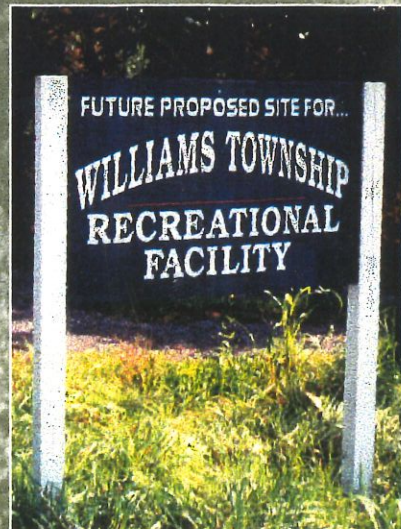


# **Williams Township Recreation Area**

## **Master Site Plan**

**Williams Township  
Northampton County, Pennsylvania**



**January 2002**

**Urban Research and Development Corporation  
Bethlehem, Pennsylvania**



# ***WILLIAMS TOWNSHIP RECREATION AREA MASTER SITE PLAN***

**Williams Township  
Northampton County, Pennsylvania**

Consultant

**Urban Research & Development Corporation  
Bethlehem, Pennsylvania**

**January 2002**

*This project was financed in part by a grant from the Keystone Recreation, Park and Conservation Fund under the administration of the Department of Conservation and Natural Resources, Bureau of Recreation and Conservation.*

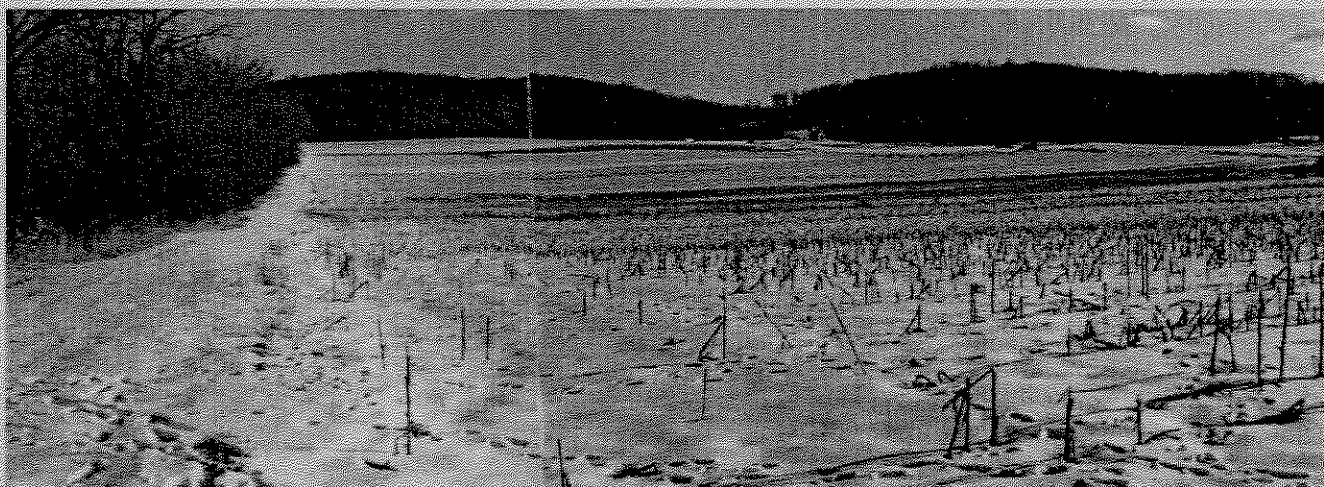
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*Photo PI - View to the South (See Map 4 for photograph location)*

## **PURPOSE AND INTRODUCTION**

## **PURPOSE**

The purpose of this Master Plan Report is to set forth a plan and action program for the creation of the Williams Township Recreation Area in Williams Township. This Master Plan is meant to be a long-range document to be used in guiding the development of the park and trail. The Master Plan is not cast in stone but it is subject to being updated and modified should conditions, needs or circumstances in the future warrant revisions to the Master Plan. The implementation of all the Master Plan recommendations need not be immediate and may be phased over several years. Implementation is dependent upon cooperative joint efforts of Township government, volunteers and recreation groups for specific facilities. It is also recognized that implementation of the Master Plan will be dependent upon the funding available.

## **INTRODUCTION**

In 1997, Williams Township purchased the Melchor Tract to be used as parkland. This 27.85-acre tract is now named the Williams Township Recreation Area. In the summer of 2001, the Township acquired an adjacent tract, the Schuberth property of 10.98 acres to the north of the Recreation Area. The Schuberth tract is designated for development for municipal services expansion. Access to the Recreation Area will be through the Schuberth tract to Raubsville-Hellertown Road and through a fifty (50') foot strip of land to Kressman Road. The Recreation Area will be the Township's third and much needed community-based park for active recreation. The Williams Township Municipal Park and the Raubsville Municipal Park are the only existing areas in the Township available for active recreation. These parks no longer meet the needs of the Township residents or the other municipalities and organizations who participate in recreational activities in the Township. This Master Plan will be a guide to the logical evolution of this important tract of land.





*Photo 1 - View to the North toward Raubsville Road* (See Map 4 for photograph location)

## **I. BACKGROUND**



## I. BACKGROUND

### A. Regional Setting, Location and Population

Williams Township is located on the southeastern edge of Northampton County along the Interstate 78 corridor. This corridor provides a major link between the Township and the rest of the Lehigh Valley to points in New Jersey, New York and the balance of the northeastern United States. This has and will continue to influence the Township's growth and development. Palmer and Bethlehem Townships as well as the City of Easton border the Township on the north. The Lehigh River also flows through the northern extreme of the Township. The Bucks County line forms the southern boundary and to the west is Saucon Township. The Delaware River forms the eastern boundary. Just on the other side of the Delaware River is New Jersey.

The 1997 Land Use statistics show that Agriculture & Vacant accounts for 57.8% of the Township's land. Residential land uses are the second largest at 28.0%. As the Interstate 78 corridor and the Route 33 extension will surely bring more traffic into the area, there will also be pressure for an increase in development and population in this rural Township. According to the 2000 Supplement to the Williams Township Comprehensive Plan, the ultimate residential population for the Township could be approximately 15,000 persons.

The U.S. Census Bureau shows that the Williams Township population increased from 3,982 in 1990 to 4,470 in 2000, a 12.3% growth rate. Over the same ten-year period, Northampton County grew by an estimated 8.1%. The County's strongest population growth was during the 1980's, and slowed a bit during the 1990's. Williams Township's most rapid development began in the 1960's, slowing slightly in the 1980's and 1990's (see Table 1). This strong double digit growth rate is expected to continue during the next two decades.

TABLE 1  
TOTAL POPULATION  
Williams Township and Northampton County  
1960 - 2000

YEAR	WILLIAMS TOWNSHIP			NORTHAMPTON COUNTY		
	Persons	Number Change	Percent Change	Persons	Number Change	Percent Change
1960	2,823	-	-	201,142	-	-
1970	3,282	459	16.3	214,545	13,403	6.7
1980	3,843	561	17.1	225,418	10,873	5.1
1990	3,982	139	3.6	247,105	21,687	9.6
2000	4,470	488	12.3	267,066	19,961	8.1

SOURCE: U.S. Department of Commerce, Bureau of the Census; forecasts by the Lehigh Valley Planning Commission

## B. Existing Park System

At present Williams Township owns two parks, the Williams Township Municipal Park, adjacent to the Township Building, on the northeast corner of Gaffney Hill and Ciderpress Roads and the Raubsville Municipal Park. The Township is also considering the acquisition of several tracts of land now considered open space/agriculture but this is only a possibility. One state park, two county parks, school district facilities at the Williams Township Elementary School and other private recreation/open space areas also exists within the Township.

### ***Public Areas***

#### *Williams Township Municipal Park*

The 28-acre site, of which approximately 9 acres is devoted to active recreation, also houses the Municipal Building and the associated parking area. Approximately half of the site contains steep slopes that are unsuitable for any sort of development. The Park provides such active recreation as an asphalt walking trail, one baseball field, one softball field, two tennis courts, one basketball court, one combination soccer/football field, and a playground. Also offered at this site is a pavilion, refreshment stand with restroom facilities and a wildlife area.

#### *Raubsville Municipal Park*

The Raubsville Municipal Park is approximately 3 acres and offers one little league field, a pavilion, a tennis court, a basketball court, a playground, parking lot and storage building.

#### *Williams Township Elementary School*

The Williams Township Elementary School, part of the Wilson Area School District, offers two little league baseball fields, a refreshment stand and a small open all-purpose field. Due to expansion of the school, these facilities may not be available too far into the future.

### ***County Parks***

#### *Wy-Hit-Tuk-Park*

This 23-acre park provides a multi-use open field, fishing access to the Delaware River, a picnic area, boating, a playground and a pavilion.

#### *Fry's Run Park*

The 5.8 acre Fry's Run Park is near the point where Fry's Run Creek flows into the Delaware River. This park offers picnicking and fishing only.

## ***State Parks***

### *Delaware Canal State Park*

This state park, designated as a National Historic Landmark, follows the Delaware River for 60 miles from Easton to Bristol. This state park's primary recreational opportunity is hiking along its trail system. It meanders along the entire eastern border of the Township. It also offers access points to the Delaware River. One of these access points is at the former Roosevelt State Park, now part of the Delaware Canal State Park.

## ***Private Areas***

### *Mariton Environmental and Education Center & The Mariton Wildlife Sanctuary*

This Center and the numerous adjoining tracts of land provide over 198 acres of mostly forested space very close to the Delaware River. Visitors are provided with environmental and educational programs, as well as hiking and wildlife observation opportunities.

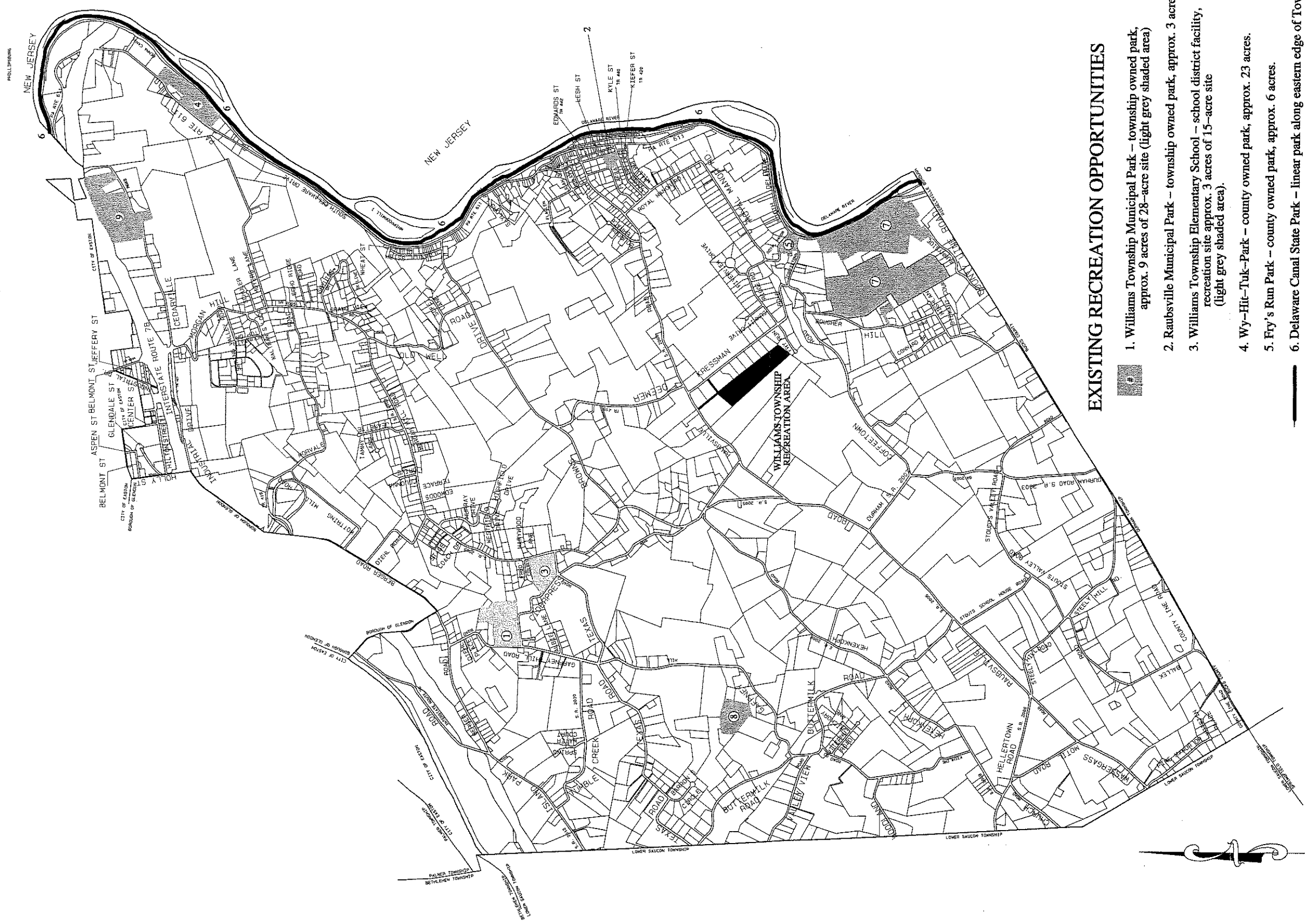
### *Williams Township Sportsman's Association*

The Williams Township Sportsman's Association is established on an 11-acre tract but is not open to the general public. Its primary function is as a rod and gun club but it does contain 2 acres of active recreational opportunities.

### *The Lehigh Valley Black Diamonds Stadium (proposed)*

This proposed stadium will be a privately owned and operated facility designed to be the home of the Lehigh Valley Black Diamonds minor league baseball team. Details about this project are unclear at this time.





EXISTING RECREATION OPPORTUNITIES

1. Williams Township Municipal Park – township owned park, approx. 9 acres of 28-acre site (light grey shaded area)
2. Raubsville Municipal Park – township owned park, approx. 3 acres
3. Williams Township Elementary School – school district facility, recreation site approx. 3 acres of 15-acre site (light grey shaded area).
4. Wy-Hit-Tuk-Park – county owned park, approx. 23 acres.
5. Fry's Run Park – county owned park, approx. 6 acres.
6. Delaware Canal State Park – linear park along eastern edge of Township.
7. Marlon Environmental and Education Center & Marlon Wildlife Sanctuary – semi-public facility, approx. 198 acres.
8. Williams Township Sportsman's Association – private facility, approx. 11 acres.
9. Lehigh Valley Black Diamonds – proposed minor league baseball stadium.

Scale: 1" = 7 MILES

PROPERTY LINES CURRENT AS OF JULY 15, 1999  
MAP INFORMATION OBTAINED BY UNOFFICIAL PA. D.O.T. LIQUID  
FUELS TAX MAP AND NORTHAMPTON COUNTY GIS SYSTEM

Base map provided by Hanover Engineering, January 2000.

SCALE: SEE PLAN	Landings Architects • Engineers • Planning Consultants Urban Research & Development Corporation 20 Bethlehem Place • Bethlehem, Pennsylvania 18018 • 610-862-9761	REGIONAL LOCATION	Williams Township Recreation Area	DATE: November 2001 REVISIONS:
SHEET NO. 1		OWNER	WILLIAMS TOWNSHIP NORTHAMPTON COUNTY PENNSYLVANIA	
PROJECT NO. 1509-3				

C. Special Events Sports Programs and Number of Participants

The Williams Township / Borough of Glendon Athletic Association provides varied athletic opportunities to a large number of youth in the area. The following table shows the extent of their programs:

TABLE 2  
SPORTS PROGRAMS AND NUMBER OF PARTICIPANTS

SPORT	NO. OF TEAMS	NO. OF PARTICIPANTS	AGE LEVELS
Basketball	12	137	8 - 15
Baseball	16	247	6 - 19
Soccer	7	108	7 - 15
Football	4	81	5 - 13
Cheerleaders	4	78	5 - 13

(See Appendix B for more complete list.)

In addition to these organized programs, the following is a list of special events that occur in Williams Township. At the present, the only place these events can be held is the Williams Township Municipal Park.

- All Star's games
- Church and Sunday School Picnics
- Home Run Derby for Girls
- Township's 250<sup>th</sup> Anniversary
- Summer recreation program
- Sports camps

D. Existing Community Planning

The Township's Comprehensive Plan of 1989 and the Parks, Recreation and Open Space Plan of 1997 speaks to the need of additional park land. At several places the Recreation Area (Melchor Tract) is mentioned, but no specific development plan or facilities for this park are mentioned.

1. Comprehensive Plan, August 10, 1989, Williams Township recommends that:
  - a. "Provide close-to-home public recreation areas that provide facilities to continually meet the growing recreation demand of all age groups."
  - b. Park Planning Guidelines from the National Recreation and Park Association (NRPA) are shown in the Comprehensive Plan. These guidelines call for 20-100 acres of community park land for small communities. Williams Township with its total active park land of 12 acres is below this standard.

2. Parks, Recreation and Open Space Plan of October 1, 1997 for Williams Township and the Borough of Glendon list the following among the plan's recommendations that pertain to Williams Township Recreation Area:
  - a. "Prepare a study to evaluate potential property acquisitions to facilitate the construction of another community park. This park should be located near areas of recent population growth, and be of sufficient size to accommodate future anticipated needs." (Williams Township Recreation Area is the park referred to in this statement.)
  - b. "Develop a Master Plan for the Melchor Tract (Williams Township Recreation Area)."
  - c. "Design and construct recreation facilities at the Melchor Tract."
  - d. Encourage and recognize volunteerism
  - e. Develop park and recreational facilities with due consideration to general and emergency accessibility.
  - f. Minimize the need for excessive maintenance or security through proper planning and placement of recreation features and structures.
  - g. Clearly post park rules and regulations at all entrances to park facilities. Periodically remind residents through the Township newsletter.
  - h. Establish a volunteer park watch program with emergency contacts and phone number chain.

E. How Williams Township Recreation Area Fits In

In light of the existing recreation facilities existing in the Township, the Recreation Area will need to provide additional active recreation activities to meet the growing needs of the Township. This park should address activities for all ages and provide the facilities for organized league play, as well as casual events. It is envisioned that this park will emphasize the active side of recreation but will still provide some areas for passive activities and open space.





*Photo 2 - View of the Park to the North toward Raubsville Road*

*(See Map 4 for photograph location)*

## **II. NEEDS ASSESSMENT**

## II. NEEDS ASSESSMENT

To determine recreation needs in Williams Township and, in particular, the recreation needs that the Community Park can provide, five different techniques were explored:

- A. Recreation Surveys
- B. Visit to the site
- C. Key Person Interviews
- D. Public Meetings
- E. Comparison to NRPA Guidelines.

### A. Recreation Surveys

There were three separate surveys conducted in Williams Township in the past several years. Parts of these surveys had questions directly related to recreation. Below are the pertinent results of these surveys.

#### 1. *Township-wide Resident's Survey*

This survey was conducted in 1995 for the entire Township. Several questions pertained to recreation as recorded in the 1997 Parks, Recreation and Open Space Plan. Some of the more pertinent results are:

##### Favorite Adult Recreation Activity

- Walking/running/jogging
- Baseball
- Golf

##### Favorite Children's Recreation Activity

- Baseball
- Swings and playgrounds
- Soccer

##### What other programs would residents like to see?

- Community pool
- Non-competitive sports
- Extra fields

##### What other passive recreation facilities should be provided?

- Community Center
- Walking trails
- Bike paths

## 2. *Key Person Survey*

This survey was conducted in 1997 as part of the 1997 Parks, Recreation and Open Space Plan. The following items were related specifically to recreation:

The greatest recreation needs in Williams Township are:

- Community Recreation Center
- Running and walking trails/track
- Bike paths

I would like to see more of the following types of recreation programs:

- Non-competitive sports teams
- Organized summer programs
- Aerobics – Arts and Crafts – CPR (tied)

More parks and recreation facilities should be acquired and/or developed:

- |                     |   |    |
|---------------------|---|----|
| • Strongly Agree    | - | 36 |
| • Agree             | - | 10 |
| • Disagree          | - | 6  |
| • Strongly Disagree | - | 0  |
| • Not Sure          | - | 4  |

List the three (3) favorite recreation activities of your children (under 18):

- Baseball
- Swings and playgrounds
- Soccer

## 3. *Williams Township Planning Questionnaire*

This questionnaire was distributed in October of 1999 and tabulated in November of that same year. This questionnaire was part of the background information gathered for the 2000 Supplement to the 1989 Comprehensive Plan. Three questions were recreation oriented.

Do you believe the Township should provide additional recreational facilities?

Yes – 36.9%      No – 58.8%      No response – 4.3%

What types of additional public recreational facilities would your family use on a regular basis? There were 846 responses on 707 questionnaires.

- |       |  |
|-------|--|
| 45.8% | No response  |
| 22.3% | None required (remain the same)                          |
| 13.3% | Walking/bike trails                                      |
| 10.0% | Parks, picnic areas, playgrounds                         |
| 7.6%  | Athletic fields  |
| 6.6%  | Swimming pool  |
| 4.7%  | Tennis, basketball, racquetball courts, ice skating rink |



4.5%	Community center
1.8%	Boating, fishing river, park
1.0%	Golf course
1.8%	Other individual responses (less than 1% each)

Does your answer to these questions change if providing such recreation facilities will require either:

Increasing your taxes?

Yes – 16.7%      No – 67.9%      No response – 15.4%

Increasing the amount of industrial and/or commercial development

Yes – 25.3%      No – 57.7%      No response – 17.0%

#### 4. *Summary*

The limitations of these surveys must be recognized from the outset of this master planning process. At no point were these survey results considered definitive or a scientific sampling of Township opinion. The surveys were viewed as one method among several others used to assess demand for park and recreation services in the Township.

The other techniques used to assess demand supported the survey's conclusions in some cases, such as in identifying the need to include a walking trail in the park. But overall, the results of the key-person interviews and the monthly study committee/special public meetings (see sections below) were given considerably more weight than the public surveys in determining the final mix of recreation facilities to include in the park master plan.

#### B. Visit to the Site

During this particular master planning process the visit to the site in February of 2001 by the committee members and several other interested parties turned out to be a very important step towards the successful completion of this project. Physically walking around the site allowed everyone to truly appreciate the:

- size of the tract of land;
- the flat and steep portions of the topography;
- proximity to adjacent roads;
- how close the 50' strip to Kressman Road is to an existing dwelling;
- how far away most of the single family homes are to the park property;
- understanding of how the wetlands and other hydrological features would affect the site;
- how dense the tree line is to the east of the park;
- the southeast corner of the site has no tree line buffer;
- how open the land is to the west of the park, even to the point that the property line could not be determined; and
- the great views from the site to the surrounding land.

This site visit provided for healthy and creative dialogue between everyone involved. Everyone felt they were at a similar level of understanding and could make informed decisions on all points of the master plan design process. The visit made this group of individuals feel like a team and strengthened support for the committee's motto, "Let's do it right".

### C. Key-Person Interviews

In late February and early March of 2001 interviews were conducted specifically for the Williams Township Recreation Area Site Master Plan. A diverse group of people who are associated in some way with recreation issues in Williams Township were selected to participate. Those persons interviewed were:

Bill Mineo	Trail Manager, Delaware & Lehigh National Heritage Corridor
Arlene Koch	Nature Writer
Lou & Ann Trinchere	Adjacent property owners
Rob Myles Jr.	Williams Township Public Works / Parks Department Foreman
Mr. Dana Parr	Williams Township Athletic Association President
Bill Csaszar	Wilson Area School District – Coordinator of Buildings and Grounds
Mark Weidner	Williams Township Supervisor
Sally Hixson	Williams Township Planning Commission
Larry Iudicello	Williams Township resident
Marvin & Dorothy Scheetz	Adjacent property owners

These Key Person Interviews provided the following insights into what the character of the park should be, what recreation facilities are needed in Williams Township, what facilities would best suit this particular site, and the affect this park development might have on the adjacent property owners:

#### Ball Fields

- The present scheduling uses all the fields that exist. More fields are needed now, and as time goes on, even more fields will be needed.
- There are many passive recreation opportunities available in the Township. This site should focus on providing active recreation opportunities. Using this site for active recreation will help to offset the heavy demand for this type of recreation.

- If baseball, soccer, softball and football fields are needed, then everything should be designed around them.
- Baseball and softball attract the largest number of participants.
- Basketball attracts the second largest number of participants.
- Football and soccer are also popular.
- Multi-use fields at this site would be much more successful.
- The Township has had an excellent relationship with the Wilson Area School District and uses their fields frequently. However, these fields are not always available when the Township needs them and future expansion of the school building may eliminate the existing fields.

#### Buffers

- Keep the existing tree rows. Keep a good balance between natural and man-made features.
- Split rail fence or some type of vegetative buffers should be considered to help delineate the actual park boundary and to discourage pedestrian traffic through adjacent properties/enhance adjacent property owners privacy. Do not enclose the site too much and make it seem unapproachable.

#### Pavilion

- A pavilion with a concession stand with storage and restrooms would be very useful and would also provide much needed revenue to the Township Athletic Association.
- The rental of any pavilion should be closely monitored and clear rules established.

#### Trails

- Park site could be linked to other recreational areas in the Township through trails along existing roads and other easements.
- Trails in the park would be welcomed and heavily used. Some should be paved and some may not be paved, depending on the activity and the abilities of the intended user. Walking is so popular in the Township that a Walking Club has formed.
- If bollards are needed to restrict vehicles from certain areas, such as the walking trail, they should be removable. The trail should be wide enough so that a maintenance vehicle or an emergency vehicle could access it.

#### Enhanced Marsh

- An enhanced marsh area with vernal pools would be very successful. Add a boardwalk to this marsh area. A pond is not desired because of the soils and the possibility of attracting geese.

#### Lights

- Some residents do not desire lighted ball fields but further discussion should occur. Lights would help alleviate some of the need for ball fields because play could occur at night, especially in the fall when the daylight hours are shorter. Lights would provide for added security. Most lights should be turned off at closing time.
- Figure the addition of lights into the design by providing conduits under trails/paths/roads with the intention of possibly adding lights in phases.

#### Access/Parking

- A one way in / one way out access road should be discussed.
- The access easement from Kressman Road should be used for pedestrian and emergency access only.
- A well-designed parking area is important. Large asphalt parking areas are not desired. Encourage people out of their vehicles so they can walk to facilities and enjoy the outdoor setting.
- The park should be patrolled on a regular basis. An entrance gate should be discussed.

#### Other Site Amenities/Issues

- Activities should be provided for people of all age groups.
- Make sure to consider persons with disabilities when designing this site.
- A playground is highly desired and would allow a variety of people to use this site.
- Any structure or site furniture should blend in with the rural farmland character of the Township.
- Bleachers, possibly the portable type, should be considered.
- Picnic tables, benches and trash receptacles placed in several areas and at the pavilion should be included.
- The Township Recreation Board has purchased a liner to provide for ice-skating during the winter months. Maybe this can be included into the design.
- Clearly post rules and regulations at the park.
- Try to use plants native to our area when designing any landscaped areas.
- A swimming pool and/or community recreation building is not appropriate at this site but the desire for these items somewhere in the Township is strong.
- Look for local organizations to help with funding of the project.
- More maintenance help would be needed if this Site was developed as a park, including extra equipment, more employees and more time allotted for maintenance.

(See Appendix A for a Complete List of Key Person Interview Reports)

#### D. Public Meetings

Two public meetings and five study committee meetings were held during the preparation of this master plan. As data was gathered and discussed and design alternates were analyzed, concerned residents were able to sort through recreation needs of the Township and how the Recreation Area fit into the picture. Representatives of the Township's recreation commission and adjacent residents to the park made up the bulk of the participants. This group's guidance and decisions were a major force in shaping all the elements of Williams Township's Recreation Area Master Plan.

Some of the more significant items to come from these meetings were:

- Whatever is done in the park must be done right. Consideration must be given to the adjacent property owners and the athletic programs in the park alike.
- The park should be designed primarily for active recreation (baseball, football, soccer, etc.), but should also include passive recreation (picnicking, walking/jogging, etc.).

- There is a need at the present for more football and baseball fields with the number of participants and teams that exist.
- The existing baseball field at Municipal Park has a short right field making it less than desirable.
- The Athletic Association has noted that the two little league fields at the Williams Township Elementary School may no longer be available for use. Therefore, one little league field should be developed at the Recreation Center.
- The Athletic Association also indicated a need for a baseball (teener) field with a 90' base path (with lights if possible), a 120-yard by 70-yard soccer field, a football field (with lights if possible), a structure for storage and concession with a restroom, and room for portable bleachers. Basketball would take a medium priority and tennis a lower priority.
- Managing the rainwater runoff and the wetland area on the site have also been a high priority issue. Enhanced wetland marsh areas and diversion swales have been proposed as a possible remedy of these issues.
- The intrusion of visitors on the adjacent property owner's private land has also been a high priority issue. Vegetative, berming and fence buffers have been proposed to help remedy these issues.
- The addition of lights to expand the usage of the fields is desired. Installation of lights should not happen until a late phase of the project. The effects of lights on the adjacent property owners must be considered.
- All ages should be provided for at the park.

#### E. Comparison to NRPA Guidelines

##### ***Parkland Guidelines***

National Recreation and Park Association (NRPA) guidelines state that municipal park systems should include at least 5 to 8 acres of community parkland per 1000 residents. Community parkland refers to open space that serves the entire community with ball fields and other active recreation facilities. NRPA suggests that community parks should be at least 25 acres or more in size.

Williams Township Municipal Park, which includes approximately 9 acres of the 28-acres that are useable for active recreation, and the three-acre Raubsville Municipal Park are the only township-owned community parks. This adds up to 12 acres total. Table 3 shows the Township should have between 21.5 and 34.4 acres of community parkland at the Township's estimated 1998 population of 4,309. Williams Township's shortage of community parkland becomes even more acute considering population growth projected between now and 2020. Developing a community park on the 27.85-acre site that is the subject of this master plan will help Williams Township directly address its community parkland deficiency.

TABLE 3  
NRPA COMMUNITY PARKLAND GUIDELINES  
APPLIED TO WILLIAMS TOWNSHIP  
1998 - 2020

	YEAR			
	1998	2000	2010	2020
Population	4,309	4,470	5,499	6,398
Community Parkland Acreage Required by Population	21.5 to 34.4	22.4 to 35.8	27.5 to 44	32 to 51.2

### *Recreation Facility Guidelines*

A second type of NRPA population-based guidelines examines recreation facilities. Facilities include all fields, courts, play equipment and other amenities provided on a recreation site. These guidelines and their applicability to Williams Township are described as follows. Table 4 compares existing recreation facilities in Williams Township with NRPA's recreation facility guidelines.

TABLE 4  
NRPA FACILITY GUIDELINES  
Williams Township - 2000

ACTIVITY/ FACILITY	NUMBER OF UNITS PER POPULATION	NUMBER WILLIAMS TOWNSHIP SHOULD HAVE AT 2000 POPULATION OF 4,470	NUMBER EXISTING IN WILLIAMS TOWNSHIP
Basketball	1 per 5,000	1	2
Handball (3-4 wall)	1 per 20,000	-	0
Tennis	1 court per 2,000	2 - 3	3
Volleyball	1 court per 2,000	2 - 3	0
Baseball:      Official Little League	1 per 5,000 1 per 5,000	1 1	1* 1
Field Hockey	1 per 20,000	-	0
Football	1 per 20,000	-	1
Soccer	1 per 10,000	-	0
Softball	1 per 5,000	1	1
Trails	1 system per region	1	1
Archery Range	1 per 50,000	-	0
Swimming Pools	1 per 20,000	-	0

\* A short right field, makes this field limited in use.



While statistical guidelines are one indicator, they should never be considered definitive. NRPA parkland guidelines should only be used as part of a larger needs analysis that also incorporates local perceptions and preferences. If there has been obvious need shown for more facilities both sports and non-sports related than are currently available to residents, these needs should take first priority.

This appears to be the case with Williams Township. As shown in Table 4, the Township appears close to the suggested NRPA standards. From the other assessment sources, the Key Person Interviews and public meetings, the Township is still in need of active recreation facilities.



*Photo 3 - View of existing tree line (See Map 4 for photograph location)*

### III. SITE ANALYSIS

### III. SITE ANALYSIS

This section provides an in-depth look at the Williams Township Recreation Area site. Understanding the site's distinct features provides a framework for formulating the design layout of the park.

#### A. Location and Acreage

Formerly referred to as the Melchor Tract, The Williams Township Recreation Area is centrally located to several major residential areas in the Township including Raubsville. This 27.85-acre tract of land is landlocked except for a 50 foot wide right-of-way to Kressman Road on the east and through a 10.98-acre parcel owned by the Township to Raubsville Road on the north.

#### B. Raubsville and Kressman Roads

Raubsville Road (State Route 2006), a collector road with a 60-foot right-of-way. Kressman Road is a local Township road with a 50-foot right-of-way. There are possible access points from both roads. Access from Raubsville Road through the Township property, now proposed for municipal development, is desired and will allow for more control over a park entrance. The Kressman Road access could be used for emergencies and/or pedestrians.

#### C. Surrounding Property and Uses

The park is in a rural setting and is bordered on all sides by single-family homes. A concentration of residential structures can be found to the east along Kressman Road and to the south along Fry Run. There is a significant tree line buffering those homes from the site. To the west adjacent to the park is a large lot with one house on it. A long drive leads from Raubsville Road to the house along the park property line. Beyond this large lot, further to the west is a single family subdivision. In the summer of 2001, the Township purchased a 10.98-acre tract between the park and Raubsville Road. This tract, to the north of the park, is scheduled to be developed for municipal use.

#### D. The Site Character

The general character of this site is gently rolling, open farm field bordered to the east and south by tree lines. A local farmer currently farms the site. There are not any man-made structures on this tract of land. There is an intermittent stream and accompanying wetland in the northern portion of the site.

#### E. Soils

According to the Soil Survey of Northampton County, PA the soil types that underlay this site are primarily gently sloping and well drained. Typically on level, upland sites such as

this the stones in the soil have been removed to fencerows and the soils are cultivated for farming.

The majority of the soils of this site will not present restrictions due to shallow depth to bedrock and seasonal high water table. Table 8 is a summary of these restrictions as shown in the Soil Survey of Northampton County, Pennsylvania. Longtime residents of the area do report of sinkholes existing on this tract of land. The amount and size of rocks in the fence row on the east side of the property indicate a large amount of large rocks exist in this area.

The Conestoga silt loam soil type, CoB and CoC, cover 73% and 9% of the site respectively. This is a total of 82% of the site. Both of these soils are well suited for athletic fields, play areas and parking. The only limiting factor is the slopes in this area, which range from relatively flat to 10%. The majority of the slopes range from 4% to 10%. Terracing in this area can provide level areas to locate athletic fields and parking areas. These soils are considered to be well drained.

The Hollinger gravely silt loam soil type, HnB, covers the narrow strip (2.4%) extending from Raubsville Road. This portion of the site is meant to be used for access purposes. This soil type can easily accommodate an entrance drive and the slopes in this area will not pose a significant limitation. This soil is considered to be well drained.

The Baile silt loam soil type, BaB, covers only 9.3% of the site. The intermittent drainage channel found on the site is here. This soil type is listed as having major hydric components. This is an indicator that wetlands have been found and mapped for the site. Because of its location, this area of the site could remain primarily untouched if it was found to be incompatible to certain types of development. This soil is considered to be poorly drained.

The Urbana silt loam soil type, UtB, covers only 6.3% of the site and straddles the BaB soils. This soil type may contain components of the BaB soils and therefore may possess some of the same hydric features. This area of the site could also remain primarily untouched if it was found to be incompatible to certain types of development. This soil is considered to vary between moderately well drained to somewhat poorly drained.

#### F. Topography, Slopes and Drainage

The site is gently rolling with most of this area having an average 4 to 5% slope. A small portion of the center of the site does have pockets of somewhat steeper slopes in the 5 to 10% range but this should not present a problem. An intermittent stream, mostly undefined in the northern portion of the tract, runs from the east and exits to the west of the property.

Slope of the land and site drainageways will only be slightly limiting factors in the development of this parcel of land for a park. The gentle slopes will be relatively easy areas to develop for recreation amenities and the slightly steeper slopes can easily be adapted for recreational uses. The intermittent stream on-site can be left undisturbed or can even be enhanced to serve as a significant natural feature and focal point.



G. Wetlands

The wetlands area as shown on the plan was officially delineated and surveyed by Hanover Engineering. This area will be allowed to remain in its original state regardless of the alterations to the rest of the site.

H. Floodplain

An unnamed tributary of Frya Run extends from the southwest toward the low portion of the site. The Federal Emergency Management Agency (FEMA) map of this tributary shows the 100-year floodplain ending just outside of this property.

Local residents of the area do report that this low area of the site does flood. Therefore, this area should remain undeveloped or developed in such a way that flooding of the area will be taken into effect.

I. Utilities

No utilities exist on this site. Water must be provided by a well(s), sanitary sewer must be provided by a leach field or another approved method, and electrical service will come from one of the adjacent roads.

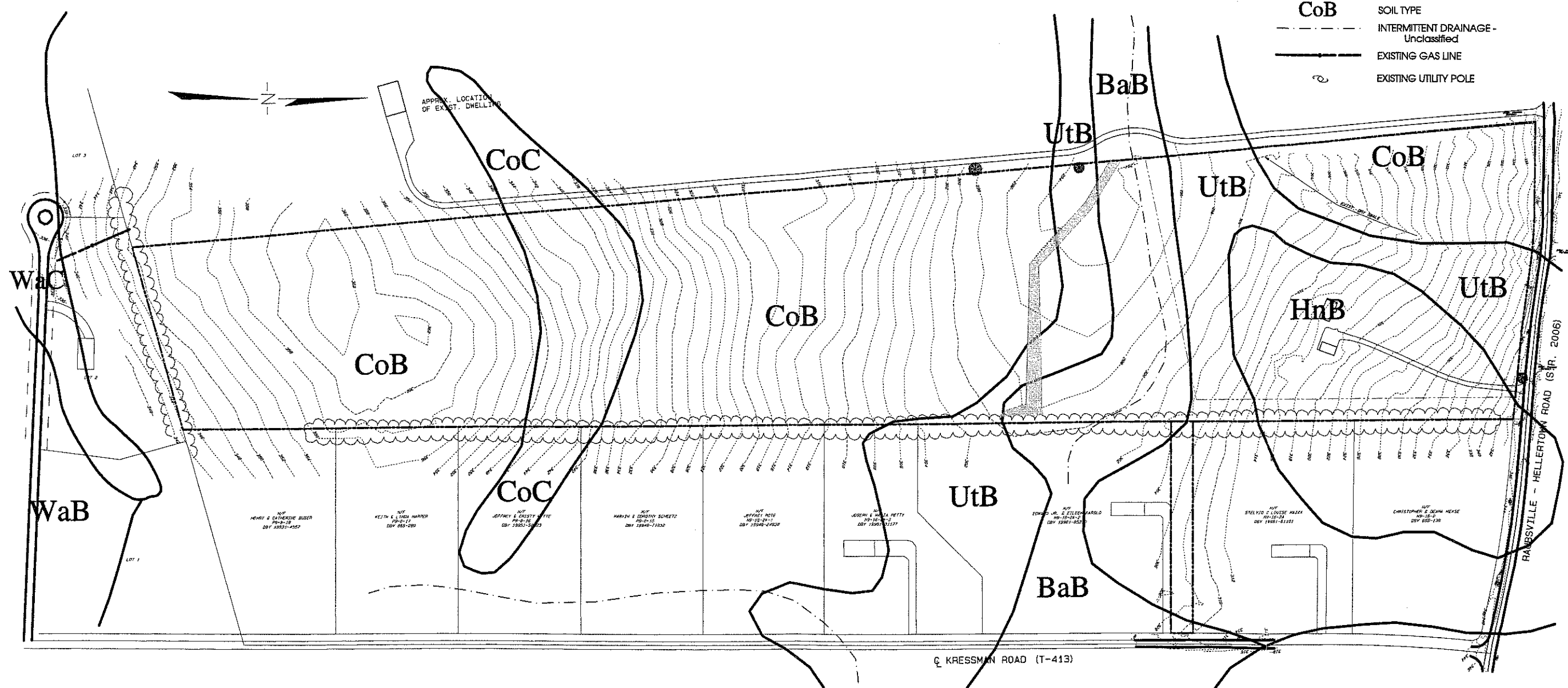
J. Zoning

The Williams Township Recreation Area is in the "A" Agriculture District. A "Publicly-owned Recreation" facility is a use by right. Other factors that may need to be considered for development are:

Maximum Building Coverage	20%
Maximum Impervious Coverage	40%
Yard Setbacks:	
Front	50'
Side	15'
Rear	40'
Parking for Outdoor Recreation:	One car for each 3 persons total capacity for a ballfield, stadium, etc.

TABLE 5  
SOILS LIMITATIONS

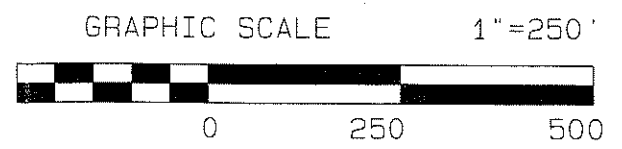
MAP SYMBOL	SOIL	DEPTH TO -		ESTIMATED DEGREE OF LIMITATION F OR				
		Seasonal High Water Table (feet)	Bedrock (feet)	Landscaping and Lawns	Roads and Parking Lots	Extensively Used Athletic Fields	Extensively Used Play Areas	On-Site Disposal of Effluent from Septic Tanks
BaB	Baile silt loam, 2 - 8% slopes	0 - 1	> 5	Severe: high water table	Severe: high water table	Severe: high water table	Severe: high water table	Severe: high water table, slope permea- bility, stones
CoB	Conestoga silt loam, 2 - 8% slopes	> 3	> 5	Slight	Moderate: slope	Moderate: slope	Slight	Slight
CoC	Conestoga silt loam, 8 - 15% slopes	> 3	> 5	Moderate: slope	Severe: slope	Severe: slope	Moderate: slope	Moderate: slope
HnB	Hollinger gravelly silt loam, 3 - 8% slopes	> 3	> 4	Slight	Moderate: slope	Severe: gravelly	Moderate: gravelly	Slight
UtB	Urbana silt loam, 2 - 10% slopes	1½ - 3	> 4	Slight	Moderate: slope, sea- sonal high water table	Moderate: seasonal high water table, slope	Slight	Severe: moderately slow permeability



**LEGEND**

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING VEGETATION
	EXISTING CONTOUR
	WETLANDS
	SOIL BOUNDARY
<b>CoB</b>	SOIL TYPE
	INTERMITTENT DRAINAGE - Unclassified
	EXISTING GAS LINE
	EXISTING UTILITY POLE

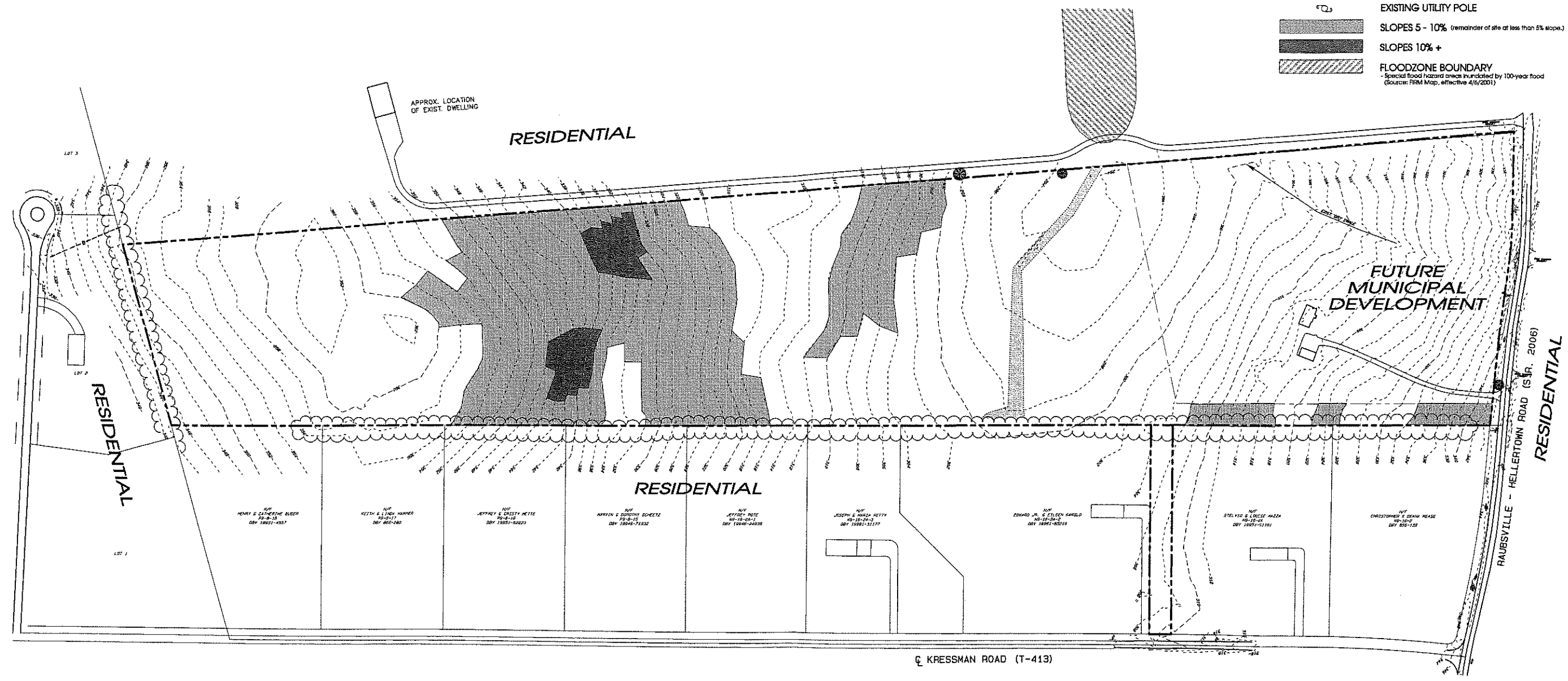
- NOTES:
1. All base mapping including boundary description, topography and wetlands provided by Hanover Engineering Associates, Inc. 11/15/99.
  2. Soils overlay and descriptions from S.C.S. Soil Survey of Northampton County.



TOTAL PARK AREA = 38.85 ACRES

This project was financed in part by a grant from the Keystone Recreation, Park and Conservation Fund, under the administration of the Department of Conservation and Natural Resources, Bureau of Recreation and Conservation.

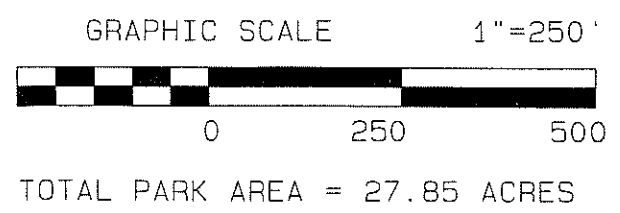
DATE: November 2001 REVISIONS:	
Williams Township Recreation Area NORTHAMPTON COUNTY, PENNSYLVANIA	
OWNER	SOILS
WILLIAMS TOWNSHIP NORTHAMPTON COUNTY PENNSYLVANIA	
Landscape Architects · Engineers · Planning Consultants Urban Research & Development Corporation 28 Bethlehem Plaza · Bethlehem, Pennsylvania 18018 · 610-865-0701	
SCALE: SEE PLAN	SHEET NO. <b>2</b> PROJECT NO. 1509-3



- ### LEGEND
- PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - EXISTING VEGETATION
  - EXISTING CONTOUR
  - WETLANDS
  - EXISTING GAS LINE
  - EXISTING UTILITY POLE
  - SLOPES 5 - 10% (remainder of site at less than 5% slope.)
  - SLOPES 10% +
  - FLOODZONE BOUNDARY  
- Special flood hazard areas inundated by 100-year flood  
(Source: FIRM Map, effective 4/6/2001)

- NOTES:
1. All base mapping including boundary description, topography and wetlands provided by Hanover Engineering Associates, Inc. 11/15/99 and 10/19/01.
  2. This project was financed in part by a grant from the Keystone Recreation, Park and Conservation Fund, under the administration of the Department of Conservation and Natural Resources, Bureau of Recreation and Conservation.

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DATE: November 2001  
REVISIONS:

Williams Township  
Recreation Area  
NORTHAMPTON COUNTY, PENNSYLVANIA

EXISTING  
CONDITIONS

OWNER  
WILLIAMS TOWNSHIP  
NORTHAMPTON COUNTY  
PENNSYLVANIA

Landscape Architects   Engineers   Planning Consultants

Urban Research & Development Corporation

28 Bellhans Place • Bethlehem, Pennsylvania 18018 • 610-865-9701

URDC

SCALE:  
SEE PLAN

SHEET NO. **3**

PROJECT NO. 15093-

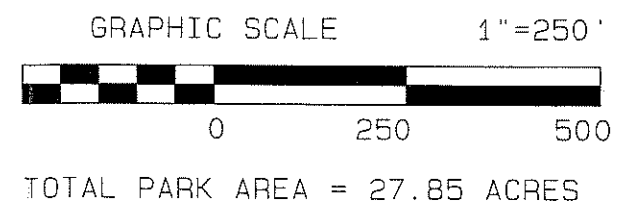




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DATE: November 2001
REVISIONS:

Williams Township  
Recreation Area

AERIAL PHOTO

OWNER  
WILLIAMS TOWNSHIP  
NORTHAMPTON COUNTY  
PENNSYLVANIA

LANDSCAPE ARCHITECTS • ENGINEERS • PLANNING CONSULTANTS  
Urban Research & Development Corporation  
28 Bethlehem Plaza • Bethlehem, Pennsylvania 18018 • 610-865-0781  
URDC

SCALE:  
SEE PLAN  
SHEET NO. 4  
PROJECT NO. 1503-3





*Photo 4 - View of existing tree line (See Map 4 for photograph location)*

## **IV. FACILITIES ANALYSIS**

## IV. FACILITIES ANALYSIS

With reference to the foregoing Needs Assessment and the Site Analysis, a list of desired facilities to be developed on the site merged. This section will discuss the activity level of the Recreation Area and the character of each facility that will be included in the park.

### A. Activity Level of the Recreation Area

The park will be designed primarily for active recreation of athletic fields and courts and the required support facilities. Also, passive activities such as picnicking, walking and viewing nature will be included. Buffering of the park to the adjacent properties also has a high priority. This will mean keeping tree lines where they now exist and adding planting and other elements where little or no demarcation exists to an adjacent property.

As much as possible, all ages should be provided with activities in the park.

### B. Facilities to be Developed

The following is a list and discussion of the anticipated facilities that will be developed in the park.

#### 1. *Pathway*

The entire pathway system must be designed and built with appropriate access and safety standards required by State and Federal regulations. Access and movement along the paths must comply with the "Americans with Disabilities Act" (ADA).

Under the proposed ADA guidelines, an accessible trail would meet these minimum technical provisions:

Surface: The trail surface shall be firm and stable.

Clear tread width: 36" minimum.

Tread Obstacles: 2" high maximum (up to 3" high where running and cross slopes are 5% or less).

Cross Slope: 5% maximum.

Running slope (trail grade) meets one or more of the following:

5% or less for any distance.

Up to 8.33% for 200 feet maximum. Resting intervals no more than 200' apart.

Up to 10% for 30' maximum. Resting intervals 30'.

Up to 12.5% for 10' maximum. Resting intervals 10'.

No more than 30% of the total trail length may exceed a running slope of 8.33%.

Passing Space: Provided at least every 1000' where trail width is less than 60".

Signs: Shall be provided indicating the length of the accessible trail segment.

There are exceptions to these proposed guidelines and these guidelines have yet to be adopted into law.

The following types of trails are anticipated for use in the Recreation Area:

- 10' wide, paved surface, ADA compliant. These pathways will provide recreation activity and be used for all ages and provide a surface and trail width to allow the use of wheelchairs, strollers and children's wheeled toys.
- 8' wide, gravel surface, ADA compliant. These pathways will traverse the entire park allowing persons to exercise over a long distance before repeating a trail segment. These trails will provide pedestrian links between facilities in the park.
- Raised wooden path and pedestrian bridge, 4' wide minimum, provided side rail as needed, be constructed out of environmentally sensitive material, and be ADA compliant. This type of trail will provide access to environmentally sensitive areas and areas where water may accumulate. If such a trail encroaches in the delineated wetland area of the site, permitting will be required.

## 2. *Athletic Fields and Courts*

The standards used to determine the size and location of the athletic fields and courts proposed for the Williams Township Recreation Area were derived from consulting the various athletic groups who will use the park. The requirements are shown in Table 6.

The amount of parking to provide in the park is not a simple total of the required parking for each facility. The variation in times that each facility will be used allows for shared use of parking spaces. Also during a tournament, some playing fields may become temporary parking areas. Careful monitoring of the parking needs by the Township will be needed to determine if the proposed number of parking spaces need to be adjusted as the park plan is developed in phases.

TABLE 6  
STANDARDS FOR PROPOSED FACILITIES

FACILITY	SIZE	AREA NEEDED	ORIENTATION	SLOPE	PARKING NEEDED
Little League	200' field	260' x 260'	North - South	1.5 - 2%	15 cars / field
Baseball	350' field	400' x 400'	North - South	1.5 - 2%	15 cars / field
Soccer	210' x 360'	230' x 380'	North - South	1.5 - 2%	20 cars / field
Football	160' x 360'	190' x 390'	North - South	1.5 - 2%	20 cars / field
Basketball	50' x 90'	66' x 110'	North - South	1 - 1½%	8 cars / court
Tennis	36' x 78'	60' x 120'	North - South	1 - 1½%	2 cars / court



### 3. *Athletic Field Lighting*

The lighting of an athletic field will increase its time of use. This increase may even be twice as much use for a lighted field. Since the cost of installing lights is not as much as building a field, there is a cost advantage. Make-up games postponed because of poor weather can be rescheduled more easily at a lighted facility as more playing time will exist.

Game noise and light spillage on the adjacent residents must be considered when lights are installed. A curfew time, use privilege, season of use, etc. are all issues that must be addressed before lights are installed.

### 4. *Playground*

The playground will be for all ages of children but have separated areas for 2 to 5 year old children and 5 to 12 year old children. Playgrounds must be ADA and safety compliant. A safe and handicapped ground surface material will be utilized. A multi-leveled structure offering a variety of play experiences will be provided for use. An estimated 30 children will be able to use this facility at one time. Benches and shade trees should be provided in the near vicinity of the playground.

### 5. *Picnicking*

- Pavilions - varied sizes to facilitate different-sized groups:
  - 120 people, 15 picnic tables, 28'x48'
  - 64 people, 8 picnic tables, 20'x36'
  - 48 people, 6 picnic tables, 20'x28'
- Picnic tables - wood or recycled plastic "wood" picnic tables, with benches attached, 6' long; 5% of all tables will need to be handicapped accessible.
- Additional picnic tables will be placed around the park, near the playground, ballfields and other strategic places.

## C. Support Facilities to be Developed

In order for the park to function properly, adequate support facilities are required. Each of these support facilities will need to be designed to allow handicapped use or access to the primary facilities within the park. These facilities will include:

### 1. *Entrance Road - 24' wide, paved or gravel*

A paved entrance road is desired for ease of maintenance, lack of dust and aesthetic value. A gravel surface may be a temporary solution to reduce initial construction costs.

2. ***Parking Lot*** - parking stall size 10'x20', aisle width 20', paved or gravel surface

The Township Zoning Ordinance requires a 9'x18' parking stall, but the large size will give more space to maneuver a vehicle and more space to load and unload a vehicle. A paved parking lot is desired for ease of maintenance, lack of dust and aesthetic value. A gravel surface may be a temporary solution to reduce initial construction costs.

3. ***Restroom*** - must be handicapped accessible

Both on-site water (well) and sanitary sewer (leach field) will be required as no public utility exists in the vicinity of the park. It may be appropriate to construct the desired storage building and concession stand with the restrooms.

4. ***Storage***

Storage will be needed for maintenance and equipment necessary for the athletic field. Line painting, ballfield bases, goals, signs, cones, etc. will be needed to be stored close to the various fields. A storage facility can be constructed with restrooms and/or a concession stand structure.

5. ***Concession Stand***

A concession stand is a vital part of a park. It provides a facility from which major fundraising occurs. Also, a concession stand will provide a food and beverage service to people using the park. This facility will need electricity, sanitary sewer and water service. A concession stand could be constructed as part of a building housing a restroom and/or storage area.

6. ***Drinking Fountain***

Drinking fountains will be needed to provide drinking water to people using the park and pavilions. A drinking fountain will need to be handicapped accessible and be close to a water source. Therefore, placing it near a restroom may be desirable.

7. ***Bleachers***

One or two sets of three row bleachers, 15 feet long will be needed at each of the fields to facilitate spectators. Each of these sets of bleachers will accommodate 30 people. This size of bleacher can be transportable and thus be relocated to the needed field.

8. ***Trash Receptacles***

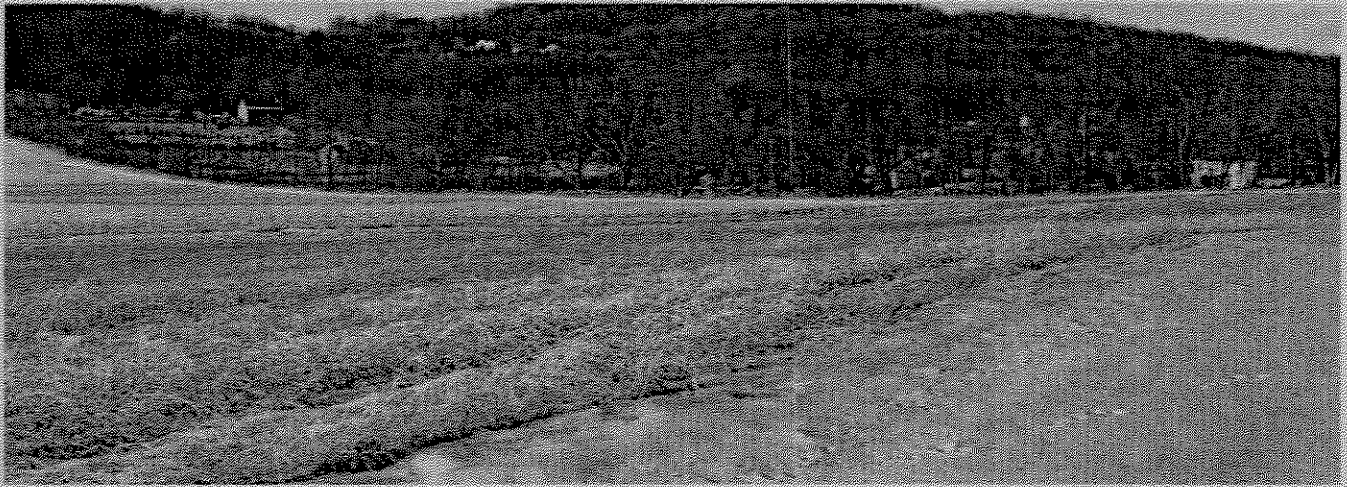
Trash receptacles should be located at strategic locations in the park. They should be of an aesthetic design and be properly anchored to keep them in place.

9. *Signs*

A park rules sign will be needed and installed as soon as any improvements are completed in the park. Direction sign and interpretative signs for the wetland/nature area will aid park users in getting around and enjoying the park more fully.

10. *Access Gate*

An access control gate should be installed on the entrance road to the park. This gate will provide a way to easily close the park at night and other desired times.



*Photo 5 - View to the East across the Park (See Map 4 for photograph location)*

## V. MASTER PLAN

## V. THE MASTER PLAN

### A. Design Concepts

Williams Township Recreation Area is intended to be a community park with an emphasis on active recreation. Some passive recreation will also be provided.

Since almost all people coming to Williams Township Recreation Area will arrive by auto, vehicular circulation and parking become one of the main elements in the overall park design. The basic design concept is to place an access road along the west side of the park and provide parking off the access road.

Facilities intended for intensive use, such as a playground and picnic pavilions will be placed close to the parking areas. Facilities such as ballfields will be placed further away but within reasonable walking distance from parking. Pathways to provide access to all points of the park as well as walking/jogging paths are also planned.

### B. Active Recreation

Active recreation facilities refer to ballfields, courts, playgrounds and other active play areas that promote physical skills, endurance and agility. Sports and athletics attract more people than any other form of recreation. Williams Township Recreation Area will provide such active recreation facilities to help meet these needs.

#### 1. *Athletic Fields*

Athletic fields will utilize the greatest amount of area within the Williams Township Recreation Area. Table 7 shows the type of athletic fields proposed on the park's master plan.

Field 1 is shown as a little league field with a centerfield distance of 200 feet. While little league fields have a 6 inch high pitcher mound and softball does not, these fields can also be used for young girls softball. In a late phase of park development, lights may be considered for this field. Game noise and light spillage on the adjacent residents must be considered before lights are installed.

Fields 2, 3 and 4 are shown on the plan as midget-sized soccer fields. Like the other open lawn fields, this area could also be used for sports requiring the space provided at this location.

Field 5 is a baseball field with a centerfield distance of 350 feet. This outfield could be used for other field sports during the baseball off-season. However, an outfield fence on the baseball field will restrict the size and thus the type of activity that could use this field. In a late phase of park development, lights may be considered for this field. Game noise and light spillage on the adjacent residents must be considered before lights are installed.



TABLE 7  
PROPOSED ATHLETIC FIELDS IN WILLIAMS TOWNSHIP RECREATION AREA

FIELD NO.	APPROX. SIZE	USE SHOWN ON PLAN	ALTERNATE USE
1	260' x 260'	Little League, 200' Field	Girls softball
2, 3 and 4	230' x 390'	Soccer - Midget Size	Field sports or open play area
5	400' X 400'	Baseball, 350' Field	Field sports in outfield during off-season.
6	230' x 390'	Soccer - Full Size	Football, lacrosse, field hockey or other field sports
7	260' x 260'	Little League, 200' Field	Girls softball; this field shares an outfield with field 8
8	230' x 390'	Football - Full Size	Soccer, lacrosse, field hockey or other field sports

Field 6 is the same size as field 8. This field is also large enough for a full-size soccer field. In a late phase of park development, lights may be considered for this field. Game noise and light spillage on the adjacent residents must be considered before lights are installed.

Field 7 is shown as a little league field. It's outfield overlaps football field 8. Therefore, no outfield fence can be used or only a temporary outfield fence can be used for this field.

Field 8 is shown on the plan as a football field. A football field is an open lawn area and can, by changing goals and field lining, easily become a field for soccer, lacrosse, field hockey or other open field sport. Field 8 overlaps the outfield of little league field 7. Therefore, scheduling of events will be necessary for use of these two fields.

## 2. *Courts*

Court games include basketball and tennis. The following courts are part of the Williams Township Recreation Area plan:

- 2 basketball courts
- 2 tennis courts

It is envisioned that these courts could be for league / tournament play as well as "pick-up" games. Fencing and high quality surfaces should be considered for the basketball courts.

Fencing and a color-coated surface should be considered for the tennis courts.

### 3. *Playground*

A playground is proposed for an area near parking lot 2. The playground will be a monolithic structure(s) with climbing, sliding and swinging, etc. components. One area or one structure will be designed for children 2 to 5 years old and a second area or structure will be designed for children above 5 years of age. A safety surface will be installed on the ground to protect the children while playing.

Benches and picnic tables will be provided next to the playground for the children and supervising adults. Shade trees will also be planted in the area to provide a cool place during the hot summer weather. Dense shrub plantings will not be used where vision is blocked.

Safety of proposed playground equipment, as well as other equipment that may be installed in the park, must be considered. Design of the playground and selection of the individual pieces of equipment must be accomplished in accordance with the "Americans with Disabilities Act" (ADA), the U.S. Consumer Products Safety Commission (CPSC) "Handbook for Public Playground Safety" and other safety guidelines.

### 4. *Pathways*

Pathways are both recreation facilities as well as circulation infrastructure. Pathways in this plan will connect the parking areas with the playing fields and other facilities. The site's pathways will also serve as recreation facilities for walking, jogging and bike riding. Pathways that serve as recreation facilities may include connecting links between pathway segments and loop around or through the park to create closed circuits for continuous movement.

The pathway system will also serve as a circulation system for maintenance and emergency vehicles. This will allow access to all points of the park.

The entire pathway system must be designed and built with appropriate access and safety standards required by State and Federal regulations. Access and movement along the paths must comply with the "Americans with Disabilities Act" (ADA) (see Trail Standards in section IV. Facilities Analysis).

### 5. *Suggested Path Surfaces*

Surfaces may vary from wood chips and gravel paths to asphalt paving or concrete sidewalks. Access paths between parking and facilities and in-line skating paths should be paved. Other outlying paths can be wood chips or gravel. As the use of a path increases, the harder its surface should be. Many of the pathways will also serve as emergency and maintenance access, and must be built to support such vehicles in wet weather. Monitoring the use of a path to determine the amount of wear and need for a surface upgrade is recommended during the life of the park.

Gravel Pathway - A surface of 2" fine on 4" of crushed stone base on compacted sub-base, with a geotextile layer between the stone base and sub-base.

Paved Pathway - A surface of 2" bituminous wearing course on 4" of crushed stone base on compacted sub-base.

#### 6. *Proposed Pathways*

10 Foot In-Line Skating/Walking Loop Trail - One pathway loop in the northern part of the park around field 1 is being designed for in-line/roller skaters, wheelchairs and children's wheeled vehicles. This path will be paved and 10 feet wide. If this pathway is heavily used, additional pathways should be constructed to a grade and width suitable for this type of use.

Park Pathways - Other than the above mentioned paved loop pathway, all other paths in the park will be gravel. These pathways will connect recreation facilities and parking areas and also provide a recreation area for walkers and joggers. These paths encompass the entire parks' exterior with three park crossings.

Benches for resting and watching athletic events will be placed along the pathways. Signs posting the distance traveled will be placed along the major pathway looping the entire park.

#### C. Passive Recreation

Passive recreation generally refers to non-competitive, outdoor-oriented leisure activities such as picnicking and nature enjoyment.

##### 1. *Picnicking*

Three picnic pavilions are planned for the park: two smaller pavilions, one each at fields 1 and 8 and a large pavilion between fields 5 and 6:

- 20'x28' at field 1
- 20'x36' at field 8
- 28'x48' between fields 5 and 6

These pavilions are close to parking and restrooms. They are situated to facilitate the people using the adjacent athletic field or they can be utilized by groups desiring only an outing at the park.

##### 2. *Natural Habitat Area*

The area around the wetland will be enhanced to create a natural habitat area. By adding earth berms, creating vernal pools and planting native plants to this type of habitat, this area will attract wildlife and become a place of natural interest. Pathways will go around and through this area, allowing visitors to enjoy the area without

disturbing the area. Interpretive signs will be installed to inform and enhance the experience visitors will have.

The facility will need to be designed and constructed under the care of a qualified wetlands biologist.

#### D. Support Facilities

##### 1. *Entrance Road and Parking*

The vehicular entrance to the park will be from Raubsville Road through the municipal parcel formerly owned by John Schuberth. The exact location of a road between Raubsville Road and the park will be determined along with the design of this tract. The park access road is proposed for the west side of the park. Parking will be placed at the north end of the park, the first point of arrival by vehicle and a second parking lot toward the south end of the park. With these two parking lots, all facilities will be within walking distance of a parking space.

##### 2. *Restrooms*

Two restrooms are proposed. One is near the parking area in the north end of the park. The soil map shows soils with high water table for this area. Therefore, finding a location near the proposed restroom for a leach field may be a problem. An alternate location for this facility will be further up the slope on the land owned for the future municipal development. A well will need to be drilled near this restroom, or water may be piped from the municipal facilities on the land to the north. Electrical service will need to be brought from the nearby municipal facilities.

The second restroom is near parking lot 2 toward the southern end of the site. The soils in this area are considered "moderate" for the placement of a sanitary leach field. A well will need to be drilled near this restroom. Electrical service can come from the north along the entry road or possibly through one of the adjacent residential lots on the south or east of the park. Since this restroom is a long way from existing electrical service, inquiring about crossing one of the adjacent residential properties should be considered.

The further most facility in the park from these two restrooms is 600 feet.

##### 3. *Concession Stands and Storage Areas*

Two concession stands/storage areas are proposed for the site. Like the restrooms, these facilities are placed near the parking lots.

The concession stand should have an electric or gas grill, refrigerator and sink with hot and cold water. These facilities should share the leach field with the adjacent restrooms. Because of the desire to share the leach field, combining the restrooms with the concession stand into one building should be considered.

Storage areas will house areas for keeping field maintenance equipment, line painting, bases, goals, etc. This area should be part of a restroom or concession stand building.

4. ***Drinking Fountains***

Two drinking fountains will be provided in the park; one at each restroom/concession stand complex. Each of these drinking fountains will be handicapped accessible.

5. ***Bleachers***

Portable bleachers, 15 feet long, 3-row, will be used in the park. They will be distributed in the park as follows:

Field 1	-	2 sets
Field 5	-	2 sets
Field 6	-	2 sets
Fields 7 and 8	-	2 sets

6. ***Trash Receptacles***

Trash receptacles will be placed throughout the park as follows:

Concession stand	-	2 each
Restroom	-	1 each
Parking Area 1	-	1 each
Parking Area 2	-	2 each
Fields 1, 3, 5, 6 and 7	-	1 each

7. ***Signs***

A park rules sign will be placed at each of the following places:

- One at entrance gate to the park.
- One at parking area 1.
- Two at parking area 2.

A park entrance sign will also be located near the entrance gate to the park. This sign should be of significant size, high aesthetic quality and must include the park's name and the proper wording to commemorate funding sources.

Directional and traffic signs should be used to keep park visitors informed and safe, but should be kept to a minimum.

8. ***Access Gate***

An access gate will be installed to allow the closing of the park as needed.



## 9. *Detention Pond*

A detention pond will be constructed at the drainage area/wetlands at the northwest corner of the park. The access road crossing will create the berm for the pond. The detention pond should be sized to handle the excess storm runoff from both the park and the proposed municipal development to the north of the park. In order to provide enough space for the detention pond, parking area 1 may need to be moved further up the slope to the north.

## 10. *Buffer Plantings*

The west side of the Recreation Area is now open. A buffer area of trees, shrubs and a split rail fence are proposed. The buffer will run for a distance of 2000 feet starting near the northern property line. The purpose of this buffer is to give a visual barrier to the property to the west of the park, letting people know where the park ends. It will also soften the view to the west and over time grow dense.

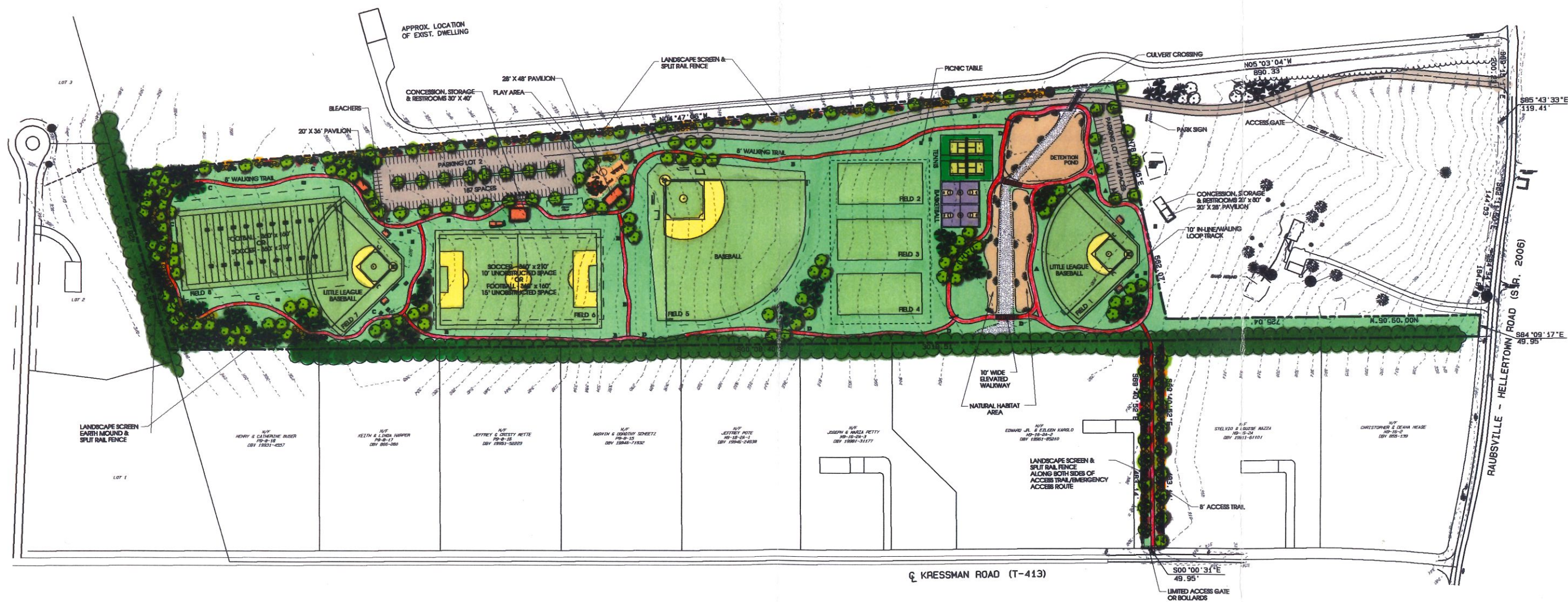
Along the eastern border of the park when it meets the south property line, no tree line exists. A buffer of trees, shrubs, split rail fence and an earth mound are planned. This same type of buffer planting will be carried along the southern border since the tree line in this area is not dense. The plan calls for a broad planting buffer in this area between 20 to 50 feet wide. The earth mound in this area should be built in a manner to create a storm water filtration basin. This will help control storm water runoff in this area and may aid in keeping storm water running in a sheet flow manner. The buffer will give privacy to the adjacent houses and provide a natural backdrop for the park.

## E. Site Grading

Grading of this site will be critical. Putting a relatively flat field on a sloped site will require care to achieve the desired slope of playing fields, roads, pathways and parking areas.

Grading plans for the park are shown on Maps 6 through 10. These 1"=100' scale plans depict the grading with two foot contours. This master plan grading is given to show that the proper slopes can be achieved. However, no cut and fill earthwork was considered on these plans. The playing fields are shown at 1 percent slopes. The pathways are shown, for the most part, with a maximum of 5% slope and at a few places the slope rises to 8% for a short distance of less than 200 feet. (In keeping with ADA standards.) The roadway is shown with a maximum slope of 7%. The parking areas are shown with maximum slope of between 5% and 6%.

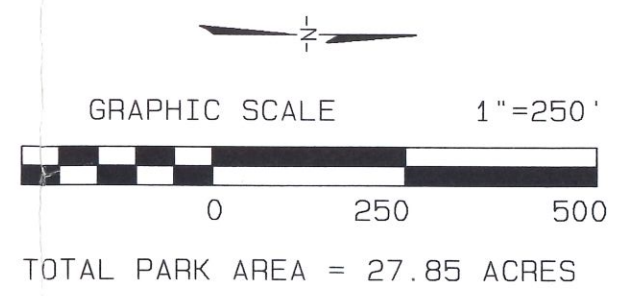
Drainage swales are shown to carry storm water to the detention pond. Pipes are used to carry the storm water under pathways and roads. All the playing fields are planned so storm water will flow around them and not across them. Field #1, the tennis courts and the basketball courts, are raised to keep storm water in the detention pond and wetland area.



- NOTES:
1. All base mapping including boundary description, topography and wetlands provided by Hanover Engineering Associates, Inc. 11/15/99 and 10/19/01.
  2. This project was financed in part by a grant from the Keystone Recreation, Park and Conservation Fund, under the administration of the Department of Conservation and Natural Resources, Bureau of Recreation and Conservation.

**LEGEND**

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EXISTING VEGETATION
---	EXISTING CONTOUR
---	WETLANDS
---	PHASE LINE
---	INTERMITTENT DRAINAGE - Unclassified
---	EXISTING GAS LINE
---	EXISTING UTILITY POLE



DATE: November 2007  
REVISIONS:

Williams Township  
Recreation Area

MASTER PLAN

OWNER  
WILLIAMS TOWNSHIP  
NORTHAMPTON COUNTY  
PENNSYLVANIA

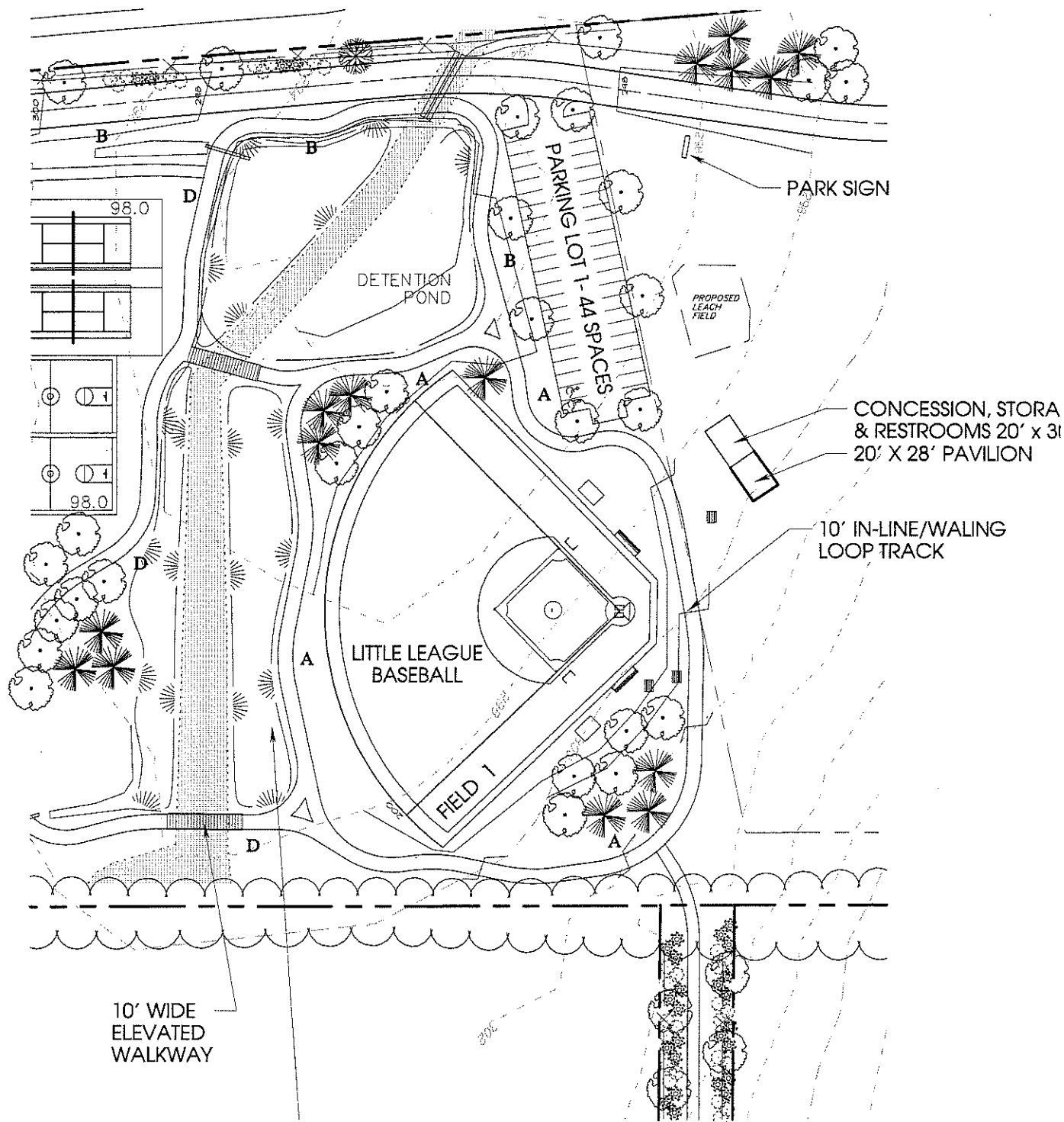
Urban Research & Development Corporation  
2800 Northampton Plaza  
Northampton, Pennsylvania 18061  
610-282-0701

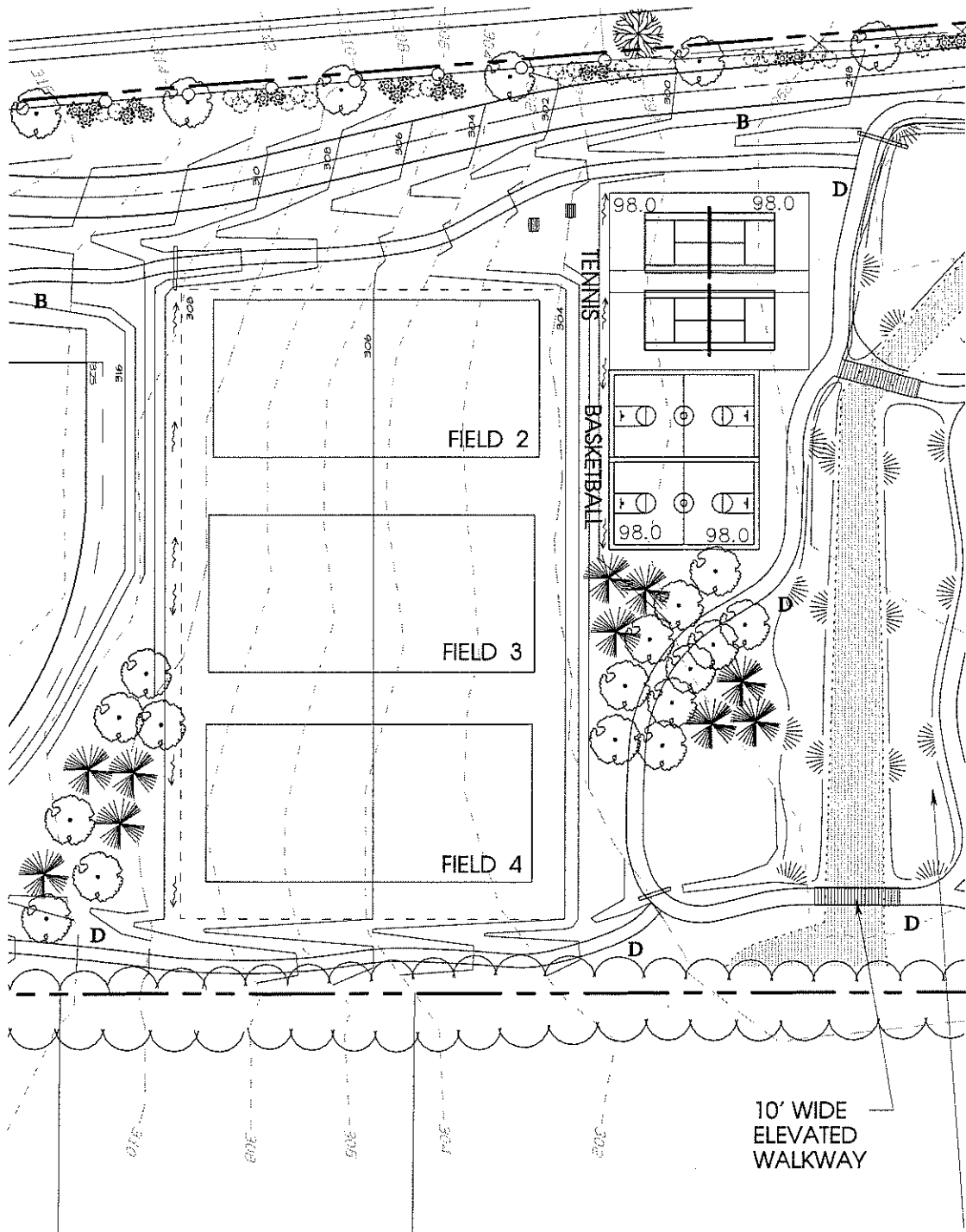
SCALE:  
SEE PLAN

SHEET NO. 5

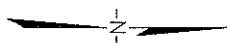
PROJECT NO. 1609-3



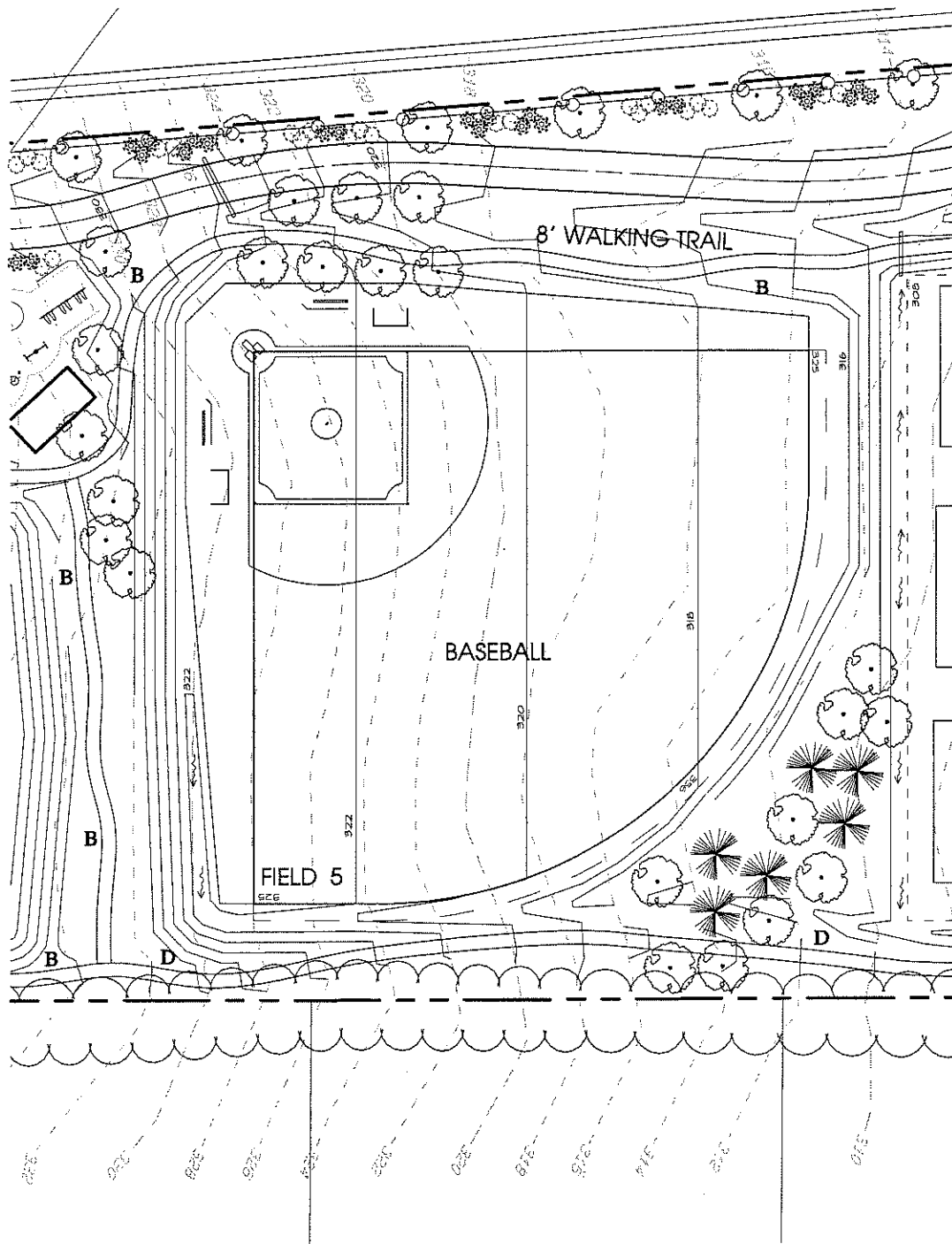




GRADING DETAIL FIELDS 2, 3 & 4



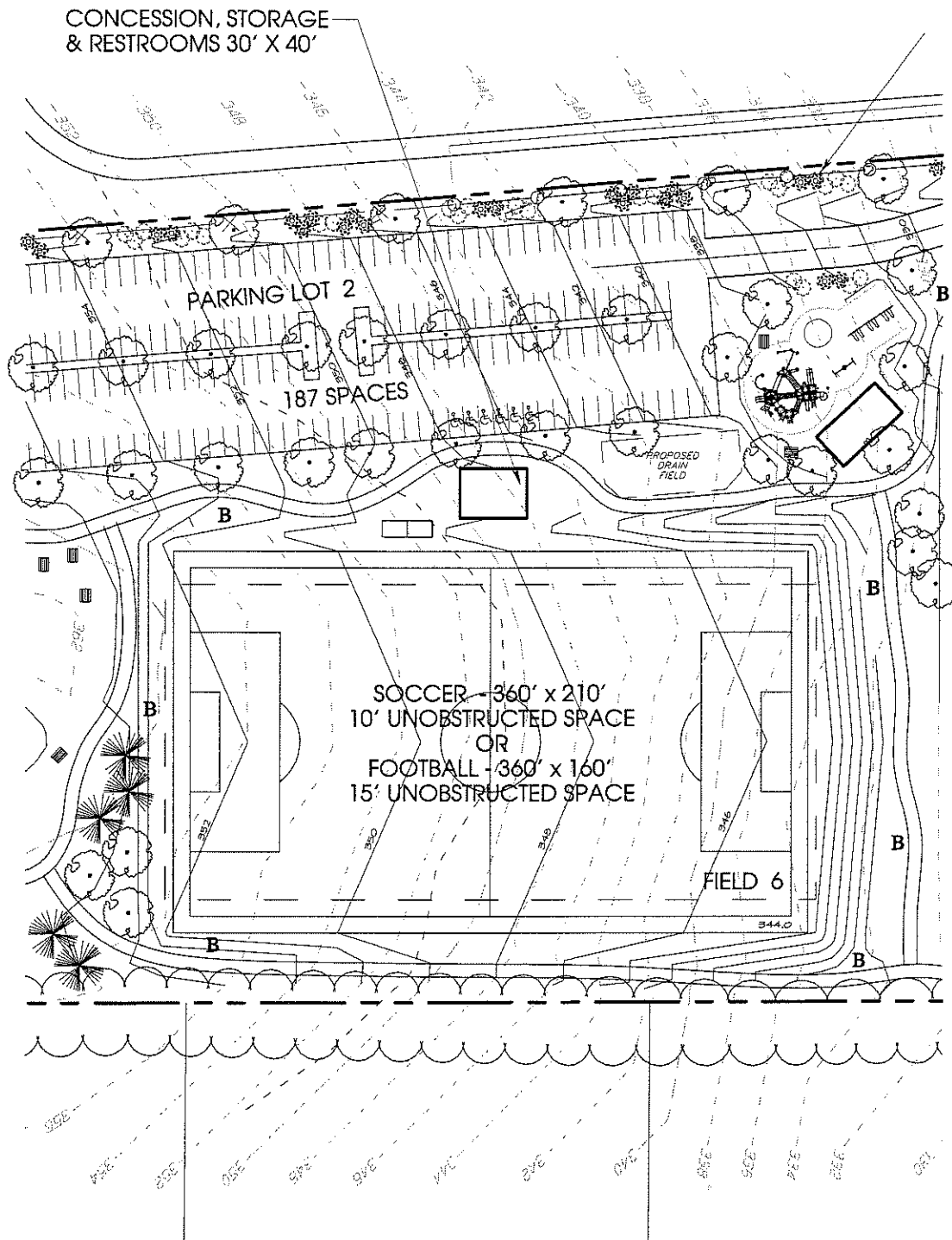
1" = 100'



## GRADING DETAIL FIELD 5

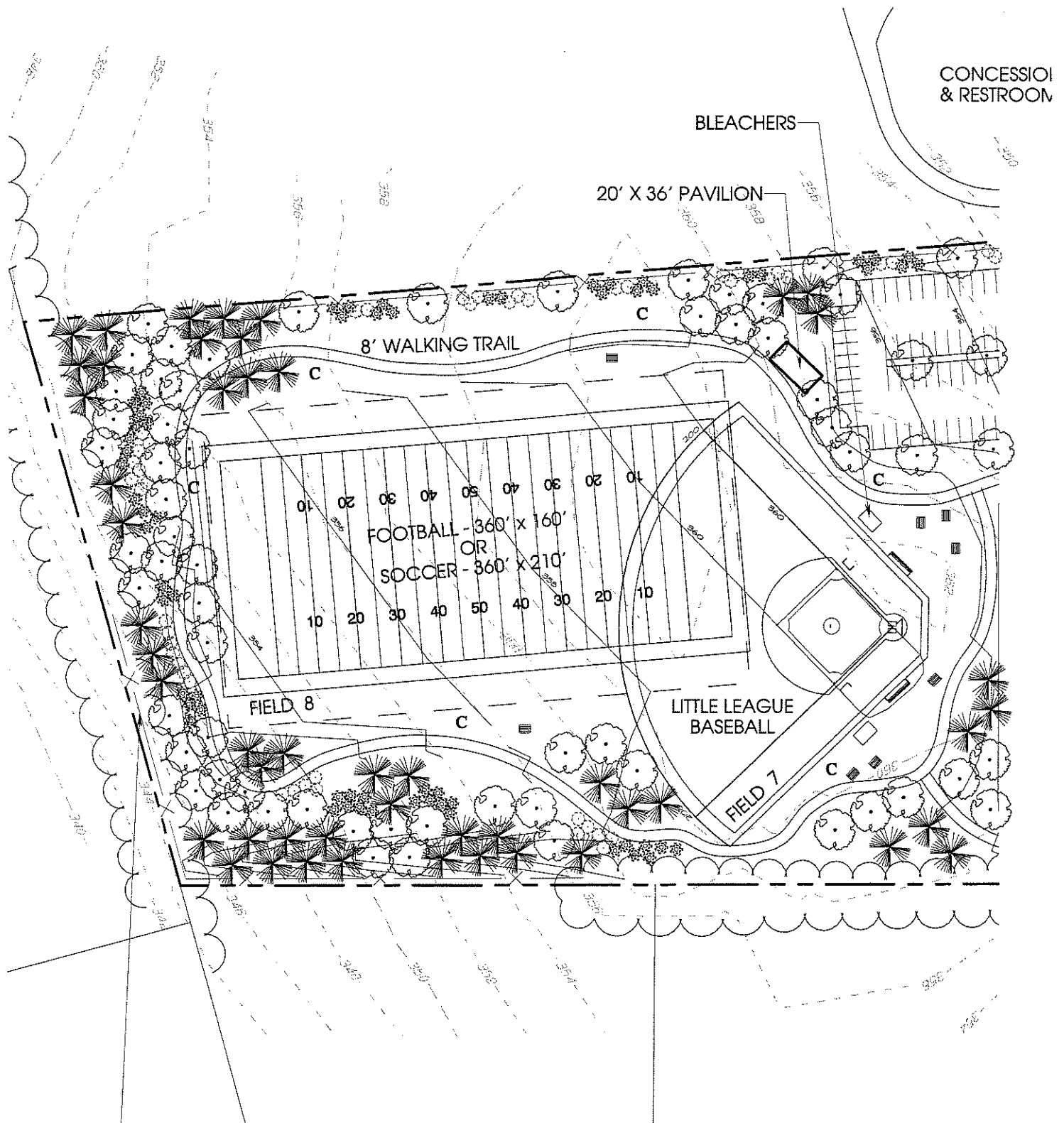
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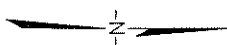


GRADING DETAIL FIELD 6

1" = 100'



## GRADING DETAIL FIELDS 7 & 8



1" = 100'

MAP 10



*Photo 6 - View to the East of the 50' access easement (See Map 4 for photograph location)*

## **VI. ACTION PROGRAM**

## VI. ACTION PROGRAM

The Action Program serves as a guide for implementing the Plan's recommendations in six separate phases. Phasing of the park's proposed improvements will enable the Township to implement the Plan in an orderly manner according to facility needs, available funds and assistance from local recreation groups.

The Action Program provides a generalized cost estimate and amounts to be budgeted for implementing the recommended improvements. The Action Program also recognizes the implementation of some recommendations may be accelerated or delayed by the availability of funding. Therefore, the Action Program should be reviewed and monitored on an annual basis. This will allow for planned adjustments to be made in an orderly fashion for the following years.

The cost given in this analysis should be considered bid prices with Prevailing Wage Rates included. Williams Township may be able to achieve these improvements for a lower cost by utilizing techniques like in-kind labor, assisted help programs or volunteers. See Section VII - Potential Funding Sources of this report for specific programs.

Phase I - The main recreation facilities in Phase 1 will be Fields 1, 2, 3 and 4. At this point in time, a little league field is a high priority. The 10 foot wide paved pathway will be an asset to all ages of people coming to the park. The access road and parking area 1 will bring vehicular access close to Field 1.

By installing the buffer planting in Phase 1, the total park area will have visual limits. This will also allow the plants growth time until development occurs next to the buffers.

Phase II - The main facility in this phase will be Field 5, a baseball field with a 90 foot base line and a center field depth of 356 feet.

This phase also includes restrooms, a concession stand and storage near Field 1 which was built during the previous phase.

Phase III - This phase will add a football / soccer field, Field 6. Trails of this phase will connect the previous phases with each other, and additional parking will be added to parking area 2.

Phase VI - This phase will round out the development of athletic fields by adding a little league field (Field 7) and a football / soccer field (Field 8). A picnic pavilion near these fields will allow more people to make use of the highest elevation of land in the park.

Phase V - This plan will add a restroom, concession stand and storage area near Field 6 and parking area 2. A picnic pavilion and playground will be built in this phase.

Phase VI - This last phase of construction will focus on additional pathways and the Natural Habitat Area. Tennis courts and basketball courts will allow tournament and league play in these activities.

# *Williams Township Community Park*

## Phasing Schedule and Estimated Costs

	<u>units</u>	<u>cost</u>	<u>quantity</u>	<u>total</u>
<b>Phase 1</b>				
Entry Road to station 0+00 - 9+00	LF	\$ 30	900	\$27,000
Road Paving	LF	\$ 10	900	\$9,000
Entry Road to station 9+00 - 22+00	LF	\$ 30	1300	\$39,000
Road Paving	LF	\$ 10	1300	\$13,000
Access Gate	LS	\$ 1,000	1	\$1,000
Culvert Crossing	LS	\$ 6,000	1	\$6,000
Parking spaces - Lot 1 (44 spaces - gravel)	each	\$ 450	44	\$19,800
Pave Parking Lot	each	\$ 150	44	\$6,600
Little League (Field 1) rough grading*	CY	\$ 4	2000	\$8,000
other*	LS	\$ 35,000	1	\$35,000
Micro Soccer Fields - rough grade	CY	\$ 3	7000	\$21,000
(Fields 2, 3 & 4) fine grade & seed	Ac	\$ 4	4,000	\$16,000
10' In-Line / Walking Loop Path A	LF	\$ 21	1,500	\$22,500
Landscaping - Trees	each	\$ 250	22	\$5,500
Shrubs	each	\$ 40	50	\$2,000
Detention Pond	LS	\$ 15,000	1	\$15,000
West side Buffer - Fence - split rail	LF	\$ 15	2000	\$30,000
Trees	each	\$ 250	20	\$5,000
Shrubs	each	\$ 40	160	\$6,400
Buffer (east and south side)				
Fence - split rail	LF	\$ 15	500	\$7,500
Trees	each	\$ 100	72	\$7,200
Shrubs	each	\$ 30	100	\$3,000
Mounding	LS	\$ 15,000	1	\$15,000
Park Sign	LS	\$ 3,500	1	\$3,500
Design & Engineering	15%			\$43,170
Contingency	10%			\$36,717
<b>Subtotal</b>				<b>\$403,887</b>



# *Williams Township Community Park*

## Phasing Schedule and Estimated Costs

	<u>units</u>	<u>cost</u>	<u>quantity</u>	<u>total</u>
<b>Phase 2</b>				
Parking spaces - Lot 2 (gravel)	each	\$ 450	44	\$19,800
pave parking lot	each	\$ 150	44	\$6,600
Baseball (Field 5)* - rough grade	CY	\$ 4	16000	\$64,000
other*	LS	\$ 54,000	1	\$54,000
Restrooms/Concession/Storage (Field 1)	LS	\$ 80,000	1	\$80,000
Pavilion 20x28 (Field 1)	LS	\$ 15,000	1	\$15,000
Picnic Tables	each	\$ 500	8	\$4,000
8' Path from Kressman Road (stone base)	LF	\$ 13.00	525	\$6,825
Pave 8' Path	LF	\$ 4.00	525	\$2,100
Landscape buffer - Trees	each	\$ 200.00	18	\$3,600
Landscape buffer - Shrubs	each	\$ 40.00	153	\$6,120
Kressman Access - split rail fence	LF	\$ 15.00	800	\$12,000
Lawn - 1 acres	SF	\$ 4,000.00	1	\$4,000
Landscaping - Trees	each	\$ 250.00	30	\$7,500
Shrubs	each	\$ 40.00	50	\$2,000
Design & Engineering	15%			\$43,132
Contingency	10%			\$33,068
<b>Subtotal</b>				<b>\$363,744</b>

## **Phase 3**

Soccer / Football (Field 6)				
rough grade	CY	\$ 4	16000	\$64,000
fine grade and seed	Ac	\$ 4,000	4	\$16,000
E&S Controls	Ac	\$ 2,000	4	\$8,000
Parking Lot #2 (98 spaces) - gravel	each	\$ 450	98	\$44,100
Pave Parking Lot	each	\$ 150	98	\$14,700
8' Walking Path B (west, gravel)	LF	\$ 13	2600	\$33,800
paved	LF	\$ 4	2600	\$10,400
Landscaping - Trees	each	\$ 250	25	\$6,250
Shrubs	each	\$ 40	50	\$2,000
Design & Engineering	15%			\$29,888
Contingency	10%			\$22,914
<b>Subtotal</b>				<b>\$252,051</b>

# *Williams Township Community Park*

## Phasing Schedule and Estimated Costs

	<u>units</u>	<u>cost</u>	<u>quantity</u>	<u>total</u>
<b>Phase 4</b>				
Softball (Field 7) - no outfield fence				
grading	CY	\$ 4	5000	\$20,000
other	LS	\$ 31,000	1	\$31,000
Football / Soccer (Field 8)				
grading	CY	\$ 4	10000	\$40,000
fine grade and seed	Ac	\$ 4,000	2.5	\$10,000
E&S Controls	Ac	\$ 2,000	2.5	\$5,000
Pavilion 20x36	LS	\$ 35,000	1	\$35,000
Picnic Tables	each	\$ 500	10	\$5,000
Parking Lot #2 (45 spaces) - gravel	each	\$ 450	45	\$20,250
Landscaping - Trees	each	\$ 250	27	\$6,750
Shrubs	each	\$ 40	40	\$1,600
8' Walking Path C - gravel	LF	\$ 13	1500	\$19,500
paved	LF	\$ 4	1500	\$6,000
Design & Engineering	15%			\$30,015
Contingency	10%			\$23,012
<b>Subtotal</b>				<b>\$253,127</b>

<b>Phase 5</b>				
Concession/Storage/Restroom (Field 6)	LS	\$ 70,000	1	\$70,000
Playground	LS	\$ 75,000	1	\$75,000
Playground Pavilion (28x48)	LS	\$ 40,000	1	\$40,000
Picnic Tables	each	\$ 500	18	\$9,000
Benches	each	\$ 400	5	\$2,000
Design & Engineering	15%			\$29,400
Contingency	10%			\$22,540
<b>Subtotal</b>				<b>\$247,940</b>

# *Williams Township Community Park*

## Phasing Schedule and Estimated Costs

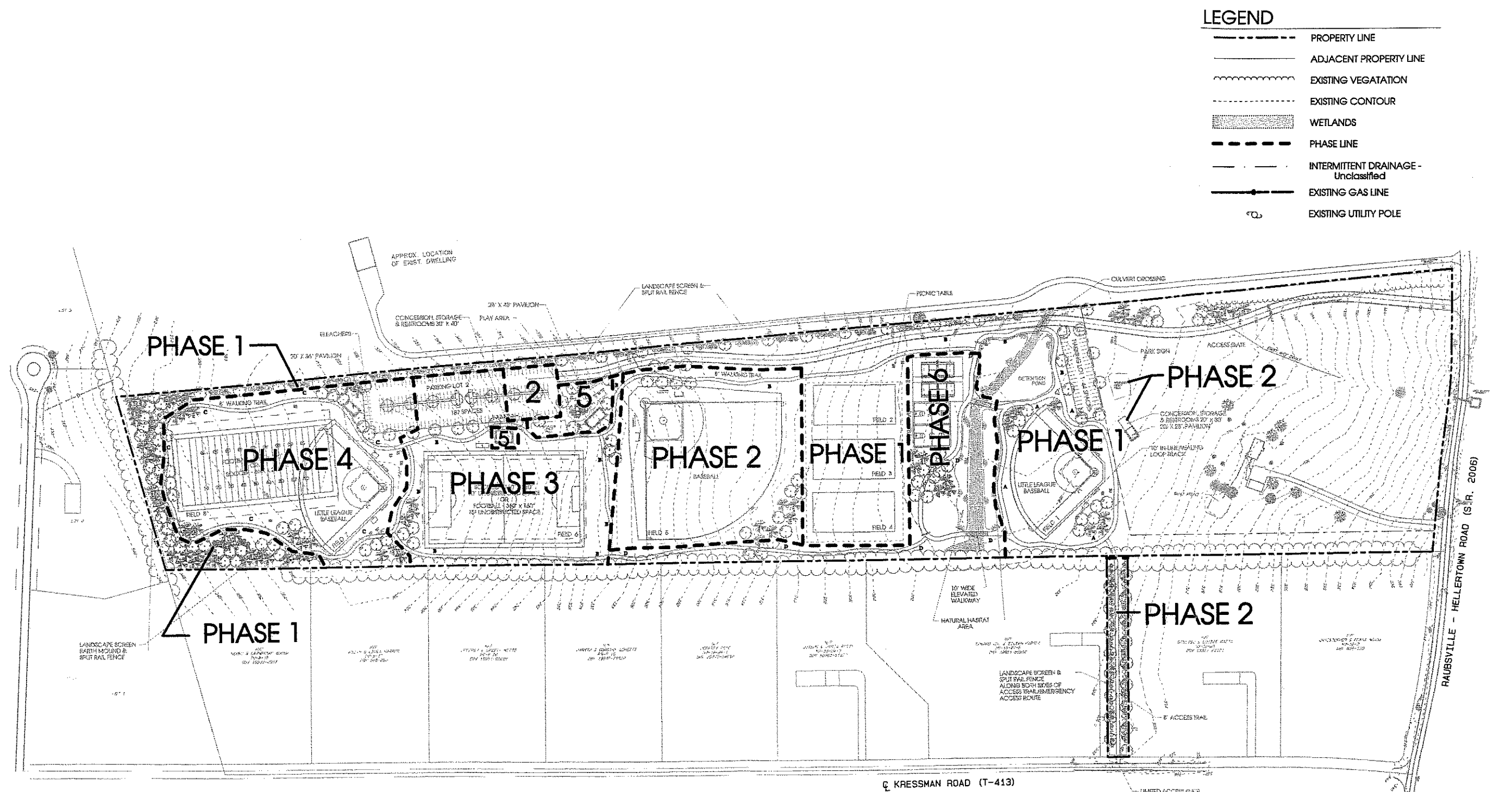
	<u>units</u>	<u>cost</u>	<u>quantity</u>	<u>total</u>
<b>Phase 6</b>				
Basketball Courts	each	\$ 20,000	2	\$40,000
Tennis Courts	each	\$ 35,000	2	\$70,000
North trail (along nat. habitat)	LF	\$ 15	600	\$9,000
Natural Habitat planting & grading	LS	\$ 20,000	1	\$20,000
10' In-Line/Walking Loop Path D	LF	\$ 21	700	\$14,700
Elevated Walkway	LF	\$ 100	100	\$10,000
8' Walking Path D - east side (stone base)	LF	\$ 13	800	\$10,400
Pave 8' path	LF	\$ 4	800	\$3,200
Lawn	ac	\$ 4,000	1	\$4,000
Landscaping - Trees	each	\$ 250	16	\$4,000
Shrubs	each	\$ 40	25	\$1,000
Design & Engineering	15%			\$27,945
Contingency	10%			\$21,425
<b>Subtotal</b>				<b>\$235,670</b>
<b>Phase 1</b>				<b>\$403,887</b>
<b>Phase 2</b>				<b>\$363,744</b>
<b>Phase 3</b>				<b>\$252,051</b>
<b>Phase 4</b>				<b>\$253,127</b>
<b>Phase 5</b>				<b>\$247,940</b>
<b>Phase 6</b>				<b>\$235,670</b>
<b>Totals</b>				<b>\$1,756,419</b>

# *Williams Township Community Park*

## Phasing Schedule and Estimated Costs

	<u>units</u>	<u>cost</u>	<u>quantity</u>	<u>total</u>
Earthwork				
Field 1		\$ 8,000		
Field 2				
Field 3		\$ 16,000		
Field 4				
Field 5		\$ 64,000		
Field 6		\$ 64,000		
Field 7		\$ 20,000		
Field 8		\$ 40,000		
Little League / Softball field base costs				
Erosion & Sedimentation Control		\$ 2,000		
Fine Grading & Seeding	2acx4000	\$ 8,000		
Infield Surface Mix		\$ 7,000		
Backstop		\$ 4,000		
Fencing - Outfield	350'x\$15	\$ 5,250		
Fencing - Infield	183'x\$15	\$ 2,750		
Player's Benches		\$ 2,000		
Bleachers		\$ 4,000		
		<u>\$ 35,000</u>		
Legion field base costs				
Erosion & Sedimentation Control		\$ 3,000		
Fine Grading & Seeding	4-acx4000	\$ 16,000		
Infield Surface Mix		\$ 12,000		
Backstop		\$ 5,000		
Fencing - Outfield	600'x\$15	\$ 9,000		
Fencing - Infield	200'x\$15	\$ 3,000		
Player's Benches		\$ 2,000		
Bleachers		\$ 4,000		
		<u>\$ 54,000</u>		

\* Cost for rock removal is not in estimate



NOTES:

1. All base mapping including boundary description, topography and wetlands provided by Hanover Engineering Associates, Inc. 11/15/99 and 10/19/01.
2. This project was financed in part by a grant from the Keystone Recreation, Park and Conservation Fund, under the administration of the Department of Conservation and Natural Resources, Bureau of Recreation and Conservation.

**LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING VEGETATION
- EXISTING CONTOUR
- WETLANDS
- PHASE LINE
- INTERMITTENT DRAINAGE - Unclassified
- EXISTING GAS LINE
- EXISTING UTILITY POLE

GRAPHIC SCALE 1"=250'

0 250 500

TOTAL PARK AREA = 27.85 ACRES

DATE: November 2001  
REVISIONS:

Williams Township  
Recreation Area  
NORTHAMPTON COUNTY, PENNSYLVANIA

PHASING PLAN

OWNER  
WILLIAMS TOWNSHIP  
NORTHAMPTON COUNTY  
PENNSYLVANIA

Landscaping Architects - Engineers - Planning Consultants  
Urban Research & Development Corporation  
20 Bethlehem Plaza - Bethlehem, Pennsylvania 18018 - 610-865-0201

SCALE:  
SEE PLAN

SHEET NO. 11  
PROJECT NO. 1509-3





*Photo 7 - View of existing house through the tree line (See Map 4 for photograph location)*

## **VII. OPERATING COSTS AND REVENUES**

## VII. OPERATING COSTS AND REVENUES

Keeping the park in shape so people want to use the facilities provided is important. The funds to accomplish a good looking park and the administrative effort needed, will not happen without good planning. An ongoing commitment by Williams Township's government officials is needed to maintain this park as well as the entire park system.

### A. Administration

The Township will experience time devoted to the administration of this Park. Organizing maintenance crews, setting policy for the park, funding for development and other items will require time and attention. It is estimated that 30 hours a year of time will be required at a cost of \$1,500 a year.

### B. Programming

The organizing of special events and ongoing programs will require long hours. Fortunately for the Township, much of this effort will be provided by volunteers, the Williams/Glendon Athletic Association will perform most of the scheduling of the fields for the various sports leagues. Special events may require planning from the Township staff. It is estimated that professional programming for this facility will be 20 per year.

### C. Maintenance and Personnel

The table on the following page indicates the estimated time to maintain the facilities proposed for Williams Township Recreation Area. Volunteers should make the Township responsibilities much less than that shown on this table. Maintenance of many of the playing fields can be the responsibility of the recreation group for use of the fields. It is estimated that the park will require 2405 hours of work per year to keep the park maintained.

### D. Supplies and Materials

Items needed to carry out the maintenance program for the Recreation Area when the park is completely developed are estimated to be \$5,000. This would include fertilizer for the fields, cleaning agents needed for restrooms, paint for play equipment and buildings, etc.

### E. Annual Capital Outlay

Development of the park most likely will occur with the phases as outlined early in this report. The Township may wish to set aside funds on a yearly basis to be used for park development. These local funds will provide seed money to match funds provided in grant programs. This method of funding will negate the need to borrow money and debt service repayment costs.

TABLE 8  
ESTIMATED TIME FOR MAINTENANCE TASKS

FACILITY TO BE MAINTAINED	SIZE OF FACILITY	PERSON HOURS PER YEAR
BUILDINGS		
• Concession Stand	2 Each	100
• Restrooms	2 Each	200
• Pavilions	3 Each	150
PARKING		
• Paved	231 Spaces	115
ENTRANCE ROAD	2,200 L.F.	30
COURTS		
• Basketball	2 Each	40
• Volleyball	2 Each	40
FIELDS		
• Little League	2 Each	60
• Baseball	1 Each	30
• Soccer / Football	2 Each	40
LAWNS		
• Athletic Fields	15 Acres	975
• Open Space	8 Acres	320
ACTIVITY AREAS		
• Playground	1 Each	50
PATHWAYS		
• Paved	2,200 L.F.	25
• Gravel	5,425 L.F.	100
LANDSCAPE PLANTINGS		80
SNOW REMOVAL AND MISCELLANEOUS		50
TOTAL		2,405

F. Summary of Operating Costs

The following table summarizes the operating costs for the park. An annual cost of \$79,450 is estimated to operate the park.

Operating Cost Summary

Administration	30 hrs.	\$50/hr.	=	\$ 1,500.00
Programming	20 hrs.	\$40/hr.	=	800.00
Maintenance and Personnel	2405 hrs.	\$30/hr.	=	72,150.00
Supplies and Materials				<u>5,000.00</u>
Estimated Operating Costs Per Year at Buildout				\$79,450.00

G. Revenues

Careful planning can allow for funds to be raised by use of specific recreation facilities. A permit fee to reserve a picnic pavilion or fees for special events using park land and facilities are popular. The cost of collecting these fees is generally more than the revenue brought in. The user fee does create responsibility of the persons using the facility. This makes the process worthwhile.

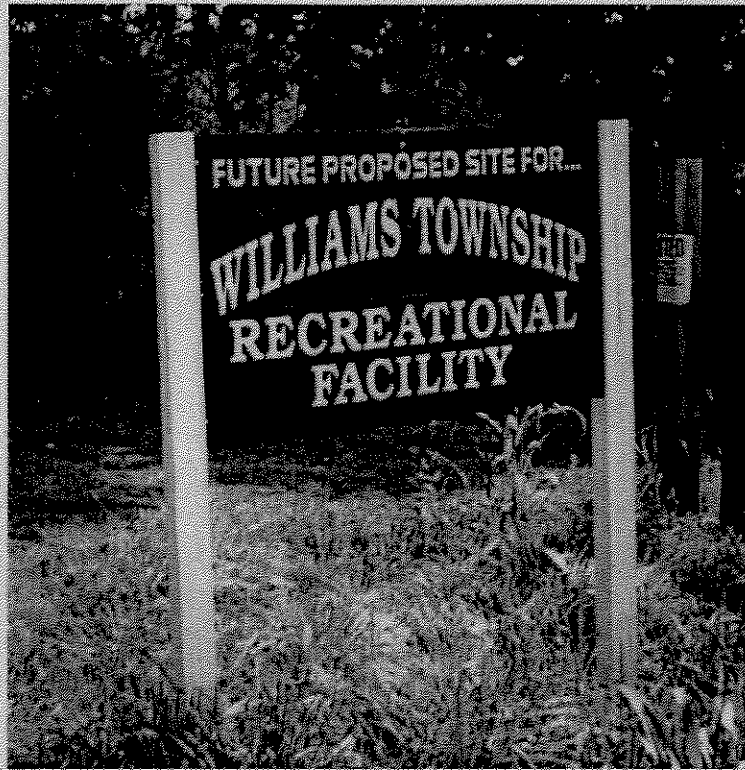
Revenue can be generated from the various leagues and the Athletic Association for their use of the fields and other facilities. Payment from these groups can be in the form of fees or maintenance responsibilities for the facilities used.

Even with the above revenue sources, it is expected that the Township will still need to fund and maintain a portion of the park's needs.

Concession Operations - The Williams Township / Borough of Glendon Athletic Association operates a concession stand at the Municipal Park. This group will also operate a concession stand in the Recreation Area.

This facility will be volunteer run and the generated funding will help with the cost of programming for the Association. During the 2001 season, the concession stand at the Municipal Park netted approximately \$7,000. Therefore, it could be expected that at least that amount could be generated at the Recreation Area. These funds will offset the amount of money participants will need to pay for being part of the programs the Association offers, thus making recreation available to more people, especially children.





*Photo 8 - Existing entrance sign along Raubsville Road*

*(See Map 4 for photograph location)*

## **VIII. POTENTIAL FUNDING SOURCES**



## VIII. POTENTIAL FUNDING SOURCES

Williams Township acquired the land for Williams Township Community Park with assistance from the Department of Conservation and Natural Resources (DCNR). Intergovernmental grant programs and potential sources of local funds that could be used to help implement the park improvements recommended in this Plan are summarized below.

The following are various funding sources and techniques used to help defray costs of implementing the master plan for the park. These suggestions are grouped in the following categories:

- Ways to Acquire and /or Control Park Land
- Local Funding Sources
- County and State Grants for Open Space
- Other Cost Conscious Techniques

### A. Ways to Preserve Open Space

1. Fee Simple Acquisition: The most direct means of obtaining land for parks and open space is through fee simple purchase. The main advantage of this procedure is that an entire parcel of land belongs to the organization purchasing the land. In certain situations, fee simple acquisition is the most appropriate manner in which to preserve needed parks. However, the expense of fee simple purchase can sometimes exceed available funding sources.
2. Condemnation: Acquisition can occur by exercising the right of eminent domain: where public purpose is well defined, where fee simple acquisition is desired but not possible at a fair price and where the owner is reluctant to sell. It is legally prudent to view condemnation as a last resort when acquiring land for parks and/or open space preservation.
3. Purchase and Lease-Back or Resale: In certain cases, it is appropriate for a municipality to purchase land in fee simple, place restrictions on the deed prohibiting certain uses (e.g., residential development) and lease it back to interested parties. One advantage of this method is that the municipality can purchase land for future use (before the price increases, perhaps prohibitively so) and, through leasing, recoup some or all of the purchase price. In this way, land is maintained in open space and can be developed as a park when future demand warrants. Resale of some or all of the land (after placement of deed restrictions) would maintain open space while also relieving the municipality of maintenance obligations and returning the land to the tax rolls.
4. Conservation Easements: Conservation easements are used to preserve land at a relatively low cost without acquiring it. With a conservation easement, the land remains privately-owned. The easement involves the property owner voluntarily agreeing to donate or sell the right to develop his or her land. The property owner agrees to place a restriction in the deed of the property, which then becomes binding

on all future owners of the land. The easement can be written in many different ways to restrict or not restrict certain types of activities. Most conservation easements prohibit the construction of new buildings and cutting down woods. Often, the granting of a conservation easement can result in federal income tax and local property tax advantages to the property owner.

5. Pedestrian Easements: A conservation easement can also be combined with a "pedestrian easement" to allow the public the right to walk, hike and ride bicycles along a specific area, provided users follow a careful set of rules. These easements can be particularly useful in connecting two or more greenway segments.
6. Mandatory Dedication: The Pennsylvania Municipalities Planning Code (Act 247, as amended) enables municipalities to require that residential developers dedicate land, or fees in lieu of land, for public recreation. Municipalities must have an adopted recreation plan and an adopted ordinance relating to mandatory dedication before land or fees can be accepted. The amount of land required must be related to the demand for recreation land typically created by new development. The required fee should reflect the fair market value of the amount of land for which the fee is being substituted.
7. Donations: Land frequently is acquired through donations from private owners, organizations and corporations. Local governments should encourage land donations by pointing out benefits of such actions, such as public relations values and federal income tax benefits. Prior to accepting a donation, a municipality should consider two things: first, it should analyze the location of the parcel and the anticipated development and maintenance costs. If the location is poor and/or projected costs will be excessive, the municipality should strongly consider accepting a fee rather than the land. Second, if the land is found to be suitable, the municipality should encourage the donor to provide an endowment fund along with the land to assist with development and/or maintenance costs.

#### B. Local Funding Sources

1. General Revenue Funds: Use general revenue funds for open space and recreation purposes. Specific portions of Municipal overall tax revenue can continue to be earmarked for open space and recreation, if the Township Board of Supervisors and/or Borough Council so chooses.
2. User Fees: User fees are revenues collected directly from the people who use a program or facility. Certain offerings, such as adult fitness programs, can be run in a business-like fashion for greater efficiency and a fair distribution of costs. User fees can help avoid unnecessary costs. For example, if coin-operated lights are used on a basketball court, the electricity is only being used when the court is occupied. Care is needed to make sure that lower income families are not excluded because they cannot afford high fees. User fees should not be charged if it would be too costly or administratively burdensome to collect.

3. Bond Issues: Bonds funds are monies borrowed to implement a pre-approved list of capital improvements. Bonds can either be general obligation bonds, which are paid back from a municipality's general revenues, or they can be revenue bonds, which are retired from revenues generated by specific improvements. A bond issue can be appropriate to fund projects with a long life expectancy. Payments are spread over the many years during which project benefits will be enjoyed. The total cost of a project funded through a bond is higher, however, because of interest charges. The key is to time a bond issue when interest rates are lowest.
4. Special Fundraisers: Fundraisers are special purpose campaigns designed to solicit money from local households and businesses. Contributions are collected in tandem with a publicity campaign that focuses on the need and the public benefit associated with a particular improvement such as a new community park. Walk-a-thons, bake sales and other special events can be used to generate interest. Appeals to civic duty and the chance for businesses to get good publicity should also be emphasized.

C. County, State and Federal Grants for Open Space

1. Northampton County Community Parks Initiative Grant Program: At the present, Northampton County does not have any funding programs for parks and recreation. Monitoring the County's progress in future bond issues would be prudent as the future is unknown.
2. PaDCNR Community Conservation Partnership Grant Programs: The PaDCNR Community Conservation Partnership Grant Programs is funded with State realty transfer tax revenues. Application are typically accepted each fall. The Pennsylvania Department of Conservation and Natural Resources (DCNR) awards Conservation Partnership Grant funds (usually 50/50 matching grants) under the following categories:

Acquisition and Development

*Community Grant Program*

- Acquisition
- Park Rehabilitation and Development
- Small Communities/Small Projects

*Rails To Trails Grant Program*

- Acquisition
- Rehabilitation and Development

*Rivers Conservation Grant Program*

- Acquisition
- Development

### Planning, Implementation and Technical Assistance

#### *Community Grant Program*

- Circuit Riders
- Comprehensive Recreation, Parks and Open Space Plans
- Feasibility Studies
- Greenway Plans
- Master Site Plans
- County Natural Areas Inventories
- Peer-to-Peer Technical Assistance

#### *Rails-to-Trails Grant Program*

- Rail-Trail Feasibility Studies
- Rail-Trail Master Plans
- Rail-Trail Special Purpose Studies

#### *Rivers Conservation Grant Program*

- Rivers Conservation Plans
- Rivers Implementation Projects

### 3. The Pennsylvania Recreational Trails Program

The Pennsylvania Recreational Trails Program provides funds to develop and maintain recreational trails for motorized and non-motorized use. The program is funded with federal motor fuel excise tax revenues paid by off-road vehicle users and returned to the State. 80% project funding is provided for maintenance, restoration, development and rehabilitation of trails and trail side facilities. 50% project funding is available to acquire easements or acquire property to establish trails.

The Pennsylvania Department of Conservation and Natural Resources (DCNR) and the Pennsylvania Recreational Trails Advisory Board must, by law, distribute the funding as follows: 40% minimum for diverse trail use, 30% minimum for motorized recreation, 30% minimum for nonmotorized recreation. The next grant application is tentatively scheduled March 2002.

4. Pennsylvania Department of Transportation Enhancement Projects: The Federal Inter-Modal Surface Transportation Efficiency Act (ISTEA) allocated approximately \$4.7 million per year for six years to Pennsylvania for use in Enhancement Projects. Enhancement Projects involve transportation-related activities outside of the traditional highway construction and mass transit projects. In 1998, Congress extended this program for another six years and substantially increased the total funding available by enacting the Transportation Equity Act for the 21st Century (TEA-21).

The program is administered by the Pennsylvania Department of Transportation (PADOT) under a cooperative agreement with the Federal Highway Administration. Construction phases are eligible for 100% grant funding. 80% funding is offered for

planning, design and acquisition. There are twelve funding categories for projects that "enhance the transportation experience":

- Facilities for pedestrians and bicycles
- Safety and educational activities for pedestrians and bicyclists
- Acquisition of scenic easements of historic sites related to transportation
- Scenic or historic programs, including tourist and welcome center facilities
- Landscaping or other scenic beautification
- Historic preservation
- Rehabilitation or operation of historic transportation buildings, structures or facilities (including historic railroad facilities and canals)
- Preservation of abandoned railway corridors (including the conversion and use thereof for pedestrian or bicycle trails)
- Control and removal of outdoor advertising
- Archaeological planning and research
- Mitigation of water pollution due to highway runoff or reduction of vehicle-caused wildlife mortality while maintaining habitat connectivity
- Enhancement of transportation museums

5. Pennsylvania Legislative Initiative Program: This program provides wide discretion to many State legislators to award limited amounts of State funds for worthy projects in their home district. Because the money can be used for such a wide variety of uses, it cannot be counted upon as a regular source for park and recreation and open space funds. There are no specific guidelines regarding what types of projects can be funded, who may apply or the maximum amount that can be provided. There also is no formal application process. State legislators seek the grants annually. The best time to submit a request has been between January and June when the annual State budget is being formulated.
6. The Pennsylvania National Guard: The Pennsylvania National Guard provides engineering and construction services at no cost or at a reduced cost to communities undertaking certain public works projects. The National Guard does not have a fixed schedule for these services. All requests are reviewed on a case-by-case basis. The type of project and how the services required fit with the National Guard's current training agenda are the primary factors considered. The National Guard undertakes projects over a series of weekends or summer camp projects which are completed over a consecutive 10-14 day period. Requests for consideration by the National Guard should be forwarded to the State Department of Military Affairs, Fort Indiantown Gap in Annville, PA.

NOTE: The U.S. Army Reserves has a nearly identical assistance program available to local groups. Requests for more information should be forwarded to Army Reserve headquarters in Willow Grove, PA.



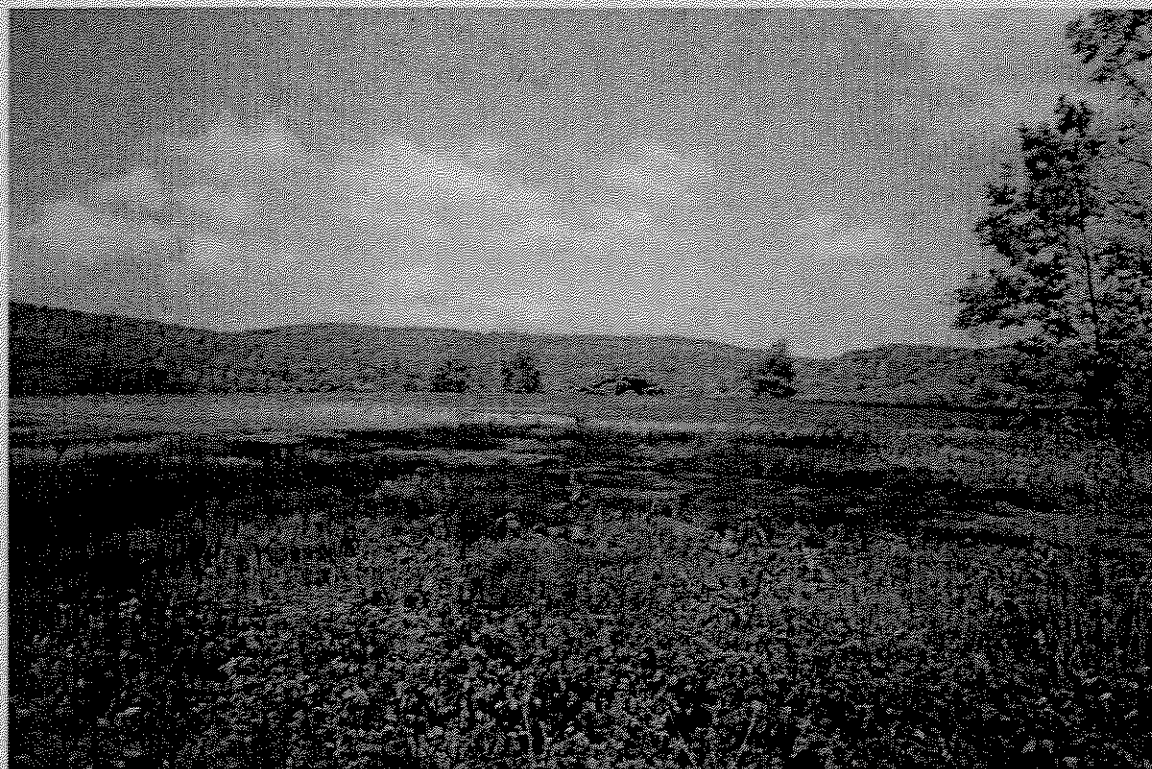
#### D. Other Cost Conscious Techniques

Communities have used a variety of other techniques that assist the public sector in providing parks, recreation facilities and leisure opportunities. These techniques have proven to help municipalities to do more with less in providing recreation and park services.

1. Environmental Group Assistance: To preserve key lands, the Township could seek assistance from the local Conservancy and the Natural Lands Trust, among other local environmental groups. These groups can often provide technical assistance, financial advice to the landowner on major tax advantages and possible assistance in fundraising.
2. Adopt-A-Park Sponsorships: Community groups or private companies will sometimes volunteer to be responsible for maintaining and/or improving a recreation area. The Adopt-A-Park concept help perpetuate the public enthusiasm that often peaks at the end of the project construction phase. There are many excellent examples of groups adopting parks throughout the country.
3. Gift Catalogs: Land or materials needed for park development are often obtained through donation. A related technique, which is widely used, is a gifts catalog. This is a portfolio or brochure that itemizes and attractively illustrates specific items that are needed in a park such as trees, benches and play equipment. The gift catalog is a proven way to publicize these park needs and to give individuals, organizations and businesses an opportunity to "buy" a needed park improvement for the people in the community.
4. Park Endowment Fund: Such a fund can be established to complement a gifts catalog. The proceeds in the fund can be from fundraisers, donations and bequests. The use of the proceeds could include land acquisition for new parks, rehabilitating existing facilities at parks and putting in new facilities and other activities that will enhance parks in a region or a municipality.
5. Scrounging: Many businesses in the private sector own items which they no longer use and which might be useful to various local agencies. A technique known as scrounging involves locating, soliciting and accepting these miscellaneous items and stockpiling them for short- or long-term use. Private companies may be a source of items like barrels, lumber and nails, drums and concrete.
6. Volunteers: Volunteers should continue to be considered a desirable way to help enhance existing parks and to help develop new parks. Volunteers are also a valuable resource in providing recreation programs. Examples of volunteerism abound: constructing playground equipment, relying on park maintenance and serving as leaders for activities and fundraisers and as teachers of skills. Teenagers are an often untapped source of volunteers. A well-organized volunteer program has many benefits such as enhanced public relations and an increased pride and interest in parks. A good volunteer experience also helps create a stronger sense of community pride.

Volunteers are needed to provide some of the essential services that cannot be funded in a municipal budget. In addition, they can bring many special skills to the program that are not otherwise available.

The need for volunteers should be fully publicized. Volunteer recruitment articles in local papers and flyers are examples of means by which volunteers can be recruited. Volunteers themselves, especially those who have had good volunteer experiences, can recruit other volunteers. Recruitment efforts should indicate, at least generally, what type of volunteers are sought (e.g. volunteer coach, volunteer craft instructor). Two characteristics underlie successful volunteer programs: excellent organization and public recognition through various ways such as a volunteer dinner. The organization of volunteers generally requires a person on staff to oversee and coordinate this type of program.



*Photo 9 - View to the South* (See Map 4 for photograph location)

## **APPENDICES**

**A. KEY PERSON INTERVIEW REPORTS**

**B. SPORTS PROGRAMS AND NUMBER OF PARTICIPANTS**

**APPENDIX A**  
**KEY PERSON INTERVIEW REPORTS**

**Mr. Bill Mineo**  
**Delaware & Lehigh National Heritage Corridor**

Discussion of possible loop trail

- along roads from the Site to Raubsville (and D&L Trail)
- to the Mariton Environmental Center and its trails and back

A linear trail from Site along Fry's Run to Raubsville Park is possible. Farmland preservation in this area could aid in placing a trail here.

Adding shoulders to state roads for pedestrian use is a state required improvement. This could be considered for roads serving as trail links.

Many passive recreation opportunities now exist in the Township. Williams Township needs to take care of active recreation needs.

A pond would not work without a clay liner because of the limestone soils. This would be very expensive. The resulting pond would not be very deep and algae would be a problem.

However, an enhanced marsh area with vernal pools would likely attract birds including migratory species, bog turtles, and other species.

- Birds would help keep the tick population down by eating them
- water would be gone in summer except for occasional pooling from rainfall.
- let the existing area grow in and add native marsh related plantings.
- plants can be acquired from government agencies for no charge.
- A boardwalk trail through this area would be very valuable and attractive

The existing tree/hedge row is a valuable asset.

- keep native species and add further native species plantings to enhance the area
- no less than 10% evergreen
- white pine needles help keep tick population down
- other evergreen plant species could include native red cedar, white spruce, maybe even hemlock
- groupings of trees would be beneficial for wildlife instead of rows of trees
- no sycamores, very messy
- trees such as hawthorns with thorns could be planted at the break in the tree line along the southeast corner of the site. This will discourage foot traffic and provide wildlife with food and shelter throughout the seasons.

Think about placing wood duck boxes in some areas.

A split rail fence with sheep fence placed along the buffer would work and fit into rural farmland character of Site.

As a resident of township, tradition is to have you land open to your neighbors. So try not to close off this Site and make it seem unapproachable.

Land values typically may rise as much as 20%-30% around park areas.

A pavilion at the Site could possibly fit at the high point of the site. This would require you to construct a road all the way to the pavilion. Be careful of too much asphalt and too many roads in a park. People should be encouraged to get out of their cars and enjoy the natural setting by walking.

Sledding on the hills could be a nice recreational activity and use in the winter months.

Look for other organizations such as Ducks Unlimited for possible funding. Also contact the local garden club for possible assistance.

Don't light ball fields here unless it is needed in the future due to crowding at other ball fields in the Township.

The Township should patrol this area, especially during the first few months when use of the park is low, even patrol in the daytime will help keep vandalism in check.



**Mrs. Arlene Koch**

**Nature Writer, past president of Audubon Society local chapter**

The Koch family lives and owns land approximately 2 miles west of the Site.

Farmland preservation in the Township should be encouraged.

There is a need for additional recreation opportunities in the Township and the development of this Site fits that purpose. This is what is available so use it to its best capabilities.

The influx of people into the Township, in particular to areas surrounding the Site are the reason for the need for more recreation facilities, especially ball fields.

There is also a need for natural areas, so tie them both together as much as possible at this Site. Have less lawn and more trees.

Keep with the farm and farmland characteristic of the area when designing the Site.

Use more native trees and native plants, "softscaping" — benches, other places to sit and watch activities. Soften the parking area with trees and other natural buffers.

Watch for sinkholes.

Trails in the park for walking would be desired and welcomed by many people. Many people would enjoy walking around a nicely landscaped and arranged trail while their children practice or play at the Site.

A boardwalk like trail through the enhanced wetlands would also be very nice. Maintenance of this area may be an issue.

Don't allow ATV's or snowmobiles at this Site.

Think about being user friendly to pedal bikes at this Site.

If rules and regulations are desired, make sure they are clearly and succinctly displayed near the parking area.

**Mr. & Mrs. Lou and Ann Trinchere**  
**Adjacent neighbors**

They live in the property adjacent to the west of the Site. Their daughter also lives in the property adjacent to the site in a new home at the high point.

They would like privacy enhanced. They would also like the possibility of foot traffic through their property discouraged in some way.

It should be made clear where the Site boundaries are and where adjacent properties begin. Use a planting buffer or tiered/mounded earth planted with vegetation.

A chain link or split rail fence with a wire backing would be helpful to define the property line and keep people from crossing private property.

No pond, especially if fishing is involved. A pond will attract geese.

No renting of any pavilion to the public. This will bring large groups of people to site.

No recreation building or pool is desired.

A pavilion for shelter and small picnic uses by people already there for other activities would be accepted.

Lighted fields would be accepted if they would be turned off by no later than 10 p.m. Lights would be good for football since it gets dark early in fall.

Baseball, softball, soccer, and football fields are acceptable. If this is top priority then everything should be designed around them.

A trail along the perimeter of the site for walking/jogging would be fine.

A playground with swings and other play equipment should be added.

A gate that would be closed and locked at night and opened in the morning to restrict access is desired. This should be controlled by Township means such as a park supervisor.

Lighting of the parking and access road would also be useful but should also be turned off at closing of Site.

**Mr. Rob Myles Jr.**  
**Williams Township Public Works/Parks Department Foreman**

Mr. Myles is educated in Park and Recreation Management.

Keep all design rural in character, especially structures.

Enhance the wetland area.

#1 problem -- not enough playing fields

- there are parking problems at the existing Township fields when events occur which could compromise safety procedures.
- Raubsville Park only has 1 Little League baseball field
- The Township park only has 2 ball fields with a soccer field combined into their outfields
- The elementary school facilities are used by the Athletic Association but are also used extensively by the School District.

Ball fields such as combination football/soccer and baseball fields should be developed at this Site.

Bleachers, possibly the portable type, should be considered at this Site.

A well-designed parking area is important.

A pavilion with electricity, a concession stand, storage and restrooms should be included. A playground, volleyball courts, basketball courts and even tennis should be added if it is found they are needed.

The Recreation Board has purchased a liner to provide for ice-skating in winter months. Maybe an area could be set aside at this Site for skating.

The trail around the Township Park is very heavily used so a new trail throughout this Site would be welcomed. Walking is so popular in the Township that a Walking Club has formed. A gravel trail might be better than a paved trail. People with strollers or young children with bikes or roller blades would use the trail too.

If bollards are needed to restrict vehicles from certain areas, such as the walking trail, they should be removable. The trail should be wide enough so that a maintenance vehicle or an emergency vehicle could access it.

Make the area around the wetlands accessible to a person with disabilities. Make other trails not as accessible, especially in areas that may be too steep to be navigated by a person with disabilities.

Gated access to the Site would be helpful but it is doubtful the Township would be able to afford the time and cost associated with a crewmember completing this task.

A recreation facility is needed but this Site is probably not the proper place for it. Maybe if a need for a recreation facility continues to be a priority, a site could be chosen at some point in the future.

The Township does use the gymnasium at the elementary school when it is available.

Buffers should be provided along all adjacent property lines using native plant species. Don't use pin oak because of their drooping branches that will need to be constantly maintained and trimmed. Sycamore is very messy and difficult to maintain. White pine branches are often very soft and break off which may cause a maintenance problem. Zelkova's have shallow roots and may cause tripping problems or problems for lawn mowers.

Groupings of plants comprised of flowering trees and shrubs and other non-flowering and evergreen species should be considered.

More maintenance help would be needed if this Site was developed as a park, including extra equipment, more employees and more time allotted for maintenance.

**Mr. Dana Parr**  
**Williams Township Athletic Association President**

Mr. Parr is not aware of any other recreation groups in the Township.

Needs of the Athletic Association:

- Baseball and softball attracts the largest sign-ups
- Basketball attracts the second largest sign-ups
- Football and soccer are also popular

Present scheduling uses all the fields that exist. More fields are needed now and as time goes on, even more fields will be needed.

A recreation building may be needed, especially to provide a location for sports that can be played indoors during bad weather or in winter months such as basketball, baseball practice, cheerleading and sign-ups for these types of activities. It would be beneficial to have a facility to host the occasional and extra special sporting event such as an all-star baseball series or a football championship. This Site may not be the proper location for this sort of facility however.

The Township does use the facilities at the elementary school as often as they can but sometimes they are not available. The Wilson Area School District has always been very cooperative with the Township.

The Association would like to work with the local religious groups when scheduling games so they would not conflict with religious services. Lighted fields would be helpful in this respect since they would allow games to be started later on Sunday and continued after sunset.

Fenced ball fields would be desired.

Multi-use fields are more desirable than single use fields.

A combination concession stand and pavilion would be great to provide nourishment to visitors during sporting events and to help offset the costs the Athletic Association incur to run such events.

**Mr. Bill Chazar**  
**Building and Grounds Coordinator, Wilson Area School District**

Mr. Chazar is a resident of Lower Saucon Township but is very familiar with the ball fields at the Williams Township Elementary School due to his position as Building and Grounds Coordinator for the Wilson Area School District.

Currently Williams Township does use both the ball fields and the gymnasium at the Williams Township Elementary School. The students and staff of the Elementary School use the ball fields infrequently during the school day. The students and staff primarily use the lawn areas surrounding the Elementary School for their recreation activities.

The only reason this usage would not be able to continue is if the ball fields are eliminated due to expansion of the Elementary School building's on site utilities. Final plans have not been set and a date is not finalized but this expansion seems likely. The other two elementary school campuses in the Wilson Area School District have no room to expand.

Because of his frequent interaction with various recreation activities in Williams Township, Mr. Chazar was able to provide the following statements:

A gymnasium, community center or similar structure for indoor activities such as basketball, volleyball, midget wrestling and even fundraisers and sport sign-up sessions would be beneficial to many residents. This structure should be located in an appropriate area near populated areas.

Mr. Chazar is not a believer in community swimming pools and does not recommend one here.

Planning for additional fields at the Site for activities such as soccer, baseball, softball and midget football should be first priority. Mr. Chazar sees the overuse of the existing fields throughout Williams Township and the Wilson Area School District on a daily basis. Existing fields never get a chance to rejuvenate and can never be properly maintained. New fields would alleviate some of this overuse.

Pedestrian and bicycle access to the Site and inside the Site itself should be a high priority. Safe pedestrian and bicycle lanes along roadways as well as other trails and paths should be provided.

A pavilion at the Site would be a great asset. Mr. Chazar's experiences with renting pavilions out to the public in his own community have been very positive. Local residents are the primary renters and tend to be very responsible. It is recommended that restrictions on what activities can occur at the pavilion be implemented as well as time and noise restrictions.

Patrolling the Site may be a difficult issue to tackle since Williams Township does not have its own police force. Adding a gate may be a good idea. Someone will have to be given the responsibility to patrol the Site and manage the gate. This person/persons should be properly compensated for their time.

Buffering the site with vegetation and maybe some sort of fence may help stop foot traffic through neighboring yards and reduce noise. However, care must be taken not to lose the rural and farm-like character of the area by enclosing the entire site in a 6' tall chain link fence. Everyone has to learn to respect the rights of all individuals. Mr. Chazar's experience makes him believe that most people will drive to the park.

The Wilson Area School District supports all efforts to provide additional recreation opportunities in Williams Township.



**Mr. Mark Weidner**  
**Township Supervisor**

This park should be used for active recreation facilities to offset the existing need for fields.

It would be best to have a split entrance with one road in and one road out.

Start with a small pavilion and a larger one could be added in the future. Other facilities around the pavilion (i.e. playground) would allow picnickers more and varied recreation opportunities.

A restroom/storage building will be needed at this site.

Buffering along the east side of the park is a nice natural area. Filling in with plants and even a fence where no buffer exists should be considered.

The west side of the park is now open and should remain open in the future.

A park entrance gate that could be closed and locked should be installed. Further discussion is needed to determine when the gate should be closed and locked.

Trails and pathways that loop should be installed. Exercise stations should be considered. Paving of some trails may be desirable.

Lighting of a football field should be considered. This could help avoid Sunday morning play and extend play into the evening.

The parkland should be farmed this year and in the future until ready for recreation use.

**Sally Hixson**  
**Williams Township Planning Commission**

The Township needs baseball/softball fields, and basketball courts.

Walking trails, partially paved and partially not paved would be nice.

A pavilion would be useful.

Do not include a pool.

Keep the design simple and rural in character.

A community building would be nice but not at this Site. Maybe the School District and Township could work together to provide this type of building.

Enhance the existing treeline buffers and add new buffers where needed.

Provide pedestrian/emergency vehicle access along the 50' right-of-way from Kressman Road.

Use the 50' right-of-way from Raubsville Road as the main access point. Include a nicely landscaped entrance with an attractive sign.

Don't forget to complete perk tests to help determine where restrooms can be located.

If fields are to be lighted, maybe only light one of them instead of all of them. Lights can be added to others as needed. Figure the addition of lights into the design by providing conduits under trails/paths/roads with the intention of possibly adding lights at a later date.

Do the most with the site with the least amount of effort. Establish a middle ground in the design.

**Mr. Larry Iudicello**  
**Township Resident**

Trails in the park would be used. Paved trails would be best, especially for wheelchairs. The longer the trail, the better.

Picnic area will be used. Small pavilions, not too big, would be best. A playground close by along with activities would be added features for people using the pavilions.

Some picnic tables in the park should have an extended top at one end for a wheelchair to pull up to. Surfacing around the picnic table should be level and smooth for wheelchair use.

Lighting of a softball field or a tennis court may be needed to extend the time of use. The kind of light and pole height should be considered to lower the impact of the lights on adjacent properties.

The park should be nicely landscaped and planted.

A gate at the park entrance is desired. It should be locked at night and opened in the morning.

**Mr. and Mrs. Dorothy Scheetz**  
**Adjacent Property Owners**

The Scheetz's have concerns about higher taxes if the Site was developed as a park.

They would not like to see lights added as part of design. Lights will disturb them at night if on too late.

They feel a curfew should be set for park users. The park should close at dark.

They would hope the park would be gated and locked at night. If access is not restricted then the park could become a place where people would congregate and possibly cause trouble.

The Scheetz's would like a noise restriction be implemented for the park.

They are also concerned about trash that may blow onto their property if park is not properly maintained.

They would like to see a fence added to separate their property from the Site. They feel this would help deter people from crossing their land to get onto the Site.

A walking trail through the Site would be a good idea. People who like to walk for exercise use Kressman Road heavily. A trail could be used for walking and for small children on bikes.

Parking and other structures should be designed to fit into the rural character of the area.

A concession stand would be a great idea. Selling food and other items would be an excellent way for groups to make some money to offset the costs of expenses such as team jerseys. A concession stand that sells food is almost a necessity. This is often the only choice for dinner for some families who have children involved in several activities.

## **APPENDIX B**

### **SPORTS PROGRAMS AND NUMBER OF PARTICIPANTS**

supplied by:

Williams Township / Borough of Glendon Athletic Association



2000/2001 Season in Community Basketball League (CBL) - 14 teams, 137 players, ages 8-15. Each team plays 12 games, usually 6 home, 6 away, plus playoff for top 2 teams in each division.

Age	-	Team Name	-	# Players
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### Boys

9 and up		Rushers		11
9 and up		Lakers		10
9 and up		Sharpshooters		9
9 and up		Sixers		9
10 and up		Celtics		10
11 and up		Wildcats		11
12 and up		Knicks		12
13 and up		Wildcats		9
15 and up		Pirates		9

### Girls

9 and up		Rockets		9
9 and up		Wildcats		11
10 and up		Dawgs		10
11 and up		Devils		9
12 and up		All Stars		8

Here's a listing of all organizations in the CBL this year, 26 total. There were 332 teams in CBL this year, 31 divisions. The league has grown every year, as has Williams program. About 4 years ago we had only about 8 teams, probably only 80-90 players.

Allen Township	Palisades
Alpha	Palmer
Bath	Pius X
Bethlehem Hurricanes	Pleasant Valley
Bethlehem Township	Pohatcong
Easton CYO	St. Anthony's
Forks	St. James
Greenwich	Upper Mt. Bethel
Holy Family	Williams
Holy Name	Wilson
Lopatcong	Wind Gap
Lower Mt. Bethel	
Lower Nazareth	
Moore	
Nazareth	

### Baseball Teams - 2001 Season

	TEAMS	AGES	NUMBER
T-Ball	3	6 and 7	45
(G) Cougars	1	8, 9 and 10	15
(G) Shamrocks	1	11 and 12	14
(G) Wildcats	1	13 and 14	15
(B) 8-Year Cards	1	8	12
(B) Yankees	1	9 and 10	15
(B) Patriots	1	9 and 10	14
(B) Americans	1	9 and 10	14
(B) Grays	1	11 and 12	15
(B) Royals	1	11 and 12	14
(B) Pirates	1	13 and 14	15
Wilson Jr. Legion		15 and 16	20
Wilson Sr. Legion		17, 18 and 19	20
Easton Jr. Legion			19
<b>TOTALS</b>			<b>247</b>

## Soccer

U9 Coed	12
U11 Boys	12
U13 Girls	18
U13 Boys	17
U11 Boys	12
U13 Boys	15
U15 Boys (and 3 girls)	22

Have had: Church - Sundays Picnics  
 All-Star games - Rotating  
 2003 All-Star - 8-year firehouse squad  
 Knee-hi  
 Midget games  
 Home Run Derby - Open to Penn Jersey and Twin Rivers Girls League  
 Special Dedications - Ballfield, walking path at the Twp. Municipal Park  
 250<sup>th</sup> Anniversary  
 Summer Rec Program  
 Camps - Baseball, Soccer, LVS team, Coaches

Would like to have: Girls All-Star game  
 Girls Fall Soccer  
 Ice Skating Rink  
 Boys Playoff Game  
 Teener League / Adult Hardball

## Cheerleaders

	TEAM	AGES	NUMBER	SO FAR IN 2001
Flag	1	5 and 6	15	5 and 8
Jr. Pee Wee	1	7 and 8	20	9 and 6
Pee Wee	1	9 and 10	25	7 and 10
Midgets	1	11, 12 and 13	18	14 12 <u>7</u> 33

### Football Players

	TEAM	AGES	NUMBER	NO #'s
Flag	1	5 and 6	25	Sign up
Jr. Pee Wee	1	7 and 8	21	at
Pee Wee	1	9 and 10	17	fair and
Midgets	1	11, 12 and 13	18	practice

### Hosted Playoff Game

Teams: Wilson	Bangor	Nazareth
Bethlehem	Bath	Pleasant Valley
Forks	Moore	
Dieruff	E. Burg	
Pen Argyl	Palmer	