

Recreation Master Plan

June 2016



BOROUGH OF BALDWIN

PENNSYLVANIA



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RECREATION MASTER PLAN
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BOROUGH OF BALDWIN
PENNSYLVANIA



BOROUGH OF BALDWIN RECREATION MASTER PLAN

SUMMARY

EXECUTIVE SUMMARY ELM LEAF PARK & COLEWOOD PARK MASTER PLANS

Background

The Borough of Baldwin is fortunate to have multiple recreation facilities, located throughout the community, that provide opportunities for residents and recreation organizations alike. Over the years, significant investment has been made by the Borough to improve their recreational resources to ensure safe and usable facilities.

Two parks were identified by Borough Officials and Staff as needing studied to address concerns of safety, aging infrastructure and recreational relevancy. Specifically, Elm Leaf Park, the Borough's most well-rounded community park, and Colewood Park, the primary location of the Borough's soccer fields, became the focus of the Borough's attention.

Recognizing the need to make improvements to many of the existing facilities in each park, Borough officials and staff chose first to complete a master plan. As the first step in a long-range plan to improve recreational facilities, the master planning process affords an approach that evaluates existing conditions within the parks and marries this information to the wants and desires of the residents as understood through a public input process. The master plan provides a forum that publicly vets all proposed improvements and offers a logical plan for implementation that is fiscally sustainable.

In 2014, the Borough solicited the services of Herbert, Rowland & Grubic, Inc. to assist with the development of a long-range master plan for Elm Leaf Park. These services were extended in 2015 to include Colewood Park as a complement to the efforts already underway with the Elm Leaf Park planning process.

Elm Leaf Park

Located in the northern portion of the Borough, Elm Leaf Park offers a variety of recreational opportunities to Borough residents. Adjacent to the Borough's Administrative Building, the Park houses the Borough's pool, basketball courts, tennis courts, multiple softball fields, playgrounds, horseshoes and picnic areas. Many of these facilities date to the initial development of the Park in the 1950's. As such, an aging infrastructure and changing regulations coupled with recreational demands lead to the need to complete a comprehensive evaluation of the Park and the recreational facilities currently in the Park.

Based on the community needs assessment, existing facilities inventory and the development potential of the property, the following list of improvements highlight some of the important proposals included in the master plan:

- New playgrounds
- Rehabilitate and re-configure sports fields
- Improve vehicular circulation in the main parking area
- Make site changes to improve ADA accessibility to the existing restroom building, pool and basketball/tennis courts.
- Improve accessibility and ADA accessibility to sport fields
- New pavilions
- Develop a pedestrian trail system within the park that connects to the neighboring residential areas.
- Redevelop the horseshoe area to provide expanded recreational opportunities

With the size and scope of the proposed improvements recommended in the Elm Leaf Park master plan, the implementation of the master plan is a process that will require multiple years of fund raising, engineering and construction. In order to accomplish the development of these improvements, the phased implementation plan was created to outline a logical sequence in which improvements can be made. One of the most important aspects in developing the phasing plan is to ensure that later phases build on earlier phases while minimizing damage to work completed in the early phases of development. Additionally, the phased approach allows for the logical and timely development of each phase so as to prevent duplication of efforts.

The implementation plan for the Elm Leaf Park master plan is one that logically follows the development of the three main areas recommended for improvements. The first phase recommends the redevelopment of the area around the existing horseshoe pits. Once this area is developed, the Borough can remove the large wooden playground system that is adjacent to the softball field. With this playground gone, the redevelopment of this area can take place as outlined in the master plan. Finally, the improvements of the parking lot, basketball courts and large baseball field can take place as phase three.

The following provides a brief review of each phase as well as the estimated cost of development for each phase:

Phase One - \$953,823

- Develop a new parking area and vehicular circulation system
- Sidewalk and ADA accessible routes
- Develop a new playground to include 2-5 year and 5-12 year play structures
- Construct two new pavilions
- Develop court games to include bocce and corn hole
- Add a restroom building
- Develop four new horseshoe pits for competitive play

Phase Two - \$316,925

- Redevelop existing parking lot
- Provide ADA parking and accessible route to proposed facilities as well as existing softball field.
- Relocate batting cage
- Develop a storage building for softball equipment
- Add a small playground
- Expand upon the existing concessions building by developing a patio area with shade canopies.

Phase Three - \$449,212

- Develop two softball fields within the footprint of the existing large field
- Add ADA routes to fields and existing facilities
- Improve site conditions to make exiting restroom building ADA accessible
- Redevelop the existing parking lot to improve vehicular and pedestrian circulation
- Add a playground near the proposed softball fields
- Redevelop the existing tennis and basketball courts
- Add a Dek Hockey court
- Develop a trail head for the proposed trail system

Phase Four - \$ 161,727

- Develop trail system from park into residential area surrounding park
- Implement shared street trail routes
- Install gateway signage
- Install wayfinding signage

Colewood Park

In the south of the Borough, Colewood Park is an active recreation park that currently serves as the Borough's soccer complex. Currently, the Park has multiple soccer fields, parking facilities, one restroom/concessions building, one pavilion and an aged wood structure playground. The existing facilities are at or beyond the useful life expectancy and the soccer fields are roughly graded offering poor drainage, limited ADA accessibility and inadequate parking to meet the volume of soccer families currently using the Park.

An aging recreation infrastructure is only one part of the Colewood Park story. The Borough is under a DEP Consent Order to eliminate wet weather overflows from a combined system. After a lengthy engineering study and design process, the Borough opted to build an equalization tank in Colewood Park along its southern border. Coupled with the equalization tank project, significant upgrades will take place to the sewer system which flows through the Park. As a result of this large sewer infrastructure project, the Borough realized that much of Colewood Park will be disrupted through the construction process.

Recognizing the need to make improvements to the Park in light of the eminent construction which will bring extensive construction within the Park the Borough opted to first complete a master plan for the Park. Building on the information collected through the Elm Leaf Master planning process, the Colewood Park Master Plan affords the Borough the ability to plan for short term and long term improvements within the Park.

Based on the community needs assessment, existing facilities inventory and the development potential of the property, the following list of improvements highlight some of the important proposals included in the master plan:

- New playgrounds
- Rehabilitate and re-configure sports fields
- Improve the grading of the fields to improve drainage and the field of play.
- Improve vehicular circulation in the main parking areas
- Ensure ADA accessibility to all proposed recreational facilities.
- Improve accessibility and ADA accessibility to sport fields
- New pavilion
- Develop a pedestrian trail system within the park that connects to the neighboring residential areas.
- Develop a new multi-use building to include restrooms, storage and concessions space.

The implementation plan for Colewood Park will be significantly different than that recommended for Elm Leaf. Given that much of Colewood Park will be disturbed as a part of the larger sanitary sewer project, many of the proposed improvements outlined in the master plan will be completed as a part of the restoration of the Park.

In the spring of 2016, the Borough's engineer coordinated with HRG's Landscape Architects to ensure that the proposed master plan improvements were reflected in the design and construction documents for the larger sanitary sewer project. The intention of this effort is to ensure that the final site restoration, resulting from the sewer project, is consistent with the master plan. Further, many of the improvements outlined in the master plan will be implemented at this time including, site grading, paved areas, site access, building pads, utility connections, soccer fields and at least one of the two proposed playgrounds. The recreational improvements not included as a part of the sewer project construction will be implemented by the Borough as a second phase of park improvements.

BOROUGH OF BALDWIN RECREATION MASTER PLAN

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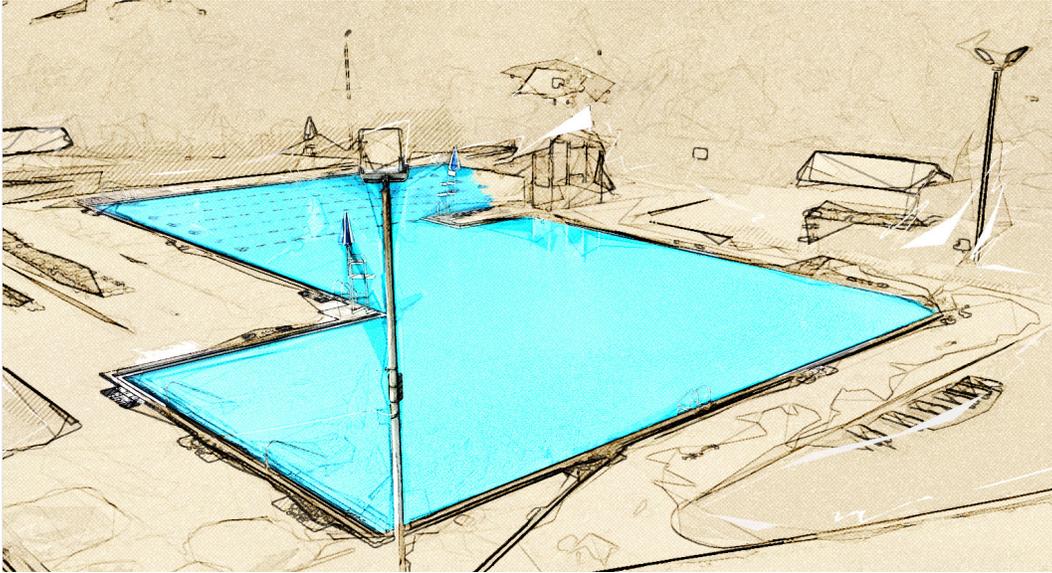


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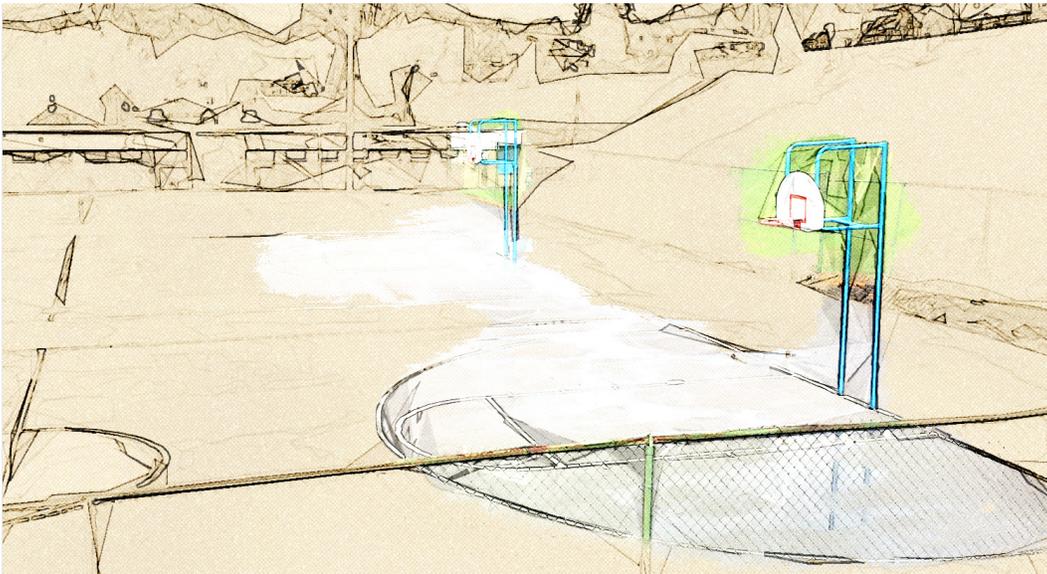
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Elm Leaf Park

INTRODUCTION



INTRODUCTION | ELM LEAF PARK

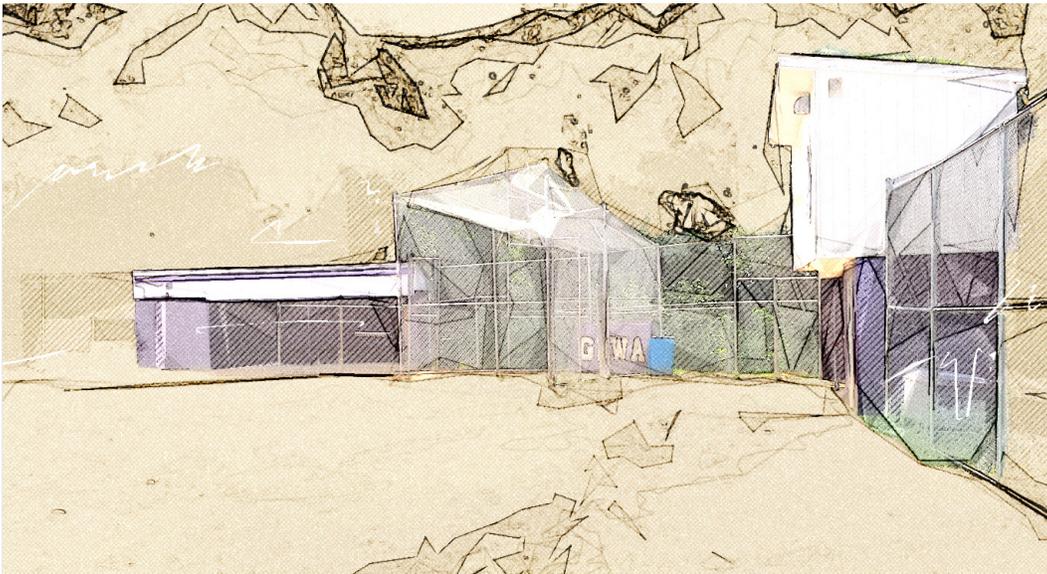
The master plan for Elm Leaf Park is first step in planning for the redevelopment of the existing facilities within the Park. What this planning process provides is a comprehensive approach that not only outlines the proposed improvements, but also provides for a logical implementation plan.

This planning process is built on a multi-step process which includes an assessment of the existing park facilities, the polling for resident needs and an iterative design process. Through this process, a master plan is developed that will meet the recreational needs of community residents while also being financially feasible for the Borough to put into place.

For the Elm Leaf Park master plan, the consultant team worked closely with Borough staff and officials as well as the softball association. A public questionnaire was developed and implemented through a web based media. Borough staff worked to advertise the questionnaire which successfully reach a broad cross section of Borough resident.

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Elm Leaf Park

PUBLIC INPUT



COMMUNITY NEEDS

A park master plan guides the development of improvements for public recreation spaces and facilities. As such, a master plan is incomplete if not developed with respect to what community residents desire in their park.

In order to ensure that the community was engaged in the master planning for Elm Leaf Park, Borough staff and the consultants implemented a public questionnaire at the beginning of the planning process and conducted a public meeting to present the findings of the draft master plan.

The following provides a detailed account of the various community input processes implemented and the results of these processes. It is through these various methods that the voice of the community was heard in the planning of Elm Leaf Park.

PUBLIC QUESTIONNAIRE

A web-based public survey was prepared by and hosted by the Borough. Borough staff worked diligently to advertise to residents and make available the survey. Multiple forms of advertising were used to spread the word through the Borough while the survey was available online. The results of the survey are as follow.

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Elm Leaf Park

Q1. Please mark the age groups represented by people in your household.

	Number of Responses	Percentage
0-5 years old	14	7.0%
13-17 years old	21	10.6%
18-22 years old	10	5.0%
23-27 years old	7	3.5%
28-40 years old	22	11.1%
41-55 years old	44	22.1%
56-64 years old	25	12.6%
6-12 years old	25	12.6%
65+ years old	31	15.6%
Total	199	100.0%

Q2. How many years have you lived in Baldwin Borough?

	Number of Responses	Percentage
0-5 years	12	11.0%
11-15 years	11	10.1%
16-20 years	10	9.2%
21-30 years	18	16.5%
53 years	1	0.9%
57 years	1	0.9%
6-10 years	9	8.3%
Over 30 years	47	43.1%
Total	109	100.0%

Q3. Approximately how far away from a park do you live?

	Number of Responses	Percentage
Not sure where parks are	1	0.9%
Within 1/4 mile	34	31.2%
Within 1/2 mile	28	25.7%
Within 1 mile	19	17.4%
Within 2 miles	14	12.8%
More than 2 miles away	13	11.9%
Total	109	100.0%

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Elm Leaf Park

Q4. How important is community recreation and parks to you and your family?

	Number of Responses	Percentage
1	10	9.2%
2	5	4.6%
3	19	17.4%
4	24	22.0%
5	51	46.8%
Total	109	100.0%

Q5. Which groups of Borough residents are not presently being provided sufficient recreational activities?

	Number of Responses	Percentage
None	5	2.23%
Preschool (2-5 yrs.)	22	9.82%
School Age (6-12 yrs.)	22	9.82%
Teens (13-19 yrs.)	26	11.61%
Young Adults (19-25 yrs.)	18	8.04%
Adults	32	14.29%
Seniors	29	12.95%
People with Disabilities	21	9.38%
Families	27	12.05%
All	1	0.45%
Not Sure	21	9.38%
Total	224	100.00%

Q6. Do you currently use the facilities at Elm Leaf Park?

	Number of Responses	Percentage
No	77	70.6%
Yes	32	29.4%
Total	109	100.0%

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Elm Leaf Park

Q7. If you answered YES to the previous question, what facilities do you use?

	Number of Responses	Percentage
baseball field	1	2.9%
horseshoe courts	5	14.3%
open space	1	2.9%
pavilion	6	17.1%
picnic area	3	8.6%
playground	11	31.4%
surrounding woods & trails	4	11.4%
swimming pool	3	8.6%
tennis courts	1	2.9%
Total	35	100.0%

Q8. If you answered NO, why do you not use the facilities at Elm Leaf Park?

	Number of Responses	Percentage
Do not know what is there	17	14.8%
Bathroom facilities	3	2.6%
Condition of existing facilities	38	33.0%
Do not like facilities offered	22	19.1%
Has a reputation of drug deals	1	0.9%
Limited Parking	11	9.6%
No dogs are allowed	1	0.9%
Poor Accessibility	8	7.0%
Poor Signage	4	3.5%
Too far away	10	8.6%
Total	115	100.00%

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Elm Leaf Park

Q9. Please check five facilities that you would most like to see developed at Elm Leaf Park.

	Number of Responses	Percentage
Walking Trails	57	11.3%
Nature Trails	56	11.1%
Restrooms	45	8.9%
Picnic Shelter	43	8.5%
Playground	39	7.7%
General Picnic Area with Tables	31	6.2%
Hiking/Jogging Trails	28	5.6%
Bike Trails	27	5.4%
Horseshoes	19	3.8%
Dog Park	19	3.8%
Amphitheater	18	3.6%
Deck Hockey	17	3.4%
Parking	17	3.4%
Community Garden	15	3.0%
Open Space	10	2.0%
Tennis	10	2.0%
Sled Riding	8	1.6%
Concession Stand	7	1.4%
Environmental Education	7	1.4%
Volleyball	6	1.2%
Baseball	4	0.8%
Basketball	4	0.8%
Soccer	4	0.8%
Bocce Ball	3	0.6%
Skateboard Park	3	0.6%
Community hall/center	1	0.2%
Mountain Biking Trails (Non-Motorized)	1	0.2%
Shuffleboard	1	0.2%
Softball	1	0.2%
Total	504	100.0%

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Elm Leaf Park

Q 10. How much would you be willing to pay annually if the construction of new facilities at Elm Leaf Park required a property tax increase?

	Number of Responses	Percentage
\$1-\$49	40	37.0%
\$50-\$99	13	12.0%
\$100-\$199	3	2.8%
\$200-\$299	1	0.9%
\$300+	4	3.7%
No property tax funding increase	47	43.5%
Total	108	100.0%

Q 11. If you would like to provide assistance with the development of recreational facilities or programs in the Borough please indicate how you would like to help.

	Number of Responses	Percentage
Materials Donation	4	6.7%
Monetary Donation	5	8.3%
Volunteer Labor	22	36.7%
Volunteer Time	29	48.3%
Total	60	100.0%

Q12. Feel free to provide us with any comments you feel will be helpful in planning for recreational facilities in the Borough.

- Be sure the park is safe, and that additions can be made to make it a place for all ages to have fun in Baldwin
- I am already excited about the future of our borough's parks and rec programs! Thank you for the survey!
- For the size of Baldwin as a community and the size of the soccer club (BWSA which is one of the larger clubs in the Pgh area), it is pathetic that there is NO FULL SIZE SOCCER FIELD within the borough. The ONLY full size soccer field is at the High School, which 'off limits' to the public. Absolutely absurd that BWSA has +500 each season and no full size field. The field at Colewood are deplorable as well. Baldwin Borough should be ashamed of the lack of attention that those fields received from the borough. Big kudos to BWSA for ponying time and money to make some improvements.
- I grew up her but moved away when i got married. I was away for 18 years and recently had the opportunity to move back. Baldwin was always the greatest community. I pray that it stays that way for my kids to enjoy also.
- a lot of the areas in the park just need to be updated especially the bath house in the pool, showers get to hot, the wall is cracked in the women's restroom part and the floor gets very slippery.
- Since there are no sidewalks in my area walking trails would be a welcome addition.
- At the very least, would love to see some playground equipment up there. Also, the drainage on the hillside above and between the swings and street is terrible, hillside stays soggy and dangerous for a while after rainy conditions. Have taken my kids to play only to leave right away due to this.
- Could you please use the heater at the pool when it is very cool in the summer? Last year, it was not used or if ever rarely. Just to get it to a reasonable temperature above 75 degrees in the pool.
- I would love to see the park cleaned up that I could take my grandchildren their, they too live in Baldwin Boro.
- But you don't even maintain the playgrounds that were put in by Romas Field and by Colewood. How would you maintain another one.
- Please keep the tennis court! My daughter is on the BHS tennis team and desperately needs this court to practice. Also, having these facilities keeps our youth occupied and out of trouble.

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Elm Leaf Park

Q12. Feel free to provide us with any comments you feel will be helpful in planning for recreational facilities in the Borough.

- Elm Leaf Road needs to have a safe walkway to gain access to the shelter areas. More out-houses at the shelters are needed. Improve the playground area by the shelters. Park lights near the fields need to be able to be turned off earlier when not in use. The maintenance areas in the park needs to be disguised by planting/moved or merged into one. Use the space for deck hockey or volleyball.
- The wooden park built in the 90's never had annual upkeep. Many volunteer time and labor was given and it was never kept up
- Baseball and softball facilities already exist at the borough and at Lafferty. The Nature Trail that already exists used to be great, I used to walk with my kids back there all the time, but it's now so overgrown, and a large part closer to Louisa is washed out completely. It was nice, I have always wanted to see it brought back to life. The field at Louisa is so overgrown, it's like woods. I know there was an access problem with residents over on Louisa, but it's become a place where people dump things, it has so much potential. There's not too much to do near the bubble and pen areas since that is already for borough use, Environmental programs, star gazing nights, bird watching, programs teaching responsibility for nature would all be wonderful, for that a small and simple outdoor amphitheater might be nice. The biggest problem with Elm Leaf is that teens hang out in the woods over there, drinking, and doing a number of other things that keep people away. People don't want to walk up on something or deal with kids looking at them through the woods and not knowing what they're up to. They litter and throw alcohol bottles about and vandalize the picnic shelter that already exists. More eyes on the park are needed, and not tolerating kids doing illegal activities in the woods. People would use the park more if that weren't a problem. I can't tell you how many nights I hear gunshots coming from that area. I mean, you don't want to spend time in an area when this is what goes on.
- I think the public works keeps it in pretty good shape.... Keep it maintained...
- Attempting to have something for everybody and being able to utilize the area year round would be good. Westmoreland county Twin Lakes Parks committee is building an impressive recreation area out there. Might be something to look at for ideas.
- I would like to see a playground with children with special needs in mind.
- I feel with all the wooded area in or around elm leaf park, a Trail option would have the most potential of being used. Instead of walking the streets, residents would have a more scenic option with the trails

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Q12. Feel free to provide us with any comments you feel will be helpful in planning for recreational facilities in the Borough.

- We do not have children, therefore are not interested in funding for the park. Similarly, we pay high school taxes; yet have not set foot in a Baldwin school.
- A quality tennis facility is needed in North Baldwin, similar to the courts behind the Whitehall borough building. If the recreation facility is of the type quality that will increase the quality of life and draw young professionals to the area I would consider a tax increase.
- I would like to see a playground with swings and other equipment plus a shelter at Colewood park. Also a walking trail around Colewood park. Why does everything have to be in North Baldwin!! Remember, we all pay taxes.
- John wrote a whole page why Mountain Biking trails should be added. Very well thought out and presented
- Contact the BBWSTC. We are planning a tree planting event for Elm Leaf for Fall 2016
- I think that above plans for parks would be wonderful, but only after all necessary maintenance in Borough is accomplished. Road surfaces need repaved, especially on Hollowhaven Rd. Two street lights in a row were removed from our street and never replaced. One light was over a fire hydrant. If roads and street lights are replaced, and there is still money for playground, then money would be well spent
- Providing upgrades to the only soccer fields in the Borough that are used for in-house and travel soccer. We have the worst fields around, compared to the other travel fields, There are divits and no grass in spots, there is no where for fans to sit. The BWSA does the best it can with what it has to work with.
- Refurbish tennis courts at McAnnulty Park, People do not respect these things in todays world. Look at Ieland apts, the fence was destroyed that was meant to keep the children safe from going into the street, in the small play areas
- You took out the restrooms that were initially in the park, you took out the basketball and ball playing field by erecting a Borough storage building. You turned this place into a dump and unattractive and poorly maintained area. You want to spend more tax dollars only to let it depreciate into a field of weeds - They won't come!
- I feel our tax money should not be used for this project. Our taxes are high enough, especially the school tax. We should solicit private money or leagues to fund this project.

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Q12. Feel free to provide us with any comments you feel will be helpful in planning for recreational facilities in the Borough.

- Do not believe property taxes should be increased to provide this project. We us So. Park since we live in So Baldwin.
- Why would you want to change the facilities in Elm Leaf Park, when you have all the entertainment around the Borough Building. 2 ball fields, basketball court, tennis net, playground, pool, some of which are hardly used. Only the ball fields in the spring & summer are used as is the pool. So save our tax money and work on what we already have.
- Do Nothing
- There are too many cars parked up there after park has closed. The police need to check out more often. There are cars speeding past the park all the time, never going 15 mph!! I can hear the speeding cars all hours and there are many deer crossings. Drivers need to SLOW DOWN.
- Check government programs for non-profit grants. Our taxes are high enough. The road going past the park need pot holes repaired!
- Your people sound just like Obama. Spend our money on your ideas and if they don't work only the tax payer is screwed. You all need to grow up and do your job. You can't stop dogs from barking so you want to waste older people's money for what good reason. Don't you people realize that people are taxed enough and don't have anymore to give?

PUBLIC MEETINGS

On September 8, 2015, a formal presentation of the draft master plan was conducted at a public meeting of the Borough Council. The presentation provided a detailed discussion of the planning process as well as the recommendations of the draft plan. Further, a presentation of the cost estimates and phasing plan were also presented.

The presentation provided both Council members as well as those in attendance and opportunity to comment on the plan. A number of talking points came out of the meeting including a discussion of the softball association's needs and vision for the campus as well as further dialog about the Dek Hockey court and the proposed shared street trails in the residential neighborhoods.

The additional dialog on each of the above listed items resulted in a refinement of the master plan to address each of these items to the satisfaction of Council and the key stakeholders. The final master plan as presented in this document reflect the results of this public meeting.

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The consultant team also completed an extensive inventory of the existing Park property and all built facilities found within the Park. The inventory process allows the consultant to assess the condition of all built facilities in an effort to identify items such as age, condition, visible safety hazards, code compliance, accessibility and/or violations of ADA accessible requirements, land conditions and areas for future development. The findings of this process are recorded in a facilities inventory matrix which allows the team the opportunity to make recommendations for the removal, rehabilitation, redevelopment or upgrading of existing facilities. Further, the inventor process provides an opportunity to identify areas for new development within the park, observe areas of historic and environmental concern as well as pedestrian and vehicular circulation.

A comprehensive inventory process, coupled with a complete public input process provides the foundation for the master plan to be built upon. The following chapters provide a review of the processes undertaken as a part of this master planning process as well a discussion of the recommendations made in the final master plan.

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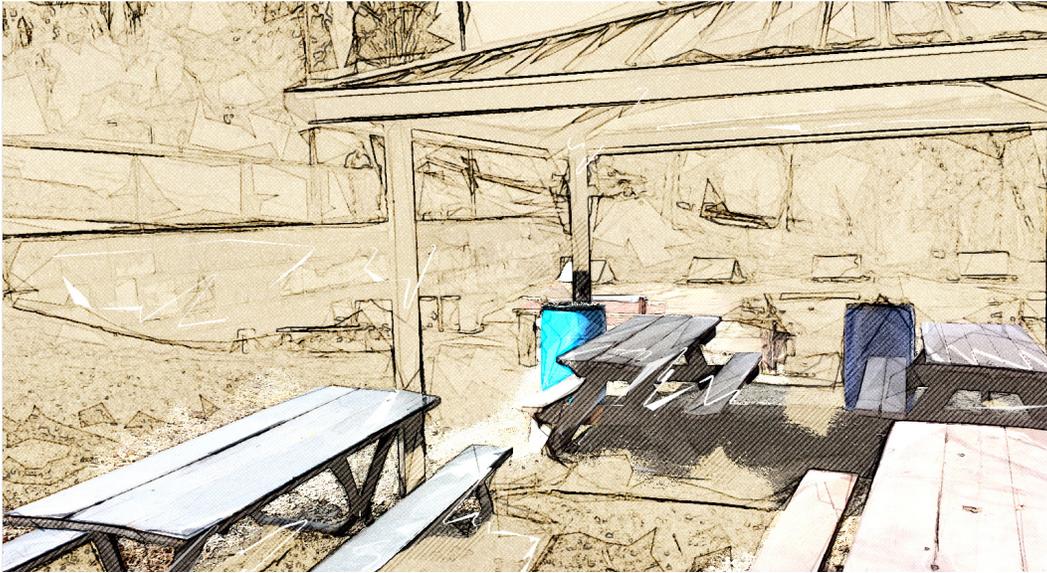
Figure 1a. Existing Game Courts



Figure 2a. Existing Pool Facilities

BOROUGH OF BALDWIN RECREATION MASTER PLAN
Elm Leaf Park

INVENTORY



FACILITIES INVENTORY | ELM LEAF PARK

To plan the future development of Elm Leaf Park, the project team must first gain a broad based understanding of the facilities and physical character of the property. This inventory and assessment is the second most critical component of the master plan process, second only to the community input process. This is due to the fact that in order to make wise decisions for the placement of facilities and use areas within the Park, the consultant team must have a complete understanding of the natural resources, cultural resources and existing built environment. This process includes an exhaustive inventory, evaluation and assessment of the existing buildings and facilities to determine the condition of each facility. This process informs the decision making process and helps to determine whether or not each existing facility is in adequate condition to remain, or conversely if the facility requires improvement or removal all together.

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Equally important to the evaluation of the Park's built environment and infrastructure, a detailed understanding of the natural features of the Park is critical in the development process of the master plan. Several key areas such as the topographic and soil characteristics, vegetation and hydrologic patterns and specific natural characteristics are all evaluated. This evaluation is important to ensure that all proposed improvements respect the natural features of the site. In addition, specific natural characteristics or features such as a woodland, waterfall, rock outcropping, wetland, riparian corridors, etc. are identified. These resources can provide opportunities for the development of trails, destinations along trails and natural/interpretive educational locations.

In the spring of 2015, a complete and detailed inventory of the Park was conducted by the consultant team. The inventory included all of the facilities, building and open spaces found on the property. The following table provides a list of all of the facilities, buildings and use areas currently found on the property. The last column of the table also provides some basic recommendations for each facility/use area. The recommendations are stated in two ways: 1) if the facility should be removed and/or replaced, 2) what needs to be done to the facility if it is not removed and/or replaced. Some facilities will only indicate recommendations concerning improvements to comply with safety standards reduce maintenance and/or improve the appearance of the facility.



Figure 3a. Elm Leaf Park Property Limits

BOROUGH OF BALDWIN RECREATION MASTER PLAN
Elm Leaf Park



Figure 4a. Existing Playground - Cool Kid's Court



Figure 5a. Existing Horse Shoe Courts

BOROUGH OF BALDWIN RECREATION MASTER PLAN
Elm Leaf Park

Table 1a. Northern Park Facilities Inventory

FACILITY	DESCRIPTION	CONDITION	AGE SERVED	ADA ACCESS
Eric J. Reno Field	T-ball field	Good	Youth	Yes
Parking Area	Small paved area	Fair	All	Yes
Batting Cage	Large practice area	Good	Youth	No
Cool Kids Court Playground	1997 Leathers playground	Fair	Two to twelve yes	Yes
Ball Field	190' Right & 195' Left	Good	Youth	No
Concession Stand	Block building	Good	All	Concession – Yes; Bleachers - No
Salt Storage Building	Two story	Fair	Adult	N/A

BOROUGH OF BALDWIN RECREATION MASTER PLAN
Elm Leaf Park

FACILITY	AMENITIES	ISSUES/ RECOMMENDATIONS
Eric J. Reno Field	125'; warm-up area; two wooden dugouts with player benches; backstop; two 15' five seat with rail aluminum bleachers on asphalt pad; storage bin; dirt infield; 10' fence around field;	3 rd base dugout has major drainage issue; support post leaning on 3 rd base dugout; T-111 is rotting; replace dugouts; repair lip on field
Parking Area	Unlined; two dumpsters; one recycling dumpster; trash receptacles & 55 gallon plastic garbage can	Line lot for more organized parking
Batting Cage	15' high; 70' long; park hours sign; turf squares on asphalt; wood lip; safety pitch; storage building	Relocate park hours sign
Cool Kids Court Playground	Fenced; woodcarpet surfacing; use zone good; trash receptacles; swing – two bay with one regular & one infant seating; two age 2 – 5 structures; one large 5 – 12 structure; glider; swing – two bay with one regular & one tire with mats; treed	Remove & replace with modern playground; repair leaning fence and missing slats
Ball Field	Two 15' aluminum five seat bleachers without rail; dirt infield; two block dugouts with player benches & storage; announcers booth with exterior light; 10' fencing around field; scoreboard; backstop; warm-up areas; foul line designated with fire hose; bat racks & glove boxes; trash receptacles; two picnic tables	Provide ADA access to all areas; remove graffiti 1 st base dugout; replace T-111 1 st base dugout; re-nail top interior board 1 st base dugout; 3 rd base dugout – re-nail fascia board & bottom back board; straighten leaning fence 1 st base line; possibly replace rusting fence; repair lip; re-shingle buildings; improve drainage; install railings on bleachers or replace bleachers
Concession Stand	15' five seat aluminum bleacher without rail; three picnic tables – one 8' & two 6'; exterior lights; two exterior electrical outlets; plastic 55 gallon trash cans; restrooms – ladies – commode, sink, hand towel dispenser, sanitizer; men – commode, sink, hand towel dispenser, sanitizer; storage room with supplies & equipment; serving area with various equipment	T-111 needs replaced; replace one 6' picnic table; repair light hanging out of socket; replace covers on electrical outlets; holes in concession & restroom doors; large crack in ladies restroom wall; install triple bowl sink
Salt Storage Building	Large storage area; dump salt in from top	Remove graffiti; improve path created to lower level & remove exposed pipe

BOROUGH OF BALDWIN RECREATION MASTER PLAN
Elm Leaf Park

Table 1a (cont.). Northern Park Facilities Inventory

FACILITY	DESCRIPTION	CONDITION	AGE SERVED	ADA ACCESS
Tennis/Basketball Courts	Regulation courts	Good	Youth/Adult	Yes
Swimming Pool Area	Large pool area; 12' at diving area with 2 ½ to 3½ in shallow end	Good	All	Yes
Parking Area	Large asphalt area	Fair	All	Partially

BOROUGH OF BALDWIN RECREATION MASTER PLAN
Elm Leaf Park

FACILITY	AMENITIES	ISSUES/ RECOMMENDATIONS
Tennis/ Basketball Courts	Tennis -chain link netting; catch basin in both corners; Basketball – two 50’ x 84’ courts with four baskets; General - lighted; stone wall around part of courts with fencing above; 10’ fencing around rest of court area; benches 55 gallon trash cans; two handicap parking spaces;	Replace tennis net posts – too low; repair leaning fence; possibly overlay two pickleball courts on tennis court; remove old light standard – trip hazard; replace rusted electrical box; relocate handicap parking spaces – don’t meet standards; cleanout & replace broken half tile drainage pipe; repair cracks in asphalt surfacing; replace benches in poor condition; repair stone wall adjacent to pool entrance road- leaning & stone missing
Swimming Pool Area	Chlorinator room; concrete deck with grass area around deck; Z shaped pool with five swimming lanes & one meter diving board in deep section; four lifeguard chairs; chair lift; lounge chairs; 12 benches; water fountain; three regular picnic tables; three square picnic tables with umbrellas; two 10’ x 20’ canopy’s; splash pad with single spray unit, poured in place pad on concrete, & fenced; grass volleyball court with 8’ fence on one side, banks on two sides, & splash pad fence on other side; first aid & guard changing room; locker rooms – ladies- five commodes, one sink, ten changing areas, lockers, six showers, water fountain; men’s – five commodes, four urinals, one sink, seven showers, open changing area with benches; entrance area – rules sign, cashier station; mechanical area with desk; concession stand – concession equipment & serving tables; plastic trash cans with domes	Provide better ADA access to pool area; improve changing areas and concession stand area; place hood over fryer; add ADA accessible restroom facilities
Parking Area	Three handicap parking spaces near step to pool; old concrete light standards; islands with ginko trees; catch basins; fenced area for dumpsters	Handicap parking spaces too sloped to meet standards; repair catch basins in poor condition; change manager sign; remove old light standards – trip hazards; repair corner of island worn from cars driving through

BOROUGH OF BALDWIN RECREATION MASTER PLAN
Elm Leaf Park

Table 2a. Southern Park Facilities Inventory

FACILITY	DESCRIPTION	CONDITION	AGE SERVED	ADA ACCESS
Ball Field	298' Left, 303' center, 282' right	Field good, Dugouts poor condition	Youth	Ball field – Yes; Bleachers, concession & restrooms - No
Batting Cage	12' high x 70' long	Good	Youth	No
Parking Areas & Drive	Paved	Good	All	Yes
Horseshoe Pits	Four pits with covers	Fair	Adult	No
Horseshoe Court Pavilion	16' x 16' shelter	Good	Adult	No
ADA Port-a-John		Good	Youth/Adult	Yes
Pavilion	20' x 30' shelter	Good	All	Yes
Swing Set	Infant swings	Fair	Infant	No
Slide	Spiral slide	Fair	Youth	No
Swing Set	Swings	Fair	Youth	No
Wooden benches		Fair	Youth/Adult	No
Pavilion		Poor		No

BOROUGH OF BALDWIN RECREATION MASTER PLAN
Elm Leaf Park

FACILITY	AMENITIES	ISSUES/ RECOMMENDATIONS
Ball Field	Lighted; built in bleachers with eighteen 15' aluminum seats; restrooms – ladies – commode, sink, towel dispenser, sanitizer; men's – commode, sink, towel dispenser, sanitizer; concession & storage room lower level of restrooms; 55 gallon trash cans; block dugouts with storage & player benches; backstop; electric scoreboard; dirt infield; 10' fence around field; gated; four picnic tables; inserts in outfield for 200' fence; port-a-john; old fire hose marking foul line	Install ADA accessible seating; designate ADA parking spaces with proper signage; repair sunken concrete slab at bottom of bleachers; install railing below lower bleacher seats; paint step railing & cap ends; replace railing at concession stand; repair soffit & replace missing downspout on concession; dugouts – need painted, corrugated roofing rusted & leaking, replace player bench seats, repair deteriorating concrete pad; clean out catch basin; paint picnic tables; fence rusted; trash over hillside needs cleaned up; decrease size of dirt infield; repair lip on field – drop off & drainage issue
Batting Cage	Turf squares surfacing; pitching machine; double electrical outlet	Replace missing electrical outlet cover, cleanup trash & old carpet
Parking Areas & Drive	Two lots – one seven car & one eight car lot; two benches; old water fountain	Replace old fountain with a working fountain & provide ADA accessibility
Horseshoe Pits	Entire area asphalt; backer boards; pit boxes – 3' x 6' with red clay; lighted; benches	Cracks in asphalt; backer boards poor condition; boards on pits poor condition; one bench missing; reconstruct entire area
Horseshoe Court Pavilion	Two tables inside & two tables outside; limestone floor; metal roof & posts; two 55 gallon trash cans	Tables need painted; reconstruct in accessible location
ADA Port-a-John		
Pavilion	Concrete floor; two wooden tables; composite corrugated roof; asphalt drive to shelter; two 55 gallon trash cans	Remove staples from tables; remove graffiti on inside of roof
Swing Set	7' high; single bay with two infant seats;	No surfacing material; no designated use zone; raised border boards too close; paint chipping on support posts; "S" hooks need replaced
Slide	Slide; asphalt border	Steps, rails, & top rusted; roof with burn holes; no surfacing no designated use zone
Swing Set	Three bay with one swing per bay; newer seats	No surfacing material; no designated use zone; install swing mats to eliminate deep hole under swings; low area in front of swings holding water; "S" hooks not compliant; posts & rails need painted; exposed concrete
Wooden benches	Two benches in grass area	Need replaced
Pavilion		Remove

BOROUGH OF BALDWIN RECREATION MASTER PLAN
Elm Leaf Park

Table 2a. Southern Park Facilities Inventory

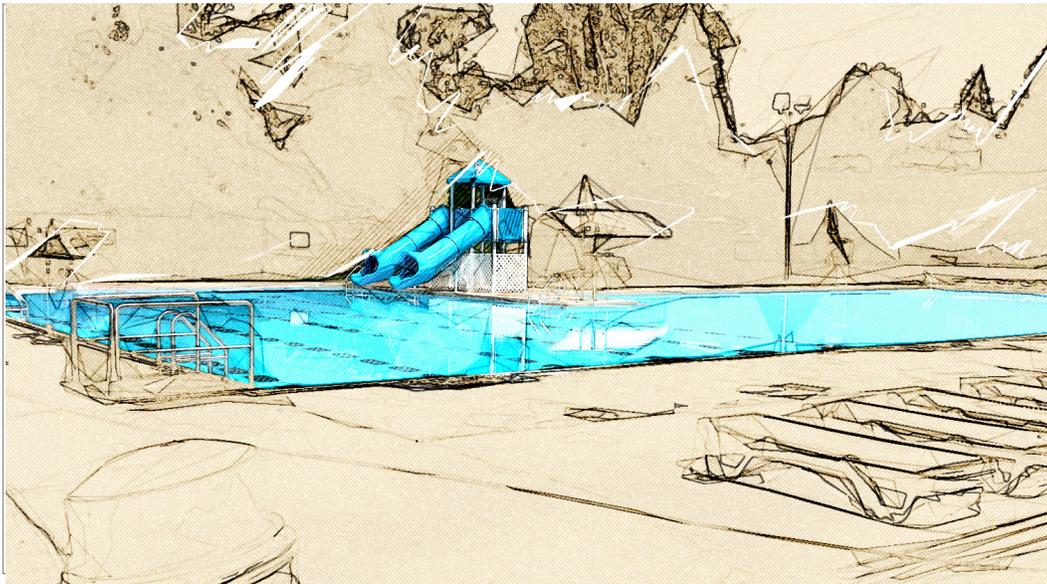
FACILITY	DESCRIPTION	CONDITION	AGE SERVED	ADA ACCESS
Trees		Good	N/A	N/A
General				
Pavilion	20' x 30' shelter	Good	All	No
Trail	Natural trail	Poor	Youth/Adult	No
Park Dedication Wall	1955	Good	All	No
Storage Building		Good	N/A	N/A
Dump sites				
Stream				
Log House	Original early 1800's house	Good	Youth/Adult	No

BOROUGH OF BALDWIN RECREATION MASTER PLAN
Elm Leaf Park

FACILITY	AMENITIES	ISSUES/ RECOMMENDATIONS
Trees	Good variety of trees, approximately 150 year old oak	Remove dead trees; save old oak
General		Replace all playground equipment; replace 55 gallon trash can with coordinated trash receptacles throughout park
Pavilion	Barbara Drive access road; concrete floor; one wooden table; composite corrugated roof; one 55 gallon trash can	Relocate and use area for trailhead parking
Trail	Along stream and up to ball field parking area	Reconstruct trail; remove fallen trees; repair separated pipe and caved in area; provide proper access from upper parking area; remove invasive plants; provide at least partial ADA access; construct access from Barbara Drive shelter to trail
Park Dedication Wall	Well landscaped with raised borders	Relocate to better location
Storage Building	Equipment storage	
Dump sites	Two sites	
Stream		Clean up debris in stream
Log House	Roughly 12'x 15'; interpretative sign; crawl space with air vents; small porch with overhang roof; fireplace; antiques; old stove; loft; window; lanterns; cedar shake shingles	Light showing through roof shingles

BOROUGH OF BALDWIN RECREATION MASTER PLAN
Elm Leaf Park

MASTER PLAN



THE MASTER PLAN | ELM LEAF PARK

The development of the master plan is not something that is conducted in a vacuum but rather a process that requires that a series of steps be completed in order to ensure that the plan fits the needs of the users and community while respecting the natural systems of the property. This process of building layers of information which inform the master plan starts with understanding the characteristics and existing features of the property, which was detailed in Chapter 3. Once this inventory has been completed the site is then coupled with the known desires of the community which is generated through the community needs assessment, detailed in Chapter 2. Wedding the desired improvements to the property is the task of the consultant team. Finding the best solution to accommodate the desired improvements while respecting the natural systems and characteristics of the site is an iterative process requiring brainstorming, consensus building and budget analysis.

The following details the master planning process up to the point of the development of the final master plan.

DESIRED IMPROVEMENTS

Based on the results of the public input process, meetings and the study committee, the following suggested facilities are reviewed for inclusion into the master plan.

- Improved ADA accessibility
- Additional restrooms
- Improved accessibility for pedestrians
- Trails
- Picnic facilities
- Playground improvements

EVOLUTION OF THE DRAFT MASTER PLAN

At the completion of the inventory and the initial public input process, the consultant team began to prepare conceptual master plan alternatives.

Given the existing development patterns, facilities and the topography of the site, the conceptual plan development process focused on redeveloping existing built areas, improving pedestrian and vehicular circulation and safety, and areas to open up for new development. As a way to begin to transition from big ideas and brainstorming to a unified and detailed plan, the consultant team first began by preparing a conceptual plan that introduced the desired improvements within the context of existing facilities to remain and the natural systems of the Park.

Many of the Parks existing features and elements governed the location and development pattern of the conceptual plan. For example, the location of the access roads and existing buildings which were to remain were fixed features that must be worked around in the master plan. Due to the limitations of existing features it was important to look at improving the existing while integrating new proposed facilities.

Beginning in June 2015 through August 2015, the consultant team focused on the development of the initial draft plan. This process included brainstorming and developing various sketch plans. Many pros and cons were evaluated along with early cost evaluations to determine the best fit for proposed facilities. This process culminated in the development of the initial plan.

Ultimately, numerous revisions and edits were made to the draft master plan which ultimately yielded the final draft plan presented to the general public in September 2015.

BOROUGH OF BALDWIN RECREATION MASTER PLAN
Elm Leaf Park



Figure 6a. Concept Plan



Figure 7a. Draft Master Plan

MASTER PLAN

Given the progressive and linear process of developing the conceptual plan, each component or use area proposed in the master plan was evaluated and scrutinized based on need, practicality of location, and development cost to ensure that each component of the master plan was justified, warranted and was the best fit for the site.

Once a directive for the general site layout was provided through the conceptual planning process, the plan began to evolve into the draft master plan with the addition of specific site detail and the rounding out the overall proposals for the site.

Many of the revisions, changes and additions to the draft master plans took place in the detailing of the support facilities. Once many of the major use areas were located and defined, such as the playground, courts and parking areas, the consultant team worked at detailing the areas in between these major site features. To ensure a uniform, cohesive and continuous experience for Park users, it was recognized that the large use areas must be threaded together with a common palate of design elements.

Additionally, supporting facilities such as walkways, trails, parking areas, restrooms, signage, etc. were considered an important part of the master plan. The detailing phase of the master plan process evaluated many options including surfacing types, signage types and architectural vocabulary which could be implemented.

BOROUGH OF BALDWIN RECREATION MASTER PLAN
Elm Leaf Park



Figure 8a. Final Master Plan



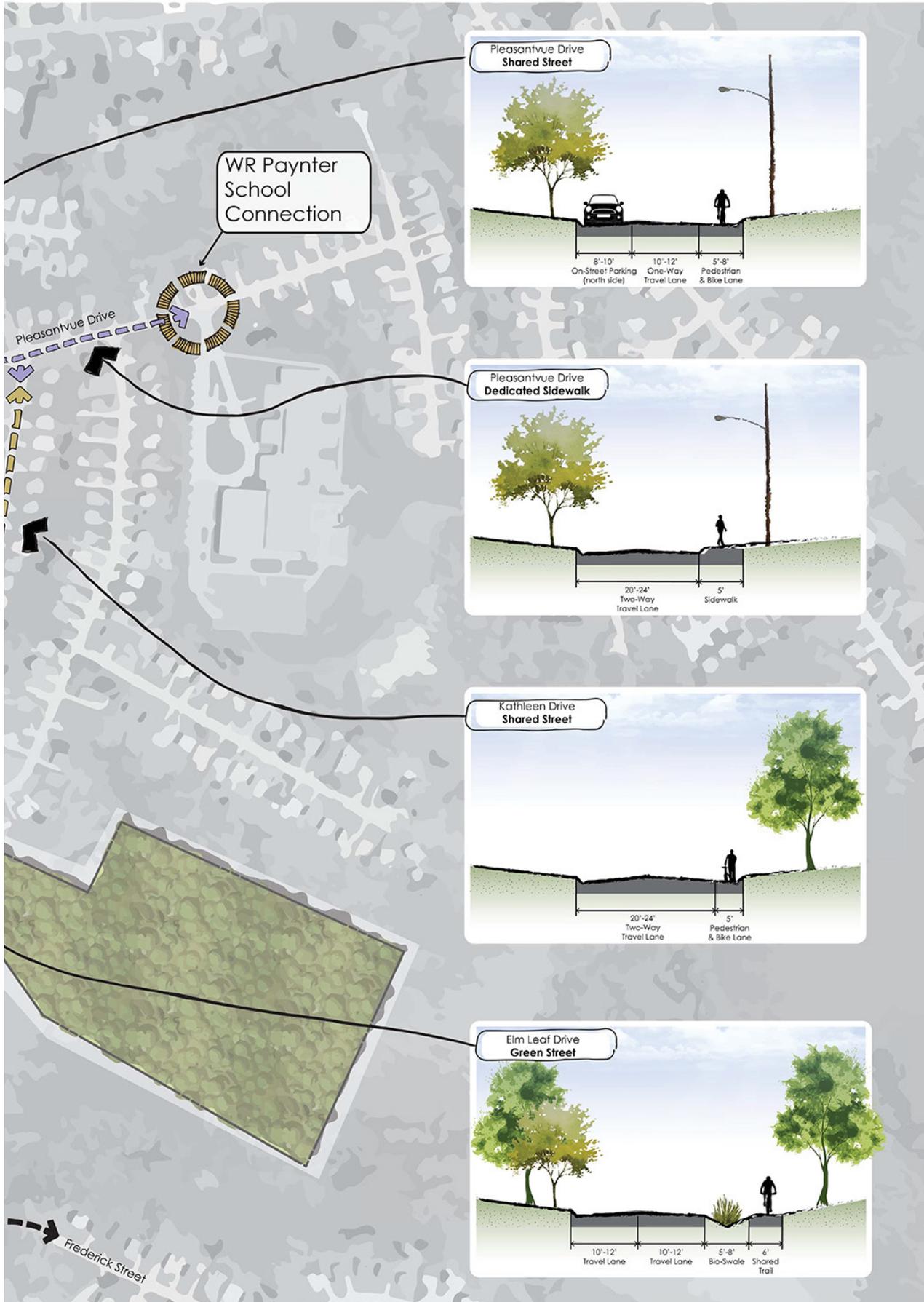
Figure 8a. Selected Site Improvements

BOROUGH OF BALDWIN RECREATION MASTER PLAN
Elm Leaf Park



Figure 9a. Proposed Circulation Improvements

BOROUGH OF BALDWIN RECREATION MASTER PLAN
Elm Leaf Park



DESIGN GUIDELINES

As the master plan was developed a number of detail oriented items were identified, but could not be conveyed in a two-dimensional plan.

The following sections will explore, in more detail, many of the areas which were discussed regarding the final details. Many of these items are aesthetic in nature or are items that cannot be represented on the master plan. The following items are as important to the final “look” of the Park as is the physical layout of the facilities proposed in the master plan.

1. UNIVERSAL ACCESSIBILITY STANDARDS

Universal accessibility is a paramount consideration when planning all new facilities or renovations to existing facilities. As the Park currently provide limited accessible routes, parking areas and facilities, the master plan must strive to address this limitation. The mandate requires that facilities developed within the Park must accommodate all user groups regardless of ability or capability. Thus, planning accessible routes, accommodating built facilities and providing parking areas that meet all accessibility standards is a fundamental element of the master plan and ultimately the development of the Park.

The following sources provide the resources necessary in planning for accessible facilities:

- In the summer of 2010 by the US Department of Justice released a number of substantive changes to the 1991 ADA Standards for Accessible Design as established under the Americans with Disabilities Act. More information on the final rule as well as fact sheets regarding the 2010 changes is available, in electronic format, on-line at <http://www.ada.gov/>. For additional information or to order copies of any documents, call the ADA Information Line (800) 514-0301 (voice) or (800) 514-0383 (TTY).
- Americans with Disabilities Accessibility Guidelines for Buildings and Facilities, Play Areas, Finale Rule, www.access-board.gov
- National Center of Accessibility www.ncaonline.org

2. SIGNAGE

Signage is a problem which many public places. The lack of directional and way finding signs limits a user’s ability to identify facilities and amenities and how best to access these facilities. In order to improve overall signage, it is recommended that a general sign type, which can be used for all facility signs, be developed. This

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Figure 10a. Site 1 Proposed Improvements

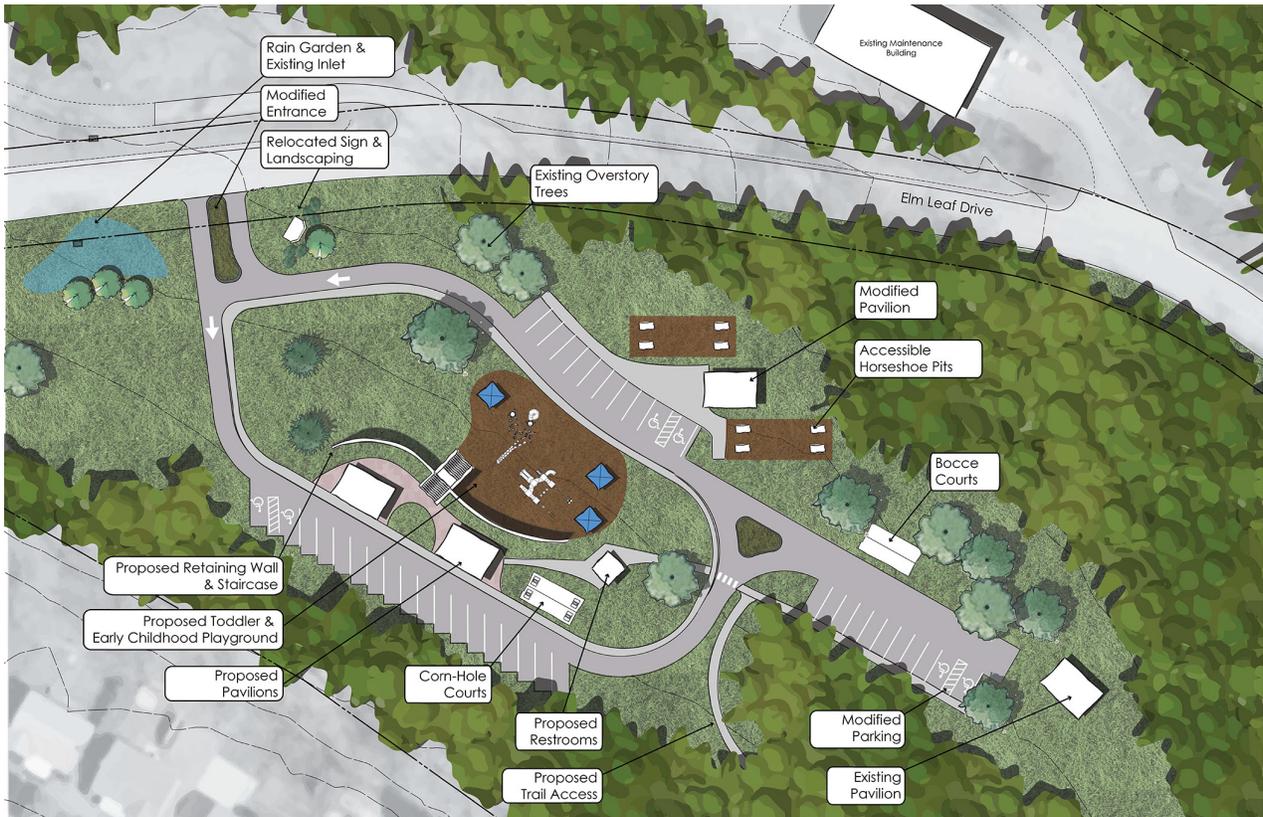


Figure 11a. Site 3 Proposed Improvements

common sign type can be used for entrance signs, way finding signs, directional signs and facility signs. The commonly themed sign will assist in establishing a common visual language to better assist Park users.

The overall plan identifies the need to provide gateway signs at the key gateways to the Park in order to better guide park users to the park. Further, way finding signage will be necessary throughout the park direct park users to use areas within the park or along the trail system.

3. LANDSCAPING

The use of native plants is strongly encouraged for general planting and landscaping throughout the Park. However, areas of high public visibility can be equally served by the combined use of non-native ornamental plants selected for their form, flower and/or fall color. Again, like lighting and signage, the idea is to create a common language that is identifiable throughout the Park.

The following plant list is being provided as a starting point in the identification of plant materials that are recommended:

Trees:

Acer saccharum (Sugar Maple)
Acer rubrum (Red Maple)
Cercis canadensis (Eastern Redbud)
Fagus grandifolia (American Beech)
Liriodendron tulipifera (Tuliptree)
Quercus coccinea (Scarlet Oak)
Quercus rubra (Red Oak)
Quercus prinus (Chesnut Oak)

Shrubs:

Calycanthus floridus (Sweetshrub)
Cornus amomum (Silky Dogwood)
Clethra alnifolia (Summersweet Clethra)
Fothergilla gardenia (Dwarf Fothergilla)
Ilex Glabra (Inkberry Holly)
Itea virginica (Virginia Sweetspire)
Kalmia latifolia (Mountain Laurel)
Lindera benzoin (Spicebush)
Myrica pensylvanica (Northern Bayberry)
Viburnum trilobum (American Cranberrybush)

Perennials:

Andropogon gorardii (Big Bluestem)
Carex lurida (Lurid Sedge)
Eupatorium fistulosum (Joe Pye Weed)
Hemerocallis spp. (Daylily)
Monarda didyma (Bee Balm)
Panicum virgatum (Switch Grass)
Polystichum achrostichoides (Christmas Fern)
Rudbeckia hirta (Black Eyed Susan)
Schizachyrium scoparium (Little Bluestem)
Tiarella cordifolia (Foamflower)

Ornamental Plants for Formal Landscape Areas:

Azalea spp. (Azalea)
Cornus alternifolia (Pagoda Dogwood)
Ilex spp. (Holly)
Hamamelis virginiana (Common Witch Hazel)
Hydrangea spp. (Hydrangea)
Malus 'Hozam' (Holiday Gold Hozam Crab)
Prunus virginiana 'Red Select' (Canada Red Select Cherry)
Spiraea spp. (Spirea)
Syringa spp. (Lilac)
Viburnum spp. (Viburnum)

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Elm Leaf Park

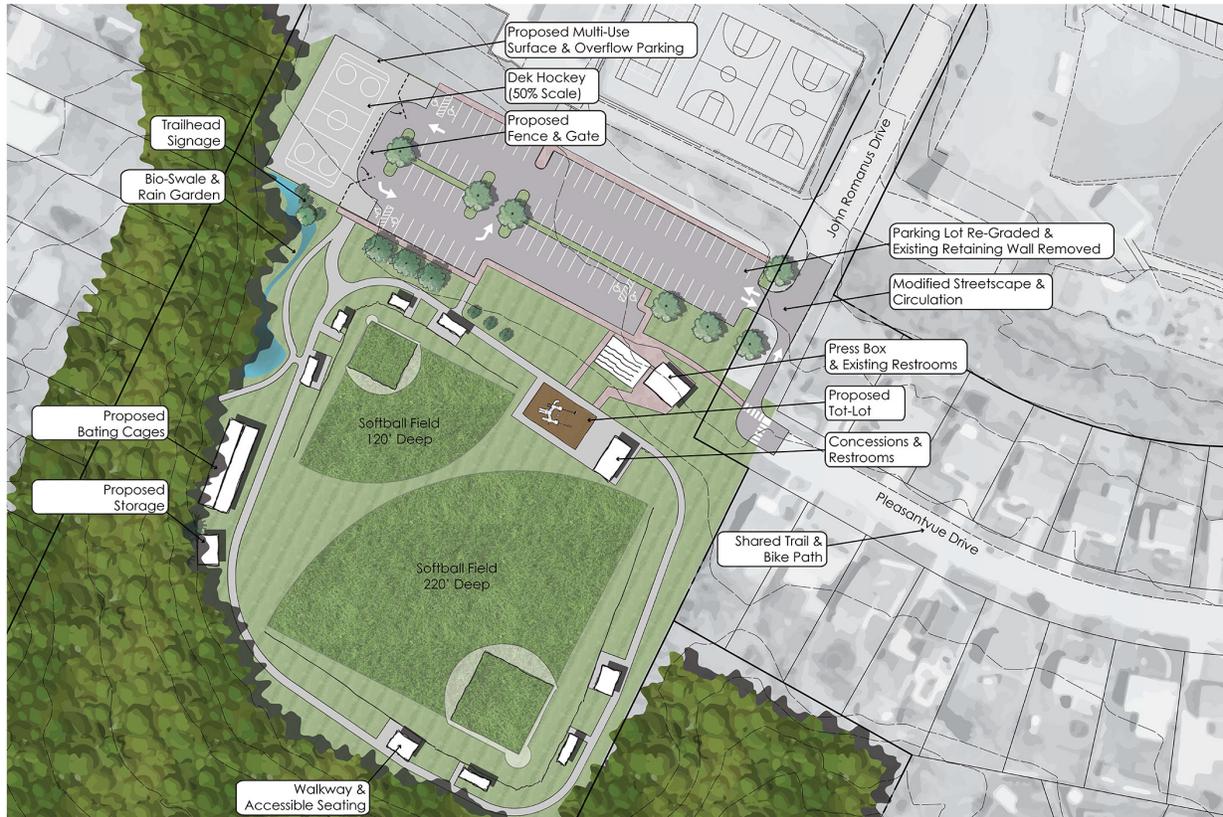


Figure 12a. Site 2 Proposed Improvements

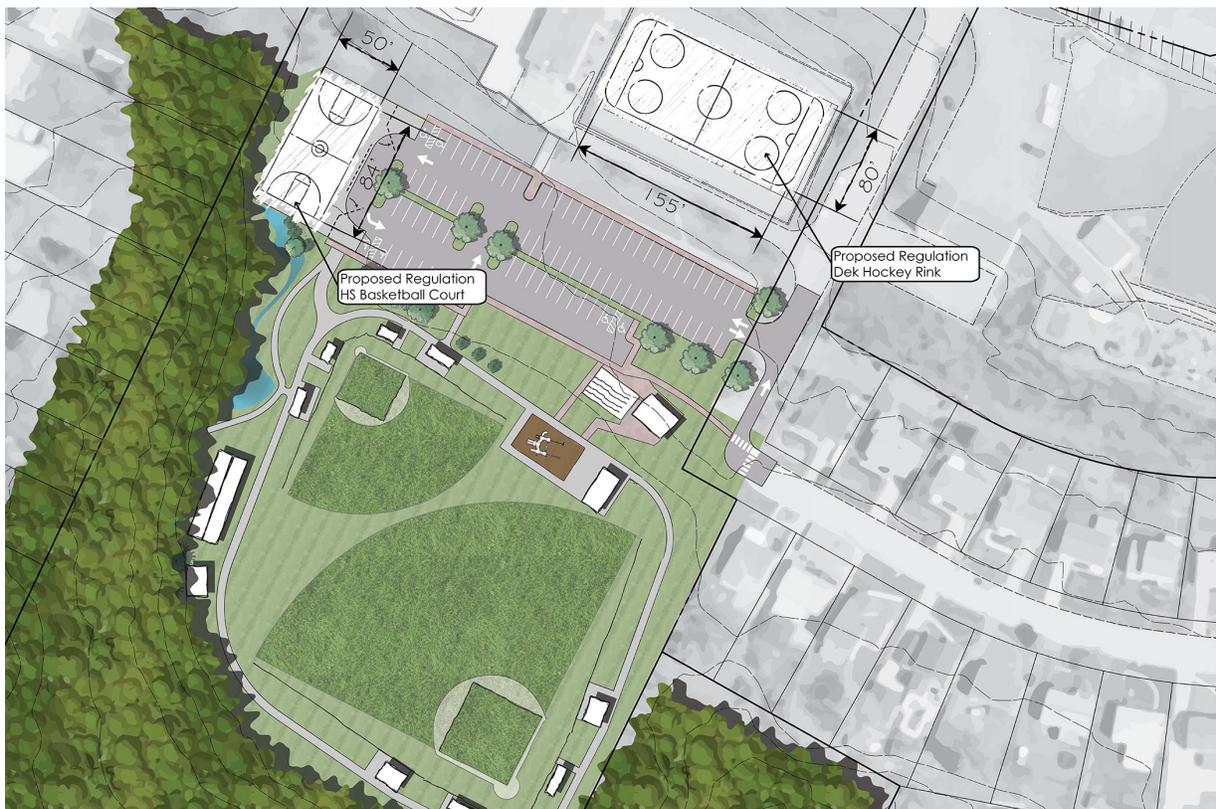


Figure 13a. Site 2 Alternative Game Court Improvements

4. ARCHITECTURE

The need to develop a common architectural vocabulary is yet another opportunity to create a distinct style for the Park. The use of a common architectural style, color, window placement and treatment, etc. will help create a general sense of uniformity to the Park. This common architectural style could have the effect of tying the Park together and creating an enhanced visual character.

5. STORMWATER MANAGEMENT

With the changing requirements for controlling and managing stormwater run-off, a variety of newly accepted methods are available for use. These methods focus on the infiltration of water. In order to improve the existing stormwater management at the Park and to accommodate future development, a variety of detention and infiltration measures will be required.

The use of rain gardens, under pavement recharge zones, stilling basins and parking lot infiltration channels are all applicable methods for controlling and infiltrating stormwater near its original source. As each of the proposed use areas and buildings are designed, the Borough and designing consultant must make wise decisions, working with the County Conservation District and Pennsylvania's BMP handbook, on the selection of the stormwater infiltration method that is most appropriate given the site location, soil conditions and volume of water to be infiltrated.

6. SUSTAINABLE DEVELOPMENT INITIATIVES

Sustainable site development is no longer a "buzz" word when it comes to facility design and construction. Public facilities offer a unique opportunity to act as local incubators to develop and exhibit sustainable development principles, processes and materials. The development of this master plan took into account many of the ideas embraced with sustainable development techniques. As a result, many of these ideas are inherent in the master plan as the plan evolved hand-in-hand with a sustainable approach.

The following bullet points offer a brief review of the key elements and/or ideas that are in keeping with the overall sustainable approach:

1. Minimize impervious surfaces:

- Paved parking spaces have been kept to a bare minimum with a reduced parking space size of 9' x 18'.
- Future buildings can accommodate vegetated roofs which can reduce impervious surfaces while also reducing energy costs for the buildings.

2. Protect and enhance existing natural features and systems:

- Protect the existing riparian corridors on site.
- Enhance the vegetated cover of the riparian corridor through the planting of native plants suitable to riparian conditions.
- The preservation and enhancement of the riparian corridor will create additional wildlife habitat while also protecting the sensitive land surfaces in the park.
- Protection of steep slopes, especially in the riparian corridor, will reduce soil erosion.

3. Promote onsite infiltration of stormwater:

Proposed development shall minimize conventional stormwater conveyance systems in favor of vegetated swales, rain gardens and infiltration bays.

4. Promote sustainable selection of materials and maintenance needs:

- Mowing can be reduced to areas surrounding the active use areas while letting more remote or less used area revert to meadow.
- Develop a maintenance regiment which minimizes the use of synthetic turf care and insecticide products.
- Develop a regiment to eliminate all invasive plants.
- When selecting restroom facilities, weigh options for alternative treatment methods such as peat filters, composting facilities, etc.

BOROUGH OF BALDWIN RECREATION MASTER PLAN
Elm Leaf Park

IMPLEMENTATION



COST ESTIMATES AND IMPLEMENTATION | ELM LEAF PARK

Given the extent of the proposed development, it becomes necessary to look at the implementation of the plan over an extended period of time. Thus, an important component of this master planning effort has been the development of a phased implementation plan. This phased approach was crafted to ensure that the proposed development is completed in a logical order to allow for new facilities to come online in a timely fashion and to limit disturbance to improvements completed in earlier phases. Additionally, significant detail has been provided to ensure that the phasing accounts for all necessary infrastructure improvements required to meet the phase under development at the time as well as all demand of future development phases.

The three detailed site plan drawings presented in the master plan chapter, outline the proposed phases of development. Given that each site presents a geographic separation and logical limit of development, the implementation of the master plan will follow the site developments as use areas.

PHASE ONE:

The improvements illustrated in the drawing titled “Site 3 Improvements” will be developed in phase one. This area provides a logical starting place for multiple reasons. The existing facilities are in poor condition with the playground equipment requiring immediate removal. Development of this area will also provide a number of improvements requested by the public. Finally, this area is isolated within the Park and will not disturb the ongoing use of the park while this area is developed.

Once this area is developed, the existing wooden playground can be decommissioned and removed.

PHASE TWO:

The area identified as “Site 1 Improvements” is a logical second phase of development. Following on the removal of the wooden playground structure, the area will be ready for redevelopment. The proposed improvements are largely confined to the area around the softball field and will not disturb other areas of the park while these improvements are made. Further, this area can be closed to the public during the redevelopment while the existing “large” softball field can be used for play.

PHASE THREE:

Improvements associated with the plan for “Site 2 Improvements” are comprehensive and will disturb the core of the park. This area is a logical phase three in that the prior two phases will be complete and operational offering residents and the association little disturbance to recreational facilities while improvements to the phase three area are made.

PHASE FOUR:

Although listed as phase four, the improvements associated with the larger trail network can be implemented at any time in the redevelopment of the park. As a standalone project, the trail network will require coordination with Public Works, impacted residents and property owners, as well as the development of a comprehensive signage program. These offer logical projects that can be planned and budgeted for while other phases of development are ongoing within the park.

BOROUGH OF BALDWIN RECREATION MASTER PLAN

Elm Leaf Park

Elm Leaf Park Master Plan

Borough of Baldwin

5217.0427

Date: 7.27.2015



ITEM	UNIT COST		Trails and Signage Improvements	Site 1 Baseball Field Area	Site 2 Parking Lot and Courts	Site 3 Playground and Shelters		
SITE PREPARATION								
Topsoil Stockpiling (6" avg)	\$2.75	CY	0	\$0.00	0	\$0.00	2,050	\$5,637.50
Demolition - Playground	\$4.00	SY	0	\$0.00	1,225	\$4,900.00	0	\$680.00
Demolition - Asphalt Road/Parking	\$4.00	SY	0	\$0.00	0	\$0.00	1,235	\$4,940.00
Demolition - Dugouts	\$2,000.00	LS	0	\$0.00	1	\$2,000.00	0	\$0.00
Earthwork	\$4.75	CY	0	\$0.00	1,600	\$7,600.00	2,225	\$10,568.75
Retaining Wall	\$45.00	FF	0	\$0.00	0	\$0.00	200	\$9,000.00
Erosion Control	\$2,500.00	AC	0	\$0.00	0.80	\$2,000.00	0.85	\$2,125.00
Seeding & Mulch	\$1.75	SY	0	\$0.00	2,435	\$4,261.25	350	\$612.50
7,750								\$13,562.50
PAVEMENT-Roadway and Parking								
Full depth asphalt and base	\$35.00	SY	0	\$0.00	0	\$0.00	1,235	\$43,225.00
Mill and overlay asphalt drives and parking	\$13.50	SY	0	\$0.00	755	\$10,192.50	2,750	\$37,125.00
Line Striping & Signage	\$2,250.00	LS	0	\$0.00	1	\$2,250.00	1	\$2,250.00
ADA Parking Sign with Post	\$300.00	EA	0	\$0.00	2	\$600.00	8	\$2,400.00
6								\$1,800.00
STORMWATER								
Detention System	\$45,000.00	LS	0	\$0.00	0	\$0.00	0	\$0.00
Catch Basin	\$2,200.00	EA	0	\$0.00	0	\$0.00	2	\$4,400.00
18" HDPE Pipe	\$35.00	LF	0	\$0.00	0	\$0.00	150	\$5,250.00
BMP (bioinfiltration)	\$30.00	SY	0	\$0.00	120	\$3,600.00	200	\$6,000.00
320								\$9,600.00
WALKING ROUTES and PADS								
Concrete Steps	\$125.00	LF	0	\$0.00	50	\$6,250.00	0	\$0.00
Concrete Sidewalk -(4" depth)	\$60.00	SY	0	\$0.00	370	\$22,200.00	425	\$25,500.00
700								\$42,000.00
COURT								
Color Coat and Lines - Dek Hockey	\$9,500.00	LS	0	\$0.00	0	\$0.00	1	\$9,500.00
Color Coat and Lines - Tennis (w/ Pickleball Overlay)	\$10,000.00	LS	0	\$0.00	0	\$0.00	1	\$10,000.00
Color Coat and Lines - Basketball	\$9,500.00	LS	0	\$0.00	0	\$0.00	2	\$19,000.00
Fence (10ft.)	\$50.00	LF	0	\$0.00	0	\$0.00	150	\$7,500.00
Equipment (Poles & Backboards)	\$3,500.00	LS	0	\$0.00	0	\$0.00	5	\$17,500.00
0								\$0.00
HORSESHOES								
Concrete	\$45.00	SY	0	\$0.00	0	\$0.00	0	\$0.00
Backer Boards	\$250.00	EA	0	\$0.00	0	\$0.00	0	\$0.00
Pit frames	\$250.00	EA	0	\$0.00	0	\$0.00	0	\$0.00
Pit Covers	\$500.00	EA	0	\$0.00	0	\$0.00	0	\$0.00
Equipment (Poles & Net)	\$500.00	LS	0	\$0.00	0	\$0.00	0	\$0.00
10								\$450.00
8								\$2,000.00
8								\$2,000.00
8								\$4,000.00
4								\$2,000.00
PLAYGROUND								
Shade Canopy Structure	\$4,500.00	EA	0	\$0.00	5	\$22,500.00	0	\$0.00
Surfacing Material- (Rubber Tiles)	\$11.00	SF	0	\$0.00	1,850	\$20,350.00	1,500	\$16,500.00
Asphalt Base (3") on Stone Subbase (6" depth)	\$25.00	SY	0	\$0.00	206	\$5,150.00	167	\$4,175.00
Underdrainage	\$1.50	LF	0	\$0.00	250	\$375.00	250	\$375.00
Perimeter boarder	\$45.00	LF	0	\$0.00	110	\$4,950.00	150	\$6,750.00
Perimeter fence	\$15.00	LF	0	\$0.00	0	\$0.00	0	\$0.00
Swings	\$8,000.00	EA	0	\$0.00	0	\$0.00	0	\$0.00
Ride-On Elements	\$3,500.00	EA	0	\$0.00	0	\$0.00	0	\$0.00
Play Structures (2yr to 12yr)	\$80,000.00	LS	0	\$0.00	1	\$80,000.00	1	\$80,000.00
Play Structures (2yr to 5yr)	\$45,000.00	LS	0	\$0.00	0	\$0.00	0	\$0.00
Play Structures (5yr to 12yr)	\$95,000.00	LS	0	\$0.00	0	\$0.00	0	\$0.00
1								\$45,000.00
1								\$95,000.00
EXERCISE EQUIPMENT								
Surfacing Material- (Rubber Tiles)	\$11.00	SF	0	\$0.00	0	\$0.00	2,750	\$30,250.00
Asphalt Base (3") on Stone Subbase (6" depth)	\$25.00	SY	0	\$0.00	0	\$0.00	305	\$7,625.00
Underdrainage	\$1.50	LF	0	\$0.00	0	\$0.00	250	\$375.00
Perimeter boarder	\$5.00	LF	0	\$0.00	0	\$0.00	110	\$550.00
Exercise Station Equipment	\$4,500.00	EA	0	\$0.00	0	\$0.00	3	\$13,500.00
0								\$0.00
BUILDINGS								
Dugouts	\$22.00	SF	0	\$0.00	480	\$10,560.00	0	\$0.00
Pavilion (16x24)	\$35,000.00	LS	0	\$0.00	0	\$0.00	0	\$0.00
Restroom (12x12)	\$125.00	SF	0	\$0.00	0	\$0.00	0	\$0.00
Disassemble and Erect Metal Pavilion Structure	\$6,500.00	LS	0	\$0.00	0	\$0.00	0	\$0.00
RehabRestroom Building	\$18.00	SF	0	\$0.00	0	\$0.00	600	\$10,800.00
RehabRestroom/Concessions Building	\$18.00	SF	0	\$0.00	960	\$17,280.00	0	\$0.00
0								\$0.00
UTILITIES								
Electrical Line	\$35.00	LF	0	\$0.00	0	\$0.00	0	\$0.00
Electrical building service	\$5,000.00	LF	0	\$0.00	0	\$0.00	0	\$0.00
Water Line	\$35.00	LF	0	\$0.00	0	\$0.00	0	\$0.00
Sanitary Line	\$35.00	LF	0	\$0.00	0	\$0.00	0	\$0.00
Sanitary Manholes	\$2,500.00	EA	0	\$0.00	0	\$0.00	0	\$0.00
2								\$5,000.00
TRAIL SIGNAGE								
Gateways Signs	\$2,500.00	EA	2	\$5,000.00	0	\$0.00	0	\$0.00
Way Finding Signs	\$1,200.00	EA	3	\$3,600.00	0	\$0.00	0	\$0.00
0								\$0.00
TRAIL IMPROVEMENTS								
Pleasant Dr. Line Striping	\$1.75	LF	1,050	\$1,837.50	0	\$0.00	0	\$0.00
Pleasant Dr. Sharrows	\$1,200.00	EA	4	\$4,800.00	0	\$0.00	0	\$0.00
Pleasant Dr. Traffic Signs	\$300.00	EA	8	\$2,400.00	0	\$0.00	0	\$0.00
Kathleen Dr. - Line Striping	\$1.75	LF	750	\$1,312.50	0	\$0.00	0	\$0.00
Kathleen Dr. - Sharrow	\$1,200.00	EA	3	\$3,600.00	0	\$0.00	0	\$0.00
Kathleen Dr. - Traffic Signs	\$300.00	EA	6	\$1,800.00	0	\$0.00	0	\$0.00
Elm Leaf Dr. - Excavation	\$5.25	CY	1,050	\$5,512.50	0	\$0.00	0	\$0.00
Elm Leaf Dr. - Infiltration Swale	\$12.50	LF	1,575	\$19,687.50	0	\$0.00	0	\$0.00
Elm Leaf Dr. - Asphalt Trail with base (6ft wide)	\$18.00	SY	1,050	\$18,900.00	0	\$0.00	0	\$0.00
Elm Leaf Dr. - 18" HDPE Stormwater Pipe	\$30.00	LF	950	\$28,500.00	0	\$0.00	0	\$0.00
Elm Leaf Dr. - Type M Inlets	\$2,500.00	EA	6	\$15,000.00	0	\$0.00	0	\$0.00
Multi-Use Trails - Asphalt trail base (6ft wide)	\$18.00	SY	1,550	\$27,900.00	0	\$0.00	0	\$0.00
Multi-Use Trails - Overlay Exst. Asphalt Trail	\$9.00	SY	650	\$5,850.00	0	\$0.00	0	\$0.00
MISCELLANEOUS								
Vehicle Signage	\$300.00	EA	0	\$0.00	2	\$600.00	6	\$1,800.00
3ft fence	\$20.00	LF	0	\$0.00	0	\$0.00	110	\$2,200.00
3 Row Aluminum Bleachers	\$4,000.00	EA	0	\$0.00	4	\$16,000.00	0	\$0.00
Park Dedication Monument (new structure relocate plaque)	\$4,500.00	LS	0	\$0.00	0	\$0.00	0	\$0.00
Dismantle and Erect Existing Batting Cage	\$12,000.00	LS	0	\$0.00	1	\$12,000.00	0	\$0.00
Picnic Tables	\$2,000.00	EA	0	\$0.00	10	\$20,000.00	0	\$0.00
Landscaping (Trees and Shrubs)	\$3,000.00	LS	0	\$0.00	1	\$3,000.00	1	\$3,000.00
Trash Receptacles	\$650.00	EA	0	\$0.00	6	\$3,900.00	6	\$3,900.00
Benches-6ft long	\$1,500.00	EA	0	\$0.00	2	\$3,000.00	4	\$6,000.00
10								\$15,000.00
Subtotal								
Engineering/Design Fee				\$145,700.00	\$285,518.75	\$404,696.25		\$859,300.00
Mobilization				\$1,457.00	\$2,855.19	\$4,046.96		\$8,593.00
Total				\$161,727.00	\$316,925.81	\$449,212.84		\$953,823.00

Prepared by: James Feath, RLA, ASLA

Total: \$1,881,688.65

COST ESTIMATES

To assist in the phased development of the propose Park improvements; the following cost estimate was prepared. This cost estimate, developed in year 2015 dollars, includes the anticipated costs for the construction of each phase. For estimate purposes, it has been assumed that all work will be publicly bid for construction. Thus, a mobilization and contingency fee has been assumed for each phase. Additionally, cost associated with the design, engineering and permitting of each phase of construction has been included.

It should be noted that although the cost estimate was developed assuming all construction to be contracted out, the Borough may be able to reduce construction costs at the time of design and implementation. One method in which this can be accomplished is by selecting tasks that can be constructed using Borough staff or volunteer groups.

Volunteer labor is also a potential source to accomplish certain development tasks. A volunteer group can assist in the construction of a shelter kit; developing natural surfaced trails or general landscape installation. Scouting groups, religious and business volunteer groups are just several potential organizations that can be utilized, were appropriate and in a limited capacity, to assist in the development of facilities.

Following the cost estimate on the following pages is a list of potential funding sources. Many of these sources are available to assist with funding of facility construction.

The following cost estimate is color coded per the phase identified on the phased master plan.

BOROUGH OF BALDWIN RECREATION MASTER PLAN
Elm Leaf Park

POTENTIAL FUNDING SOURCES

Grant	Description	Contact Information
American Legacy Foundation Initiative for Tobacco Control	Provides grants of up to \$200,000 for anti-smoking projects.	202-293-5960
Baseball Tomorrow Fund	The Baseball Tomorrow Fund, a joint initiative between Major League Baseball and the Major League Baseball Players Association, offers grants to nonprofit and tax-exempt organizations involved in youth baseball and softball programs.	www.mlb.com www.baseballtomorrowfund.com
Bowerman Track Renovation Program Offers Grants	Provides matching cash grants of up to \$50,000 to community-based, youth organizations that seek to refurbish or construct running tracks. The program distributes approximately \$200,000 in matching grants each year.	http://www.nike.com/nikebiz/jhtml
Child and Adult Care Food Program (CACFP)	Provides meals and snacks for after school and evening youth recreation programs.	www.dot.state.pa.us
Department of Community and Economic Development – Single Application Grants	This program is designed to offer convenience and save time. The one-step online form allows you to apply simultaneously for one or more of Pennsylvania's community and economic development financial assistance programs.	Pennsylvania Department of Community and Economic Development Commonwealth Keystone Building 400 North Street, 4 th Floor Harrisburg, PA 17120-0225 1-800-379-7448 www.inventpa.com (select single application from "Find Specific Initiatives and Programs")
Department of Conservation and Natural Resources –Community Conservation Program	Whether it's rehabilitating a community athletic field, building a safer playground, preparing a watershed or greenways plan, developing an abandoned rail corridor or protecting a critical natural or open space area, this program has grants to meet local recreation and conservation needs.	www.dcnr.state.pa.us
Department of Conservation and Natural Resources – Growing Greener Program	These funds augment the Community Conservation Partnership grants. The money will be allocated over several existing grant programs to help communities and organizations meet their conservation and recreation goals.	www.dcnr.state.pa.us
Department of Conservation and Natural Resources – Pennsylvania Recreational Trails Program	Provide funds to develop and maintain recreational trails and trail related facilities for motorized and non-motorized recreational trail use .Federal funding for the program is through the Federal Highway Administration (FHWA) and the Transportation Equity Act for the 21 st Century (TEA 21).	www.dcnr.state.pa.us
Department of Conservation and Natural Resources – River Conservation Program	The program provides technical and financial assistance to municipalities and river support groups to carry out planning, implementation, acquisition and development activities related to river conservation. A registry is established to recognize local river conservation efforts.	www.dcnr.state.pa.us
Federal Grants Clearinghouse	Provides information on hundreds of federal grants that can be used to support youth recreation programs.	www.afterschool.gov
International Society of Arboriculture	Information to assist with landscaping/tree plantings	http://www.isa-arbor.org

BOROUGH OF BALDWIN RECREATION MASTER PLAN
Elm Leaf Park

POTENTIAL FUNDING SOURCES

Grant	Description	Contact Information
Local Government Academy	Serving all of Southwestern Pennsylvania, the Local Government Academy's purpose is to promote excellence in government by providing educational opportunities to assist public officials, employees, and citizens in effectively meeting the needs of their communities.	800 Allegheny Avenue, Suite 402 Pittsburgh, PA 15233 412-237-3171, 412-237-3139 (fax)
NFL Community Football Fields Program	Provides grants of up to \$100,000 for capital improvement projects to improve or create football fields in low and moderate –income neighborhoods.	212-455-9881
NFL Youth Football Fund	Provides grants of \$500 to \$2,500 to purchase equipment, repair fields, establish new football programs, and improve existing programs.	www.nrpa.org
National Gardening Association Youth Garden Grants	Provides grants of over \$750 for seeds, tools and gardening supplies for children to learn and work in outdoor gardens.	www.kidsgardening.com/grants.asp
National Fish and Wildlife Foundation	Provides grants for conservation and environmental education projects.	www.nfwf.org
Pennsylvania Council on the Arts		www.artsnet.org/pca/pca.html
Pennsylvania Department of Environmental Protection – Environmental Stewardship and Watershed Protection	Funding to clean up abandoned mines, restore watersheds, and provide new and upgraded water and sewer systems.	1-877-PAGREEN www.dep.state.us
Pennsylvania Department of Environmental Protection – Non-point Source Pollution Control	Funding for projects that restore or protect impaired water through education, monitoring or practices to control or reduce non-point sources of pollution.	Bureau of Watershed Management 717-787-5259
Pennsylvania Department of Environmental Protection – Source Water Protection Grant Program	Grants for the start-up and development of local, voluntary source water protection programs.	Bureau of Watershed Management 717-787-5259
Pennsylvania Department of Environmental Protection – Stormwater Management Program	Grants and technical assistance for planning and implementing stormwater control	Bureau of Watershed Management 717-772-5661
Pennsylvania Department of Environmental Protection – Stream Improvement Program	State provided design and construction projects to eliminate imminent threats due to flooding and stream bank erosion	Bureau of Waterways Engineering 717-787-3411
Pennsylvania Department of Environmental Protection – Wetlands Replacement Program	Funding and technical assistance for the restoration of wetlands	Bureau of Watershed Management 717-787-6827
PA Cleanways	A non-profit organization that helps communities take action against illegal dumping and littering.	105 West Fourth Street Greensburg, PA 15601 724-836-4121, 724-836-1980 (fax) www.pacleanways.org
Pennsylvania Fish and Boat Commission – Technical Guidance Program	Allows public organizations to partner with commission to provide low-cost public boat access, boat docks, or fishing piers.	Gregory Smith 814-359-5150, 814-359-5153 (fax) gregsmith@state.pa.us www.fish.state.pa.us
Pennsylvania Humanities Council		www.pahumanities.org
Pennsylvania Recreation and Park Society (PRPS) RecTAP Program	Provides technical assistance grants of up to \$1,500 to help recreation and park boards and departments with specific issues. No matching funds are required.	www.prps.org

BOROUGH OF BALDWIN RECREATION MASTER PLAN
Elm Leaf Park

POTENTIAL FUNDING SOURCES

Grant	Description	Contact Information
Pew Charitable Trust	Provides grants in a number of program areas including environment, culture, and health and human services.	www.pewtrusts.com/grants
Target Stores and Tiger Woods Foundation	Provides Start Something Scholarships for youth to use for summer camps, music lessons, sports entertainment, travel expenses, and so on. Programs enrollment forms are available at Target Stores.	www.startsomething.target.com/info/index.asp
U.S. Department of Agriculture Summer Food Service Program (SFSP)	Provides funding for breakfast, lunch, and snacks for children ages 18 and under at summer playgrounds, camps, and other recreation programs.	www.frac.org
U.S. Department of Education	Provides information on grants to apply for in cooperation with school districts.	www.ed.gov/funding.html
U.S. Department of Health and Human Services	Provides information on available grants that can be used to fund recreation programs that improve health.	www.hhs.gov/agencies/grants.html
U.S. Department of Justice	Provides information on crime and violence prevention grants that can be used to support recreation programs.	www.oip.usdoj.gov/fundopps.htm
UPS Foundation Community Investment Grants	Allocates dollars to UPS region offices to invest in their communities.	www.ups.com
U.S. Soccer Foundation	The goal of the grantmaking program for fiscal year 2005 is to focus funding on those programs or projects that develop players, referees, and coaches with special emphasis on the economically disadvantaged in urban areas. The foundation's grants program is open to anyone with a soccer-specific program or project that benefits a not-for-profit purpose and meets the established focus for the 2005 grant cycle.	www.ussoccerfoundation.org
Western Pennsylvania Field Institute	The Western Pennsylvania Field Institute is a not-for-profit organization dedicated to making the outdoor recreation community a vibrant centerpiece of this region.	304 Forbes Ave, 2 nd floor Pittsburgh, PA 15222 412-255-0564
Western Pennsylvania Watershed Protection Program	Provides funding matches for the preservation and restoration of water resources and watersheds.	John Dawes 814-669-4847
Woman's Sports Foundation – GoGirl Grant Program	The GoGirlGo! Grant and Education Program is dedicated to the development and funding of girls' sports/physical activity programs that combine athletic instruction and programming with the delivery of educational information aimed at reducing risk behaviors.	www.womanssportsfoundation.org

Source of above information:
 Financing Municipal Recreation and Parks,
 Susan E. Landes, CPRP
 Pennsylvania Department of Conservation and Natural Resources
 Bureau of Recreation and Conservation
 In partnership with
 Pennsylvania Recreation and Park Society
 2005

BOROUGH OF BALDWIN RECREATION MASTER PLAN
Colewood Park

INTRODUCTION



INTRODUCTION | COLEWOOD PARK

In the south of the Borough, Colewood Park is an active recreation park that currently serves as the soccer complex within the Borough. Currently, the Park has multiple soccer fields, parking facilities, one restroom/concessions building, one pavilion and an aged wood structure playground. The existing facilities are at or beyond the useful life expectancy and the soccer fields are roughly graded offering poor drainage, limited ADA accessibility and inadequate parking to meet the volume of soccer families currently using the Park.

An aging recreation infrastructure is only one part of the Colewood Park story. The Borough is under a DEP Consent Order to eliminate wet weather overflows from a combined system. After a lengthy engineering study and design process, the Borough opted to build an equalization tank in Colewood Park along its southern border. Coupled with the equalization tank project, significant upgrades will take place to the sewer system which flows through the Park. As a result of this large sewer infrastructure project, the Borough realized that much of Colewood Park will be disrupted through the construction process.

BOROUGH OF BALDWIN RECREATION MASTER PLAN
Colewood Park

Recognizing the need to make improvements to the Park in light of the eminent construction which will bring extensive construction within the Park, the Borough employed the services of Herbert, Rowland & Grubic, Inc. to assist with the development of a park master plan. The goal of the planning process is to develop a master plan which makes recommendations that meets the recreational needs of key user groups and Borough residents in a safe, accessible and sustainable fashion.

Building on the information collected through the Elm Leaf Master planning process, the Colewood Park Master Plan affords the Borough the ability to plan for short term and long term improvements within two important recreation spaces at opposite ends of the Borough.

PLAN RECOMMENDATIONS

Based on the community needs assessment, existing facilities inventory and the development potential of the property, the following list of improvements highlight some of the important proposals included in the master plan:

- New playgrounds
- Rehabilitate and re-configure sports fields
- Improve the grading of the fields to improve drainage and the field of play.
- Improve vehicular circulation in the main parking areas
- Ensure ADA accessibility to all proposed recreational facilities.
- Improve accessibility and ADA accessibility to sport fields
- New pavilion
- Develop a pedestrian trail system within the park that connects to the neighboring residential areas.
- Develop a new multi-use building to include restrooms, storage and concessions space.

BOROUGH OF BALDWIN RECREATION MASTER PLAN
Colewood Park



Figure 1b. Existing Pavillion



Figure 2b. Existing Playground

BOROUGH OF BALDWIN RECREATION MASTER PLAN
Colewood Park

PUBLIC INPUT



COMMUNITY NEEDS

Public engagement is vital to the success of a park master plan. With the Colewood Park Master plan coming on the heels of the larger Elm Leaf Park Master Plan, a significant body of work, specific to public needs assessment, was available to inform this master plan.

Building on the available public input data, a targeted resident and stakeholder engagement process was implemented for Colewood Park. This strategy was taken in order to limit duplication of past efforts while affording those most familiar with and engaged on the Park the opportunity to aid in the development of the plan. To achieve this, multiple meetings of key stakeholders were conducted early in the planning process while an online resident survey was made available at the draft plan stage. Finally, the draft plan was presented at the Borough Council's public workshop meeting at which time residents and Council had the opportunity to provide input toward the plan.

The following provides an account of the various community input processes implemented through the planning process.

BOROUGH OF BALDWIN RECREATION MASTER PLAN
Colewood Park

PUBLIC QUESTIONNAIRE

A web-based residents' survey was prepared by and hosted by the Borough. Borough staff worked diligently to engage residents within close proximity to the Park in an effort to inform and solicit feedback regarding the draft master plan. Multiple forms of advertising were used to advertise the survey to the residents while the survey was available online. The results of the survey are as follow:

Q1. Please select the number of people in your household in each age group.						
Males						
	1	2	3	4	5	Response Count
0-9 years		20	5	2	0	82
10-19 years		14	3	0	0	66
20-34 years		2	0	0	0	38
35-59 years		6	0	0	0	140
60 years or older	6	0	0	0	0	6
Females						
	1	2	3	4	5	Response Count
0-9 years		11	1	2	0	78
10-19 years		12	3	0	0	60
20-34 years		2	0	0	0	41
35-59 years		7	0	0	0	139
60 years or older	7	0	0	0	0	7
						Question Totals
<i>answered question</i>						193
<i>skipped question</i>						5

BOROUGH OF BALDWIN RECREATION MASTER PLAN
Colewood Park

Q2. Approximately, how far from Colewood Park do you live?		
Answer Options	Response Percent	Response Count
1/4 mile or less	27.2%	53
1/4 to 1/2 mile	14.4%	28
1/2 mile to 1 mile	14.4%	28
More than 1 mile	44.1%	86
<i>answered question</i>		195
<i>skipped question</i>		3

Q3. How often do you use the facilities or recreate in Colewood Park?		
Answer Options	Response Percent	Response Count
Daily	7.3%	14
Weekly	64.9%	124
Once a month	15.7%	30
Once a year	5.2%	10
Rarely do I use Colewood Park	12.6%	24
If you use the park, please tell us what you most often use and what you like about the park.		151
<i>answered question</i>		191
<i>skipped question</i>		7

BOROUGH OF BALDWIN RECREATION MASTER PLAN
Colewood Park

Q4. If you do not use Colewood Park, please tell us why.		
Answer Options	Response Percent	Response Count
Do not like the facilities offered	18.2%	10
Condition of existing facilities/equipment	49.1%	27
Insufficient parking	25.5%	14
Don't know what is there	1.8%	1
Lack of open play areas	14.5%	8
Lack of adequate restrooms	41.8%	23
Lack of facilities	23.6%	13
Lack of lighting	43.6%	24
Lack of picnic facilities	23.6%	13
Lack of handicap access	3.6%	2
Loitering	23.6%	13
Litter	16.4%	9
Poor location	20.0%	11
Other (please specify)		23
answered question		55
skipped question		143

Q5. Colewood Park is the Borough's primary location for youth soccer and as such soccer is an integral use within the park. However, the preliminary master plan call for a number of new facilities and improvements. Please select the facilities, from the follow list, that you are most inclined to use:		
Answer Options	Response Percent	Response Count
Picnic Pavilion	41.6%	77
Playground	69.7%	129
Walking Trail	56.8%	105
Soccer Fields	79.5%	147
Restrooms	71.9%	133
On-street Bicycle Route	23.8%	44
Are there any other facilities or improvements you feel should be considered? Please list:		66
answered question		185
skipped question		13

BOROUGH OF BALDWIN RECREATION MASTER PLAN
Colewood Park

Q6. Please provide us with any additional feedback you feel will be helpful in planning for recreational facilities in Colewood Park.

1	stop wasting our hard earned tax dollars . all you do is waste our money raise taxes and pass useless law after laws to suit your needs and ego`s.you take are liberty and freedom for granite
2	why are you installing bicycle routs in are residential neighborhood were are we are family and friends are going to park. stop telling us how to live in our own neighborhoods . let us know when your terms are up for re/ election it is time for some real change and new smart leadership.
3	leave it alone stop wasting our tax money to satisfied your ego how many parking places and soccer fields do you need let us live in peace we do not need anymore of your help or grand masterplans why not try lowering our taxes or give the police a raise and the emt paramedics all you do is make a mess make thing worse let us live in peace .
4	I think that this park should be for everyone in the area not just for youth soccer after all we are all paying for it!
5	Please do not put in bike lane on Ranchview. We live close to the park entrance and cars speed up and down Overland Trail and Ranchview when Soccer starts in the Spring/Fall. There is not enough parking in the park and cars are parked on Ranchview and Overland Trail on Saturday when they have more than one soccer match. If the bike lane is put in, we will have no parking on the street. If homeowners have visitors and their driveway is filled, there will be no where to park. We homeowner sometimes need to park cars on the street.Please pave our street with extra money. Ranchview is in need of paving!
6	Dog park
7	Baldwin has already illegally filled in a existing wetland to create the lower soccer field. I wonder what the DEP would do if they found out.
8	I enjoy walking my dogs in the nice weather. During soccer season, it is difficult to walk on Overland Trail (the entire length). I live off of Overland Trail and there is no way around it for me.
9	Parking is at a premium on ranchview now. Adding a bike route would be awful.
10	As a resident of Overland Trail, I am very concerned for the additional traffic it is going to bring to our street. Our street is already busy enough. On soccer days, I can't even pull out of my driveway without waiting 10 minutes for a break in the traffic. I recommend adding an entrance way off of Curry Road as Curry is already a high traffic roadThe new park area looks huge and looks like only one restroom. I would suggest adding porta johns or another bathroom. Thank you!
11	Leave it alone!
12	I would suggest the larger field be geared to all outdoor sports, not just soccer.

BOROUGH OF BALDWIN RECREATION MASTER PLAN
Colewood Park

Q6. Please provide us with any additional feedback you feel will be helpful in planning for recreational facilities in Colewood Park.

13	<p>This plan to renovate Colewood Park is unnecessary to say the least and will introduce hazardous scenarios that exist today. First, the plan to add bicycle lanes to a residential neighborhood is absurd. Adding said lanes will reduce the overall width of an already slim road due to on-street parking. I for one have never seen any person riding a bicycle in the neighborhood, let alone in the vast majority of Baldwin Borough. By law, operators of bicycles are supposed to behave like motor vehicles, so installing bicycle lanes would give “potential bicyclists” the sense that they are not obligated to adhere by state and local traffic laws. If there is concern about bicyclist safety, perhaps the borough can provide some sort of literature to all residents to remind them of the expectations as a bicyclist. The overall speed and behavior of the people that use the current soccer fields are also concerning. Not only to “potential bicyclist”, but to the residents near Colewood Park. The behavior of the patro</p>
14	<p>I live on Ranchview Dr and would not want a bicycle lane on that road. This will prevent people from parking on the road. This is especially needed when I am entertaining and have guests over and especially during the winter. One car will park at the top of the driveway and one car will be on the street so both of us can get to work in a decent time. A bicycle lane that prohibits parking would be a bad option for the residents that live on Ranchview Dr.</p>
15	<p>Renovation to the fields and permanent restrooms are definitely needed.</p>
16	<p>Our family has lived right next to Colewood Park for 33 yrs. (5405 Overland Trail) The park has transitioned from a small park let to one crazy, constant event during soccer seasons. We are requesting that privacy trees be planted along our house next to park. This would block the eye sore of signs everywhere, the noise level of traffic & crowds and constant invasion of our privacy. The existing playground location is good due to the natural privacy (hill) to above neighbors. Redirecting traffic, noise & people via Overland Trail will cause additional issues for Overland Trail residents. Residents are already very frustrated with traffic on Overland Trail. We are pleased that the park will be renovated but the surrounding tax paying citizens need to be highly considered.</p>
17	<p>Your plan again is made to create a state of the art soccer facility for a private entity (BWSA), using my tax dollars. On top of that you offer nothing to the residents of this area except to take our parking places for a bike path that is not needed and a hiking trail that is absurd. Again the biggest expenditure of tax dollars will be for the soccer fields that can only be used by BWSA events. The expanded recreation you offer will be done or can be done for the price of paint and signs, thanks for the effort. Put your bike trail in Whitehall and your hiking trail on Churchview. One final thing these items can all be found 3 miles away in South Park duh.</p>
18	<p>You will impact over 90 homes by creating a street bike path, I assume on street parking would be eliminated for Ranchview and Colewood homes, most of these homes have only a single car garage and a small driveway. To impact that many homes for the creation of a bike path is ridiculous. Especially when like homes on adjacent streets will continue to be permitted on street parking. If this is to occur all on street parking should be eliminated in the borough .</p>

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Q6. Please provide us with any additional feedback you feel will be helpful in planning for recreational facilities in Colewood Park.

19	As a resident living on Ranchview Drive I feel pushing dedicated bike path/lanes on my street is arbitrary and capricious. One side of Ranchview is already posted for no parking and if the entire street is made no parking it will greatly impact the tax payers/residents. When I bought this home I weighed a number of factors and this was all part of the decision making process. Who are you expecting to use this bike path besides the local residents who already do utilize bike recreation. The county already provides suitable bike paths and trails within 3 miles of your planned area so I see no point. Riding bikes should be totally in a park like setting not riding by residential homes which will comprise over 3/4 of this proposed path. Not to mention the noise and litter which will accompany this type of use, it impinges on me being able to fully utilize my property. Not only was the equalization tank pushed down our throats now we have to totally change our way of life that we chose in the first place. If no
20	I'm not sure if an equalization tank already exists in that area, but I don't think I'd utilize a hiking trail to go see it. It doesn't seem like something of interest for a "nature walk". I have additional concerns for the increased traffic this may cause on the neighboring roads. Motor vehicles use excessive speed and fail to obey the stops signs now. How much additional risk will this place on the children who walk on these roads or for the potential cyclists the plan targets and what actions are planned to ensure their safety?
21	Worried about too much traffic and congestion on my street
22	We live on Adobe drive and I heard about the plan a few months back and was originally against it because I thought a lot of the woods near our house were going to be eliminated but if the plan presented here is the one that goes through I think it looks pretty decent.
23	The park IS MY BACKYARD. I do not see the need for the current playground being moved or an additional playground being added...I will be the person babysitting those children in the playground near the Under 19 field as well as watching drug transactions occurring and cleaning up the garbage! Leave the playground where it is! (Out of everyones way!) I am not happy about having to look at a HUGE parking lot outside my kitchen window! do not understand how so many cars are legally permitted to come in and out of ONE street (Overland trail) that can not fit 2 cars side by side at one time with speeding late parents blowing through the stop sign and flying through and over the speed bumps! This is a neighborhood filled with homes almost on top of one another with a field in 1/2 of their backyards. This is NOT North Park or South Park with open NON RESIDENTAL land that can be used for a SOCCER COMPLEX. I will be attending the meeting to see how much closer to my property line you will need to come to make all
24	Yes, please improve the parking situation. It is very hard to park in the lot and added lighting would be greatly appreciated. I am a nanny and have had to take children to this field and late into the season after the clocks are turned it gets really dark and practices are usually cut short due to no lighting.
25	The speed limit should be lowered to 5 mph beginning at Adobe. More lighting in the parking lot as well as return the street light at the bottom of Overland Trail. There should be more speed bumps and police should be present during all soccer games.

BOROUGH OF BALDWIN RECREATION MASTER PLAN
Colewood Park

Q6. Please provide us with any additional feedback you feel will be helpful in planning for recreational facilities in Colewood Park.

26	I think there should be more police patrols during soccer as well as during the evenings. There should be more lighting and if possible lock the parking lots so no one can get in.
27	I hate to see the wooden playground be torn down. We moved on this street because the park is a short walk from our home. My kids (along with MANY other children) LOVE the playground! The space is big enough for multiple children to play and not get into each others way. There are too many children who frequent Colewood Playground to make the play space smaller.
28	The play ground has been referred to as splinter park; many times our play time was cut short due to getting a splinter. A decent restroom would be more sanitary than the port a johns. Recycling would be a great improvement too. Updating/ re-pairing some of the equipment in the playground would be great. The bleachers are in inconvenient locations. Water fountains. Flowers would a nice touch.
29	More clean indoor restrooms
30	After reviewing the revised plans, we suggest the following improvements:relocation of the pavillion to an area closer to the concession stand lighting for the fields as well as lighting around the park a fenced in area away from the fields for a dog park
31	Definitely lighting and better parking, restrooms and a rentable pavilion for parties and graduations with a kitchen and power source would be nice
32	The U8 Fields and concession areas always were and still look congested, possibly remove plans for un-needed playground and expand open area. Why is there an new access "road", but no parking, the trail is ok. Otherwise - looks great!
33	Lighting. Better fields that represent our borough
34	I think this is awesome that soccer is finally getting some attention by the borough. Since this is the ONLY soccer complex in Baldwin Whitehall, most of the space should be used for that.
35	Something needs to be done about the constant traffic to and from the park during soccer hours before someone gets killed. BWSA should be able to pay for an officer to sit on Colewood and Overland Trail to regulate speed. I can't possible tell you how many PARENTS are racing up and down the street and not stopping at stop signs!!!! If BWSA can pay for this project they can afford an officer to PROTECT OUR KIDS!!
36	Something needs to be done about the constant traffic to and from the park during soccer hours before someone gets killed. BWSA should be able to pay for an officer to sit on Colewood and Overland Trail to regulate speed. I can't possible tell you how many PARENTS are racing up and down the street and not stopping at stop signs!!!! If BWSA can pay for this project they can afford an officer to PROTECT OUR KIDS!!
37	I believe the soccer association needs to do a better job of controlling the parents from using our streets as a race track. I understand this is more of a police matter. The soccer association could and should show more of an effort to help with the speeding, because these fields and speeding were shoved into our neighborhood very secretly by the borough and themselves.
38	Please consider the soccer association's recommendations.
39	see notes above in previous question

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Q6. Please provide us with any additional feedback you feel will be helpful in planning for recreational facilities in Colewood Park.

40	year round use of facilities for all sport training camps which bring in revenue and makes yearly use of the park. did not see basketball, volleyball, shuffleboard, horseshoe court which are used when the picnic facility is rented out. a soccer use only park will not return the boro investment.
41	The plan looks really nice. Other than suggestions already being made by the soccer board (move pavilion closer to concession, add lighting for night play,etc) I just want more picnic tables. Possibly benches for side lines?bl am super excited for working bathrooms! I spend alot of time at that field during soccer seasons.
42	I am a developer so I am just curious on how these improvements are intended to be funded, as well as the ongoing maintenance costs.
43	As a Baldwin resident who coaches youth soccer it's an embarrassment when other communities travel here to play at our field. As coaches, we are constantly apologizing for the poor conditions and it gets old hearing people speak poorly about our area. I don't claim to have all of the answers or knowledge of all of the aspects of this situation but I can tell you this: I would love nothing more than a revamped set of fields for our kids. It could be a great point of pride for our community, a message that we care about our kids, and that we care about their health and well being. Let's make a wonderful community even better.
44	The BWSC is a wonderful community asset and provides both recreational and travel oppourtunities for the youth. I am sure there will be some complaints by the neighbors , however the benefits , to come from improving this existing park far out-weight a small group of unhappy people. This will be great for the community and improve the overall quality of life for the residents.
45	More parking would be a great improvement.
46	I have lived here for 50 years and the park is known as a hang out. Drugs. I do not let my kids hang there. Needs cleaned up and police need to patrol better.
47	The proposed changes look very nice.
48	Long overdue. Its great that the Borough is recognizing the need for soccer facilities. It would be great if Whitehall had the same vision. That would benefit everyone.
49	The plans look great. Excited to see the changes.
50	There is no need to move the playground. What is the point of the on streer bicycle route? How can u ride a bike with the constant flow of traffic.
51	NO DOG PARK! Not all people obey the rules. Dogs and their mess will end up where it should not, degrading the entire park's integrity.
52	Several times during games at the big field, balls have been kicked over the fence and into the creek. It is very difficult to go get the balls when they down there. Maybe a higher fence or netting to stop this from happening.
53	Bathrooms and parking! My Son plays travel and rec and it is a nightmare to park. Plus the road to the back field is always flooded and too rough to drive on
54	This all sounds very exciting - and we are looking forward to seeing the progress as it's made!
55	Excited for the changes shown in the plans. Our family enjoys the park and looking forward to the improvements.

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Q6. Please provide us with any additional feedback you feel will be helpful in planning for recreational facilities in Colewood Park.

56	I think a dog park would be a mistake. They are unsightly and a maintenance burden. I'm not bothered by people bringing dogs on leashes.
57	Keep taxes low.
58	The kids love the big tire swing I would hope to see another one of those. And I'd love to see somewhere for parents to set and relax (close to the exit) to give our kids a little independence
59	I do not believe that a fenced dog park is wise in an area where there will be that many children unless it is very far away from the playing facilities. People bringing their dogs in to a park where there will be 4/5/6 year old kids, leashed or not, it a huge risk. How about a spray park?
60	Are there any consideration for adding bleachers to the fields? I hope the access drive from the main parking to the U10 field is 2-way, this is always a problem area during the switching of games. I like the "green ideas" like stormwater harvesting and permeable paving. I caution the use of permeable pavement due to the maintenance costs. drainage between permeable parking and the fields will reduce "swamping" of the field during heavy rain events.
61	I don't think we need a dog park
62	Field Lighting would be a huge benefit. In the fall season it gets dark early and most times a one hour practice cannot be accomplished. Neighboring communities have soccer fields with lights (Bethel, USC, Pleasant Hills is putting in lights at the complex they are constructing). A big issue within B-W area is the complete lack of soccer fields. It's shameful that such a large organization (+600 youths) has so very little fields for use and especially shameful that other than the HS stadium there is not one full size field (dedicated to soccer) between Baldwin & Whitehall. I'm glad though that improvements are being made to Colewood to mitigate the dangers of playing on those fields.
63	I like the proposed additional of the trail. I think it would be a strong attraction to the park if the trail can be biked.
64	If you have not already done so- reach out to find out what is offered at other community parks and rec centers. This is a Desperately needed step in the right direction!
65	relocation of the pavillion to an area closer to the concession stand lighting for the fields as well as lighting around the park a fenced in area away from the fields for a dog park
66	Expanding the parks use beyond soccer. It could be used by the community for several other activities such as pickleball, tennis, running & walking trails, community day, etc.
67	Looking at the plans I think the pavilion might be better closer to the playground. When we go to the playground we like to bring our lunch and eat there. Also it would be nice to have somewhere to sit and eat when at the concessions for soccer.
68	It seems like the traffic flow won't work the way it's proposed. It looks like it would get congested with only 1 entrance
69	One entrance/exit will lead to traffic jams and increased traffic on an already busy street.

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Q6. Please provide us with any additional feedback you feel will be helpful in planning for recreational facilities in Colewood Park.

70	The residents whose back yards are right up against the soccer fields almost need some sort of fence or barrier. Or better regulation from coaches and parents. Every game, I see so many kids just running around through people's yards, kicking soccer balls in their yards, etc. If I lived that close to the field, I would have a major problem with that every weekend during soccer season.
71	Would really appreciate it if everything wasn't in just one end, on Overland Trail. Colewood has a park entrance also, that should still be included, with a parking lot. It isn't fair on the residents that live on Overland and Ranchview to congest our streets. Moving the park to the Overland Trail end only makes traffic worse. I would hope the park could stay on the Colewood side. I would also hope that the speed limit would be changed to 5mph at the park entrance. We have had so many issues with speeding, and completely disregarding the stop sign that I would hope there would be some changes with this also. How about permanent speed bumps?
72	Please consider leaving the old playground while doing the improvements. This park is one of my favorite things about where we currently live.
73	A backstop behind goals
74	Control the neighbors they are totally ridiculous in their actions. You knew you were moving by a park, what did you expect, that no one would use it, it's just there for open space for you people to look at.
75	I think the playground near the concession stand would be better in between the U-8 fields and the 2nd parking lot. The concession area already gets jammed up and the additional noise and chaos from the playground is unnecessary with the land between the U-8 fields and the other parking lot.
76	With four U8 soccer fields, the fields need a little more spacing. Right now the distance between each set of two fields is not enough for movement around the field with parents and/or teams on opposite sidelines. Reducing the number of fields to three U8 fields with the goals facing the walking trails and hillside would increase the spacing between the fields and allow better separation between them for fans/teams when simultaneous games are in progress. I've seen field spacing as an issue at other locations. Balls from one field fly onto the other field, fans walk across fields while games are in play, etc. It would be nice to avoid putting everyone in such close proximity if we can.
77	It would be extremely beneficial if turf was installed on at least the largest field. Mt. Lebanon has recently turfed their soccer complex and Peters Twp has a turfed complex for their soccer organization. The wear and tear that the fields take for practice as well as being used by other organizations (like lacross) destroys the grass, makes the fields uneven, and makes it extremely difficult for the kids to play. It also makes it difficult to maintain grass throughout the year. Regardless of the playing surface, fencing must be installed to protect the fields from vandalism (cars on the field, etc). In order to take full advantage of the facilities, lights should be considered and would be a huge bonus. Community fund raising could occur to help offset some of the costs associated with these improvements. Advertising could be sold to businesses for permanent advertising locations at the new facility and to help support local businesses.
78	Lights in the park - and speed bumps on all incoming roads

Q6. Please provide us with any additional feedback you feel will be helpful in planning for recreational facilities in Colewood Park.

79	Lighting... In the fall it gets dark by 6pm and if we had light the kids could enjoy soccer.. Parents work and can't get the practice to start sooner than 5:30-6 and in the fall that is to late to be out without the lights!!! Benches would be nice to.. Grandparents would appreciate it ☐
80	The preliminary plan looks awesome, good job, looking forward to its completion.
81	It's a great idea, glad for the changes. It's about time.
82	We would like as much soccer "field" space and as much parking as possible. Parking inside the "park limits" keeps cars from parking in front of the homes on the surface streets near the park. The stop sign at the corner of Ranchview and Overland Trail as you head to the park from Brownsville Road is hard to see due to a tree that blocks the sign. Speed bumps or humps would be useful in slowing down traffic as well. A designated area for dogs to run free and do their business would be appreciated as well...they currently use the soccer fields.

PUBLIC MEETINGS

On February 9, 2016, a formal presentation of the draft master plan was conducted at a public meeting of the Borough Council. The presentation provided a detailed discussion of the planning process as well as the recommendations of the draft plan.

The presentation provided both Council members as well as those in attendance and opportunity to comment on the plan. A number of talking points came out of the meeting including a detailed discussion on the proposed Sharrow Bike Routes, the location of proposed playgrounds, concerns over parking, concerns with traffic flow and speed, concerns over noise and visual impacts as well as a number of additional concerns expressed by neighbors. The information was discussed and thoughtfully considered in the refinement of the final master plan.

The additional dialog on each of the above listed items resulted in a refinement of the master plan to address each of these items to the satisfaction of Council and the key stakeholders. The final master plan as presented in this document reflect the results of this public meeting.

INVENTORY



FACILITY INVENTORY

To plan the future development of Elm Leaf Park, the project team must first gain a broad based understanding of the facilities and physical character of the property. This inventory and assessment is the second most critical component of the master plan process, second only to the community input process. This is due to the fact that in order to make wise decisions for the placement of facilities and use areas within the Park, the consultant team must have a complete understanding of the natural resources, cultural resources and existing built environment. This process includes an exhaustive inventory, evaluation and assessment of the existing buildings and facilities to determine the condition of each facility. This process informs the decision making process and helps to determine whether or not each existing facility is in adequate condition to remain, or conversely if the facility requires improvement or removal all together.

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Equally important to the evaluation of the Park's built environment and infrastructure, a detailed understanding of the natural features of the Park is critical in the development process of the master plan. Several key areas such as the topographic and soil characteristics, vegetation and hydrologic patterns and specific natural characteristics are all evaluated. This evaluation is important to ensure that all proposed improvements respect the natural features of the site. In addition, specific natural characteristics or features such as a woodland, waterfall, rock outcropping, wetland, riparian corridors, etc. are identified. These resources can provide opportunities for the development of trails, destinations along trails and natural/interpretive educational locations.

In autumn of 2015, a complete and detailed inventory of the Park was conducted by the consultant team. The inventory included all of the facilities, building and open spaces found on the property. The following table provides a list of all of the facilities, buildings and use areas currently found on the property. The last column of the table also provides some basic recommendations for each facility/use area. The recommendations are stated in two ways: 1) if the facility should be removed and/or replaced, 2) what needs to be done to the facility if it is not removed and/or replaced. Some facilities will only indicate recommendations concerning improvements to comply with safety standards reduce maintenance and/or improve the appearance of the facility.

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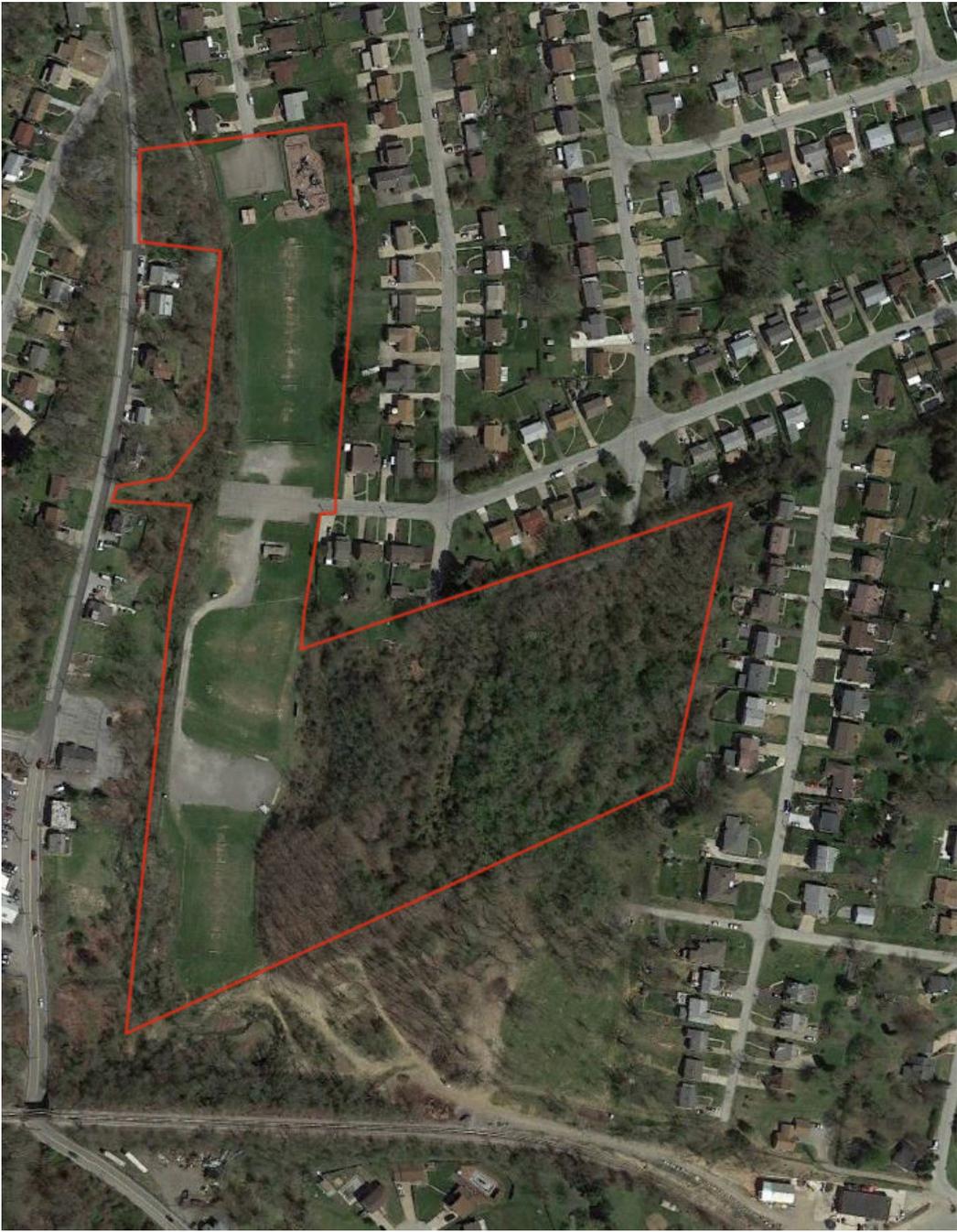


Figure3b. Colewood Park

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Colewood Park

Table 1b. Colewood Facilities Inventory

FACILITY	DESCRIPTION	AMENITIES	CONDITION
Entrance Road	Paved road through a residential area		Good
Parking Area	Paved lot	24 lined parking spaces; two handicap parking spaces with signs; entrances to fields on both sides of lot; 8' fence at end of lot	Good
Walking Path	Natural path to Curry Road	Metal footbridge with railings; stream	Fair
Limestone Parking Area	2B limestone unmarked area	Three 55 gallon plastic trash cans; storage bin; steel guardrail; dumpster; water meter pit; sign "No Pets"	Good
Soccer Field	Large field – 142' x 234'	6' fence along creek with signs; storage bin; two 55 gallon plastic trash cans; two portable goals; corners marked with cones	Fair
Pavilion	24' x 24' pavilion	Metal support posts & roof; paved floor; four painted wood tables with metal frames; 55 gallon plastic trash cans; 6' coated plastic fence	Fair
Parking Lot	Paved lot at Colewood Drive	Handicap sign; steel guardrail with chained access area; pedestrian access with sign for park hours, "No Pets", & "No Smoking – Young Lungs at Play"; port-a-john	Good
Playground	Kids Country Leather's Playground	Fenced with wood railing and pickets; engraved brick entrance; swing set with two infant seats; multiple wooden structures; slide with mat; swing set – one bay with tire swing, second bay with two regular seats; swing mats; 55 gallon metal trash cans	Fair
Concession Stand	14' x 35'	Block building with concrete roof, concrete patio; serving window, storage pod; two storage bins; 55 gallon plastic trash cans	Poor
Parking Area	Limestone parking lot	Five 55 gallon plastic trash cans; two wooden picnic tables; two port-a-johns	Fair
Soccer Field	Medium Field 90' x 120'	15' five seat bleacher with wood seats, metal frame, foot & rail; 8' cyclone fence; two goals; picnic table; storage bin; kick practice board	Good
Access Road & Parking area	Access to small soccer field	Road lined with cones & ropes; slag parking area; old concrete pipe storage area; two small goals; one large goal three storage bins; 55 gallon trash can; 8' cyclone fence	Fair
Soccer Field	Small field 60' x 90'	Two portable goals; 15' five seat aluminum bleacher with railing; concrete pad	Good
Hillside	Treed hill	200 plus year old white oak; rock outcropping	Good
General			

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Table 1b (cont.) Colewood Facilities Inventory

FACILITY	AGE SERVED	ADA ACCESS	ISSUES/RECOMMENDATIONS
Entrance Road	All	Yes	Need signage for park
Parking Area	All	Yes	Add van accessible sign; marking on handicap parking spaces fading – redo; remove entangled grapevines in fence
Walking Path	Youth – Adult	No	Bridge rusting – needs inspected & painted; remove old concrete pipe from stream; place sign at both ends of path; resurface path and remove overhanging brush & invasives
Limestone Parking Area	All	No	Pave and line parking area
Soccer Field	Youth - Adult	No	Enlarge to regulation size; provide ADA access; improve drainage along bank side of field; level undulation field & improve surface
Pavilion	All	No	Remove and centrally locate; posts and roof rusting; floor is rough; tables need repainted
Parking Lot	All	Yes	Port-a-john not ADA accessible; remove parking lot to expand field
Playground	Youth	No	Remove and relocate to a centralized area; drainage issue behind playground; drainage ditch from playground area to stream sunken causing a potential trip hazard
Concession Stand	All	No	Remove and relocate to a centralized area
Parking Area	All	No	Relocate parking area
Soccer Field	Youth	No	Provide ADA access; replace bleacher – poor condition; improve field surface
Access Road & Parking area	All	No	Improve road and parking or change to service road only; clean up debris in storage area; mow behind fence
Soccer Field	Youth	No	Provide ADA access; improve field surface; add fencing along creek side of field
Hillside	N/A	N/A	Location of holding area: construct trails in undisturbed sections
General			Use trash receptacles with domes throughout park; install dog waste stations; coordinate signage throughout park; install wayfinding signage – entrance signs; construct trail system in park; provide ADA access to all areas and facilities; provide at least one ADA picnic table; centralize facilities – playground, concession, restrooms, & pavilion; light parking areas

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MASTER PLAN



THE MASTER PLAN

The development of the master plan is not something that is conducted in a vacuum but rather a process that requires that a series of steps be completed in order to ensure that the plan fits the needs of the users and community while respecting the natural systems of the property. This process of building layers of information which inform the master plan starts with understanding the characteristics and existing features of the property, which was detailed in Section 3. Once this inventory has been completed, the site is then coupled with the known desires of the community which is generated through the community needs assessment, detailed in Section 2. Wedding the desired improvements to the property is the task of the consultant team. Finding the best solution to accommodate the desired improvements while respecting the natural systems and characteristics of the site is an iterative process requiring brainstorming, consensus building and budget analysis.

The following details the master planning process up to the point of the development of the final master plan.

DESIRED IMPROVEMENTS

Based on the results of the public input process, meetings with key stakeholders and the public, the following suggested facilities are reviewed for inclusion into the master plan.

- Improved accessibility for pedestrians
- Soccer field improvements and safety
- Improved ADA accessibility
- Restroom
- Trails
- Picnic facilities
- Playground improvements

EVOLUTION OF THE DRAFT MASTER PLAN

At the completion of the inventory and the initial public input process, the consultant team began to prepare conceptual master plan alternatives.

Given the existing development patterns, facilities and the topography of the site, the conceptual plan development process focused on redeveloping existing built areas, improving pedestrian and vehicular circulation and safety, and areas to open up for new development. As a way to begin to transition from big ideas and brainstorming to a unified and detailed plan, the consultant team first began by preparing a conceptual plan that introduced the desired improvements within the context of existing facilities to remain and the natural systems of the Park.

Many of the Parks existing features and elements governed the location and development pattern of the conceptual plan. For example, the location of the access roads and neighboring residential properties are fixed features that must be worked around in the master plan. Due to the limitations of existing features it was important to look at improving the existing while integrating new proposed facilities.

After the completion of the facilities inventory, the consultant team focused on the development of the initial draft plan. The development of the plan is an iterative process that is facilitated by brainstorming and developing various sketch plan alternatives. Many design alternatives were reviewed and discussed. The pros and cons were evaluated along with early cost evaluations to determine the best fit for proposed facilities. This process culminated in the development of the initial plan.

Ultimately, numerous revisions and edits were made to the draft master plan which ultimately yielded the final draft plan presented to the general public in February 2016.

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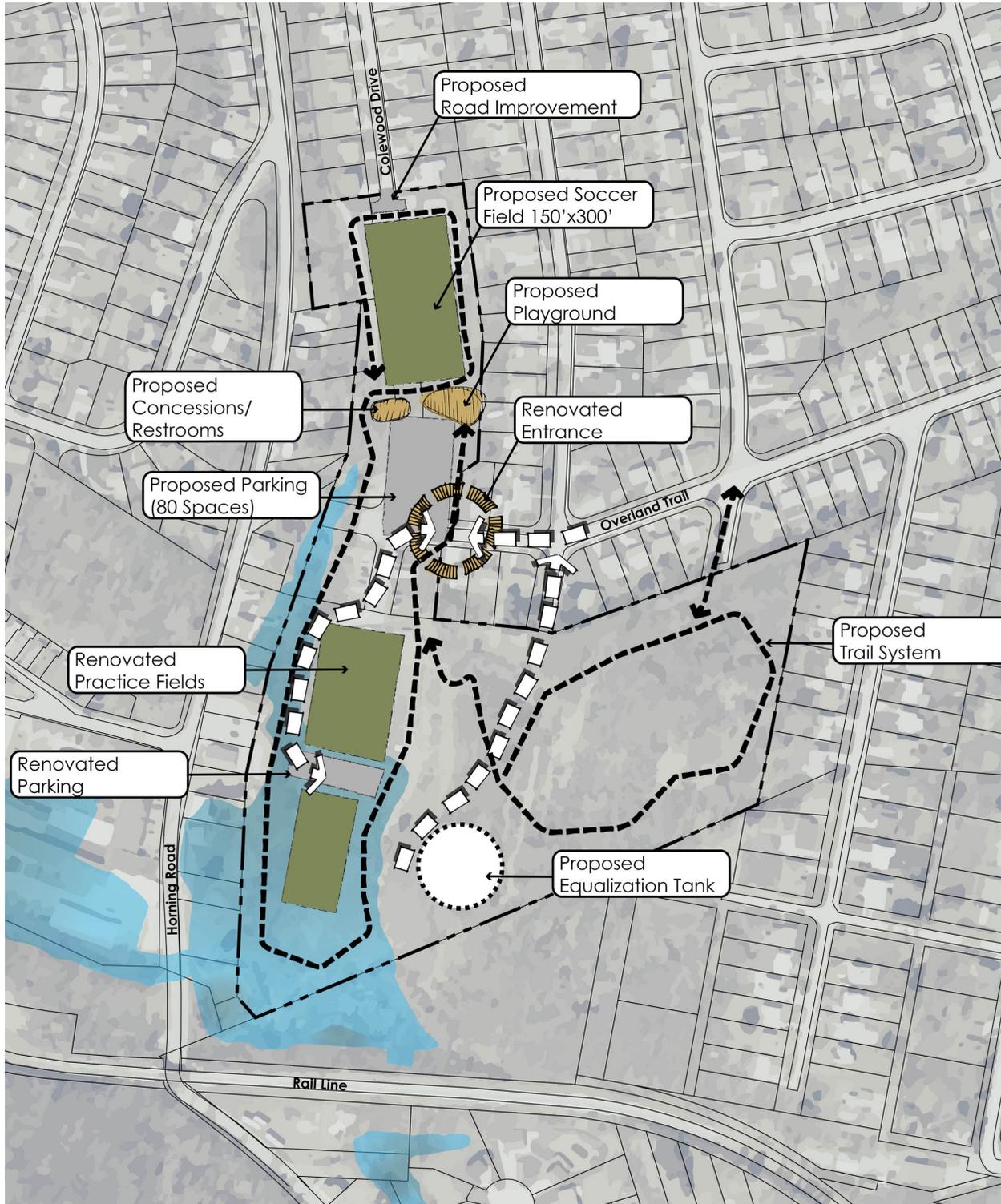


Figure 4b. Colewood Park Concept Plan

MASTER PLAN

Given the progressive and linear process of developing the conceptual plan, each component or use area proposed in the master plan was evaluated and scrutinized based on need, practicality of location, and development cost to ensure that each component of the master plan was justified, warranted and was the best fit for the site.

Once a directive for the general site layout was provided through the conceptual planning process, the plan began to evolve into the draft master plan with the addition of specific site detail and the rounding out the overall proposals for the site.

Many of the revisions, changes and additions to the draft master plans took place in the detailing of the support facilities. Once many of the major use areas were located and defined, such as the playground and parking areas, the consultant team worked at detailing the areas in between these major site features. To ensure a uniform, cohesive and continuous experience for Park users, it was recognized that the large use areas must be threaded together with a common palate of design elements.

Additionally, support facilities such as walkways, trails, parking areas, restrooms, signage, etc. were considered an important part of the master plan. The detailing phase of the master plan process evaluated many options including surfacing types, signage types and architectural vocabulary which could be implemented.

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Colewood Park

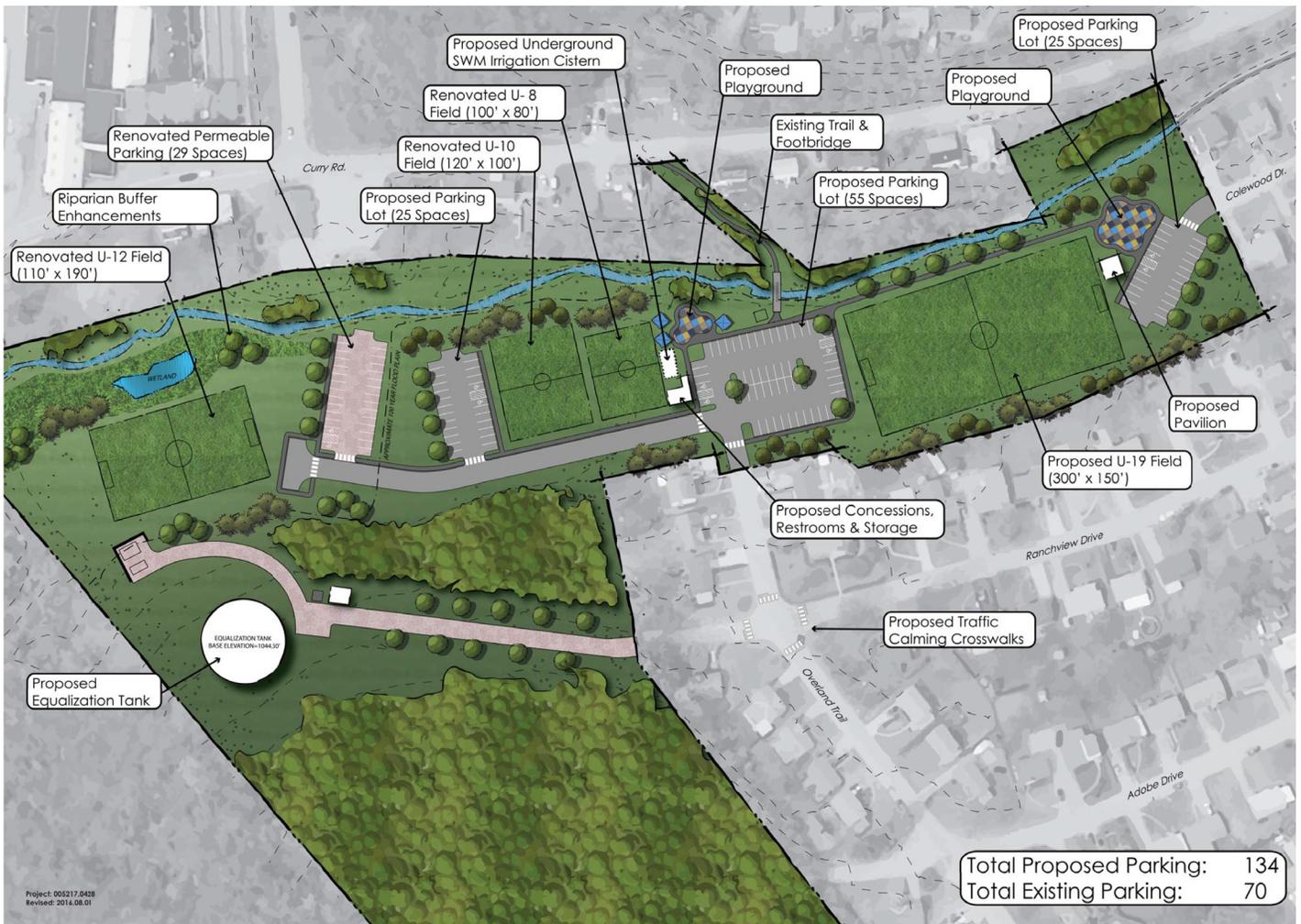


Figure 5b. Colewood Park Master Plan

MASTER PLAN RECOMMENDATIONS:

- **Trails and walking routes** – The master plan provides for a linear walking route that accomplishes two objectives. As a paved surface, the walking route will first provide an ADA accessible route to all of the proposed recreational facilities as outlined in the master plan. Additionally, the paved walking route provides Park visitors and surrounding resident a walking path for recreation and exercise that is located off-street. The walkways will provide safe routes for pedestrians through the park and links to surrounding neighborhoods.
- **Soccer Fields** – As a central focus of the Park, the soccer fields will feature prominently in the future of the Park. The fields will be provided in three areas and are connected via the pedestrian walkways discussed above to support facilities within the Park. One U-19 field, one U-12 field and a U-8/U10 field share one location offering flexibility in potential field layouts.

As a part of the sewer improvements project, the excess soil generated from construction will be placed within the Park in an effort to improve the soccer fields. By raising the elevation of the fields, the finished grades of the fields can be adjusted to provide a more uniform and better drained field surface.

- **Buffers/landscape and neighbor screening** – Recognizing the proximity of the existing and proposed recreational facilities to surrounding homes, the master plan proposes to maintain and enhance vegetated buffers. By doing so, the visual and sound impacts of Park users will be minimized to the extent possible through the use of vegetation.
- **Parking and access** – One of the most important public guided recommendations of this plan regard parking and vehicular circulation concerns. Both neighboring residents and soccer association members identified the need to provide additional parking within the Park while also improving circulation to Park entry points. The Master Plan addresses these concerns by providing multiple parking lots within the Park and raising the parking space count from 70 existing space to 134 proposed parking spaces. This additional parking will help alleviate the parking pressure during peak soccer usage times.

To aid in traffic calming on the roads surrounding the Park, proposed crosswalks, signage and a sidewalk are proposed at the intersection of Ranchview Drive and Overland Trail. These additional elements are intended to provide a visual element that alerts drivers to the upcoming park entrance. These visual cues are expected to slow the speed of vehicle traffic entering the Park.

BOROUGH OF BALDWIN RECREATION MASTER PLAN
Colewood Park

- **Playgrounds** – The existing playground in the park is in need of immediate replacement. The proposed playgrounds will be located at two locations within the Park in order to better meet the needs of Park users. The larger of the two playgrounds will be located in the northern portion of the Park. This will be a 2-12 year playground offering both 2-5 year and 5-12 year play areas. The smaller playground will be located centrally in the Park near the proposed restroom/concessions area. This will be a 2-12 year playground with one play structure and supporting equipment pieces.

Both playgrounds are intended to be surfaced with a rubber tile safety surfacing bounded by concrete sidewalk. This will ensure full ADA accessibility to the playground while also creating a low maintenance area for Borough Staff.

- **Park Structures** – One pavilion and one multi-use building will provide a restroom with space to accommodate storage and concession. While both structures should have a united architectural character, the pavilion will be a kit-built structure on a concrete pad.

The restroom/concession/storage building will serve as a consolidated and utilitarian support structure. The facility will be ADA accessible and is proposed to be located centrally within the Park. Located adjacent to the Park's main parking area, the restroom structure will ensure ease of access for all Park users. Although a detail design is not proposed as a part of this master plan, it is recommended that the Borough solicit the services of an Architect to aid in the design of the structure. An architect will ensure that the character of the structure is consistent with and fitting the Park environment.

DESIGN GUIDELINES

As the master plan was developed a number of detail oriented items were identified, but could not be conveyed in a two-dimensional plan.

The following sections will explore, in more detail, many of the areas which were discussed regarding the final details. Many of these items are aesthetic in nature or are items that cannot be represented on the master plan. The following items are as important to the final “look” of the Park as is the physical layout of the facilities proposed in the master plan.

1. Universal Accessibility Standards

Universal accessibility is a paramount consideration when planning all new facilities or renovations to existing facilities. As the Park currently provide limited accessible routes, parking areas and facilities, the master plan must strive to address this limitation. The mandate requires that facilities developed within the Park must accommodate all user groups regardless of ability or capability. Thus, planning accessible routes, accommodating built facilities and providing parking areas that meet all accessibility standards is a fundamental element of the master plan and ultimately the development of the Park.

The following sources provide the resources necessary in planning for accessible facilities:

- In the summer of 2010 by the US Department of Justice released a number of substantive changes to the 1991 ADA Standards for Accessible Design as established under the Americans with Disabilities Act. More information on the final rule as well as fact sheets regarding the 2010 changes is available, in electronic format, on-line at <http://www.ada.gov/>. For additional information or to order copies of any documents, call the ADA Information Line (800) 514-0301 (voice) or (800) 514-0383 (TTY).
- Americans with Disabilities Accessibility Guidelines for Buildings and Facilities, Play Areas, Finale Rule, www.access-board.gov
- National Center of Accessibility www.ncaonline.org

2. Signage

Signage is a problem which many public places. The lack of directional and way finding signs limits a user’s ability to identify facilities and amenities and how best to access these facilities. In order to improve overall signage, it is recommended that a general sign type, which can be used for all facility signs, be developed. This common sign type can be used for entrance signs, way finding signs, directional signs and facility signs. The commonly themed sign will assist in establishing a common visual language to better assist Park users.

The overall plan identifies the need to provide gateway signs at the key gateways to the Park in order to better guide park users to the park. Further, way finding signage will be necessary throughout the park direct park users to use areas within the park or along the trail system.

3. Landscaping

The use of native plants is strongly encouraged for general planting and landscaping throughout the Park. However, areas of high public visibility can be equally served by the combined use of non-native ornamental plants selected for their form, flower and/or fall color. Again, like lighting and signage, the idea is to create a common language that is identifiable throughout the Park.

The following plant list is being provided as a starting point in the identification of plant materials that are recommended:

Suggested Plant List

Trees

Acer saccharum (Sugar Maple)
Acer rubrum (Red Maple)
Cercis canadensis (Eastern Redbud)
Fagus grandifolia (American Beech)
Liriodendron tulipifera (Tuliptree)
Quercus coccinea (Scarlet Oak)
Quercus rubra (Red Oak)
Quercus prinus (Chesnut Oak)

Shrubs

Calycanthus floridus (Sweetshrub)
Cornus amomum (Silky Dogwood)
Clethra alnifolia (Summersweet Clethra)
Fothergilla gardenia (Dwarf Fothergilla)
Ilex Glabra (Inkberry Holly)
Itea virginica (Virginia Sweetspire)
Kalmia latifolia (Mountain Laurel)
Lindera benzoin (Spicebush)
Myrica pensylvanica
(Northern Bayberry)
Viburnum trilobum
(American Cranberrybush)

Suggested Plant List (cont.)

Perennials

Andropogon gorardii (Big Bluestem)
Carex lurida (Lurid Sedge)

Eupatorium fistulosum (Joe Pye Weed)
Hemerocallis spp. (Daylily)

Monarda didyma (Bee Balm)
Panicum virgatum (Switch Grass)

Polystichum achrostichoides
(Christmas Fern)

Rudbeckia hirta (Black Eyed Susan)
Schizachyrium scoparium (Little Bluestem)
Tiarella cordifolia (Foamflower)

Ornamental Plants

Azalea spp. (Azalea)
Cornus alternifolia
(Pagoda Dogwood)
Ilex spp. (Holly)
Hamamelis virginiana
(Common Witch Hazel)
Hydrangea spp. (Hydrangea)
Malus 'Hozam'
(Holiday Gold Hozam Crab)

Prunus virginiana 'Red Select'
(Canada Red Select Cherry)

Spiraea spp. (Spirea)
Syringa spp. (Lilac)
Viburnum spp. (Viburnum)

4. Architecture

The need to develop a common architectural vocabulary is yet another opportunity to create a distinct style for the Park. The use of a common architectural style, color, window placement and treatment, etc. will help create a general sense of uniformity to the Park. This common architectural style could have the effect of tying the Park together and creating an enhanced visual character.

5. Stormwater Management

With the changing requirements for controlling and managing stormwater run-off, a variety of newly accepted methods are available for use. These methods focus on the infiltration of water. In order to improve the existing stormwater management at the Park and to accommodate future development, a variety of detention and infiltration measures will be required.

The use of rain gardens, under pavement recharge zones, stilling basins and parking lot infiltration channels are all applicable methods for controlling and infiltrating stormwater near its original source. As each of the proposed use areas and buildings are designed, the Borough and designing consultant must make wise decisions, working with the County Conservation District and Pennsylvania's BMP handbook, on the selection of the stormwater infiltration method that is most appropriate given the site location, soil conditions and volume of water to be infiltrated.

6. Sustainable Development Initiatives

Sustainable site development is no longer a “buzz” word when it comes to facility design and construction. Public facilities offer a unique opportunity to act as local incubators to develop and exhibit sustainable development principles, processes and materials. The development of this master plan took into account many of the ideas embraced with sustainable development techniques. As a result, many of these ideas are inherent in the master plan as the plan evolved hand-in-hand with a sustainable approach.

The following bullet points offer a brief review of the key elements and/or ideas that are in keeping with the overall sustainable approach:

1. Minimize impervious surfaces:
 - Paved parking spaces have been kept to a bare minimum with a reduced parking space size of 9' x 18'.
 - Future buildings can accommodate vegetated roofs which can reduce impervious surfaces while also reducing energy costs for the buildings.
2. Protect and enhance existing natural features and systems:
 - Protect the existing riparian corridors on site.
 - Enhance the vegetated cover of the riparian corridor through the planting of native plants suitable to riparian conditions.
 - The preservation and enhancement of the riparian corridor will create additional wildlife habitat while also protecting the sensitive land surfaces in the park.
 - Protection of steep slopes, especially in the riparian corridor, will reduce soil erosion.
3. Promote onsite infiltration of stormwater:
 - Proposed development shall minimize conventional stormwater conveyance systems in favor of vegetated swales, rain gardens and infiltration bays.
4. Promote sustainable selection of materials and maintenance needs:
 - Mowing can be reduced to areas surrounding the active use areas while letting more remote or less used area revert to meadow.
 - Develop a maintenance regiment which minimizes the use of synthetic turf care and insecticide products.
 - Develop a regiment to eliminate all invasive plants.
 - When selecting restroom facilities, weigh options for alternative treatment methods such as peat filters, composting facilities, etc.

BOROUGH OF BALDWIN RECREATION MASTER PLAN
Colewood Park

IMPLEMENTATION



COST ESTIMATES AND IMPLEMENTATION | COLEWOOD PARK

To assist Borough Officials and Staff to plan for, budget and secure funding, the following cost estimate was prepared. This cost estimate, developed in year 2016 dollars, includes the anticipated costs for the construction of each phase. For estimating purposes, it has been assumed that all work will be publicly bid for construction. Thus, a mobilization and contingency fee has been included. Additionally, cost associated with the design, engineering and permitting services has been included.

It should be noted that, although the cost estimate was developed assuming all construction to be contracted out, the Borough may be able to reduce construction costs by using Borough staff, volunteer groups and financial/volunteer assistance with the soccer association.

BOROUGH OF BALDWIN RECREATION MASTER PLAN
Colewood Park

Given the eminent sewer projects, that will commence within the park in late 2016, development in the Park will necessary to, at a minimum, return the park to the existing service level. As such, a significant amount the construction cost outlined in the flowing cost estimate will be accomplished through the sewer construction projects. Beyond these initial improvements, it is assumed that the Borough and soccer association will work collaboratively to implement the added recreational amenities and support facilities outlined in the master plan.

It is anticipated that once the sewer construction projects are complete and the Park is restored/improved as a result of the construction, the Borough will be able to move forward with the implementation of the remaining recreation improvements in a logical and timely manner as funding is secured.

BOROUGH OF BALDWIN RECREATION MASTER PLAN
Colewood Park

Colewood Park Master Plan

Borough of Baldwin

5217.0428

Date: 6.14.2016



ITEM	UNIT COST	UNITS	TOTAL
SITE PREPARATION			
Topsoil Stockpiling (6" avg)	\$2.75 CY	2,675	\$7,356.25
Demolition - Playground	\$7,500.00 LS	1	\$7,500.00
Demolition - Asphalt Road/Parking	\$7,500.00 LS	1	\$7,500.00
Demolition - Restroom Building	\$10,500.00 LS	1	\$10,500.00
Earthwork	\$4.75 CY	28,000	\$133,000.00
Erosion Control	\$40,000.00 LS	1	\$40,000.00
Seeding & Mulch	\$1.75 SY	24,000	\$42,000.00
PAVEMENT-Roadway and Parking			
Full depth asphalt and base	\$50.00 SY	5,720	\$286,000.00
Aggregate surfaced parking lot (12" depth)	\$20.00 SY	975	\$19,500.00
Line Striping & Signage	\$5,500.00 LS	1	\$5,500.00
ADA Parking Sign with Post	\$300.00 EA	8	\$2,400.00
STORMWATER			
Detention System	\$120,000.00 LS	1	\$120,000.00
Catch Basin (Type M)	\$2,500.00 EA	18	\$45,000.00
Sport Field Drains (Nyloplast Inline Drains)	\$650.00 EA	24	\$15,600.00
18" HDPE Pipe	\$50.00 LF	1,450	\$72,500.00
BMP (bioinfiltration)	\$30.00 SY	240	\$7,200.00
WALKING ROUTES and PADS			
Concrete Sidewalk -(4" depth)	\$60.00 SY	1,845	\$110,700.00
SOCCER FIELDS			
Athletic field seeding	\$3.25 SY	11,970	\$38,902.50
6FT Perimeter Fence (stream side safety fence)	\$55.00 LF	765	\$42,075.00
Equipment (Goal Net and Frame/Pair)	\$5,000.00 EA	4	\$20,000.00
SMALL PLAYGROUND			
Shade Canopy Structure	\$8,500.00 EA	3	\$25,500.00
Surfacing Material- (Rubber Tiles)	\$12.00 SF	1,700	\$20,400.00
Asphalt Base (3") on Stone Subbase (6" depth)	\$25.00 SY	190	\$4,750.00
Underdrainage	\$6.50 LF	75	\$487.50
Perimeter fence	\$25.00 LF	150	\$3,750.00
Play Structures (2yr to 12yr)	\$85,000.00 LS	1	\$85,000.00
LARGE PLAYGROUND			
Shade Canopy Structure	\$8,500.00 EA	3	\$25,500.00
Surfacing Material- (Rubber Tiles)	\$12.00 SF	3,050	\$36,600.00
Asphalt Base (3") on Stone Subbase (6" depth)	\$25.00 SY	340	\$8,500.00
Underdrainage	\$6.50 LF	120	\$780.00
Perimeter fence	\$25.00 LF	220	\$5,500.00
Ride-On Elements	\$5,500.00 EA	4	\$22,000.00
Play Structures (2yr to 5yr)	\$45,000.00 LS	1	\$45,000.00
Play Structures (5yr to 12yr)	\$95,000.00 LS	1	\$95,000.00
BUILDINGS			
Pavilion (24x24) with concrete pad	\$85,000.00 LS	1	\$85,000.00
Restroom/Concessions Building	\$150.00 SF	750	\$112,500.00
UTILITIES			
Electrical Line	\$35.00 LF	300	\$10,500.00
Electrical building service	\$5,000.00 LF	2	\$10,000.00
Water Line	\$35.00 LF	120	\$4,200.00
Sanitary Line	\$35.00 LF	150	\$5,250.00
Sanitary Manholes	\$3,500.00 EA	1	\$3,500.00
MISCELLANEOUS			
Gateways Signs	\$2,500.00 EA	2	\$5,000.00
Way Finding Signs	\$1,200.00 EA	4	\$4,800.00
Vehicular Signage	\$300.00 EA	5	\$1,500.00
3 Row Aluminum Bleachers	\$4,000.00 EA	12	\$48,000.00
Picnic Tables	\$2,000.00 EA	6	\$12,000.00
Landscaping (Trees and Shrubs)	\$15,000.00 LS	1	\$15,000.00
Trash Receptacles	\$650.00 EA	10	\$6,500.00
Benches-6ft long	\$1,500.00 EA	8	\$12,000.00
Subtotal			\$1,747,751.25
Engineering/Design Fee			\$174,775.13
Mobilization			\$17,477.51
Total			\$1,940,003.89

BOROUGH OF BALDWIN RECREATION MASTER PLAN

APPENDIX A

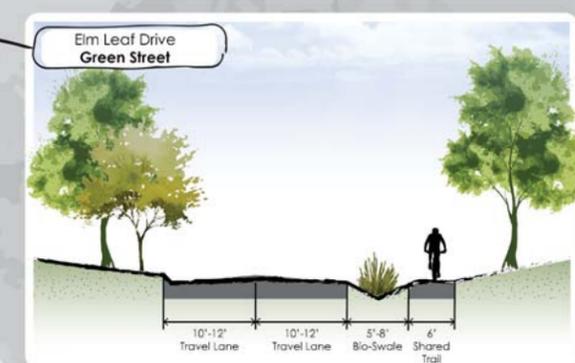
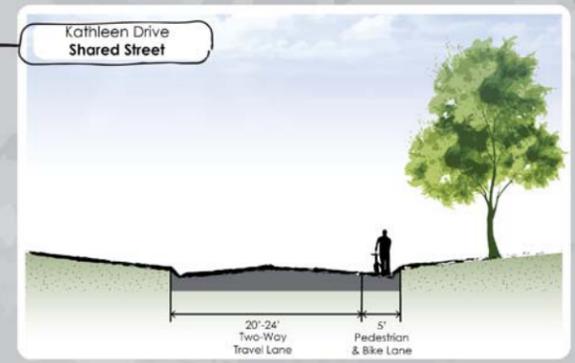
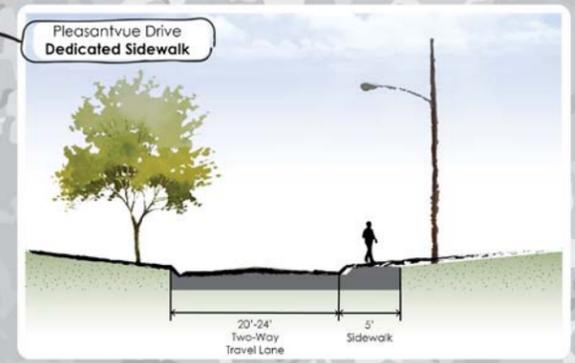
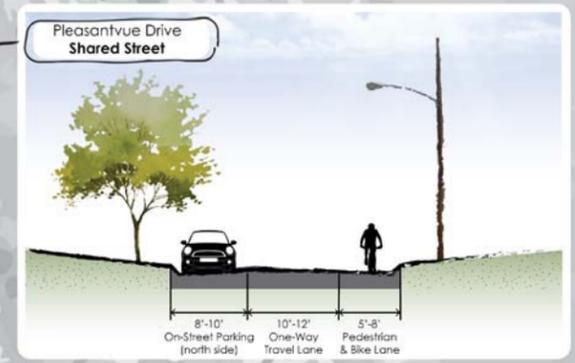


Elm Leaf Park Master Plan
Baldwin Borough
Allegheny County, PA



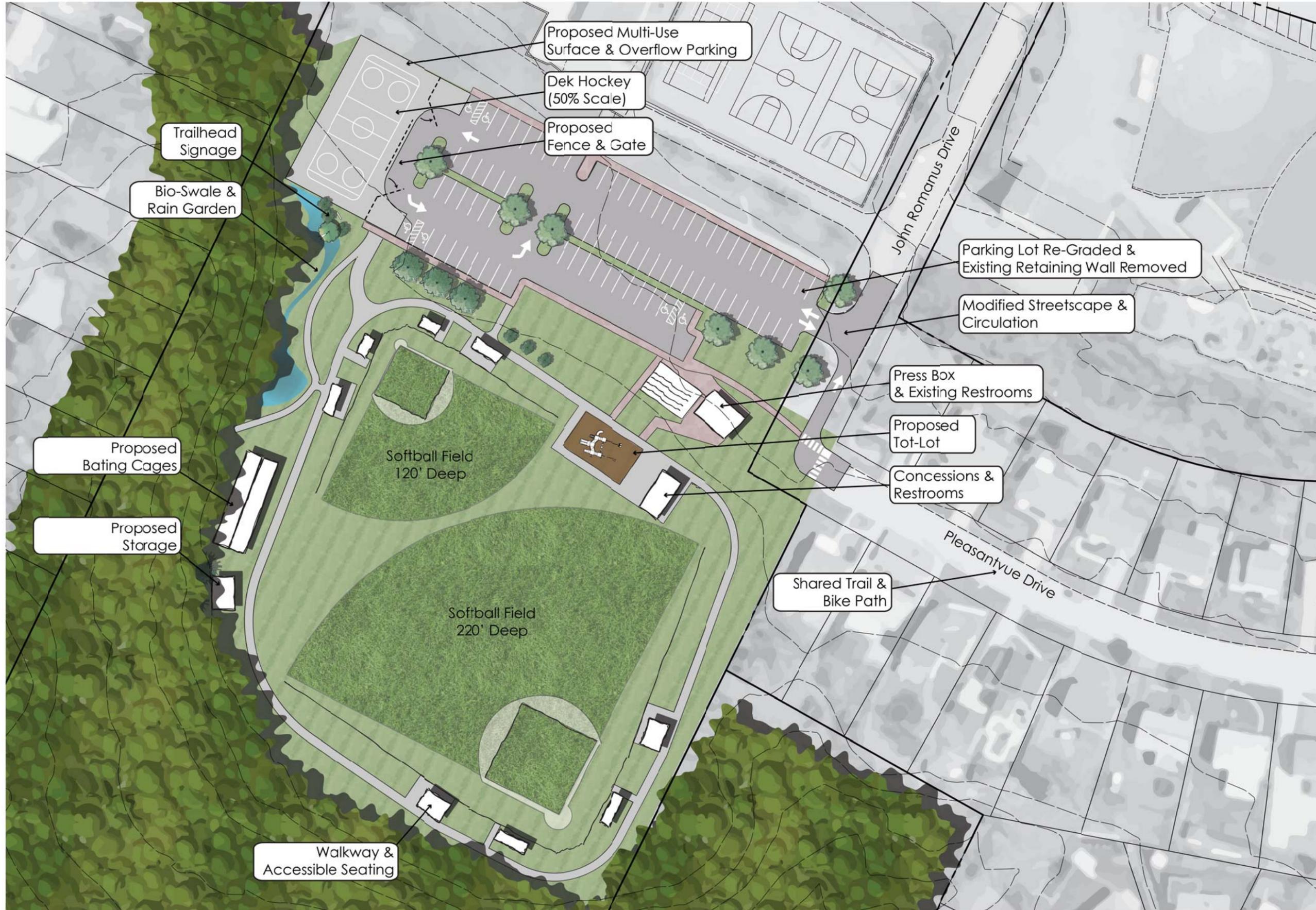
- Proposed Improvements:
- Site 1:** Remove Existing Play Equipment
Increase Accessibility
Add a Tot-Lot & Seating
 - Site 2:** Improve Circulation & Add a Multi-Purposed Surface
Add a Trailhead & Pedestrian Path
Add a Second Softball Field
 - Site 3:** Add an Inclusive Playground
Add Pavilions & Parking
Increase Accessibility

Elm Leaf Park Master Plan
Baldwin Borough
Allegheny County, PA

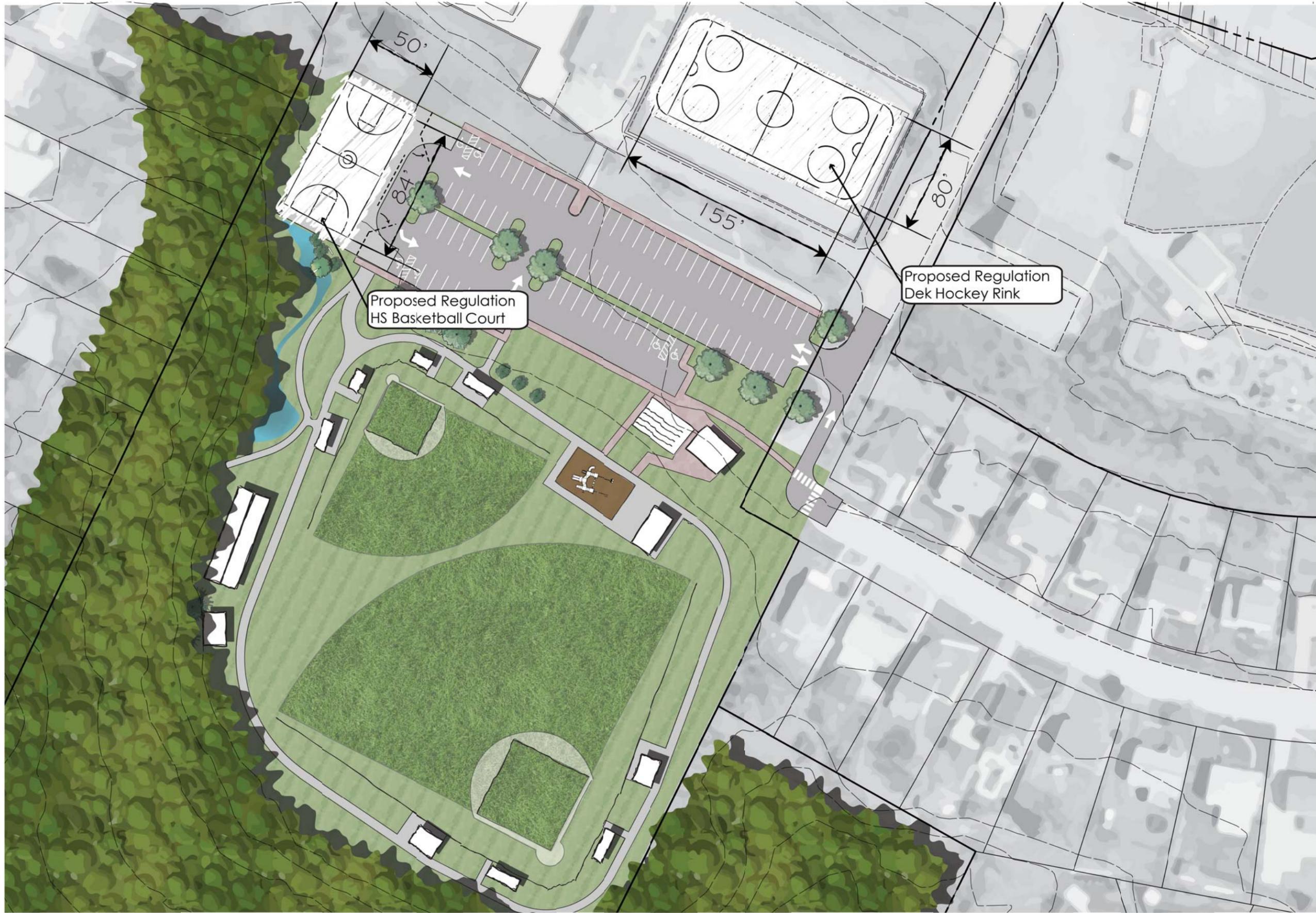


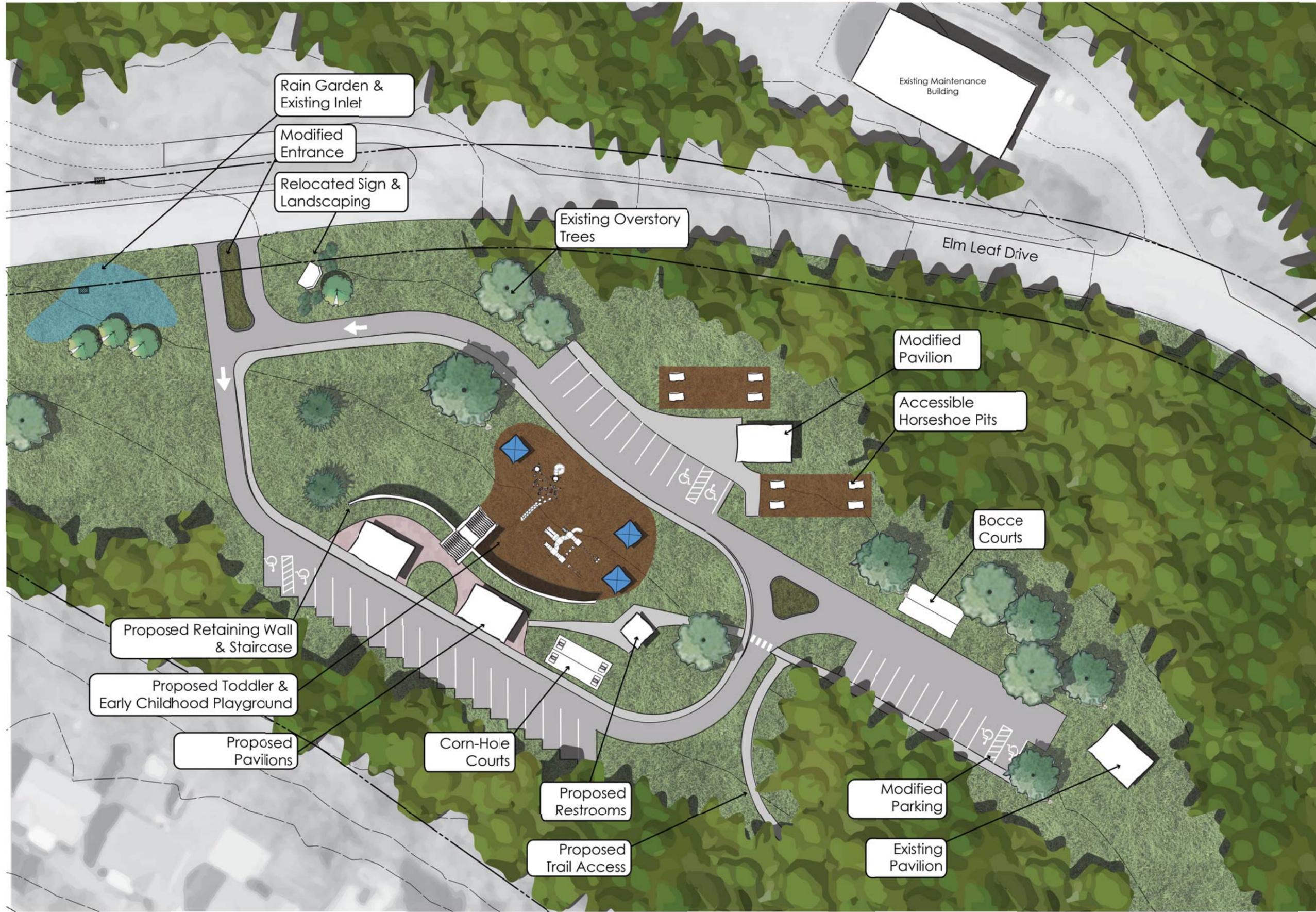


Site 1: Tot-Lot & Baseball Field Sketch Plan
Baldwin Parks Master Plan
Allegheny County, PA



Site 2: Trailhead & Ballfield Sketch Plan
Baldwin Parks Master Plan
Allegheny County, PA





Rain Garden & Existing Inlet

Modified Entrance

Relocated Sign & Landscaping

Existing Overstory Trees

Existing Maintenance Building

Elm Leaf Drive

Modified Pavilion

Accessible Horseshoe Pits

Bocce Courts

Proposed Retaining Wall & Staircase

Proposed Toddler & Early Childhood Playground

Proposed Pavilions

Corn-Hoe Courts

Proposed Restrooms

Proposed Trail Access

Modified Parking

Existing Pavilion

Site 3: Playground Sketch Plan
Baldwin Parks Master Plan
Allegheny County, PA

APPENDIX B



Project: 005217.0428
 Revised: 2016.08.01

Total Proposed Parking:	134
Total Existing Parking:	70

Colewood Park Master Plan
 Baldwin Borough
 Allegheny County, PA



HRG

Herbert, Rowland & Grubic, Inc.
Engineering & Related Services

AN EMPLOYEE-OWNED COMPANY