

JOHN HESS SOFTBALL FIELD COMPLEX

MASTER SITE PLAN

FOR THE CENTRE REGION COUNCIL
OF GOVERNMENTS

FOR ACTION BY THE
COG GENERAL FORUM

Field #3

Field #1

Field #4

Field #2



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

VERSION 3
FEBRUARY 2011



CURVE DATA:
R=280.00'
L=449.65'
Tan=290.00'
I = 92°00'37"
S 07°59'00" W
402.87'

N/F
MEYER DAIRY LIMITED PARTNERSHIP
3: 445
(TREE)
10H

N/F

N/F
GUY C. MILLER &

Acknowledgements

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

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

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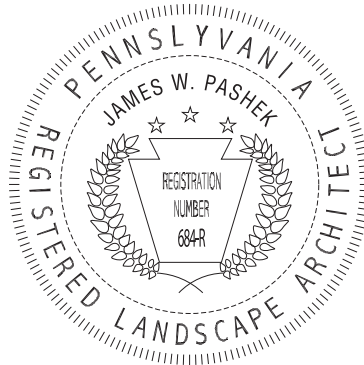


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Chapter 1: Background

Chapter 1: Background

INTRODUCTION

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

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

Master Plans for the 63-acre Oak Hall Park and 75/100-acre Whitehall Road Park were completed in 2009 and 2010. At the same time, an evaluation of the John Hess Softball Field Complex was undertaken to provide information so the COG General Forum of elected officials make a decision on whether they should acquire the property for inclusion in the regional parks program. The study recommended that the COG/CRPR own the property as a regional park facility and make necessary safety upgrades. In order to better serve the community, a master plan will show how this park could better serve the softball teams and compliment the proposed recreation facilities at Oak Hall and Whitehall Road Parks.

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



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

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

COG REQUIREMENTS FOR REGIONAL PARK MASTER SITE PLANS

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

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

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



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

STUDY FORMAT

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

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

- Identify funding strategies needed to support the capital improvement plan.
- Estimate operating costs and potential revenue for the park.
- Chapter 7 - Oak Hall Regional Park Master Plan Update and Phasing Plan for all 3 Regional Parks
- Appendices

It is essential to note that the Master Plans are meant to be a *flexible* tool for planning. Specific details of the design and the final locations of facilities may be adjusted through subsequent design.

COMMUNITY SETTING AND REGIONAL LOCATION

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

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

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

KEY ISSUES FOR HESS FIELD MASTER PLAN

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

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



EXISTING PLANNING EFFORTS

OAK HALL REGIONAL PARKLAND (2009)

The goals of this Master Plan include to:

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

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

Proposed recreation facilities at this site include:

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



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



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

Hess Softball Field Complex Feasibility Study (2009)

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

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

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



Improvements were identified as:

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

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

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

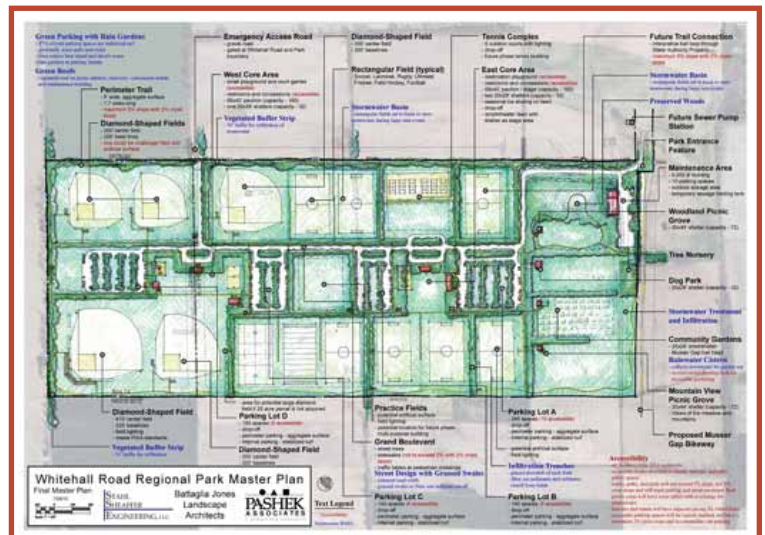
WHITEHALL ROAD REGIONAL PARKLAND (2010)

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

Key issues that were discussed include:

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

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



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

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

BIKE ROUTE G ON STATE ROUTE 45

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

Chapter 2: Site Inventory & Analysis

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

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

BASE MAPPING

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

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

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

BUILT FEATURES AND SITE INFORMATION

EASEMENTS AND RIGHTS-OF-WAY

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

STRUCTURES

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



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

LOCATION, SIZE, AND LEGAL STATUS

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

ZONING AND ADJACENT LAND USE

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

EXISTING FACILITIES, STRUCTURES, AND ROADS

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

SITE HISTORY AND CONTEXT

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

ABANDONED MINE LANDS

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

UTILITIES

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

ELECTRIC

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

WATER

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

SEWER

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

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

NATURAL FEATURES

WATER FEATURES AND WETLANDS

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

SETBACKS

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

SOILS

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

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

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

TOPOGRAPHY

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

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



VEGETATION

Open fields dominate the property in the form of ballfields and the parking area. A forested area is located in the north and west of the parcel. The western bound area, woods form an important buffer between Fields 2 and 4 and the adjacent residential properties fronting on Woodside drive.

WILDLIFE

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

Neighbors report small game use the woods to the west.



PENNSYLVANIA NATURAL DIVERSITY INDEX SEARCH

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

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

NATURAL HERITAGE AREAS

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

CONCLUSIONS

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

OPPORTUNITIES

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

LIMITATIONS

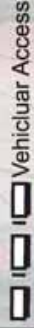
1. The overhead electric line running through the site in a north-south direction interferes with developing softball fields. The line is required and must be either placed underground or rerouted around the active area of the park.
2. The asphalt entrance road is too steep and should be relocated.
3. Stormwater from the Meyer Dairy property east of the park flows onto what is currently Field 3 and will need to be addressed with diversion or infiltration swales.
4. Most of the structures are either in poor condition and should be replaced or in the case of the umpire building, are located within the building setback line and are may not remain in that location in the long term. Harris Township officials indicated that the building must be removed from the setback during the first phase of park development.
5. The adjacent residential properties along the southwestern side of the park may be exposed if the woods on the park property are removed. Being a "good neighbor" requires some amount of buffering between the park and their back yards.
6. The small size of the property prevents the site from being a large tournament facility.



Hess Softball Field Complex

Harris Township - Centre County, Pennsylvania

Legend



Vehicular Access

Drainage

Structures

Forested

Slopes 5-15%

Slopes 15-25%

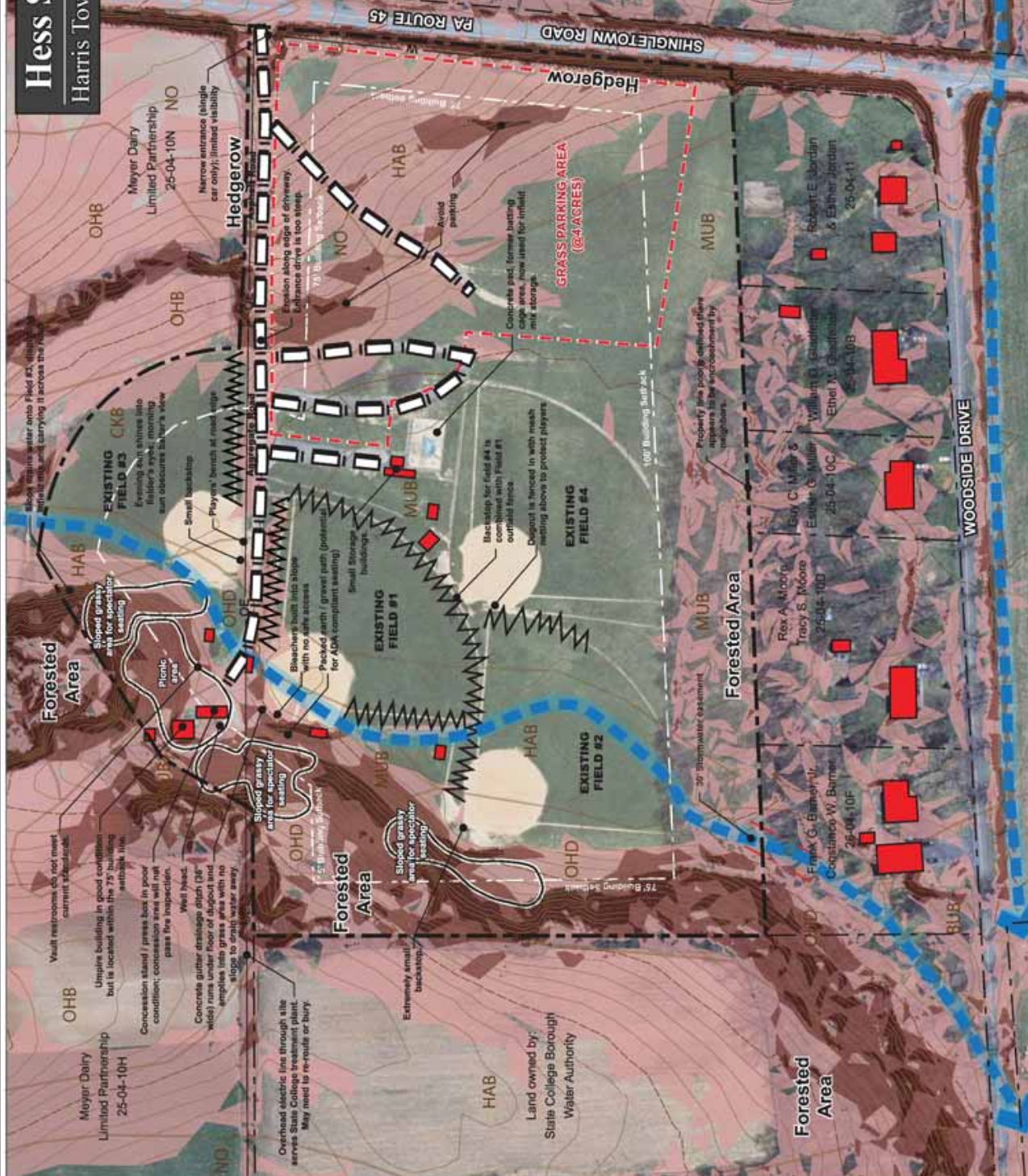
Slopes >25%

Soil Survey

Foul ball / home run
Could injure players /
spectators.

Notes:

The current distance to public sewer service is approximately half a mile from this site. At this time there are no plans to extend sewer service to this area.



Site Analysis Plan



Prepared: 2/20/10
Drawn: 2/20/10
Checked: 2/20/10
Scale: 1" = 100'



Chapter 3: Activities & Facilities Analysis & Design Considerations

Chapter 3: Activities & Facilities Analysis & Design Considerations

ACTIVITIES ANALYSIS

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



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

2002 ACTIVE RECREATION FACILITY RECOMMENDATIONS MEMO

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

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

SPORTS FIELDS NEEDS ANALYSIS SUMMARY

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

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

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

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

SPORTS FIELD DEMAND AND SUPPLY ANALYSIS (Surplus +, Deficit -)							
Sports Facilities	2002 CRPR Memo ⁽¹⁰⁾	1988 National Standards ⁽¹⁾ (62,600 people) ⁽²⁾			Time Slot Analysis ⁽⁵⁾	Sports Group Requests	Recommendations ⁽³⁾
		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	-5	-5	6-8+ ⁽⁹⁾	5-8 fields
Football/Lacrosse/ other rectangular fields	None identified	13	3	-10	-1	1	1 multi-purpose rectangular field

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

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

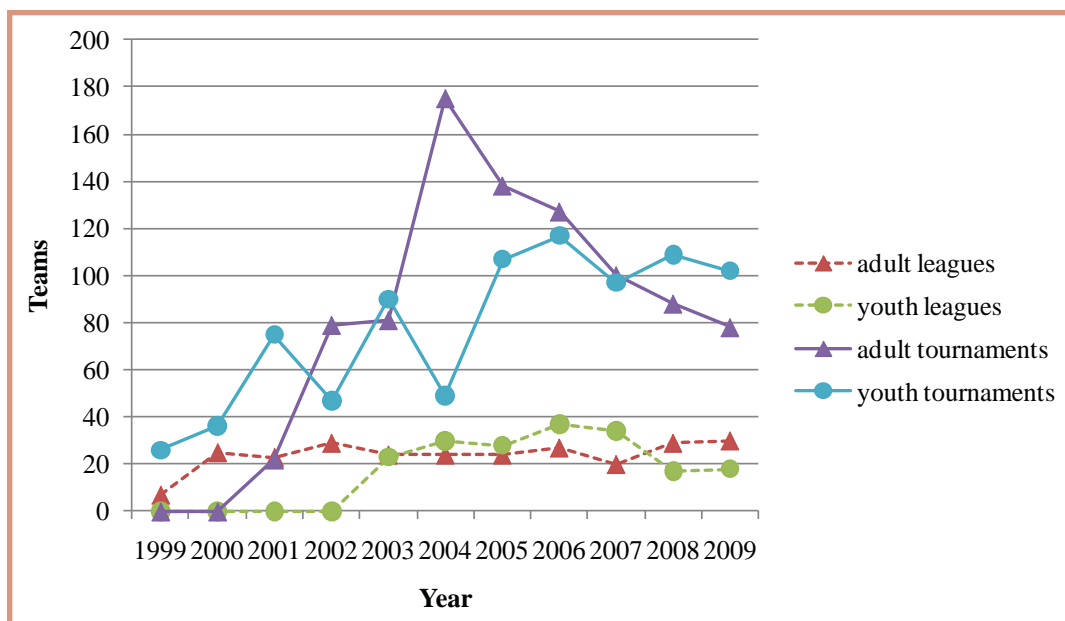
Field use in the preceding analysis assumes that all of the fields do not have lighting. However, lit fields add flexibility for use and regarding tournament play, and are often critical to complete the tournament games over a weekend. For those sites that anticipate softball tournament play, it is recommended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



JOHN HESS FIELD TOURNAMENT USE IN 2010

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

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



FACILITIES ANALYSIS

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

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

SPORTS FACILITY STANDARD SOURCES

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

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

FACILITY GUIDELINES

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

SPORTS FACILITIES

Baseball and Softball Fields

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

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

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

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

OTHER FACILITIES

Playground Equipment

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

Picnic Shelters

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



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

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

Maintenance Facility

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

SUPPORT FACILITIES

Wastewater Treatment System

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

Accessible Trails and Walks

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

Roadways and Parking

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

ADJACENCIES AND DENSITY OF FACILITIES

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

ADA ACCESSIBILITY

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

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

STANDARDS / GUIDELINES INCLUDE:

- Americans with Disabilities Accessibility Guidelines for Buildings and Facilities, Play Areas, Final Rule, www.access-board.gov - establishes requirements for playground equipment accessibility.
- Universal Trail Assessment Process (UTAP), www.beneficialdesigns.com/trails/utap.html - Based on the promise that trails should be universally designed to serve all users; UTAP encourages land managers to provide users with specific information regarding the trail so users can make an informed decision as to whether they have the ability to use the trail.
- Architectural and Transportation Barriers Compliance Board's "Regulatory Negotiation Committee on Accessibility Guidelines for Outdoor Developed Areas", September 1999, www.access-board.gov - sets minimum requirements for accessible trails, access routes, resting opportunities, benches, utility connections, and trash receptacles.
- Americans with Disabilities Act (ADA), Title II Requirement for Public Facilities, www.access-board.gov
- Consumer Product Safety Commission's "Handbook for Public Playground Safety" - establishes equipment, use zone, and protective safety surfacing requirements.

- American Society of Testing Materials “Standard Consumer Safety Performance Specification for Public Playground Safety” (ASTM F 1487) - establishes access route, equipment, use zone, and protective safety surfacing requirements.
- American Society of Testing Materials “Standard Specification for Determination of Accessibility of Surface Systems Under and Around Playground Equipment” (ASTM F 1951) - defines minimum requirements for accessible protective surfacing materials.
- American Society of Testing Materials “Standard Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment” (ASTM F 1292) - defines minimum requirements for impact attenuation of protective surfacing materials.

Chapter 4: Sustainability

Chapter 4: Sustainability

BENEFITS OF SUSTAINABLE PARKS

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

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

Benefits of sustainable parks include:

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

WAYS OF ACHIEVING SUSTAINABLE PARK DEVELOPMENT

MINIMIZE IMPERVIOUS SURFACE AREA

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



IMPLEMENT RAIN GARDENS / BIO-INFILTRATION SWALES

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



OTHER SUSTAINABLE PARK FEATURES

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

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

LEED CERTIFICATION

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

Incentives for achieving LEED certification include:

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

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

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

SUSTAINABLE SITES INITIATIVE

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

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

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

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

PARK SUSTAINABILITY GUIDELINES

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

These practices are based on the following principals:

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

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

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



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

GREEN PRINCIPLES FOR PARK DEVELOPMENT AND SUSTAINABILITY

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

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

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

PROPOSED SUSTAINABLE FEATURES

REDUCE PARK WASTE

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



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

MINIMIZE GRADING AND SITE DISTURBANCE

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

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



IMPROVE WILDLIFE HABITAT

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

MINIMIZE IMPERVIOUS SURFACE AREA

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

IMPLEMENT RAIN GARDENS / BIO-INFILTRATION SWALES

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

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

Chapter 5: Public Participation & Design Process

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 Hess Field. This chapter describes that process.

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

PUBLIC PARTICIPATION

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

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

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

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



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

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

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

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

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

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

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

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

CONCLUSIONS

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

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

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

DESIGN PROCESS

DESCRIPTION OF CONCEPT PLANS

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

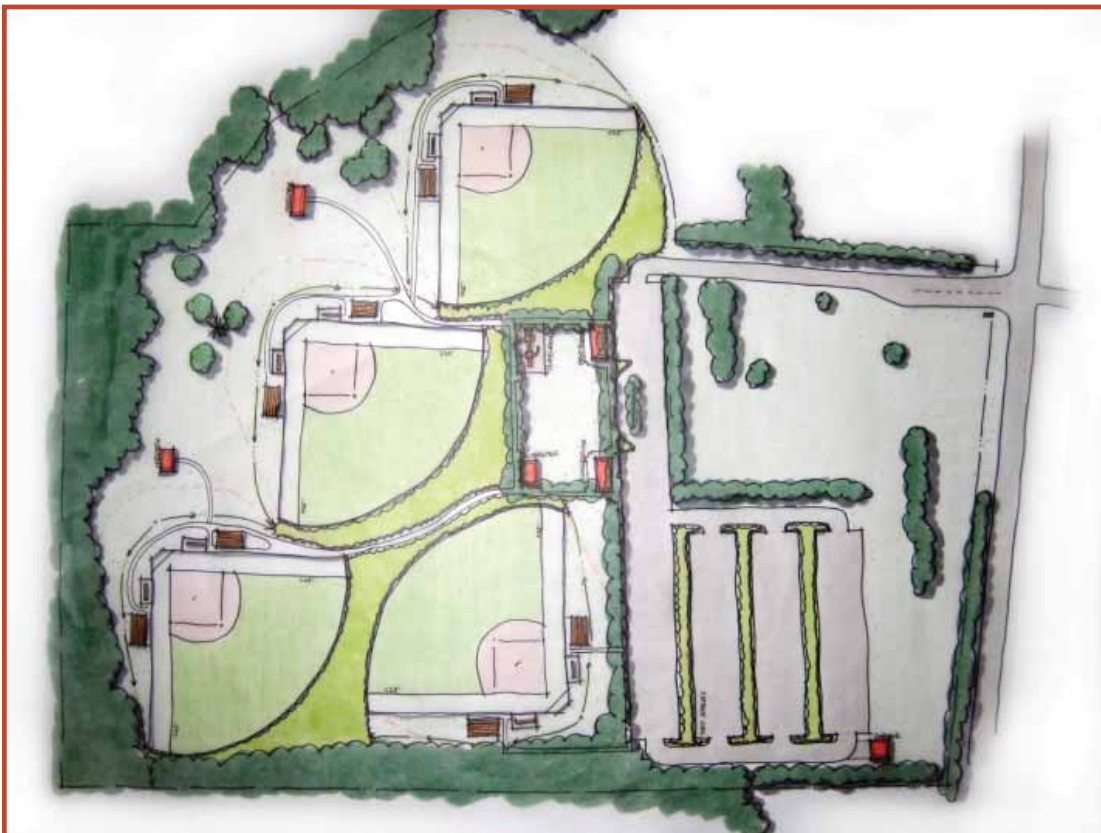
1. The priority for uses on the site is diamond shaped fields for softball.

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

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

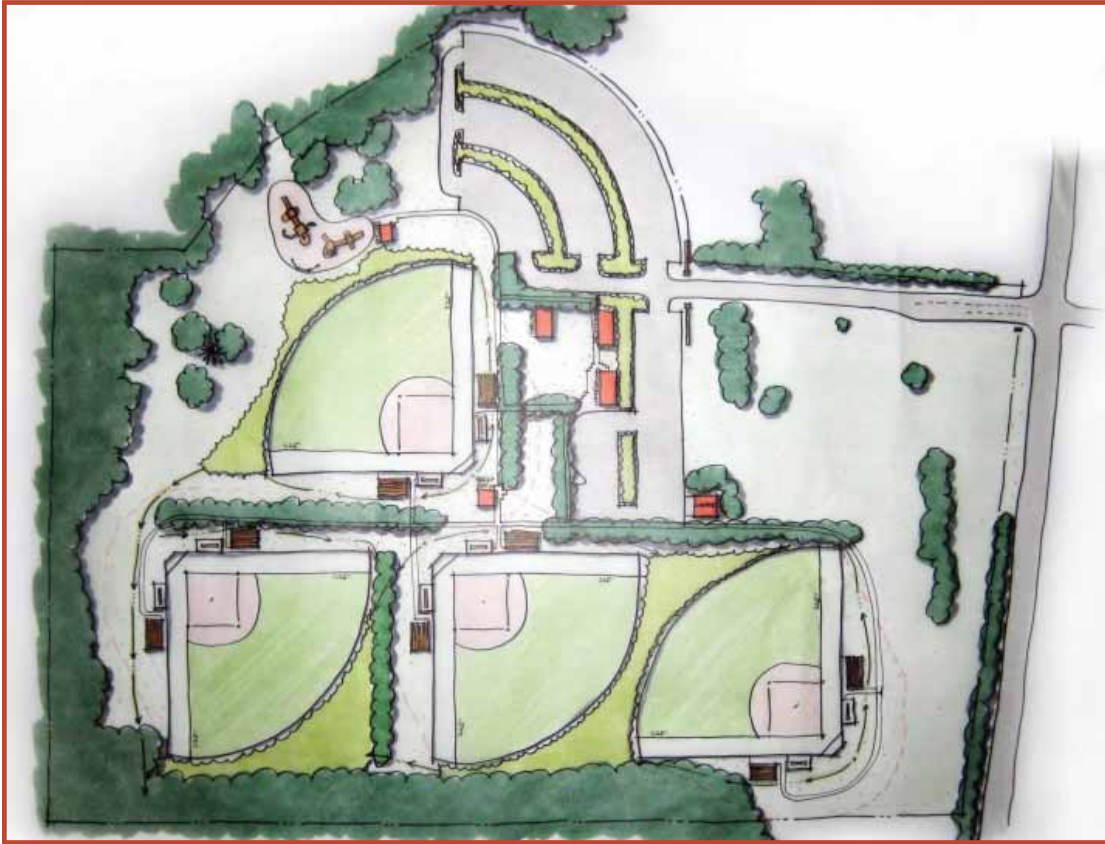
CONCEPT 1

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



CONCEPT 2

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



CONCEPT COMPARISONS

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

CONCEPT PLAN CONCLUSIONS

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

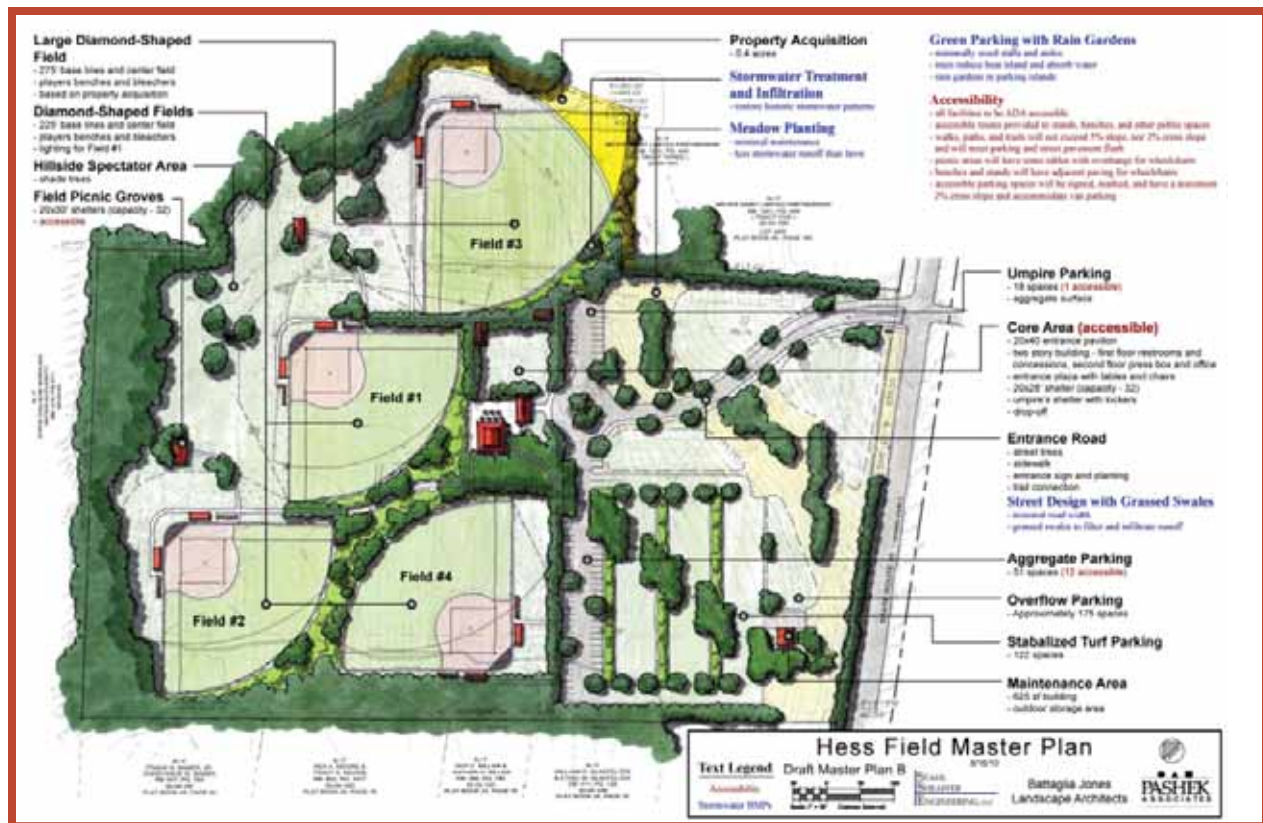
DRAFT MASTER PLAN DESCRIPTION

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

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



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



PARKING STANDARDS

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

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

FINAL MASTER PLAN DESCRIPTION

GOALS

The final Master Plan reflects the following project goals:

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

PROCESS OF REFINEMENT

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

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

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

THE YOUTH SOFTBALL COMPLEX

Access, Circulation, Stormwater

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



Active Recreation Areas

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

Complementary Uses

Other uses include several picnic groves and a maintenance facility.

Spatial Organization

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

ALL-AGE SOFTBALL COMPLEX

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



TRAFFIC MASTER PLANNING

TRIP GENERATION

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

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

Table 1. Trip Generation Estimates

Hess Field Master Plan

Harris Township, Centre County

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

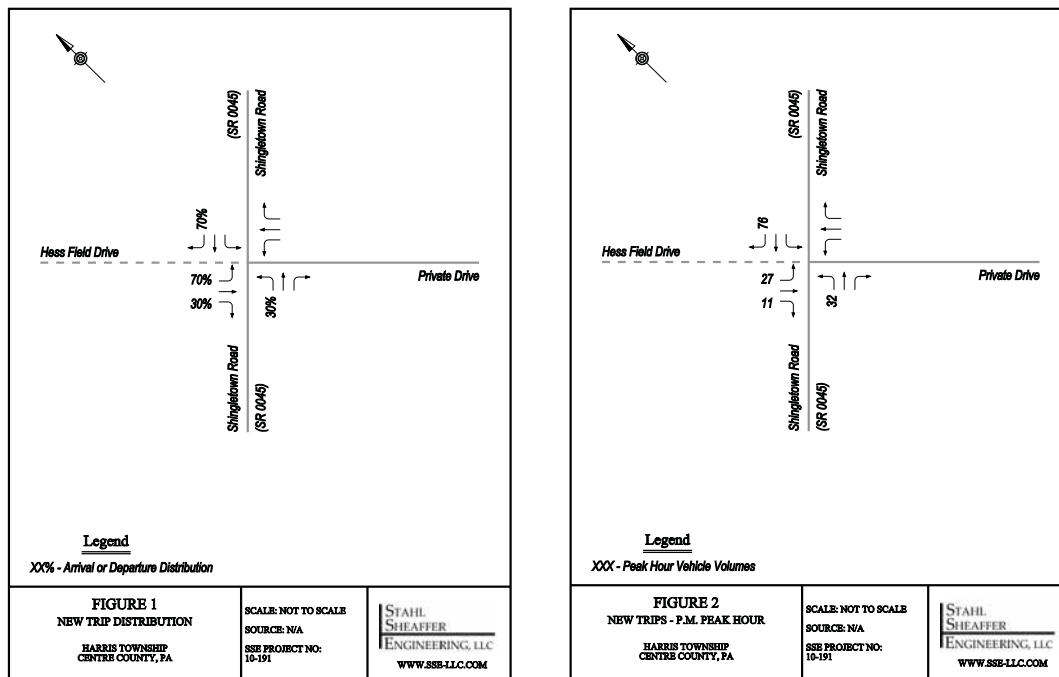
TRIP DISTRIBUTION

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

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

NEW TRIPS DUE TO HESS FIELD COMPLEX

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



STORMWATER MANAGEMENT MASTER PLANNING

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

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

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

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

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

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

SANITARY SEWER MASTER PLANNING

Based upon local sewer authority rate tables and the expected usage for the Whitehall Road Park, it is estimated that 2 EDU's will be required to service the park. This results in an average daily effluent of approximately 350 gallons. Due to the location of the site more than a half mile from the region's public sewer service boundary, the most feasible option for permanent service is on site septic. Due to possible limitations of the soils for use as drain fields, this may require incorporating a sand mound as part of the septic system. The restroom facilities and septic system will need to be engineered strategically to insure a functioning system.

WATER SERVICE MASTER PLANNING

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

ELECTRIC SERVICE MASTER PLANNING

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

IRRIGATION SYSTEM PLANNING

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

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

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

Typical costs for irrigations system components:

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

ACCESSIBILITY IN THE MASTER PLAN

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

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

REALIGNMENT OF ENTRANCE ROAD

During discussions about this Master Plan, it was noted that a new housing development was proposed, across or northeast of Route 45. That development proposed an entrance road that was about 80 feet northwest of the existing park entrance. The developer, Harris Township and PennDot thought that aligning the park drive with the new development would create a safer entrance into both projects off Route 45. Re-aligning the park road would require building the park entrance road on property owned by the Meyer Dairy Limited Partnership. The developer has already approached the property owner to see if they would be willing to transfer the property or grant a right-of-way for the new road. This sketch shows how the property might be reconfigured to incorporate the new alignment of the park road.

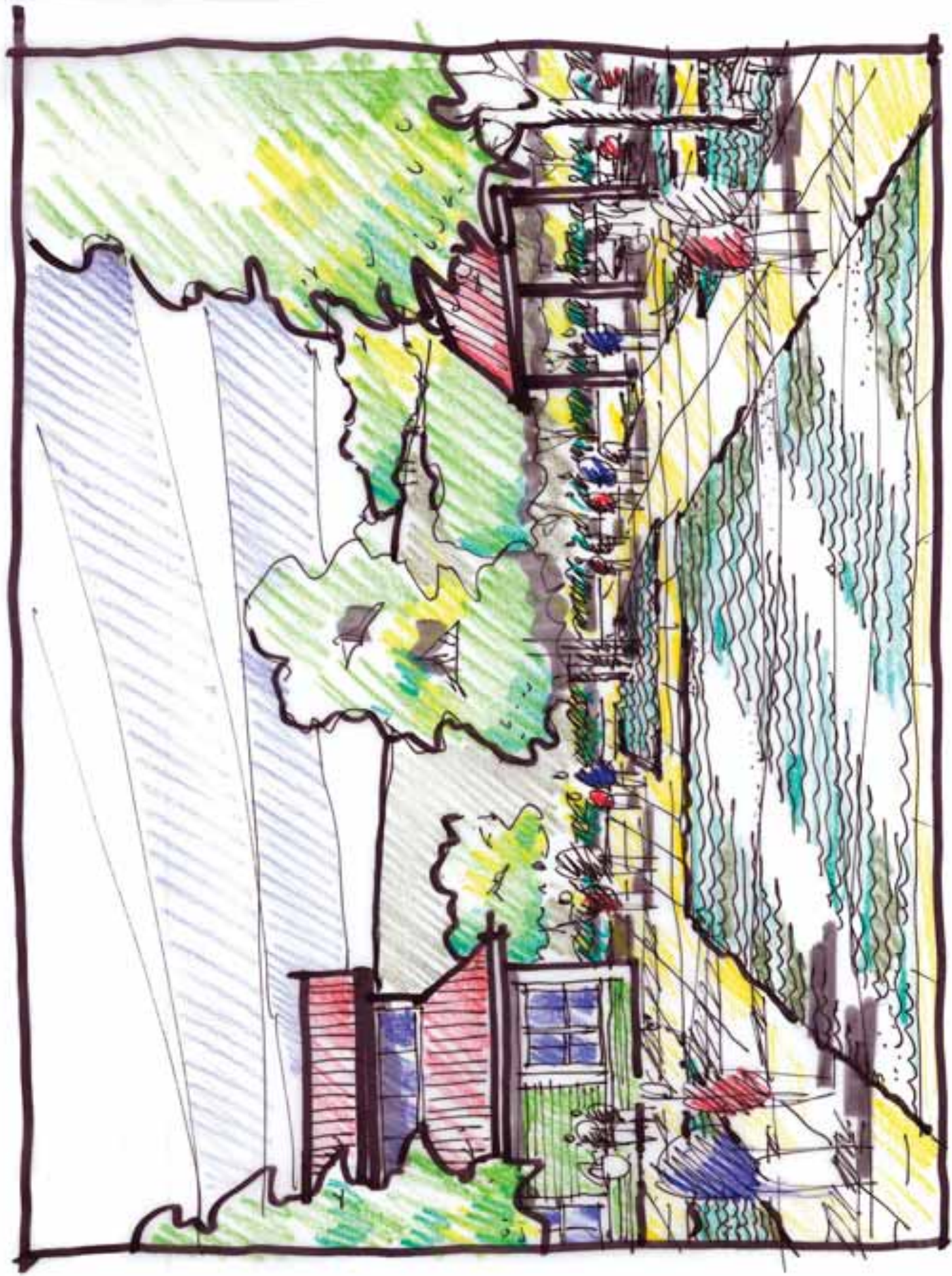


The development of John Hess Softball Field Complex is scheduled for a number of years into the future pending financing. However, it was the consensus of the Parks Capital Committee that it would be appropriate to support continued discussions with the property owner toward relocating the park entrance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

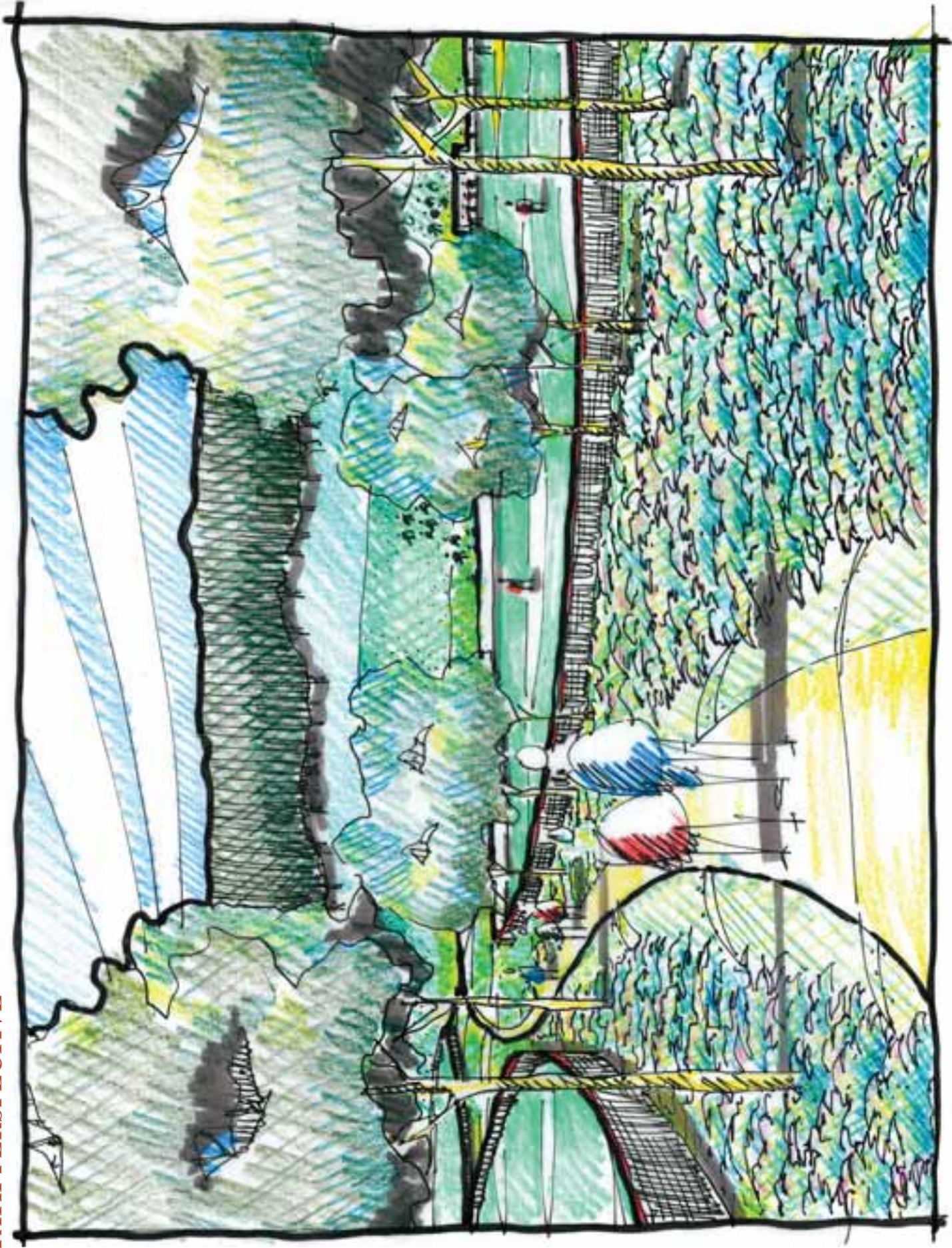
THE YOUTH SOFTBALL COMPLEX



CORE AREA PERSPECTIVE



PATH PERSPECTIVE



Chapter 6: Cost Estimates & Financing

Chapter 6: Cost Estimates & Financing

COST ESTIMATE FOR DEVELOPMENT

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

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

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

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

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

JOHN HESS SOFTBALL FIELD COMPLEX

MASTER PLAN

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

TOTAL COST

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

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

PHASING

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

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

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

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

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

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

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

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

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

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

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

JOHN HESS SOFTBALL FIELD

COMPLEX MASTER PLAN

PROPOSED YOUTH SOFTBALL COMPLEX MASTER PLAN - Opinion of Probable Construction Costs

PHASE II - COST

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

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

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

Battaglia Jones
Landscape Architects

12-14-10
STAHL
SHEAFFER
ENGINEERING, LLC

2000

SAHJ
SENIOR
ENGINEER, INC.

12/5/10

Old Phasing Plan

Battaglia Jones
Landscape Architects

PASHEK
ASSOCIATES

MANAGEMENT, MAINTENANCE, AND OPERATIONS

MANAGEMENT

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

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

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

MAINTENANCE

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

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

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

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

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

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

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

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

MODE I

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

MODE II

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

MODE III

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

MODE IV

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

MODE V

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

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

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

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

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

FACILITY TYPES FOR MAINTENANCE

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

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

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

OPERATIONS

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

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

STAFFING

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

For Either Choice of Master Plan Development

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

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

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

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

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

MAINTENANCE EQUIPMENT

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

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

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

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

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

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

SUPPLIES AND MATERIALS

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

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

*Assumes lighting one field

POTENTIAL REVENUE PRODUCTION

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

SPORT FIELD USE

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

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

ANTICIPATED USE OF FIELDS

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

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

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

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

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

NEW CRPR FEE SCHEDULE

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

Sport Field Fees

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

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

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

Pavilion Rates

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

Addition Fee for Electric - \$5

Large Group Event

Base Fee - \$50 per day

Electric Fee - \$5 per day

Reimbursements for event-related costs incurred by CRPR.

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

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

SUMMARY OF REVENUE AND EXPENSES

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

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

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

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

OTHER EXPENSES	
Major Maintenance Equipment	\$56,000

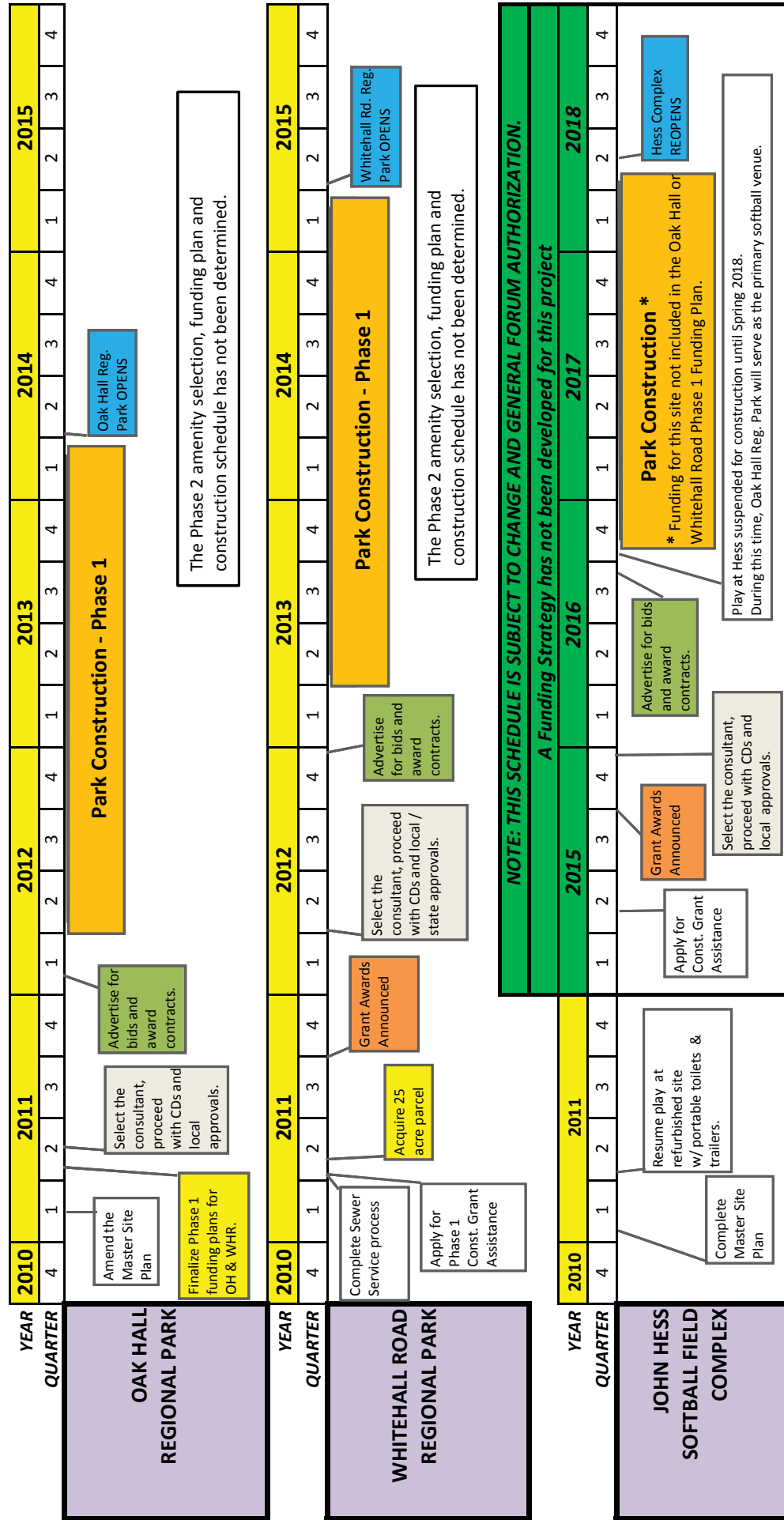
SCHEDULING THE IMPROVEMENTS AT ALL THREE PARKS

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

COG REGIONAL PARK DEVELOPMENT TIMELINE

Version Date: 16-Feb-2011

As amended by the COG Parks Capital Committee on 16 Feb 2011



This timeline incorporates the DCNR grant schedule by seeking grant funds to develop the second park (Whitehall Road Reg. Parklands) and for the longterm improvements at the Hess Field Complex. Currently, the likelihood of substantial assistance from that grant program appears to be limited unless a new funding source is implemented by the state. **NOTE: "CDs" = Construction Documents**

**APPENDIX ITEMS WITH BE ADDED
AFTER COG APPROVAL OF DOCUMENT**

Appendices

Appendix A: PA Historical and Museum Commission Review

Appendix B: PNDI

Appendix C: Meeting Minutes and Materials

Appendix D: Newspaper Articles and Other Public Communications

Appendix E: Sample Maintenance Plan

Appendix: F: DCNR Principles for Parks

