, PA 15212

Battaglia Jones
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Bellefonte, PA 16823

BUILT FEATURES AND SITE INFORMATION

RIGHTS-OF-WAY AND EASEMENTS

There are two easements shown on the survey. The first, a 50 foot access easement along the northwestern boundary, is to provide future access to Lot 7 to the southwest. The second easement is a 20 foot temporary access easement running through the property on the northeastern side, to accommodate an existing gravel farm lane.

LOCATION, SIZE, AND LEGAL STATUS

Lot 6 is 75.00 acres, and is jointly owned by the Centre Region Council of Governments and Ferguson Township. The Whitehall Road Regional Parkland property is located southeast of Whitehall Road. The property is in Ferguson Township. The property will be accessible to vehicles from Whitehall Road via an access easement through Lot 4, land proposed for residential development.

ZONING AND ADJACENT LAND USE

The Whitehall property is zoned Rural Agricultural (RA) in Ferguson Township. Adjacent properties to the south, east, and west are also zoned Rural Agricultural, while Lot 4 to the north is zoned Multi-Family Residential (R-4). The park and adjacent parcels are actively farmed. Lot 5, forming the northwest boundary to the park, has been designated as a Conservation Parcel.

"Public park and recreational areas" is a permitted use in the Rural Agricultural (RA) zoning district. The required setbacks are 50 feet for the northwest, southwest, and southeast boundaries, a 100 foot setback has been established in the northern corner of the property while the rear yard setback is 75 feet.

EXISTING STRUCTURES AND ROADS

There are no structures located on the property. The parcel is bisected by two gravel farm lanes, used to access farm properties surrounding the park. There is a temporary access easement on the more northern lane. No easement exists for the lane that is more centrally located.

EXISTING RECREATIONAL FACILITIES

The property currently contains no recreational facilities.

SITE HISTORY AND CONTEXT

The site sits within the broad ridge-and-valley settlement pattern of rectangular road system, agricultural fields, and linear towns. The site was once part of a large estate farm that occupied a favorable position with water and excellent soils.



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

Identifying existing utilities on the property helps distinguish opportunities for proposed recreation activities that may require electricity, sewer, etc. In addition, the following Acts require anyone who engages in any type of excavation or demolition to provide advance notice:

- Underground Line / Facilities Damage Prevention Act of 1996 (the "Act");
- OSHA Standard 1926.651 (revised 1990);
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In Pennsylvania, PA Act 287 as amended by Act 187 of 1996, 73P.S. § 176 et. seq. requires "notice in the design or planning phase of every work operation that involves the movement of earth with powered equipment." The PA One Call System, Inc. has been established as a non-profit organization to facilitate requests for utility information. Therefore, PA One Call System, Inc. (1-800-242-1776) was contacted during the inventory and analysis phase to determine if and which utilities are in the vicinity of the park.

PA One Call System, Inc. responded via their automated response service, Serial Number 20090771353 (Ferguson Township). Utility companies then responded directly as is shown in the following chart:

PA One-Call Responses – Whitehall Road Regional Parkland Property (Serial # 20090771353)			
Utility Company	Address	Response	Contact
Allegheny Power Company	2800 E. College Avenue State College, PA 16801	Clear - No Facilities	Office Personnel
Columbia Gas of PA, Inc.	Southpointe Industrial Park 501 Technology Drive Canonsburg, PA 15317	Conflict - Lines Nearby	Timothy M. Petrina
Comcast Cable Communications		Clear - No Facilities	1-800-COMCAST
D & E Communications	State College Building 441 Science Park Rd, State College, PA 16803	Clear - No Facilities	Office Personnel
Ferguson Township	3147 Research Drive State College, PA 16801	Clear - No Facilities	Mark Kunkle mkunkle@twp.ferguson.pa.us
Penn State University	Wastewater Treatment Plant University Drive University Park, PA 16802	Clear - No Facilities	Kevin Hahn kxh22@psu.edu
Borough of State College	243 South Allen Street State College, PA 16801	Clear - No Facilities	Thomas J. Fountaine, II boro@statecollegepa.us
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	Conflict - Lines Nearby	Office Personnel
Windstream Pennsylvania, Inc.		Clear - No Facilities	www.windstream.com 1-877-807-WIND

A University Area Joint Authority sanitary sewer line exists northwest of the site across Whitehall Road. When Parcel 4 is developed for multi-unit residential living, sewer and water will be extended to the border of the park parcel.

NATURAL FEATURES

WATER FEATURES AND WETLANDS

The site slopes largely to the northwest, toward Parcel 5, designated as a conservation parcel. A small portion of the northeastern part of the park flows to the same drainageway in a northeasterly direction. There do not appear to be any wetlands on the site.

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 Inventory - Whitehall Road Regional Parkland Property				
<i>Soil Type (Map Symbol)</i>	<i>Drainage</i>	<i>Hydric Soil?</i>	<i>Hydrologic Classification</i>	<i>Limitations to Site Development</i>
Hagerstown Silt Loam, 3-8% slopes (HaB)	Well Drained	none	C	Moderate erosion hazard, clayey subsoil, potential for sinkholes
Lindside Soils (Lx)	Moderate	Hydric component (Atkins)	C	Slight erosion hazard, flooding, seasonal high water table
Hagerstown Silt Clan Loam, 3-8% slope (ItcB)	Well Drained	None	C	
Opequon-Hagerstown Complex, 3-8% slopes (OhB)	Well Drained	none	C	Moderate erosion hazard, shallow depth to bedrock, clayey subsoil, potential for sinkholes

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.

TOPOGRAPHY

Most of the property consists of slopes less than 10%. Much of this area is composed of open field and offers opportunities for recreation development.

VEGETATION

Active croplands dominate the property. A forested area of about 4 acres is located in the northern corner of the parcel.

WILDLIFE

The property is largely farmed with additional open fields surrounding the park. To the northwest, much of the land has been developed for multi-family housing and other land uses.

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 #20090318184136) 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 Whitehall Road Regional Parkland property.

OTHER SITE FACTORS

Other factors that may effect placement of recreation facilities on the site include: climate; orientation; views; and noise.

Climate

The site is situated along the Tussey Mountain Valley. This position exposes the site to gentle summer breezes, but also to cold northwesterly winds in the fall, winter, and spring.

Orientation

The property's predominantly north /northwestern orientation will result in cooler slopes, resulting in longer persistence of snow in winter months.

Views

The site's upland location within the valley affords spectacular views of Tussey Mountain to the east.

Noise

Traffic from Whitehall Road should not impact recreation uses.

CONCLUSIONS

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

OPPORTUNITIES

- Great sites = Great parks
- Open fields with gentle slopes
- Soils, drainage, access
- Forest block offers complementary uses
- Potential for future expansion

LIMITATIONS

- Scenic setting but featureless site
- Access from one intersection
- Difficult access to sewer service
- Regional position requires car access

Legend

EXISTING	
IRON PIN FOUND	●
IRON PIN SET	○
CALCULATED POINT	+
UTILITY POLE / NUMBER	○/100
MAG NAIL SET	—
EDGE OF PAVEMENT	—
RIGHT OF WAY LINE	—
CONTOUR LINE / ELEVATION	—
BUILDING SETBACK LINES	—
CENTERLINE OF ROADWAY	—
CREEKS OR STREAMS	—
STONE PILE FOUND	△
STONE WALL OR FENCE	—
WIRE FENCE	—
WATER LINE	—
WATER VALVE	—
SANITARY SEWER LINE	—
SANITARY SEWER MANHOLE	—
CULVERT PIPE / SIZE & TYPE	—
OVERHEAD ELECTRIC LINES	—
OVERHEAD TELEPHONE LINES	—
TREELINES	—
BUILDING	—
OTHER DRAINAGEWAY	—
WINTER WINDS	—
SUMMER WINDS	—
VEHICULAR CONGESTION / CONFLICT POINT	—
SCENIC VIEW	—
SLOPES 0-10%	—
SLOPES 10% OR MORE	—

Site Information

OWNERSHIP: Centre Region Council of Governments

ACREAGE: 184.66 total acres (4 parcels)
 - 75.02 acres (1 parcel)
 - 25.04-acre future park parcel
 - 59.00-acre conservation parcel
 - 25.00-acre future residential development parcel

ZONING: Ferguson Township Zoning Ordinance
 Rural Agricultural (RA) (Park parcel, future park parcel, conservation parcel)
 Multi-Family Residential (RM) (Future residential development parcel)

ADJACENT PROPERTY ZONING / LAND USE:
 Rural Agricultural (RA) - zoned properties border the site to the East, West, and South. Properties to the north of the site, across Whitehall Road, are residential areas zoned Residential (RH) per the Borough of State College Zoning Ordinance.

UNDERLYING SOILS: Limestone based soils are fertile, well drained, and of varying depth to dolomite bedrock. Hagerstown soils dominate the site, with soils that trend somewhat deeper than the Opequon soils which are present on the remainder. Average soil depth should be 5' to 10'. These are productive soils for landscape development, and usually suitable for on-site septic systems.

Site Soils are as follows:

Soil Name (Centre County Soil Survey Map Symbol)

Hagerstown Silt Loam, 0-3% slopes (H4A)
 Hagerstown Silt Loam, 3-8% slopes (H4B)
 Hagerstown Silt Loam, 8-15% slopes (H4C)
 Hagerstown Silt Loam, 15-25% slopes (H4D)
 Hagerstown Silt Loam, 25-35% slopes (H4E)
 Hagerstown Silt Loam, 35-45% slopes (H4F)
 Hagerstown Silt Loam, 45-55% slopes (H4G)
 Hagerstown Silt Loam, 55-65% slopes (H4H)
 Hagerstown Silt Loam, 65-75% slopes (H4I)
 Hagerstown Silt Loam, 75-85% slopes (H4J)
 Hagerstown Silt Loam, 85-95% slopes (H4K)
 Hagerstown Silt Loam, 95-100% slopes (H4L)

Not a Soil Loam, local alluvium, 0-5% slopes (No)
 Opequon-Hagerstown Complex, 3-8% slopes (OHB)
 Opequon-Hagerstown Complex, 8-15% slopes (OHC)

Not a Soil Loam is a partially hydric soil (as designated by the National Technical Committee for Hydric Soils), indicating that it exhibits some qualities of wetland soils. The soil will not affect park development, as it is located along a shallow drainage on a parcel designated for conservation.

UNDERLYING BEDROCK GEOLOGY: Limestone bedrock, Hagerstown dolomite forms a gentle valley containing numerous depressions that have potential for sinkhole formation. The bedrock has a variable depth to bedrock, and moderate ease of earthquake.

Notes:

Locations of all site features and facilities are approximate. Pashek Associates makes no claims to the accuracy of utility locations or other facilities.

Scale: 1" = 100'

Date: 11/4/08

North

PASHEK ASSOCIATES

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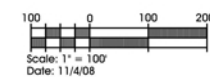
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Oak Hall Regional Parklands Master Plan - Whitehall Road

Ferguson Township and State College Borough
 Centre County, Pennsylvania

SITE ANALYSIS PLAN



PASHEK ASSOCIATES
 A PENNSYLVANIA CORPORATION

Battaglia Jones
 Landscape Architects
 3180 Buffalo Run Road
 Bellefonte, PA 16823

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 both the Oak Hall and Whitehall Road Regional Parkland sites. Thus, programming for both sites involved a needs assessment identifying the number and type of sports fields to be planned. Jones and Pashek Associates 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 Oak Hall Regional Parkland site based on potential for field development at both sites.

Interviews with sports organizations were among the key person interviews mentioned earlier in this chapter and included in the Appendix of this report. This section includes analysis of sports field needs as well as the sports fields. Findings from the sports field needs analysis were applied to the Oak Hall Regional Parkland site as shown and described by the Concept Plans detailed later in this chapter.

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, based on National Recreation & Park Association (NRPA) standards, would serve community needs through 2010. The memo also recognizes 150 acres of acquisition land and its potential for future recreation development. It was this memo that helped substantiate the need for acquiring parkland for the region to meet sports field needs.

To make such recommendations, the CRPR Board reviewed field and court requests from sports councils and organizations, prior field need projections, and regional tournament requests. In the memo, the Board also recognized the need for associated parking, maintenance of fields, irrigation of turf fields, regional cooperation in funding efforts, and acquisition of additional parklands and facilities.

The recommendations of the “2002 Memo” were taken into account during the sports field analysis performed as part of 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 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”:
 - a. Hours of practice
 - b. Number of practices / week

- c. Number of teams
- d. Information on unmet needs of existing facilities
- e. Hours per game
- f. Number of games / week
- g. 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⁾
		Need	Have ⁽⁴⁾	Surplus/ Deficit			
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	-7	-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 above assumes daylight use only. Need for field lighting to extend field use time was not analyzed. Lighting might extend use, requiring fewer facilities. Lighting also is often required of tournament facilities to get as many games in as is possible over a weekend. However, public opinion, especially of nearby residents, was sharply opposed to creating lighting in this very rural environment. The CRPR discussed lighting fields, and decided that lighting is an issue that can be dealt with in the future. Installation of empty conduit for future lighting wiring was discussed as a good design practice with electrical service sized to meet lighting needs should they be added to the fields in the future-.

It should also be noted that all analysis points and calculated numbers of needed fields above assume the continued use of fields at the Hess Complex.

FACILITIES ANALYSIS

Based on the input from the public process and the study group, we recommended the following facilities be considered for the Oak Hall Regional Parkland property.

1. Softball Fields
2. Court Games (possibly volleyball, tennis or basketball)
3. Dog Park
4. Open Field area for unscheduled activities
5. Sledding Hill and seasonal Ice Skating area
6. Playground
7. Restrooms/Concessions
8. Picnic Shelters
9. Maintenance Facility
10. Trails and walks
11. Roads and parking

SPORTS FACILITY STANDARD SOURCES

Additionally, many 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 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
- USA Volleyball, www.volleyball.org - establishes court dimensions and requirements.

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 Oak Hall Regional Park:

1. Sports Facilities

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 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
- ☛ Size fields according to the following standards:

Volleyball Court

- ☛ 59' (18m) by 29'-9" (8m) in size with a 9'-10" (3m) free zone on all sides
- ☛ North/south orientation
- ☛ Min. 12" sand or lawn free from holes, puddles or uneven ground
- ☛ Water fountain nearby



Basketball Courts

- ☛ 60' by 90' on size with a min. 15' buffer on all sides
- ☛ Orientation north/south goal to goal
- ☛ Max. slope of 2%, min. slope of 1 ½%
- ☛ Bituminous surfacing with color coating of line and use areas
- ☛ Fencing
- ☛ Can be combined with other court games
- ☛ Water fountain nearby

Tennis Courts

- ☛ 12' fencing enclosing 120' by 108' (two courts)
- ☛ Doubles courts 36' by 78' each
- ☛ 21' space between end of court and fence, 12' space between courts

Softball Field 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'
American Softball Association Slow Pitch	Jr. Men	60'	46'	225'	250'
	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 ft.	60 ft.	150 ft.	175 ft.
	12 & Under	38 ft.	60 ft.	175 ft.	200 ft.
	14 & Under	40 ft.	60 ft.	175 ft.	200 ft.
	16 & Under	40 ft.	60 ft.	200 ft.	200 ft.
	18 & Under	40 ft.	60 ft.	200 ft.	200 ft.

- ☛ Max. 1 ½% slope, min. ½% slope; should drain so as to not give either side an advantage
- ☛ One 8' players bench per court
- ☛ Water fountain nearby

2. Other Facilities

Dog Park

- ☛ Fence in larger area for large dogs, smaller area for smaller dogs, preferably 2 acre min. size for entire dog park area
- ☛ Provide benches, dog litter bags, receptacles for waste and water nearby
- ☛ Shade
- ☛ Slope max 5%

Open Field for non-scheduled activities (seasonal Ice skating rink)

- ☛ Provide benches near perimeter with shade
- ☛ Slope max. 5% (unless the ice rink is located in this area, then a skating area that approaches level, water nearby for flooding rink, nearest pavilion with fireplace for warming)

Sledding Hill

- ☛ Avoid slopes facing south
- ☛ Provide level or sloping upward runout area of adequate length based on the steepness of the slope (do not use hay bales)
- ☛ Provide safe return route
- ☛ Eliminate hazards on slope and in runout area
- ☛ Maximum slope of 2:1 although 3:1 is recommended for easier return walk up the hill

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

Softball Field Standards continued:

League	Division	Bases	Pitching	Min. Fence	Max. Fence
American Fast Pitch Association Slo-Pitch	12" Men		50 ft.	65 ft.	300 ft.
	16" Men		50 ft.	65 ft.	225 ft.
	16" Women's		50 ft.	65 ft.	235 ft.
	Women's Class 'A'		50 ft.	65 ft.	275 - 325 ft.
	Women's Class 'B'		50 ft.	65 ft.	275 - 325 ft.
	Women's Class 'C'		50 ft.	65 ft.	250 - 325 ft.
	Women's Class 'D'		50 ft.	65 ft.	250 - 325 ft.
United States Specialty Sports Fast Pitch	8 & Under	34 ft.	40 ft.	60 ft.	200 ft.
	9 & Under	34 ft.	40 ft.	60 ft.	200 ft.
	10 & Under	34 ft.	40 ft.	60 ft.	200 ft.
	11 & Under	37 ft.	40 ft.	60 ft.	200 ft.
	12 & Under	37 ft.	40 ft.	60 ft.	200 ft.
	13 & Under	40 ft.	46 ft.	60 ft.	200 ft.
	14 & Under	40 ft.	46 ft.	60 ft.	200 ft.
	15 & Under	40 ft.	46 ft.	60 ft.	200-225 ft.
	16 & Under	40 ft.	46 ft.	60 ft.	200-225 ft.
United States Specialty Sports Fast Pitch	18 & Under	40 ft.	46 ft.	60 ft.	200-225 ft.
	23 & Under	43 ft.	46 ft.	60 ft.	200-225 ft.
	Women	40 ft.		60 ft.	200-250 ft.
	Men		46 ft.	60 ft.	225-265 ft.

Restrooms, Storage Room and Concessions Stands

- ☛ Size varies according to specific needs
- ☛ Walks leading to buildings may not exceed 5%; provide plazas around for small groups
- ☛ Provide level land for building construction

Picnic Shelters

- ☛ Size varies
- ☛ Concrete pad beneath shelter with max 1% slope
- ☛ Electrical service
- ☛ Charcoal grills
- ☛ Picnic tables and trash receptacles
- ☛ Shade
- ☛ Easy access to drinking fountain
- ☛ Level lawn area adjacent shelter for family games
- ☛ Grand shelter on Great Lawn with stone fireplace and wind screen



Maintenance Facility

- ☛ Provide 25x50 one story structure with 2 garage bays (existing house may meet this need if not rented)
- ☛ Level, fenced in area for storage of material and equipment; double leaf gates
- ☛ Water, sewer, electric
- ☛ Screen from public use areas

3. Support Facilities

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 20' 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 HC 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. During the preparation of the alternative design concepts and the final Master Plan, Jones and Pashek Associates located proposed facilities while considering issues of adjacency, and density of facilities across the park throughout the master planning process. The Oak Hall Regional Parkland property contains a large amount of open space with no existing facilities. However, proposed facilities were located carefully to avoid overcrowding and prevent excessive earthwork on site slopes.

DESIGN CONSIDERATIONS

FACILITY DESIGN GUIDELINES

It is important to provide properly located, safe recreation facilities that are accessible to all park visitors. Safety issues include: sports field orientation, safe play settings, age-appropriate play equipment, safety zones, barriers to park and neighborhood traffic, and properly-designed trails.

ADA ACCESSIBILITY

Designing for accessibility means ensuring that 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:

- *Consumer Product Safety Commission's "Handbook for Public Playground Safety"* - establishes equipment, use zone, and protective safety surfacing requirements.
- *National Recreation and Park Association's "Facility Development Standards"* - establishes facility dimensions, orientation, and slope 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.
- *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

Chapter 4: Sustainability

Chapter 4: Sustainability

SUSTAINABLE PARK DESIGN

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. 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.

EXPLORE “GREEN” PROJECT CERTIFICATION FOR PARK DEVELOPMENT

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.

The LEED point scale is geared toward construction of buildings. A project such as the proposed park development at Oak Hall Regional Parkland contains only small structures such as a concession stand and

restroom building. A review of the LEED-NC 2.2 project checklist indicates that approximately 45 of the total 69 points in the LEED point scale may be possible for the Oak Hall park development. The remaining points (24) apply to office buildings containing more complex utility systems, air quality controls, etc. LEED project certification requires achieving a minimum of 26 points. This is a difficult feat when all 69 points are possible, and even more difficult when only 45 points possible.

Many innovations necessary to achieve points on the LEED scale often require initial costs higher than conventional construction. Thus, to achieve the points necessary for certification may raise the cost of construction of proposed structures. The Master Plan recommends that the CRPR may not apply for LEED certification. The lack of a major building in the proposed development decreases chances for approval. In addition, many of the LEED marketing benefits are realized by private commercial venture, but not by public agencies. Further, park development at Oak Hall Regional Parklands can be environmentally-sound and incorporate “green” design elements without LEED certification.

SUSTAINABLE SITES INITIATIVE

The Sustainable Sites Initiative 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 Oak Hall Regional Parklands.

REDUCE PARK WASTE

The Master Plan recommends that the CRPR attempt 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 bleachers, trailheads, sports courts, etc. Containers should clearly state what items are recyclable, per local recycling programs.

The CRPR may even chose to partner with a local scout group, Centre County Solid Waste Authority or other organizations to manage the recycling effort at the park. For instance, local scouts could build recycling containers as they have done in Harris Township, or periodically collect recyclables from recycling containers provided at the park by the CRPR (assuming this did not conflict with local recycling ordinances). In exchange for collecting recyclables, the scouts would keep recyclable materials such as aluminum cans, which can be sold for scrap metal.



Possibilities exist at the park site for large-scale 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 donated to local organizations such as the Penn State Master Gardeners of Centre County. The Master Gardeners hold periodic composting workshops and may be able to provide assistance in composting education and implementation. For more information, the CRPR should contact the PSU Master Gardeners of Centre County - Molly Sturniolo, Coordinator - via the PSU Cooperative Extension (contact information shown later in this section) or via email: mas79@psu.edu.

DESIGN AND CONSTRUCT SUSTAINABLE TRAILS

Trail design is dependent on the trail type, location, and the use the trail will receive. The proposed trail at Oak Hall Regional Parklands is primarily a walking trail, although bicyclists may use the trail to access the park from Linden Hall Road. Thus, the trail should be considered a Shared Use Path.

A shared use path is a facility that is typically removed from the vehicular transportation network, within its own right-of-way, not the vehicular right-of-way. In this case, the path is located entirely on the park property. As its name suggests, many different types of users may be present on a shared use path. Users generally include walkers, joggers, bicyclists, and in-line skaters.

MINIMIZE GRADING AND SITE DISTURBANCE

Excavation at the project site during the inventory and analysis stage of the Master Plan revealed that, on average, the site had 5 feet of soil atop the underlying limestone bedrock. 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. For instance, athletic fields are located in the site's southeastern quadrant near the site's highest point. This area contains broad areas of the gentlest slopes on the site. In addition, care was taken not to locate facilities near rock outcrops discovered just below the ground surface.

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

This Master Plan recommends that a forest management plan be prepared with the goal of improving wildlife diversity in this and other parks and maintaining viable woodlots for future generations of Centre Region residents. The CRPR should implement its forestry management plan through the DNCR Bureau of Forestry's Forest Stewardship Program. This program is a federal and state partnership that assists landowners in the completion of plans focusing on sustainable management of the forest and its related natural resources. Limited cost share funding is currently available to offset the cost of preparing a Forest Stewardship Plan. Plans must be written by approved plan writers. Information on this opportunity can be obtained at the Bureau of Forestry Field Office (District #5) - District #5, Gary N. Rutherford, District Forester, 181 Rothrock Lane, Milmont, PA 16652, Phone: 814-643-2340, Fax: 814-643-6304.



The forest management plan should also be reviewed by PA Game Commission (PGC) to ensure consistency with state-wide habitat management recommendations. For information, the CRPR should consult PGC staff at the Northcentral Regional PGC Office, P.O. Box 5038, Jersey Shore, PA 17740-5038, phone: 570-398-4744.

In addition, the local Penn State Cooperative Extension can provide technical assistance in preparing the forest management plan. The PSU Cooperative Extension contact information is as follows: Willowbank



Building, Room 322, 420 Holmes Avenue, Bellefonte, PA 16823, phone: 814-355-4897, fax: 814-355-6983, email: CentreExt@psu.edu.

Forested areas and meadows on the park property should be maintained and improved to encourage wildlife to use the park. The 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, the CRPR should establish a policy to remove undesirable invasive species while retaining native brush and understory plants that are essential to wildlife.

CONSERVE AND MANAGE SITE FORESTED AREAS

The park's only sizable contiguous forest area is located on the northward-facing slopes in the northern half of the park property. The forest canopy in this area is young pole timber of both native and invasive species, while the understory is dominated by vines and some invasive plant species. The Master plan recommends conserving this forested area, while removing invasive species wherever possible. Only upon forest maturity, still decades away, should the CRPR consider timbering of any kind.



The CRPR should implement forest management (for wildlife habitat, removal of invasive species, etc.), as described in the previous section, through the DCNR Bureau of Forestry's Forest Stewardship Program.

MINIMIZE IMPERVIOUS SURFACE AREA

The proposed extension of the park entrance road needs to be paved with asphalt to endure intense use. This asphalt paving is an impervious surface that produces a significant amount of runoff that must be addressed.

The Master Plan recommends that impervious surface area be kept to a minimum throughout the remainder of the park to reduce stormwater runoff and initial costs. Parking areas should not be paved with asphalt unless absolutely necessary. Aggregate paving, if constructed correctly, allows some of the stormwater to infiltrate into the soils below, and therefore reduces the volume of stormwater that will need to be managed.



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.



Chapter 5: Public Participation & Design Process

Chapter 5: Public Participation & Design Process

Together with the inventory and analysis, public participation played a key role in helping Pashek Associates develop the final Master Plan for Oak Hall Regional Parkland. 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 Pashek Associates. 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, Pashek Associates further revised the Draft Master Plan, developed the specific recommendations, cost estimates, and phasing plan detailed in the following chapter.

PUBLIC PARTICIPATION

The public participation process for this study included several forms of gathering stakeholder input. The project study committee, which was formed to guide the master planning process, met six times throughout the course of the project. In addition, Pashek Associates facilitated four regional park planning hearings, or general public input sessions. In addition to the efforts mentioned above, Pashek Associates completed a written recreation questionnaire and the CRPR included that survey on their website. Several key stakeholders were identified and interviewed. Pashek Associates also maintained a project webpage accessible to all interested parties throughout the planning process. The CRPR also posted project information on their website.



This section describes the public input process and summarizes results from all project meetings. The input process culminated in the identification of proposed facilities and their relationship to each other, which the Master Plan reflects. Actual meeting minutes and results of the key person interviews are located in the Appendix of this report.

STUDY COMMITTEE MEETING #1 (JUNE 16, 2008)

At the first meeting of the project study committee, Pashek Associates explained the master planning process, described work done to date, and reviewed a project meeting schedule with the committee.

Dan Jones then distributed initial site analysis information for both the Oak Hall and Whitehall Road Regional Parkland sites. This analysis included natural and cultural factors such as vegetation, soils, slopes, orientation, vehicular access, and noise, as well as opportunities and challenges presented by each site. Jones reviewed specific findings for each site.

Pashek Associates reviewed a 2002 CRPR list of needed recreational facilities, and asked if each listed facility was still a valid need. The only listed item that the committee felt was no longer needed was an aquatics center. New items added to the list included: bocce courts, disc golf course, lacrosse fields, dog park, community gardens, all-abilities play area, and a labyrinth.

The committee then discussed the recreation questionnaire, deciding that a mail survey and an online survey would both be conducted. The random sample of the Centre Region population would be taken from the regional population, with surveys sent to residents in each municipality. Proportions of the total number of region-wide surveys sent to each municipality will be based on that municipality's population as a proportion of the total regional population. The committee also discussed questions to be included on the survey, referencing examples of other surveys distributed by Pashek Associates.

STUDY COMMITTEE MEETING #2 (JULY 21, 2008)

At this meeting, the study committee finalized the mail survey questions and decided not to include notification of the web survey on the mail survey form. The committee also discussed various changes to survey questions, increased the number of surveys to be sent to municipalities with smaller populations to increase responses from those communities, and concluded that all questions on the paper survey would be included in the web survey.

Jones discussed sanitary sewer access to each parkland site. Extending public sewer to the Oak Hall Regional Parkland site would be expensive due to a crossing of Spring Creek that would be required. Future residential development adjacent to the Whitehall Road Regional Parkland site would provide potential for sewer extension into the park.

Also, the committee decided to advertise for upcoming public meetings via the Fall Leisure Guide to be distributed at the end of August.

REGIONAL PARK PLANNING MEETINGS #1 AND #2 (OCTOBER 22 & 23, 2008)

At the first two project public meetings, Pashek Associates explained the Master Plan process, including public participation, site analysis, design, cost estimation, and phasing. Jones reviewed preliminary site analysis of the Oak Hall and Whitehall Road Regional Parkland sites, including soils, access, slopes, location, context, and specific opportunities and challenges for each site. Jones and Pashek also explained that public input would be used to plan for both sites, but the immediate focus of this Master Plan project is the Oak Hall Regional Parkland site.

Meeting attendees then gave examples of facilities they would like to see in the regional parks and were encouraged by Pashek and the CRPR to email any additional comments to CRPR staff. Pashek Associates reviewed the questionnaire results to date, and described the next steps in the master planning process. The following is the ranked list of preferred facilities for Oak Hall Regional Parkland at the October 22, 2008 Public Meeting.

CRPR Regional Park Master Plans Public Suggestions (ranked) on Wed., 22 Oct 08 at Mount Nittany Middle School	
Votes	Key Issues and Recommended Facilities for the Regional Parks
12	Oak Hall intersection - difficult, steep entrance
10	Soccer fields - lots (6) full size, lights
9	Unprogrammed space
9	Jogging trail & walking trails - natural surface preferred
8	Oak Hall Regional Parkland- Picnic areas / shelters, open space; Whitehall Road - athletics
8	Concerned with lights, especially sports field lighting - Oak Hall, rural character
7	Picnic shelters, playground - (3) w/capacity for 20 people w/wind wall (Fort Bellefonte shelter)
7	Restrictions - Water quality, Spring Creek stormwater management
7	Community garden - fence, perennials & vegetables, 2-3 acres (Whitehall Rd.) sunny
6	Fence to adjacent farm property at Oak Hall
6	Natural heritage - back to history; tell the story through interpretive signs and programs
6	Year-round tennis facilities - bubble cover
6	Steeper areas - natural habitat trails, protect steep slopes from more intensive development
5	Bikes use Lincoln - bike access - Atherton St. bikeway - some park users will arrive via bicycle
4	Baseball fields - Little Leagues, storage, lighting
4	Harris Township - Wind generator; consider for these parks
4	Small stage - lawn, capacity to host 1-200 people
4	Attractive permanent entry point - Second access Oak Hall
3	Basketball courts: (4) lighted
2	Gym, lots of things (hub), serve many functions, classrooms, year-round use - Volleyball, indoor soccer, basketball, interpretive center
2	Wooded lot at Whitehall Park - preserve
2	Bird watch blind / platform near wooded areas of both parks
2	Remote-controlled airplane airfield, 8 acres, shelter

STUDY COMMITTEE MEETING #3 (NOVEMBER 10, 2008)

At this meeting, the study committee reviewed site analysis information for both parklands sites, reviewed public input including two public hearings and the mail and web survey results.



Public Suggestions (ranked) on Wed., 22 Oct 08 at Mount Nittany Middle School continued	
Votes	Key Issues and Recommended Facilities for the Regional Parks
2	Volleyball courts: (2) sand
2	Mini-golf course
2	Remote-controlled cars, paved area
2	Concessions stand
2	Nighttime security
2	Softball fields (4) - Junior girls
1	Cross-country skiing trails
1	Ice skating rink
1	Bocce courts
1	Fitness stations along trail
	Sledding hill (lighting)
	Dog Park: Water, shelter, kiosk w/info, benches, scooper bags
	Bus access near site; may allow less parking
	Hot air balloon launch area
	Skate park - street course
	Frisbee golf course
	Maintenance facility
	Restrooms

Pashek then split the committee into groups for a design exercise, asking that each group design a different version of Oak Hall Regional Parkland. Each group was assigned a focus for their version of the park. For instance, one group was asked to focus on rectangular sports fields and provide a second entrance road for the park. Another group was asked to create an environmentally-sensitive design with fewer fields and more preserved open space. The designs created by each group formed the basis for the Concept Plans mentioned later in this chapter.

STUDY COMMITTEE MEETING #4 (DECEMBER 10, 2008)

The purpose of this meeting was to obtain study committee feedback on several concept plans. Committee agreement on certain elements of these concept plans would allow Jones and Pashek to develop a Draft Master Plan including opinions of probable costs.

Jones presented several Concept Plans, stating the common elements in all of them: using the existing access road as the sole park vehicular access; retain the existing house; locate athletic fields as the main facilities at the park with other amenities filling in usable space; preserve some sloped forested areas. Common elements in all plans included parking, a restroom, picnic shelters, sports fields, and unprogrammed open space.

The committee commented that potential use of the Whitehall Road Regional Parkland site for fields needs to be known to adequately plan for fields at the Oak Hall Regional Parkland site. The committee also commented that the main reason for acquiring both sites was to develop athletic fields, and that as many athletic fields should be located on the property as possible, with other recreational facilities as secondary usages.

STUDY COMMITTEE MEETING #5 (JANUARY 29, 2009)

Much time was spent reviewing information Pashek assembled regarding the need for sports fields in the region. The analysis compared several different inputs regarding demand, from the requests from the athletic organizations, to a detailed assessment of time needed for each practice and game played. The analysis and comparison was summarized in a table that follows in this chapter.

Jones reviewed the information he obtained from observing the digging of 25 test pits to determine soil capabilities for infiltration and depth of bedrock. Information pointed to some flexibility in how we position fields on the site. Jones also explained the discussions he had with the College Township engineer and

manager regarding the draft Master Plan and any Township requirements that the designers should be familiar with in preparing the final Master Plan for Oak Hall Regional Parkland.

The draft master Plan was presented. The key conclusion of the Sports Field Needs analysis and the assessment of the park was that we proposed three full-sized softball fields for the park with additional activities centered on a courtyard in the middle of the park.

REGIONAL PARK PLANNING MEETING #3 (FEBRUARY 10, 2009)

At this public meeting, Pashek and Jones reviewed the Master Plan process, site analysis (both the Oak Hall and Whitehall Road Regional Parkland properties), and project goals; and presented the Draft Master Plan for the Oak Hall Regional Parkland property and the Recreation Facility Capacity Diagram for the Whitehall Road Regional Parkland property.



Attendees then participated in a small group design exercise in which they indicated what elements of the Draft Master Plan they liked and disliked, as well as possible improvements. A member of each group then presented their group's opinions and ideas to all attendees. Several different recreation facilities were recommended for inclusion in the park by attendees. Pashek and Jones explained that these recommendations will be taken into account, but not all facilities can fit into the park, and that final decisions on park design will be made by the project study committee.



STUDY COMMITTEE MEETING #6 (APRIL 2, 2009)

The goal of this last meeting of the Study Committee was to review the final Master Plan, discuss the cost estimate for Oak Hall Regional Parkland and to review a Phasing strategy for development. A Final Master Plan Rendering, a Phasing Plan Rendering were presented. Handouts included the draft Executive Summary for the Plan and the Cost Estimate and Phasing Plan. In addition, the CRPR was provided the first draft of the final Master Plan for their review.

There was concurrence that the Master Plan was acceptable. One member was still uncertain about the visual impact of the softball fields as opposed to soccer fields. Others believed that although not ideal, other factors made this park the best place to locate tournament quality softball fields for the area.

The Phasing Plan presented was based on the construction of one softball field and support facilities to match as close as possible, the grant being prepared to be submitted by CRPR this April, 2009. Subsequent phases were developed to provide additional facilities in a logical manner over 4-6 additional phases. There was discussion as to whether there would be greater financial benefit to the presented scenario if the park was developed in just two phases with a bond being arranged for the bulk of the work in phase 2. A committee member offered to review the cost implications of various strategies for developing Oak Hall Regional Parkland.

The next step is to present the final Master Plan to the COG Board at their normally scheduled meeting on May 26. In the interim, the plan will go through several reviews by the CRPR staff, the committee and DCNR.

KEY PERSON INTERVIEWS

The study committee identified several key persons during the public participation process to further discuss the region's needs. These individuals had interest in regional recreation programs. During key person interviews, the Master Plan process was briefly explained to each interviewee. During ensuing discussions, several general questions were posed. While questions were sometimes used for multiple interviews, other instances dictated the need for specific questions relating to an interviewee or their interest in the Master Plan. A list of interviewees and their affiliations or interests in the parkland or regional recreation are listed below. A complete summary of actual interviews and responses is included in the Appendices of this report.

- **Chris Rogan** -Our Lady of Victory School / Church, Sports Program
- **Jeff Dietrich** - Coordinator, Coed Softball League
- **Tim Bastian** -First Baptist Church Softball
- **Chip Crawford** - President, State College Little League
- **Jeff Hall** - Supervisor, Centre Region Parks & Recreation (CRPR)
- **Dean A. Amick** - President, Hess Field Association
- **Jeff Garrigan** - Secretary, State College Youth Football Program
- **Sue Matalavage** - Program Coordinator, Centre Soccer Association
- **Kent Baker** - College Township Engineer
- **Jeremy Tyson** - Soil Scientist at CMT Labs
- **Greg Korn** – Little League
- **Dave Pepper** – Centre Soccer Association
- **Cory Miller** – Executive Director, UAJA (sewer availability)
- **Stan Smith** – resident across from entrance into Oak Hall Park

CITIZENS' SURVEY

In September 2008, the CRPR distributed 2,422 recreation surveys. Each survey was mailed first class with a pre-paid postage envelope included for returning the questionnaire. The CRPR provided a database of addresses which was run through a random sample of software. The study committee requested the following distribution breakdown, by community.

Municipality	Number of surveys mailed	% of surveys	% responding
State College Borough	700	41%	17%
College Township	400*	12%	18%
Ferguson Township	512	22%	25%
Harris Township	400*	7%	24%
Patton Township	410	18%	16%
Total	2422	100%	100%

**If distributed solely by number of households, only 262 (College Township) and 116 (Harris Township) would have been sent. However, assuming a 15% response rate, Harris Township residents would have their options represented by only 18 questionnaires. Therefore, a stratified random sample was taken, increasing the number of questionnaires sent to the two smallest municipalities.*

A total of 166 surveys were returned undeliverable, resulting in a total sample size of 2,256 (2,422-166). We received 499 surveys for a response rate of 22.1%. This is an excellent response rate for surveys of this type.

Most of the paper surveys were returned by the end of September. In October, the same questionnaire was put on the CRPR website (from October 3-26, 2008) and the availability of that questionnaire advertised. A total of 538 surveys were completed and submitted. Elizabeth Covelli, a Penn State graduate student in Recreation,

Parks, and Tourism Management compiled and analyzed the results. The following are key observations of the results, with a comparison of the paper mailed survey to the web-based survey.

About the respondents:

Census Age Groups	% Population	% Paper Survey	% Web Survey
0-9 (pre-school & young school age)	7%	12%	23%
10-19 (teens)	17%	14%	25%
20-24 (young adults & parents)	54%	28%	30%
45-64 (empty nesters)	14%	30%	21%
> 64 (retired)	8%	16%	2%
TOTAL	100%	100%	101%*

*rounding error.

The general population is skewed toward the 20-44 age range because of students living off campus. They were less likely to respond to this survey. The paper survey is skewed toward older residents while the web-based responses are more reflective of younger residents. This might explain the differences in facility priorities. This is reinforced by how long respondents have lived in the area. Nearly 2/3 have lived in the region more than 11 years. In addition, nearly 90% of the respondents own their own home.

The top three facilities used by respondents are:

Paper Survey

1. Walk or Bike paths
2. Used existing facilities (fields, playground)
3. Picnicking

Web-based Survey

1. Used existing facilities (fields, playground)
2. Walk or Bike paths
3. Picnicking

The top ten facilities needed for the new regional parks:

Rank	Paper Survey	Web-based Survey
1	Walking trails	Walking trails
2	Picnic Pavilions	Picnic Pavilions
3	Shade Trees / Flowers	Shade Trees / Flowers
4	Playgrounds	Playgrounds
5*	Open Space	Soccer Fields
6	Sledding	Open Space
7	Tennis	Sledding
8	Pool	Tennis
9	Soccer Fields	Basketball
10	Fitness Stations	Pool

*Variation begins.

The Master Plans for Oak Hall and Whitehall Road Regional Parklands will include sports facilities to meet the needs for rectangular and diamond-shaped fields. That is the reason the parks were acquired. In addition, survey respondents have requested that both parks include:

- Trails
- Attractive landscaping / shade trees
- Picnicking
- Playgrounds
- Flush restrooms
- Open space
- Court games (tennis / basketball)
- Sledding areas

Other activities or amenities to consider including are:

- Community gardens
- Dog park
- Amphitheater
- Sand volleyball courts
- Horseshoe / bocce courts
- Skateboarding
- Disc golf

CONCLUSIONS

It became obvious, after meeting with representatives of the various athletic organizations, that there is a significant shortage of diamond and rectangular fields. This shortage has reduced preferred practice time, number of games, especially make-up games and forced some teams to use unsuitable fields. Some leagues have been forced to limit registration due to lack of field time.

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 or adjacent property owners. From these key person interviews, we determined that:

- More diamond shaped and rectangular fields are needed
- Clusters of like fields would allow for tournaments
- The soils at Oak Hall Regional Parkland are suitable for septic fields and depth of bedrock will not be a major barrier to excavation.

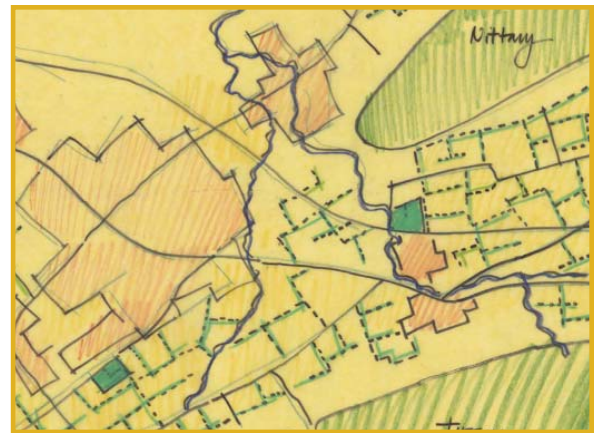
DESIGN PROCESS

DESCRIPTION OF CONCEPT PLANS

The Concept Plans for Oak Hall Regional Park identified potential design ideas generated by the project study committee, along with others developed by Battaglia Jones Landscape Architects and Pashek Associates. The purpose of the Concept Plans was to expose the committee to several design ideas in an attempt to identify those to be included in the Draft Master Plan.

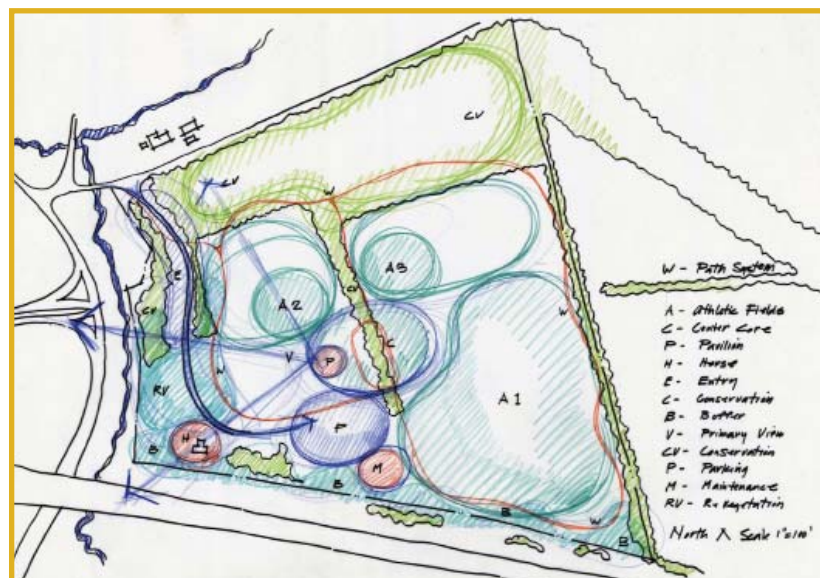
An evaluation of site opportunities and proposed program led to a generalized concept diagram. Key assumptions that contributed to the formulation of this diagram were:

- 1) The existing road on site is well located and will be utilized as the park access road.
- 2) This road will not be extended to bisect the site and create a second intersection.
- 3) The existing house will remain and be used to provide residential oversight for the park.
- 4) Existing forested steep slopes will be conserved, and aggressive grading will not be undertaken to create athletic fields.
- 5) The flatter land at the southeastern portion of the site is the most logical location for athletic fields.
- 6) A core area of complementary uses area services located in the center will unify the park.
- 7) Placement of parking and maintenance at the end of the existing road, near the highway, is near park uses will and will not compromise important use areas in the interior of the park. The concept diagram illustrates the organization of the primary use areas, access and conservation land. From this diagram, five concept plans were developed to further fit the park program to the terrain of the site.



Natural and Cultural patterns @ Oak Hall Regional Parkland

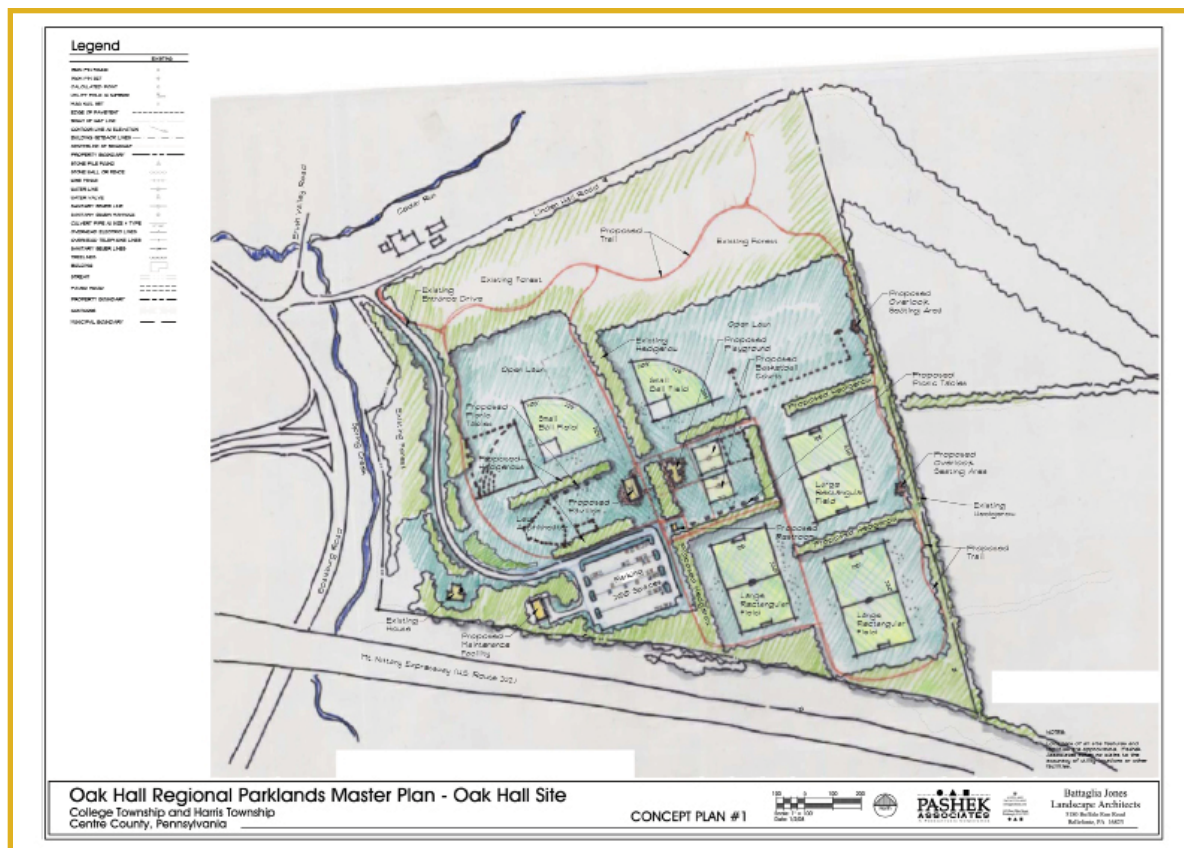
The primary recreation facility included in the Concept Plans is sports fields. Number, size, and location of sports fields differ per each concept. All concepts include a central core of community use facilities and secondary recreation facilities (sports courts, picnic tables, un-programmed open space, etc.), surrounded by various configurations of sports fields. Other park elements identified by the project study committee for inclusion in all Concept Plans include: a trail system; maintenance facility; use of the existing access drive for park access.



Improvements shown in each Concept Plan are listed below:

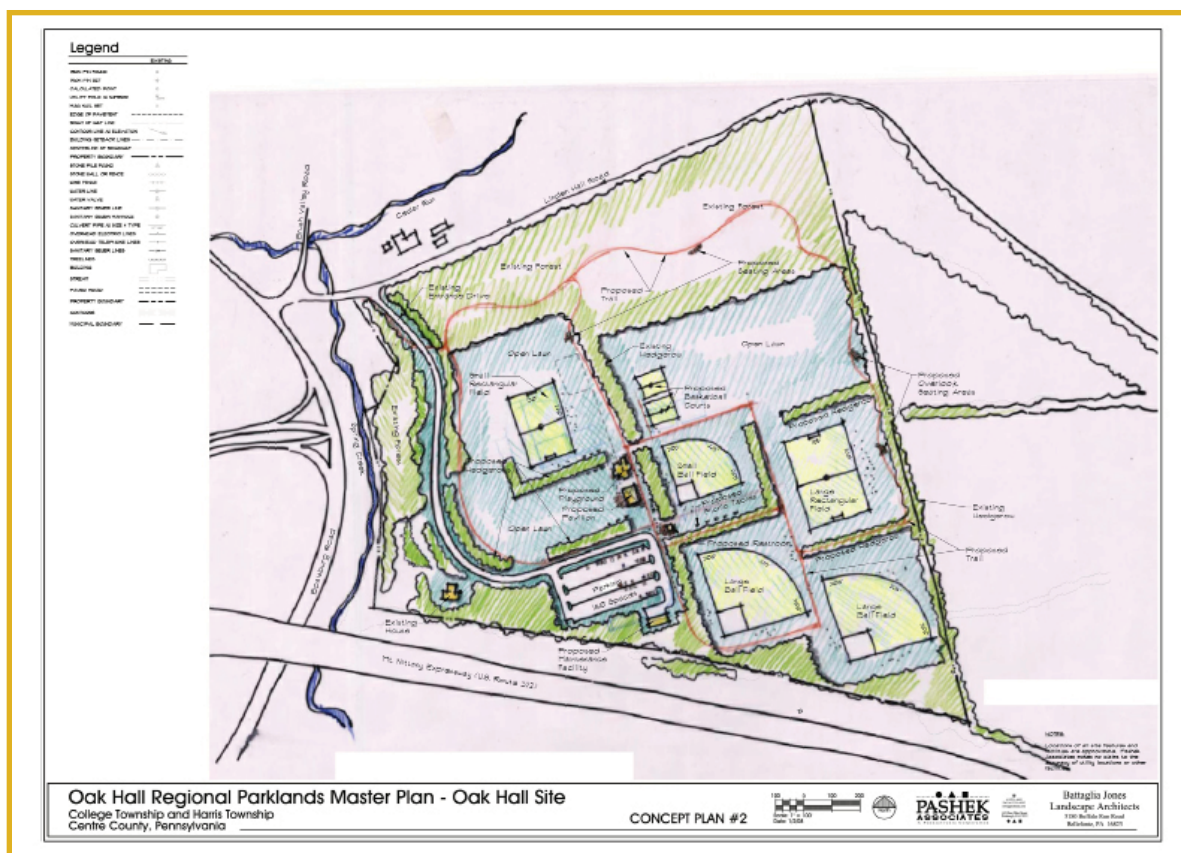
CONCEPT #1

- Retainage of existing forested areas of the site;
- Enhancement of the local rural aesthetic by retaining and expanding upon existing hedgerows;
- Retainage of the existing house for use as a park observer's residence;
- 3 proposed large (approximately 330' x 195') rectangular fields;
- 2 proposed baseball / softball fields with 205' home run distance along foul lines and 230' home run distance in center field;
- 2 proposed basketball courts (84' x 50');
- Proposed large picnic pavilion;
- Several casual picnic opportunities at individual picnic tables;
- Proposed playground;
- Proposed Restroom;
- Proposed Parking lot accommodating 200 vehicles;
- Proposed park maintenance facility (including 30' x 60' garage and outdoor materials storage) located along the park's southern border;
- 2 proposed overlook seating areas taking advantage of views to the west and north;
- Large un-programmed open lawn areas for model airplane flying and other casual recreation;
- Proposed trail system encircling proposed recreation facilities, traversing the existed forested slope in the northern part of the site, and offering pedestrian access from Linden Hall Road;
- Use and extension of the existing access road alignment for vehicular access; and
- Proposed informal lawn amphitheater.



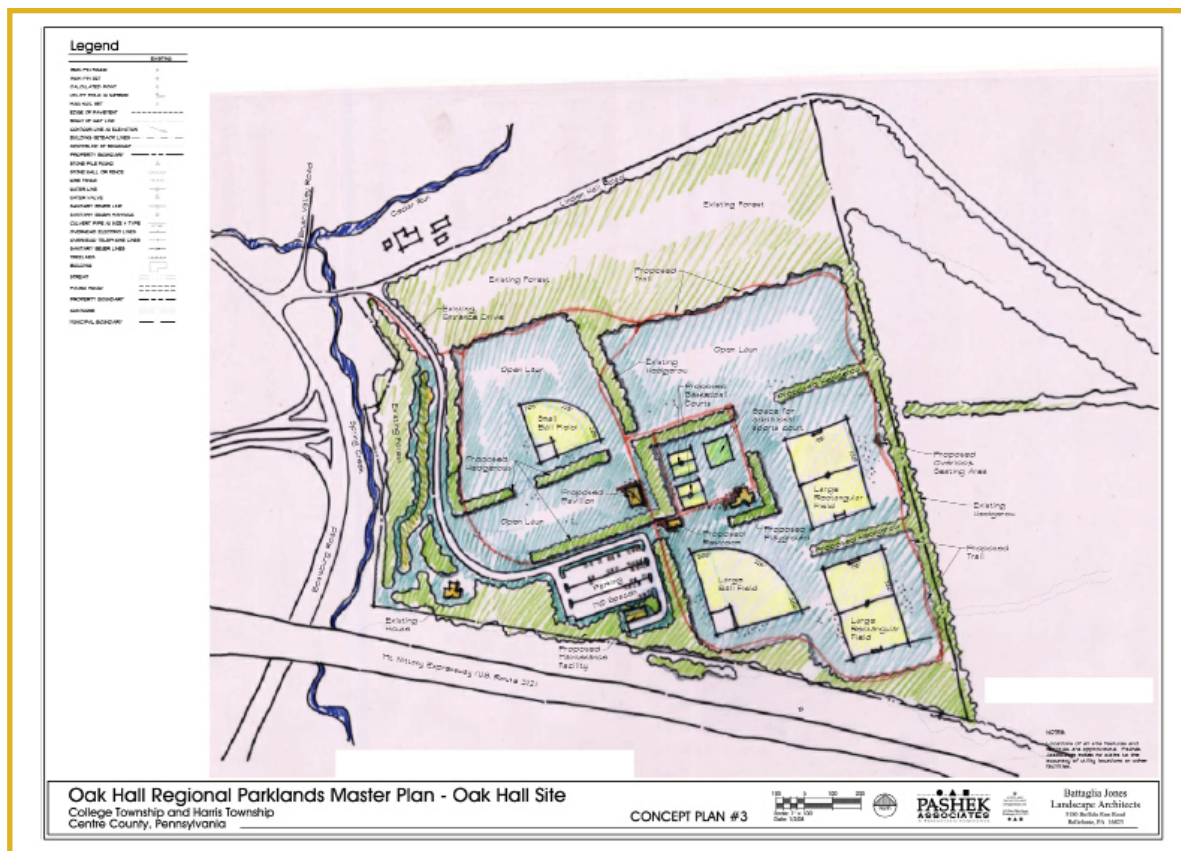
CONCEPT #2

- Retainage of existing forested areas of the site;
- Enhancement of the local rural aesthetic by retaining and expanding upon existing hedgerows;
- Retainage of the existing house for use as a park observer's residence;
- 1 proposed large (approximately 330' x 195') rectangular field;
- 1 proposed small (approximately 220' x 130') rectangular field;
- 1 proposed baseball / softball fields with 205' home run distance along foul lines and 230' home run distance in center field;
- 2 proposed baseball / softball fields with 300' home run distance along foul lines and 325' home run distance in center field;
- 2 proposed basketball courts (84' x 50');
- Proposed large picnic pavilion;
- Several casual picnic opportunities at individual picnic tables;
- Proposed playground;
- Proposed Restroom;
- Proposed Parking lot accommodating 180 vehicles;
- Proposed park maintenance facility (including 30' x 60' garage and outdoor materials storage) located along the park's southern border;
- 2 proposed overlook seating areas taking advantage of views to the west and north;
- Large un-programmed open lawn areas for model airplane flying and other casual recreation;
- Proposed trail system encircling proposed recreation facilities, traversing the existed forested slope in the northern part of the site, and offering pedestrian access from Linden Hall Road; and
- Use and extension of the existing access road alignment for vehicular access.



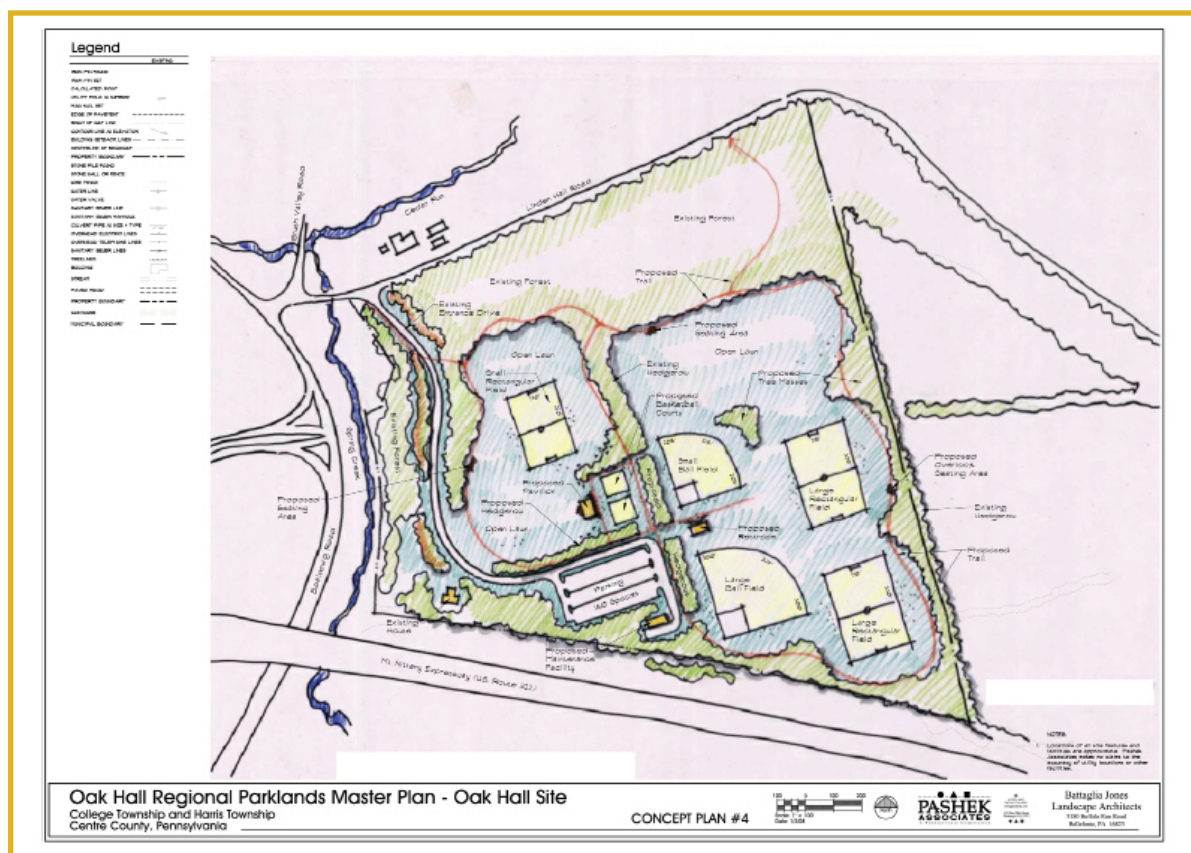
CONCEPT #3

- Retainage of existing forested areas of the site;
- Enhancement of the local rural aesthetic by retaining and expanding upon existing hedgerows;
- Retainage of the existing house for use as a park observer's residence;
- 2 proposed large (approximately 330' x 195') rectangular fields;
- 1 proposed baseball / softball fields with 205' home run distance along foul lines and 230' home run distance in center field;
- 1 proposed baseball / softball fields with 300' home run distance along foul lines and 325' home run distance in center field;
- 2 proposed basketball courts (84' x 50');
- Proposed large picnic pavilion;
- Several casual picnic opportunities at individual picnic tables;
- Proposed playground;
- Proposed Restroom;
- Proposed Parking lot accommodating 180 vehicles;
- Proposed park maintenance facility (including 30' x 60' garage and outdoor materials storage) located along the park's southern border;
- 1 proposed overlook seating area taking advantage of views to the west and north;
- Large un-programmed open lawn areas for model airplane flying and other casual recreation;
- Proposed trail system encircling proposed recreation facilities, traversing the existed forested slope in the northern part of the site, and offering pedestrian access from Linden Hall Road;
- Use and extension of the existing access road alignment for vehicular access; and
- Designated space for 1 proposed sand volleyball OR tennis court.



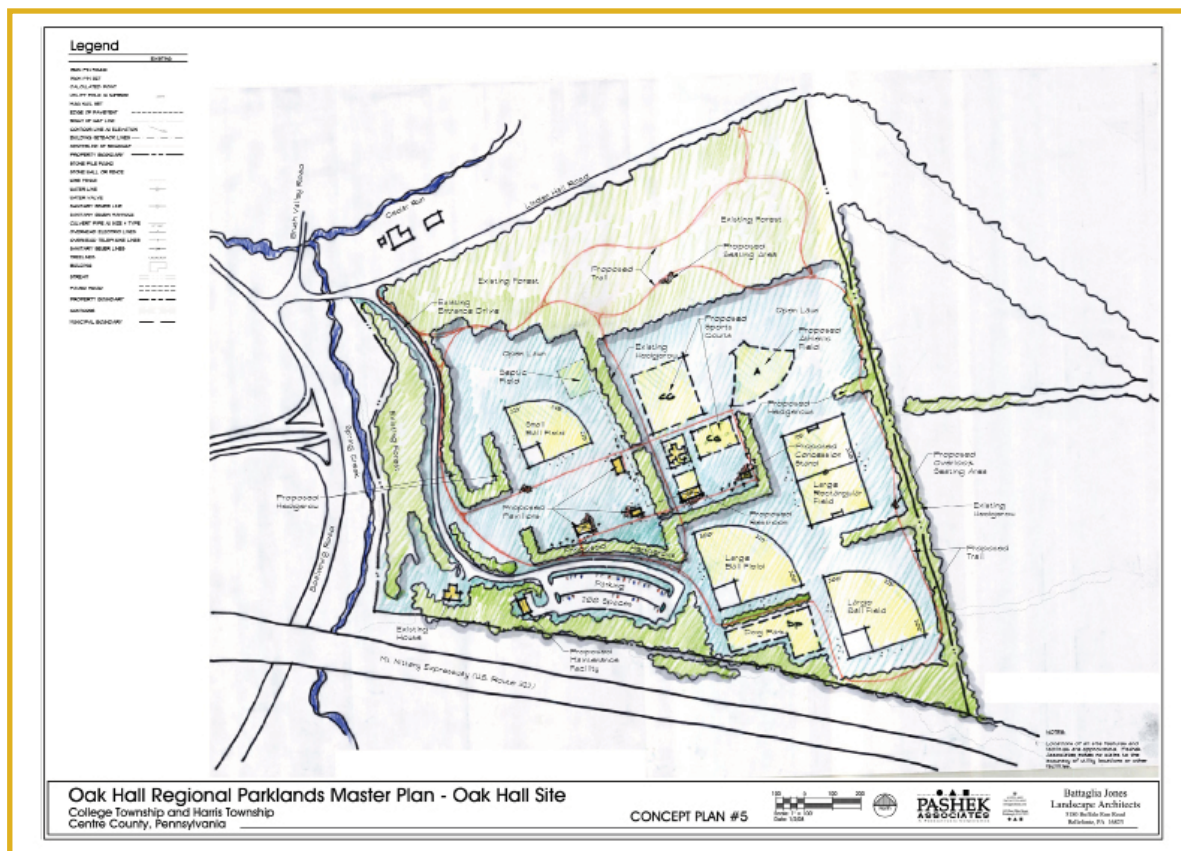
CONCEPT #4

- Retainage of existing forested areas of the site;
- Enhancement of the local rural aesthetic by retaining and expanding upon existing hedgerows;
- Retainage of the existing house for use as a park observer's residence;
- 2 proposed large (approximately 330' x 195') rectangular fields;
- 1 proposed small (approximately 220' x 130') rectangular field;
- 1 proposed baseball / softball fields with 205' home run distance along foul lines and 230' home run distance in center field;
- 1 proposed baseball / softball fields with 300' home run distance along foul lines and 325' home run distance in center field;
- 2 proposed basketball courts (84' x 50');
- Proposed large picnic pavilion;
- Several casual picnic opportunities at individual picnic tables;
- Proposed Restroom;
- Proposed Parking lot accommodating 180 vehicles;
- Proposed park maintenance facility (including 30' x 60' garage and outdoor materials storage) located along the park's southern border;
- 3 proposed overlooks seating area taking advantage of views to the west and north;
- Large un-programmed open lawn areas for model airplane flying and other casual recreation;
- Proposed trail system encircling proposed recreation facilities, traversing the existed forested slope in the northern part of the site, and offering pedestrian access from Linden Hall Road; and
- Use and extension of the existing access road alignment for vehicular access.



CONCEPT #5

- Retainage of existing forested areas of the site;
- Enhancement of the local rural aesthetic by retaining and expanding upon existing hedgerows;
- Retainage of the existing house for use as a park observer's residence;
- 1 proposed large (approximately 330' x 195') rectangular field;
- 1 proposed baseball / softball fields with 205' home run distance along foul lines and 230' home run distance in center field;
- 2 proposed baseball / softball fields with 300' home run distance along foul lines and 325' home run distance in center field;
- Additional space for 1 small athletic field (rectangular or baseball / softball);
- Proposed sports court space for basketball, tennis, and/or volleyball courts;
- Proposed large picnic pavilion;
- Several casual picnic opportunities at individual picnic tables;
- Proposed Restroom;
- Proposed Concessions Facility with storage space;
- Fence-enclosed Dog Park in the southern part of the site;
- Proposed Parking lot accommodating 200 vehicles;
- Proposed park maintenance facility (including 30' x 60' garage and outdoor materials storage) located along the park's southern border;
- Proposed overlook seating areas taking advantage of views to the west and north;
- Large un-programmed open lawn areas for model airplane flying and other casual recreation;
- Proposed trail system encircling proposed recreation facilities, traversing the existed forested slope in the northern part of the site, and offering pedestrian access from Linden Hall Road at two points; and
- Use and extension of the existing access road alignment for vehicular access.



The study committee's reaction to the concept plans was mostly positive. They recommended that diamond-shaped fields in a high and dry location such as the Oak Hall Regional Parkland property would complement the existing fields at the Hess Complex nearby, and allow plenty of room for a centralized complex of rectangular fields at the Whitehall Road Regional Parkland property. The committee favored the inclusion of the central park core, unprogrammed open space, single large parking lot, and maintenance area common to all concepts. In addition, the committee favored inclusion of other complementary recreation facilities, such as court games and a dog park.



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:

- ☛ Retainage of existing forested areas of the site;
- ☛ Enhancement of the local rural aesthetic by retaining and expanding upon existing hedgerows;
- ☛ Retainage of the existing house for use as a park observer's residence;
- ☛ 1 proposed large (approximately 330' x 195') rectangular field;
- ☛ 1 proposed un-fenced practice athletic field approximately 200' x 200';
- ☛ 3 proposed baseball / softball fields with 300' home run distance along foul lines and 325' home run distance in center field;
- ☛ 1 proposed basketball court;
- ☛ 2 proposed tennis courts;
- ☛ 1 proposed sand volleyball court;
- ☛ Proposed large picnic pavilion (64' x 40');
- ☛ 2 proposed small picnic pavilions (40' x 30');
- ☛ Several casual picnic opportunities at individual picnic tables;
- ☛ Proposed Restroom;
- ☛ Proposed Concession Facility with storage space;
- ☛ Proposed 2-acre fence-enclosed Dog Park in the northwestern part of the site;
- ☛ Proposed Parking lot accommodating 200 vehicles;
- ☛ Proposed park maintenance facility (including 30' x 60' garage and outdoor materials storage) located along the park's southern border;
- ☛ Proposed overlook seating areas taking advantage of views to the west and north;
- ☛ Large un-programmed open lawn areas for model airplane flying and other casual recreation;
- ☛ Proposed trail system encircling proposed recreation facilities, traversing the existed forested slope in the northern part of the site, and offering pedestrian access from Linden Hall Road at two points; and
- ☛ Use and extension of the existing access road alignment for vehicular access.



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. At the Oak Hall property, parking immediately adjacent to every existing facility would result in a large amount of road and thus less space for recreation facilities. Parking is provided in a single large lot. 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 earlier in this chapter.

Facility	Description of Peak Use	Peak Use # of Persons / Vehicles	Recommended Number of Parking Spaces per facility (60 % peak use)	Number of Parking Spaces proposed
Proposed Baseball/ Softball Fields (3)	Each field: Two 15-person teams, 1 coach per team, 25 spectators per team, and 2 teams in waiting	412 persons / 165 vehicles (2.5 persons per vehicle, (not including busses)	99 total (33 per field)	---
Proposed Practice Field	Included in the 2 teams waiting above		---	---
Proposed 64' x 40' Picnic Shelter	28 tables of 4 persons each	112 persons / 45 vehicles (2.5 persons per vehicle)	27	---
Proposed 30' x 40' Picnic Shelters (2)	Each shelter: 4 tables of 8 persons each	64 persons / 27 vehicles (2.5 persons per vehicle)	16	---
Proposed individual picnic tables	8 tables of 3 persons each	24 persons / 10 vehicles (2.5 persons per vehicle)	6	---
Proposed Basketball Court	3 teams of 5 players each (one team waiting)	15 persons / 10 vehicles (1.5 persons per vehicle)	6	---

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 table below lists facilities proposed for inclusion in the Final Master Plan, as well as existing facilities to remain.

Proposed Tennis Courts (2)	Each Court: 3 teams of 2 players (one team waiting)	12 persons / 8 vehicles (1.5 persons per vehicle)	5	---
Proposed Playground	20 children with 2 parent per every 3 children	34 persons / 14 vehicles (2.5 persons per vehicle)	9	---
Proposed Sand Volleyball Court	2 teams of 6 players	12 persons / 5 vehicles (2.5 persons per vehicle)	3	---
Proposed Dog Park	40 persons	40 persons / 27 vehicles (1.5 persons per vehicle)	17	---
Proposed Trail System	20 persons	20 persons / 8 vehicles (2.5 persons per vehicle)	5	---
Maintenance Staff	4 people	2 vehicles	2	
TOTAL PARKING NEEDS			195	
TOTAL PARKING PROPOSED				182 plus* overflow parking along entrance road

*additional overflow parking is provided along the entrance road near the parking lot

FINAL MASTER PLAN

GOALS

The final Master Plan reflects the project goals: 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.

PROCESS OF REFINEMENT

The final Master Plan was resolved after consideration and review of the Draft Master Plan with the steering committee and the public. A primary decision of the Draft Master Plan was the conclusion that soccer fields could be better accommodated at the Whitehall Road Regional Parkland, with Oak Hall Regional Parkland best serving as a setting for adult softball fields.



Concerns and interests were evaluated and the plan was refined to reconcile site conditions, program needs and concept goals. Program choices reflected potentials for placement of certain uses (like tennis) more appropriately in the Whitehall Road Regional Parkland. Stakeholders expressed agreement concerning the special character of the site and the need to balance utilization for recreation with protection and enhancement.

The original concept principles and site diagram remain intact. The organization of program elements on the site reflects interest in providing as many athletic fields as possible while protecting sensitive site features. Provisions of complementary park uses take advantage of site opportunities and create a balanced program of park activities for the community.

Refinement of the Draft Master Plan included preliminary grading studies, consideration of activities placement, circulation and parking design, cost factors, and the potential for ecological enhancement. Refinements also considered future opportunities at Whitehall Road Regional Parkland, including better potential for soccer, baseball, tennis, community gardens and radio controlled airplanes.

ACCESS, CIRCULATION, WASTEWATER, STORMWATER

The proposal for vehicular circulation at the Oak Hall Regional Parkland relies on use of the existing road, its access point and its termination point as the logical location for parking. The existing house will be rented and the tenant will function as a park observer. A proposed maintenance facility is connected to this existing and extended road system. Provisions and locations for stormwater infiltration, rain gardens, and an area for a septic system were clarified.

ACTIVE RECREATION

Athletic fields requiring level surfaces are located in the southeast sector of the site where slopes are minimal. Three adult softball fields fit here, confirmed by preliminary grading exercises. An adjacent practice field is located in an area of moderate slope. Services including restrooms, concessions area, storage, and picnic shelters (including the potential for a warming shelter in the winter) are located in the adjacent core area, connected by a path system. Rows of trees provide shade opportunities and interruptions of wind.

COMPLEMENTARY USES

A tree lined core of complementary activities and services is proposed for the center of the park. Picnicking, playground, court and lawn games, and the hub of a pedestrian circulation network create a functional and visual hub for park uses and park identity. Dramatic valley and Mt. Nittany views will be present from this core area. A great lawn is proposed to terrace down from the main pavilion & warming hut, creating spaces for picnicking, play and ice skating. Restrooms, a concessions facility, and picnic pavilions are located here to service users of the park and athletic fields. A dog park, sledding hill, unstructured play area, paths, and sitting areas complete the park area.

CONSERVATION USES

Steep forested slopes on the north and west sides of the park site will be conserved and enhanced with trails encouraging access and interpretation by park users. Edge areas on the west side will be re-vegetated to improve protection of Spring Creek; stormwater infiltration areas will provide protection as well. A proposed forest management plan will identify a process of maintenance and intervention to promote the long term health and stability of the forested areas. Forest health will also benefit wildlife and the people who enjoy observing wildlife.



SPATIAL ORGANIZATION

The spatial organization of the park responds to the conditions both on the site and in the adjacent region. Topography and the existing road define the locations of primary uses. Entry on the access road allows for a sequence of enhanced forest, field, and valley views that culminate at the park core. This proposed core of complementary uses creates a spatial center for activities and for distant views. Consolidation of parking in one location allows for unity in the park landscape.

Proposed rows of trees connect to internal and external agricultural hedgerows, creating a series of outdoor “rooms” that partially enclose activity areas while framing valley views. These tree rows also enhance internal spatial connections, and provide shade and windbreaks. The Master Plan attempts to create a beautiful, unified space that will add to the enjoyment of park users.

- 1 Park Entrance**
Planted median
Park sign
Existing forest with native flowering shrubs
- 2 Parking Lot**
182 spaces plus 30 overflow parking spaces
Stormwater infiltration
- 3 Existing House**
- 4 Maintenance Facility**
Storage building
Storage yard
- 5 Great Lawn**
Space for temporary skating rink
Grand picnic shelter (40x68")
30x60" picnic shelter
Picnic tables
Flagstone patios
- 6 Core Area**
Playground
Sand volleyball court
Concessions and restrooms
30x60" picnic shelter
Picnic tables
Flagstone patios
- 7 Septic Field**
- 8 Ball Field Area**
Dugouts
Bleachers
275' baselines
315' center fields
- 9 Dog Park**
2.2 acres fenced off
30x40" picnic shelter
Flagstone patio
Entrance gate
- 10 Practice Field**
Backstop
- 11 Sledding Hill**
- 12 Trails**
Benches
- 13 Meadows and Reforestation**
- 14 Stormwater Infiltration**
Planted depressions



Oak Hall Regional Parklands Master Plan
Oak Hall Site
College Township and Harris Township
Centre County, Pennsylvania

PASHEK ASSOCIATES
A PENNSYLVANIA CORPORATION

Battaglia Jones Landscape Architects
3180 Buffalo Run Road
Bellefonte, PA 16823

Scale: 1" = 100'

North

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 Commonwealth of Pennsylvania's 2008 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 2009.

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 Oak Hall Regional Parkland is summarized as follows:

Oak Hall Regional Parkland Master Plan FINAL MASTER PLAN - Opinion of Probable Construction Costs - March 26, 2009					
Item No.	Item / Recommendation	Quantity	Unit	Unit Cost	Total Item Cost
1&2	Entrance Road and Parking				
	Remove Existing asphalt paving (existing road)	195	SY	\$3	\$585
	Clearing and Grubbing (field grasses / brush)	1	LS	\$1,500	\$1,500
	Earthwork	14500	CY	\$5	\$72,500
	Asphalt Paving (entrance road turning lanes)	500	SY	\$35	\$17,500
	Gravel Paving (parking lot)	8188	SY	\$30	\$245,640
	Accessible Parking Signs	10	EA	\$250	\$2,500
	Modular Paving with concrete unit pavers (2' x 2' - at seating areas)	110	SY	\$80	\$8,800
	Park Entrance Signage (includes sign and plant beds, etc.)	1	LS	\$10,000	\$10,000
	Utilities (underground electric)	1800	LF	\$10	\$18,000
	Security Lighting	7	EA	\$7,500	\$52,500
	Deciduous Native Shade Trees (2" caliper)	16	EA	\$450	\$7,200
	Understory Plantings at Entrance	1	LS	\$10,000	\$10,000
	Lawn Seeding (all disturbed areas)	10	MSF	\$100	\$1,000
ITEM SUBTOTALS					\$447,725
	Construction Overhead	10	%	\$447,725	\$44,773
	Erosion & Sedimentation Control Measures (including rain gardens)	4	%	\$447,725	\$17,909

	Construction Contingency	10	%	\$447,725	\$44,773
ITEM AND CONSTRUCTION SUBTOTALS					\$555,179
	Professional Services (Design and Engineering Fees)	10	%	\$555,179	\$55,518
TOTAL FOR ENTRANCE ROAD AND PARKING					\$610,697
3 Maintenance Facility					
	Clearing and Grubbing (brush)	1	LS	\$2,000	\$2,000
	Earthwork	900	CY	\$5	\$4,500
	Gravel Paving (8" depth) - access road and materials storage area	1130	SY	\$22	\$24,860
	Swinging Road Gate (includes posts and steel pipe gate)	1	EA	\$2,500	\$2,500
	Signage ("Maintenance Facility, COG Employees Only")	1	LS	\$500	\$500
	Maintenance Garage (25' x 50', with electric and water service)	1250	SF	\$100	\$125,000
	Utilities (underground)	1	LS	\$20,000	\$20,000
	Shrub Screen	1	LS	\$5,000	\$5,000
	Lawn Seeding (all disturbed areas)	2	MSF	\$100	\$200
ITEM SUBTOTALS					\$184,560
	Construction Overhead	10	%	\$179,560	\$18,456
	Erosion & Sedimentation Control Measures (including rain gardens)	4	%	\$179,560	\$7,382
	Construction Contingency	10	%	\$179,560	\$18,456
ITEM AND CONSTRUCTION SUBTOTALS					\$228,854
	Professional Services (Design and Engineering Fees)	10	%	\$222,654	\$22,885
TOTAL FOR MAINTENANCE FACILITY					\$251,739
4 Great Lawn					
	Clearing and Grubbing (field grasses / brush)	1	LS	\$2,000	\$2,000
	Earthwork	36700	CY	\$5	\$183,500
	Proposed Picnic Shelter/warming hut (with electric, water service, stone fireplace and wind break)	1	LS	\$115,000	\$115,000
	Concrete Pads for Proposed Picnic Shelter (44' x 68')	317	SY	\$100	\$31,700
	Proposed Picnic Shelters	1	LS	\$25,000	\$25,000
	Concrete Pads for Proposed Picnic Shelter (34' x 64')	240	SY	\$100	\$24,000
	Crushed Limestone Walks (8'-wide)	445	SY	\$20	\$8,900
	Crushed Limestone Walks (6'-wide)	515	SY	\$20	\$10,300
	Modular Paving with concrete unit pavers (2' x 2' - at seating areas)	170	SY	\$80	\$13,600
	Individual Picnic Tables (8' long)	9	EA	\$1,500	\$13,500
	Trash Receptacles (with recycling containers)	3	EA	\$350	\$1,050
	Utilities (hose bibs)	1	LS	\$10,000	\$10,000
	Deciduous Native Shade Trees (2" caliper)	74	EA	\$450	\$33,300
	Benches	5	EA	\$1,000	\$5,000
	Liner for ice skating	1	LS	\$5,000	\$5,000
	Shrubs	1	LS	10,000	\$10,000

	Lawn Seeding (all disturbed areas)	110	MSF	\$100	\$11,000
ITEM SUBTOTALS					\$502,850
	Construction Overhead	10	%	\$487,850	\$50,285
	Erosion & Sedimentation Control Measures (including rain gardens)	4	%	\$487,850	\$20,114
	Construction Contingency	10	%	\$487,850	\$50,285
ITEM AND CONSTRUCTION SUBTOTALS					\$623,534
	Professional Services (Design and Engineering Fees)	10	%	\$604,934	\$62,353
TOTAL FOR GREAT LAWN					\$685,887
5&6 Core Area					
	Clearing and Grubbing (field grasses / brush / trees in hedgerow)	1	LS	\$2,500	\$2,500
	Earthwork	30000	CY	\$5	\$150,000
	Proposed Picnic Shelters (with electric and water service)	1	LS	\$45,000	\$45,000
	Concrete Pads for Proposed Picnic Shelter (34' x 64')	240	SY	\$100	\$24,000
	Proposed Plumbed Restroom, Concessions, and Storage (24' x 40')	960	SF	\$150	\$144,000
	Septic System (includes leech field, piping, etc.)	1	LS	\$25,000	\$25,000
	Modular Paving with concrete unit pavers (2' x 2' - at seating areas)	400	SY	\$80	\$32,000
	Crushed Limestone Walks (8'-wide)	533	SY	\$20	\$10,660
	Crushed Limestone Walks (6'-wide)	620	SY	\$20	\$12,400
	Stone Retaining Wall - using local stone (avg. height 3')	600	SFF	\$95	\$57,000
	Play Equipment (one ages 5-12 structure, one ages 2-5 structure, and one 5-bay swingset)	1	LS	\$85,000	\$85,000
	Shredded Bark Mulch Safety Surface (12" depth)	360	CY	\$90	\$32,400
	Aggregate Base for safety surface (8" depth, gravel)	1100	SY	\$20	\$22,000
	Sand Volleyball Court	1	EA	\$25,000	\$25,000
	Individual Picnic Tables (8' long)	11	EA	\$1,500	\$16,500
	Trash Receptacles (with recycling containers)	4	EA	\$350	\$1,400
	Misc. Signs	1	LS	\$5,000	\$5,000
	Utilities (electric and water)	1	LS	\$20,000	\$20,000
	Deciduous Native Shade Trees (2" caliper)	60	EA	\$450	\$27,000
	Benches	10	EA	\$1,000	\$10,000
	Shrubs and perennials	1	LS	10,000	\$10,000
	Lawn Seeding (all disturbed areas)	70	MSF	\$100	\$7,000
ITEM SUBTOTALS					\$763,860
	Construction Overhead	10	%	\$743,860	\$76,386
	Erosion & Sedimentation Control Measures (including rain gardens)	4	%	\$743,860	\$30,554
	Construction Contingency	10	%	\$743,860	\$76,386
ITEM AND CONSTRUCTION SUBTOTALS					\$947,186
	Professional Services (Design and Engineering Fees)	10	%	\$922,386	\$94,719

TOTAL FOR CORE AREA					\$1,041,905
7 Ball Field Area					
	Clearing and Grubbing (field grasses / brush / trees in hedgerow)	1	LS	\$11,000	\$11,000
	Earthwork	120000	CY	\$5	\$600,000
	Dugouts (8' x 20')	6	LS	\$10,000	\$60,000
	6' Chain Link Fence with yellow PVC safety top (All Fields)	3117	LF	\$50	\$155,850
	Chain Link Fence Backstops (25' height)	3	EA	\$10,000	\$30,000
	Metal foul poles with yellow net banner (12' height)	3	Pair	\$1,500	\$4,500
	Aluminum Bleachers (5 rows x 30' length)	6	EA	\$4,000	\$24,000
	Concrete Pads (for bleachers)	320	SY	\$110	\$35,200
	Field Signage (Field Name, home run distances, etc.)	3	LS	\$1,000	\$3,000
	Clay Infield Mix (12" depth - all fields)	1026	Ton	\$40	\$41,040
	Crushed Limestone Walks (8'-wide)	315	SY	\$20	\$6,300
	Crushed Limestone Walks (6'-wide)	850	SY	\$20	\$17,000
	Trash Receptacles (with recycling containers)	6	EA	\$350	\$2,100
	Utilities (electric and water)	1	LS	\$30,000	\$30,000
	Deciduous Native Shade Trees (Pot sized)	70	EA	\$100	\$7,000
	Lawn Seeding (athletic field seed mix - all fields)	225	MSF	\$125	\$28,125
	Lawn Seeding (all disturbed areas)	220	MSF	\$100	\$22,000
ITEM SUBTOTALS					\$1,077,115
	Construction Overhead	10	%	\$1,077,115	\$107,712
	Erosion & Sedimentation Control Measures (including rain gardens)	4	%	\$1,077,115	\$43,085
	Construction Contingency	10	%	\$1,077,115	\$107,712
ITEM AND CONSTRUCTION SUBTOTALS					1,335,623
	Professional Services (Design and Engineering Fees)	10	%	\$1,335,623	\$133,562
TOTAL FOR BALL FIELD AREA					\$1,469,185
8 Dog Park					
	Clearing and Grubbing (field grasses / brush)	1	LS	\$300	\$300
	Earthwork	400	CY	\$10	\$4,000
	Chain-link Fence (6' height)	1600	LF	\$45	\$72,000
	Chain-link Vehicular Gate (12' wide double gate)	1	EA	\$2,500	\$2,500
	Chain-link Pedestrian Gate (5' wide single gate)	2	EA	\$1,200	\$2,400
	Proposed Picnic Shelter (with electric and water service)	1	LS	\$40,000	\$40,000
	Concrete Pad for Proposed Picnic Shelter (34' x 44')	167	SY	\$100	\$16,700
	Crushed Limestone Walks (6'-wide)	255	SY	\$20	\$5,100
	Modular Paving with concrete unit pavers (2' x 2' - at seating areas)	50	SY	\$80	\$4,000
	Trash Receptacles (with recycling containers)	2	EA	\$350	\$700
	Utilities (electric and water)	1	LS	\$10,000	\$10,000

	Deciduous Native Shade Trees (2" caliper)	25	EA	\$450	\$11,250
	Benches	3	EA	\$1,000	\$3,000
	Shrubs for screening	1	LS	5,000	\$5,000
	Lawn Seeding (all disturbed areas)	120	MSF	\$100	\$12,000
ITEM SUBTOTALS					\$188,950
	Construction Overhead	10	%	\$180,950	\$18,895
	Erosion & Sedimentation Control Measures (including rain gardens)	4	%	\$180,950	\$7,558
	Construction Contingency	10	%	\$180,950	\$18,895
ITEM AND CONSTRUCTION SUBTOTALS					\$234,298
	Professional Services (Design and Engineering Fees)	10	%	\$224,378	\$23,429
TOTAL FOR DOG PARK					\$257,727
9 Practice Field					
	Clearing and Grubbing (field grasses / brush)	1	LS	\$2,000	\$2,000
	Earthwork	13600	CY	\$5	\$68,000
	Chain Link Fence Backstop (25' height)	1	EA	\$10,000	\$10,000
	Lawn Seeding (all disturbed areas)	100	MSF	\$100	\$10,000
ITEM SUBTOTALS					\$90,000
	Construction Overhead	10	%	\$90,000	\$9,000
	Erosion & Sedimentation Control Measures (including rain gardens)	4	%	\$90,000	\$3,600
	Construction Contingency	10	%	\$90,000	\$9,000
ITEM AND CONSTRUCTION SUBTOTALS					\$111,600
	Professional Services (Design and Engineering Fees)	10	%	\$111,600	\$11,160
TOTAL FOR PRACTICE FIELD					\$122,760
10 Sledding Hill					
	Clearing and Grubbing (field grasses / brush)	1	LS	\$2,000	\$2,000
	Earthwork	5000	CY	\$5	\$25,000
	Lawn Seeding (all disturbed areas)	105	MSF	\$100	\$10,500
ITEM SUBTOTALS					\$37,500
	Construction Overhead	10	%	\$37,500	\$3,750
	Erosion & Sedimentation Control Measures (including rain gardens)	4	%	\$37,500	\$1,500
	Construction Contingency	10	%	\$37,500	\$3,750
ITEM AND CONSTRUCTION SUBTOTALS					\$46,500
	Professional Services (Design and Engineering Fees)	10	%	\$46,500	\$4,650
TOTAL FOR SLEDDING HILL					\$51,150
11 Trails					
	Clearing and Grubbing (field grasses / brush)	1	LS	\$1,000	\$1,000
	Clearing and Grubbing (mature trees in forested areas)	1	LS	\$4,000	\$4,000
	Earthwork	5000	CY	\$5	\$25,000
	Crushed Limestone Walks (6'-wide)	3635	SY	\$20	\$72,700

	Modular Paving with concrete unit pavers (2' x 2' - at seating areas)	150	SY	\$80	\$12,000
	Trail Signage (distance markers, directional signage, map, rules, etc.)	1	LS	\$3,000	\$3,000
	Shrubs and perennials	1	LS	\$3,000	\$3,000
	8' benches with backrests (at seating areas)	7	EA	\$1,200	\$8,400
ITEM SUBTOTALS					\$129,100
	Construction Overhead	10	%	\$126,100	\$12,910
	Erosion & Sedimentation Control Measures (including rain gardens)	4	%	\$126,100	\$5,164
	Construction Contingency	10	%	\$126,100	\$12,910
ITEM AND CONSTRUCTION SUBTOTALS					\$160,084
	Professional Services (Design and Engineering Fees)	10	%	\$156,364	\$16,008
TOTAL FOR TRAILS					\$176,092
12 Field Meadows and Reforestation					
	Clearing and Grubbing (field grasses / brush)	1	LS	\$5,000	\$5,000
	Meadow Plantings	5.0	AC	\$2,250	\$11,250
	Reforestation: deciduous shade tree tubelings	5.1	AC	\$8,000	\$40,800
ITEM SUBTOTALS					\$57,050
	Construction Overhead	10	%	\$57,050	\$5,705
	Erosion & Sedimentation Control Measures (including rain gardens)	4	%	\$57,050	\$2,282
	Construction Contingency	10	%	\$57,050	\$5,705
ITEM AND CONSTRUCTION SUBTOTALS					\$70,742
	Professional Services (Design and Engineering Fees)	10	%	\$70,742	\$7,074
TOTAL FOR FIELD MEADOWS AND REFORESTATION					\$77,816
GRAND TOTAL					\$4,744,958

PHASING

Ideally, the COG would construct all park improvements in one phase, minimizing construction activities, disruptions, and realizing “economies of scale” construction savings. However, few municipalities or organizations can afford to proceed in this manner and find it more appropriate to phase construction over a period of time.

The total cost of the park as currently proposed is between \$4.5 and 5.0 million. CRPR is in the process of preparing a grant request for the first phase of development at the Oak Hall Regional Parkland for submission in April of 2009. For that application, a project of \$400,000 for the first phase of development has been proposed. With that in mind, Pashek Associates attempted to develop a series of logical phases of construction and presented those ideas to the Study Committee at the April 2nd meeting for discussion. The following chart represents our recommendation to the committee for phasing the park over six phases.

Because of the need for softball fields, the First Phase attempts to develop entrance sign, access, parking, and the construction of one softball field. The Second Phase continues with the development of the remaining two softball fields. The Third Phase prepares the core area for development in the Fourth Phase. Ancillary facilities like the dog park, sledding hill and trails are developed in the Fifth Phase, followed by the Maintenance Building and reforestation efforts. The following chart recombines the cost estimate of the facilities into these Six Phases.

<i>Six Phase Construction Option</i> Oak Hall Regional Parkland Master Plan PHASING PLAN - Opinion of Probable Construction Costs - March 26, 2009		
Phase #	Item / Recommendation	Total Item Cost
1	One ball field, 1/3 of parking, and entrance sign	\$460,734
1A	Dugouts, fencing, foul poles, sign	\$160,766
2	Two ball fields, 1/3 of parking, and widened entrance	1,254,815
3	Grading, utilities, septic, and design for Core Area and Great Lawn	\$770,000
4	Recreation facilities for Core Area and Great Lawn and 1/3 of parking	1,161,359
5	Trails, Dog Park, Practice Field, and Sledding Hill	\$607,728
6	Maintenance Facility, Meadows, and Reforestation	\$329,556
GRAND TOTAL		\$4,744,958

At the April 2, 2009 study committee meeting, the above phasing plan was presented. This led to discussions regarding the benefits and costs of attempting to do the park in fewer phases or to “front load” the development to include most of the grading. The following chart describes a phasing scenario that includes all of the grading for the park’s major development areas in the First Phase. As in the earlier table, the sports field improvements have been isolated as a Phase 1A. This identifies the costs in case the softball association is able to fund portions or all of the field improvements such as fences and dugouts.

<i>Front-loaded Construction Phasing Option</i> Oak Hall Regional Parkland Master Plan PHASING PLAN - Opinion of Probable Construction Costs - April 3, 2009		
Phase #	Item / Recommendation	Total Item Cost
1	All grading, seeding, entrance improvements, 2/3 of parking*	\$1,874,698
1A	Above grade improvements to all three ball fields	\$591,162
2	all remaining construction	\$2,070,798
GRAND TOTAL		\$4,536,658

* This amount is the value as established in the prior estimating, reduced by 10% for economies of scale. Other factors that might change the costs are oil costs, whether there remains a highly competitive bidding due to the economy or if the stimulus funding drives construction costs upward, and whether inflation over time remains negligible or adds to costs in later phases.

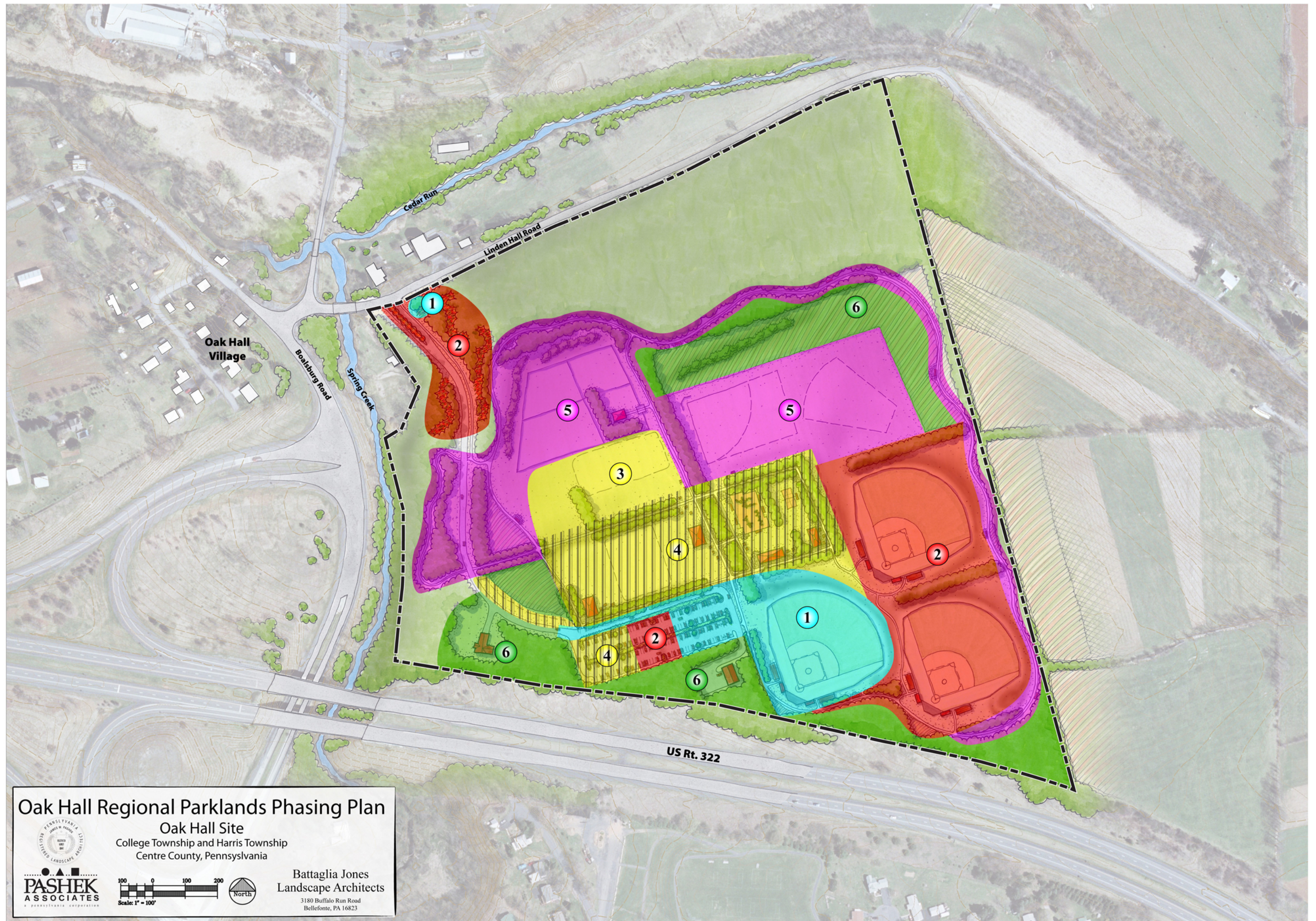
There also was discussion regarding the benefits and costs of financing with a bond issue, all of the development after the first phase of development shown in the March 26 Phasing chart. The following are thoughts to consider when deciding on how to finance the park development.

Benefits:

1. The park becomes usable years in advance in the Front-loaded Construction Phasing Option as opposed to the Six phase scheme
2. The disruption of construction activity occurs only once and not six times
3. There are economies of scale in construction costs, design and permitting costs
4. There would be savings of staff time at CRPR and the COG to manage two phases versus six phases.
5. Interest rates are currently low.
6. There are limited grant funds available for the region. It is unrealistic that the region will be successful each year in obtaining grants for six phases of Oak Hall, multiple phases of Whitehall Road and other parks needing grant funds in the next ten years. This scenario would allow the other parks to receive grant funding.

Costs:

1. In these challenging economic times, should the elected officials be financing a bond project for parks.
2. The bond will require an increase in contributions by the five communities participating in the regional parks.
3. The development of Oak Hall would not benefit from the maximum number of grant dollars by stretching the project out over six phases.



Oak Hall Regional Parklands Phasing Plan

Oak Hall Site
College Township and Harris Township
Centre County, Pennsylvania

PASHEK ASSOCIATES
a pennsylvania corporation

100 0 100 200
Scale: 1" = 100'

Battaglia Jones Landscape Architects
3180 Buffalo Run Road
Bellefonte, PA 16823

FUNDING SOURCES

Many agencies provide grants to assist in providing financial resources to implement design and construction of facilities similar to those proposed for the Regional Parklands. Some offer grants to implement educational programs in concert with these facilities. Still others support the planning and implementation of projects with preserve habitat. Assistance can also take the form of technical help, information exchange, and training.

Submission of a thorough application may result in award of monies, given the competition for grant funding. Strategies for improving the chances of receiving a grant include:

- Being well-prepared by knowing the funding agency (contact persons, addresses, phone numbers); ensuring your agency or municipality (if submitting on your behalf) and the project are eligible; and submitting a complete and accurate application ahead of the deadline.
- Clearly indicate the funding agency's vision and plans in the application, to portray where your project fits their goals. Describe how matching funds such as private contributions, and other grants will leverage the funding. Describe how maintenance of the site will be accomplished, to help justify the request for the grant. Show past successes such as how past recreation projects were funded and built and how this project impacts those successes.
- Contacting the funding agencies by personally meeting with them to show your commitment to the project.

Based on the potential funding sources for the project, we recommend pursuing the following grant opportunities:

- **PA Department of Conservation and Natural Resources (DCNR) Community Grants** (for local recreation, park, and conservation projects (part of the Growing Greener Program): construction of recreation and park improvements, trails, roads, etc. Grants require a 50% match.

Address: Northcentral Region (4)
Wes Fahringer
300 Pine Street
Suite 400
Williamsport, PA 17701

Phone: (570) 326-3521

Email: mfahringer@state.pa.us

Website: www.dcnr.state.pa.us

- **Environmental Education Grants Program**, through the PA Department of Environmental Protection. Includes grants for Public and Private Schools (K-12) (teachers and/or students); Conservation and Education Organizations (teachers) including colleges, universities, intermediate units, government agencies, and non-profit conservation/education organizations; and Conservation Districts.

Website: www.pde.state.pa.us.

- **Community Conservation Partnerships Programs**
Agency: Department of Conservation & Natural Resources

Program Goals: To develop and sustain partnerships with communities, non-profits and other organizations for recreation and conservation projects and purposes. The Bureau of Recreation and Conservation is responsible for fostering, facilitating and nurturing the great majority of these partnerships through technical assistance and grant funding from the Community Conservation Partnerships Programs.

Program Restrictions: See DCNR grant application manual for the Community Conservation Partnerships Program, as program restrictions vary by type.

Use of Funds: Planning and Technical Assistance; Comprehensive Recreation, Park and Open Space Plans; Conservation Plans; County Natural Area Inventories; Feasibility Studies; Greenways and Trails Plans; Rails-to-Trails Plans; Master Site Plans; River Conservation Plans; Education and Training; Peer-to-Peer; Circuit Rider; Acquisition Projects; Park and Recreation Areas; Greenways, Trails and Rivers Conservation; Rails-to-Trails; Natural and Critical Habitat Areas; Development Projects; Park and Recreation Areas; Park Rehabilitation and Development; Small Community Development; Greenways and Trails; Rails-to-Trails; Rivers Conservation; Federally Funded Projects; Land and Water Conservation Fund (LWCF) Projects; Pennsylvania Recreational Trails

Address: Northcentral Region (4)
Wes Fahringer
300 Pine Street
Suite 400
Williamsport, PA 17701

Phone: (570) 326-3521

Email: wfahringer@state.pa.us

Website: www.dcnr.state.pa.us

- **U.S. Soccer Foundation**

Agency: The United States Soccer Federation Foundation, Inc. is a not-for-profit corporation qualified under section 501 (c) (3) of the Internal Revenue Code.

Program Goals: The Foundation's Grants Program is open to anyone with a soccer specific program or project that benefits a non-for-profit purpose. A complete list of guidelines for the Foundation's Grants Program can be obtained by reviewing the Instructions section of the grant application. Earnings from the permanent endowment fund of the Foundation are the source for grants made by the Foundation for worthy soccer projects. The Foundation is now in its ninth year of awarding grants for soccer projects to worthy soccer organizations, civic groups, municipalities and governing bodies, having awarded approximately \$17,000,000 in grants during its first nine years of operation. The Foundation commences its grant process in the fall and announces the recipients each spring.

The following, listed in priority order, have been established to fund innovative and creative programs.

- Ethnic, minority, and economically disadvantaged players
- Player and coaching development
- Referee development
- Field development

Address: US Soccer Foundation
1050 17th Street, NW
Suite 210
Washington, DC 20036
Attn: Grants Department

Website: Grant Applications may be filed electronically ONLY at the Foundation's website ussoccerfoundation.org

- **Baseball Tomorrow Fund**

Agency: Baseball Tomorrow Fund

Program Goals: The Baseball Tomorrow Fund missions is to promote and enhance the growth of youth participation in baseball and softball throughout the world by funding programs, fields, coaches' training, and the purchase of uniforms and equipment to encourage and maintain youth participation in the game. Grants are designed to be sufficiently flexible to enable applicants to address needs unique to their communities. The funds are intended to finance a new program, expand or improve an existing program, undertake a new collaborative effort, or obtain facilities or equipment. The Baseball Tomorrow Fund provides grants to non-profit and tax-exempt organizations in both rural and urban communities. The Baseball Tomorrow Fund awards an average of thirty grants per year totaling more than \$1.5 million. The average grant amount is \$51,000. The Baseball Tomorrow Fund is funded annually by Major League Baseball and the Players Association.

Address: 245 Park Avenue
New York, NY 10167

Phone: (212) 931-7878

Website: www.baseballtomorrowfund.com

- **Community Improvement Grants**

Agency: Pennsylvania Urban and Community Forestry Department

Program Goals: Focus is to support Agreening@ partnerships linking grassroots organizations, local community groups and natural resource experts in support of community resource management and natural resource.

Use of Funds or Support: Encourages partnerships with and between diverse organizations and groups. Supports local improvement projects, tree planting projects in parks, greenbelts, schools, and community public spaces.

Address: David Jackson
Centre County Cooperative Extension Office
Willowbank County Office Building
420 Holmes Street
Bellefonte, PA 16823-1488

Phone: (814) 355-4897

- **Environmental Education Grants Program**

Agency: Pennsylvania Department of Environmental Protection (DEP)

Program Goals: The Environmental Education Act of 1993 sets aside 5% of the pollution fines and penalties collected each year to stimulate environmental education in Pennsylvania. The goal is to develop new environmental education programs or improve the quality of existing programs.

Program Restrictions: This is a reimbursement program. Awards do not exceed \$10,000. A 25% match is required of all granted organizations, except for county conservation districts.

Use of Funds or Support: Grants may be used to purchase materials, equipment, and other resources. Funding may also provide public and private schools for youth environmental education. Also, to promote conservation and education organizations and institutions for the purpose of providing environmental education training to teachers, county conservation districts and Bureau of State Parks

Environmental Education Program to be used for training, in-service workshops, staff salaries, some transportation costs, speakers, substitute costs, and more.

Address: Sandra Titel - Environmental Education Grants Program Administrator
Pennsylvania Department of Environmental Protection
Environmental Education Grants
P.O. Box 2063
Harrisburg PA 17105

Phone: (717) 772-1828

Website: www.dep.state.pa.us

- **Environmental Quality Incentives Program (EQIP)**

Agency: Natural Resources Conservation Service

Program Goals: The EQIP, established by the 1996 Farm Bill, is one of the several voluntary conservation programs which are part of the USDA A Conservation Toolbox@ to install or implement structural, vegetative, and management practices.

Program Restrictions: Through the locally led process, EQIP works primarily in priority areas identified by conservation district-led local work groups involving local community members, state and federal agencies, and others.

Use of Funds or Support: EQIP offers financial, educational, and technical help to install or implement structural, vegetative, and management practices.

Address: RR#12
Box 202 C
Greensburg, PA 15601-9271

Phone: (724) 834-9063 ext. 3

Website: www.pa.nrcs.usda.gov/programshom.htm

- **Land and Water Conservation Fund (LWCF) Grants**

Agency: National Park Service

Program Goals: This federal funding source was established in 1965 to provide park and recreation opportunities to residents throughout the United States. Money for the fund comes through the sale or lease of non-renewable resources, primarily federal offshore oil and gas leases and surplus federal land sales. In the past, Congress has also appropriated LWCF monies for state-side projects. These state-side LWCF grants can be used by communities to acquire and build a variety of park and recreation facilities, including trails. This funding source has little or no funding allocated for state-side projects for several years. State-side LWCF funds are annually distributed by the National Park Service through the Pennsylvania Department of Conservation and Natural Resources. Communities must match LWCF grants with 50 percent of the local project costs through in-kind services or cash. All projects funded by the LWCF grants must be exclusively for recreation purposes, into perpetuity. Administered through Community Conservation Partnerships Program.

Use of Funds or Support: Plan and invest in existing park system.

Address: Northcentral Region (4)
Wes Fahringer
300 Pine Street
Suite 400
Williamsport, PA 17701

Phone: (570) 326-3521
Email: mfahringer@state.pa.us
Website: www.dcnr.state.pa.us

- **KaBOOM!**

Agency: KaBOOM! (National Non-profit)
Program Goals: To bring together people, community organizations and businesses to develop safe, healthy and much-needed playgrounds.
Program Restrictions: N/A
Use of Funds or Support: Leveraged spending power with well-established companies in the play equipment industry. Also, corporate and foundation support that can include volunteers and technical resources.

Address: 2213 M Street, NW
Suite 300
Washington, DC 20037

Phone: (202) 659-0215

Website: www.kaboom.org

- **Pennsylvania Conservation Corps**

Agency: Pennsylvania Department of Labor and Industry
Program Goals: This program provides work experience, job training, and educational opportunities to young adults while accomplishing conservation, recreation, historic preservation, and urban revitalization work on public lands.
Program Restrictions: The project sponsors receive the services of a Pennsylvania Conservation Corps crew, fully paid, for one year. Sponsors can also receive up to \$20,000 for needed materials and contracted services. Sponsors must provide a 25% cash match on material and contracted services costs.
Use of Funds or Support: Funds may be used for materials and contracted services needed to complete approved projects.

Address: Lou Scott, Director
1304 Labor and Industry Building
7th and Forster Streets
Harrisburg, PA 17120

Phone: (717) 783-6385

Website: www.dcnr.state.pa.us

- **Nike**

Agency: Nike
Program Goals: Get kids more physically active, get kids involved in the teamwork of sport, and have real, measurable, positive impact.
Use of Funds or Support: Tax exempt, non profit agencies or a unit of government if the contribution is solely for charitable or public purposes. Corporate giving is focused on communities where Nike has a significant employee or Niketown retail presence. In 2004, Nike donated 37.3 million in cash and products to non-profit partners around the world. The nearest Niketown Factory Store is located at the Grove City Shops, in Mercer County.

Address: Global Community Affairs
Nike, Inc.
P.O. Box 4027
Beaverton, OR 97076

Website: www.nike.com.nikebiz

- **Wal-Mart - Good Works**

Agency: Wal-Mart Foundation

Program Goals: Allows local non-profit organizations to hold fundraisers at their local Wal-Mart or Sam's Club. Wal-Mart and Sam's Club can elect to match a portion of the funds collected, up to \$1,000. Events held off the premises are eligible for funding when a Wal-Mart or Sam's Club Associate is actively involved in the event. Additionally, once the Wal-Mart or Sam's Club has met certain criteria in the Matching Grant Program each year, a second source of funding is awarded to the store / club to use in the community. These funds do not require a fundraiser to be held, instead the funds can be awarded directly to a deserving organization.

Program Restrictions: Organizations that may qualify to receive funding through the Matching Grant Program are 501(c)(3) non-profit organizations or organizations that are exempt from needing 501(c)(3) status, such as public schools, faith-based institutions such as churches (must be conducting a project that benefits the community at large), and government agencies.

Use of Funds or Support: Community Improvement Projects.

Contact: Community Involvement Coordinator at your local Wal-Mart or Sam's Club store.

Website: www.walmartfoundation.org/wmstore/goodworks

- **Lowe's Charitable and Educational Foundation**

Agency: Lowe's Charitable and Educational Foundation

Program Goals: Education. Community improvement projects such as projects at parks and other public areas, housing for underprivileged and innovative environmental issues.

Program Restrictions: Organizations that may qualify to receive funding through the Matching Grant Program are 501(c)(3) non-profit organizations.

Contact: The Foundation only accepts grant applications submitted via online application.

Website: www.easy2.com/cm/lowe/foundation/intro.asp

- **Central Pennsylvania Convention and Visitors Bureau**

Agency: Central PA Convention and Visitors Bureau

Program Goals: Promote the region including:

facilitate the development and use of a new tournament quality sports complex
assist with promotion of current events to help increase attendance

Funding Source: In part, county hotel tax

Contact: CPACVB
800 E. Park Avenue
State College, PA 16803
814-231-1400 (814-231-8123 fax)

Website: www.centralpacvb.org

OPERATING COSTS

The success of Oak Hall Regional Parklands will hinge on Center Region Parks and Recreation's (CRPR) ability to successfully manage, operate, and maintain the park.

CRPR will need to develop a detailed management plan as the park is being constructed. This management plan should include at least the following components:

- **Administrative Plan** – Identify how the park fits into the overall administrative structure of CRPR. Address any administrative issues that result from the development of the park.
- **Program Plan** – Project the types of programming that will be offered. This should be based on community demand and expectation. Programming should be sensitive to the environs of the park and should not stretch the facilities beyond their reasonable capabilities. The plan should project a budget for each program type and identify how programming affects staffing needs.
- **Risk Management Plan** - Establish a detailed plan to protect park users from reasonable risk by identifying and addressing potential hazards that may be present within the park.
- **Maintenance Plan** - Develop a plan to outline procedures necessary to effectively and efficiently maintain all park facilities. The maintenance plan should include:
 - Creation of specific standards for maintaining each type of facility and amenity found in the park.
 - Projection of estimated staff time and skills needed to complete maintenance according to the established standards.
 - Identification of equipment, materials, and supplies needed.

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

ADMINISTRATIVE COSTS

Oak Hall Regional Parklands will fall under the management and operations of Center Region Parks and Recreation. CRPR is a well established organization that has been operating parks and recreation facilities and programs for 45 years. They currently maintain 42 municipal parks totaling 562 acres across the Centre Region, and provide residents with special events and programs in parks, school district facilities and at other sites. Additionally, nine regional facilities, totaling 212 acres, are capitalized and operated by the COG or the Centre Region Parks and Recreation Board / Centre Regional Recreation Authority (CRRA). One of these is Oak Hall Regional Parklands.

Administration of Oak Hall Regional Parklands will come from the CRPR. There will be no significant change in administrative functions to manage the new park. No additional costs are expected for administration.

PROGRAMMING COSTS

Similarly, CRPR already has established policies for programming and use of park facilities. If CRPR chooses to offer its own recreational programming at the park, income and expenses will be based on its existing standards.

It is likely that most of the programming that will take place at the park will be offered by outside organizations such as sports leagues and rental groups. Costs associated with this type of programming are primarily maintenance related and are included in the maintenance section that follows.

RISK MANAGEMENT COSTS

A risk management plan for parks and recreation facilities is of the highest importance for the safety of the residents and to minimize CRPR's liability exposure. Risk management is accident prevention. When facilities and programs are provided for public use, every precaution should be taken to ensure user safety. Documentation of all risk management procedures is essential, not only for good record keeping and maintenance scheduling, but also to provide evidence in case of legal action.

CRPR's risk management plan should be based on the competence and training of its recreation and maintenance staff. Staff should be trained in safety procedures and should be expected to be constantly aware of the condition of facilities used. Staff should be trained to recognize and remedy unsafe conditions, prevent the use of unsafe equipment and facilities, and report safety hazards, in writing, so they can be remedied in a timely manner.

Regularly scheduled safety inspections should be conducted by trained staff at every facility available for public use. Written records should be used to track inspections, their findings, and corrective actions taken.

Adequate liability insurance must be kept up-to-date. As new programs and facilities are developed, liability insurance coverage should be revised to reflect new conditions. Regular communication with the insurance carrier is necessary. Both risk to users and insurance costs may be reduced if all existing and proposed facilities can be brought into compliance with current safety standards and guidelines.

MAINTENANCE COSTS

CRPR has an established maintenance staff consisting of a parks supervisor, assistant supervisor, six caretakers, and fourteen seasonal staff that will be responsible for 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. An equipment and tool inventory should be kept accurate and up-to-date 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 should be a priority for the maintenance staff. The CRPR should 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 will set standards of care for all facilities. 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.

For Oak Hall Regional Parklands Mode II sets the most likely mode of care for its park facilities. The sample maintenance plan provided in the Appendix and the following estimated costs are based on this level of care.

STAFFING; SUPPLIES & MATERIALS; AND EQUIPMENT

In order to plan for the operation and maintenance of Oak Hall Regional Parklands, CRPR needs to understand the estimated costs and activities involved. The following assumptions were made to project operation and maintenance costs for Oak Hall Regional Parklands:

- All facilities will be developed as one project.
- CRPR will be responsible for total operation of the Park.
- 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 may be assisted by part-time seasonal staff.
- 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 the following staffing is projected.

A full-time Parks Caretaker earning approximately \$35,000 per year (including typical benefits) would be required. However, this person would only be needed full-time at the site for about eight months of the year. During that eight month period the care taker would earn about \$23,000. In the winter months the park would be covered by CRPR's roving maintenance crew.

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

A seasonal Park Maintenance Worker would also be needed for a forty hour week for eight months with a staggered weekend schedule to cover the park seven days per week. The cost for this position is about \$10 per hour. Total anticipated cost for this position would be about \$23,000 annually.

Specialty turf work including aeration, topdressing, infield grading, fertilization, overseeding, etc. would require about 8 days with a skilled operator at \$25/hr for a total annual expense of about \$1,600.

Additional seasonal staff may be needed to support programming and facilities needs during the peak uses season.

Supplies & 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 for the first year of operation.

Maintenance Materials, Supplies, and Services	Year One
Utilities	\$3,000
Water and Sanitary System	\$4,000
General Repairs and Maintenance	\$10,000
Trail Maintenance Supplies	\$8,000
Road, Parking, and Sidewalk	\$5,000
Building Materials and Supplies	\$5,000
Professional Repairs	\$10,000
Small Tools / Minor Equipment	\$8,000
Equipment Repairs / Supplies	\$6,000
Training	\$3,000
Turf Maintenance Supplies	\$8,000

Equipment

The CRPR park maintenance department is already outfitted with a series of excellent maintenance equipment. Much of that equipment, including the Aeravator, slit seeder, fertilizer spreader, top dressing machine, core aerator, and sod cutter is shared among all of the agencies parks and also can be used at Oak Hall Parklands. In addition to these, the following pieces of equipment will be needed as well.

Equipment	Estimated Cost
Utility truck (gator, Cushman, or similar)	\$10,000
Toro 328D 72" diesel mower (to be used for most of park)	\$20,000
Debris blower for Toro 328D	\$4,000
Toro Infield Pro with front blade and drag mats	\$25,000
Toro 2500D Sidewinder (for athletic fields)	\$29,000

CRPR currently uses Toro cutting equipment so that brand is specified in this list of equipment needed. The Toro 3500D Sidewinder will be used primarily for the athletic fields. It has a 68" cut and can mow four acres per hour. For field turf, it can provide an exceptional playing surface.

In addition to the above listed large equipment, additional smaller equipment will be needed to supplement the departments existing inventory. This could include push mowers, string trimmers, blowers, chain saw, air compressor, air tools, mechanics tools, carpenters tools, lawn and landscape tools, power tools, and hand tools. A full complement of these tools will initially cost about \$30,000. This cost may be reduced if some of the equipment is already available within the parks system.

<i>Total Maintenance and Operations Supply Costs</i>	<i>\$70,000</i>
---	------------------------

PROJECTED REVENUE

Local parks are often looking for ways to help off set the cost of maintenance and operation. In other cases, they use these fees to manage the systematic use of specific recreational facilities.

The primary sources of revenue production from Oak Hall Regional Parklands 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.” They have adopted a similar policy and fee structure for the use of their pavilions.

SPORTFIELD USE

Three baseball fields and a practice field are planned for Oak Hall Regional Parklands. 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

- Four leagues reserve for the summer sport season and two for the fall at \$110 each. Total revenue \$660.
- Four tournaments with three fields reserved for three days each. Total revenue \$3960
- Large Event Fee for tournaments - \$540

Estimated Annual Sportfield Revenue - \$5160

PAVILION RENTALS

There are five pavilions planned for the Oak Hall Regional Parklands. Shelters can be rented for the day or portion of a day for picnic-type group activities and family events. Reservations must be made through CRPR.

Anticipated use of pavilions

In 2008, CRPR pavilions were rented an average of 38 times each. Based on this average Oak Hall Pavilions would be rented a total of 190 times at \$45 each.

Estimated Annual Pavilion Revenue - \$8550

CONCESSION STAND SALES

At this point it is unclear who will operate the concession stand in the park. If it is operated by sports

CRPR FEE SCHEDULE

Sportfield 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 - \$110

per field per sport season for resident groups; \$165 for non resident groups

Tournament Fee - \$110 per field per day (additional fees may be charged according to CRPR’s Large Group Event Policy)

Pavilion Rates

Reservation Fee - \$40-\$45 depending on the pavilion

Addition Fee for Electric - \$5

Large Group Event

Standard Fee - \$45 per day

Electric Fee - \$5 per day

Reimbursements for event-related costs incurred by CRPR

organizations, any revenue produced would likely go directly to that organization. If it is to be operated by CRPR, it would be best to contract out its operations to a private vendor. This removes the CRPR from the burden of operating the facility on an ongoing basis. A local vendor would pay CRPR an agreed upon fee or portion of the profits to operate the stand. If the park becomes as active as anticipated, it would produce thousands of dollars for CRPR annually.

Estimated Annual Concession Revenue - \$8000

RECREATIONAL PROGRAMMING

CRPR currently offers a wide variety of recreational programs to area residents. Oak Hall Regional Parkland would be suitable as a location for many kinds of outdoor recreation programs. CRPR should analyze the program needs of the community in comparison to the facilities available in this Park to make a decision as to which, if any, programs would be held here. It is not likely that typical recreation programming held at the park would produce any amount of revenue in excess of the expense of operating the programs.

REVENUE POTENTIAL SUMMARY

Sportfield Use Fees - \$5160
Pavilion Reservation Fees - \$8550
Concession Stand Revenue - \$8000
Total Revenues - \$21,710

OTHER REVENUE SOURCES

Revenues produced through park activity will not offset the cost of operating the park. Additional funds will need to be provided. Other funding sources could include sales of advertising signs for on ballfield fences; selling of naming rights to individual fields; or securing seasonal sponsors for programs or facilities. These types of activities have produced tens of thousands of dollars for other communities. 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.

Appendices

Appendix A:

PA Historical and Museum Commission Review



Commonwealth of Pennsylvania
Pennsylvania Historical and Museum Commission
Bureau for Historic Preservation
Commonwealth Keystone Building, 2nd Floor
400 North Street
Harrisburg, PA 17120-0093
www.phmc.state.pa.us

March 24, 2009

Vincent M. Rozzi, RLA
Pashek Associates
619 East Ohio Street
Pittsburgh, PA 15212

APPROPRIATE
CHP REFERENCE NUMBER

Re: File No. ER 2009-0723-027-A
DCNR C2P2 Grant Program: Oak Hall Regional
Parklands Master Plan, College & Harris Twps., Centre
Co.

Dear Mr. Rozzi:

The Bureau for Historic Preservation has reviewed the above named project under the authority of the Environmental Rights amendment, Article 1, Section 27 of the Pennsylvania Constitution and the Pennsylvania History Code, 37 Pa. Cons. Stat. Section 500 *et seq.* (1988). This review includes comments on the project's potential effect on both historic and archaeological resources.

The properties listed below, listed in or eligible for the National Register of Historic Places, are located near the project area. In our opinion, the activity described in your proposal will have no effect on such resources. Should the applicant become aware, from any source, that unidentified historic or archaeological properties are located at the project site, or that the project activities will have an effect on these properties, the Bureau for Historic Preservation should be contacted immediately.

Penns Valley & Brush Valley Rural Historic District

If you need further information in this matter please consult Ann Safley at (717) 787-9121.

Sincerely,

Douglas C. McLearn, Chief
Division of Archaeology &
Protection

Cc: Ron Woodhead, Centre Region Council of Governments, 2643 Gateway Drive, State
College, PA 16801
DEP, Northcentral Regional Office

DCM/tmw

Appendix B: Soil Survey



The groundwork for success.

January 13, 2009
File No. 09401

Pashek Associates
c/o Daniel R. Jones, FASLA
College of Arts and Architecture
The Pennsylvania State University
122 Stuckeman Family Building
University Park, PA 16802-1912

Re: Test Pit/General Soil Suitability Investigation
Athletic Fields – Oak Hall
College Township, Centre County, PA

Dear Mr. Jones:

Enclosed please find Test Pit Logs (TP1 through TP24).

Our scope of services included observing test pits at the above referenced site. The primary purpose of the test pit investigation was to determine the general depth to bedrock, and how it may affect the construction of possible athletic fields. However, general soil suitability for stormwater/septic disposal purposes was also evaluated at several locations.

Prior to commencing the investigation, the project goals were discussed with Mr. Jones, and the general test pit areas and depths of interest were determined.

In general, it was determined that the anticipated maximum cut depth for the athletic field areas is approximately 5 feet below the surface, and that in these areas, a very general soil profile would suffice.

It was also determined that in the areas where Mr. Jones expressed interest in general stormwater/septic disposal suitability, a slightly more detailed soil profile would be provided. It is our understanding that the purpose of the test pit observations in these areas is to help determine if further investigation may be warranted.

Soil Mapping

The Natural Resource Conservation Service (NRCS) soil maps indicate that Hagerstown series and Opequon-Hagerstown complex soils exist within the investigated areas.

In general, Opequon and Hagerstown series' soils are similar. Both series consist of residual soils derived from limestone or dolomite bedrock; however, the Opequon soils are shallow (20 inches or less to bedrock), while the Hagerstown soils are deep or very deep (depth to bedrock of 40 inches or more). Typically, areas mapped as Opequon-Hagerstown complex have a depth to bedrock too variable to separate the two series.

Primary suitability concerns associated with development of these soils include depth to bedrock and low permeability.

Geology

According to the Department of Environmental Resources, Office of Resources Management, Bureau of Topographic and Geologic Survey (1982), the rock formation within the investigated area is classified as the Axemann Formation.

The bedrock consists of light-gray, fossiliferous and coarsely crystalline limestone with silty, fine-grained dolomitic limestone. Some oolitic and conglomeratic limestone is present within this formation. Flint concretions and chert occur throughout the unit. The joints have a blocky pattern which are well developed, moderately abundant and regularly spaced. The bedrock is moderately resistant to weathering and is slightly weathered to a shallow depth.

The limestone is typically difficult to excavate and bedrock pinnacles can be a problem.

Test Pits

A total of 24 test pits (TP1 through TP24) were excavated in the presence of a soil scientist, with a backhoe provided and operated by Harris Township, and at locations recorded on the Client's site plan. The test pits were excavated to depths ranging from approximately 1 to 6 feet below the surface.

Please refer to the test pit logs for soil profile information.

After our observations were recorded, the test pits were backfilled with excavated materials.

Summary

In general, the test pit observations revealed the presence of residual soils consistent with the soil mapping. Limiting conditions, such as redoximorphic features, groundwater and fragipan horizons, were not observed. Therefore, we believe where adequate soil thickness exists, further investigation for stormwater/septic disposal purposes may be warranted.

Limestone bedrock was encountered in 21 of the test pits, at depths ranging from approximately 5 to 70 inches below the surface. In general, the rock appeared weathered and able to be excavated to a depth of approximately 5 feet below the surface. However, excavation refusal was encountered at depths less than 5 feet below the surface in two of the test pits, and other areas of shallow hard rock may exist.

If you have any questions or concerns, please feel free to contact us.

Respectfully submitted,

CMT LABORATORIES, INC.



Jeremy D. Tyson, APSS
Soil Science Manager



The groundwork for success.

Test Pit Log

Project: Athletic Field - Oak Hall

Date Performed: 1/6/2009

Location: College Township, Centre County, PA

CMT File Number: 09401

Client: Pashek Associates

Location: TP1

Excavation Equipment: Backhoe

Description	Depth (Feet)	Remarks
Ap - 10" TOPSOIL		
Bt - Reddish Brown Silty CLAY, Trace Sand, Few Limestone Cobbles; Moist	1	
R - Gray Weathered LIMESTONE, Some Clay; Broken, Platy, Moist	2	
	3	
	4	
	5	
Bottom of Pit - 5.0'	5	Groundwater Not Encountered
	6	
	7	
	8	
	9	
	10	
	11	
	12	



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Test Pit Log

Project: Athletic Field - Oak Hall

Date Performed: 1/6/2009

Location: College Township, Centre County, PA

CMT File Number: 09401

Client: Pashek Associates

Location: TP2

Excavation Equipment: Backhoe

Description	Depth (Feet)	Remarks
Ap - 8" TOPSOIL		
Bt - Reddish Brown Silty CLAY; Moist	1	
B/R - Reddish Brown Silty CLAY with Weathered Limestone (Cobbles & Small Boulders); Moist	2	
	3	
	4	4.0': Encountered Hard Gray Limestone; Difficult Excavation; Further Excavation Appears Possible
Bottom of Pit - 4.0'		Groundwater Not Encountered
	5	
	6	
	7	
	8	
	9	
	10	
	11	
	12	

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Test Pit Log

Project: Athletic Field - Oak Hall

Date Performed: 1/6/2009

Location: College Township, Centre County, PA

CMT File Number: 09401

Client: Pashek Associates

Location: TP3

Excavation Equipment: Backhoe

Description	Depth (Feet)	Remarks
Ap - 8" TOPSOIL (Brown SILT with Clay, Trace Sand; Granular)		
Bt₁ - Reddish Brown Silty CLAY, Trace Sand; Fine to Medium Sub-Angular Blocky Structure, Moist	1	
Bt₂ - Reddish Brown Silty CLAY, Trace Sand; Medium to Coarse Sub-Angular Blocky Structure, Moist	2	
	3	
Bt₃ - Reddish Brown Silty CLAY, Trace Sand; Medium to Coarse Sub-Angular Blocky Structure, Moist	4	
Bottom of Pit - 5.0'	5	Groundwater Not Encountered
	6	
	7	
	8	
	9	
	10	
	11	
	12	

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Test Pit Log

Project: Athletic Field - Oak Hall

Date Performed: 1/6/2009

Location: College Township, Centre County, PA

CMT File Number: 09401

Client: Pashek Associates

Location: TP4

Excavation Equipment: Backhoe

Description	Depth (Feet)	Remarks
Ap - 6" TOPSOIL	1	
Bt - Reddish Brown Silty CLAY; Moist		
R - Gray LIMESTONE; Very Broken (Excavates as Coarse Gravel & Small Cobbles), Difficult Excavation	2	Groundwater not Encountered
Bottom of Pit - 2.5'	3	
	4	
	5	
	6	
	7	
	8	
	9	
	10	
	11	
	12	

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Test Pit Log

Project: Athletic Field - Oak Hall

Date Performed: 1/6/2009

Location: College Township, Centre County, PA

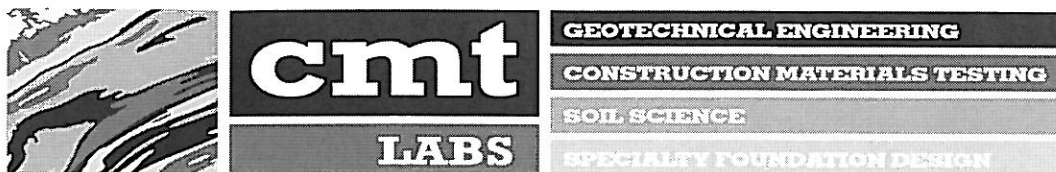
CMT File Number: 09401

Client: Pashek Associates

Location: TP5

Excavation Equipment: Backhoe

Description	Depth (Feet)	Remarks
Ap - 3" TOPSOIL		
Bt - Reddish Brown Silty CLAY, Trace Sand & Gravel	1	
B/R - Reddish Brown Silty Clay with Weathered Limestone (Cobbles & Boulders); Moist	2	
	3	
Bottom of Pit - 3.5'	4	Groundwater Not Encountered
	5	
	6	
	7	
	8	
	9	
	10	
	11	
	12	



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Test Pit Log

Project: Athletic Field - Oak Hall

Date Performed: 1/6/2009

Location: College Township, Centre County, PA

CMT File Number: 09401

Client: Pashek Associates

Location: TP6

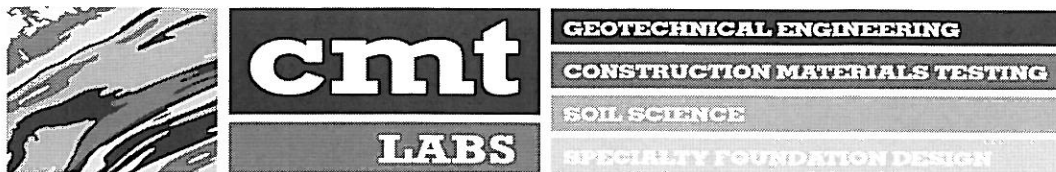
Excavation Equipment: Backhoe

Description	Depth (Feet)	Remarks
Ap - 6" TOPSOIL		
Bt - Reddish Brown Silty CLAY, Trace Sand & Gravel; Moist	1	
R - Gray Weathered LIMESTONE, Little Clay; Broken, Platy, Moist	2	
R - Gray LIMESTONE; Somewhat Broken, Difficult Excavation	3	
Bottom of Pit - 4.0'	4	Groundwater Not Encountered
	5	
	6	
	7	
	8	
	9	
	10	
	11	
	12	

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Test Pit Log

Project: Athletic Field - Oak Hall

Date Performed: 1/6/2009

Location: College Township, Centre County, PA

CMT File Number: 09401

Client: Pashek Associates

Location: TP7

Excavation Equipment: Backhoe

Description	Depth (Feet)	Remarks
Ap - 8" TOPSOIL		
Bt - Reddish Brown Silty CLAY, Trace Sand; Moist	1	
R - Gray LIMESTONE; Somewhat Broken, Platy	2	2.1': Encountered Hard Gray Limestone; Difficult Excavation; Further Excavation Appears Possible
Bottom of Pit - 2.1'	3	Groundwater Not Encountered
	4	
	5	
	6	
	7	
	8	
	9	
	10	
	11	
	12	

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Project: Athletic Field - Oak Hall

Date Performed: 1/6/2009

Location: College Township, Centre County, PA

CMT File Number: 09401

Client: Pashek Associates

Location: TP8

Excavation Equipment: Backhoe

Description	Depth (Feet)	Remarks
Ap - 18" TOPSOIL (Brown SILT with Clay, Trace Sand; Granular Structure, Moist)	1	
A/B - Brown Clayey SILT, Trace Sand; Fine to Medium Sub-Angular Blocky Structure, Moist	2	
Bt - Reddish Brown Silty CLAY, Trace Sand; Weak Medium Sub-Angular Blocky Structure, Moist	3	
Bottom of Pit - 4.0'	4	Groundwater Not Encountered
	5	
	6	
	7	
	8	
	9	
	10	
	11	
	12	

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Project: Athletic Field - Oak Hall

Date Performed: 1/6/2009

Location: College Township, Centre County, PA

CMT File Number: 09401

Client: Pashek Associates

Location: TP9

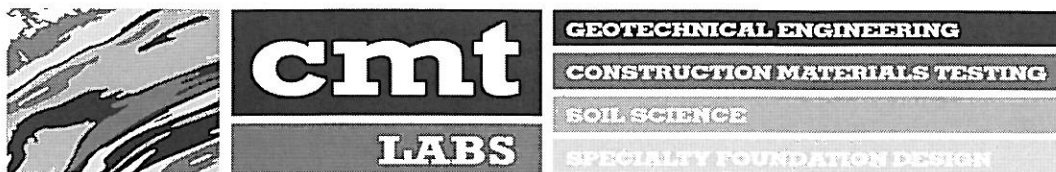
Excavation Equipment: Backhoe

Description	Depth (Feet)	Remarks
Ap - 11" TOPSOIL		
B/R - Reddish Brown Silty CLAY with Some Weathered Limestone (Gravel & Small Cobbles); Moist	1	
	2	2.5': Excavation Refusal (Hard Gray Limestone)
Bottom of Pit - 2.5'	3	Groundwater Not Encountered
	4	
	5	
	6	
	7	
	8	
	9	
	10	
	11	
	12	

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Test Pit Log

Project: Athletic Field - Oak Hall

Date Performed: 1/6/2009

Location: College Township, Centre County, PA

CMT File Number: 09401

Client: Pashek Associates

Location: TP10

Excavation Equipment: Backhoe

Description	Depth (Feet)	Remarks
Ap - 5" TOPSOIL		
Bt - Reddish Brown Silty CLAY; Moist	1	
	2	
	3	
B/R - Reddish Brown Silty CLAY with Weathered Limestone (Cobbles & Boulders); Moist	4	5.0': Encountered Hard Gray Limestone; Difficult Excavation (Near Excavation Refusal)
Bottom of Pit - 5.0'	5	Groundwater Not Encountered
	6	
	7	
	8	
	9	
	10	
	11	
	12	



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Test Pit Log

Project: Athletic Field - Oak Hall

Date Performed: 1/6/2009

Location: College Township, Centre County, PA

CMT File Number: 09401

Client: Pashek Associates

Location: TP11

Excavation Equipment: Backhoe

Description	Depth (Feet)	Remarks
Ap - 8" TOPSOIL (Brown SILT with Clay, Little Sand; Granular)		
Bt₁ - Reddish Brown Silty CLAY, Trace Sand; Fine Sub-Angular Blocky Structure, Moist	1	
Bt₂ - Reddish Brown Silty CLAY, Trace Sand; Medium to Coarse Sub-Angular Blocky Structure, Moist	2	
R - Gray Weathered LIMESTONE, Trace Clay; Broken, Platy, Moist	3	
Bottom of Pit - 4.0'	4	4.0': Encountered Hard Gray Limestone; Difficult Excavation; Further Excavation Appears Possible
	5	Groundwater Not Encountered
	6	
	7	
	8	
	9	
	10	
	11	
	12	

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Project: Athletic Field - Oak Hall

Date Performed: 1/6/2009

Location: College Township, Centre County, PA

CMT File Number: 09401

Client: Pashek Associates

Location: TP12

Excavation Equipment: Backhoe

Description	Depth (Feet)	Remarks
Ap - 10" TOPSOIL (Brown SILT with Clay, Little Sand; Granular)		
Bt - Reddish Brown Silty CLAY, Trace Sand; Fine to Coarse Sub-Angular Blocky Structure, Common Manganese Coatings, Moist	1	
	2	
	3	
C/R - Yellowish Brown/Reddish Brown SILT (Saprolite) & Silty Clay with Weathered Limestone (Cobbles & Small Boulders); Moist	4	
Bottom of Pit - 4.5'	5	Groundwater Not Encountered
	6	
	7	
	8	
	9	
	10	
	11	
	12	

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Project: Athletic Field - Oak Hall

Date Performed: 1/6/2009

Location: College Township, Centre County, PA

CMT File Number: 09401

Client: Pashek Associates

Location: TP13

Excavation Equipment: Backhoe

Description	Depth (Feet)	Remarks
Ap - 6" TOPSOIL	1	
Bt - Reddish Brown Silty CLAY; Moist		
R - Gray Weathered LIMESTONE, Little Clay; Somewhat Broken, Platy, Moist	2	3.0': Encountered Hard Gray Limestone; Excavation Refusal
Bottom of Pit - 3.0'	3	
	4	Groundwater Not Encountered
	5	
	6	
	7	
	8	
	9	
	10	
	11	
	12	

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Test Pit Log

Project: Athletic Field - Oak Hall

Date Performed: 1/6/2009

Location: College Township, Centre County, PA

CMT File Number: 09401

Client: Pashek Associates

Location: TP14

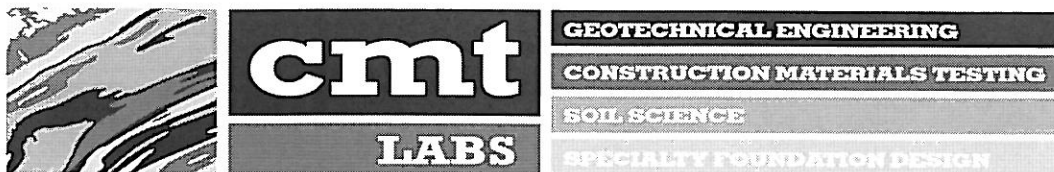
Excavation Equipment: Backhoe

Description	Depth (Feet)	Remarks
Ap - 10" TOPSOIL (Brown SILT with Clay, Little Sand; Granular)		
A/B - Brown SILT with Clay, Little Sand; Fine to Medium Sub-Angular Blocky Structure, Moist	1	
	2	
	3	
Bt - Reddish Brown Silty CLAY, Few Limestone Cobbles & Small Boulders; Weak Medium Sub-Angular Blocky Structure, Moist	4	
	5	5.0': Encountered Gray Weathered Limestone; No Attempt to Remove Weathered Limestone
Bottom of Pit - 5.0'		Groundwater Not Encountered
	6	
	7	
	8	
	9	
	10	
	11	
	12	

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Test Pit Log

Project: Athletic Field - Oak Hall

Date Performed: 1/6/2009

Location: College Township, Centre County, PA

CMT File Number: 09401

Client: Pashek Associates

Location: TP15

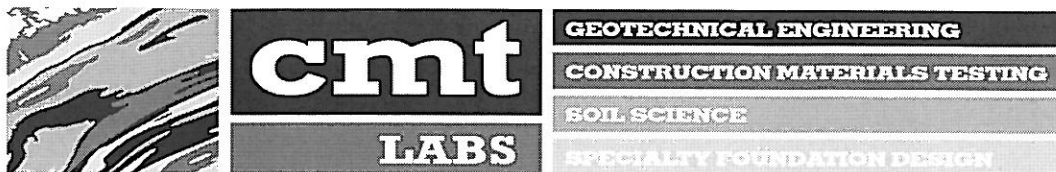
Excavation Equipment: Backhoe

Description	Depth (Feet)	Remarks
Ap - 10" TOPSOIL (Brown SILT with Clay, Little Sand; Granular)		
Bt₁ - Reddish Brown Silty CLAY, Little Sand, Trace Gravel; Fine Sub-Angular Blocky Structure, Moist	1	
Bt₂ - Reddish Brown Silty CLAY, Little Sand, Trace Gravel; Medium Sub-Angular Blocky Structure, Common Manganese Coatings, Moist	2	
Bt₃ - Reddish Brown Silty CLAY, Little Sand, Trace Gravel; Medium to Coarse Sub-Angular Blocky Structure, Common Manganese Coatings, Moist	3	
	4	
	5	5.8': Encountered Gray Weathered Limestone; No Attempt to Remove Weathered Limestone
Bottom of Pit - 5.8'	6	Groundwater Not Encountered
	7	
	8	
	9	
	10	
	11	
	12	

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Test Pit Log

Project: Athletic Field - Oak Hall

Date Performed: 1/6/2009

Location: College Township, Centre County, PA

CMT File Number: 09401

Client: Pashek Associates

Location: TP16

Excavation Equipment: Backhoe

Description	Depth (Feet)	Remarks
Ap - 10" TOPSOIL (Brown SILT with Clay, Little Sand; Granular)		
Bt₁ - Reddish Brown Silty CLAY, Little Sand, Trace Gravel; Fine Sub-Angular Blocky Structure, Moist	1	
	2	
Bt₂ - Reddish Brown Silty CLAY, Little Sand, Trace Gravel; Medium Sub-Angular Blocky Structure, Moist	3	
Bt₃ - Reddish Brown Silty CLAY, Little Sand, Trace Gravel; Medium to Coarse Sub-Angular Blocky Structure, Moist	4	
	5	
	6	
Bottom of Pit - 6.0'		Groundwater Not Encountered
	7	
	8	
	9	
	10	
	11	
	12	



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CONSTRUCTION MATERIALS TESTING

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Test Pit Log

Project: Athletic Field - Oak Hall

Date Performed: 1/6/2009

Location: College Township, Centre County, PA

CMT File Number: 09401

Client: Pashek Associates

Location: TP17

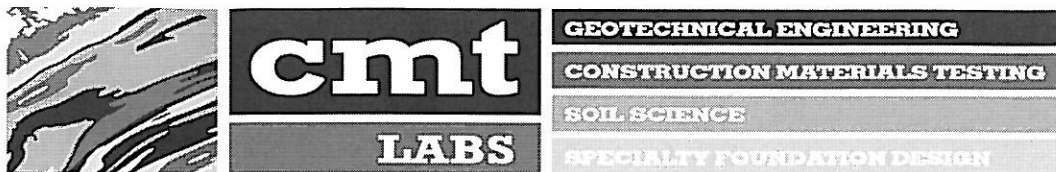
Excavation Equipment: Backhoe

Description	Depth (Feet)	Remarks
Ap - 8" TOPSOIL		
Bt - Reddish Brown Silty CLAY, Trace Sand; Moist	1	
	2	
R - Gray Weathered LIMESTONE, Trace Clay; Broken, Platy, Moist	3	
	4	
	5	
Bottom of Pit - 5.0'	6	Groundwater Not Encountered
	7	
	8	
	9	
	10	
	11	
	12	

CMT Laboratories, Inc.

2701 Carolean Industrial Drive, State College, PA 16801 Phone: (814) 231-8845 Fax: (814) 231-8846

www.cmtlabsinc.com



The groundwork for success.

Test Pit Log

Project: Athletic Field - Oak Hall

Date Performed: 1/6/2009

Location: College Township, Centre County, PA

CMT File Number: 09401

Client: Pashek Associates

Location: TP18

Excavation Equipment: Backhoe

Description	Depth (Feet)	Remarks
Ap - 7" TOPSOIL		
Bt - Reddish Brown Silty CLAY; Moist	1	
	2	
B/R - Gray Weathered LIMESTONE (Cobbles & Boulders) with Clay; Platy, Broken, Moist	3	
	4	
Bottom of Pit - 4.0'		Groundwater Not Encountered
	5	
	6	
	7	
	8	
	9	
	10	
	11	
	12	



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CONSTRUCTION MATERIALS TESTING

SOIL SCIENCE

SPECIALTY FOUNDATION DESIGN

The groundwork for success.

Test Pit Log

Project: Athletic Field - Oak Hall

Date Performed: 1/6/2009

Location: College Township, Centre County, PA

CMT File Number: 09401

Client: Pashek Associates

Location: TP19

Excavation Equipment: Backhoe

Description	Depth (Feet)	Remarks
Ap/Bt - 5" TOPSOIL & Reddish Brown Silty Clay		
R - Gray LIMESTONE; Somewhat Broken, Platy		
Bottom of Pit - 1.0'	1	Groundwater Not Encountered
	2	
	3	
	4	
	5	
	6	
	7	
	8	
	9	
	10	
	11	
	12	



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GEOTECHNICAL ENGINEERING

CONSTRUCTION MATERIALS TESTING

SOIL SCIENCE

SPECIALTY FOUNDATION DESIGN

The groundwork for success.

Test Pit Log

Project: Athletic Field - Oak Hall

Date Performed: 1/6/2009

Location: College Township, Centre County, PA

CMT File Number: 09401

Client: Pashek Associates

Location: TP20

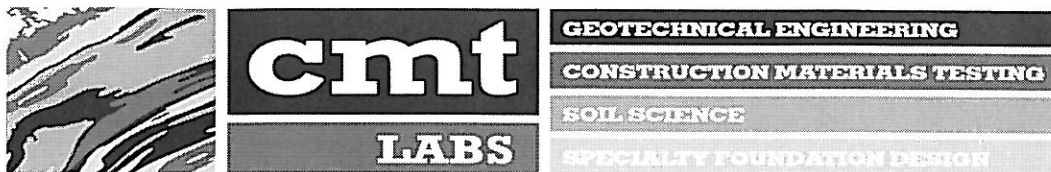
Excavation Equipment: Backhoe

Description	Depth (Feet)	Remarks
Ap - 5" TOPSOIL (Brown SILT with Clay, Little Sand; Granular)		
Bt₁ - Reddish Brown Silty CLAY, Few Limestone Cobbles; Fine to Medium Sub-Angular Blocky Structure, Moist	1	
Bt₂/R - Reddish Brown Silty CLAY and Weathered LIMESTONE (Cobbles & Boulders); Medium Sub-Angular Blocky Structure, Moist	2	1.8' - 3.0': Boundary between soil and weathered rock is irregular. Portions of pit are relatively free of weathered rock to depth of approximately 3.0'.
Bottom of Pit - 3.0'	3	Groundwater Not Encountered
	4	
	5	
	6	
	7	
	8	
	9	
	10	
	11	
	12	

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Test Pit Log

Project: Athletic Field - Oak Hall

Date Performed: 1/6/2009

Location: College Township, Centre County, PA

CMT File Number: 09401

Client: Pashek Associates

Location: TP21

Excavation Equipment: Backhoe

Description	Depth (Feet)	Remarks
Ap - 18" TOPSOIL (Brown SILT with Clay, Little Sand; Granular)	1	3.0' - 6.0': Boundary between soil and weathered rock is irregular. Portions of pit are relatively free of weathered rock to depth of approximately 6.0'.
Bt₁ - Reddish Brown Silty CLAY, Trace Sand & Gravel; Fine to Medium Sub-Angular Blocky Structure, Moist	2	
Bt₂/R - Reddish Brown Silty CLAY and Weathered LIMESTONE (Cobbles & Boulders); Medium to Coarse Sub-Angular Blocky Structure, Moist	3	
	4	
	5	
Bottom of Pit - 6.0'	6	Groundwater Not Encountered
	7	
	8	
	9	
	10	
	11	
	12	



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The groundwork for success.

Test Pit Log

Project: Athletic Field - Oak Hall

Date Performed: 1/6/2009

Location: College Township, Centre County, PA

CMT File Number: 09401

Client: Pashek Associates

Location: TP22

Excavation Equipment: Backhoe

Description	Depth (Feet)	Remarks
Ap - 6" TOPSOIL		
Bt - Reddish Brown Silty CLAY, Trace Sand & Gravel; Moist	1	
	2	
B/R - Reddish Brown Silty CLAY with Weathered Limestone (Cobbles & Boulders); Moist	3	2.5' - 3.5': Boundary between soil and weathered rock is irregular. Portions of pit are relatively free of weathered rock to depth of approximately 3.5'.
Bottom of Pit - 3.5'	4	Groundwater Not Encountered
	5	
	6	
	7	
	8	
	9	
	10	
	11	
	12	

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The groundwork for success.

Test Pit Log

Project: Athletic Field - Oak Hall

Date Performed: 1/6/2009

Location: College Township, Centre County, PA

CMT File Number: 09401

Client: Pashek Associates

Location: TP23

Excavation Equipment: Backhoe

Description	Depth (Feet)	Remarks
Ap - 6" TOPSOIL		
Bt - Reddish Brown Silty CLAY, Trace Sand & Gravel; Moist	1	
	2	
R - Gray Weathered LIMESTONE, Little Clay; Broken, Platy, Moist	3	
Bottom of Pit - 3.5'	4	Groundwater Not Encountered
	5	
	6	
	7	
	8	
	9	
	10	
	11	
	12	



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CONSTRUCTION MATERIALS TESTING

SOIL SCIENCE

SPECIALTY FOUNDATION DESIGN

The groundwork for success.

Test Pit Log

Project: Athletic Field - Oak Hall

Date Performed: 1/6/2009

Location: College Township, Centre County, PA

CMT File Number: 09401

Client: Pashek Associates

Location: TP24

Excavation Equipment: Backhoe

Description	Depth (Feet)	Remarks
Ap - 5" TOPSOIL		
Bt - Reddish Brown Silty CLAY, Trace Sand & Gravel; Moist	1	
	2	
B/R - Reddish Brown Silty CLAY, Trace Sand with Weathered Limestone (Cobbles & Boulders); Moist	3	Groundwater Not Encountered
Bottom of Pit - 2.5'	4	
	5	
	6	
	7	
	8	
	9	
	10	
	11	
	12	

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Appendix C: PNDI

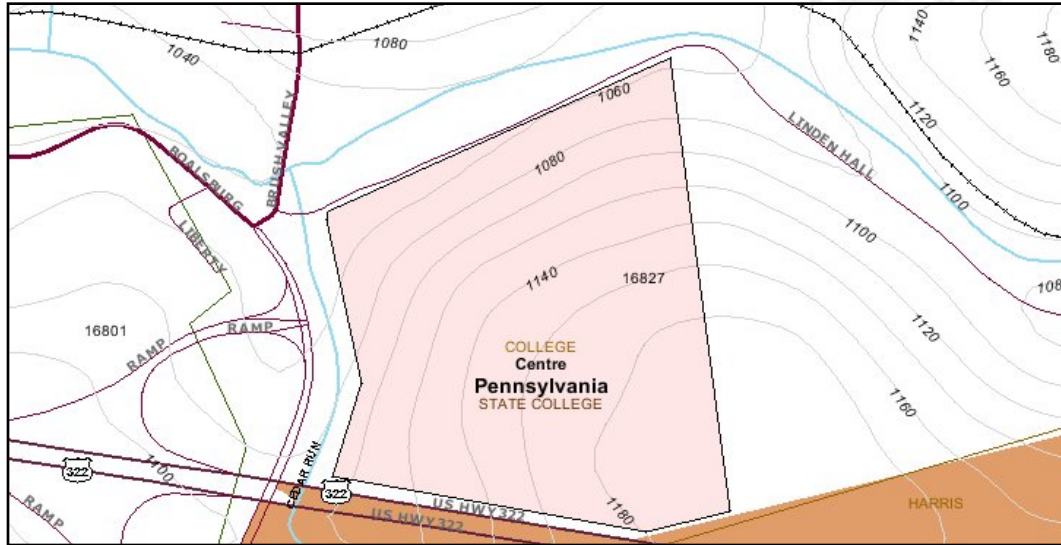
PNDI Project Environmental Review Receipt

Project Search ID: 20081229172580

Project Name: Oak Hall Park

Date: 12/29/2008 3:36:15 PM

Project Location



Project Name: Oak Hall Park

On Behalf Of: Self

Project Search ID: 20081229172580

Date: 12/29/2008 3:35:58 PM

of Potential Impacts: 0

Jurisdictional Agency:

Project Category: Recreation, Campgrounds/parking lots, playgrounds

Project Location

Decimal Degrees: 40.79291 N, -77.79795 W

Degrees Minutes Seconds: 40° 47' 34.5" N, 77° 47' 52.7" W

Lambert: 56875.68327304, 652820.86225322 ft

ZIP Code: 16827

County: Centre

Township/Municipality: COLLEGE

USGS 7.5 Minute Quadrangle ID: 657

Quadrangle Name: STATE COLLEGE

Project Area: 61.6 acres

Location Accuracy

Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Receipt is solely responsible for the project location and thus the correctness of the Project Review Receipt content.

0 Known Impacts

Under the Following Agencies' Jurisdiction:
None

PNDI Project Environmental Review Receipt

Project Search ID: 20081229172580

Project Name: Oak Hall Park

Date: 12/29/2008 3:36:15 PM

Pennsylvania Natural Diversity Inventory (PNDI) records do **NOT** indicate any known impacts on special concern species and resources within the project area. DEP requires a signed copy of this receipt with permit applications being submitted as indication that an environmental review has been conducted and completed. See DEP PNDI policy at www.naturalheritage.state.pa.us for more information.

Based on the information you provided, no further coordination is required by the Pennsylvania Game Commission, the Pennsylvania Fish and Boat Commission, or the Pennsylvania Department of Conservation and Natural Resources with regard to special concern species, natural communities, or outstanding geologic features. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

Based on the project-specific information you provided, no impacts to federally listed, proposed, or candidate species are anticipated. Therefore, no further consultation under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.* is required with the U.S. Fish and Wildlife Service. Because no take of federally listed species is anticipated, none is authorized. For a list of species that could occur in your project area (but have not been documented in PNDI), please see the county lists of threatened, endangered, and candidate species. A field visit or survey may reveal previously undocumented populations of one or more threatened or endangered species with a project area. If it is determined that any federally listed species occur in your project area, the U.S. Fish and Wildlife Service requires that you initiate consultation to identify and resolve any conflicts. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

These determinations were based on the project-specific information you

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 information you provided does not accurately reflect this project, or if project plans change, DEP and the jurisdictional agencies require that another PNDI review be conducted.

This response represents the most up-to-date summary of the PNDI data files and is good for one(1) year from the date of this PNDI Project Environmental Review Receipt.

DISCLAIMER

The PNDI environmental review website is a preliminary environmental screening tool. It is not a substitute for information obtained from a field survey of the project area conducted by a biologist. Such surveys may reveal previously undocumented populations of species of special concern. In addition, the PNDI only contains information about species occurrences that have actually been reported to the Pennsylvania Natural Heritage Program.

TERMS OF USE

Upon signing into the PNDI environmental review website, and as a condition of using it, you agreed to certain terms of use. These are as follows:

The web site is intended solely for the purpose of screening projects for potential impacts on resources of special concern in accordance with the instructions provided on the web site. Use of the web site for any other purpose or in any other way is prohibited and subject to criminal prosecution under federal and state law, including but not limited to the following: Computer Fraud and Abuse Act of 1986, as amended, 18 U.S.C. Â§ 1030; Pennsylvania Crimes Code, Â§ 4911 (tampering with public records or information), Â§ 7611 (unlawful use of computer and other computer crimes), Â§ 7612 (disruption of service), Â§ 7613 (computer theft), Â§ 7614 (unlawful duplication), and Â§ 7615 (computer trespass).

PNDI Project Environmental Review Receipt

Project Search ID: 20081229172580

Project Name: Oak Hall Park

Date: 12/29/2008 3:36:15 PM

The PNHP reserves the right at any time and without notice to modify or suspend the web site and to terminate or restrict access to it.

The terms of use may be revised from time to time. By continuing to use the web site after changes to the terms have been posted, the user has agreed to accept such changes.

This review is based on the project information that was entered. The jurisdictional agencies and DEP require that the review be redone if the project area, location, or the type of project changes. If additional information on species of special concern becomes available, this review may be reconsidered by the jurisdictional agency.

PRIVACY and SECURITY

This web site operates on a Commonwealth of Pennsylvania computer system. It maintains a record of each environmental review search result as well as contact information for the project applicant. These records are maintained for internal tracking purposes. Information collected in this application will be made available only to the jurisdictional agencies and to the Department of Environmental Protection, except if required for law enforcement purposes—see paragraph below.

This system is monitored to ensure proper operation, to verify the functioning of applicable security features, and for other like purposes. Anyone using this system consents to such monitoring and is advised that if such monitoring reveals evidence of possible criminal activity, system personnel may provide the evidence to law enforcement officials. See Terms of Use.

Print this Project Review Receipt using your Internet browser's print function and keep it as a record of your search.

Signature: _____

Date: _____

Project applicant on whose behalf this search was conducted:

APPLICANT

Contact Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

Email: _____

PERSON CONDUCTING SEARCH (if not applicant)

Contact Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

Email: _____

The following contact information is for the agencies involved in this Pennsylvania Natural Diversity Inventory environmental review process. Please read this entire receipt carefully as it contains instructions for how to contact these agencies for further review of this particular project.

PNDI Project Environmental Review Receipt

Project Search ID: 20081229172580

Project Name: Oak Hall Park

Date: 12/29/2008 3:36:15 PM



Appendix D: Meeting Minutes and Materials



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

Regional Park Planning Hearing #1 Summary

Wed., Oct. 22, 2008, 7:30 – 9:00 PM at

Mt. Nittany Middle School Cafeteria, 656 Brandywine Drive, State College 16801

Welcome and Introductions: (Total attendance 51 including 2 staff members)

Ronald J. Woodhead, CRPR Director, welcomed everyone to the meeting and introduced the members of the Regional Park Planning Committee and the Project Consultants

Regional Park Committee from Ad Hoc Regional Park Committee:

Dan Klees, College Township; Dick Mascolo, Ferguson Township; James Rosenberger, Borough of State College; Dan Sieminiski, Penn State University

Regional Park Committee from Centre Regional Recreation Authority:

Sue Mascolo, Ferguson Township; Roy Harpster, Harris Township

Municipal Managers:

Adam Brumbaugh, College Township; Mark Kunkle, Ferguson Township

Staff members:

Ronald J. Woodhead, CRPR Director; Jeff Hall, Recreation Supervisor-Sports & Fitness

Project Consultants:

Jim Pashek, Dan Jones

Mr. Jim Pashek, Pashek Associates reviewed the goals for the meeting and answered the question “What is a Master Site Plan.” The Master Site Plan is really three or four sections;

- 1) public process of collecting information and ideas;
- 2) analysis process where you inventory what is available on the site (both physically and culturally);
- 3) start design, giving form to the ideas and comments that have been made;
- 4) finding the costs and prioritizing.

He then reviewed what has been done so far to obtain information and comments.

Mr. Dan Jones, Pashek Associates, reviewed each regional park site; Oak Hall Parklands, 68 acres and Whitehall Road parklands, 75 acres. He talked about the soils, access, slopes, location, surroundings, and the specifics of each site (potentials and challenges). While public input regarding the regional parks will be used for both sites, the immediate focus will be on the Master Site Plan for the Oak Hall parklands.

Mr. Pashek then outlined a process so that everyone would have the opportunity to provide their suggestions for facilities at the new parks. In addition written comments will be accepted at each hearing and be incorporated into the record. He distributed cards to those attending and asked them to write on their cards - “What facilities would you like to see

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

developed at the regional parks?” When the participants finished writing, Mr. Pashek asked these participants to share one thing they had written on their card. These facilities are listed with the ranking chosen by the participants are listed below.

COG Regional Park Master Plans Public Suggestions (ranked) on Wed., 22 Oct 08 at Mount Nittany Middle School	
Votes	Key Issues and Recommended Facilities for the Regional Parks
12	Oak Hall intersection - difficult, steep entrance
10	Soccer fields - lots (6) full size, lights
9	Unprogrammed space
9	Jogging trail & walking trails - natural surface preferred
8	Oak Hall - Picnic areas / shelters, open space; Whitehall Road - athletics
8	Concerned with lights, especially sports field lighting - Oak Hall, rural character
7	Picnic shelters, playground - (3) w/capacity for 20 people w/wind wall (Fort Bellefonte shelter)
7	Restrictions - Water quality, Spring Creek stormwater management
7	Community garden - fence, perennials & vegetables, 2-3 acres (Whitehall Rd.) sunny
6	Fence to adjacent farm property at Oak Hall
6	Natural heritage - back to history; tell the story through interpretive signs and programs
6	Year-round tennis facilities - bubble cover
6	Steeper areas - natural habitat trails, protect steep slopes from more intensive development
5	Bikes use Lincoln - bike access - Atherton St. bikeway - some park users will arrive via bicycle
4	Baseball fields - Little Leagues, storage, lighting
4	Harris Township - Wind generator; consider for these parks
4	Small stage - lawn, capacity to host 1-200 people
4	Attractive permanent entry point - Second access Oak Hall
3	Basketball courts: (4) lighted
2	Gym, lots of things (hub), serve many functions, classrooms, year-round use - Volleyball, indoor soccer, basketball, interpretive center
2	Wooded lot at Whitehall Park - preserve
2	Bird watch blind / platform near wooded areas of both parks
2	Remote-controlled airplane airfield, 8 acres, shelter
2	Volleyball courts: (2) sand
2	Mini-golf course
2	Remote-controlled cars, paved area
2	Concessions stand
2	Nighttime security
2	Softball fields (4) - Junior girls
1	Cross-country skiing trails
1	Ice skating rink
1	Bocce courts
1	Fitness stations along trail
	Sledding hill (lighting)
	Dog Park: Water, shelter, kiosk w/info, benches, scooper bags
	Bus access near site; may allow less parking
	Hot air balloon launch area
	Skate park - street course
	Frisbee golf course
	Maintenance facility
	Restrooms

Mr. Pashek then reviewed the next steps. The suggestions from tonight's meeting will be listed by priority and will be posted on the website. There is a meeting tomorrow night, then the park planning committee will meet. He reviewed the statistics of the surveys so far: approximately 21% of the surveys returned. The paper and website survey results will be compiled and reviewed. Watch the website around January for the dates of additional meetings where some of the ideas and concepts will be shared. The question was asked as to the time frames for Oak Hall and for Whitehall Road. Mr. Pashek replied that he is hoping by the end of spring that there is a clear indication of what will be done at Oak Hall. Mr. Woodhead indicated that there are no plans yet for construction but he is hoping that plans for the Whitehall Road parkland will be available in a year. The question was asked if there will be a point where you could voice your negative opinions. Mr. Jones suggested that the person email her concerns to Mr. Woodhead. Mr. Pashek asked everyone to encourage their friends to attend the meeting tomorrow night (23 Oct 08).

Funding assistance to acquire the regional parklands and to prepare the Master Site Plans has been provided by the five participating municipalities and by a grant from PA DCNR "Community Conservation Partnership Program."



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

Regional Park Planning Hearing #2 Summary

Thursday, Oct. 23, 2008, 7:30 – 9:00 PM at
the COG Building Forum Room, 2643 Gateway Drive, State College 16801

Welcome and Introductions *(with 17 in attendance including 3 staff members)*

Ronald J. Woodhead, Director CRPR, welcomed everyone to the meeting and introduced the members of the Regional Park Planning Committee and the Project Consultants:

Regional Park Committee from Ad Hoc Regional Park Committee:

Dan Klees, College Township; Dick Mascolo, Ferguson Township; Dan Sieminiski, Penn State University; Jeff Luck, Patton Township (and son)

Regional Park Committee from Centre Regional Recreation Authority:

Sue Mascolo, Ferguson Township; Donna Conway, State College Borough

Staff members:

Ronald J. Woodhead, Director CRPR; Jeff Hall, Recreation Supervisor-Sports & Fitness; Jim Steff, COG Executive Director

Project Consultants:

Jim Pashek, Dan Jones

Mr. Jim Pashek, Pashek Associates, reviewed the goals for the meeting and answered the question “What is a Master Site Plan.” A Master Site Plan is a policy document that sets the framework that helps us make decisions about the uses of the parks. This usually results in a concept drawing of the park development. The Master Site Plan is really three or four sections;

- 1) public process of collecting information and ideas;
- 2) analysis process where you inventory what is available on the site (both physically and culturally);
- 3) start design, giving form to the ideas and comments that have been made;
- 4) finding the costs and prioritizing.

He then reviewed what has been done so far to obtain information and comments.

Mr. Dan Jones, Pashek Associates, reviewed each regional park site; Oak Hall Parklands, 68 acres and Whitehall Road parklands, 75 acres. He talked about site analysis that includes the soils, access, slopes, location, surroundings, and the specifics of each site (potentials and challenges). The analysis is much more than just facts but includes the cultural and natural information about the park. While public input regarding the regional parks will be used for both sites, the immediate focus will be on the Master Site Plan for the Oak Hall parklands. He also cautioned people to remember that the park has not been designed yet; these maps are not designs.

Mr. Pashek asked those who were attending for the first time what items they were specifically interested in. A list of these suggestions is attached to this summary. They also had a discussion about what was expected when suggesting to have part of the park specified for radio controlled airplanes. Also, there was a question if access could be off Warner Blvd. – a discussion followed about access and the higher costs some of these suggestions would entail. Another discussion centered on whether there should be lights at any of these fields / parks. The majority of those present would rather not have lights. The sports organizations interviewed earlier in the day preferred lighting, saying that it would extend their season.

COG Regional Park Master Plans Public suggestions on Thursday, 23 Oct 08 at the COG offices (No ranking was conducted)	
Athletic fields	
Trails / Walking	
Picnic Areas / Pavilions	
Other activities for kids while sibling is on field i.e. a playground, natural climbing structure, trails	
Natural seating "berms" to watch games	
Amphitheater for concerts	
South Atherton bike, Middle School (Warner Blvd. fatality) - provide safe access to Boalsburg (Oak Hall site)	
Non-traditional sports i.e. archery, volleyball, intramural sports @ Middle School (Oak Hall site)	
Opportunities to walk from Mt. Nittany Middle School (Oak Hall site)	
Disc golf course	
Softball fields	
Climbing - natural features protected	
Model airplane field – define runway area, shelter, power for recharging	
Nature area - not necessarily a nature center, kids getting dirty, learning	
Remote-controlled car area	
Natural play areas - sand	
What to do with the wind - wind sculpture, windmill for power (Oak Hall)	
Dark colors to absorb heat because of "cool" site (Oak Hall)	
Trail through wooded area	
Warming facility - fireplace, passive / active solar	
Sustainable materials w/ educational message	
Sound environmental principles - Existing vegetation, stormwater, thoughtful design	
Avoid vegetative monoculture – w/ education about risks	
Shade	
Safe pedestrian access to park over / under bypass (Oak Hall)	
Camping (informal)	
Need sports facilities	
Concerned with lighting - neighbors, noise late in evening, light pollution, parks need lights, Oak Hall - no lights	
Oak Hall: less sports, topography more interesting; Whitehall: sportfields	
Shallow area for outdoor skating. Warming hut.	
Kite-flying area	
Restroom or (disguised) Port-a-Johns	

Mr. Pashek then reviewed the next steps. He reviewed the statistics of the surveys so far: approximately 21% of the surveys returned. The most frequent use of the parks is to walk or

ride bike. The question was asked if the response in this area is the same or different than other areas. Mr. Pashek said that it is about the same, but the response rate is high. People want unstructured open space to use for family fun. A suggestion was made that some form of sanitary facilities should be available at every park. The suggestions from tonight's meeting will be shown above and will also be posted on the website. The paper and website survey results will be compiled, reviewed and posted on the CRPR website. Watch the website around January for the dates of additional meetings where some of the ideas and concepts will be shared. He thanked everyone for coming.

Funding assistance to acquire the regional parklands and to prepare the Master Site Plans has been provided by the five participating municipalities and by a grant from PA DCNR "Community Conservation Partnership Program."



Centre Region Council of Governments REGIONAL PARK PLANNING COMMITTEE

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OAK HALL REGIONAL PARKLANDS COMMUNITY MEETING SUMMARY

Presentation of the Draft Master Site Plan

Tuesday, February 10, 2009, 7 PM at
the College Township Municipal Building, 2nd Floor Meeting Room
1481 E. College Ave., State College

Welcome and Introductions *(with approximately 72 in attendance plus 3 staff and 2 consultants)*

Ronald J. Woodhead, Director CRPR, welcomed everyone to the meeting and introduced the members of the Regional Park Planning Committee and the Project Consultants:

Regional Park Committee from Ad Hoc Regional Park Committee:

Dan Klees, College Township; Dick Mascolo, Ferguson Township; James Rosenberger, State College Borough

Regional Park Committee from Centre Regional Recreation Authority:

Sue Mascolo, Ferguson Township; Donna Conway, State College Borough; Donna Ricketts, State College Area School District; Kathy Matason, College Township

Staff members:

Ronald J. Woodhead, Director CRPR; Jeff Hall, Recreation Supervisor-Sports & Fitness; Jim Steff, COG Executive Director

Project Consultants:

Jim Pashek, Dan Jones

(Note: The PowerPoint presentation used for this meeting is posted at www.crpr.org. The draft master site plan for the Oak Hall parklands as the Layout Configuration Diagram for Whitehall Road parklands is also posted there.)

Mr. Jim Pashek, Pashek Associates, reviewed the goals for the meeting and answered the question, "What is a Master Site Plan." A Master Site Plan is a policy document that sets the framework that helps us make decisions about the uses of the parks. This usually results in a concept drawing of the park development. The Master Site Plan is really three or four sections;

- 1) public process of collecting information and ideas;
- 2) analysis process where you inventory what is available on the site (both physically and culturally);
- 3) start design, giving form to the ideas and comments that have been made;
- 4) finding the costs and prioritizing.

He then reviewed what has been done so far to obtain information and comments.

Mr. Dan Jones, Pashek Associates, reviewed each regional park site; Oak Hall Parklands, 68 acres and Whitehall Road parklands, 75 acres. He talked about their site analysis that included the soils, access, slopes, location, surroundings, and the specifics of each site (potentials and challenges). The analysis is much more than just facts but includes cultural and natural information about the park. While public input regarding the regional parks will be used for both sites, the immediate focus will be on the Master Site Plan for the Oak Hall parklands. He then reviewed the public input to date from surveys, hearings, interviews, national standards, and planning committee meetings.

Mr. Jones and Mr. Pashek then presented what municipal park facilities are recommended for the Centre Region. They also presented (1) the draft Master Site Plan for Oak Hall and (2) the Whitehall Road Parkland Layout Capacity Diagram. Talking about Oak Hall, Mr. Jones indicated that they are making key assumptions: 1) the topography does not support numerous sport fields and extensive excavation will not take place to provide the flat areas needed for all the sports fields 2) Using the entrance road that is already there; keep the house (rented to assist with site security, but not as a feature of the park.) 3) The flatter area is the logical place for the athletic fields 4) The logical place for parking would be close to the rental house area and maintenance facility 5) Keep the conservation area and possibly expand it. 6) develop a core area – for pavilions, restrooms, playground, etc. 7) Keep the long hedgerow that has been there 8) Maybe form new hedgerows so that the wind effects would be lessened. He related that walking is the most popular in all the surveys they did. He reviewed the drawing for Whitehall Road (which is not a Master Site Plan but just a Capacity Diagram) to help identify what should be planned for Oak Hall. The Capacity Diagram revealed that there is a lot of acreage there that is well suited for athletic fields. The draft Master Site Plan for Oak Hall includes three softball fields, a (fenced, off-leash) dog park, the house, parking lot, maintenance facility, a pavilion, playground, volleyball, play fields, tennis courts, basketball courts, restrooms, small combination field, septic fields, trails (perimeter and through park).

Mr. Jones indicated they had five goals for this project: They wanted to 1) respect the environment, 2) respond to the community 3) put the right set of uses together in the right place 4) be economically feasible and 5) the park to be beautiful.

Mr. Jones then explained that there was an exercise for those present. Mr. Pashek related that there was a draft Master Site Plan of Oak Hall, a copy of the Capacity Diagram for Whitehall Road, and some paper, pencils, markers on each table. Each table was to discuss what they liked about the draft, what they didn't like, and their suggestions. Also, each table was to indicate what they thought should be completed first. They were to focus on the Oak Hall site but could comment on the Whitehall site. A question was asked as to how windy it is at Oak Hall. The answer was VERY windy. The concern was that tennis would not work if it was very windy. It was noted that there would be windscreen but there was still concern about the wind. A question was then asked about the time line as to what would be completed first? Mr. Pashek indicated he did not know and that probably would be decided by the COG.

The question was asked if there were sink holes at Oak Hall and at Whitehall. Mr. Jones indicated there are no apparent sinkholes at either site. The groups then started to discuss. The results of the discussion are included in Appendix A.

Mr. Pashek then gathered information from each table and then the sheets would be gathered. He asked that the top three items be presented in each category by each group. Steve Ackey, State College Borough, the likes – first Oak Hall, then Whitehall - 1) planned well, that there would not be a lot of excavating to flatten the land, 2) having Softball fields (there was a thought that this would bring in less traffic) 3) core area; needs improvement -1) restrooms – only one set in the middle – should be more- also more shelter 2) porous for material in parking lot 3) pick your own produce – not community gardens – young farmers could raise and sell produce – pick your own 4) trails could be of various surfaces Development priorities – softball fields and trails Whitehall in general – more balance; it looks more like a sports complex than a park. They would like to see the hedgerow idea incorporated at Whitehall.

Larry Hutchinson, Harris Township, - This group looked at the non sports items in this park, 1) pleased with the walking hedgerows and the fact that the park has been planned environmentally sensitive, 2) Amphitheatre – they realize that Orchard Park has one but the stage is gravel which is not appropriate for theatre 3) could it have basketball courts in the area where the tennis courts are located (Mr. Jones indicated there are basketball courts there) 4) some or all of the hiking paths could be bike friendly, some could be x country skiing friendly 5) there is a need in the Centre Region for an indoor facility.

Ron Smith from the area, 1) walking path or bike path along Linden Hall Road and connect it on the left hand side to the park 2) ice rink and toboggan slide would work great 3) indoor tennis courts that may pay for themselves – there is one at the University but they are not always available 4) when you built softball fields don't have to have magnificent fences around them – this park may be should look like an agricultural park rather than an urban park 5) do not obstruct the view of Mt. Nittany.

Ann Kelley – Oak Hall, 1) liked the walking paths would like to include more natural areas than are shown 2) liked the absence of light 3) liked the attention to environmental issues 4) could use a bike connection to Linden Hall Road 5) Model Airplane airport - smaller one at Oak Hall and larger one at Whitehall Road 6) concern about wind in relation to softball field Whitehall – 1) community gardens 2) biking could be connected at some point to Rothrock. Asked Ron Smith if all his comments were for the Oak Hall site or were some for Whitehall.

Mr. Smith indicated that the indoor tennis facility should be Oak Hall. Question asked if he is talking about a bubble or brick and mortar, because the bubble would not hold up in the wind. Mr. Smith related that wind was less forceful on some parts of the site; he was thinking that the best location for the enclosure would be around where the Dog Park is on the plan.

Paul Rebarchak, Oak Hall, - 1) looking at both plans and the budget constraints over the next several years why Whitehall Road is not being developed first since it would serve more groups. He thinks it just makes sense to do Whitehall first 2) should allow enough buffer between Oak Hall Parkland and the Everhart property 3) likes the idea of no lights 4) major concern the residents had petitioned the township about the traffic situation (speeding – and they have not heard anything from the Township) and now adding more traffic is of great concern 5) do not eliminate dogs on a leash from the rest of the park 6) walking trails 7) like what you have done including the attention to environmental issues.

Rick Tetzlaff, Ferguson Township – Many of the issues they discussed in their group has already been discussed. 1) great planning and foresight 2) place for a multi-use dome that could be used for many sports 3) Frisbee golf – Ultimate Frisbee 4) would the park be gated (just a general question) 5) Softball should be developed – Hess Field 14 tournaments scheduled between May 1 and August – could start to generate revenue 6) would you consider batting

cages for people who play softball. 7) more than one sand volleyball court 8) if the park is used for softball tournament play it would need fences 9) did you take into account the sun in positioning the home plate (yes they have) 10) Any thought to moving the playground, restrooms, and concession to the free space and doing a wagon wheel of the fields to give more access 11) bike path to connect Nittany View Park.

Carol Oliver, Lemont - 1) like the idea of massing facilities 2) like natural looking 3) near a major intersection 4) walking trails 5) didn't think tennis would do well on such a windy site - major need of tennis is six courts that are lighted 6) when talking about sports, tennis was not mentioned. There is a tennis association now in the area and they would like to be included in the discussions. Mr. Pashek explained why there are not more tennis courts. 7) would like to see both parks done almost at the same time 8) synthetic surface fields would allow the fields to be used all year 9) thinks that lights fit in Oak Hall - a need for lights for tennis - tennis played from age 5 - 90 10) with a tennis facility you can have it be the welcome center and cut down problems with vandalism of the bathrooms.

There was a person who indicated that there are lighted courts in the area but you have to be a member to play on these courts and that membership is very expensive.

Sue Matalavage, Patton Township - 1) thinks that the Whitehall Park is more suited to what is needed right now - should be moved to the front 2) concern about the road at Oak Hall is narrow but also want narrow to keep speeders down, suggest a posted speed limit also signs that there are bikers 3) no lights 4) trail should come around and connect behind the parking lot - it does not connect and didn't want people to go through the parking lot.

Mr. Woodhead responded to a question about why Oak Hall planning is ahead of the Whitehall Road planning? He said it was because the Oak Hall site was purchased in 2005 and the Master Site Planning grant approved in late-2006. The Whitehall Road site was purchased in May 2008 and that Master Site Planning grant was approved in late-2008.

Mr. Pashek thanked everyone for their input and then provided the next steps. He indicated they will take all these ideas and will massage the draft Master Site Plan. These comments and any changes to the Master Site Plan will be presented to the Study Committee in the next several months and talk about what trade-offs there are for Oak Hall. Talk about Whitehall Road parkland. Then a report will be sent to DCNR. After their approval, late spring, there will be another public meeting to present the ideas, costs, and phasing.

Mr. Jones reminded everyone that decisions will have to be made and not everyone will get what they want. The committee responsible for the project will be deciding the details of the park.

Funding assistance to acquire the regional parklands and to prepare the Master Site Plans has been provided by the five participating municipalities and by a grant from PA DCNR "Community Conservation Partnership Program."

APPENDIX A – Suggestions Provided by Each Group (Compiled)

√ = mentioned by more than one group

What could be improved?

Will the restrooms be adequate?
More shelters?
Use porous pavement
Consider an amphitheatre
More Basketball courts
Paths could also be used for x country skiing
Uses for all seasons
Consider the Linden Hall Road path system
Ice rink
Softball fields need outfield fences? (Yes for adults)
More natural areas
Bike connection
Model Airplane facilities
Whitehall Road trail connections (at that site)
Buffer the adjoining Everhart agricultural property
No field / court lights
Traffic controls √
A Multi-use Dome
Frisbee Golf
Batting cages
More volleyball
Arrangement of softball access / other concessions / onside
Tennis needs (6 courts)
Include the local tennis organization in planning
Synthetic fields
Lighted tennis courts
Route the trails to avoid the parking areas
Indoor Tennis

What do you like about the plan?

Sensitive Planning
Core area
Softball good
Path System √√
Environmental Sensitivity √
Protect views of Mt. Nittany
Natural areas
Softball fields with fences
Concentration of Softball
No lights
Spatial “Rooms” √

Other Input

Gating of park entrance
Indoor facility – needed in the area but not necessarily at these parks

What should be developed first?

Softball fields (Oak Hall) √
Whitehall Road parkland √
Develop both parks simultaneously



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Oak Hall Parklands Master Site Plan DCNR # BRC-TAG-12-228 **Project Study Committee Meeting** **Summary from Monday, June 16, 2008** 12:15 PM in the COG Building Forum Room

1. Introductions

Mr. Woodhead welcomed everyone and then asked if everyone would introduce themselves. Those present included:

- Ad Hoc Regional Park Committee
 - Dick Mascolo, Ferguson Township
 - Cliff Warner, Harris Township
 - Jim Rosenberger, State College Borough
 - Dan Klees, College Township
- Centre Regional Recreation Authority
 - Donna Conway, State College Borough
 - Roy Harpster, Harris Township
 - Sue Mascolo, Ferguson Township
 - Chris Hurley, Patton Township
 - Donna Ricketts, SCASD
- Municipal Managers
 - Amy Farkas, Harris Township
 - Mark Kunkle, Ferguson Township
 - Adam Brumbaugh, College Township
 - Doug Erickson, Patton Township
- Staff
 - Ronald J. Woodhead, Director
 - Diane Ishler, Office Manager
 - Greg Roth, CRPR Parks Supervisor
- Consultants
 - Jim Pashek, Dan Jones, Vince Rozzi

Mr. Woodhead then turned the meeting over to Jim Pashek to lead the work session.

2. Review the Planning Process / Schedule

Mr. Pashek distributed the original project schedule. He indicated that the dates had to be changed due to the meeting being later than originally planned. Mr. Klees asked about Meeting #3 stating that the results of key person interviews would be discussed but he did not see who these key persons were or who would actually hold the interviews or when they were interviewed. Mr. Pashek said that he will have that information in the next few weeks.

3. Review Site Analysis Information

Mr. Pashek turned the presentation over to Mr. Jones who distributed a site analysis for both the Oak Hall Regional and Whitehall Rd. Parklands. The analysis included natural factors, cultural factors, as well as opportunities and limitations. Oak Hall is a great site with:

- 1) no known impacts of special concerns per the PA Natural Diversity Index (PNDI) process;

- 2) no current sinkholes but with the potential for ones to develop pending soil disturbances. He noted that 30 of 68 acres show slopes of 5-10%;
- 3) has soil types with good drainage;
- 4) most of the slopes are to the south or southwest which will retain less moisture;
- 5) the northern portion of site will result in a shaded, cooler zone allowing snow to persist;
- 6) the site occupies an exposed, upland position within the valley which will allow more wind;
- 7) currently has a young forest, hedgerows and active crop land with diverse wildlife habitat and great views;
- 8) can hear the highway noise from the Mt. Nittany Expressway.
- 9) A concern also exists that park vehicular access is almost exclusively via one intersection.

Mr. Kunkle asked if the tree /shrub line would be a defining element. Mr. Jones indicated that he would like that fence row to remain, but that would be determined by the decided development.

The Whitehall Road parklands:

- 1) are relatively flat (75 acres total) with slopes less than 5%;
- 2) there are no known impacts of special concern;
- 3) has soil depressions that have the potential for sinkholes;
- 4) are well drained soils;
- 5) has little traffic noise;
- 6) mostly crop land with one mature, wooded area, but has the opportunity to have a variety of wildlife with more vegetation;
- 7) offers beautiful views.

4. Brainstorm Park Opportunities & Challenges

Mr. Pashek reviewed the copy of the 2002 memo from the CRPR Board to the Ad Hoc Regional Park Committee that identified needed recreation facilities and is the need for the items were still valid: aquatics facility (no, with current replacement of two current pools) 8 soccer fields (yes); 10 youth soccer fields (yes); 16 baseball / softball fields for both youth and adult (yes); basketball courts (no); sand volleyball courts and tennis courts (yes); picnic areas (yes, depending on the number of fields); restrooms and maintenance storage (yes). New items that were suggested: disk golf course, bocce courts, lacrosse fields, dog park (fenced, off-leash area); community garden areas, all-ability play area, labyrinth.

5. Discuss Logistics of the Public Input

Mr. Pashek asked about the next meeting of the Project Study committee to discuss the project and talk about the survey form. He also asked when the public hearing should be held. September was suggested for the public hearing, then it was suggested to have the public hearing in late August (avoiding the Grange Fair and Ag Progress Days). Mr. Woodhead is to check for a site (hopefully at Mt. Nittany Middle School) to begin at 7:00 pm in August. He will talk to Mr. Pashek and let everyone know the dates and places for the next committee meeting and for the public hearing.

6. Discuss the Public Questionnaire / Survey

Mr. Pashek distributed sample survey questionnaires used by other municipalities. A discussion was held about how the questionnaires would be distributed and how the recipients

would be selected. Mr. Pashek indicated, based on previous conversations, the municipal newsletter addresses would be randomly sampled selecting 2,000. Within one week an email draft of the survey questions would be sent to members of the project study committee and staff for change or approval. He indicated it would be approximately a month before the survey actually goes out. A suggestion was made to send postcards asking people to go online to complete the survey. This method usually does not result in a good return. Mr. Rosenberger reminded everyone that a discussion had been held concerning having both a controlled survey and another online that isn't controlled. The results could then be compared against each other. Mr. Pashek said he thought that would be a good idea. The thought was that the Internet survey could be also advertised through all different sites plus CNET TV. Mr. Kunkle asked what the methodology for the random sample would be since each of the municipalities has different population size. After a discussion about the differences in population in the various municipalities, it was decided that the sampling would have a component to reflect the population of the municipality so it produces a true random sample. The question was asked if the surveys would be sent this summer because many apartments are vacant in the summer. Some municipalities do not send out their newsletters to the apartments (student housing) in the summer. Mr. Pashek will talk to Mr. Woodhead about finalizing a plan for the committee.

Mr. Woodhead asked the group to review the Organization Representatives listing by category that he distributed. It contained three groups:

- A) Groups suggested by the Consultant for the 15 "Key Person Interviews";
- B) Groups who have expressed a desire to CRPR to participate in the Regional Park MSP process; and
- C) Groups that typically utilize the municipal sport fields in the Centre Region.

He then wondered how the process should/could include these groups, especially Group B and Group C. Mr. Rosenberger suggested that we could send a survey specifically to them outside the regular survey. Mr. Woodhead suggested maybe the on-line survey for these groups. Mr. Klees suggested it would probably be better to get their input in writing, instead of just check box answers, so they can express how they feel rather than at the public meetings. Mr. Woodhead suggested that we extend some of the resources collecting the public information so that it can be used for both regional parks.

Mr. Jones reminded everyone that there are many ways for people to express their opinions, but it doesn't mean everyone will get what they want.

Mr. Pashek asked for questions that COG would like to use in the questionnaire. Some suggestions were: In which municipality do you reside? Do you want to be a funding partner. Maybe, are you a year-round resident? Are you a student, employed, retired, etc.? Mr. Hurley suggested that any finance questions (would you be willing to pay an extra dollars to) be last (if included) in the survey. Members are asked to use "Reply All" with their suggestions to the email that distributes the draft survey - so each person is able to see what has been suggested. There was a comment about the length of the survey and Mr. Pashek indicated the survey should only be two pages.

7. Review the Draft Roster for "Key Person Interviews"

No discussion under this topic.

8. Next Steps / Next Meetings

Mr. Woodhead will use the "www.Doodle.ck" website to determine the next meeting sometime in July.

Mr. Pashek asked for a copy of the Regional Parks and Recreation Comprehensive Plan; but was informed that there is no regional version, only each municipal plan.

Mr. Brumbaugh related that College Township is in the middle of creating and sending their own parks and recreation survey. He will talk to his advisory committee concerning the Oak Hall Survey to see what they want to do since the distribution of both surveys might confuse people.

A suggestion was made that Ed Poprik at the State College Area School District be contacted since they probably did some demographic work when they were preparing to build the addition on the school building. Mr. Woodhead indicated we would request the information from Mr. Poprik.

9. Adjournment

Meeting adjourned at 2:00 PM.

Respectfully submitted by Diane Ishler, Recording Secretary

Addendum:

NEXT PLANNING MEETING: Monday, July 21, 2008. 12:15 PM in the
FERGUSON TWP. BUILDING - MEETING ROOM.
Lunches will be provided.

Distribution:

- Committee Roster
- Consultants
- J. Steff
- J. Hall & G. Roth
- Project File

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Oak Hall Parklands Master Site Plan DCNR # BRC-TAG-12-228

Project Study Committee Meeting **Summary from Monday, July 21, 2008** 12:15 PM in the Ferguson Township Meeting Room

1. Call to Order

Cliff Warner, Ad Hoc Regional Park Committee Vice Chair, called the meeting to order in the absence of the Chair, Dan Klees with the following persons present:

- Ad Hoc Regional Park Committee
 - Mark Kunkle for Dick Mascolo, Ferguson Township
 - Cliff Warner, Harris Township
 - Jim Rosenberger, State College Borough
 - Adam Brumbaugh for Dan Klees, College Township
 - Doug Erickson for Jeff Luck, Patton Township
- Centre Regional Recreation Authority
 - Chris Hurley, Patton Township Kathy Matason, College Township
 - Donna Ricketts, SCASD
- Municipal Managers
 - Amy Farkas, Harris Township Thomas Fountaine, State College Borough
 - Thomas Kurtz, Asst. SC Borough Manager
- Staff
 - Ronald J. Woodhead, Director James Steff, COG Executive Director
 - Diane Ishler, Office Manager Greg Roth, CRPR Parks Supervisor
 - Jeff Hall, CRPR Recreation Supervisor - Sports & Fitness
- Consultant
 - Jim Pashek

2. Meeting Summary Approval

The June 16, 2008 meeting summary was unanimously approved on a motion by James Rosenberger and a second by Mr. Hurley.

3. Questionnaire

Mr. Pashek distributed copies of the questionnaire to review and clarify before being printed and mailed. He asked that any changes or suggestions be given soon so that the questionnaire can be finalized and printed. He emphasized that the questionnaire is two two-sided pages for easy completion by the public. He indicated that at the end of the discussion, he especially wanted to talk about Question #3 and the map on the last page.

The question was asked, "should there be a notification on the questionnaire that other

methods are also being used to collect information (examples: website)?”. Mr. Pashek stated that the paper questionnaire is to be statistically valid and the other sources are just for additional information. If the person receives the paper questionnaire but decides to fill out the website questionnaire instead, it would not count in the valid survey. The website survey should be advertised after the paper survey has been completed. Everyone agreed. The committee decided to mail the surveys so they are in the homes by September 8 and have a return date of September 26. The original thought was to mail the survey in August, but many people would be out of town and the response rate may not be .

There was discussion on how to get a good response with some suggesting prizes. Mr. Pashek suggested to keep it simple since the questionnaires could be anonymous. Mr. Fountaine stated that they have had good responses to their surveys. A discussion followed as to who would get the questionnaire due to the number of “football homes”, students, and “snow birds” in the region. It was also discussed as to whether a question should be in the questionnaire asking whether they own/rent; year round resident/part-time(seasonal); student/non-student. Mr. Steff stated he was concerned about asking those types of questions because it might be perceived that some person’s answers had more value than others. It was mentioned that sometimes the questions had to be ask to determine action that needed to be taken as a result of the survey. This discussion revolved around question #12; “Do you rent or own your residence?”. *Question #12 was unanimously approved to remain the same without the addition of the resident or student status on a motion by Mr. Brumbaugh and a second by Mr. Hurley.*

Mr. Pashek asked if the group wanted to include the map showing the location of the future regional parks in the survey. He indicated that the map shown on the questionnaire distributed may cause people to refrain from completing the survey because they perceive the parks to be out of town or too far from them. Discussion followed as to the advantages of the map being included. Mr. Hurley spoke up in favor of the map. Mr. Brumbaugh moved that we keep the map in the questionnaire and Mr. Warner seconded. The committee agreed. There was no additional discussion about changing the map as shown in the questionnaire.

Mr. Pashek asked everyone to look at question #3. A discussion followed as to whether the questionnaire should ask everyone to list and rank up to 10 of the facilities (from 1-10) that they think should be included in the park. Many felt that 10 was too many and may discourage some from completing the survey. Mr. Kurtz suggested that we put in a section where it asks for the top 3 (to the side of the page). Mr. Kunkle asked if swimming pools should be added. A suggestion was made that “outdoor school district facilities” should be added to the sentence preceding the choice of facilities.. Another change would be in question #4 where the committee suggested the separate choices of walking trails and jogging trails be combined into walking/jogging trails. The three changes: 1) adding “outdoor school district facilities” to the first sentence in Question #3; 2) add swimming pools to the facilities list in Question #3; and 3) combine walking and jogging trails to one choice in Question #4, was approved unanimously on a motion by Mr. Brumbaugh and a second by Mr. Rosenberger.

Mr. Pashek indicated he would make the changes to the questionnaire that have been suggested and then send them to Mr. Woodhead for approval.

Mr. Woodhead explained the proposed survey distribution chart listed on the meeting agenda. The chart shows the number of addresses submitted by each municipality from their newsletter lists, the Modified COG Population shares, the present label share, and the number of survey’s that would be mailed to each municipality if 2,000 were mailed and if 4,000 were mailed. A discussion followed as to whether 2,000 is enough compared to how much more it would cost if 4,000 were distributed. The discussion also led to the question whether the survey should be looked at on a regional basis or whether it would have to be defended on a local municipality basis. It was decided to take the listing for 2,000 and add a sufficient number of

surveys to those listed for College and Harris Township's so each has 400 providing enough surveys in each municipality to provide a level of confidence in the results. This would increase the distribution numbers to 2,422. The results would then be weighted as to population..

How much of the paper survey should be included on the website survey? The committee selected to have all of the paper survey information and questions to be included on the website survey.

4. Site Analysis update (for Oak Hall Parklands)

Mr. Pashek related that the costs for providing sewer to the Oak Hall Parklands would be approximately \$100,000 due to the location of the present sewer hook-up opportunities. He also indicated that for Whitehall Parklands, the residential development next to the park will provide access to the sewer system.

5. Publicity for Public Meetings

Mr. Woodhead indicated that we could send out advertising about the meeting in the Fall Leisure Guide that would be published the last Sunday in August. The first public meeting would be held at the same time as the website survey is released and after the paper survey has been sent. The dates would be decided later, but would be late in September or early October. Mr. Woodhead is locating the place and will notify everyone of date and place.

6. Discuss "Public Info Gathering" revisions to the contract

Due to the fact that the committee wants to use the public gathering portion of this planning process for both the Oak Hall Parklands and the Whitehall Roads Parklands, Mr. Pashek has presented some suggested contract changes. These changes include:

- 1) adding one more public meeting at a cost of \$2,500;
- 2) add two more study committee meetings at a cost of \$5,130;
- 3) add five to eight Focus Group meetings at a cost of \$1,000 or \$500 depending on who was facilitating;
- 4) increase the sample size for the printed and mailed questionnaires at a cost of \$5,100;
- 5) adding an internet questionnaire at no costs providing the COG placed the questionnaire on line.

Mr. Woodhead said instead of interviewing several key people from the same group individually that they would be interviewed at the same time in a small group meeting called a focus group (example- all key persons belonging to Centre Soccer would be interviewed at the same time in a focus group).

The committee agreed that these suggestions could go forward into an official proposal for committee action later.

7. Adjournment / Next Meetings

The next meeting will be in September and Mr. Woodhead will use "doodle" to determine the date. Mr. James Rosenberger moved to adjourn; Mr. Hurley seconded. Meeting adjourned.

Respectfully submitted by Diane Ishler, Recording Secretary

Distribution:

- | | |
|--------------------|---------------------|
| - Committee Roster | - J. Hall & G. Roth |
| - Consultants | - Project File |
| - J. Steff | |

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Oak Hall Regional Parklands Master Plan

Concept Design Exercise

DESIGN ELEMENTS TO KEEP IN MIND.....

Field Orientation

Rectangular Fields and Large Courts (Football, Soccer, Lacrosse, Basketball, Tennis, etc.)

- Ideal: Long axis oriented north-south or nearly so
- Provide 30' open space buffers between the field and other recreation facilities

Diamond Fields (Baseball, Softball)

- Ideal: A line from home plate to center field oriented northeast
- Also acceptable: A line from home plate to center field oriented east, southeast, or north
- Provide 30' open space buffers between the field and other recreation facilities
- Maintain 100' open space buffer between home plate and any other recreation or support facilities (including restrooms, parking, etc.)

Picnic Shelters

Privacy is important! Maintain a minimum 200-ft. distance between shelters and other recreation facilities

Convenient Parking: Locate parking within 75 feet of shelter, and provide direct vehicle access to the shelter

Pedestrian Access: Provide a handicapped-accessible walkway from parking to the shelter

Trail Design

Sustainability: Don't align trails straight up or down a slope (to avoid erosion problems)

Safety: Think about visibility from other parts of the park

Options: Provide multiple trail access points and, if possible, multiple alternate routes or loops

Access: Gently-sloped trails can accommodate users of all ages and abilities

Park Buffers

Maintain a minimum 100' distance between all recreation facilities and the park property line. What is now a farm field may some day be a subdivision!

Entrance Road

- Do not align any proposed secondary entrance road straight up or down a slope
- Proposed secondary entrance must be a minimum of 100 feet from existing entrance

Earthwork

The slopes indicated on your base maps are important. Placing recreation facilities, especially sports fields, on steeper slopes will result in large amounts of earthwork. Such earthwork may result in increased project costs due to necessity to remove solid bedrock. Please attempt to limit the amount of facilities placed on steeper slopes.

Parking

Use the following amounts of parking for planned recreation facilities:

Rectangular Field - 40 spaces

Trailhead - 10 spaces

Basketball Court - 10 spaces

Amphitheater (150-person capacity) - 30 spaces

Playgrounds / Fitness Stations - 10 spaces

Diamond Field - 40 spaces

Picnic Shelter - 20 spaces

Tennis Court - 5 spaces

Restroom - 2 spaces (handicapped-accessible)

Community Garden - 10 spaces

Dog Park - 20 spaces

GROUP CONCEPT DESIGN OBJECTIVES

Group #1: Minimal Impact

- ☛ Minimize impact to create a passive recreation design that emphasizes trails, picnic shelters, and unprogrammed open space for casual play.
- ☛ Other facilities to include: Community garden area, Dog park, Adult / senior fitness stations, and Maintenance Facility

Group #2: Rectangular Fields

- Emphasize development of rectangular fields
- Other facilities include: Basketball courts, Tennis Courts, Amphitheater, and Maintenance Facility
- Propose a second park entrance road

Group #3: Diamond Fields

- ◇ Concentrate on development of diamond fields
- ◇ Other facilities to include: Basketball courts, Tennis courts, Amphitheater, and Maintenance Facility

Group #4: Balance Design

- Create a balanced design including: Diamond fields, Rectangular fields, Basketball and/or Tennis courts, Community garden area, Dog Park, and Maintenance Facility
- Propose a second park entrance road

*All groups should include trails, picnic pavilions (with associated bocci, horseshoe, and/or volleyball courts), playgrounds, and restrooms in their designs.

*All groups should also assume that the existing house at the park will be used as a park office



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Oak Hall Parklands Master Site Plan DCNR # BRC-TAG-12-228 **Project Study Committee Meeting** **Summary from Monday, November 10, 2008** 12:15 PM in the COG Forum Room

1. Call to Order

The meeting was called to order with the following persons present:

- Ad Hoc Regional Park Committee

Dick Mascolo, Ferguson Township
Silvi Lawrence, State College Borough
Jeff Luck, Patton Township

Cliff Warner, Harris Township
Dan Klees, College Township

- Centre Regional Recreation Authority

Sue Mascolo, Ferguson Township
Donna Ricketts, SCASD

Chris Hurley, Patton Township
Donna Conway, State College Borough

- Municipal Managers

Amy Farkas, Harris Township
Adam Brumbaugh, College Township
Doug Erickson, Patton Township

Mark Kunkle, Ferguson Township
Thomas Kurtz, Asst. SC Borough Manager

- Staff

Ronald J. Woodhead, Director
Diane Ishler, Office Manager
Jeff Hall, CRPR Recreation Supervisor - Sports & Fitness

James Steff, COG Executive Director
Greg Roth, CRPR Parks Supervisor

- Consultants

Jim Pashek, Dan Jones, Vince Rozzi

2. Meeting Summary Approval

The July 21, 2008 meeting summary was approved by consensus of the committee.

3. Site Analysis Update Review for Both Parks

Mr. Jones reviewed both sites just to remind everyone what advantages and disadvantages were at each site and information that must be considered when planning the design of the parks.

4. Review and Discuss Public Input

Mr. Pashek reviewed the public input from the two public meetings and the results of the paper survey and the web survey. Summaries of the two public meetings were distributed that contained a listing of all the suggestions made at the meetings. Mr. Klees asked if there was any new suggestions/requests that were obtained at the sport group meetings held during the day, 22 Oct 08. Mr. Jones stated that they had interviewed eight groups who were a little conservative in

their requests during the interview. There was more requests for athletic fields during the interviews than at the public meetings. He related that they were trying to determine what amenities we have that work, what doesn't work, and what we don't have at all. In response to one of the suggestions of lighted fields, Mr. Warner asked why we need lights at the fields when the parks close at dusk? Mr. Woodhead stated that the responses from the paper survey and the web site survey indicated that lights were not advantageous and would increase the use. Tennis was a popular request especially covered courts.

5. Develop Site Plan Concepts

When we arrived at the meeting, each person was assigned a seat in one of four groups of six people. Mr. Jones gave each of these four groups a site map of Oak Hall parklands, pieces of paper representing different amenities, tape, and other supplies. Each group was to design the park using the amenities that provided. Two groups were to determine a second entrance for the park. The groups had 15 minutes to design their park. The designs were then placed on the wall, explained by someone in that group, and then comments were taken from anyone who wanted to share an idea or thought. Although each group was assigned a different type of field along with other amenities, some similarities were noticed: 1) all the groups had the fields in the same location on the field (lower right, looking at the map); 2) all the groups kept the hedge row in the design. The consultants took these designs with them to add to all the other information they are using to help them create a design concept for the Oak Hall parkland.

6. Next Steps / Next Meeting

The next meeting will be held sometime early-to- mid December to consider several concept plans for the Oak Hall parklands from Pashek Associates.

7. Adjournment

The meeting was adjourned by consensus at 2 PM.

Respectfully submitted by Diane Ishler, Recording Secretary

Distribution:

- Committee Roster - J. Hall & G. Roth
- Consultants - Project File
- J. Steff

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Oak Hall Parklands Concept Review

Concept Goals

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

Assumptions

1. Use existing entrance road, do not create a second entrance.
2. Retain existing house for resident security, oversight.
3. Priority for park uses is athletic facilities, other complementary uses provide balance and choice.
4. Retain existing forest and center hedgerow.

Process: Concept Diagram

1. Review site analysis, program, group exercise, student plan, revisit site, continue discussions with stakeholders.
2. Define primary and secondary zones for athletic facilities.
3. Define primary and secondary zones for conservation.
4. Define circulation and parking.

Concept Development: Several Alternatives

1. Zones for athletic fields based on slopes.
2. Zones for conservation- Existing conditions and enhancements.
3. Entry, circulation and parking- Utilize existing road, create entry sequence, place parking on highway side near center of potential park uses, connect to pedestrian circulation.
4. Define organizing space for activities and facilities- create center core.
5. Define potential connections of accessory uses- locate maintenance facility, stormwater control, septic field, house.
6. Define pedestrian circulation- Perimeter path connected to internal system between uses.
7. Define potential for park identity, using views, buffers, organization of uses, and hedgerow landscape.
8. Develop alternatives based on quantity and mix of athletic fields, variety of complementary uses, and arrangement of connections.

Oak Hall Parklands Concept Discussion

Relation to group exercise: agreement in location of primary athletic fields, circulation, maintenance building, retention of hedgerow and forest, house.

Program Elements: All Alternatives

1. Parking- size determined by scale of other program uses.
2. Picnic areas, pavilion(s)
3. Restrooms
4. Pedestrian circulation and walking paths
5. Maintenance facility
6. House and yard

Conceptual Alternatives

1. Review of organizational proposals.
2. Review of aesthetic proposals.

Program Alternatives: Primary uses

1. Softball- adult size
2. Softball- alternate sizes
3. Soccer- full size
4. Soccer - alternate sizes
5. Football
6. Lacrosse

Program Alternatives: Secondary Uses

1. Basketball
2. Tennis
3. Volleyball
4. Skating Rink
5. Amphitheatre
6. Dog park
7. Community Gardens
8. Remote Airplane Field
9. Nature Walk
10. Fitness Area
11. Other
12. Other



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Oak Hall Parklands Master Site Plan DCNR # BRC-TAG-12-228 **Project Study Committee Meeting** **Summary from Wednesday, December 10, 2008** 12:15 PM in the College Township Meeting Room

Those Present:

- Ad Hoc Regional Park Committee
 - Dick Mascolo, Ferguson Township
 - Jim Rosenberger, State College Borough
 - Jeff Luck, Patton Township
 - Cliff Warner, Harris Township
 - Dan Klees, College Township
 - Dan Sieminski, Penn State Univ.
- Centre Regional Recreation Authority
 - Chris Hurley, Patton Township
 - Donna Ricketts, SCASD
 - Roy Harpster, Harris Township
 - Kathy Matason, College Township
 - Sue Mascolo, Ferguson Township
 - Donna Conway, State College Borough
- Municipal Managers
 - Mark Kunkle, Ferguson Township
 - Adam Brumbaugh, College Township
 - Doug Erickson, Patton Township
 - Thomas Kurtz, Asst. SC Borough Manager
- Staff
 - Ronald J. Woodhead, Director
 - Diane Ishler, Office Manager
 - Greg Roth, CRPR Parks Supervisor
 - Jeff Hall, CRPR Rec. Supervisor - Sports & Fitness
- Consultants
 - Pashek Associates (Jim Pashek & Dan Jones)

Mr. Pashek explained the reason for this meeting is to present a suggested concept plan and a number of layout plans and obtain feedback. Depending on the outcome of the meeting, either the feedback would be used and the next meeting would have the feedback incorporated or, if there is a consensus of the committee for a particular concept, the next step would be to draft a Master Site Plan with the costs included. After the committee reviewed the draft in January, it would be presented at a public meeting. The committee would meet again with a product for consideration in Mid-Spring.

Mr. Jones distributed an outline of what he would present: Concept Goals, Assumptions, Process: Concept Diagram, and Concept Development: Several Alternatives. He also distributed an outline of the discussion topics and related his hope was to have agreement on the location of primary athletic fields, circulation, maintenance building, retention of hedgerow and forest, house. The discussion topics included: Program Elements, Conceptual Alternatives, Program Alternatives: Primary Uses, and Program Alternatives: Secondary Uses. He first reviewed the concepts that were displayed on the wall. He then presented several concepts starting with a

basic plan that had areas identified for use but no specifics identified. Several more concepts that contained suggested specific ideas for the areas were presented. Several assumptions were made about the site:

- 1) there is one access road and another would not be made
- 2) there is a house - keep house with someone living in it.
- 3) the primary goal would be to put athletic fields on it with other amenities filling in
- 4) conserve some of the steep slopes and forest

then process: Concept Diagram

1) review the site analysis, program, group exercise, student plan, revisit the site and continue the discussions with stakeholders.

2) define primary and secondary zones for athletic facilities and then also for conservation.

3) define circulation and parking. He suggested a few possible locations for the parking. The access road would not go completely around the park but would extend slightly past the house to a new maintenance building.

He then moved to Concept Development: Several Alternatives.

1) there were zones on the first concept that would be best suited for fields, some for conservation, some for complimentary uses.

2) in an effort to define some circulation issues and organization issues, there were several suggestions such as: creating a center core, having a perimeter path connected to internal system uses for pedestrians, locate the maintenance facility, stormwater control, septic field, and define potential for park identity (hedgerow and areas created by shrubs, trees, etc.).

He mentioned that where the hedgerow is located, the fields on one side are much higher than fields on the other side. He also mentioned the noise from the highway and where it is located.

3) develop alternatives with a mix of athletic fields and complementary uses.

Mr. Jones then moved to the group exercise to try for an agreement of primary athletic fields, circulation, maintenance building, and retention of the hedgerow, forest, and house. During this portion of the meeting five different concept drawings were distributed showing possible uses of the different zones identified in the first drawing. All of the drawings were based on the initial areas drawing. Questions were asked about the existing hedgerow and those suggested on the one drawing: how high are they? Mr. Jones indicated the trees in the hedgerow are regular shade trees but because of the slope, they would not block the view. Mr. Erickson indicated that due to security, the police like to be able to see the entire/most of the park so he was concerned about the height of the hedgerows. Mr. Jones indicated that the most of the park should be visible. Ms. Mascolo asked about the number of parking spaces. Mr. Jones indicated that the number of spaces depends on how aggressive the plans are. The number of parking spaces on the drawings is 200. If parking is made for "what you might ever need" the entire park would be parking. There was also a discussion on the layout of the fields in relation to sun and winds.

Mr. Erickson stated that space needs to be reserved for storm water management. Mr. Jones indicated that there are two issues related to that: If it was decided it is too expensive to connect to a public sewer and we have our own well and septic system, there will have to be places for a septic field (and also need a second one). Mr. Jones indicated that there are two zones where they would dig to see how deep the soil is, where the septic could go and how big they would have to be. Mr. Erickson suggested that the consultants might want to talk to the Township engineer to make sure this issue is resolved before work is done.

In identifying the primary use of the parkland, it was determined that the Oak Hall Parkland could tightly accommodate a maximum of four full size soccer fields. Mr. Hurley

related that a discussion should be held as to what is needed and where, especially in light of some of the other park development that is taking place. Mr. Jones indicated that is what the discussion should provide today. Mr. Luck asked whether the trails were biking trails or walking/running trails? The perimeter trail should be for bikers with the trails in the wooded area for walkers and runners.

Mr. Jones indicated that there is some un-programed space. Mr. Hurley asked, in their professional opinion, what would be best to place in this site. Mr. Jones indicated that since the area slopes, some areas are better for athletic fields while others would require a great deal of preparation work and costs more. Mr. Hurley then asked about Senior Citizens and what was there for them. Mr. Jones indicated walking paths and the views (a little sitting area).

Mr. Jones indicated that no matter what else is included in the park there are some items that would be in every concept: parking, picnics, restrooms, walking paths, house, maintenance facility. Those that require a choice include: do we have soccer fields, softball fields, lacrosse, etc.. Mr. Jones related that if the soccer people want to have soccer tournaments, Whitehall Road would be the place to build soccer fields. Secondary uses would be playground, skating, dog park, gardens, etc.. Is there a difference in the number of players for the different athletic events? How many fields are required to handle a tournament? Mr. Harpster explained that putting softball fields at Oak Hall would compliment Hess Field. Mr. Jones asked what we need first? It would be great to have an adult softball field that is located high and dry.

A discussion was held about the versatility of fields. Some thought that if you placed softball or baseball fields that you could not use the field for any other sport. Mr. Hall indicated that currently we use the outfield of many of our softball fields for other sports including soccer, lacrosse, and could also be used for field hockey.

Mr. Klees said that we don't know what is going to be completed first and we don't have a plan as to what is needed more. He is hesitant about putting just softball fields here when it is not known when other fields will be finished. One might be finished and the other put on hold due to funding issues. It might be better to have a mix of fields.

Since tennis was mentioned in the surveys (including a bubble), it was mentioned that maybe tennis should be included in this park. Several people spoke against tennis because of the wind in this location and against the bubble in general. Others suggested that all court games should not be included at this park. It was suggested to look at Whitehall Road Parkland as a possibility for tennis.

Mr. Rosenberger suggested that four softball fields should be placed in Oak Hall and the main soccer fields be placed at Whitehall Road. Mr. Luck indicated that if lights were going to be used for softball, Oak Hall would be the better site. It was mentioned that the surveys and interviews did not indicate a lot of interest in lights at the fields.

A discussion followed concerning possibilities for Oak Hall Parkland:

- 1) A suggestion was made for a Dog Park and for community gardens but the consensus was that Oak Hall is not the place for either. It does not have the concentration of people right around the parkland so people would have to drive too far to get there. It was suggested that maybe an area could be set aside for a Dog Park later in the development.
- 2) A suggestion was made of a Bocce Court or maybe horse shoes. It was also suggested that Oak Hall lends itself to being natural.
- 3) An Amphitheater was declined for now. There is one at Orchard Park and it was thought this feature would rarely be used.
- 4) A suggestion was made to have a skating rink with a warming hut. There seem to be several who were in favor of a warming hut if winter sports were to be included there.
- 5) The radio controlled airplane group would like to have 5 acres for their club and others to operate their radio controlled airplanes. Mr. Erickson related that they asked for an area at

Circleville Park and were denied.

6) It was suggested that windmill energy be used for the park.

Mr. Pashek reminded everyone that it would be great if there was a comprehensive park and recreation plan, but for Oak Hall and Whitehall, the decision must be made as to whether they will be community parks or regional parks where tournaments and more fields would dominate.

There were some that were very outspoken about the fact that the land was purchased because the area needed athletic fields. It was suggested that the parks should contain as many fields as they can with other things as a secondary usage.

The group, for the most part, does not want indoor athletic structures in these parks. The general location of the roads, maintenance building, house, and parking appeared to be satisfactory.

Mr. Pashek indicated that the #5 drawing will be sent out as a PDF file. He asked that everyone send Mr. Woodhead an email with their comments about the drawings and the park in general and they will include that information in their evaluations. Mr. Woodhead would send out the drawing to everyone. The next meeting then would be sometime the first week in January.

The meeting adjourned at 2:00 PM.

Respectfully submitted by Diane Ishler, Recording Secretary

Distribution:

- Committee Roster - J. Hall & G. Roth
- Consultants - Project File
- J. Steff

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Tuesday, January 27, 2009, 12:15 to 2:00 PM

Ferguson Township Building - Meeting Room

I. Draft Minutes for a Special Meeting of The Centre Regional Recreation Authority

1. Ms. Mascolo called the special meeting of the CRRA to order at 12:15 PM with the following persons present (5 of 6):

• Ms. Sue Mascolo, Chair	Ferguson Twp.	• Mr. Roy Harpster, Vice-Chair	Harris Twp.
• Ms. Kathy Matason, Sec.	College Twp.	• Ms. Donna Conway, Treas.	State College Borough
• Mr. Chris Hurley	Patton Twp.		

2. Welch Pool Renewal: Shared Parking and Access Items

Ms. Mascolo related that as a result of a joint committee meeting on January 20, ten "Principles of Agreement" were prepared. If approved by the Authority and the School Board, the respective Solicitors would be asked to prepare formal agreements for action. The Board of School Directors met to take action on the principles on Jan. 26. If approved by them, approval of the Authority is requested so the Authority Solicitor can prepare a draft agreement for joint action. Mr. Hurley asked some questions of Mr. Woodhead to clarify the information so far. Mr. Hurley asked:

1) Is there a concern that Centre Region Parks & Recreation does not own the land the Welch Pool is on, and if so, at what point of planning over the last several years has the Authority accepted this? Mr. Woodhead related that it has always been a concern of whether we owned the land or not. As far as the Welch pool staying on the same site, that began with the Feasibility Study that was done in 2002. That study recommended an alternate site be selected. The cost without the land acquisition was estimated to be over \$7 million, which was thought to be too much. Then the Authority and the COG General Forum approved an extended Feasibility Study in 2004 which resulted in a recommendation that was accepted by the Authority to proceed with work with the Welch pool remaining where it is. Mr. Hurley asked, at some point was the Authority comfortable with moving ahead using the Welch site even though it was on leased land? They accepted the second study? Mr. Woodhead indicated that in August 2004 the Authority approved it. Mr. Hurley, what is the staff position on the shared parking agreement and what does the staff recommend? Mr. Woodhead, staff was responsible for the wording on the ten principles of agreement. It was then sent to the school district and to the Solicitor for comment. Mr. Woodhead indicated that he could speak for Mr. Roth that staff is satisfied with the agreement. Mr. Hurley then asked if the Authority would have another opportunity to approve the legal and binding documents after the Solicitor and School District have submitted their changes? Mr. Woodhead stated that absolutely, the Authority would have to approve the documents before they are signed. Mr. Hurley asked if the area experienced a lot of growth and the pool needed to expand, would there be room for that expansion on this site? Mr. Woodhead related that for now, we are going to make the most of the area available on this site, then, if in

the future the need arises, we would look for a location for a third pool. Mr. Hurley asked if there would be an opportunity to look at other sites if the need arises. Mr. Woodhead answered, yes.

Mr. Mascolo asked if the school district approved the ten principles at their meeting last night (January 26, 2009). The answer was yes they did.

Ms. Conway was really dismayed that \$95,000 could derail the project after all the work and effort that has been given. She thinks that if this project is put on hold it will be many years before the pool would actually be built. She does not think that it would only be on hold a year. She also related that she thought paying for the parking was our responsibility not the school districts and that we should stay within the original amount for the pool of \$5.4 million.

Mr. Hurley indicated that the time and funds expended on this project should not be wasted.

Mr. Harpster related that Mr. Hurley was correct. At one time, they were going to try to build one on Westerly Parkway but decided it would be cheaper to keep the pool at the Welch site.

Mr. Hurley moved that the Authority approve the principles of agreement and that we move forward sending it to the Solicitor, Betsy Dupuis. Ms. Conway seconded. All in favor.

3. Welch Pool Renewal: Master Site Plan

Consider a "Conditional Approval," pending the adoption of the final shared parking agreement, on the proposed Welch Pool Master Site Plan, so that staff may proceed with the detailed planning for the Welch Pool Renewal. Mr. Harpster moved that the Authority give conditional approval of the proposed Welch Pool Master Site Plan, pending the adoption of the final shared parking agreement. Ms. Conway seconded. Before the vote, Mr. Klees asked if we could add additional parking spaces to the plan as an alternate. Mr. Mascolo asked if the Authority could pay for the original parking that was suggested. Discussion followed. Mr. Hurley said that the public who spoke at the school board meeting spoke in favor of not infringing on the green space. Mr. Hurley agrees with Mr. Klees about asking for one strip of additional parking. All of the Authority members were in favor of the motion.

4. Adjournment of the CRRA part of the meeting.

II. Draft Summary for a Meeting of the Regional Park Planning Committee

1. Mr. Klees called the Regional Park Planning Committee to order after the special meeting of the Centre Regional Recreation Authority with the following persons present:

- The COG Ad Hoc Regional Park Committee

Mr. Dan Klees	College Township	Mr. Dick Mascolo	Ferguson Township
Mr. Cliff Warner	Harris Township	Mr. James Rosenberger	State College Borough
Mr. Doug Erickson	Patton Township for Jeff Luck		

- The CRPR Board / Authority

Ms. Sue Mascolo	Ferguson Township	Mr. Hurley	Patton Township
Mr. Roy Harpster	Harris Township	Ms. Conway	State College Borough

- Jim Pashek & Dan Jones, Landscape Architects

- Municipal / Regional Staff (non-voting)

Mr. Adam Brumbaugh	Mgr. College Township	Ms. Amy Farkas	Mgr. Harris Township
Mr. Mark Kunkle	Mgr. Ferguson Township	Mr. James Steff	COG Executive Dir.
Mr. Ronald Woodhead	Dir. CRRA/CRPR	Mr. Greg Roth	Park Supervisor
Mr. Todd Roth	Aquatics Supervisor	Ms. Diane Ishler	Office Manager
Mr. Jeff Hall	Rec Supervisor - Sports & Fitness		

2. Meeting Summary from December 10, 2008 - The Meeting Summary from December 10, 2008 was unanimously approved on a motion by Mr. Warner and a second by Mr. Hurley.

Balance of Meeting c/o Pashek Associates

3. Needs Analysis and Field Capacity

Mr. Pashek revisited where we have been so far. (As an aside - He shared that he learned to swim at Welch Pool). We will have six study committee meetings, this is the fifth. There will be three public meetings; one has taken place, there is one on Feb 10, 2009, and there will be one more after that to present the final report. They will come back to the Study Committee with cost estimates. Wrap up the narrative after the final public meeting. The final presentation will be sometime in May or June.

Mr. Pashek reviewed the five concepts that were presented at the previous committee meeting, but still wanted more insight as to what would be right for the Oak Hall Parkland and how many fields are needed for each sport. A Sports Field Analysis memorandum was distributed by Mr. Pashek showing the additional analysis that was completed: starting with the 2002 memo that stated how many facilities were needed; then the standards that NRPS developed in 1988, the amended standards, time slot analysis, sports group requests and the recommendations. The number of participants, age groups, the length of practices, etc. were also included in the analysis so you can determine the time slots required. Mr. Klees asked about footnote 9 on the memo. Mr. Pashek will find out and let everyone know. Mr. Mascolo asked what a challenger field was as he had never heard that mentioned before. It is a smaller field that usually has a synthetic field (simulate grass). This type field can be used for the special needs population. Mr. Mascolo asked if this suggestion came from one of the sports groups. Mr. Hall indicated that Little League had requested this type of field. Mr. Woodhead reminded everyone that just because it was requested does not mean it should go into the regional parks. This type of field could go into Haymarket Park which is next to the Little League complex.

Mr. Jones provided additional background which led to the conclusion that these are to be great athletic parks with other amenities included rather than great community parks with a few fields. He indicated that Oak Hall has one primary area that is good for fields. They tested the field area to determine what they would need to do to provide more level playing fields. The back hoe dug holes in 25 test pits and the results indicated that they would take five feet from one place and fill five feet in another - these are considered good results. Mr. Jones produced a diagram of the Whitehall Road Parklands, 75 acres, with the maximum fields that would fit on this site. The Whitehall Road Parkland is flatter and has space for quite a few fields.

4. Draft Master Plan discussion

Mr. Jones reviewed the decisions that have been made: 1) use the existing road and intersection 2) keep the house 3) priority use is athletic fields 4) retain the natural zones due to the steep incline 5) restrooms and other complimentary uses in the center 6) use septic / stormwater area that has been identified. He then indicated what is being proposed: 1) primary use three softball fields 2) an informal field (challenger type field) 3) parking for 160 cars 4) the secondary uses have some flexibility 5) a core section that contains the restrooms, playground, views, pavilion 6) a trail system including a perimeter path 7) a maintenance facility next to where the house is located 8) septic on left side of the core where the best soil for that is located. There was a question about the road (it was originally a township road). Some of those present thought there should be a bike path others were not in favor of a bike path. Mr. Klees requested that more thought be included in the design so that shoulders of the park road can be used for parking. Other possibilities for the secondary uses are: 1) court games (basketball, tennis) 2) sledding 3) dog park 4) community gardens 5) winter sports. Mr. Jones asked that there be agreement on the basic layout; the goal is to endorse the primary list and provide some input as to the secondary uses.

In answer to a question, Mr. Jones related that the small softball field is counted as a diamond overlapping field because of the topography. There is not enough room for an adult softball field w/fence. It is an area that could be scheduled for model airplanes. Mr. Hurley indicated that the walking trails could become

fitness courses. Mr. Jones related that the woods were really thick and contained a lot of invasive plants and trees. Mr. Warner indicated that if ramps are installed due to the topography that low steps should also be put in. He also suggested paths that connect and go different ways so the walker can choose which way to go. Mr. Harpster suggested that the buffer by the softball fields be taken out. Mr. Jones indicated that there is a lot of sun and wind on this site and the buffers offer some protection and shade. He related that we don't want to crowd the fields.

The primary program would be softball. Mr. Brumbaugh asked about lights; he wondered if this field would be able to have lights. Mr. Jones replied that the analysis was based on day lighted fields. Mr. Erickson said to talk to (Masko?) about lighting for energy efficient that cast a low beam. He also said to watch fields that are rectangular. Mr. Harpster related there is only one lighted field (Hess) and tournaments like lighted fields. Mr. Jones related that it is not necessary to make a decision about the lighting now. Mr. Pashek replied that it is necessary to know if you are planning for lights even if later in the development.

Mr. Klees stated that he needs to be prepared to defend what will be placed in this park and the fact that it doesn't have a variety of fields. Mr. Pashek indicated that the planners are hearing that now in the public meetings from people looking for tournament facilities. Mr. Pashek related that DCNR will not pay for a project when it is for infrastructure.

5. Plan for Community Meeting to present the draft Master Site Plan on Tuesday, February 10.

- Agenda topics would be used at the Public Meeting, Feb. 10, 2009.

Mr. Pashek indicated that the Public Meeting would take the same steps as this planning meeting. One of the questions being asked is how long before Whitehall Road will be developed. Mr. Klees said that some are saying do both Oak Hall and Whitehall at the same time; maybe pay as you go. Ms. Mascolo said that it takes approximately \$200 - \$250,000 to create a field. Mr. Klees says there are two thoughts: one is pay as you go and the other is borrow the money. Ms. Conway asked if it would be better to start Whitehall first since it has more fields and would keep sports happy? Mr. Brumbaugh suggested the best that could be done was to give a firm time table to move to the other park. He does not think it is practical to try to do both parks at the same time. Mr. Jones related that according to the analysis the biggest need is in adult softball. Mr. Pashek suggested that some organizations could help with funding (example soccer).

- Location: Mt. Nittany Middle School or a municipal building?

There was discussion about where the public meeting should be held. If it was not going to be held at the Mt. Nittany Middle School, the majority opinion was that it be held at either the College Township building or the Ferguson Township building.

The committee members wanted to take this information back to their municipalities for information. Mr. Klees indicated everyone could do that. The planning for Oak Hall will still proceed.

Ms. Conway stated she thought it was unrealistic to have a dog park but other members were enthusiastic about a dog park.

Mr. Steff was concerned with the small field and wondered why it could not be expanded into a large field. The answer was there was not sufficient room and the topography would require more aggressive development.

6. Next Steps / Next Meeting

Mr. Woodhead will let everyone know about when and where the next meeting will be held.

7. Adjournment

Mr. Rosenberger offered thanks to the presenters and committee and suggested an adjournment.



Centre Region Council of Governments
REGIONAL PARK PLANNING COMMITTEE

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Website: www.crpr.org
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Serving the Borough of State College and the Townships of College, Ferguson, Harris & Patton

Thursday, April 2, 2009, 12:15 to 2:00 PM
given that the Centre Region COG Building - Forum Room

I. Authority Meeting
&
II. Regional Park Planning Committee Meeting

I. Summary of the Special Meeting of
The Centre Regional Recreation Authority
(Published separately; not included in this document.)

II. Meeting Summary of the
Regional Park Planning Committee

1. Call To Order / Roll Call c/o Dan Klees, Chair of the COG Parks Capital Committee
COG Capital Committee: (5 of 6)

• Dan Klees,	College Twp.	• Dick Mascolo	Ferguson Twp.
• Jim Rosenberger	SC Borough	• Cliff Warner	Harris Twp.
• Jeff Luck	Patton Twp.		

Centre Regional Rec. Authority: (6 of 6)

• Ms. Sue Mascolo, Chair	Ferguson Twp.	• Mr. Roy Harpster, Vice-Chair	Harris Twp.
• Ms. Kathy Matason, Sec.	College Twp.	• Ms. Donna Conway, Treas.	State College Borough
• Donna M. Ricketts, D.Ed.	SCASD	• Mr. Chris Hurley	Patton Twp.

Managers: Doug Erickson, Mark Kunkle, Adam Brumbaugh, Tom Kurtz

Staff: Todd Roth, Jeff Hall, Greg Roth, Diane Ishler, Ronald Woodhead, Jim Steff

Jim Pashek & Dan Jones, Landscape Architects

2. The Meeting Summary from Jan. 27, 2009, was unanimously approved on a motion by Mr. Mascolo and a second by Mr. Warner.

3. Whitehall Road Parkland Master Site Plan: Mr. Woodhead

Based upon the approval of PA DCNR and several municipal officials, the 25-page **Request for Proposals / Scope of Work (RFP/SOW)** to prepare the Master Site Plan has been distributed to the 7 firms considered by this committee for the Oak Hall Parkland MSP project. In addition, a notice will be placed in the Centre Daily Times "Legal Notice" section, on the PlanningPA.org website (as recommended by PA DCNR) and posted on the CRPR website. Proposals are due by 1:00 PM on Wed. 29 Apr 09. At that time, a summary will be added and the proposals will be provided to the committee for review.

- 4. Review the discussions and conclusions** derived from the February 10 community meeting

It was noted that the community tennis group has been provided with a list of topics to discuss at a future meeting of the CRPR Board. They will contact Mr. Woodhead when they are ready to schedule that presentation.

Mr. Pashek stated that he would review the Master Site Plan based on the February 10 public meeting. A draft Master Site Plan Executive Summary and Project Cost Estimate were distributed to each committee member. He indicated that he also wanted to discuss the phasing of the project.

Mr. Jones gave a summary of the last public meeting where persons at each table were asked to list what they liked, what they didn't like, and what they would like improved on the draft Master Site Plan. All of these comments, plus all the other comments and suggestions, were taken into consideration when preparing the final Master Site Plan.
- 5. Present and discuss the proposed final Master Plan** for the Oak Hall Regional Parklands

Mr. Jones referred to the Master Site Plan map (posted) and the Executive Summary as he reviewed the goals and site specific advantages and disadvantages. Mr. Luck mentioned that he was concerned about the plans. This site was considered a wonderful, natural, special site with beautiful views but we are putting softball fields with their fences and back stops that block the view. In addition, the softball groups might want lights for tournament play and the neighbors do not want lights. He is not against sports fields in the park but he doesn't think that softball is the right emphasis. He suggests that the amenities compliment this speciality of beautiful views. Mr. Jones explained that he agreed that there are fences and backstops but that they worked around this so you still have the view. He also indicated the directive for the park was to have athletic fields so he is okay with the softball fields on this site. Ms. Mascolo indicated that people were planning on Hess Field having the lights and this park just having games during the day. Mr. Rosenberger reminded everyone that the commitment at Oak Hall is "no lights." Mr. Klees commented that the amenities mentioned are for older adults. The primary use should be carried out in other amenities. Are the aesthetics what we want them to be given the amount of open space in this plan? Mr. Jones reminded everyone that the primary purpose of the parkland was to be active recreation so softball was the logical answer for this site. Mr. Luck doesn't have a problem with some softball being on the site, but thinks that the parameters for choosing softball were wrong. He related that choosing softball because Whitehall is a better site for soccer is not the way it should be determined.
- 6. Review an Estimate of Probable Cost & Phasing Suggestions** for the master plan

Mr. Pashek distributed the Opinion of Probable Construction Costs as of March 26, 2009 for the Oak Hall Regional Parkland Final Master Site Plan. He talked about the total estimated costs would be \$4,709,496. It had been suggested that the Phase I should be \$400,000 based on the money on hand, but that was not possible due to the necessary grading.

 - The suggested Phase I costs were \$532,527 which included 1/3 of the parking lot, one ballfield, and the entrance sign. An additional Phase Ia, should be the dugouts, fencing, foul poles, and sign at an estimated cost of \$160,766. Mr. Luck identified the trail that runs through the parkland as important due to the number of people who want to walk and suggested it be moved into an earlier phase.
 - Phase II would finish the other two ballfields, 1/3 of parking, and widen the entrance with an estimated cost of \$1,183,022.
 - Phase III would include grading, utilities, septic, and design for Core Area and Grand Lawn with a cost of \$770,000.
 - Phase IV would include recreation facilities for Core Area and Grand Lawn and 1/3 of parking at a cost of \$1,113,619.

- Phase V would include trails, Dog Park, Practice Field, and Sledding Hill at a cost of \$592,726.
- Phase VI would include the maintenance facility, house repairs, meadows, and reforestation with a cost of \$356,836.

Mr. Pashek asked for direction as to Phasing. Mr. Steff suggested that three ballfields with portable toilets would be a problem. Mr. Pashek indicated it would be a problem long term. Mr. Steff then asked if restrooms should be in an earlier phase, maybe Phase II. Mr. Hurley asked if it makes more sense to Phase a different way. Mr. Pashek answered that it made more sense to do all the grading at one time in the initial phase but DCNR will not fund structural items that are not useable upon completion.

A discussion developed concerning borrowing the funds and doing the parkland all at one time or phasing the project as money is available. One idea was that if you develop the parkland all at one time you would only receive one grant but if the park was phased, there was potential for more than one grant. Other thinking was that it would be cheaper to develop the park all at one time because the prices of the development would continue to go up.

Mr. Rosenberger asked if a compost, waterless system would work? Mr. Pashek replied that they had investigated the use of this type but it would not work due to the fact that the parkland would not be used at a high level on a regular basis. This system needs a regular high volume use to work effectively.

Mr. Erickson reminded everyone that each grant application submitted by COG sets up competition with the municipalities who are also trying to obtain grant funds. Mr. Klees asked for several options to be put into a report/spreadsheet so that the committee members could see the effects of each option.

7. Review the schedule with respect to:

- Mr. Woodhead will review the draft Oak Hall Parkland Master Site Plan book in the next week or two and give back to Mr. Pashek with comments.
- obtaining the required comments & endorsement from the PA DCNR Project Manager
- schedule committee action on that plan
- The final public meeting will be held in late April or early May. Mr. Woodhead relayed that there is no provision for Pashek Associates to present the draft Oak Hall Parkland Master Site Plan to the General Forum. He would like directions as to what should be done. It was decided that the draft will be presented to the General Forum by staff. The costs of debt against phasing will be discussed at the next COG Parks Capital Committee.

8. Future Meetings:

CRPR Board/Authority:	Th 9 Apr 09, 12:15 PM at the COG Bldg. Forum Room.
COG Parks Capital:	Th 16 Apr 09, 12:15 PM at the COG Bldg. Forum Room.

9. Adjournment

Meeting was adjourned at 2:10 PM

Appendix E: Key Person Interviews

Recreation Master Plan

Key Person Interviews

Name of Interviewee: Chip Crawford - President, State College Little League

Date and Time of Interview: Dec 22, 2008

1. When you think of Parks and Recreation in the Centre Regional Recreation Authority area, what comes to mind? I think of a good organization.
2. What are the strengths of Parks and Recreation in the Centre Regional Recreation Authority area? Very clean facilities.
3. What are the weaknesses of Parks and Recreation in the Centre Regional Recreation Authority area? Seeing that I use their facilities mostly for Little League Baseball, I would like to see the fields kept in better shape. If the grass could be cut more often, State College Little League would rake the infields and maintain what they can before and after each game. We would just need a shed with a key. We could probably provide the tools if others would not be using the equipment.
4. What are the greatest recreational needs in the Centre Regional Recreation Authority area? Facilities Bathrooms that are well lit. More baseball facilities with Concession Stands that could be worked by LL Parents. Part of those would go back to SCLL. Recreation Programs Keep up the good work with all that you do. I can not think of any other needed programs at this time.
5. What group of people is least served or should be targeted with recreational programs or facilities? What types of programs/facilities? From my listening at the meetings, I heard a lot of senior citizens talking about bike paths. Another least served to me would be to have a discount for those who are local tax paying citizens to use the pavilions at a reduced cost.
6. What role should the Centre Regional Recreation Authority area play in providing Parks and Recreation? Interesting question. I think it needs to be handled by government as it currently is UNLESS I learn more about other agencies that run park and recreation programs (if they exist).
7. How does your group/organization (or you) impact Parks & Rec. in the Centre Regional Recreation Authority area? My group is Little League and it utilizes the fields a lot. Our program is growing and I see it impacting more on P & R.
8. How does the Centre Regional Recreation Authority impact your group/organization (or you)? They provide us baseball and softball fields.
9. Are there other issues of importance that need to be considered? I just ask that the designs be addressing the majority and not the minority of the population. I have seen many parks fold up because they are not addressing the majority. Thanks for allowing me to participate in this questionnaire!

Recreation Master Plan

Key Person Interviews

Name of Interviewee: **Chris Rogan** - Our Lady of Victory School / Church, Sports Program

Date and Time of Interview: Dec. 24, 2008

1. When you think of Parks and Recreation in the Centre Regional Recreation Authority area, what comes to mind? Good organization and people, easy to work with. Also think of the ball fields and sport leagues run by CRPR.
2. What are the strengths of Parks and Recreation in the Centre Regional Recreation Authority area? Breadth of fields and facilities that are maintained and available for use.
3. What are the weaknesses of Parks and Recreation in the Centre Regional Recreation Authority area? My interest has primarily been and will continue to be (for the next few years) in Middle School softball programs (specifically OLV). As such, I would like to see a greater number and more accessibility to appropriate fields/facilities for this use. Online field scheduling and reservations would also be nice.
4. What are the greatest recreational needs in the Centre Regional Recreation Authority area?
 - o Facilities: More sports fields, specifically baseball and softball, and appropriate facilities to go along with them (seating, restrooms, snack stands). There is a HUGE need for a few indoor facilities that could support basketball, and also other sports during inclement weather. Spring baseball/softball practices are particularly difficult to conduct considering typical weather conditions in State College in Feb/Mar/Apr.
 - o Recreation Programs: More baseball options for boys age 5-8. SCLL has T-Ball (5-6), and Coach Pitch (7-8), but I would like to consider alternatives to those programs if possible.
5. What group of people is least served or should be targeted with recreational programs or facilities? What types of programs/facilities? See above. Also, just some general fitness type programs for younger kids (ages 5-10) – perhaps Track, Weight Training, Gymnastics, etc.
6. What role should the Centre Regional Recreation Authority area play in providing Parks and Recreation? Facilities: be in charge of reservations and scheduling, field/building maintenance and oversight. Leagues: Administer or be a partner in running the various sports leagues for youth pre-Middle School. It would be nice to have one “go to” organization that could advise parents on a wide range of sports and activities such as baseball/softball, football, basketball, swimming, wrestling, soccer, etc. Right now many different leagues exist for various sports and it can be difficult for new families in the area to track down.
7. How does your group/organization (or you) impact Parks & Rec. in the Centre Regional Recreation Authority area? I am the coach for OLVCS PIAA Softball, and we utilize CRPR fields for practice and home games.
8. How does the Centre Regional Recreation Authority impact your group/organization (or you)? Without use of CRPR fields, it would be difficult or impossible for us to field a team.
9. Are there other issues of importance that need to be considered? None

Recreation Master Plan

Key Person Interviews

Name of Interviewee: *Dean D. Amick* - President, Hess Field Association

Date and Time of Interview: December 28, 2008, 1:06 p.m.

1. When you think of Parks and Recreation in the Centre Regional Recreation Authority area, what comes to mind? I really do not know "What kind of recreation and facilities do they furnish the region?"
2. What are the strengths of Parks and Recreation in the Centre Regional Recreation Authority area?
Good Management of their programs.
3. What are the weaknesses of Parks and Recreation in the Centre Regional Recreation Authority area?
Not enough playing facilities.
4. What are the greatest recreational needs in the Centre Regional Recreation Authority area?
 - o Facilities: Playing facilities
 - o Recreation Programs: Maybe a few more programs.
5. What group of people is least served or should be targeted with recreational programs or facilities?
What types of programs/facilities? Young people and maybe more senior softball programs. (50+)
6. What role should the Centre Regional Recreation Authority area play in providing Parks and Recreation? Caring for playing fields & facilities . Mowing and dragging the fields.
7. How does your group/organization (or you) impact Parks & Rec. in the Centre Regional Recreation Authority area? With financial help Hess Field could furnish playing fields to 50 -60 softball teams. If Hess Field is not purchased the region will loose playing facilities for about 60 teams playing softball. I think this is or will be a BIG PROBLEM.
8. How does the Centre Regional Recreation Authority impact your group/organization (or you)? As of now we are not a part of the Centre Rec Division.
9. Are there other issues of importance that need to be considered? The purchase of Hess Field and move on to make some improvements for the 2009 season. I have 14 tournaments scheduled for 2009 season.

Recreation Master Plan

Key Person Interviews

Name of Interviewee: *Jeff Deitrich* - Coordinator, Co-ed Softball League

Date and Time of Interview Dec. 22, 2008

1. When you think of Parks and Recreation in the Centre Regional Recreation Authority area, what comes to mind? Athletic fields and quiet places for individuals or groups to picnic.
2. What are the strengths of Parks and Recreation in the Centre Regional Recreation Authority area? They are very accessible.
3. What are the weaknesses of Parks and Recreation in the Centre Regional Recreation Authority area? In terms of athletic fields, the number one complaint I hear is that they are not properly maintained.
4. What are the greatest recreational needs in the Centre Regional Recreation Authority area?
 - o Facilities: I know we need more, but there are literally dozens of potential uses. The more wide open spaces that can be used for multiple types of recreation/sports (perhaps easily converted from one use to another or pre multi-lined for multiple purposes) would be great.
 - o Recreation Programs: My opinion is that there are plenty of programs compared to the available space and that space is the greater issue.
5. What group of people is least served or should be targeted with recreational programs or facilities? What types of programs/facilities? Adults
6. What role should the Centre Regional Recreation Authority area play in providing Parks and Recreation? A leading role, of course.
7. How does your group/organization (or you) impact Parks & Rec. in the Centre Regional Recreation Authority area? I run a co-ed softball league that uses two fields per evening weeknights for three months over the summer.
8. How does the Centre Regional Recreation Authority impact your group/organization (or you)? It provides the fields we use. If they did not have the fields, we could not play.
9. Are there other issues of importance that need to be considered? I'll reiterate that our number one issue is poor maintenance. A viable maintenance plan needs to be a part of any increase in space. If the space is poorly maintained or not maintained, the new space soon becomes either useless or dangerous

Recreation Master Plan

Key Person Interviews

Name of Interviewee: *Jeff Garrigan* - Secretary, State College Youth Football Program

Date and Time of Interview: December 29, 2008, 12:00 p.m.

1. When you think of Parks and Recreation in the Centre Regional Recreation Authority area, what comes to mind? Parks – the quality and the amount
2. What are the strengths of Parks and Recreation in the Centre Regional Recreation Authority area?
As a resident, I think of the organized programs, and that they are very informational
As a person involved in a sports organization, I think about how the staff works well with our organization to get practice field space and times
3. What are the weaknesses of Parks and Recreation in the Centre Regional Recreation Authority area?
Centre Region has lost its control over the various sports leagues that they once had. Leagues have organized and cut out from under the direct control of the Rec Authority, this is mainly due to the two different sports philosophies. The Rec Authority is one of recreational in nature, and the sports leagues stress competition and winning.

Indoor court space for a variety of league sports that would like to and need to get indoor team practice time, i.e. basketball. Baseball, football, soccer outdoor Space i.e. Soccer fields, and football fields
4. What are the greatest recreational needs in the Centre Regional Recreation Authority area?
 - o Facilities: Indoor court space for a variety of league sports that would like to and need to get indoor team practice time, i.e. basketball. Baseball, football, soccer outdoor Space i.e. Soccer fields, and football fields
 - o Recreation Programs: All seems okay here.
5. What group of people is least served or should be targeted with recreational programs or facilities? What types of programs/facilities? The elderly may need more programming with an increasing elderly population in the area.
6. What role should the Centre Regional Recreation Authority area play in providing Parks and Recreation? They should have a main role in the administration to control the field usage.
7. How does your group/organization (or you) impact Parks & Rec. in the Centre Regional Recreation Authority area? Use of fields. They schedule us
8. How does the Centre Regional Recreation Authority impact your group/organization (or you)? Use of fields. They make fields available.
9. Are there other issues of importance that need to be considered? Having the same field space is of most importance. People in leagues feel comfortable returning to the same known location.

Recreation Master Plan

Key Person Interviews

Name of Interviewee: *Jeff Hall* - Supervisor, CRPR

Date and Time of Interview: 12-23-08, 11:07 a.m.

1. When you think of Parks and Recreation in the Centre Regional Recreation Authority area, what comes to mind? Sports and how many great parks we currently have.
2. What are the strengths of Parks and Recreation in the Centre Regional Recreation Authority area? We offer a lot of programs for a wide variety of ages. We also maintain the parks very well.
3. What are the weaknesses of Parks and Recreation in the Centre Regional Recreation Authority area? We have no sports complex or a place with multiple fields.
4. What are the greatest recreational needs in the Centre Regional Recreation Authority area?
 - o Facilities: A multi-sport complex.
 - o Recreation Programs: It would be nice to be able to host tournaments or least have one place where most of our games take place.
5. What group of people is least served or should be targeted with recreational programs or facilities? What types of programs/facilities? We should target all ages for a variety of programs.
6. What role should the Centre Regional Recreation Authority area play in providing Parks and Recreation? We need to be able to provide more opportunities for local people.
7. How does your group/organization (or you) impact Parks & Rec. in the Centre Regional Recreation Authority area? We are Centre Region Parks & Recreation.
8. How does the Centre Regional Recreation Authority impact your group/organization (or you)? See above.
9. Are there other issues of importance that need to be considered? Planning for all of our local groups to have space in the future.

Recreation Master Plan

Key Person Interviews

Name of Interviewees: *Jeremy Tyson* - Soil Scientist, CMT Labs (located in State College)

Date and Time of Interview: Fall 2008

Summary of Discussion regarding the Oak Hall site (during site visit):

1. Depth to Bedrock:
Most of the site has five feet or more of soil.
2. Septic System:
The most suitable locations for a septic system are where deepest soils are found, and where the right texture of soil occurs. In this case, a few spots in the northwestern part of the site's open field have these characteristics.
3. Infiltration Testing:
Most of the site's soils exhibit good infiltration and shouldn't pose a problem to site development.

Recreation Master Plan

Key Person Interviews

Name of Interviewees: ***Kent Baker*** - College Township Engineer

Adam Brumbaugh - College Township Manager, Project Study Committee
Member

Date and Time of Interview: Fall 2008

Summary of Discussion regarding the Oak Hall site (during site visit):

1. Access:
The Township wants to look at long-term solutions for the Boalsburg Road / Linden Hall Road intersection. Growth may make this intersection even busier than it already is.
2. Recreation Programming:
We should offer a variety of activities, and should preserve open space in the park.
3. Utilities:
Water and sanitary sewer are nearby but not available to our site because of cost. These utilities would have to cross spring creek and water would have to be pumped up hill to the site. Developing a well on the site might be cheaper.
4. Stormwater Management:
We consider gravel and asphalt the same thing in terms of runoff. In the master plan, stormwater basin locations should be shown, but we're open to alternative stormwater management approaches.

Recreation Master Plan

Key Person Interviews

Name of Interviewee: *Sue Matalavage* - Program Coordinator, Centre Soccer

Date and Time of Interview: 1-2-09, 7:30 pm

1. We are working on a master plan for a regional park, and the COG plans to eventually add another large regional park. Within these parks, space may be available for sports fields. What are your organization's field needs?

Would like to have 2 Fogelman type complexes, 1 complex w/ 6 to 8 full sized lighted soccer fields within same complex, so families only need to go to one place with there kids
We also need adequate parking, and possibly an indoor facility for indoor year-round soccer.

2. What improvements are needed at the fields you currently use?

The fields that we use are just enough to use and use again. We never have the opportunity to give any field we use a season off and/or rotate fields in and out of play so they have a chance to rest and re-grow. The Parks Department does a super job but most all fields are over used. When we do have to rotate a field out because of some turf damage scheduling is a nightmare.

3. Your program has quite a few participants (2,022). How has the program been able to grow? Do you expect more growth of the program?

We don't actively recruit players. People hear about us mostly by word of mouth. Our programs are very large but we could get more if we had room for more teams. We need a few more of each size of field then we could expand on some of our programs.

I met with the tennis spokesperson, Susan Oliver. Our discussion was broad ranging and I did learn more about their organization and their interests.

1. The organization is new but with broad support and interest.
2. They believe that tennis participation is increasing rapidly, and may be the fastest growing segment in the centre region. They believe that tennis will be increasing in participation and importance nationwide.
3. Susan is involved with a teaching program that is growing rapidly.
4. They believe that tennis deserves more attention because it is a lifelong sport.
5. Use perception for tennis is affected by activity by a few users that occurs all day long, as compared to field sports that have concentrated use periods. They believe that total tennis use is substantial and comparable to field sports.
6. The organization believes that a strong market exists for hosting regional and state tournaments, with positive benefits to the local economy. They will be providing case studies that demonstrate both direct and indirect economic benefits.
7. A tournament site would ideally have six courts, inside.
8. Their organization is proposing to fund a structure. They believe that such a facility can generate revenue that will pay for itself and other recreation facilities in the park as well.
9. Operation of the facility may be similar to that of a pool complex.
10. They believe that a tennis facility will add a strong use element to a park, complement other recreation choices in a park, and create a valued asset to the region.

Recreation Master Plan

Key Person Interviews

Name of Interviewee: **Tim Bastian** - First Baptist Church Softball

Date and Time of Interview: December 23, 2008 – 4:45 PM

1. When you think of Parks and Recreation in the Centre Regional Recreation Authority area, what comes to mind? Fortunately we have lots of Parks, but they are heavily used, so we need more. I was somewhat taken aback last year when asked to pay \$100 to reserve Tudek Park for Monday nights for my church softball league throughout the summer. Don't my taxes pay for it already??
2. What are the strengths of Parks and Recreation in the Centre Regional Recreation Authority area? Well maintained fields and restroom facilities.
3. What are the weaknesses of Parks and Recreation in the Centre Regional Recreation Authority area? Double booking of park resources (until last year when that problem seemed to be solved). Lack of sufficient parking at Highpoint and Tudek, although the Tudek situation got better this fall.
4. What are the greatest recreational needs in the Centre Regional Recreation Authority area?
 - Facilities – more softball fields – the Little League in State College recently started a girl's softball league. This will only compound the need for more softball fields as the league develops.
 - Recreation Programs – better advertising of recreational leagues – maybe the township newsletters could feature the opportunities every quarter?
5. What group of people is least served or should be targeted with recreational programs or facilities? What types of programs/facilities? Adults – softball. Adults – flag football. It would be nice to have a gymnasium as well, but really expensive, so maybe let the YMCA cover those needs.
6. What role should the Centre Regional Recreation Authority area play in providing Parks and Recreation? We should always be looking to add more parks. The region continues to grow, and the climate is conducive for leagues of all sorts well into the fall (late October). The CRRA should do their best to advertise leagues (softball, soccer, flag football, 3 on 3 basketball) and lobby for more parks.
7. How does your group/organization (or you) impact Parks & Rec. in the Centre Regional Recreation Authority area? We need at least 4 fields every Monday night from the beginning of May until the end of August. Ideally we would have the ability to reserve about 8 fields (2 of our 10 teams play on private facilities) every Monday night for 17 or 18 weeks in a row.
8. How does the Centre Regional Recreation Authority impact your group/organization (or you)? The recent advent of the \$100 fee to reserve the softball field was a hit to our church budget. But the better scheduling was a bonus (no conflict with soccer in the spring or football in the fall).
9. Are there other issues of importance that need to be considered? We really could use a realignment of the bases at Tudek Park. The bases were not laid out properly when originally created. It seems that 3rd base is about 5 feet inside the regular baseline.

We could also use some sawdust at Tudek to spread in the home plate area after thunderstorms pass through so that we might still be able to play.

Appendix F:

Practice and Game Field Analysis and Spreadsheets

Game Field Analysis

Analysis of Weekly Need versus Available Time Allotments for Games

	Hours per game	Average # of games per week	Number of Teams	Available Fields (Full field equivalent s)	Time slots allotted for rainouts	Plus additional practice times	Time slots needed	Weekly Time Slots available	Surplus/ Deficit Time slots	Surplus/ Deficit Fields
Baseball										
Am. Legion	2.5	1	1	0.5	0	0	0.5	6	5.5	0.46
Teener/Babe Ruth	2.5	2	8	1.25	4	0	8	15	3	0.25
Centre Sluggers	2.5	2	8	0.75	2	0	8	9	-1	-0.08
Lemont Ducks Adult Baseball	2.5	2	11	2	5	0	11	24	8	0.67
SC Little League	2.5	2.5	70	18	9	0	87.5	216	119.5	9.96
Total										11.3

Softball Leagues

ASA Softball	1.5	2	56	4	8		56	56	-8	-0.5333
CR Coed	1.5	1	16	2	4	4	16	16	-8	-0.5333
Church Softball	1.5	2	9	5	10	0	9	15	-4	-0.2667
Girls Slow Pitch	1.5	2	8	2	4	0	16	20	0	0
Adult Slow Pitch	1.5	2	14	1	2		28	14	-16	-1.0667
Total										-2.4

Soccer (based on spring league)

Short Field	1.5	2	138	15	0	0	138	210	72	5.14286
Full Field (Travel)*	2	3	19	5	0	0	28.5	70	41.5	2.76667
*games and practices each week										
Total										7.90952

Football/Lacrosse

Centre Bulldogs Football	2	1	7	0.75	0	0	3.5	10.5	7	0.5
State College Lions Football	2	2	7	0.75	0	0	7	10.5	3.5	0.25
CRPR Flag Football	2	1	19	1	0	0	9.5	14	4.5	0.32143
Centre Youth Lacrosse	2	2	4	0.5	0	0	4	7	3	0.21429
Total	4	3	26				16.5			

Practice Field Analysis

Analysis of Weekly Need versus Available Time Allotments for Team Practices

	Hours per practice	Practices per week	Teams	Available Fields (Full field equivalent s)	Time slots needed	Weekly Time Slots available	Surplus/ Deficit Time slots	Surplus/ Deficit Fields*	Total Fields needed	Estimated need based on analysis and specific conditions
Pre-season										
Baseball										
Am. Legion	2.5	2	1	0.5	2	6	4	0.33333	0	2 larger fields for older players and 1 challenger field
Teener/Babe Ruth	2.5	2	8	1.5	16	18	2	0.16667	0	
Centre Sluggers	2.5	2	8	1	16	12	-4	-0.3333	0	
Adult Baseball	2.5	2	14	2	28	24	-4	-0.3333	0	
SC Little League	2.5	2.5	70	18	175	216	41	3.41667	0	
Total	5	4.5	84		203	240	37		0.0	
Adult Softball Leagues										
					0					
ASA Softball	1.5	2	56	4	112	80	-32	-2.1333	2	4 - 6 softball fields
CR Coed	1.5	2	16	2	32	16	-16	-1.0667	1	
Church Softball	1.5	2	9	5	18	15	-3	-0.2	0	
Recreational League Softbal										
Girls Slow Pitch	1.5	2	8	2	16	20	4	0.26667		
Adult Slow Pitch	1.5	2	14	1	28	14	-14	-0.9333	1	
Total	3	4	22		44	34	-10	-4.1	4.0	
Soccer										
Soccer (based on Spring League)										5 - 8 full size soccer fields
Short Field	1.5	2	138	15	276	210	-66	-4.7143		that can be divided for
Full Field (Travel)	2	3	22	5	66	70	5	0.35714		short field use
Total	3.5	5	160		342	280	-61	-4.3571		
Football/Lacrosse										
Centre Bulldogs Football	2	2	7	0.75	14	10.5	-3.5	-0.25		1 rectangular field
State College Lions Football	2	2	7	0.75	14	10.5	-3.5	-0.25		
CRPR Flag Football	2	1	19	1	19	14	-5	-0.3571		
Centre Youth Lacrosse	2	2	4	0.5	8	7	-1	-0.0714		
Total	4	3	26		33	24.5	-8.5	-0.9286		

*Time slots available per field are based on typical amounts of practice times for each sport

Baseball - 14

Softball - 15

Soccer - 14

Football/Lacrosse - 14

Some exceptions are made based on information provided by individual leagues.

CENTRE REGION SPORTFIELD MATRIX

[illegible]

Appendix G: 2002 CRPR Needs Memo



Centre Region Council of Governments
CENTRE REGION PARKS AND RECREATION BOARD
CENTRE REGIONAL RECREATION AUTHORITY

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

Active Community Recreation Facility Recommendations

25 Feb 02 *Updated: 05 Jul 02*
 TO: CR-COG Ad Hoc Parkland Committee
 FROM: Centre Region Parks & Recreation Board
 Dr. Rick Marboe, Chair Ronald J. Woodhead, Director

This listing reflects the (updated) recommendations of the CRPR Board with respect to needed community recreation facilities in the Centre Region (5 participating municipalities). It is expected that these facilities (along with those already planned and in development/ refurbishment) would serve current and future regional needs through 2010, with the remainder of the proposed 150-acre acquisition as open area available for possible future development. The listing also reflects the recommendations of the National Recreation & Park Association guidelines for community recreation facilities. The youth and adult users of the facilities would include participants from both municipal programs and community sport organizations. Regional tournaments could also be hosted which would involve resident players. The recommended facilities could be split between the two proposed sites, pending the site plans and development schedule (although some of the support facilities would be needed at each site).

Possible Feature	Number	Acres Per	Total Acres
Family Aquatic Center (pending Welch evaluation)	1	5	5
Soccer Fields (full-size)	8	2.5	20
Soccer Fields (youth-size)	10	1.5	15
2 Baseball & 2 Softball Fields -Youth (star layout)	4	8 total	8
2 Baseball & 2 Softball Fields -Adult (star layout)	4	12 total	12
Basketball Courts (some lighted in future)	3	1/3	1
(May allow for future enclosure)			
Volleyball Courts (some lighted in future)	2-3	1/3	1
Tennis Courts (lighted in future)	4	1	1
Play Equipment Areas (may include water activities)	3	1/2	1.5
Picnic Area with pavilions for groups	2	2	4
On-ground Ice Rink	1	1/2	1/2
Restroom / Concession Building (s) (at each site*)	2	1/4	1/2
Parks Maintenance / Storage Building (at each site)	1	1/2	1/2
		Subtotal	70 acres
		Spacing & Layout Accommodation Factor (50%)	35 acres
		Total Recommended Acreage	105 acres

** Restrooms: Composting toilets were discussed for the Oak Hall site since public sewer was not readily available.*

- To prepare this listing, we have reviewed field and court requests from the Sports Council members and sport organizations, prior and projected CRPR program needs, and regional tournament requests that CRPR & SCASD has and has not been able to accommodate.
- Bikepaths, walking trails, roads & parking areas would be integrated into the facilities at each site.

- With regard to the parking, the typical ratio is to provide parking space for at least 25% of the facility capacity (depending on the local ordinances). For example, with a swimming pool bather capacity of 1,200 (and then increased to 1,600), it would be necessary to provide 300 (and then 400) parking spaces. However, sportfield areas must allow extra spaces for “game-changeover” parking requirements and for spectators.
- An on-site maintenance building at each site will be used to store tools and maintenance equipment, sports & park equipment, and grounds maintenance supplies. Tudek and Spring Creek Parks currently include maintenance storage areas.
- The school district recently indicated their interest in partnering on some of the sport facilities. However, the recommendations above do not include any requirements related to SCASD scholastic sports. In addition, if SCASD partners to use the sportfields, they may need some locker-room type space (w/ coin-op lockers, perhaps). This space may be incorporated into the proposed pool facilities, pending that project.
- Since the tract with the existing house at the Oak Hall site is not recommended for purchase, the impact of the park facilities on that tenant will need to be evaluated during the Site Planning Process.
- When Beneficial Reuse water is available at the Whitehall Road site, the feasibility of underground irrigation for the sportfield turf should be explored. This option would permit more-frequent use of the facilities.
- The likelihood of state funding assistance is very high, given:
 - » the regional cooperation that will be demonstrated by the proposed purchase,
 - » the fact that these projects would be serving the entire region,
 - » the demonstrated needs for additional parklands for recreation facilities,
 - » the financial partnerships that would be developed with community sport organizations to assist with planning and development costs.
- CRPR staff is ready to assist in the master planning process as desired by the COG municipalities.

c: Centre Regional Recreation Authority

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Appendix H: 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 FACILITIESA. 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 restrain benches every 3 years.