

# Recreation Master Plan

February 2016



## BOROUGH OF BALDWIN

PENNSYLVANIA



PARTNERS

RECREATION MASTER PLAN  
BOROUGH OF BALDWIN, ALLEGHENY COUNTY, PENNSYLVANIA

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BOROUGH OF BALDWIN  
PENNSYLVANIA



BOROUGH OF BALDWIN RECREATION MASTER PLAN

## SUMMARY

### **EXECUTIVE SUMMARY | ELM LEAF PARK MASTER PLAN**

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.

Recognizing the need to make improvements to many of the existing facilities within the park, Borough officials and staff chose to first complete a detailed evaluation of the entire park through the completion of a master plan. In 2014, the Borough solicited the services of Herbert, Rowland & Grubic, Inc. to assist with the development of a long-range master plan. The goal of the plan is to complete a comprehensive evaluation of the facilities in the Park, obtain input from key stakeholders and create a vision to chart future development and redevelopment within the Park.

At the completion of the planning process, the master plan that evolved outlines an extensive list of improvements that will ensure the Park is used for the next generations of Borough residents.

### **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 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

## **IMPLEMENTATION AND PHASING**

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:

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### 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

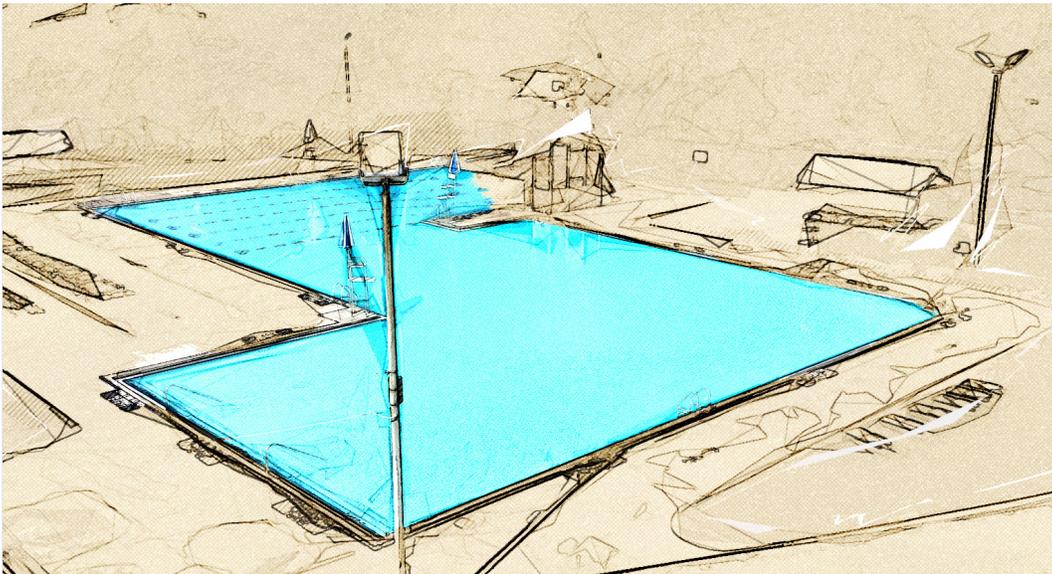
- Develop two softball fields within the footprint of the existing large field
- Add ADA routes to fields and existing facilities
- Improve site conditions to make exiting restroom building ADA accessible
- Redevelop the existing parking lot to improve vehicular and pedestrian circulation
- Add a playground 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

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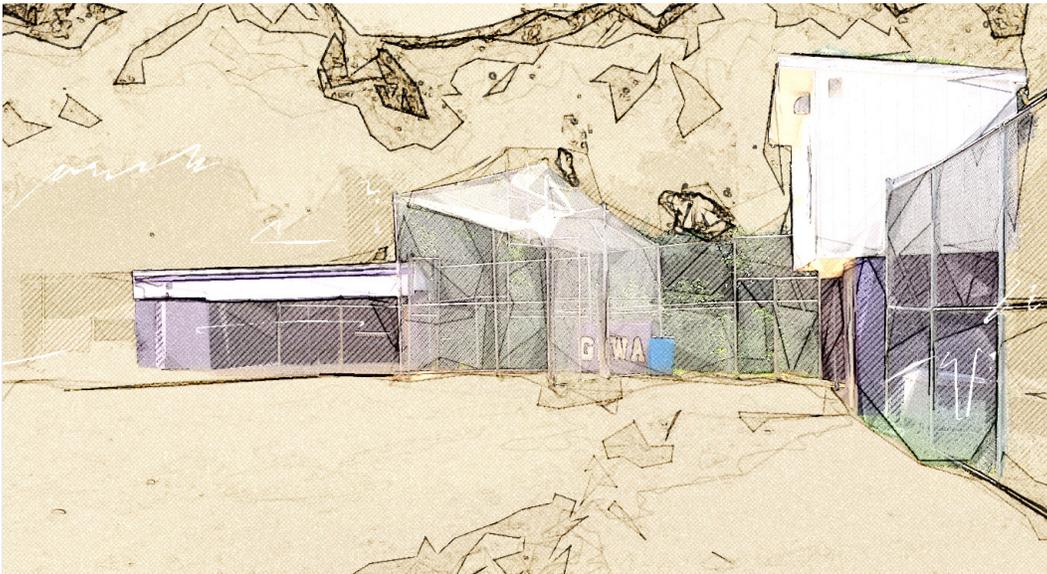
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## PUBLIC INPUT



### **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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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%
<b>Total</b>	<b>199</b>	<b>100.0%</b>

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%
<b>Total</b>	<b>109</b>	<b>100.0%</b>

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%
<b>Total</b>	<b>109</b>	<b>100.0%</b>

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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%
<b>Total</b>	<b>109</b>	<b>100.0%</b>

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%
<b>Total</b>	<b>224</b>	<b>100.00%</b>

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

	Number of Responses	Percentage
No	77	70.6%
Yes	32	29.4%
<b>Total</b>	<b>109</b>	<b>100.0%</b>

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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%
<b>Total</b>	<b>35</b>	<b>100.0%</b>

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%
<b>Total</b>	<b>115</b>	<b>100.00%</b>

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

	<b>Number of Responses</b>	<b>Percentage</b>
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%
<b>Total</b>	<b>504</b>	<b>100.0%</b>

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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%
<b>Total</b>	<b>108</b>	<b>100.0%</b>

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%
<b>Total</b>	<b>60</b>	<b>100.0%</b>

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.

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 play-ground 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

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.
- Do not believe property taxes should be increased to provide this project. We us So. Park since we live in So Baldwin.

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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.

- 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**

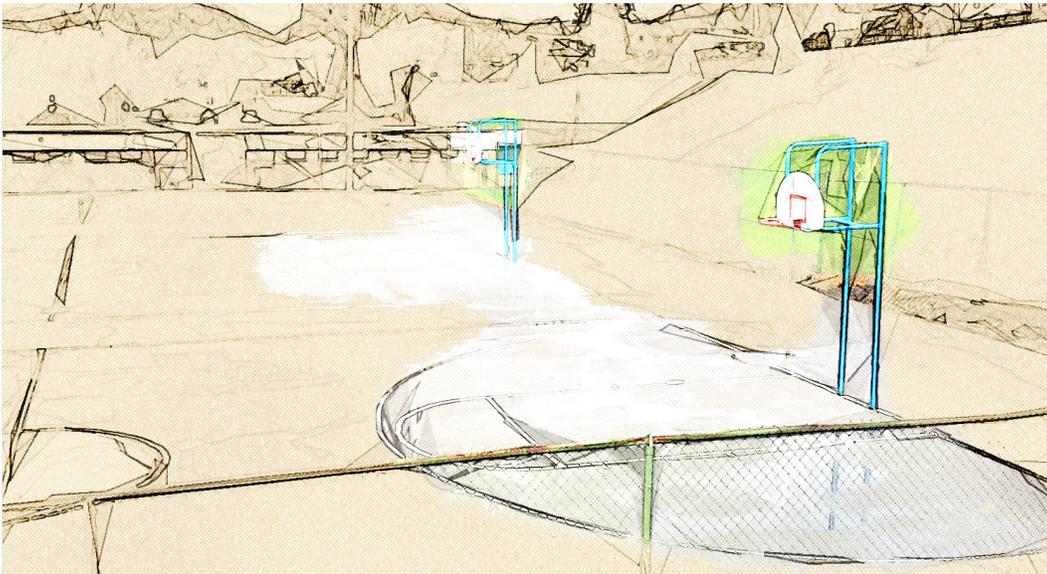
On September 8, 2015, a formal presentation of the draft master plan was conducted at a public meeting of the Borough Council. The presentation provided a detailed discussion of the planning process as well as the recommendations of the draft plan. Further, a presentation of the cost estimates and phasing 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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## 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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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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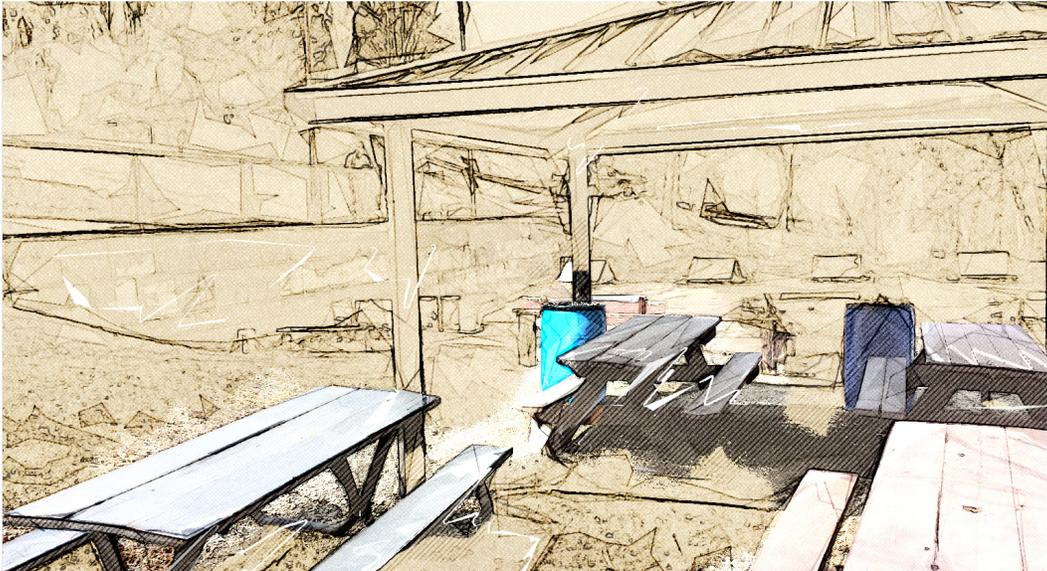
Figure 1. Existing Game Courts



Figure 2. Existing Pool Facilities

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## 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 3. Elm Leaf Park Property Limits



Figure 4. Existing Playground - Cool Kid's Court



Figure 5. Existing Horse Shoe Courts

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**Table 1. Northern Park Facilities Inventory**

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

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AMENITIES	ISSUES/ RECOMMENDATIONS
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 <sup>rd</sup> base dugout has major drainage issue; support post leaning on 3 <sup>rd</sup> base dugout; T-111 is rotting; replace dugouts; repair lip on field
Unlined; two dumpsters; one recycling dumpster; trash receptacles & 55 gallon plastic garbage can	Line lot for more organized parking
15' high; 70' long; park hours sign; turf squares on asphalt; wood lip; safety pitch; storage building	Relocate park hours sign
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
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 <sup>st</sup> base dugout; replace T-111 1 <sup>st</sup> base dugout; re-nail top interior board 1 <sup>st</sup> base dugout; 3 <sup>rd</sup> base dugout – re-nail fascia board & bottom back board; straighten leaning fence 1 <sup>st</sup> base line; possibly replace rusting fence; repair lip; re-shingle buildings; improve drainage; install railings on bleachers or replace bleachers
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
Large storage area; dump salt in from top	Remove graffiti; improve path created to lower level & remove exposed pipe
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

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

FACILITY	DESCRIPTION	CONDITION	AGE SERVED	ADA ACCESS
<b>Swimming Pool Area</b>	Large pool area; 12' at diving area with 2 ½ to 3½ in shallow end	Good	All	Yes
<b>Parking Area</b>	Large asphalt area	Fair	All	Partially
<b>Ball Field</b>	298' Left, 303' center, 282' right	Field good, Dugouts poor condition	Youth	Ball field – Yes; Bleachers, concession & restrooms - No
<b>Batting Cage</b>	12' high x 70' long	Good	Youth	No

BOROUGH OF BALDWIN RECREATION MASTER PLAN

AMENITIES	ISSUES/ RECOMMENDATIONS
<p>Chlorinator room; concrete deck with grass area around deck; Z shaped pool with five swimming lanes &amp; 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, &amp; fenced; grass volleyball court with 8' fence on one side, banks on two sides, &amp; splash pad fence on other side; first aid &amp; 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 &amp; serving tables; plastic trash cans with domes</p>	<p>Provide better ADA access to pool area; improve changing areas and concession stand area; place hood over fryer; add ADA accessible restroom facilities</p>
<p>Three handicap parking spaces near step to pool; old concrete light standards; islands with ginko trees; catch basins; fenced area for dumpsters</p>	<p>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</p>
<p>Lighted; built in bleachers with eighteen 15' aluminum seats; restrooms – ladies – commode, sink, towel dispenser, sanitizer; men's – commode, sink, towel dispenser, sanitizer; concession &amp; storage room lower level of restrooms; 55 gallon trash cans; block dugouts with storage &amp; 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</p>	<p>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 &amp; cap ends; replace railing at concession stand; repair soffit &amp; replace missing downspout on concession; dugouts – need painted, corrugated roofing rusted &amp; 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 &amp; drainage issue</p>
<p>Turf squares surfacing; pitching machine; double electrical outlet</p>	<p>Replace missing electrical outlet cover, cleanup trash &amp; old carpet</p>

BOROUGH OF BALDWIN RECREATION MASTER PLAN

**Table 2. Southern Park Facilities Inventory**

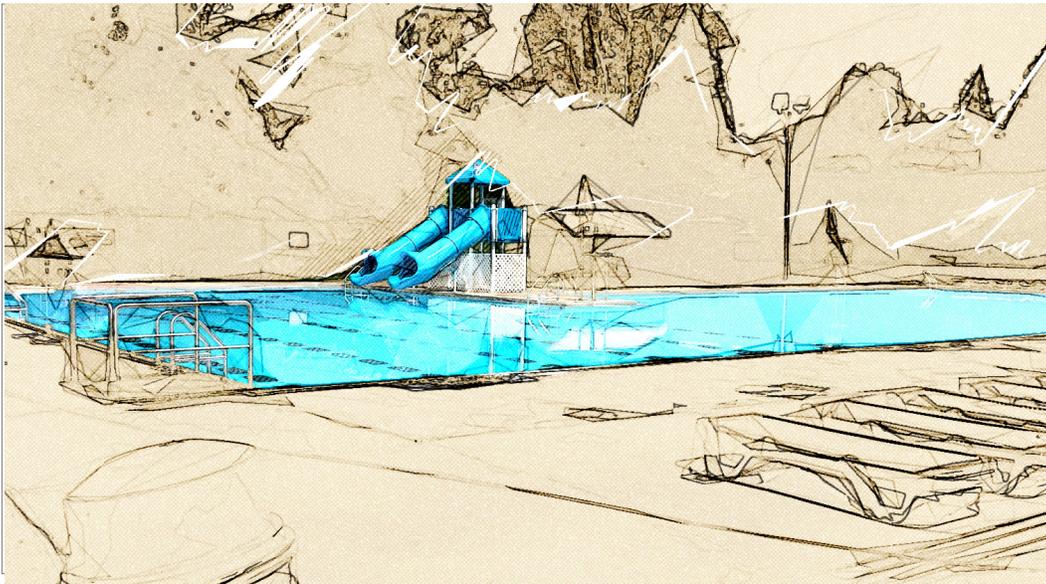
<b>FACILITY</b>	<b>DESCRIPTION</b>	<b>CONDITION</b>	<b>AGE SERVED</b>	<b>ADA ACCESS</b>
<b>Parking Areas &amp; Drive</b>	Paved	Good	All	Yes
<b>Horseshoe Pits</b>	Four pits with covers	Fair	Adult	No
<b>Horseshoe Court Pavilion</b>	16' x 16' shelter	Good	Adult	No
<b>ADA Port-a-John</b>		Good	Youth/Adult	Yes
<b>Pavilion</b>	20' x 30' shelter	Good	All	Yes
<b>Swing Set</b>	Infant swings	Fair	Infant	No
<b>Slide</b>	Spiral slide	Fair	Youth	No
<b>Swing Set</b>	Swings	Fair	Youth	No
<b>Wooden benches</b>		Fair	Youth/Adult	No
<b>Pavilion</b>		Poor		No
<b>Trees</b>		Good	N/A	N/A
<b>General</b>				
<b>Pavilion</b>	20' x 30' shelter	Good	All	No
<b>Trail</b>	Natural trail	Poor	Youth/Adult	No
<b>Park Dedication Wall</b>	1955	Good	All	No
<b>Storage Building</b>		Good	N/A	N/A
<b>Dump sites</b>				
<b>Stream</b>				
<b>Log House</b>	Original early 1800's house	Good	Youth/Adult	No

BOROUGH OF BALDWIN RECREATION MASTER PLAN

AMENITIES	ISSUES/ RECOMMENDATIONS
Two lots – one seven car & one eight car lot; two benches; old water fountain	Replace old fountain with a working fountain & provide ADA accessibility
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
Two tables inside & two tables outside; limestone floor; metal roof & posts; two 55 gallon trash cans	Tables need painted; reconstruct in accessible location
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
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; asphalt border	Steps, rails, & top rusted; roof with burn holes; no surfacing no designated use zone
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
Two benches in grass area	Need replaced
	Remove
Good variety of trees, approximately 150 year old oak	Remove dead trees; save old oak
	Replace all playground equipment; replace 55 gallon trash can with coordinated trash receptacles throughout park
Barbara Drive access road; concrete floor; one wooden table; composite corrugated roof; one 55 gallon trash can	Relocate and use area for trailhead parking
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
Well landscaped with raised borders	Relocate to better location
Equipment storage	
Two sites	
	Clean up debris in stream
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

## 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



Figure 6. Concept Plan



Figure 7. 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



Figure 8. Final Master Plan

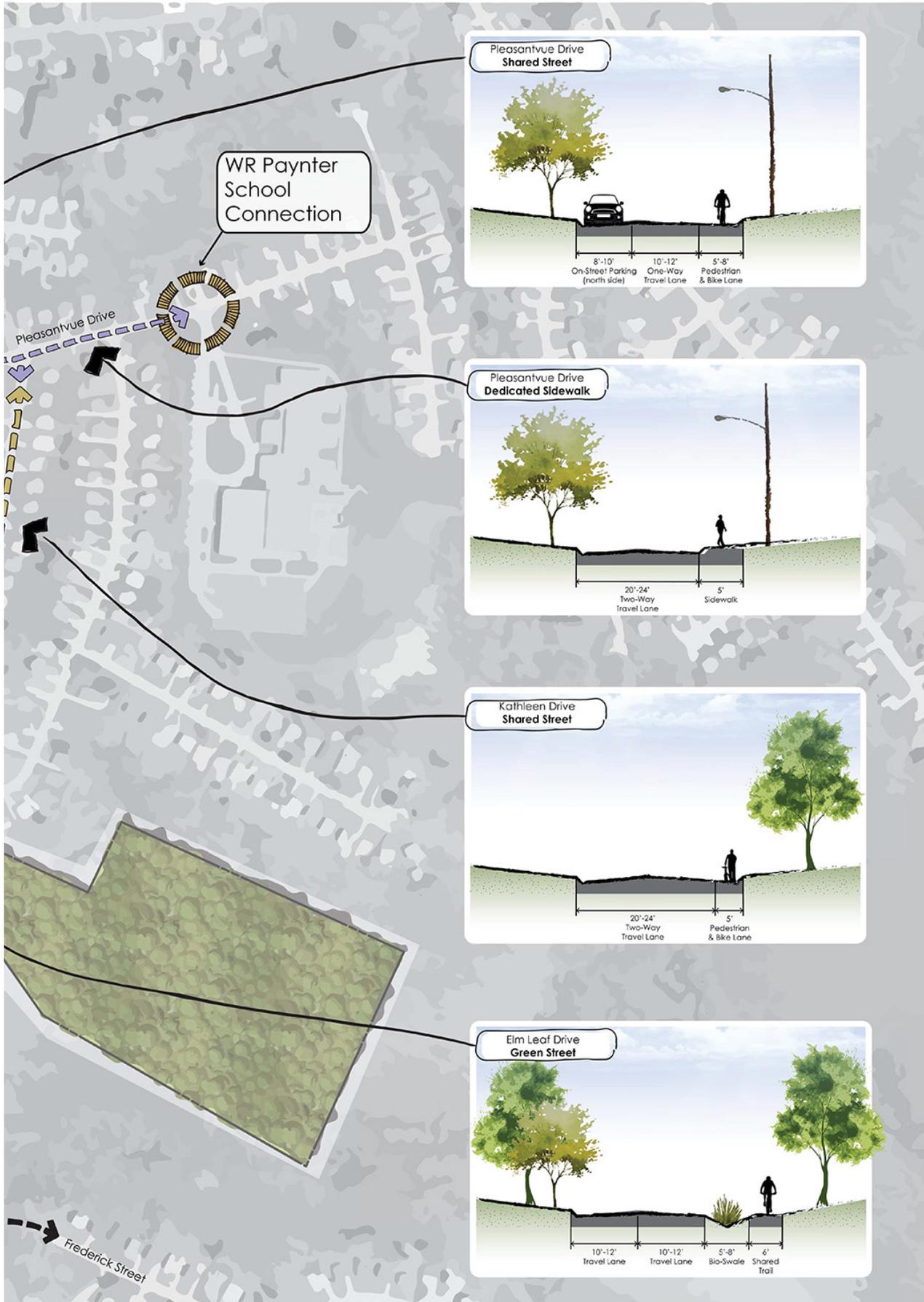


Figure 8. Selected Site Improvements



Figure 9. Proposed Circulation Improvements

BOROUGH OF BALDWIN RECREATION MASTER PLAN



## **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](http://www.access-board.gov)
- National Center of Accessibility [www.ncaonline.org](http://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

BOROUGH OF BALDWIN RECREATION MASTER PLAN



Figure 10. Site 1 Proposed Improvements

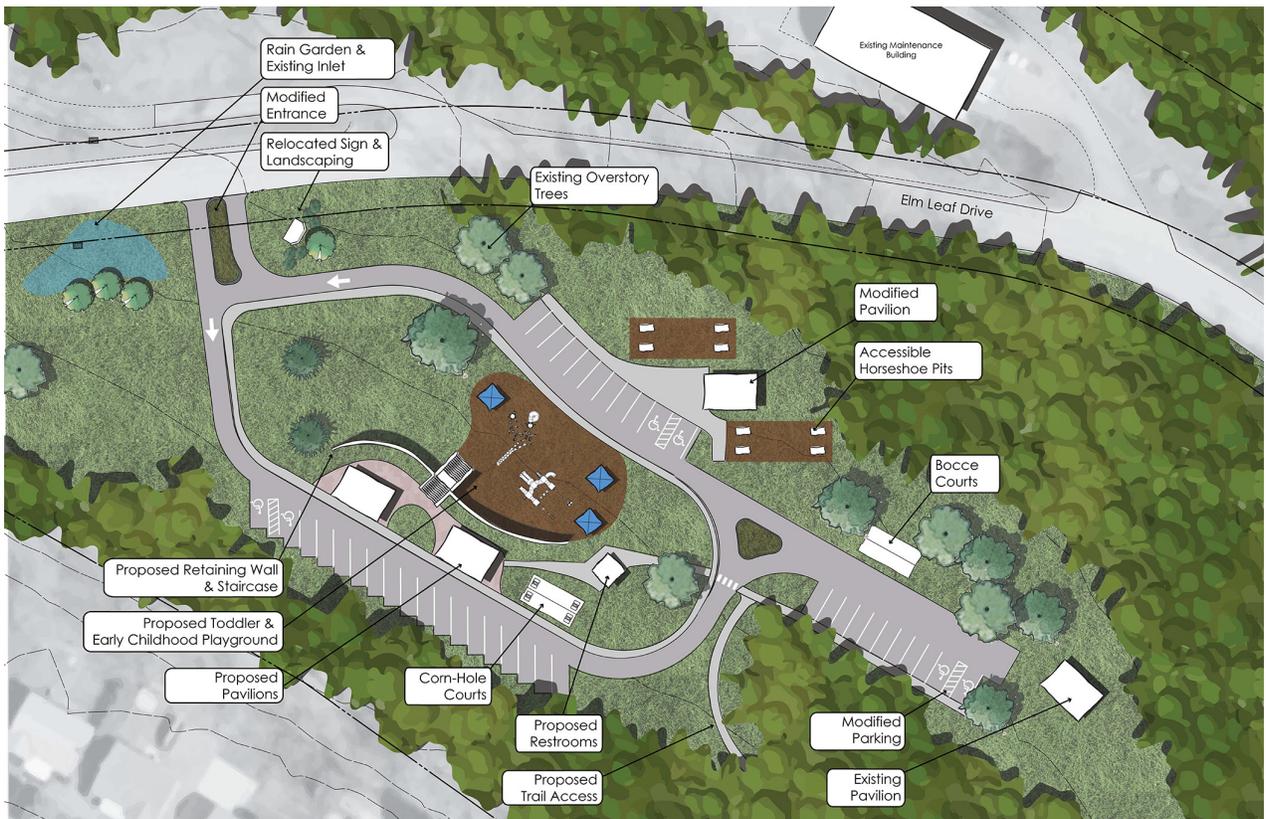


Figure 11. Site 3 Proposed Improvements

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)

BOROUGH OF BALDWIN RECREATION MASTER PLAN

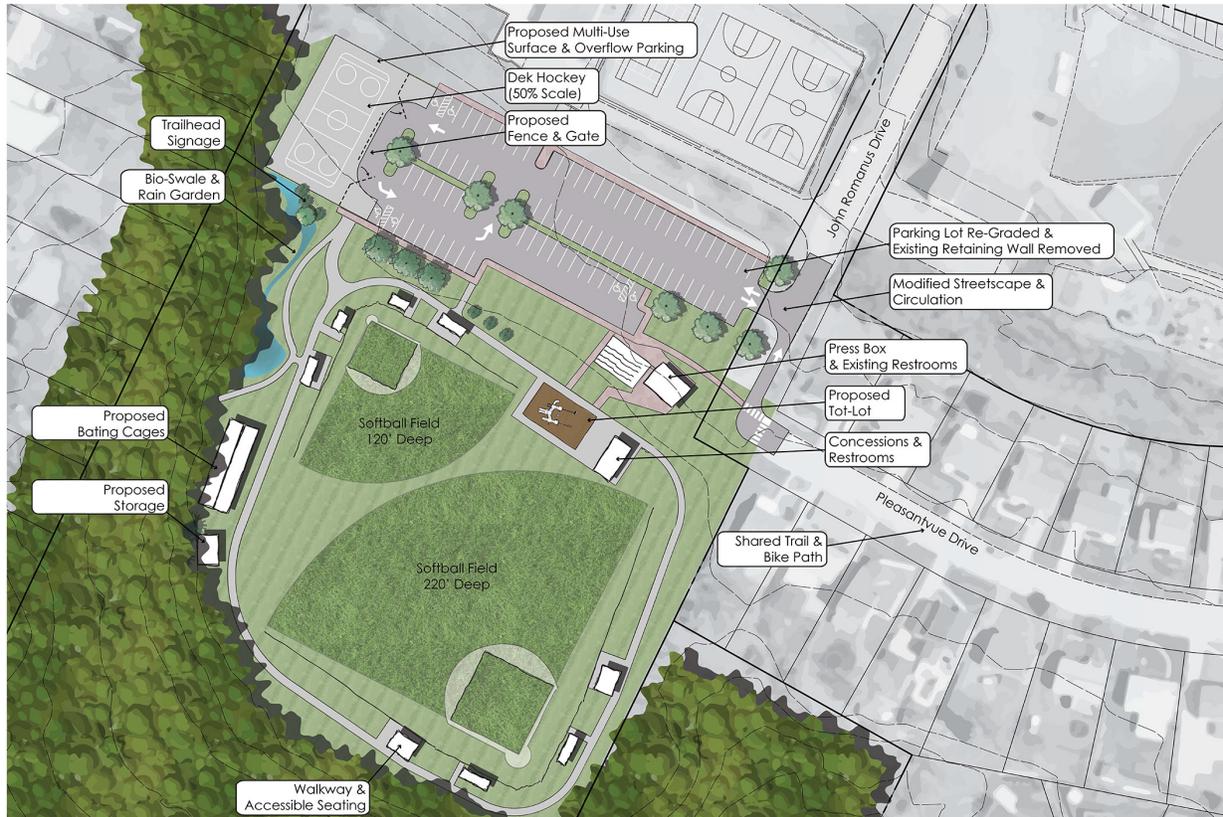


Figure 12. Site 2 Proposed Improvements

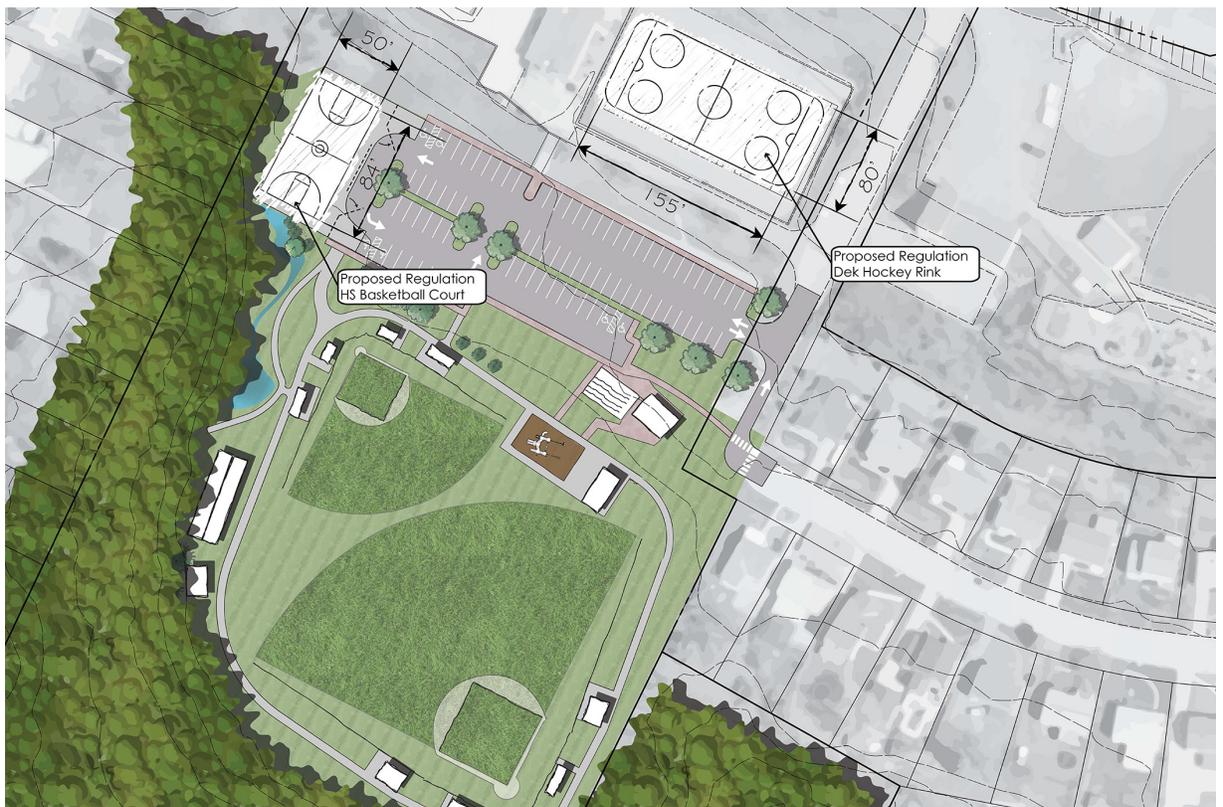


Figure 13. Site 2 Alternative Game Court Improvements

#### **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 runoff, 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

## 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 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		
<b>SITE PREPARATION</b>								
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	\$0.00
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
<b>PAVEMENT-Roadway and Parking</b>								
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
<b>STORMWATER</b>								
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
700								\$24,500.00
BMP (bioinfiltration)	\$30.00	SY	0	\$0.00	120	\$3,600.00	200	\$6,000.00
320								\$9,600.00
<b>WALKING ROUTES and PADS</b>								
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
<b>COURT</b>								
Color Coat and Lines - Dek Hockey	\$9,500.00	LS	0	\$0.00	0	\$0.00	1	\$9,500.00
0								\$0.00
Color Coat and Lines - Tennis (w/ Pickleball Overlay)	\$10,000.00	LS	0	\$0.00	0	\$0.00	1	\$10,000.00
0								\$0.00
Color Coat and Lines - Basketball	\$9,500.00	LS	0	\$0.00	0	\$0.00	2	\$19,000.00
0								\$0.00
Fence (10ft.)	\$50.00	LF	0	\$0.00	0	\$0.00	150	\$7,500.00
0								\$0.00
Equipment (Poles & Backboards)	\$3,500.00	LS	0	\$0.00	0	\$0.00	5	\$17,500.00
0								\$0.00
<b>HORSESHOES</b>								
Concrete	\$45.00	SY	0	\$0.00	0	\$0.00	0	\$0.00
10								\$450.00
Backer Boards	\$250.00	EA	0	\$0.00	0	\$0.00	0	\$0.00
8								\$2,000.00
Pit frames	\$250.00	EA	0	\$0.00	0	\$0.00	0	\$0.00
8								\$2,000.00
Pit Covers	\$500.00	EA	0	\$0.00	0	\$0.00	0	\$0.00
8								\$4,000.00
Equipment (Poles & Net)	\$500.00	LS	0	\$0.00	0	\$0.00	0	\$0.00
4								\$2,000.00
<b>PLAYGROUND</b>								
Shade Canopy Structure	\$4,500.00	EA	0	\$0.00	5	\$22,500.00	0	\$0.00
3								\$13,500.00
Surfacing Material- (Rubber Tiles)	\$11.00	SF	0	\$0.00	1,850	\$20,350.00	1,500	\$16,500.00
5,670								\$62,370.00
Asphalt Base (3") on Stone Subbase (6" depth)	\$25.00	SY	0	\$0.00	206	\$5,150.00	167	\$4,175.00
630								\$15,750.00
Underdrainage	\$1.50	LF	0	\$0.00	250	\$375.00	250	\$375.00
400								\$600.00
Perimeter boarder	\$45.00	LF	0	\$0.00	110	\$4,950.00	150	\$6,750.00
100								\$4,500.00
Perimeter fence	\$15.00	LF	0	\$0.00	0	\$0.00	0	\$0.00
180								\$2,700.00
Swings	\$8,000.00	EA	0	\$0.00	0	\$0.00	0	\$0.00
1								\$8,000.00
Ride-On Elements	\$3,500.00	EA	0	\$0.00	0	\$0.00	0	\$0.00
4								\$14,000.00
Play Structures (2yr to 12yr)	\$80,000.00	LS	0	\$0.00	1	\$80,000.00	1	\$80,000.00
0								\$0.00
Play Structures (2yr to 5yr)	\$45,000.00	LS	0	\$0.00	0	\$0.00	0	\$0.00
1								\$45,000.00
Play Structures (5yr to 12yr)	\$95,000.00	LS	0	\$0.00	0	\$0.00	0	\$0.00
1								\$95,000.00
<b>EXERCISE EQUIPMENT</b>								
Surfacing Material- (Rubber Tiles)	\$11.00	SF	0	\$0.00	0	\$0.00	2,750	\$30,250.00
0								\$0.00
Asphalt Base (3") on Stone Subbase (6" depth)	\$25.00	SY	0	\$0.00	0	\$0.00	305	\$7,625.00
0								\$0.00
Underdrainage	\$1.50	LF	0	\$0.00	0	\$0.00	250	\$375.00
0								\$0.00
Perimeter boarder	\$5.00	LF	0	\$0.00	0	\$0.00	110	\$550.00
0								\$0.00
Exercise Station Equipment	\$4,500.00	EA	0	\$0.00	0	\$0.00	3	\$13,500.00
0								\$0.00
<b>BUILDINGS</b>								
Dugouts	\$22.00	SF	0	\$0.00	480	\$10,560.00	0	\$0.00
0								\$0.00
Pavilion (16x24)	\$35,000.00	LS	0	\$0.00	0	\$0.00	0	\$0.00
2								\$70,000.00
Restroom (12x12)	\$125.00	SF	0	\$0.00	0	\$0.00	0	\$0.00
144								\$18,000.00
Disassemble and Erect Metal Pavilion Structure	\$6,500.00	LS	0	\$0.00	0	\$0.00	0	\$0.00
1								\$6,500.00
RehabRestroom Building	\$18.00	SF	0	\$0.00	0	\$0.00	600	\$10,800.00
0								\$0.00
RehabRestroom/Concessions Building	\$18.00	SF	0	\$0.00	960	\$17,280.00	0	\$0.00
0								\$0.00
<b>UTILITIES</b>								
Electrical Line	\$35.00	LF	0	\$0.00	0	\$0.00	0	\$0.00
300								\$10,500.00
Electrical building service	\$5,000.00	LF	0	\$0.00	0	\$0.00	0	\$0.00
3								\$15,000.00
Water Line	\$35.00	LF	0	\$0.00	0	\$0.00	0	\$0.00
300								\$10,500.00
Sanitary Line	\$35.00	LF	0	\$0.00	0	\$0.00	0	\$0.00
250								\$8,750.00
Sanitary Manholes	\$2,500.00	EA	0	\$0.00	0	\$0.00	0	\$0.00
2								\$5,000.00
<b>TRAIL SIGNAGE</b>								
Gateways Signs	\$2,500.00	EA	2	\$5,000.00	0	\$0.00	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
<b>TRAIL IMPROVEMENTS</b>								
Pleasant Dr. Line Striping	\$1.75	LF	1,050	\$1,837.50	0	\$0.00	0	\$0.00
0								\$0.00
Pleasant Dr. Sharrows	\$1,200.00	EA	4	\$4,800.00	0	\$0.00	0	\$0.00
0								\$0.00
Pleasant Dr. Traffic Signs	\$300.00	EA	8	\$2,400.00	0	\$0.00	0	\$0.00
0								\$0.00
Kathleen Dr. - Line Striping	\$1.75	LF	750	\$1,312.50	0	\$0.00	0	\$0.00
0								\$0.00
Kathleen Dr. - Sharrow	\$1,200.00	EA	3	\$3,600.00	0	\$0.00	0	\$0.00
0								\$0.00
Kathleen Dr. - Traffic Signs	\$300.00	EA	6	\$1,800.00	0	\$0.00	0	\$0.00
0								\$0.00
Elm Leaf Dr. - Excavation	\$5.25	CY	1,050	\$5,512.50	0	\$0.00	0	\$0.00
0								\$0.00
Elm Leaf Dr. - Infiltration Swale	\$12.50	LF	1,575	\$19,687.50	0	\$0.00	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
0								\$0.00
Elm Leaf Dr. - 18" HDPE Stormwater Pipe	\$30.00	LF	950	\$28,500.00	0	\$0.00	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
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
0								\$0.00
Multi-Use Trails - Overlay Exst. Asphalt Trail	\$9.00	SY	650	\$5,850.00	0	\$0.00	0	\$0.00
0								\$0.00
<b>MISCELLANEOUS</b>								
Vehicle Signage	\$300.00	EA	0	\$0.00	2	\$600.00	6	\$1,800.00
8								\$2,400.00
3ft fence	\$20.00	LF	0	\$0.00	0	\$0.00	110	\$2,200.00
0								\$0.00
3 Row Aluminum Bleachers	\$4,000.00	EA	0	\$0.00	4	\$16,000.00	0	\$0.00
0								\$0.00
Park Dedication Monument (new structure relocate plaque)	\$4,500.00	LS	0	\$0.00	0	\$0.00	0	\$0.00
1								\$4,500.00
Dismantle and Erect Existing Batting Cage	\$12,000.00	LS	0	\$0.00	1	\$12,000.00	0	\$0.00
0								\$0.00
Picnic Tables	\$2,000.00	EA	0	\$0.00	10	\$20,000.00	0	\$0.00
20								\$40,000.00
Landscaping (Trees and Shrubs)	\$3,000.00	LS	0	\$0.00	1	\$3,000.00	1	\$3,000.00
2								\$6,000.00
Trash Receptacles	\$650.00	EA	0	\$0.00	6	\$3,900.00	6	\$3,900.00
10								\$6,500.00
Benches-6ft long	\$1,500.00	EA	0	\$0.00	2	\$3,000.00	4	\$6,000.00
10								\$15,000.00
<b>Subtotal</b>								
				\$145,700.00	\$285,518.75	\$404,696.25		\$859,300.00
Engineering/Design Fee				\$				

## **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

**POTENTIAL FUNDING SOURCES**

<b>Grant</b>	<b>Description</b>	<b>Contact Information</b>
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.	<a href="http://www.mlb.com">www.mlb.com</a> <a href="http://www.baseballtomorrowfund.com">www.baseballtomorrowfund.com</a>
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.	<a href="http://www.nike.com/nikebiz/jhtml">http://www.nike.com/nikebiz/jhtml</a>
Child and Adult Care Food Program (CACFP)	Provides meals and snacks for after school and evening youth recreation programs.	<a href="http://www.dot.state.pa.us">www.dot.state.pa.us</a>
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 <sup>th</sup> Floor Harrisburg, PA 17120-0225 1-800-379-7448 <a href="http://www.inventpa.com">www.inventpa.com</a> (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.	<a href="http://www.dcnr.state.pa.us">www.dcnr.state.pa.us</a>
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.	<a href="http://www.dcnr.state.pa.us">www.dcnr.state.pa.us</a>
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 <sup>st</sup> Century (TEA 21).	<a href="http://www.dcnr.state.pa.us">www.dcnr.state.pa.us</a>
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.	<a href="http://www.dcnr.state.pa.us">www.dcnr.state.pa.us</a>
Federal Grants Clearinghouse	Provides information on hundreds of federal grants that can be used to support youth recreation programs.	<a href="http://www.afterschool.gov">www.afterschool.gov</a>
International Society of Arboriculture	Information to assist with landscaping/tree plantings	<a href="http://www.isa-arbor.org">http://www.isa-arbor.org</a>

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**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.	<a href="http://www.nrpa.org">www.nrpa.org</a>
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.	<a href="http://www.kidsgardening.com/grants.asp">www.kidsgardening.com/grants.asp</a>
National Fish and Wildlife Foundation	Provides grants for conservation and environmental education projects.	<a href="http://www.nfwf.org">www.nfwf.org</a>
Pennsylvania Council on the Arts		<a href="http://www.artsnet.org/pca/pca.html">www.artsnet.org/pca/pca.html</a>
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 <a href="http://www.dep.state.us">www.dep.state.us</a>
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) <a href="http://www.pacleanways.org">www.pacleanways.org</a>
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 <a href="http://www.fish.state.pa.us">www.fish.state.pa.us</a>
Pennsylvania Humanities Council		<a href="http://www.pahumanities.org">www.pahumanities.org</a>
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.	<a href="http://www.prps.org">www.prps.org</a>

BOROUGH OF BALDWIN RECREATION MASTER PLAN

**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.	<a href="http://www.pewtrusts.com/grants">www.pewtrusts.com/grants</a>
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.	<a href="http://www.startsomething.target.com/info/index.asp">www.startsomething.target.com/info/index.asp</a>
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.	<a href="http://www.frac.org">www.frac.org</a>
U.S. Department of Education	Provides information on grants to apply for in cooperation with school districts.	<a href="http://www.ed.gov/funding.html">www.ed.gov/funding.html</a>
U.S. Department of Health and Human Services	Provides information on available grants that can be used to fund recreation programs that improve health.	<a href="http://www.hhs.gov/agencies/grants.html">www.hhs.gov/agencies/grants.html</a>
U.S. Department of Justice	Provides information on crime and violence prevention grants that can be used to support recreation programs.	<a href="http://www.oip.usdoj.gov/fundopps.htm">www.oip.usdoj.gov/fundopps.htm</a>
UPS Foundation Community Investment Grants	Allocates dollars to UPS region offices to invest in their communities.	<a href="http://www.ups.com">www.ups.com</a>
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.	<a href="http://www.ussoccerfoundation.org">www.ussoccerfoundation.org</a>
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 <sup>nd</sup> 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.	<a href="http://www.womanssportsfoundation.org">www.womanssportsfoundation.org</a>

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

# **APPENDIX A**





**HRG**

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

AN EMPLOYEE-OWNED COMPANY