

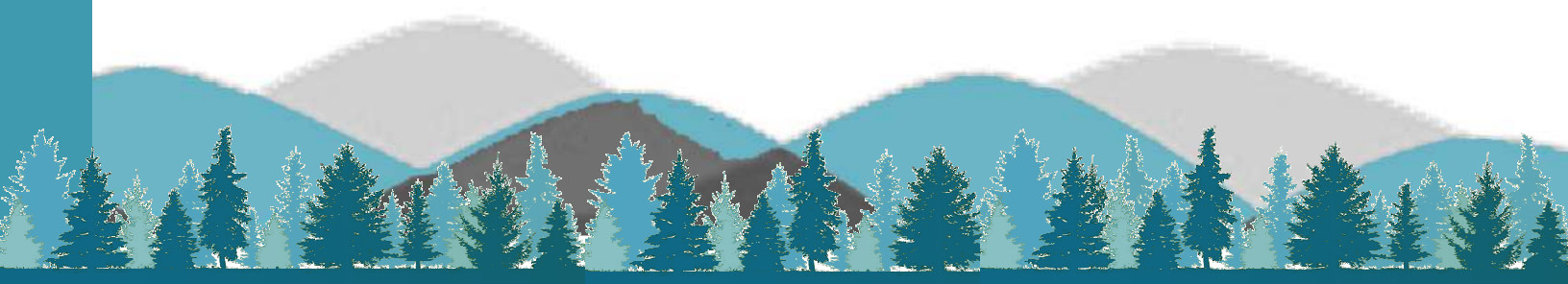
# WRIGHT TOWNSHIP PARK

## MASTER SITE DEVELOPMENT PLAN



**Wright Township  
321 S. Mountain Blvd.  
Mountain Top, Pa 18707**

**October 2023**





# Wright Township Park

## Master Site Development Plan

Wright Township Municipal Complex  
321 South Mountain Boulevard  
Mountain Top, Pa 18707

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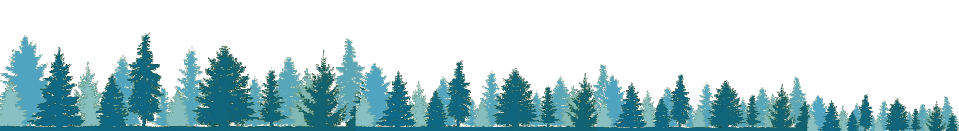
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## Executive Summary

Wright Township Park is located at 321 South Mountain Boulevard in Wright Township, Mountain Top, Luzerne County, Pennsylvania 18707.

Currently, the 35-acre Park offers basketball, a dog park, tennis, volleyball, a playground, a multi-purpose field, baseball, and a ice rink. The site is well-outfitted with amenities like pavilions, benches, trails, courts and utilities. However, many of the facilities are showing wear and are in need of upgrades and updates (modernizing). For example, the restroom is shuttered and the splash pad is broken. A new playground was recently installed, however several pieces are in need of repair or removal. The park needs a signage package and enhanced circulation patterns for vehicles and park users. The current facilities are not ADA accessible and the site does not have an accessible route or typical ADA stalls. Park Road is a safety concern however, improvements are scheduled for 2024.

The identified needs of the Park were identified through site inventory & analysis, public survey data and key person interviews. The Park planning process needs to address aging infrastructure, vehicular circulation patterns, safety, storm water runoff, lack of signage, ADA-accessibility, maintenance of existing facilities, installation of new recreational opportunities, and programming.

Thus, the Township with the help of a well-rounded committee is undertaking the development of a Master Site Development Plan. A Master Site Plan is a long-range plan that compiles background information, documents site assets and constraints, incorporates public input through several techniques and basically produces a phased consensus plan as an end product. PA DCNR views master site plans as “a research, public input and an analysis process that leads to a size type and location plan for the full development or redevelopment of a park site.”

For planning purposes the Park was organized into three general areas: the Upper Campus (dog park, multi-purpose field, playgrounds, and rink area); the Lower Campus (baseball field, tennis courts, basketball courts, and volleyball court); and the Woodlands (trail system).

Additional amenities would also be added like a toddler play areas, shelters, splash pad, bicycle pump track and trails (woodland & wellness) to transform the park into a more cohesive and accessible recreational park complex. A core community space would be built around the playground/rink area with better connections to the multi-purpose field. The primary parking lots will be redesigned to provide definition, maximize parking and lessen pedestrian/vehicular conflicts.

The estimated costs for all items (Phase 1, Phase 2, and Phase 3) is approximately \$4,860,000.00 . This excludes the improvements to Park Road which are in final design and will be constructed in 2024.

- Phase 1 improvements include the following: Enhancements to the playground area, specifically a new tot lot (2-5 y.o) and renovations to the 5-12 year old play structures; Conversion of the ice rink into a multi-use sport court; drainage improvements to the dog park and multi-use field; and improvements to parking areas and accessible routes.
- Phase 2 improvements include construction of a tike trail, gaga ball, wellness and fitness trail, creative play spaces to expand the sensory and learning experiences within the Activity & Discovery Corridor and pickleball courts.

- Phase 3 proposes several unique experiences like a pump track, a ninja course, and splash pad.

The Township has clarified the responsibilities of two already existing entities — a 501c3 and Recreation Board. The Wright Township Recreation & Environmental, Inc, a 501c3, will oversee park fundraising and implementation of the master site plan. The Wright Township Recreation Board will oversee programming and encourage park usage. Both of these boards can retain core members, however, they should have adequate turnover or recruit additional members to keep creativity and enthusiasm.

The following suggestions may improve the Township's oversight and maintenance of the Park:

- The Township should continue to track and prepare annual park maintenance budgets.
- The Township should consider contracting out specialized tasks and/or time-consuming tasks that a contractor can complete more efficiently than the Township.
- The Township needs Better Control over the use of Park Buildings / Shelters and should re-evaluate current MOU's and their park rental/reservation process.
- Keep staff trained.
- Increase park programming.
- Incorporate green infrastructure into all new development projects.
- Install a park security camera system

Through discussions with the Township and committee, park operations & maintenance will be funded by the Township's General Fund, Grants will be used to make capital improvements and the Township's 501c3 will be charged with organizing a capital campaign for fund large-scale improvements and build-out of the park per the master site plan.

There are many options to secure funding for parks, wellness, and trails including federal, state, and local agencies. There are also private groups and entities available for assistance, as well.

# SECTION I:

## INTRODUCTION



*Aerial image of existing Park conditions (Google maps)*



## PARK LOCATION

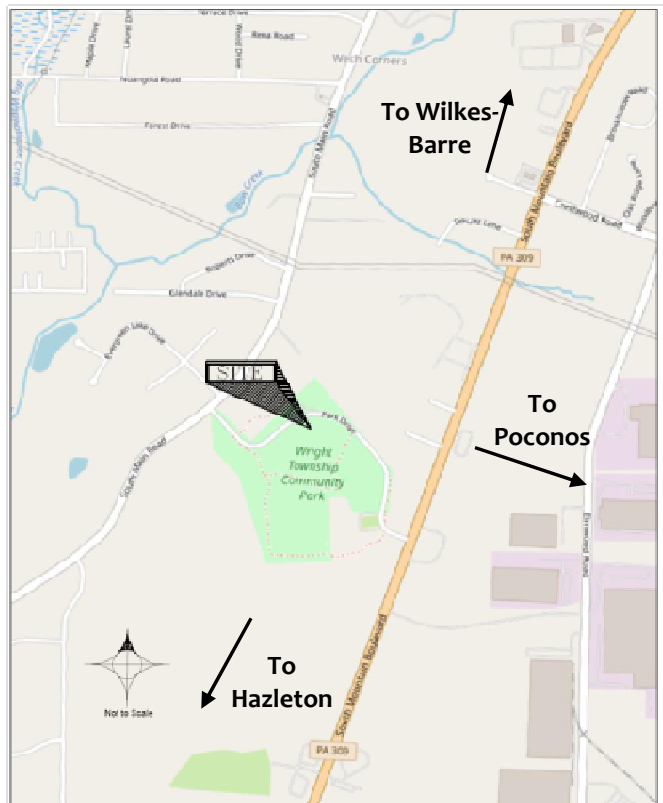
Wright Township, Luzerne County, PA is one of several communities that comprise the Mountain Top Area between the cities of Wilkes-Barre and Hazleton, on the western edge of the Pocono Mountains.

The 35-acre Wright Township Recreational Park is located at 321 South Mountain Boulevard / SR 309 in Mountain Top, PA. Site Coordinates are Latitude = 41.135992 N and Longitude = -75.907191 W.

*Directions:* From I-81, take exit 165 for SR-309 south towards Mountain Top. Continue on South Mountain Boulevard, past Crestwood High School Campus and turn right just past Malacari's onto Park Road. The site is also accessible by following SR 309 north from Interstate 80.

## MASTER SITE PLAN PURPOSE & PROCESS

Wright Township Park is heavily utilized and it has remained an important recreation center in Mountain Top since its construction in the late 1970's; however, it requires renovations to meet current expectations related to safety, accessibility, parking, and facilities. The park currently lacks definition, organization, adequate signage and infrastructure to assure proper separation between vehicular and park users.



**SITE LOCATION MAP: WRIGHT TWP. PARK**  
MAP OBTAINED FROM OPENSTREETMAP.ORG

The Township with the help of a well-rounded committee is undertaking the development of a Master Site Plan. The master planning process will provide the Township with a blueprint for phased park improvements and create a more sustainable community asset and destination for people of all ages and recreation needs.

A Master Site Plan is a long-range plan that compiles background information, assesses site assets and constraints, incorporates public input through several techniques and basically produces a phased consensus plan as an end product. PA Department of Conservation & Natural Resources (DCNR) views master site plans as “a research effort with public input and an analysis process that leads to a size type and location plan for the full development or redevelopment of a park site.”

PA DCNR is a funding source for the development of this plan; thus, their standard master plan Scope of Work (SOW) is being followed during this process. For example, the plan should verify that proposed facilities meet current standards and newer ADA standards, identify the recreation needs and the priorities of the community, provide a relatively accurate cost estimate for feasible amenities, and provide strategies for master plan implementation.

Through master planning, PA DCNR strives to advance the greening of Pennsylvania, to protect the Commonwealth's natural and heritage resources, and to provide recreational opportunities for all Pennsylvanians and visitors to enjoy. The further development of and the renovations to Wright Township Park does parallel the mission of PA DCNR and with a completed master site plan, the Park would be a candidate for future development funding.

## PARK & MASTER SITE PLAN GOALS & OBJECTIVES

- Complete an assessment of current park conditions and highlight any shortcomings, like park circulation patterns and ADA accessibility.
- Undertake public participation as part of the park planning process to better understand the recreation interests and the needs of the community.
- Create a more inclusive park that has intergenerational appeal and provides facilities that will foster more programming and events through unique recreation opportunities.
- Upgrade the park to meet township residents' current needs, as well as, compliment the Greater Mountain Top Area.
- Develop a strategy for plan implementation and annual maintenance.
- Determine capital improvement costs and define a phased-improvements approach that the Township can follow moving forward.
- Create a park with an innovative, beautiful and unique design that will be a source of pride for the community.

## PARK HISTORY

The park was initially constructed and opened in 1976. This facility remains the only recreational facility operated and managed solely by Wright Township. The park is used by many community groups, residents, commuters, sports teams, Crestwood High School and various local elementary schools and non-profits.

Over the years, construction and renovation funding was provided in part by the Commonwealth of Pennsylvania (DCNR) and Land & Water Conservation Funds (LWCF), which placed restrictions on the land. For example, the Township must keep active township grounds (office, DPW garage, etc.) separate from the active recreation areas. LWCF supports public access to and protection for federal lands & waters. However, it also provides matching grants to state governments for acquisition and development of public parks and recreation sites, like Wright Township Park.

Master Site planning efforts were completed several times of the last three decades (1996, 2000, 2006, 2022). Improvements have been implemented, however, they have been disjointed and piece-meal at times. This is evidenced by the lack of connecting walkways, ADA access and the collection of play ground pieces of varying ages and styles.

To the Township's credit, the site has molded and tried to adapt to the changing interests and recreational needs of the community. For example, the park once contained a Senior Citizen Exercise Trail that was eventually replaced by the ice rink when ice hockey participation grew in the region. Shuffle Board courts were replaced by the now defunct splash pad. Horseshoe Pits were replaced in the late 1990's by a 2-5 year old tot lot play area, which was subsequently replaced by a larger 5-12 year old play ground in 2019. This current master planning process is another effort by the Township to implement worthwhile park improvements for the next generations.



PARK DEDICATED--Wright Township Supervisors flanking Thomas are, left to right: Joan Malhemes, Board of Supervisors secretary; Frank Zabowski, former chairman John Thomas cuts the ribbon on Wright Township Park during dedication ceremonies last Friday. supervisors. (Photo by Andy Skok)

**Park opening in July 1976 from The Mountaintop Eagle**

## COMPATIBILITY WITH COMMUNITY PLANNING

The Wright Township Park is already a recreational facility, thus its current use would not be altered by any proposed enhancements. The Park is compatible with the following relevant community planning documents (local and regional comprehensive plans, zoning regulations, previous park plans...)

### State Planning

The proposed renovations at Wright Township Park will improve recreation, accessible routes and park safety and strive for improved maintenance and management of storm water. These goals are compatible with the PA Statewide Comprehensive Outdoor Recreation Plan (2014-19, 2020-2024). For example, the state plan supports projects that connect health and outdoor recreation, it places priority on maintaining existing facilities, and supports providing children with safe park & recreation spaces.

### County Planning

The project is consistent with the Open Space, Greenways, and Outdoor Recreation Master Plan: Lackawanna & Luzerne Counties (2004). This document, completed in 2004, focused on the importance, conservation, and development of open space, greenways, trails, parks, and other features and the connections and potential connections between them on a bi-county scale. Improving circulation, connectivity and recreation within a large regional park would represent a compatible project.

### Township Planning

Per the Wright Township Comprehensive Plan, “the basic goal for planning in Wright Township is to secure its continued status as a desirable community within the greater Mountaintop Area based upon the overall quality of life enjoyed by its residents.” The proposed Park renovations described in this plan are important and they will directly facilitate the attainment of this goal.

The Township has undertaken multiple master planning initiatives, with varying levels of success and implementation based on available funding and decisions made by previous administrations. Planning was completed in 1996 for installation of a new tot lot play area. Larger, park-wide planning initiatives were then completed in 2000 by H. Edward Black and Associates. Brinjac Engineering then completed an additional Comprehensive Master Plan Report & Opinion of Probable Construction Costs in 2006. These plans are included on the following page.

#### *Park Conditions (Pre-2000)*

- Park amenities included basketball courts, tennis courts, baseball field, fitness course, shuffleboard courts, tot lot and children’s play ground with associated parking lots.

#### *Master Plan by H. Edward Black and Associates (2000)*

- Suggested volleyball, basketball and street hockey/ ice skating with parking closer to the South Main Road access;
- Outlined a more comprehensive trail loop system;
- Proposed a tennis playback board, which still remains a worthwhile consideration;
- Proposed the current location for the multi-use field behind the Township building;
- Suggested a central parking lot with amphitheater and plaza. Outside of tree removal for a sledding



**Previous Park Plan from 1996; Installation of tot lot**

hill, this central community use space had a lot of merit, however, it was not implemented;

- Included a suggestion for raised crosswalks on Park Road at key crossing locations.
- Plan shows the playground and picnic grove in its current location and a fitness area that has since been removed.
- Provided locations for storm water basins.
- Overall, the plan considered and provided more park cohesion and connectivity, however, it did not focus on ADA access and several of the proposed features were difficult to transition from concept to reality due to site constraints and costs;
- The Township constructed the site drainage swales & detention basin, the loop trail, volleyball court (alternate location) and soccer field with parking.

*Master Plan by Brinjac Engineering (2006)*

- Also included the tennis playback wall, central amphitheater and sledding hill;
- Suggested park entrance signs;
- Proposed the community plaza design that was built behind the DPW yard;
- Included a sprinkler park, which was installed and successful, but is now broken.
- Included the ice hockey rink, which was built in a slightly different location than proposed;
- Proposed restrooms in upper park, which remains a needed improvement.
- Suggested an entrance plaza, which was not full implemented. However, it was a poor location anyway because it promoted foot traffic near DPW traffic.

**Other Development Plans**

The expansion of Malacari’s and potential future expansion of Crestwood School District can have impacts on the park. The Township should be involved with the discussions and assure the impacts are beneficial. There may be opportunities for shared resources and/or securing payments from leases or easements that can be earmarked for ongoing Park maintenance.

A well maintained park attracts more families to a community, which means more money spent in local stores and restaurants. An increase in local business revenue helps create and maintain jobs. Additionally, amenities help attract new residents as well as retain current residents. Quality of life is a key component for people deciding where to reside. Park renovations are compatible with all initiatives striving to attract and retain people and businesses within the Mountain Top Area.



# SECTION II:

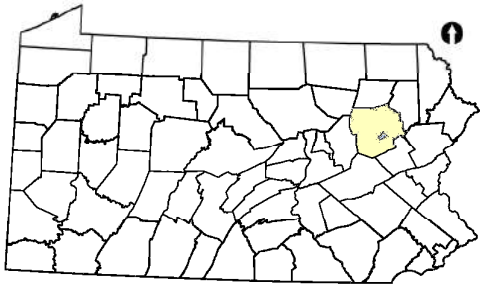
## BACKGROUND INFORMATION & DATA



*Play Area and parking lot abutting woods*

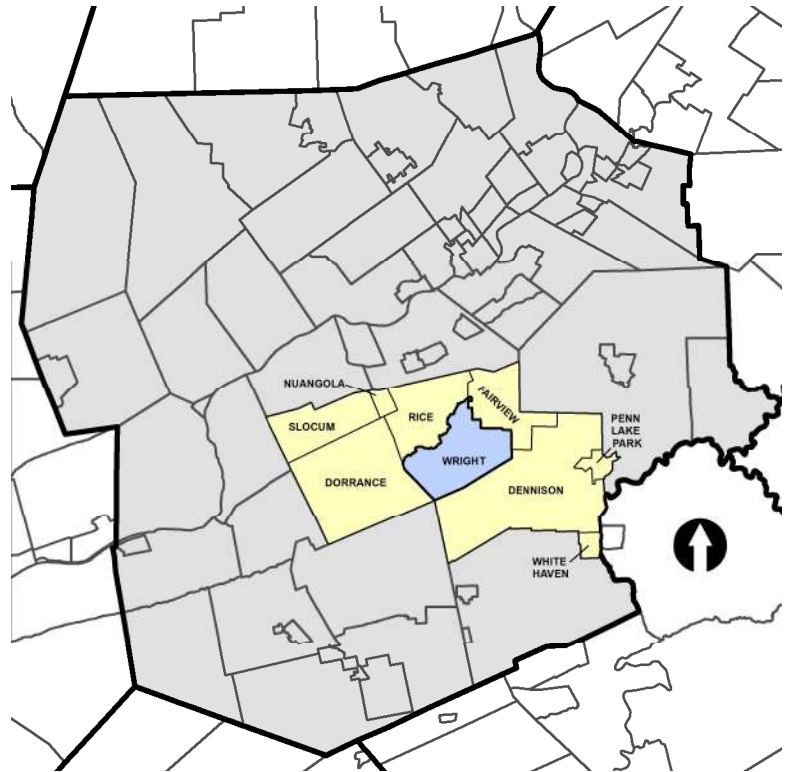


**LOCAL AND REGIONAL CONTEXT**



**Luzerne County,  
Northeastern Pennsylvania**

The term “Local Context” is defined as Wright Township, whereas, “Regional Context” is focused on those municipalities directly abutting Wright Township and all of Mountain Top and the Crestwood School District. Mountain Top is an unincorporated area and census-designated place comprised of Wright Township, Rice Township, Fairview Township and Dorrance Township. The Crestwood School District includes Mountain Top, as well as, Nuangola Borough, Slocum Township, Dennison Township, Penn Lake Park Borough and White Haven Borough. It was noted during the public participation process that residents of Butler Township utilize the park, more so, than residents of White Haven and Penn Lake Borough.



**Wright Township within Mountain Top & the Crestwood  
School District, Luzerne County**

Below is demographic and notable data compiled for each municipality using the U.S. Census Bureau (census.gov) 2020 Census and census reporter.org.

**Local Context:**

**Wright Township**

*Demographics:* The Township is 13.3 square miles. The population was 5,715 across 2,245 housing units and 95% of housing units are occupied (428.3 people per square mile). The median age is 45.9 and 18% of the population is under 18. The ratio of male to female is 48/52. The median household income is \$89,583. 89% of the population drives to work (mean travel time is 27 minutes) and 10% work from home.

*Notable:* Wright Township is home to the Crestwood Industrial Park with an estimated 25 companies that employ 2,000 people. The Crestwood Middle School (grades 7-8), Crestwood High School (grades 9-12) and St. Jude’s Catholic School (grades K-8) are located in the Township. The Crestwood School District employs approximately 315 and serves 3,021 students drawing from a region of approximately 24,850 people.

**Regional Context: [Mountain Top Area / Crestwood]**

**Rice Township**

*Demographics:* The Township is 11 square miles. The population was 3,594 across 1,383 housing units and 92% of housing units are occupied (327.9 people per square mile). The median age is 42.6 and 26% of the popula-

tion is under 18. The ratio of male to female is 47/53. The median household income is \$98,935. 91% of the population drives to work (mean travel time is 25.5 minutes) and 9% work from home.

*Notable:* Rice Elementary School (grades K-6) is located in the Township. Homes, businesses, thick forests, and lakes (e.g., Boyle Pond, Lake Blytheburn, Laurel Lakes, and The Ice Ponds) make up most of the municipality.

#### **Fairview Township**

*Demographics:* The Borough is 9.5 square miles. The population was 4,663 across 1,732 housing units and 98% of housing units are occupied (489.4 people per square mile). The median age is 41.4 and 26% of the population is under 18. The ratio of male to female is 47/53. The median household income is \$90,185. 87% of the population drives to work (mean travel time is 23.5 minutes) and 13% work from home.

*Notable:* Fairview Elementary School (grades K-6) is located in the Township.

#### **Dorrance Township**

*Demographics:* The Borough is 24.1 square miles. The population was 2,152 across 938 housing units and 94% of housing units are occupied (89.3 people per square mile). The median age is 44.7 and 19% of the population is under 18. The ratio of male to female is 49/51. The median household income is \$86,863. 97% of the population drives to work (mean travel time is 35.7 minutes) and 3% work from home.

#### **Nuangola Borough**

*Demographics:* The Borough is 1.2 square miles. The population was 677 across 380 housing units and 71% of housing units are occupied (572 people per square mile). The median age is 44.3 and 16% of the population is under 18. The ratio of male to female is 47/53. The median household income is \$73,472. 83% of the population drives to work (mean travel time is 21.9 minutes), 2% walk and 14% work from home.

*Notable:* The Borough is centered and established around the 102.7 acre Nuangola Lake.

#### **Dennison Township**

*Demographics:* The Township is 34.3 square miles. The population was 873 across 503 housing units and 70% of housing units are occupied (25.5 people per square mile). The median age is 50.7 and 14% of the population is under 18. The ratio of male to female is 50/50. The median household income is \$66,923. 91% of the population drives to work (mean travel time is 33.8 minutes), 1% walk and 7% work from home.

#### **Slocum Township**

*Demographics:* The Township is 10.4 square miles. The population was 1,136 across 510 housing units and 90% of housing units are occupied (108.9 people per square mile). The median age is 48 and 15% of the population is under 18. The ratio of male to female is 50/50. The median household income is \$80,843. 83% of the population drives to work (mean travel time is 27.5 minutes), 2% walk and 16% work from home.

#### **White Haven Borough**

*Demographics:* The Borough is 1.2 square miles. The population was 1,054 across 493 housing units and 88% of housing units are occupied (878.4 people per square mile). The median age is 40.3 and 23% of the population is under 18. The ratio of male to female is 53/47. The median household income is \$48,667. 88% of the population drives to work (mean travel time is 25.1 minutes) and 11% work from home.

#### **Penn Lake Park Borough**

*Demographics:* The Borough is 1.6 square miles. The population was 373 across 266 housing units and 61% of housing units are occupied (235.7 people per square mile). The median age is 49.5 and 24% of the population is

under 18. The ratio of male to female is 48/52. The median household income is \$88,214. 89% of the population drives to work (mean travel time is 34.1 minutes) and 11% work from home.

**PARKS & OPEN SPACE SYSTEM**

The local and regional system has several large parcels of conserved and protected land with many passive recreation opportunities, as well as, several highly active recreational parks.

Wright Township [Local]:

At a local level, Wright Township Park is currently the only recreational facility owned and maintained by the Township. Wright Township Park is a 35-acre recreation park consisting of a playground, splash pad, two basketball and four tennis courts, baseball field, sand volleyball court, multi-purpose field and walking trail. Seasonal recreational programs are available free to the public. The park is located in a wooded area and contains many nature trails. The basketball courts and one of the tennis courts are lighted during the spring and summer months.

There are other facilities in the Township operated by the Crestwood School District and Youth Sports Associations like the Mountain Top Little League Baseball/Softball Complex (Laude Drive), American Legion Post 781 Baseball Field (Chaplain Nolan Drive) and the MYSA SoccerPlex.

The Wright Township Park integrates well into the overall park system. It is currently a very important and highly utilized recreational space for both passive and active usage. However, with enhancements and proper planning, it has potential to better serve both the local and regional Park and Open Space System. The park is well-positioned along SR-309, which is the major artery within Mountain Top.

Mountain Top / Crestwood [Regional]:

- Rice Township Park is 17 acres and conveniently located near Exit 159 of I-81. The park has recently been upgraded with new pickle ball courts. The park also has 1 basketball court, 2 tennis courts, a playground, swings, merry-go-round, picnic pavilion, baseball diamond and nature walking trail. Park includes a restroom open April-October. Over the next 2 years, the Township plans to add a soccer/multipurpose field.
- Ice Lakes Park in Rice Township includes one 40-acre lake, one 12-acre lake, two boat ramps, one floating aluminum dock, two bathrooms, lakes available for non-motor boating, fishing, no swimming or ice skating.



**Rice Township Park**



**Fairview Memorial Park**



**Fairview Memorial Park**



**SoccerPlex**

- Fairview Township Memorial Park is a 15-acre park that has the following amenities: a pavilion, play area/ jungle gym, basketball courts, baseball field and small little pond/creek/beach area, and 10-acrs of woodland.
- The D&L Rail Trail (Lehigh Gorge Trail) North Trailhead is located within White Haven.
- Linesville Park (Oak Street) is White Haven has baseball fields, a disc golf course and a pond with gazebo. Hemlock Park has a small shelter and play ground. Lehigh Park has a softball field and the White Haven Babe Ruth field. The Borough's Rock Wall Park has a small play ground and basketball court.
- Nescopeck State Park, YMCA Camp Kresge, and State Game Lands 119 & 187 are located within Dennison Township. There is some open lawn space and a half-basketball court at the municipal building.
- The Nature Conservancy's Harry & Mary Goering Preserve at Arbutus Peak is located in Penn Lake Park Borough.
- Nuangola Recreation Area (Storm Street) has a multi-use grass field.
- Slocum Township Memorial Park (Aces Road) has a pavilion, play ground, baseball field, volleyball court, tennis court, basketball court and multi-use field.
- Dorrance Municipal Complex (Blue Ridge Trail) has a play ground, tennis courts, basketball, baseball fields and soccer.

There is some duplication of recreation features, however, Wright Township Park is still the largest and its central location and proximity to the Crestwood School District make this park highly valuable for Mountain Top.

## OVERVIEW OF PARK & RECREATIONAL PROGRAMMING

Programming is essential for the current and future success of the Park. Based on the public survey, the community appreciates the special events held within the park. Examples include the annual July 4th parade, fireworks displays and movie nights. The Township even once hosted summer camps for children in Wright Township Park, however, budget constraints and staffing shortages caused this camp to close.

Wright Township and many of its neighboring municipalities do not have a formal Parks & Recreation Departments with adequate staffing to solely manage and provide regular programming for residents at their municipal facilities. However, non-profit organizations and youth sports associations are allowed to utilize the township facilities for programs and athletics. Several organizations provide recreational opportunities and organized sport programs for residents of Wright Township and surrounding regional municipalities.

The following groups utilize the park facilities for practice and games:

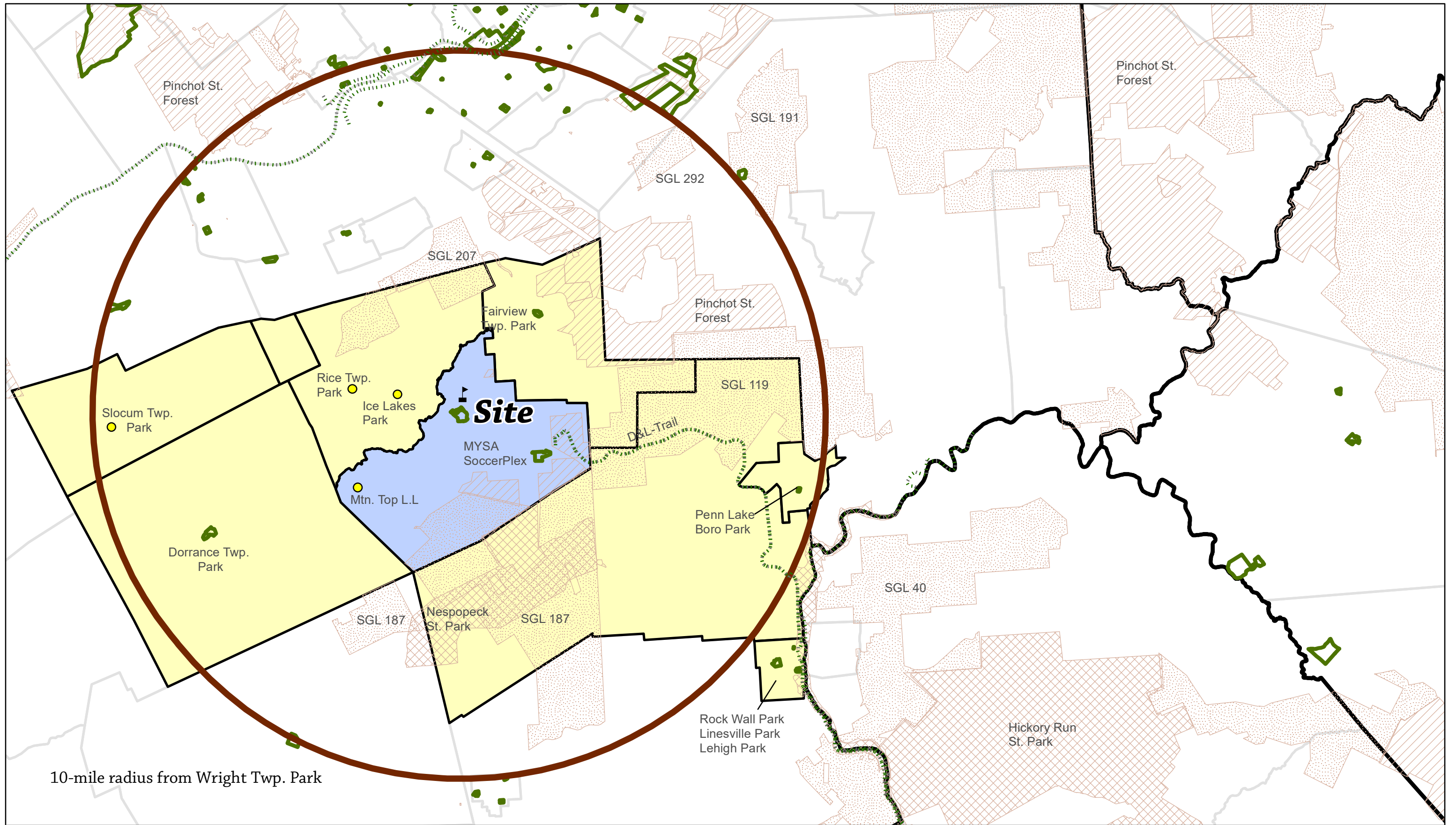
- **Mountain Top Area Lacrosse Association (MALAXA):** Mountain Top Lacrosse started in 2009 with boys lacrosse. Their original plan was to field both a U11 and U13 team, but there was so much interest and growth that they fielded 4 teams in the first year, a U9, U11, U13, and U15 teams. In 2010, the Mountain Top area got a boost of interest when in just the 2nd year the local high school, Crestwood Comets, added a probational lacrosse team that competed as a club for the high school. The growth has continued and in 2012 MALAXA added it's first girls team for 1st-4th graders.

In 2013 the boys lacrosse team was added as an official sport, and Crestwood high school also recognized the first girls team that competes as a club team. MALAXA , in 2013, added teams for 3/4 grades, 5/6 grades, and 7/8 grades.

- **Mountain Top Little League Baseball/Softball:** The Little League offers Boys Baseball, Girls Softball, Coach/ Pitch, Kids Pitch (minors, 9-10 year old), majors Little League (11-12 year old), and Teener League (13-18 year old). A total of 250 kids/young adults were participants in the Mountain Top Little League in 2023.
- **Mountain Top Junior Comets:** The Mountain Top Jr Comets are a nonprofit youth football and cheerleading organization developed to increase the participation of young athletes in sports of cheer and football while receiving top instruction to create a positive experience. <https://www.mtjuniorcomets.com/>
- **Mountain Top Youth Soccer Association (MYSA):** MYSA offers a recreational soccer program to more than 750 kids in the area. The MYSA offers U6, U8, U10, U12, U14 and U16 leagues. Their aim to is provide kids with a fun learning experience and a healthy outdoor activity, without emphasizing winning over learning. In 2002, MYSA acquired a 50-acre soccer site (SoccerPlex) on Church Road and has since completed construction of four full-size soccer fields, complete with irrigation, a 200 car parking area, storm water detention ponds and a concession building / pavilion. The club practices and plays at the SoccerPlex with some practice overflow at Wright Township Park.

Organization	Current Usage of Wright Township Park
Crestwood Cross Country	Trail system for practice
Crestwood Tennis (Middle/High School girls & boys)	Tennis courts for practice/games
MALAXA Youth Lacrosse	Multi-use field for practice/games, when Crestwood turf field not available
Mountain Top Little League — Tee-ball	Baseball field for practice
Crestwood Junior Comets Football & Cheer	Multi-use field for practice; Use Crestwood turf field for games
MYSA Youth Soccer	Multi-use field for practice; Use SoccerPlex for games
MT Youth Tennis Association	Tennis courts for practice





Wright Township Park & Recreation Complex  
 321 South Mountain Boulevard (SR 309) ~ Luzerne County, PA

**Regional Recreation**

1 inch = 10,000 feet

The following groups also utilize the park facilities for special events:

<b>Organization</b>	<b>Current Usage of Wright Township Park</b>
Kiwanis	Special events; Built a pavilion along Park Road
Mountain Yoga	Multi-use field for special events
Crestwood Environmental Club	Trail system for outdoor learning
Local Day Care Facilities	Play area for day trips
Mountain Top on the Move	Park for parades and Veterans appreciation events
Mountain Top Women’s Club	Park for special events
Mountain Top Garden Club	Park beautification and plant sale events

# SECTION III:

## PUBLIC PARTICIPATION PROCESS



*Municipal Building Entrance & Parking*



## PARK STUDY COMMITTEE & PUBLIC MEETINGS

The study committee represents a cross section of the community and includes, coaches, non-profits, church leaders, and business owners. The committee was created to assist the consultant and to facilitate the assessment of community needs. Collectively, the Wright Township Park Study Committee helped develop a consensus master site plan for presentation and adoption by the Wright Township Supervisors.

### Study Committee Meetings

The meetings provided a venue for community leaders, stakeholders, concerned citizens, park users, neighbors and residents to voice their opinions and become involved in the park planning process. The Study Committee held eleven meetings — on November 16, 2021, December 9, 2021, February 21, 2022, March 21, 2022, May 16, 2022, June 27, 2022, August 1, 2022, October 24, 2022, January 30, 2023, September 19, 2023, and October 6, 2023. All committee meetings were held at the Wright Township Municipal Building with access to a zoom link, as well. The plan development was an open and transparent process. In fact, all committee meetings were advertised in the Citizens Voice and open to the public.

- *Kick-off Meeting #1 (November 16, 2021):* This initial start-up meeting discussed the short and long-range goals for Wright Township Park, the master site plan process and standard PA DCNR design criteria requirements that will be followed. The meeting also included setting dates for upcoming meetings and discussing the level and type of public participation needed. A spreadsheet was started to identify key partners, funders and stakeholders within Mountain Top.
- *Committee Meeting #2 (December 9, 2021):* This meeting was held on site from 3-4:30pm to complete an initial walk-through of the park. Main topics of discussion was Park Road, overall park circulation, condition of facilities and the ice rink.
- *Committee Meeting #3 (February 21, 2022):* This meeting reviewed initial site inventory and analysis, however, it specifically focused on presenting a summary of the public survey results. A list of key persons to interview was also initiated.
- *Committee Meeting #4 (March 21, 2022):* This meeting discussed outcomes of key person interviews and initial park development ideas focused mostly on Park Road.
- *Committee Meeting #5 (May 16, 2022):* Met to discuss early design sketch alternative plans, including options for the ice rink.
- *Committee Meeting #6 (June 27, 2022):* Met Township Engineer to discuss Park Road project, tennis courts and discuss overall park circulation.
- *Committee Meeting #7 (August 1, 2022):* The committee continued discussing the master site plan and this meeting included a zoom meeting with PA DCNR.
- *Committee Meeting #8 (October 24, 2022):* The location of all proposed amenities was finalized and the consultant was tasked with finalizing the conceptual master plan to present to Supervisors in early 2023.
- *Committee Meeting #9 (January 30, 2023):* Final discussion with committee before presentation to supervisors and public at hearing.

- Committee Meeting #10 (September, 19, 2023): The consultant provided a briefing on the draft master site plan progress and proposed completion schedule. The meeting focused on park maintenance and operation responsibilities of the WREIN and Recreation Board.
- Committee Meeting #11 (October 6, 2023): The committee reviewed the draft Master Site Plan and the Narrative report. They provided constructive criticism, additional information and their opinions. Next step is submission to PA DCNR and the Supervisors for approval.



***Meeting with Township Supervisors  
Presentation of the Site Master Plan***

### **Public Meetings**

- All park committee meetings and Supervisor meetings were advertised and open to the public during this planning process.

### **Other Meetings**

- Parallel, non-committee meetings were also held via phone, zoom and in-person to discuss and prepare several grant applications for the tennis courts, restrooms, splash pad, etc. throughout the planning process.
- The consultant attended a few monthly meetings with the Wright Township Recreation & Environmental, Inc. (WREIN) committee to initiate the first steps toward the implementation of the approved Master Site Plan.

## **MEETINGS WITH ELECTED OFFICIALS**

- *Supervisors Meetings (February 13, 2023)*: A public hearing was held to hear and document any and all input on the conceptual master site plan. Most feedback was positive. The consensus master site development drawing, with agreed upon phasing and positioning for amenities and activities, was presented to the supervisors by the study committee and the consultant. The meeting consisted of a brief condensed review of the Master Plan Process and Site Inventory and Analysis. One resident is concerned about storm water runoff from the park. The consultant listened to and documented their concerns, and also explained how storm water controls and green infrastructure are proposed in the master site plan.
- *Supervisors Meetings (October 11, 2023)*: The consultant completed the final presentation of the master site plan site and narrative report to the Supervisors.

## **KEY PERSON INTERVIEWS**

The study committee developed a list of potential park stakeholders. Many were contacted and interviewed as key persons during the Master Site Development Plan Process. The list included coaches, non-profits, church leaders, park users, and business owners: Susan Kahlau (Madry-Kahlau Memorial Rink); Scott Lenio (Crestwood Tennis Coach & Phys. Ed. Teacher); JP Bohanan (Pastor of Christ United Methodist Church); Jacquie Fine

(Mountain Top Women's Club); Robert Moulton (Crestwood Track & X-Country Coach); Jeff Barrett (WB-S Penguins); Terry Renninger (Neighbor along South Main Road with flooding concerns) and Ed Prenga (Mountaintop Mutts). Below is a synopsis of collective discussion points grouped by category and not by key person.

- *General Park Concerns*
  - Need working restrooms;
  - Safety, ADA access, especially around playground; The Township should be applauded for undergoing this planning process;
  - The Township must handle the unsafe trees; On the removal of dead trees ... I know a guy who heats with wood. He and others like him would be happy to take some down, and take the wood (perhaps discuss with Twp solicitor and supervisors regarding hold harmless agreements, etc.);
  - Park signage and circulation is key; Need kiosks with park maps at the parking lots;
  - Park is a bit disjointed, why are certain items like the memorial garden where they are?
- *Park Facilities (Active Recreation – Sports)*
  - One of the positives that I take for granted is that there are lit basketball and tennis courts. Nowhere else in the valley has this. Rice Township has two lit tennis courts also. Dallas High school is the next closest. Opposing coaches like the tennis courts, comment on them being one of a few with shade;
  - The field would get more use if it was turf, however, this is probably too high a cost, especially with other fields regionally. The Soccer Plex meets the needs of most competitive teams;
  - If rink stays, it must be done right; there is a standard people have in Mtn. Top and the rink should be built to that standard if we expect people to use it;
  - Repair tennis court now; repair costs will simply increase each year as more damage and repair is required in left untreated;
  - Athletics are important, however, we need a balance; Partnership is healthy, however, this Park should not be viewed as an extension of Crestwood's campus; this park needs to serve all residents (athletes/non athletes, young/old, etc.). The Park's potential expands beyond sports.
- *Park Maintenance*
  - Township hires summer maintenance help, however, it is often only one person; the park is too large for one person;
  - Organizations and religious groups have completed beautification and maintenance in the park, including a mural on the restroom building.
  - Currently there is no protected/restricted fund for park maintenance; money raised for specific facilities should be restricted for those facilities.
- *Park Events & Programming*
  - Overall, Park programming tends to be outside in, more so, than township out;
  - In the past they have done concerts in the park during the summer months with local artists to get more people to come to the park;
  - Events are crucial for the Park's long-term success; Car shows, National Night Out, fireworks, movie night are important for the community and the relevance of the Park.
  - Need more covered structures/shelters and pavilions that can be rented out for parties and events. These fees should go directly into the park maintenance fund;
  - The park should be the epi-center of arts & culture for Mountain Top; theater and music venue/space, craft and art fairs; sculptures, targeted educational talks ....
  - Bring back the summer camp, it was mentioned on multiple survey responses? Is the Township able to organize and manage a camp (legally, staff)? Is there still a need? Don't know how long the township program has lapsed, but I imagine that other programs have taken up much of the need. For example, a preschool/

daycare operates out of our building and had over 100 kids in their program last year. They expect more this summer.

- *Park Trail System*
  - Extend the trail system; Need a progressive trail system (wellness loop with benches, multi-use trails, technical trails..);
  - All trails need proper signage that explains slopes, length, and trail tread surface to inform the users
  - Range of trail styles/types is important like more technical hiking trails;
  - We host a Scout troop and pack. There are two other strong programs in the greater Mountain Top area. Many Eagle Scouts come out of these troops. I know one recent Eagle project designed and set up wilderness trails at the American Legion. That might be a resource.
  
- *Funding Park Improvements and Maintenance*
  - Regional recreation board for mountain top; municipalities do not currently collaborate well enough for this to be successful;
  - Need updated and consistent MOU's lease agreements, rental forms, etc. to assure facilities are respected and the township is protected. Township solicitor must be involved;
  - Need an organized capital campaign.

## PUBLIC SURVEY

The consultant team prepared a Park User Survey to identify and quantify the perceptions, the needs and the desires of the Township residents regarding Wright Township Park facilities and recreation programming. Survey Legend software was used to create an online, digital survey with multiple questions (multiple choice, drop-down, etc.) focused on General Information, Importance of Parks, Current Use of the Township Parks, Other Regional Parks, need for New Park Spaces & Features, and Interest in Helping. The survey went live on January 3rd, 2022 and it was circulated throughout the region using both hard copy & online/social media methods.



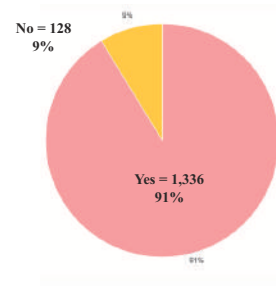
The survey provided the users with options to share via social media and to view the live data results. The survey was shared through social media and via existing databases, kept by non-profit organizations and community leaders. The survey was also available in paper, hard-copy form at the Township Building and for those not comfortable using a computer.

The project was discussed in the Citizen's Voice and on WNEP-TV. Thus, the project team is confident community involvement and engagement was attained that prioritized diversity, equity and inclusion. Over 1,000 responses (1,047 fully submitted; 431 not fully completed) were received. To avoid stacking the results, the survey is setup to disallow multiple submissions - basically, only one survey per IP address or device (one survey per phone, computer, etc.). Our survey techniques will ensure the feedback and recommendations are comprehensive, appropriate and accountable.

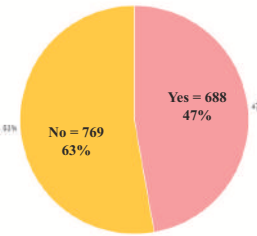


TAKE THE SURVEY AND LET US KNOW.

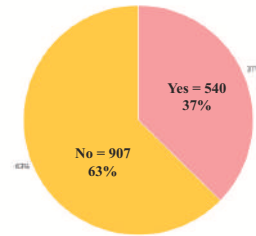
**Do you live in Mountain Top?**



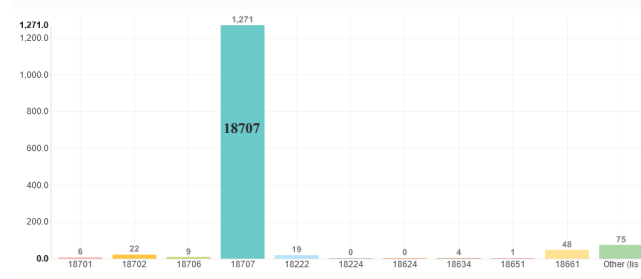
**Do you live in Wright Township?**



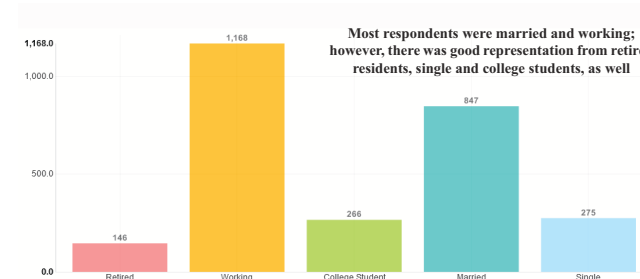
**Do you work in Mountain Top?**



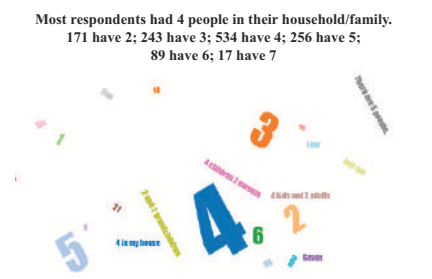
**What is your zip code?**



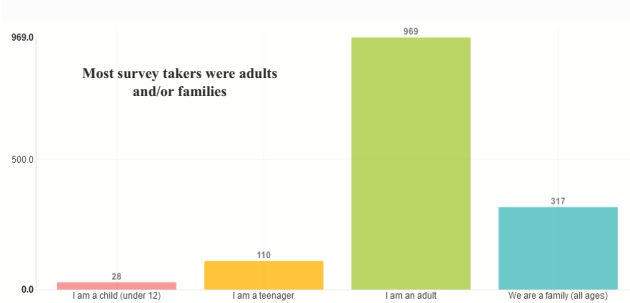
**Please check all that apply for the adults (over 18) in your household.**



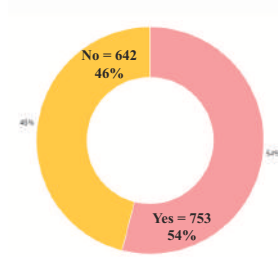
**# of people in your household/family?**



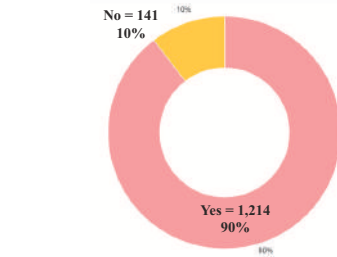
**Who is filling out the survey?**



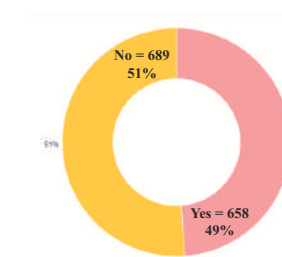
**Any children under age 13 living at home?**



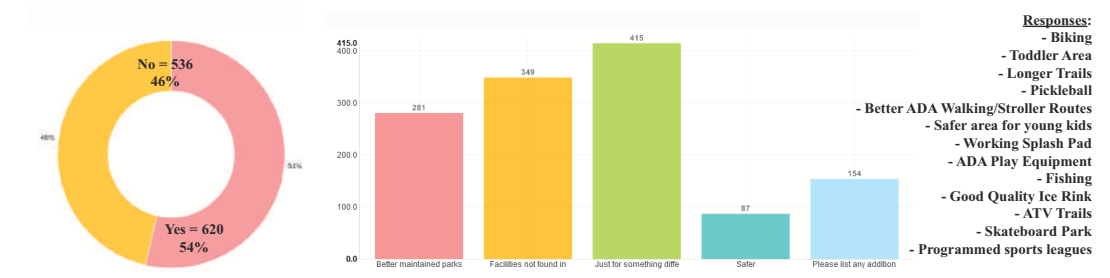
**Do you believe property values are higher near a well-maintained park?**



**When deciding where to live, was location to a park important?**

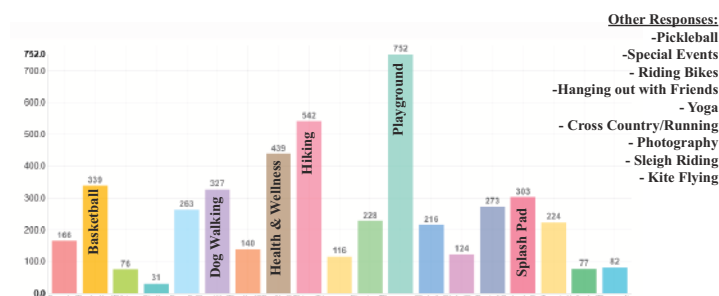
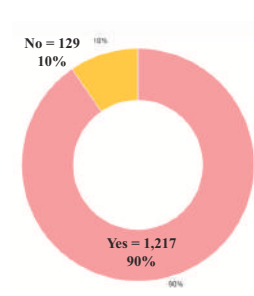


**Do you have to travel outside of Wright Township to meet your wellness & play needs? If yes, why?**



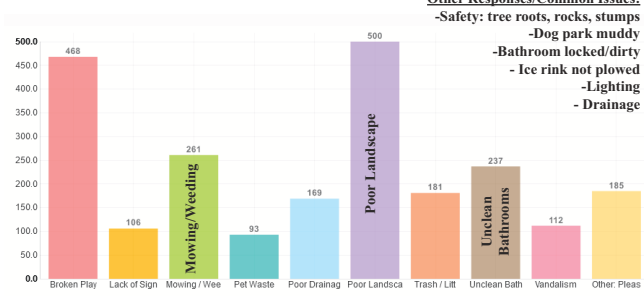
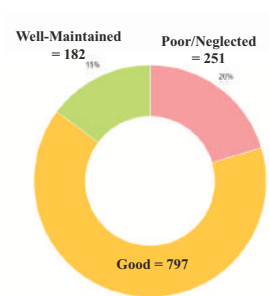
- Responses:**
- Biking
  - Toddler Area
  - Longer Trails
  - Pickleball
  - Better ADA Walking/Stroller Routes
  - Safer area for young kids
  - Working Splash Pad
  - ADA Play Equipment
  - Fishing
  - Good Quality Ice Rink
  - ATV Trails
  - Skateboard Park
  - Programmed sports leagues

**Do you use Wright Township Park? If Yes, what are the main reasons for using the Park?**



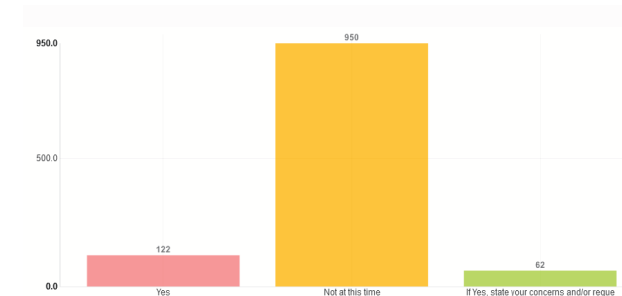
- Other Responses:**
- Pickleball
  - Special Events
  - Riding Bikes
  - Hanging out with Friends
  - Yoga
  - Cross Country/Running
  - Photography
  - Sleigh Riding
  - Kite Flying

**How well is the Park maintained. What are most common maintenance problems you notice?**



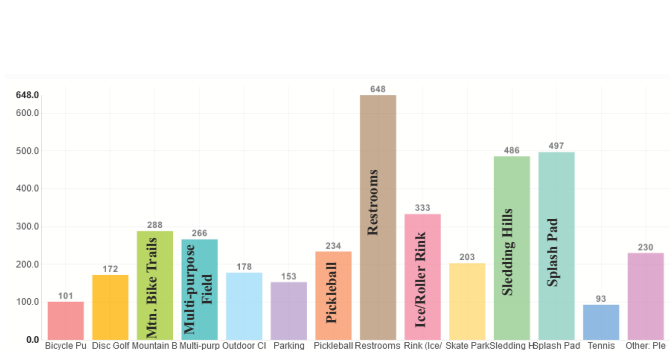
- Other Responses/Common Issues:**
- Safety: tree roots, rocks, stumps
  - Dog park muddy
  - Bathroom locked/dirty
  - Ice rink not plowed
  - Lighting
  - Drainage

**Are you aware of / or have you experienced ADA accessibility issues?**



- Concerns or Requests:**
- Walkways not accessible from parking
  - No ADA to dog park
  - Uneven sidewalks, no ramps
  - Tree roots
  - Need more stalls and better pavement
  - Lack of accessible equipment
  - Not wheel chair friendly
  - Lacking compared to other parks
  - Bathrooms
  - Squeaky swings/ sensory sensitive
  - Non ADA viewing areas

**Which play features/amenities would you like to see added or improved at the Park? More specifically, what play features or amenities do you believe are missing from the Park?**



- Other Responses:**
- Turf Field
  - Theater Area/Stage \*
  - Labyrinth
  - Pool \*
  - Security Camera System
  - Picnic Area / Grill \*
  - Indoor Courts \*
  - Gaga Ball
  - Disc Golf
  - RC track
  - Community Garden
  - Water Fountain
  - Zip Line
  - More Park Seating \*
  - Concession Stand
  - Trail to Crestwood H.S.
  - Toddler Area \*
  - ADA/Special Need Features \*
  - Roof over Rink
  - WiFi Hot Spots/USB Station
  - A Tree House
  - Skate Park \*
  - Rope/Ninja Course

\* highest number of responses



# WRIGHT TOWNSHIP PARK PUBLIC SURVEY DATA

NUMBER OF SURVEYS FULLY SUBMITTED = 1,047 STARTED BUT NOT FULLY COMPLETED = 431



**Thomas J. McLane Associates**  
Landscape Architects Environmentalists





## NEEDS ASSESSMENT

Wright Township Park is a crucially important recreation facility within Mountain Top due to its size, its history and its proximity to the Crestwood School District Campus, SR-309 (South Mountain Boulevard) and other regional attractions, like Malacari's. There are other local parks and sports complexes, however, Wright Township Park, through upgrades and maintenance, needs to remain at the epicenter of recreation. Its size, variety and location provides a high carrying capacity to meet the needs of all age groups and community needs.

Based on feedback obtained during meetings and interviews, it is apparent that the following items are of the highest need for Wright Township Park:

- Need to mitigate safety concerns along Park Road through design and signage;
- Need to increase ADA accessibility;
- Need to upgrade and install facilities/activities that will benefit all ages;
- Need to improve field drainage
- Need to assess storm water runoff within Park and directed into Park from SR-309, and use green infrastructure to help abate flash flows.

# SECTION IV:

## SITE INFORMATION & ANALYSIS



*Wooded Play Area*



## PARCEL DATA

The parcel is 35-acres. It is the only recreation facility within Wright Township that is operated and maintained solely by Wright Township.

## LAND USE & ZONING

The Park is located within Single-Family residential (R-1). There is a C-1 classification for Conservation, however, Twp. Zoning does not have a classification for recreation or open space. Overall, park use is compatible in R-1.

## PARCEL RESTRICTIONS

There are defined restrictions on park usage governed by the Land & Waters Conservation Fund (LWCF). There needs to be clear separation of municipal / DPW facilities and recreation / park facilities.

As a part of the Grant Agreement for a Park Development (PRD) project, DCNR will require that the Township record a corrective deed with the LWCF deed restriction and official LWCF boundary map (provided by DCNR). This corrective deed restriction task usually only needs to happen one time for a given LWCF park site.

## PARK CIRCULATION & PARKING

Wright Township Park is accessible via Park Road, which transects the park from South Mountain Boulevard (SR-309) to South Main Road. The road is steep and winding and it contributes to poor circulation and safety concerns within the park. The interior portions of the site are not ADA-accessible and the parking is disjointed and not adequately defined with surface markings or signage.

## TOPOGRAPHY & SLOPES

The Park is located in the Wilkes-Barre West USGS quadrangle. Overall the park slopes in an east to west direction away from SR-309. Park development has carved out several plateaus within the land for fields, courts, the storm water basin and the municipal complex. These developed areas have flatter slopes in the 0-3% range. However, the remainder of the site has varying topography with slopes ranging from slight slopes of 5-8% to steep slopes upwards of 25%. The intact woodlands occupy the steeper slopes (15-25%) as the land drops in elevation approaching South Main Street. These lowest elevations give way to a wetland/stream complex. The varying topography is both a constraint and an asset to the park.

## HYDROLOGY

The Park is located with the Big Wapwallopen Creek Watershed. The Big Wapwallopen Creek (WRDS 28231; Strahler 3, HUC 020501070305). The creek has a 33.60 square mile drainage area and confluences the Wapwallopen Creek (WRDS 28225, Strahler 3) at river mile index 5.18 (Latitude: 41-03-30; Longitude: -76-04-11) at Camp Keller in Luzerne County. The Big Wapwallopen Creek is supporting its assessed use for Aquatic Life. It is classified by PA DEP as a cold-water fishery with migratory fish (CWF, MF).

National Wetland Inventory Mapping through the US Fish & Wildlife Service does not show wetlands within the park. However, field investigation confirm the presence of a stream/wetland complex that occupies the lowest elevations of the park along South Main Road. This un-named tributary flows off-site and drains to the Big Wapwallopen Creek. The Big Wapwallopen Creek is classified as Natural Reproducing Trout, which would make all

wetlands within its floodplain or the floodplain of its tributaries classified as Exceptional Value.

Fema Firm Maps (42079C0368E and 42079C0369E, effective 11/02/2012) show the park is in an area of minimal flood hazard (Zone X). The FEMA Firm mapping did not indicate a flood plain width for the un-named tributary in the park; thus the standard flood plain defined by PA DEP (50' from top of bank) should be utilized.

**VEGETATION & WILDLIFE**

In general, the park is comprised of a few broad vegetative communities: woodlands; open maintained grass/fields; and a lowland stream/wetland complex.

The wooded slopes are comprised of upland species, like Red Oak, Big Tooth Aspen, Sassafras, Sweet Birch, White Oak, Quaking Aspen, Shagbark Hickory, Witch Hazel, Hawthorn, Red Maple and Grey Birch. Poison Ivy and Multi-flora Rose is scattered throughout and along the wooded fringes. The woods are also scattered with dead Ash and Oak trees. The herbaceous ground cover varies in density from sparse Canada Mayflower and Club Moss to thick coverage by Huckleberry.

The woodlands within the park have suffered from emerald ash borer and gypsy moth infestations, as well as, summer drought conditions over the last several years. In fact, the 35-acre park had 1,031 trees identified by a forester as safety hazards.

The stream/wetland corridor was dominated by hydrophytic plant species like Green Ash, Red-Twig Dogwood, Elderberry, Winterberry, Wild Grape, Nannyberry, New York Fern and Carex species.

The varied habitats, strata and the mix of upland and wetland conditions provides ample opportunities for wildlife to utilize the Park. A non-exhaustive list of expected species includes rabbits, squirrels, raccoon, porcupine, deer, chipmunks, songbirds, raptors, snakes, bear and amphibians.

A PNDI (Pennsylvania Natural Diversity Inventory) Environmental Review (PNDI-770926) was completed and there are no threatened, endangered and/or special concern species and/or resources documented within the park site. The PNDI receipt is attached in the Appendix.



*Meadow ecotone between lawn and woods*



*Park is a mix of lawn and intact woods*



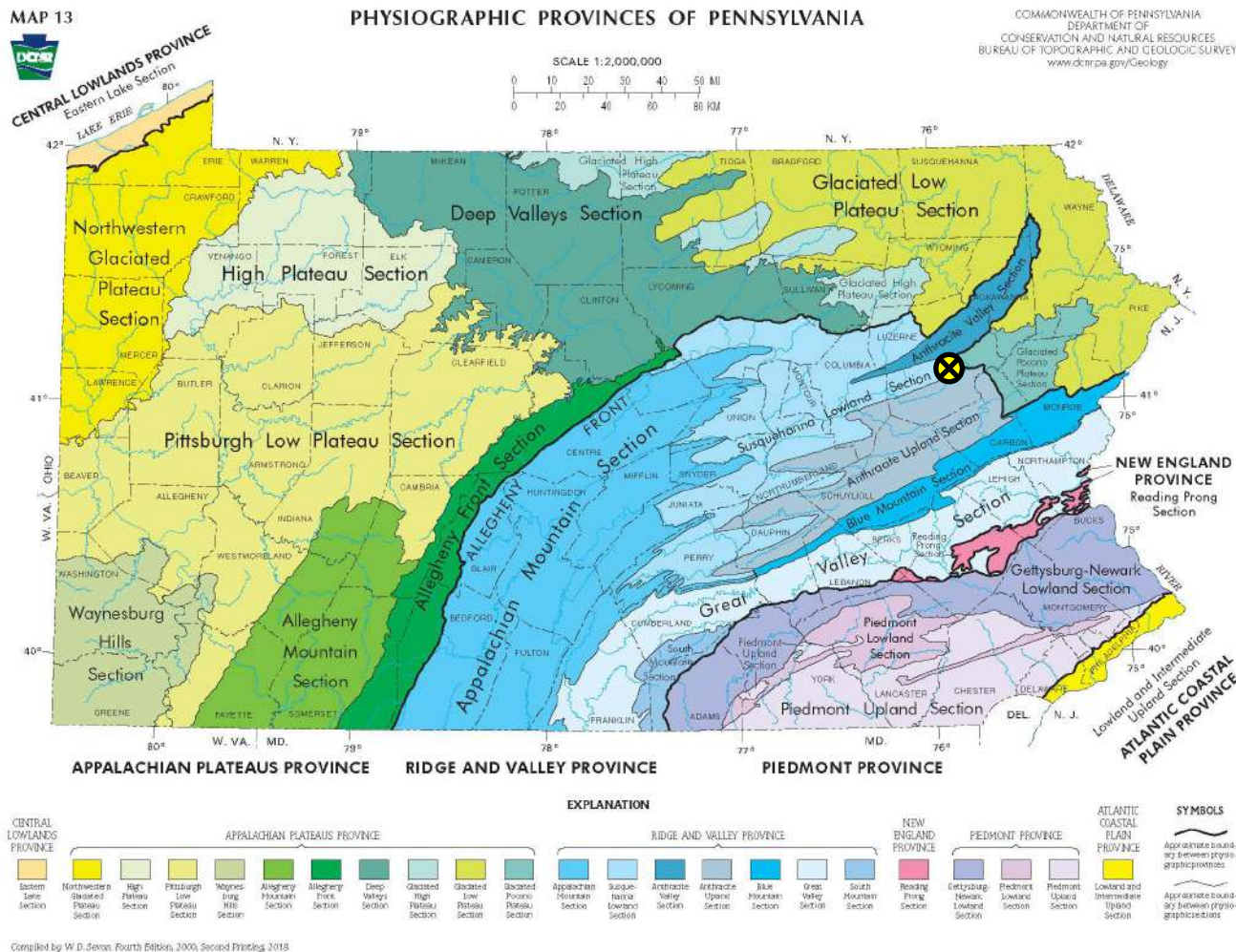
*Woodland habitat*



*A stream / wetland complex is located in the lower park along South Main Road*

## GEOLOGY & SOILS

- The Geology of Pennsylvania consists of six distinct physiographic provinces. From the southeast corner to the northwest corner of the state, they include the Atlantic Plain Province, the Piedmont Province, the New England Province, the Ridge and Valley Province, the Appalachian Province, and the Central Lowlands Province. Per PA DCNR, each province has its own economic advantages and geologic hazards and plays an important role in shaping everyday life in the state.
- Wright Township Park is located within the Susquehanna Lowland Physiographic Section, which is a subsection of the Ridge & Valley Physiographic Province. Its dominant topographic form is low to moderately high, linear ridges, linear valleys and the Susquehanna River valley. The underlying rock type is sandstone, siltstone, shale, conglomerate, limestone, and dolomite. The geological structure in this area is Open and closed plunging folds having narrow hinges and planar limbs. The Park is also close to and may share some characteristics of the Glaciated Pocono Plateau Section of the Appalachian Plateaus Physiographic Province. (Source is PA DCNR). The Geologic Age is Pleistocene-Wisconsinan.



- Wellsboro channery silt loams (WIB, WIC, WmB, WmD) occupy the majority of the upper park. Wellsboro soils are moderately steep, moderately well drained soils on side slopes of upland ridges and ravines. They are slowly permeable and have a fragipan at 15-26 inches and a seasonal high water table at 18-36 inches for long periods during the wet season.

- Braceville gravelly loam (BrB, BrC) soils occupy the majority of the lower park. The Braceville series consists of very deep, moderately well drained soils formed in glacial outwash of stratified sand, silt, and gravel. They are on terraces, benches, fans, and moraines. Slopes range from 0 to 25 percent. They are moderately well drained. Runoff is slow to medium and permeability is moderately slow to slow.
- Rexford loam soils are located in the lowest elevations in the parks northwest corner and correlates well with the stream/wetland complex. The Rexford series consists of very deep, somewhat poorly drained to poorly drained soils on terraces and moraines. They formed in glacial outwash or stream terraces derived mainly from sandstone and shale. Slopes range from 0 to 15 percent. These soils have severe restrictions for building due to wetness of soils and high water table.
- Cut and fill land (CF) occupies a small sliver along Park Road between the playground and Crestwood soft-ball field. The steeply-sloped wooded areas in the park include both Braceville (BrC) and Wellsboro (WmB) soils.

**STORMWATER RUNOFF**

- The steep slopes and presence of impervious surfaces creates stormwater runoff within the Park.
- The Park does have a retention basin and large runoff swale system that conveys and treats runoff. The Township also retained large swaths of woodland that help abate runoff flows.
- However, the park still suffers from erosion, rill formation, and displacement of stone and debris caused by stormwater runoff. This is an ongoing maintenance issue within the swales along Park Road and the trail surfaces.
- Runoff is also directed into the Park Road swales via a catch basin along SR-309, which can overwhelm the swales.



*Park Road swale system often overflows*

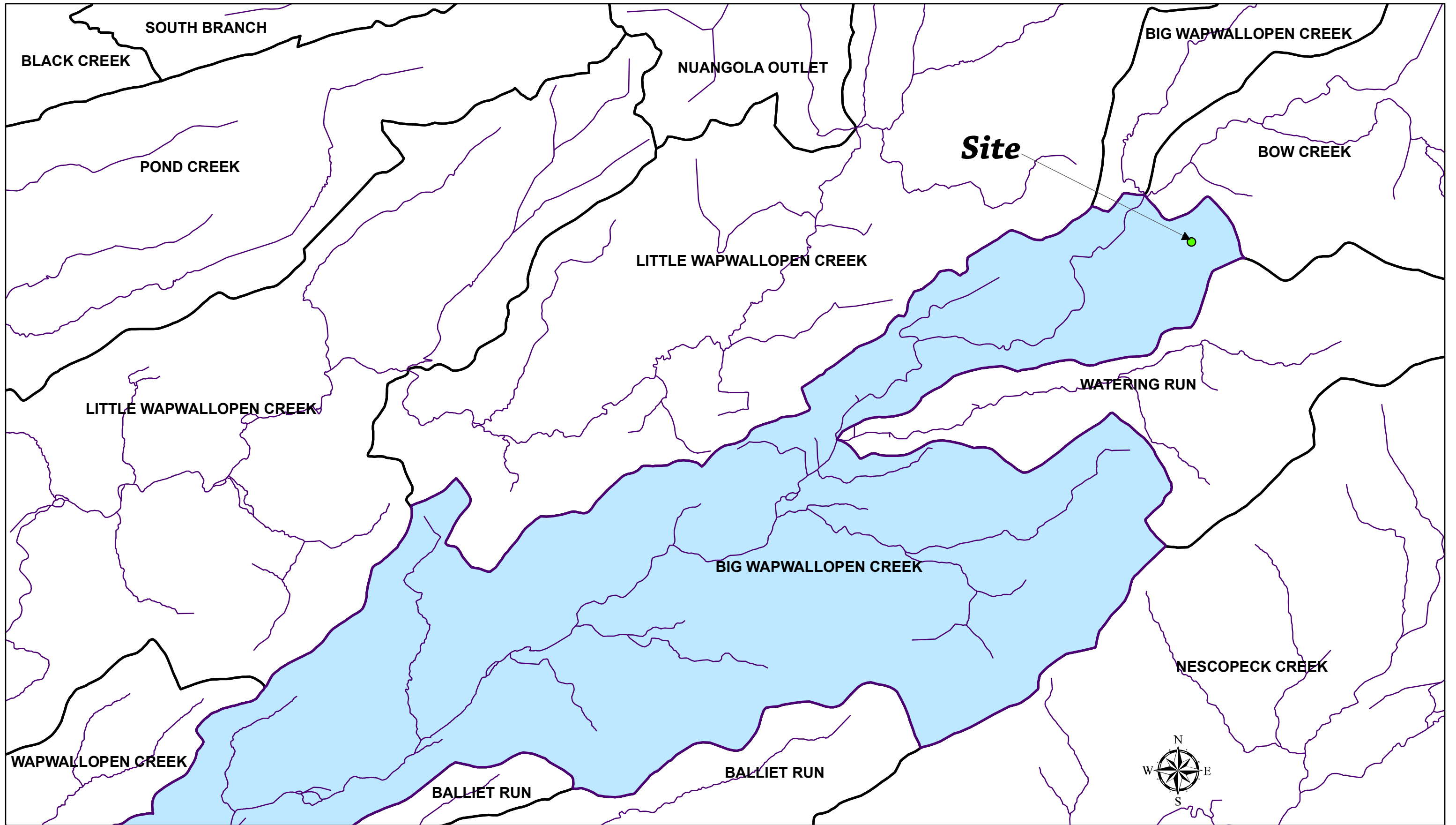


*This catch basin along SR-309 directs runoff into the Park Road swale system*



Wright Township Park & Recreation Complex  
321 South Mountain Boulevard (SR 309) ~ Luzerne County, PA

**USGS Topographic Mapping**  
1 inch = 500 feet



Wright Township Park & Recreation Complex  
321 South Mountain Boulevard (SR 309) ~ Luzerne County, PA

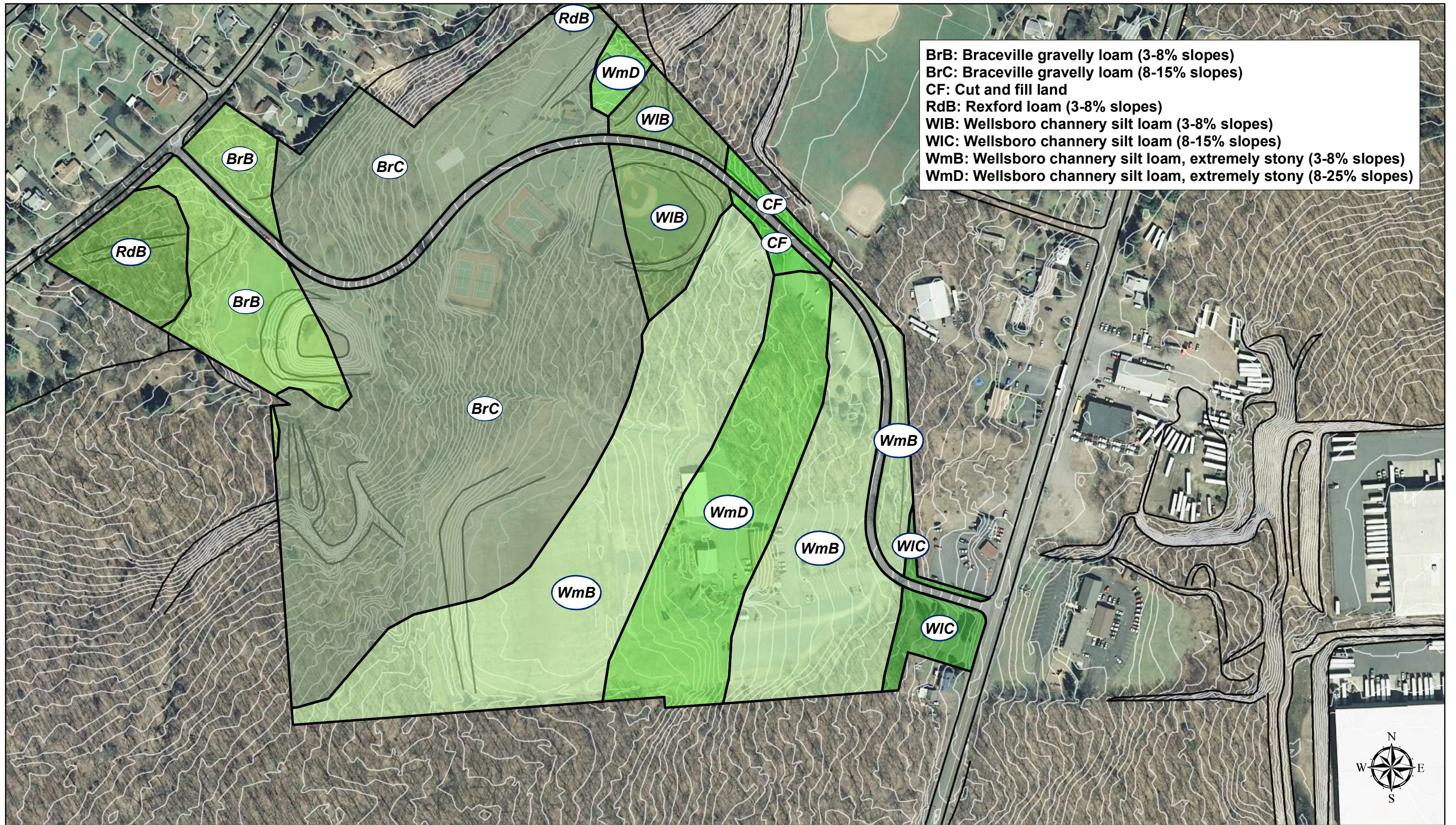
***Watershed Information***

1 inch = 3,500 feet



Wright Township Park & Recreation Complex  
321 South Mountain Boulevard (SR 309) ~ Luzerne County, PA

**Site Slopes**  
1 inch = 200 feet



Wright Township Park & Recreation Complex  
 321 South Mountain Boulevard (SR 309) ~ Luzerne County, PA

**Soil Mapping**  
 1 inch = 200 feet

# SECTION V:

## EXISTING CONDITIONS & DESIGN CONSIDERATIONS



*Trail Passing Along the Multi-Use Field*



## OVERALL SITE DESCRIPTION

Wright Township Park is a well-established, popular and seasoned 35-acre park within Mountain Top, located between Route 309 and South Main Road. It has a wooded perimeter with large swaths of trees extending into the parks interior, as well. The municipal complex that abuts the parkland includes the administrative offices, DPW facilities and police headquarters.

The recreational complex is comprised of multiple passive and active recreation facilities. More specifically, the park includes: 4 tennis courts, 2 asphalt basketball courts, 1 baseball field, a dog park, playground, 1 sand volleyball court, a multi-purpose grass field (soccer, youth football and lacrosse), and an ice hockey rink—The Madry-Kahlau Memorial Rink. The basketball courts and one of the tennis courts are lighted during the spring and summer months. The existing splash fountain for kids has been broken and is no longer functional. The park also offers several walking and hiking trails and a few picnic pavilions. Community events such as movies in the park, 5k run, fireworks, local government day, and national night out are held at the park annually.

The park is generally well kept in terms of general maintenance like trash removal and mowing. However, multiple facilities and amenities are in need of renovation and repair. There are several safety and liability concerns within the park, most-notably, the lack of an approved attenuating safety surface beneath the play equipment and ADA accessible routes. There are also multiple tripping hazards and conflicts between cars and park users. The restroom has been closed per direction of the Township engineer.

The parks natural terrain and previous development decisions are constraints to ideal park circulation patterns and ADA accessibility. The park is built on a slope creating an unintentional ‘upper’ and ‘lower’ park. Park Road transects the parks core use area, which lessens ideal separation between parks users and vehicular traffic. The proximity of Crestwood High School Campus also puts added pressure on the parks infrastructure and vehicular/pedestrian interactions. Often the township parking lots are used to access the Crestwood Softball field. Students also enter the park from the campus and must cross Park Road. There is currently not enough, well-defined and strategically placed cross walks.

The Park does have well-positioned parking lots that serve most of the current park facilities, like the core play area, the multi-purpose field, the lower courts, the rink and the Township Building. However, well-defined ADA accessible routes are not existing, especially for tennis, the dog-park, multipurpose field and basketball. The park would also benefit from a signage plan. The need for signage was presented in the 2000 & 2006 master plans, as well.

### Overall Site Assets & Constraints

Park Assets	Park Constraints
Location; Central within Mountain Top	Vehicular circulation patterns/Park Road transects park
Woodlands and natural conditions	Slopes between upper and lower park
Unique recreation facilities	Lack of separation between park and DPW complex
Active usage & partnerships	Lack of defined entrance & park signage
Trail system	Dead & dying trees; Surface rocks
Both passive & active recreation	Lack of accessibility; Trip hazards in play areas
	Storm water runoff

The committee and design team examined each of the major recreation areas and facilities in the park and considered the following: 1.) What are the Assets? 2.) What are the constraints & considerations? and 3.) Does it meet current standards?

To assist with discussions and organization, the park is divided into four distinct areas: The Municipal Complex (MC), the Upper Park (UP), the Lower Park (LP) and the Woodland Slopes (WS).

### MUNICIPAL COMPLEX (MC)

The complex is delimited by the primary parking lot, the municipal building that houses the police and administrative offices and the DPW yard and recycling building.

The municipal complex can support park programs and recreation, however, it is technically separate from the park. In fact, in all areas of potential conflict between park users and DPW activities there needs to be clear separation, like a fence, vegetative screen or barrier, between the municipal complex and the park. This is a requirement of the LWCF deed restrictions and a common practice encouraged by PA DCNR.

The Township Department of Public Works and its seasonal park maintenance crew have the responsibility for park repairs and maintenance throughout the year.

#### Assets:

- The proximity of municipal services to the park makes it easier for the Township administration and police to quickly address any problems in the park.

#### Constraints & Considerations:

- The DPW maintenance operations and recycling drop-off are in conflict with park users. For example, the DPW dumpster line the walking trail and the trail empties into a active drive aisle without a cross walk near the recycling center. The township consistently dumps and allows others to stockpile millings or other clean fill in the park, upslope of the dog park.
- The park and municipal complex entrances are not well marked and parking is not well-organized or efficient. There needs to be better defined parking and vehicular circulation patterns. There is no signage for the park-and-ride area.
- The offices have ADA parking and a ramp, however, the ramp directs people through the police station and not into the municipal offices.



**Undefined edge between park and DPW**



**Dumpsters along trail**



**Parking lot is disjointed and inefficient**



**DPW yard pinches entrance to field**

## UPPER PARK (UP)

### Assets:

- The Upper Park has several unique and heavily used facilities like the play ground, dog park, ice rink and multi-use field. Facilities are a mix of passive and active and provide recreation opportunities for all age groups. The presence of woods and tree canopy at the play ground provides shade and is valued by the community.

### Constraints & Considerations:

- Connectivity between facilities is disjointed due to a lack of signage and accessible walkways. Several facilities are broken, need renovation or adaptive reuse like the splash pad, the ice rink and the memorial garden.

### Existing Public Use Facilities:

- **Dog Park:** The dog park has a solid group of stakeholders that continually work to raise funds and improve the space. There were some constraints that were overlooked during initial construction that now impact the park. For example, the site suffers from muddy conditions due to lack of drainage and the park does not have ADA accessibility. Dog owners state there is also a lack of shade.
- **Ice Rink:** The rink was built for both summer (roller hockey) and winter use (ice hockey). This facility was an important community asset for years when it filled a niche and helped grow ice hockey in the area. However, this facility has been underutilized in recent years for a few reasons.
  - The concrete surface has cracks which caused water leakage in winter and an uneven surface for roller blades in non-winter months.
  - Winters have been too variable and even when temperatures are cold enough for ice, the sun will continually melt the ice surface. This rink does not have a cooling system or a roof, which is not viable for use solely as an ice venue.
  - The rink, especially one this size, demands Township and/or volunteer hours to assure the concrete is water-tight, the rink is flooded in winter and the surface is smooth for safe use. Despite some recent patching in Winter 2023, the Township is not able to keep up with rink maintenance.
  - Lastly, there are also more opportunities for ice skating year-round at indoor facilities, which was not the case when this rink opened.

It is best to re-imagine this space during this master site planning based on current park usage and needs.



**Dog park — entrance area gets muddy**



**Dog park**



**Ice rink**



**Ice rink cracks recently patched**

- **Memorial Garden:** This feature is currently uninviting and run down. It is not in an ideal location, however, it has potential to be a more important connecting area between the multi-purpose field and playground.
- **Splash Pad:** Splash pad is broken and should be removed. The current location does not work. It was a flow through system that directed water toward baseball field, as well.
- **Play Area:** The play area is tucked in the woods near the play area; does not have ADA access. Several local elementary schools use the park grounds for their annual field trips. Field trips occurring during the past three months include Drums Elementary, Fairview Elementary, Rice Elementary and St. Jude’s schools. A newly built 5-12 year old play structure does have proper safety surfacing and use zones. This structure is still impacted from storm runoff, however, this will be address once the parking lot is renovated in 2024.
- **Pavilion:** The pavilion is in a decent location and in close proximity to the primary play area. Additional pavilions are valuable in a park this size and could enhance other areas of the park that do not have shade.
- **Multi-Use Field:** The field has field drainage concerns caused by loss of positive drainage and the presence of Wellsboro Soils, which have a seasonally high water table. Localized grading is needed to address low spots and the field should be aerated. The field is used for lacrosse, football, cheer and soccer practice, however, it has more potential. The lack of adequate drainage and restrooms/concessions limits the fields use for hosting games. The field will benefit from better signage, parking and connectivity to other core areas of the park.



**Multi-use field**



**Broken & undersized splash feature**



**Woodland play area has no surfacing**



**Newer 5-12 year old structure**

**Support Facilities:**

- **Restroom:** No indoor restroom facilities in Upper Park. There is a bathroom in the municipal office and port-a-lavs in the multi-purpose field.
- **Parking Lots:** Parking is adequate near the play areas and ice rink. Parking needs definition and infrastructure, especially at the multi-purpose field.
- **Signage:** Directional, trail, safety and educational signage is lacking.

## UPPER PARK FACILITIES

FACILITY	SIZE	STANDARD	ADA ACCESSIBLE	NOTES
Ice Rink	200' x 85'	200' x 85'	Yes	Dek hockey is 155' x 85'
Multi-Purpose Field - Soccer - Lacrosse	The current open space is approx. 340' x 240' (112 yd x 80 yd)	U-12 Soccer : 70-80 yd x 45-55 yd  Lax: 110 yd x 60 yd	No  No	No accessible route; Field has poor drainage; Large enough for current uses
Dog Park	14,425 sf (0.33 acres)	1/2 acre to 1 acre	No	
Play Areas - 5-12 (new)  - Woodland Play Area	Not Applicable	Not Applicable	Yes  No	
Woodland Pavilion	20' x 30'	Not Applicable	No	
Splash Pad	530 sf	Not Applicable; Min. for this park is 2,000 - 2,500 sf	No	Broken and currently not used

## LOWER PARK FACILITIES

FACILITY	SIZE	STANDARD	ADA ACCESSIBLE	NOTES
Basketball	84 x 50' runout zones range between 2'-6.5'	High School (84' x 50')	No	
Volleyball	60' x 30'	52'6" x 26'3"	No	
Tennis	78' x 36' with 20' baselines and 10' sides	78' x 36' Min. 120' x 60'	No	Construction in 2024
Baseball	60' baselines; 190' RF, 195' Center, 190' LF	60' baselines; Recommended out- field distance = 200'	No	
Restroom	Not Applicable	Not Applicable	No	Condemned per Twp. Engineer / Closed
Kiwanis Shelter	16' x 20'	Not Applicable	No	Location along Park Road is not ideal

## LOWER PARK (LP)

### Assets:

The Lower Park has a concentration of active facilities like tennis, basketball, volleyball and baseball. There is a large parking lot that can serve most parking needs for these sports.

### Constraints & Considerations:

Park Road cuts through the interior of the Lower Park and is a safety concern. The road lacks adequate cross walks and signage and features to slow vehicular traffic.

### Existing Public Use Facilities:

- **Tennis Court:** (Qty = 4) The courts are heavily used April thru October by Mountain Top families and resident’s of surrounding communities. Crestwood High School’s Junior High, Junior Varsity and Varsity Boys and Girls Tennis Teams use the courts daily during their season for practices and home matches. Middle School and High School gym classes also use the tennis courts for class through out the fall and spring months. Free yoga classes are also instructed on Saturday mornings thru the summer months on the tennis courts. There are a limited number of courts in the local area, which highlights the importance of these courts.

The courts are cracked and uneven and they need to be resurfaced. ADA accessible routes also need to be installed — there is no appropriate parking, pathways or seating. Note: a DCNR grant was recently awarded for these improvements with additional matching funds by Crestwood School District.

- **Basketball Court:** The court is showing some wear and will need resurfacing. The Township recently installed new hoops and backboards (2020). Despite ADA stalls in the parking lot, the walkways to the court are not accessible. Most players climb the slopes in the rear woodline to access the court. The court is also slightly sunken because it was historically flooded to create an ice rink. However, this further prevents ADA accessibility.
- **Baseball Field:** Per PA DCNR, to minimize sun interference for the players, especially the batter and the pitcher, the field should be oriented so that the setting sun is generally at a right angle to the imaginary line between home plate, the pitching rubber, and second base (ie. S-SW to N-NE alignment or vice versa). Thus, the field orientations, based on PA DCNR standards, are in the acceptable range. The field has some drainage issues in left-center field. The dugouts and bleachers could be



**Tennis complex**



**Baseball field**



**Basketball court**



**Volleyball**

upgraded, however, it would not be a priority because the field is currently used only for practices and not games. Mountain Top Little League Baseball/Softball has a larger complex on Laude Drive with adequate parking, concessions and facilities to host games.

- **Volleyball Court:** Volleyball courts tend to be an underutilized facility in a community park, often because of site location and improper installation using the wrong sand that hardens and over-compacts. Wright Township is no different. The court, if it remains, should be reconstructed with an angular, beach sand and court boundary system to retain sand.
- **Disc Golf Station:** A disc golf station was built as an Eagle Scout Project. This feature is tucked away below the volleyball court near Park Road and not utilized. It should be relocated to a more convenient location.

**Support Facilities:**

- **Restroom:** Current facility has been closed and deemed unsafe by the Township Engineer.
- **Parking Lots:** Parking lot size is adequate near the basketball courts, however, the park lacks connecting walkways from these lots to facilities and there are no accessible routes.
- **Signage:** Directional, trail, safety and educational signage is lacking
- **Retention Basin:** The basin was constructed during Phase I (early 2000’s). It has grown in and is well established. An engineer should assure the basin is still adequately sized with proper infiltration rates to handle current park facilities prior to construction of new features that may increase impervious area.



**Restroom facility — closed**



**Kiwanis shelter along Park Road**



**Retention basin**



**Lower parking lot below basketball court**

## WOODLAND SLOPES (WS)

### Assets:

As evident from the public survey, the woodlands are an important aesthetic and natural feature in the park and they enhance the recreational experience by providing shade. The trees are important for wildlife habitat, biodiversity, and capturing and reducing runoff. Efforts should be made to retain and enhance the woodlands. The woods provide opportunity for varied recreational activities including nature trails, walking trails and environmental education.

### Constraints & Considerations:

The woodland health has declined in recent years, as evidenced by multiple dead trees. There are multiple dead Oak and Ash trees that have and will continue to drop debris, and this falling dead wood can cause severe injury to park users. These trees need to be removed to prevent injury.

### ***Existing Public Use Facilities:***

#### **Trail System**

The walking trails are used by the local high school for gym classes and by Crestwood Cross Country for practice. The trail system is currently not long enough to host meets. The surface is not resilient or sustainable in all locations, especially along fall lines, and requires maintenance due to wash outs.

#### **Support Facilities:**

Not Applicable.



***Trail system with drainage swales***



***Trail system within woodlands***



***Trail filling in with lawn***



***Woodland area with recreation potential***

## SUMMARY OF CURRENT PARK NEEDS

- Improvements and park design should strive for low maintenance and sustainable features
- Rink is an asset; What improvements will make the rink more usable (roof, cooling system, new surfacing?)
- Address the dead/dying trees within park
- Drainage issues in lower area closer to retention basin
- Speeding in park a coordinate with Twp. Engineer and address during road project. Install new cross walks.
- Safety a need new, efficient lighting with timers and cameras
- Complete improvements necessary to bring the park into compliance with the Americans with Disabilities Act (ADA) and Consumer Product Safety Commission (CPSC) recreation standards.
- Determine maintenance and operation requirements, including a clear schedule of tasks for Township DPW.
- Fix safety issues first, to reduce Township liability. Specifically remove dangerous and broken play ground features and upgrade where possible or purchase new.
- Better partnerships with sports groups and non-profit organizations using revised and standard use agreements.



***Dangerous equipment must be removed***



***Park Road project to fix drainage***



***Trail layout requires crossing Park Road***



***Trail along Park Road***

**ADDITIONAL SITE INVENTORY PHOTOGRAPHS — PARK AMENITIES**



**Woodland Pavilion**



**Memorial Garden**



**Memorial Bench**



**Parking is undefined near field**



**Swing bench overlooking baseball field**



**Baseball Dugouts**



**Parking is undefined near field**



**Access would benefit from a traffic light**



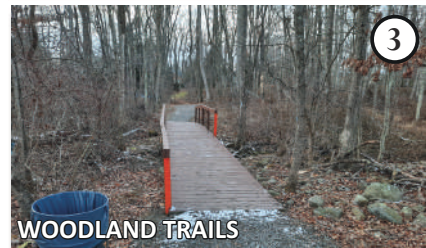
WOODED PLAY AREA

1



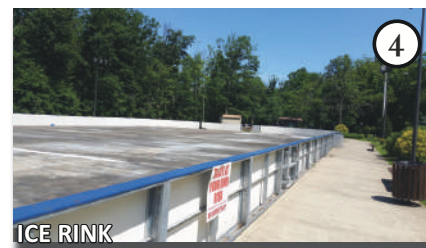
BASEBALL FIELD

2



WOODLAND TRAILS

3



ICE RINK

4



DOG PARK

5



MUNICIPAL BUILDING

6



LOWER PARK

7



**SITE NOTES & OBSERVATIONS; EXISTING FACILITIES:**

**General Comments & Park Circulation**

- Park lacks adequate directional signage; Entrance sign is hard to see
- Approach to municipal building is awkward; Several entrances
- Park Road needs traffic calming and improved drainage; Road transects park
- Park is disjointed due to Park Road and slopes (basically an upper and lower park)
- Need to create a better separation between the DPW and the park

**Existing Facilities**

- Basketball Complex: Reseal and color coat the surfaces; Install a new paved walkway to provide an accessible route.
- Tennis Complex: Township has grant to reseal and color coat the surfaces; Install a new parking area for ADA accessibility. Coordinate with Crestwood School District.
- Restrooms: Current restroom is condemned. A park of this size and usage should have two restroom facilities - one in the upper park and one in the lower park.
- Ice Rink: Not meeting its full potential. Ice is too hard to sustain without a cooling system and roof. Need to reimagine this space to promote year-round, multi-functional usage and programmed activities.
- Splash Pad: Too small and broken.
- Playgrounds: The wooded play area lacks safety surfacing, ADA accessibility and circulation; Has a random and disjointed feel; A new 5-12 year old playground recently installed; Park lacks a defined toddler area; Lack of fencing and proximity to Park Road and parking lot is a safety concern.
- Volleyball Court: Needs actual beach sand to encourage play; Relocation to a new location may be warranted to free up this usable open space.
- Baseball Field: Needs better maintenance; A few pockets of poor drainage in outfield off the slope; Lacks easy access for coaches, players and fans.
- Multi-Purpose Field: Currently used for lacrosse (MALAXA), football, cheer and soccer practice; Poor drainage greatly limits play; Needs better signage and ADA access; Unorganized parking.
- Dog Park: Needs improved drainage; Needs ADA access and perhaps new surface or entrance to limit mud.
- Pavilion: Well used; Park could benefit from more shelters.
- Walking Trails: Park has a mix of concrete, asphalt and earthen/modified surfaces; There should be a trail map that explains length and accessibility; Trails are heavily used; Park could benefit from a stacked loop system with paved primary trails. Need to avoid taking trails into the municipal building complex.

# WRIGHT TOWNSHIP MUNICIPAL PARK

321 SOUTH MOUNTAIN BLVD / PARK ROAD, MOUNTAIN TOP, LUZERNE COUNTY, PA 18707

# SITE INVENTORY & ANALYSIS

THOMAS J. McLANE & ASSOCIATES - LANDSCAPE ARCHITECTS  
OCTOBER 2023

# SECTION VI:

## MASTER SITE DEVELOPMENT PLAN: ACTIVITIES & FACILITIES ANALYSIS



*Old playground that was recently replaced*



## MASTER SITE PLAN & JUSTIFICATION

Implementation of this master site plan will create a more inclusive, intergenerational, family-centric space with activities for all ages and abilities.

The reinvigorated trails, amenities and conservation initiatives will jointly provide a venue for healthy living, competitive sports, increased community interaction, as well as, a viable space for contemplation, conservation and environmental education pursuits.

Places to play are a huge beacon for families looking to live, work and visit a community. A new or improved playground could have a huge effect on drawing new families to town as well as improving the quality of life for established families. The Wright Township park is aging and the township is looking to take steps to replace and update outdated and broken park infrastructure. The park is a well used and loved attraction for residents and neighboring communities.

This project is best defined as a renovation and upgrade plan that will prioritize site infrastructure as a means to increase accessibility, safety and recreational opportunities. The plan, once implemented, will provide local and regional residents of all age ranges and abilities more passive and active recreational opportunities.

Space planning is dependent upon the future use of the ice rink. Public input indicated the need for a toddler area, a new splash pad and pickleball. Trail circulation patterns, proximity to parking and ADA access are major considerations; Park Road is a major element that is both an asset and constraint. It is slated for renovation and redesign in 2024.

### **Key Elements & Needs Assessment:**

Through public input and committee knowledge, several design ideas emerged that became the backbone of the master site plan.

- ADA accessibility must be considered;
- Add safety features along Park Road, such as street trees, bike lane, etc.;
- Need new splash pad, restrooms and facilities;
- Informational/directional/educational signage for features on site, locations and directions of trails, etc.. Also, naming trails and other areas around the park will help with location and ease of maneuverability;
- Concession stands and additional pavilions could be important form of revenue generation around sports field and core use areas;

## *Main Types of Play*

### ***Active Recreation Areas***

Active recreation requires physical activity and often refers to a structured individual or team activity that requires the use of special facilities, courses, fields, or equipment. Active recreation areas can vary greatly in size, activities offered and expense. Typical components that characterize active recreation areas include athletic fields, courts, paved pathways, large children's play areas, and even buildings for restrooms, concessions, indoor activities and offices.

### ***Passive Recreation Areas***

Passive Recreation Areas are generally defined as an undeveloped space, a minimally improved parcel or an environmentally sensitive area that requires minimal development and strives to protect, conserve and/or enhance the health and well-being of the public, the local wildlife and/or the natural environment. Typically, a passive recreation area offers low-impact, non-motorized activities, and provides interpretive/educational signage and amenities like trails that foster and facilitate appreciation and understanding of the benefits of natural, open spaces (uslegal.com). Examples include: wildlife viewing, landscaped and natural areas; Nature trails; Quiet places for relaxing; Butterfly and sensory gardens; Critical habitat protection and environmental education.

### ***Mixed-Use Areas***

A park or a feature can be a combination of both. For example, an open space can promote relaxation (passive), as well as, invite creative and imaginative impromptu play (active). It may include boulders for climbing, streams for discovery, open meadows with trails, large trees and other natural features for hide-and-seek and unstructured games.

- Green infrastructure on site could be major feature, especially to minimize runoff to MS4 system;
- Nature play and compatible elements should be considered during playground renovations since the play area is nestled within woodlot area;
- Circulation is disconnected, so unifying and integrating the existing trails and new trails to unify whole network. Consider a wellness loop.
- Do not forget about the potential economic benefits of park renovations. The splash pad and renovated facilities will attract more families and visitors to the community, which means more money spent in local stores and restaurants.

Following is a review of the Park design organized by the previously described general Park Areas. Please refer to the attached Conceptual Master Plan. Grading is concept level and based on 2' LIDAR contours; Prior to final design and construction, a survey of existing conditions is needed.

## MUNICIPAL COMPLEX

- As previously explained, the municipal complex needs better separation from the park facilities, and per the LWCF agreement, municipal activities can not encroach into the designated park land.
- The Township has used a portion of parkland near the dog park as a temporary stockpile area for millings and even allows road cut and staging for utilities. This is a violation of the LWCF agreement and should not occur in the future or DCNR can take action. This area must remain for recreational use only, which can include overflow parking, lawn, storm water management or a play feature.
- A new 8' chain-link fence is proposed along the rear and sides of the DPW yard and recycling center. Custom privacy fence slats are also proposed in select areas that will create a mural and artistic element (See example below). The slats are screen printed and can display artwork, historic photos of Wright Township, or other creative and attractive designs to liven up the park setting.
- Conversely a portion of the park actually encroaches into the municipal complex northwest of the DPW garage. This includes the memorial garden / paver area and a section of the trail system that abuts the parking lot and access road near the DPW yard entrance.
- The existing trail will be relocated to avoid conflicts with the dumpsters, the active DPW recycling area and vehicles using the parking lot and access road.
- The garden will remain and be enhanced with art/sculpture and musical elements.



Example of custom privacy fence slats (Signs for Success)

## OVERALL PARKING & CIRCULATION

The park and its facilities are easily accessible via Park Road; however, the existing long, uncontrolled frontage along Park Road is also a safety concern. The proposed upgrades to Park Road like, textured cross walks, street trees, curbing, tree lawns and walkways should improve safety.

### Park Road Considerations:

The public survey highlighted the safety concerns of parents and the fact that cars speed. Conversations with the Police Department does not support a prevalence of accidents or speed related incidents; however, speeding needs to be addressed during Park Road renovations. The committee and Township Engineer discussed enhancements to Park Road, as well as, drastic changes to vehicular circulation as a way to improve safety. For example, the committee relocating Park Road to the existing trail corridor along the dog park and athletic field. Then through partnership with future developers, relocate the park entrance to William O Sword Drive where there is already a traffic light, unlike the current access. Ultimately, with money already in hand for Park Road renovations, focusing on long-term efforts was not feasible at this time.

### Parking Lot Redesign Options:

Several design options were explored, developed and presented for constructive criticism and interactive vetting by the public, the committee and the supervisors.

#### **Option #A:**

This option included installation of a main access road to the municipal building and police station. An overflow and park-and-ride lot would be tucked away near the woodlands. Maintains access to the recycling center and provides a direct path to a newly renovated parking area near the multi-use field. The committee considered removing the entrance to the recycling area closest to the ice rink, however, it was deemed too important for the flow of traffic during recycling drop off and it provides smoother entry to the offices.

#### **Option #B:**

Will create a double bay parking lot immediately in front of the municipal building. The redesign would remove a large area of asphalt and create an attractive and more inviting green space at the park entrance. A new defined asphalt parking lot with 30 stalls, shade trees and a rain garden to handle storm water is proposed. Option B provides a more defined route to the multi-purpose field and dog park. Stalls are set aside specifically for the police department. Additionally, and most importantly, the double bay parking design brings parking closer to the office.



Relocation of Park Road



Main Entrance — Existing



Main Entrance — Option A



Main Entrance — Option B

## OVERALL PARK UTILITIES

Park utilities like electric, septic and water service may need upgrades to accommodate new restrooms and the proposed splash pad. Installation of a few frost free yard hydrants can benefit the multi-purpose field and dog park. Water stations are becoming popular in recreation areas, so park users can fill up their water bottles and they are more sanitary than water fountains.

## UPPER PARK (UP)

### Play Area:

- The playground is already centrally located within the Park and has adequate parking; thus, it will remain in this general location.
- A new 2-5 toddler area is proposed where splash pad was located. The surface will receive a rubber poured-in-place to keep loose wood fibers out of toddlers mouths. There is also potential to use the abutting slope to install a few small hill-slides.
- The Township needs to remove antiquated and dangerous play pieces within the woodland. Several are broken or do not have proper use zones.
- The existing playground for 5-12 year olds was recently installed and will remain. Additional features can be added to expanded its capacity and play value.
- A tyke trail is proposed and will provide multiple functions, including increased accessibility, circulation and recreation. It will connect the playgrounds to the pavilion and the multi-use rink and future splash pad.

### Rink Area:

- The ice rink was reimagined for year-round usage. It will be converted into a multi-sport rink and event space using a Sport Court tile system laid overtop of the existing concrete.
- The overall rink size will be reduced from 220' x 85 to 155' x 85. Dek Hockey has potential growth in the region, especially with a new rink at the WB-S Penguins facility in Wilkes-Barre, and a potential rink being planned in the Back Mountain. There is also a roller hockey league in Hazelton. Wright Township Park can be a destination and key location for regional leagues.
- The ADA-accessible multi-use space can be use for movie night, craft fairs, farmers markets, event space and a band shell, as well.
- Alternative: The proposed use for the rink area was a crucial decision because several large space planning decisions within the consensus master site plan hinged upon the ultimate use of the rink. For example, alternative designs considered keeping the rink at its full size, relocating the basketball courts to make the court/rink a shared surface and move the pickleball into the basketball court footprint. Ultimately, shrinking the size of the rink was chosen after realizing that dek hockey can fit in the smaller footprint. This decision facilitated a more cohesive design, including the placement of the splash pad abutting the rink area. Rather than being proposed in the Lower Park where the volleyball court was located, the splash pad will now be closer to the Township Building, Malacari's, the play ground, picnic areas and it can be gravity fed back to a new restroom facility. Overall this layout is most feasible and beneficial for the Township to implement and maintain.

### Splash Pad:

- The Mountain Top area residents have heavily requested a splash pad, as noted in the survey results. The existing splash pad temporarily filled this need; however it was too small, was leaking and costly for the Township to run. It is officially broken. The new proposed splash pad at the rink area is closer to the parking and utilities. Also, its location will allow gravity feed to the new proposed restroom and mechanical room. Along with Malacari's and upgrades to the park, especially the splash pad, Mountain Top is becoming a day-trip destination. With direct benefits to Malacari's, the Township should explore a partnership and request Malacari's support park maintenance or enhancement projects, like funding the splash pad.

Replacing the splash pad offers many positive opportunities for the township. The splash pad is a unique (to our area) and safe option for water play for children and people of all ages and abilities. Our splash pad is now outdated and replacement parts are becoming impossible to find. The splash pad is currently broken and even though it is early in the season, we have gotten quite a few requests from residents and commuters for the splash pad. Splash pads offer a dynamic aquatic play experience that provide endless hours of fun.

The proposed amenity will include in-ground spray nozzles to project water upwards in addition to above-ground features that produce different water movements: dumping, spraying misting, and jetting.. The spray features offer varying spray and sensory effects that are an accessible and inclusive water play experience for all. The surface has a non-slip concrete finish, minimizing the risk for falls. The spray area also includes a 5' apron to allow users, parents or Township officials have access of the area around the spray features and free of the spray zones. The proposed splash pad would be a re-circulating system. The current system was a flow-through system that let the water drain into the baseball field for absorption. The township is committed to more sustainable practices and the reduction in water bills from a recycling system will allow that budget money to be redirected to annual park maintenance.

A splash pad can be a valuable accessible and inclusive feature for the park. Use of the splash pad is free, allowing young people, old people and people with different abilities to have fun regardless of their financial status. There are features to engage everyone. The misting and light spraying effects for younger children, buckets that dump water for older children and adults and accessible surfaces provide fun for all. The splash pad affords people of all ages and abilities the opportunity to enjoy social and physical benefits of community, fresh air and exercise.

Splash pad offers a range of sensory experiences that encourage motor skill development, cross-generational play, collaboration, and cognitive and physical development. Children can experiment with the physics of water by turning the sprays on and off. Stress is released by a release of emotions that comes with pouring, spraying, and/or splashing in water. Children develop social skills while playing as they listen, and learn to understand another person's perspective. Interactive play also requires children to share ideas and express feelings while negotiating and reaching compromises.

#### **Multi-Purpose Field:**

- The field is in a nice location and is large enough to accommodate several sports. The field is an important active recreation asset in the park and venue for youth sports like soccer, lacrosse, football and field hockey. It can also support club and adult sports like frisbee football.
- The field lacks appurtenant facilities like parking, restrooms, accessible routes. A renovated parking lot is proposed to service the increased use and help provide accessibility to the dog park, as well. A restroom is proposed near the rink area that can service the field.
- The biggest need for the field is improved drainage because the wet conditions reduces field availability. New grading & drainage improvements are needed to make the field playable for more days during the year. This includes new drain tile or a HydroBlox system, as well as, field aeration and spreading of septic sand. The Township also needs to assure the perimeter swales are maintained and cleaned.
- Install a wall ball feature, which is valuable practice element for lacrosse and soccer.
- Relocate the disc golf station from the Lower Park to the field. This field is a better and safer venue for throwing a disc/frisbee. Perhaps it can encourage a Frisbee-football league to organize.
- Install a new perimeter walking loop / track around the field and fitness area. A new Wellness Trail around the existing field will increase accessibility and recreation with the park and improve circulation for people, hikers, bikes and official vehicles. It can be a destination for health and fitness and community interaction for local residents. The target users would include parents, athletes and senior citizens.

**Dog Park:**

- Proposed improvements include a new access with an accessible route from the redefined parking lot along the multi-use field.
- The Township should add some gentle cross slope swales and berms that will add changes in the topography while also shedding water and preventing a concentration of water at the current entrance.
- Install a flatter area for seating with a shade structure.

**Ninja Course:**

- A future phase can include a ninja course, which is a highly sought after facility for all ages after the success of cross fit and American Ninja Warriors.

**Restroom:**

- Due to the size and sloping nature of the park, Wright Township park should have a restroom facility in the upper and lower park. The newly proposed Upper Park restroom will be built near the rink area and serve the multi-use field, the rink area, the picnic area, the splash pad and the playground.

**Fitness Area / Ninja Course:**

- A new fitness area may fit well along the trail and field and compliment the trail system. Another potential area is upslope of the dog park. This area is currently used for overflow parking, dog park parking and temporary stockpiling of millings.

**Gaga Ball:**

- The incorporation of this game into the design was an outgrowth of the public survey. This is a Jewish version of dodge ball.

**Music & Sculpture Garden:**

- The existing garden will be renovated to include artwork / sculptural pieces, as well as, musical elements. This will provide an worthwhile destination between the core play ground area and the multi-use field.

**Nature Play Area:**

- Includes a new pollinator meadow, constructed wetland to filter and control site runoff, educational signage along a new pathway with boardwalks and viewing platforms (Amphibian Alley).



**Dog Park shade structure (USA Shade)**



**Gaga Ball (Treehouse World)**



**Music Instruments (Percussion Play)**



**Nature Area / Boardwalk (IHM Center)**

## LOWER PARK (LP)

### Baseball Field:

- The baseball field will remain. Improvements are needed for the access walkways and seating areas. Adding a few seat pads for wheel chair access and overlooks should be considered.
- The field would benefit from several upgrades, including redesigned backstops with overhangs, dugouts, fencing, windscreens, and a batting cage. However, upgrades only make sense if this facility will be utilized for games. Its current level of use does not warrant a large investment.
- A new open design using netting is preferred to provide a more open feel, however, standard chain-link backstops will be required to assure stoppage of fouls balls. In our opinion the open feel of the netting will reduce hiding spaces and combined with security cameras can lessen vandalism; however, how easily the netting can be vandalized, compared to chain-link must be further explored.

### Volleyball Court:

- Relocate to below the basin. This underutilized area is typically wet, which does not prevent installation of a feature like a sand court.

### Pickleball Court:

- Two location options are presented on the plan. One is where the volleyball court is located, across from the existing tennis courts. This will create a complex for racket sports.

### Tennis Courts:

- The courts will remain in the same location. The Township is in the process of resurfacing the courts and providing ADA access and parking. A new parking lot will provide ADA stalls. The tennis courts will be resealed and color-coated. Similar to the previous master site plans (2000, 2006), the installation of a tennis playback wall would be a useful addition.

### Basketball Court:

- The courts will remain in the same location and the surface will undergo rehabilitation or full replacement based on further investigation. The court is currently sunken, when it was flooded and used as an ice rink, and the most sustainable option may be to apply a new 1.5-2" wearing course overlay of asphalt. This will provide a new playing surface that can facilitate attainment of ADA accessibility. Reseal and color coat the surfaces; Install a new paved walkway to provide an accessible route. Another option is installation of a sport court over the existing asphalt surface.

### Restrooms:

- A new restroom, built in the same area as the closed facility, is already a priority of the Township. The lower facility will service baseball, tennis, pickleball and basketball, as well as, the playground. The upper facility will service the splash pad, playground, picnic areas and multi-purpose field.

## WOODLAND SLOPES (WS)

### Trail System:

Primary, Secondary and Tertiary pathways are proposed to accommodate all trail users and increase connectivity. This stacked loop system proposes a paved ADA accessible Primary Loop around the core play area and Secondary non-paved trails to connect adjacent sport courts/fields. Tertiary single-track technical trails can be constructed along the wooded periphery and clustered within the proposed bicycle pump track area. The accessible features will comply with the 2010 ADA Standards for Accessible Design.

The Township should avoid taking trails into the municipal building complex to eliminate potential conflicts between vehicles and park users. Installing new chain-link fencing with custom screen-printed privacy slats can be helpful to create better separation between the DPW and the park.

### BMX / Mountain Bike Park:

- Install a BMX Pump Track within a pocket of already disturbed, underutilized woods with varying topographic features. The shade from the trees will also protect the clay track surface and lessen drying out. Remove any broken or dead limbs and hangers from above or near the BMX pump track.
- The woodlands can also provide a suitable place for more technical single track and flow trails for mountain bikes and trail running.



*White: Proposed Trails for new construction  
 Yellow: Existing Trail sections to be removed  
 Black: Existing Trails to remain & be upgraded*

## NATURAL RESOURCE CONSERVATION & STORMWATER MANAGEMENT

### Woodland:

- Interpretive Signage and forest regeneration projects should be initiated to sustain this park asset.
- During construction projects, take measures to protect the trees to remain so they can flourish long after the project is completed.
- The Township should focus tree maintenance and/or removal approximately 30 feet from primary uses areas. A tree risk assessment should be completed every 2-3 years to selectively choose which trees are good candidates for removal or if they can be pruned to remove the hazard such as included bark, cavities, or rot. A certified arborist, Ryan Calvert ISA Certified Arborist PD-2469A, and provided additional thoughts in a letter included in the Appendix

### Stream & Wetland Complex:

- Add learning station for interpretation and environmental education.

### Stormwater Management:

- Storm water control is a key issue for most Pennsylvania communities and Wright Township is no exception. The implementation of this master site plan is an opportunity to make the park more resilient to storm events using green infrastructure and innovative storm water management. Permeable surfaces and green infrastructure can be built into the designs. Bioretention swales, expanded vegetative buffers, and rain gardens can help address existing problems more localized capture and infiltration rather than concentrated conveyances. Wright Township will incorporate pollution reduction strategies related to stormwater as part of this project. Stormwater will be directed to an infiltration basin to reduce the carrying of pollution and sediment into the nearby water. Note: The Township's EACs oversees their MS4 and they should incorporate green infrastructure into park.
- Additionally, the Township should retain and enhance the woodlands, and utilize native landscaping which is best suited to adapt to changing local climate conditions.
- Lastly, the Township needs to initiate discussions with PennDOT because the runoff directed into the park via a catch basin along SR-309 is a major contributor to the stormwater that is conveyed via swales along Park Road. PennDOT has been involved with HOP's for the Park Road project so the timing may be ideal to find solutions prior to reconstruction of Park Road in 2024.



**Sweeney Beach Recreation Area  
(Scranton, PA)**

**Rain Garden &  
Permeable  
Parking  
Examples  
Within and  
adjacent to  
Parking Lots**



**IHM Center  
(Dunmore, PA)**

**PARK ENHANCEMENTS**



MULTI-USE RINK (W/B/S Penguins)



PICKLEBALL COURTS (USA Pickleball)



SPLASH PAD (Vortex)



NATURE PLAY / MUSIC (Percussion Play)



TIKE TRAIL / PLAY AREA



PUMP TRACK (Philly Pump Track)



**WRIGHT TOWNSHIP MUNICIPAL PARK**

321 SOUTH MOUNTAIN BLVD / PARK ROAD, MOUNTAIN TOP, LUZERNE COUNTY, PA 18707

**MASTER SITE DEVELOPMENT DRAWING**

THOMAS J. McLANE & ASSOCIATES - LANDSCAPE ARCHITECTS  
OCTOBER 2023

# SECTION VII:

## OPINION OF PROBABLE COST



*Park Road near South Main Street near basin*



## EXPLANATION OF COSTS

When developing this estimate, the following assumptions were made: A) all amenities and items will be installed by a professional, bonded, general contractor using PA Prevailing wage rates and not by volunteers; B) the amenities would not be put out to bid for a few years when construction costs are presumably higher; C) phase one items are more likely to be implemented, however, all potential ideas regardless of price should be listed in subsequent phases; D) it is better to be conservative especially when the fine details are not fully known; and E) the cost estimate may be used when pursuing future requests for funding.

This opinion of probable cost, assumes all enhancements to existing conditions and all new amenities, upon implementation, will cost money and that no in-kind services are being provided. Obviously, if the Township can receive volunteer help or in-kind donations, then the Wright Township Park can be developed in a more cost-effective manner with a lower price tag. For example, volunteers can plant the trees, an Eagle Scout can develop the nature play area, or a bike club can build the pump track. However, it cannot be assumed that volunteers will make a commitment, thus, costs are included for professional contracting services for these items. Also, all items within each phase do not need to be implemented.

Additionally, the completion of a Master Site Plan is usually just the first step towards the development of a well-thought-out park, especially when applying for state funding to offset the costs of park improvements. Other steps will include final design and preparation of Construction Drawings, which will fine-tune and provide a more detailed cost estimate. The Master Site plan opinion of probable cost can help the Township gauge where they should initially focus their efforts.

## PHASED COST BREAKDOWN

Please refer to the following pages for the opinion of probable costs spreadsheets. The estimated costs for all items within Phase 1, Phase 2 and Phase 3 is \$1,827,674.75, \$2,144,185.45 and \$886,710.00, respectively.

Improvements to Park Road will be constructed in 2024 and these costs are not included in the cost estimate because actual costs are being solicited.

- Phase 1 improvements include the following: Enhancements to the playground area, specifically a new tot lot (2-5 y.o) and renovations to the 5-12 year old play structures; Conversion of the ice rink into a multi-use sport court; drainage improvements to the dog park and multi-use field; and improvements to parking areas and accessible routes.
- Phase 2 improvements include construction of a tike trail, gaga ball, wellness and fitness trail, creative play spaces to expand the sensory and learning experiences within the Activity & Discovery Corridor and pickleball courts.
- Phase 3 proposes several unique experiences like a pump track, a ninja course, and splash pad.

These Phases are a strategy, however, they are malleable and can be adjusted during pan implementation. For example if a donor provides funds for a specialized amenity that may be listed as P3, it can be moved up in the implementation sequence.

# Wright Township Municipal Park - Master Site Plan

## Opinion of Probable Cost

### Organization:

The park is broken into an Upper Park and Lower Park Section, which is defined by the clear change in slope across the park. Vehicular & Pedestrian Circulation and Professional & Contractor Services are the other categories.



**Notes:** Unit costs are based on recent bid data in 2022/2023, professional judgement for non-standard items. Supply chain and fluctuating costs of fuel oil and products are continually changes (up & down). These costs are based on concept level design and must be adjusted during final design when more detailed data for each respective renovation area is available, specifically grades, sub-grade conditions and utilities.

### Phasing: \*

**P0** Already in final design & construction

**P1** Short term goal (1-3 years)

^ Phasing can be adjusted based on community interest, available funding, interest in specific elements by donors ...

**P2** Mid range goal (3-5 years)

**P3** Long term goal (> 5 years)

## UPPER PARK FACILITIES

**Proposed Park Improvements:** Reimagined ice rink; dog park; splash park with restroom/mechanical facility; tike trail and play area upgrades within better defined Activity & Discovery Corridor; Renovated multi-use field with wellness track

### Playground Area

Item Description	Quantity	Units	Unit Cost	Total Cost	Phase
<b>Toddler Playground:</b> Demolition of existing splash pad; disposal of concrete and piping debris; Rough grade to subbase (approx. 90 cy)	1	LS	\$6,200.00	\$6,200.00	P1
<b>Toddler Playground:</b> Depressed perimeter concrete curbing; excavation, subbase, forms, materials & install	210	LF	\$90.00	\$18,900.00	P1
<b>Toddler Playground:</b> 2-5 year-old play structure, hillslide, swings with delivery	1	LS	\$45,000.00	\$45,000.00	P1
<b>Toddler Playground:</b> Play Structure Installation: 40% of Material Cost	1	LS	\$18,000.00	\$18,000.00	P1
<b>Toddler Playground:</b> 2B Stone (6" depth, 60 cy; drain pipe, geotextile with install	1	LS	\$6,200.00	\$6,200.00	P1
<b>Toddler Playground:</b> Poured-in-Place surface with delivery and install, approx. 2.5" depth	3150	SF	\$28.00	\$88,200.00	P1
<b>Toddler Playground:</b> Black Vinyl-Coated, chain link, 4' Height: Includes materials, hardware, footers, shipping & install	305	LF	\$60.00	\$18,300.00	P1
<b>Asphalt Tike Trail:</b> Grading; 6"2B subbase; trail tread (3.5" base; 1.5" wearing course); Line striping	325	SY	\$90.00	\$29,250.00	P2
<b>Kids Playground:</b> Additional 5-12 year old play structures to replace old pieces in woodland	1	LS	\$60,000.00	\$60,000.00	P1
<b>Kids Playground:</b> Play Structure Install; 40% of Material Cost	1	LS	\$24,000.00	\$24,000.00	P1
<b>Kids Playground:</b> Supply and installation of 12" depth Engineered Wood Fiber within use zones	165	CY	\$65.00	\$10,725.00	P1
<b>Kids Playground:</b> Rain garden installation with boulder edging and boardwalk crossing	1	LS	\$14,500.00	\$14,500.00	P1
<b>Ninja Course:</b> Equipment with delivery, footers, installation, and EWF safety surface	1	LS	\$80,000.00	\$80,000.00	P3
<b>Gaga Ball:</b> Equipment, Delivery, Install; minor grading and 4" of 2A modified base	1	LS	\$5,500.00	\$5,500.00	P2

**\$424,775.00**

**Multi-Use Rink Area**

<i>Item Description</i>	<i>Quantity</i>	<i>Units</i>	<i>Unit Cost</i>	<i>Total Cost</i>	<i>Phase</i>
<b>Rink Border Walls:</b> Repair and re-position the walls: change rink size from 200' x 85' to 155' x 85'	1	LS	\$9,500.00	\$9,500.00	P1
<b>Sport Court Surfacing:</b> prepare concrete, raise the rink border walls to slide tiles under; materials and installation	12,450	SF	\$8.25	\$102,712.50	P1
<b>Court Signage:</b> Informational, Funding, Rules (materials and installation)	2	EA	\$450.00	\$900.00	P1
				<b>\$113,112.50</b>	

**Splash Pad Area**

<i>Item Description</i>	<i>Quantity</i>	<i>Units</i>	<i>Unit Cost</i>	<i>Total Cost</i>	<i>Phase</i>
<b>Splash Pad General Demolition:</b> Sawcut, demolish, and remove concrete pad; Dig splash pad to 16" depth from final grade, excavate for tank and diverter	1	LS	\$17,500.00	\$17,500.00	P3
<b>Splash Pad Equipment &amp; Water Treatment/Containment System:</b> Activiators, spray heads, manifold, controller, filter, UV, chemical reservoir, 2000-gal. tank, debris trap; Includes materials, shipping	1	LS	\$195,000.00	\$195,000.00	P3
<b>Splash Pad Installation:</b> Installation of all spray features, electrical & plumbing connections to spray features from water treatment system; Installation of mechanical room per code	1	LS	\$155,000.00	\$155,000.00	P3
<b>Splash Pad Concrete Pad:</b> Includes installation of concrete pad and 5' splash zone with subbase; Concrete pad with 3/8" rebar at 1 foot on center; Includes sealant	360	SY	\$115.00	\$41,400.00	P3
<b>Shade Structure:</b> 15' x 30' pergola, with footers, materials, hardware and install	1	LS	\$55,000.00	\$55,000.00	P3
<b>Splash Pad Permeable Paver Area:</b> Includes materials, subbase and backfill of tank; complete	3,100	SF	\$12.00	\$37,200.00	P3
<b>Black Vinyl-Coated Chain Link Fence:</b> 4' Height: Includes materials, hardware, footers, shipping and installation	300	LF	\$68.00	\$20,400.00	P3
<b>Splash Pad Signage:</b> Informational, Funding, Rules (materials and installation)	2	EA	\$450.00	\$900.00	P3
				<b>\$522,400.00</b>	

**Dog Park**

<i>Item Description</i>	<i>Quantity</i>	<i>Units</i>	<i>Unit Cost</i>	<i>Total Cost</i>	<i>Phase</i>
<b>Differential Grading:</b> Excavate broad swales and downslope berms to shed runoff; reseed	1	LS	\$5,500.00	\$5,500.00	P1
<b>Shade Structure:</b> Assume a metal/fabric cantilevered structure; however, Twp. can consider pergola, shelter, etc.	2	EA	\$13,500.00	\$27,000.00	P1
<b>Shade Trees:</b> Large caliper (3") canopy trees (>14' ht.), B&B with hardware cloth protection and installation	12	EA	\$475.00	\$5,700.00	P1
<b>Concrete Walkway:</b> Connect walkway from dog park to parking lot for ADA access	35	SY	\$110.00	\$3,850.00	P2
<b>Entrance Gates:</b> New gates along parking lot/field side after ADA walkway installed	1	LS	\$4,000.00	\$4,000.00	P2
				<b>\$46,050.00</b>	

**Multi-Use Field Enhancements (Soccer, Lacrosse, etc.)**

<i>Item Description</i>	<i>Quantity</i>	<i>Units</i>	<i>Unit Cost</i>	<i>Total Cost</i>	<i>Phase</i>
<b>Wall Ball:</b> Concrete masonry unit black wall, painted	1	EA	\$12,500.00	\$12,500.00	P2
<b>Bleachers:</b> 4-6 rows, aluminum, with shipping; placed atop concrete	2	EA	\$6,200.00	\$12,400.00	P2
<b>Equipment:</b> Lacrosse & Soccer Line Striping & Goals; Portable Folding Table and Wireless Scoreboard	1	LS	by youth sports programs		P1
<b>Protective Backstop Netting:</b> 15' High, Black Netting, Poles & Ground Supports/Caps	1	LS	\$19,500.00	\$19,500.00	P2
<b>Field Renovations:</b> Regrade low spots to encourage positive drainage, aerate with 6-9" plugs, fertilize, amend soils with septic sand	90,000	SF	\$0.20	\$18,000.00	P1
<b>Field Drainage:</b> Add hydroblox drain tile; materials and install	3,120	LF	\$14.00	\$43,680.00	P1
<b>Asphalt Wellness Track:</b> Materials and install of full-depth asphalt;excavation, grading; compaction of 6"2A modified subbase; asphalt trail tread (3.5" base; 1.5" wearing course)	1230	SY	\$90.00	\$110,700.00	P2
<b>Wellness Track:</b> Line striping for running lanes	1	LS	\$3,200.00	\$3,200.00	P2
<b>Wellness Track :</b> Benches; 6' composite with asphalt pad	6	EA	\$1,600.00	\$9,600.00	P2
<b>Fitness Area :</b> Equipment with installation	1	LS	\$68,000.00	\$68,000.00	P3
<b>Fitness Area:</b> Depressed perimeter concrete curbing; excavation, subbase, forms, materials & install	150	LF	\$90.00	\$13,500.00	P3
<b>Fitness Area:</b> Poured-in-Place surface with delivery and install, approx. 2.5" depth	1100	SF	\$28.00	\$30,800.00	P3
				<b>\$341,880.00</b>	

**Creative Play Space (Nature Play, Pollinator Area, Sculpture and Music Area)**

<i>Item Description</i>	<i>Quantity</i>	<i>Units</i>	<i>Unit Cost</i>	<i>Total Cost</i>	<i>Phase</i>
<b>Trail Corridor Preparation:</b> 5' wide corridor; clear & grub; remove vegetation/ stumps	1750	SF	\$0.95	\$1,662.50	P2
<b>Trail Excavation :</b> 6" depth, 5' wide	35	CY	\$18.00	\$630.00	P2
<b>Construction of Trail Subbase:</b> installation & compaction of 6" 2A modified & geotextile	165	CY	\$72.00	\$11,880.00	P2
<b>Pollinator Garden / Meadow Restoration :</b> Brush hog; Remove invasive species; overseed with native pollinator seed mix	1	LS	\$3,500.00	\$3,500.00	P2
<b>Wooden Boardwalks &amp; Overlook:</b> Footers, materials, hardware and installation using composite wood	45	LF	\$132.00	\$5,940.00	P2
<b>Nature-themed Play Pieces:</b> Ant climber, bee springer, logs and boulders	1	LS	\$16,500.00	\$16,500.00	P2
<b>Safety Surface :</b> 12" Engineered Wood Fiber, approx. 25 CY per play piece	100	CY	\$72.00	\$7,200.00	P2
<b>Musical Instruments :</b> Rainbow Trio Ensemble, Chimes, drums; with installation	1	LS	\$15,000.00	\$15,000.00	P2
<b>Art Installations:</b> Community art concest winner; work printed on 0.080 aluminum	1	LS	\$5,500.00	\$5,500.00	P2
<b>Rustic Benches :</b> Materials, footers and installation using composite wood	4	EA	\$1,100.00	\$4,400.00	P2
				<b>\$72,212.50</b>	

## General Upper Park Amenities

<i>Item Description</i>	<i>Quantity</i>	<i>Units</i>	<i>Unit Cost</i>	<i>Total Cost</i>	<i>Phase</i>
<b>Chain-link Privacy Fence:</b> 10' ht. with screen-printed privacy slats between park and DPW	580	LF	\$110.00	\$63,800.00	P2
<b>Benches:</b> 6' wood or composite bench along walkways; surfaced mounted to concrete slab	6	EA	\$1,800.00	\$10,800.00	P1
<b>Picnic Tables:</b> 6' wood or composite picnic tables for picnic grove and pavilions	12	EA	\$1,400.00	\$16,800.00	P1
<b>New Restroom &amp; Storage Facility:</b> Located near multi-use rink; Includes structure, new plumbing, new electrical, masonry, excavation, hardware, installation, permits, inspections, etc.; Will include mechanical room for splash pad	1	LS	\$220,000.00	\$220,000.00	P2
<b>Pavilion:</b> 20' x 30' glulam wood structure near wooded play area; materials, shipping, sealed plans, installed with concrete pad and subbase	1	LS	\$92,000.00	\$92,000.00	P2
<b>Pavilion:</b> 30' x 44' glulam wood structure near field, materials, shipping, sealed plans, installed with concrete pad and subbase	1	LS	\$114,000.00	\$114,000.00	P2
<b>Plumbing &amp; Sanitary Lines:</b> New infrastructure included in Park Road project			Bidding/Construction in Spring 2024		P0
<b>Water Hydration Stations &amp; Frost-Free Yard Hydrants:</b> Includes installation of new water line laterals, equipment, back-flow preventer; trenching, etc.	1	LS	\$25,000.00	\$25,000.00	P2
<b>Electric Service Upgrades:</b> Includes trenching, conduit, panel box; Full scope is unknown	1	LS	\$30,000.00	\$30,000.00	P1
<b>Security Camera System &amp; WiFi:</b> Includes equipment, installation, technology upgrades	1	LS	\$24,000.00	\$24,000.00	P1
<b>Park Kiosk &amp; Funding Signs</b>	1	LS	\$6,500.00	\$6,500.00	P1
<b>Trash Receptacles</b>	4	EA	\$1,050.00	\$4,200.00	P1
<b>Park Safety &amp; Directional Signage</b>	6	LS	\$750.00	\$4,500.00	P1
<b>E&amp;S Control Measures:</b> Installation of rock construction entrances, compost filter socks, inlet protection, erosion control blankets, temporary fencing, etc., as needed during implementation; Full scope is unknown	1	LS	\$25,000.00	\$25,000.00	P1
<b>Unforeseen Stormwater Management:</b> Yard drains, solid & perforated pipes, inlets: Full scope is unknown	1	LS	\$16,500.00	\$16,500.00	P1
				<b>\$653,100.00</b>	

## LOWER PARK FACILITIES

**Proposed Park Improvements:** Renovate basketball court & tennis courts; Install new pickleball courts; Construct new restroom facility; Bike pump track

### Baseball Field Enhancements - Little League Field

<i>Item Description</i>	<i>Quantity</i>	<i>Units</i>	<i>Unit Cost</i>	<i>Total Cost</i>	<i>Phase</i>
<b>Demolition:</b> Removal of existing dugouts & bleachers	1	LS	\$5,200.00	\$5,200.00	P3
<b>New Dugouts:</b> Black vinyl-coated chainlink fence style	2	EA	\$13,500.00	\$27,000.00	P3
<b>Field Renovations:</b> Regrade low spots to encourage positive drainage, aerate with 6-9" plugs, fertilize, amend soils with septic sand	20,000	SF	\$0.30	\$6,000.00	P3
<b>New Bleachers:</b> Aluminum bleachers	2	EA	\$3,800.00	\$7,600.00	P3
				<b>\$45,800.00</b>	

### Pickleball Courts

Item Description	Quantity	Units	Unit Cost	Total Cost	Phase
<b>General Site Grading:</b> Earth moving to subgrade elevations for courts (assumed 1.5 foot depth on average across area).	2	EA	\$10,500.00	\$21,000.00	P2
<b>4' Ht. Perimeter Vinyl-coated Fence:</b> Furnish & Install Rails, Fabric, Fittings, Footers & Hardware	60	LF	\$72.00	\$4,320.00	P2
<b>10' Ht. Perimeter Vinyl-coated Fence:</b> Furnish & Install Rails, Fabric, Fittings, Footers & Hardware	350	LF	\$78.00	\$27,300.00	P2
<b>Pickleball Court:</b> Superpave Asphalt Mixture Design, WMA 3" depth Base Course, PG 64-22, <0.3 esals, 25.0 mm mix; WMA 2" depth Wearing Course, PG 64-22, <0.3 esals, 9.5 mm mix; 6" gravel subbase with geotextile	735	SY	\$75.00	\$55,125.00	P2
<b>Pickleball Color Coat:</b> Surface Color Coating (Per Manufacturer Instructions)	6,610	SF	\$2.85	\$18,838.50	P2
<b>Pickleball Net System:</b> Furnish & Install Nets & Posts; Footers (Per Manufacturer Instructions)	4	EA	\$2,800.00	\$11,200.00	P2
<b>Court Signage:</b> Informational, Funding, Rules (materials and installation)	2	EA	\$450.00	\$900.00	P2
				<b>\$138,683.50</b>	

### Tennis Courts

Item Description	Quantity	Units	Unit Cost	Total Cost	Phase
<b>Court Improvements:</b> Currently under final design by municipal engineer			Bidding/Construction in Spring 2024		P0
<b>Tennis Playback Wall</b>	1	LS	\$10,500.00	\$10,500.00	P1
<b>Court Signage:</b> Informational, Funding, Rules (materials and installation)	2	EA	\$450.00	\$900.00	P1
				<b>\$11,400.00</b>	

### Basketball Courts

Item Description	Quantity	Units	Unit Cost	Total Cost	Phase
<b>Basketball Court:</b> Superpave Asphalt Mixture Design, WMA 2" depth Wearing Course, PG 64-22, <0.3 esals, 9.5 mm mix overtop existing asphalt with tackifier	1,210	SY	\$48.00	\$58,080.00	P2
<b>Basketball Color Coat:</b> Surface Color Coating (Per Manufacturer Instructions)	10,885	SF	\$2.85	\$31,022.25	P2
<b>Court Signage:</b> Informational, Funding, Rules (materials and installation)	2	EA	\$450.00	\$900.00	P2
				<b>\$90,002.25</b>	

### Bike Park Area

Item Description	Quantity	Units	Unit Cost	Total Cost	Phase
<b>Pump Track:</b> Grading, earth moving, clay-based dirt importation, compaction rolling; sod berms, rain gardens; final design	1	LS	\$42,000.00	\$42,000.00	P3
<b>Track Signage:</b> Informational, Funding, Rules (materials and installation)	8	EA	\$450.00	\$3,600.00	P3
<b>Flow Trail Corridor Preparation:</b> earthen trail tread (6' wide corridor; clear & grub; remove vegetation/ stumps; add drainage features/knick points)	2100	LF	\$9.00	\$18,900.00	P2
<b>Trail Markers:</b> Reflective	45	EA	\$3.25	\$146.25	P2
				<b>\$64,646.25</b>	

**General Lower Park Amenities**

<i>Item Description</i>	<i>Quantity</i>	<i>Units</i>	<i>Unit Cost</i>	<i>Total Cost</i>	<i>Phase</i>
<b>New Restroom &amp; Storage Facility:</b> Located at Basketball Court; Includes structure, plumbing, electrical, masonry, excavation, hardware, installation, permits, inspections, etc.	1	LS	\$185,000.00	\$185,000.00	P1
<b>Green Infrastructure - Rain Garden:</b> Excavation & amended soils (sand/compost/topsoil); plants	1	LS	\$7,000.00	\$7,000.00	P1
<b>Benches:</b> 6' wood or composite bench along walkways; surfaced mounted to concrete slab	4	EA	\$1,800.00	\$7,200.00	P1
<b>Picnic Tables:</b> 6' wood or composite picnic tables for picnic grove and pavilions	12	EA	\$1,400.00	\$16,800.00	P1
<b>Plumbing &amp; Sanitary Lines:</b> New infrastructure included in Park Road project			Bidding/Construction in Spring 2024		P0
<b>Water Hydration Stations &amp; Frost-Free Yard Hydrants:</b> Includes installation of new water line laterals, equipment, back-flow preventer; trenching, etc.	1	LS	\$14,000.00	\$14,000.00	P2
<b>Electric Service Upgrades:</b> Includes trenching, conduit, panel box; Full scope is unknown	1	LS	\$16,000.00	\$16,000.00	P1
<b>Security Camera System &amp; WiFi:</b> Includes equipment, installation, technology upgrades	1	LS	\$16,000.00	\$16,000.00	P1
<b>Landscaping:</b> Potted plants, shade trees, perennials and shrubs with planting mix	1	LS	\$8,000.00	\$8,000.00	P2
<b>Pavilion:</b> 16' x 24' glulam wood structure near pickleball complex; materials, shipping, sealed plans, installed with concrete pad and subbase	1	LS	\$75,000.00	\$75,000.00	P2
<b>Park Kiosk &amp; Funding Signs</b>	1	LS	\$6,500.00	\$6,500.00	P1
<b>Trash Receptacles</b>	4	EA	\$1,050.00	\$4,200.00	P1
<b>Park Safety &amp; Directional Signage</b>	4	LS	\$750.00	\$3,000.00	P1
<b>E&amp;S Control Measures:</b> Installation of rock construction entrances, compost filter socks, inlet protection, erosion control blankets, temporary fencing, etc., as needed during implementation	1	LS	\$12,000.00	\$12,000.00	P1
<b>Unforeseen Stormwater Management:</b> Yard drains, solid & perforated pipes, inlets	1	LS	\$15,000.00	\$15,000.00	P1

**\$385,700.00**

**VEHICULAR & PEDESTRIAN CIRCULATION**

**Proposed Park Improvements:** Redesigned parking lots, new walkways; Improve circulation and accessible routes; improvements within ROW of Park Road

**Park Road Improvements**

<i>Item Description</i>	<i>Quantity</i>	<i>Units</i>	<i>Unit Cost</i>	<i>Total Cost</i>	<i>Phase</i>
Currently under final design by municipal engineer; All work within ROW including road work, curbing, drainage, walkways, street trees, crosswalks, etc.			Bidding/Construction in Spring 2024		P0

### Parking Lot A (Municipal Building)

Item Description	Quantity	Units	Unit Cost	Total Cost	Phase
<b>Asphalt Parking Lot:</b> Materials and Installation; excavation, grading; compaction of 6" 2B subbase; asphalt surface (4" base; 2" wearing course)	1135	SY	\$102.00	\$115,770.00	P2
<b>Line Striping:</b> 4" white lines for stalls; Blue for ADA stalls	1	LS	\$3,200.00	\$3,200.00	P2
<b>ADA Parking Signs:</b> Car and van parking, u-channel post with install	6	EA	\$375.00	\$2,250.00	P2
<b>Green Infrastructure:</b> Rain Garden/Dry Creek Bed, Excavation & Amended Soils (sand/compost/topsoil); Boulders, Landscaping	1	LS	\$22,000.00	\$22,000.00	P2
<b>Shade Trees</b>	6	EA	\$450.00	\$2,700.00	P2
				<b>\$145,920.00</b>	

### Parking Lot B (Rink Area)

Item Description	Quantity	Units	Unit Cost	Total Cost	Phase
<b>Asphalt Seal Coat:</b> Repair and seal coat the existing lot	8,500	SF	\$2.05	\$17,425.00	P1
<b>Line Striping:</b> 4" white lines for stalls; Blue for ADA stalls	1	LS	\$2,800.00	\$2,800.00	P1
<b>Crosswalk:</b> Textured colored asphalt, 6' wide	1	LS	\$4,800.00	\$4,800.00	P1
<b>Shade Trees</b>	2	EA	\$450.00	\$900.00	P1
				<b>\$25,925.00</b>	

### Parking Lot C (Play Area) & Park Road Walkways

Item Description	Quantity	Units	Unit Cost	Total Cost	Phase
Currently in final design & bidding. Will be constructed in Spring 2024					P0

### Parking Lot D (Basketball & Court Area)

Item Description	Quantity	Units	Unit Cost	Total Cost	Phase
<b>Asphalt Topcoat:</b> Superpave Asphalt Mixture Design, WMA 2" depth Wearing Course, PG 64-22, <0.3 esals, 9.5 mm mix overtop existing scarified asphalt with tackifier	1,510	SY	\$48.00	\$72,480.00	P1
<b>Line Striping:</b> 4" white lines for stalls; Blue for ADA stalls	1	LS	\$2,800.00	\$2,800.00	P1
<b>ADA Parking Signs:</b> Car and van parking, u-channel post with install	4	EA	\$375.00	\$1,500.00	P1
<b>Asphalt Walkway from Lot D to Pickleball Courts &amp; Park Road:</b> Materials and install of full-depth asphalt; excavation, grading; compaction of 6" 2B subbase; asphalt trail tread (3.5" base; 1.5" wearing course)	280	SY	\$90.00	\$25,200.00	P2
<b>Asphalt Walkway from Lot D to Basketball Courts:</b> Materials and install of full-depth asphalt; excavation, grading; compaction of 6" 2B subbase; asphalt trail tread (3.5" base; 1.5" wearing course)	665	SY	\$90.00	\$59,850.00	P2
<b>Shade Trees</b>	8	EA	\$450.00	\$3,600.00	P1
				<b>\$165,430.00</b>	

### Parking Lot E (Tennis Court) & Walkways

Item Description	Quantity	Units	Unit Cost	Total Cost	Phase
Currently in final design & bidding. Will be constructed in Spring 2024					P0
			Bidding/Construction in Spring 2024		

**Parking Lot F (Volleyball / Bike Park)**

<i>Item Description</i>	<i>Quantity</i>	<i>Units</i>	<i>Unit Cost</i>	<i>Total Cost</i>	<i>Phase</i>
<b>Parking Lot Excavation:</b> Minor regrading and excavation to 9" depth	115	CY	\$18.00	\$2,070.00	P2
<b>Gravel Parking Lot:</b> Materials and Installation; excavation, grading; tamped in 3" lifts, compaction of 9" 2B stone with geotextile	115	CY	\$80.00	\$9,200.00	P2
<b>Parking Lot Base:</b> 9" 2A modified, tamped in 3" lifts, with geotextile	90	CY	\$68.00	\$6,120.00	P2
<b>Lawn Restoration :</b> Fine grade, topsoil and seed disturbed area	5,500	SF	\$0.85	\$4,675.00	P2
<b>Stonedust Trail Corridor from Lot F to Bike Park:</b> 6' wide trail; Clear & grub corridor; remove vegetation; Excavation; Install subbase of 6" 2A; 3" depth of TSA; compaction rolled	800	LF	\$22.00	\$17,600.00	P2
<b>Shade Trees</b>	6	EA	\$450.00	\$2,700.00	P2
				<b>\$42,365.00</b>	

**Parking Lot G & Access Road from DPW Entrance (Multi-Use Field / Dog Park)**

<i>Item Description</i>	<i>Quantity</i>	<i>Units</i>	<i>Unit Cost</i>	<i>Total Cost</i>	<i>Phase</i>
<b>Asphalt Parking Lot:</b> Materials and Installation; excavation, grading; compaction of 6" 2B subbase; asphalt surface (4" base; 2" wearing course)	1200	SY	\$102.00	\$122,400.00	P2
<b>Gravel Parking Lot:</b> Materials and Installation; excavation, grading; tamped in 3" lifts, compaction of 9" 2B stone with geotextile	220	CY	\$80.00	\$17,600.00	P2
<b>Line Striping:</b> 4" white lines for stalls; Blue for ADA stalls	1	LS	\$1,400.00	\$1,400.00	P2
<b>ADA Parking Signs:</b> Car and van parking, u-channel post with install	6	EA	\$375.00	\$2,250.00	P2
<b>Concrete Walkway:</b> Monolithic pour of walkway/curb; Includes all materials, labor	155	SY	\$115.00	\$17,825.00	P2
<b>Lawn Restoration :</b> Fine grade, topsoil and seed disturbed area	6,000	SF	\$0.85	\$5,100.00	P2
<b>Shade Trees</b>	15	EA	\$450.00	\$6,750.00	P2
				<b>\$173,325.00</b>	

**Access Road, Police Parking & Parking Lot H (Park & Ride)**

<i>Item Description</i>	<i>Quantity</i>	<i>Units</i>	<i>Unit Cost</i>	<i>Total Cost</i>	<i>Phase</i>
<b>Asphalt Access Road to DPW Entrance and Police Parking Lot:</b> Materials and Installation; excavation, grading; compaction of 6" 2B subbase; asphalt surface (4" base; 2" wearing course)	1335	SY	\$102.00	\$136,170.00	P2
<b>Gravel Parking Lot H:</b> Materials and Installation; excavation, grading; tamped in 3" lifts, compaction of 9" 2B stone with geotextile	60	CY	\$80.00	\$4,800.00	P2
<b>Line Striping:</b> 4" white lines for police stalls	1	LS	\$850.00	\$850.00	P2
<b>Crosswalk:</b> Textured colored asphalt, 6' wide	1	LS	\$4,800.00	\$4,800.00	P1
<b>Lawn Restoration :</b> Fine grade, aerate, rock hound and seed disturbed area used as DPW stockpile	17,000	SF	\$0.65	\$11,050.00	P2
<b>Green Infrastructure:</b> Rain Garden/Dry Creek Bed, Excavation & Amended Soils (sand/compost/topsoil); Boulders, Landscaping; above dog park	1	LS	\$24,000.00	\$24,000.00	P2
<b>Shade Trees</b>	6	EA	\$450.00	\$2,700.00	P2
				<b>\$184,370.00</b>	

### Expanded Trail System (Primary & Secondary)

Item Description	Quantity	Units	Unit Cost	Total Cost	Phase
<b>Resurface Existing Woodland Stonedust Trails:</b> remove vegetation from edges; Install 2" depth of TSA; compaction rolled	4400	LF	\$8.00	\$35,200.00	P2
<b>Additional Woodland Stonedust Trails:</b> 6' wide trail; Clear & grub corridor; remove vegetation; Excavation; Install subbase of 6" 2A; 3" depth of TSA; compaction rolled	855	LF	\$22.00	\$18,810.00	P2
<b>Asphalt Walkways within Activity &amp; Discovery Corridor:</b> Materials and install of full-depth asphalt;excavation, grading; compaction of 6"2B subbase; asphalt trail tread (3.5" base; 1.5" wearing course)	955	SY	\$90.00	\$85,950.00	P2
<b>Concrete Walkway:</b> Additional concrete walk around rink; Includes all materials, labor	355	SY	\$115.00	\$40,825.00	P2
				<b>\$180,785.00</b>	

### PROFESSIONAL & CONTRACTOR SERVICES - Proposed Phase 1 Items

This includes non construction services like contractor bonding, mobilization, permit fees, final design, grant administration, etc.; Can range from 10-18% of a bid

#### General Conditions & Contractor Services

Item Description	Quantity	Units	Unit Cost	Total Cost	Phase
Insurance and Bonds - Phase 1	1	LS	\$52,000.00	\$52,000.00	P1
Mobilization / Demobilization - Phase 1	1	LS	\$110,000.00	\$110,000.00	P1
Office Support/Supervision - Phase 1	1	LS	\$42,000.00	\$42,000.00	P1
				<b>\$204,000.00</b>	

#### Professional Services

Item Description	Quantity	Units	Unit Cost	Total Cost	Phase
Grant Writing Professional	1	LS	\$8,000.00	\$8,000.00	P1
Grant Management: Administration and coordination of future grants (2%)	1	LS	\$35,000.00	\$35,000.00	P1
Professional Land Surveyor; Targeted topo throughout park	1	LS	\$65,000.00	\$65,000.00	P1
Architectural Designs & Plans	1	LS	\$60,000.00	\$60,000.00	P1
Phase 1 Professional Services: Final Design and Preparation of Civil & Architectural Drawings with required Permits (8%); Construction & Bid Documents including the bid process, construction oversight (4%)	1	LS	\$225,000.00	\$225,000.00	P1

\$385,000.00

Sub-Total = \$4,416,882.00

Contingency (10%) \$441,688.20



<b>Grand Total</b>	<b>\$4,858,570.20</b>
<b>Phase 1</b>	<b>\$1,827,674.75</b>
<b>Phase 2</b>	<b>\$2,144,185.45</b>
<b>Phase 3</b>	<b>\$886,710.00</b>

# SECTION VIII:

## MASTER SITE PLAN IMPLEMENTATION



*Lower Park at volleyball court*



## PARK MANAGEMENT, OPERATIONS & MAINTENANCE

### PARK MANAGEMENT & OPERATIONS

The Township does not have a formal Department of Parks and Recreation. This is not unexpected because the Township only has one recreation area that they own and operate. Currently, the Township's DPW (3 staff; 1 foreman, 2 summer laborers) would assume responsibility for park maintenance with management by the Supervisors.

Often it is recommended that the park study committee stays intact to provide ideas for park fundraising, implementation and programming. However, Wright Township has already taken more formal steps to retain community volunteers and facilitate the implementation of the master site plan. The Township has clarified the responsibilities of two already existing entities — a 501c3 and Recreation Board. The Wright Township Recreation & Environmental, Inc, a 501c3, will oversee park fundraising and implementation of the master site plan. The Wright Township Recreation Board will oversee programming and encourage park usage. Both of these boards can retain core members, however, they should have adequate turnover or recruit additional members to keep creativity and enthusiasm.

### PARK MAINTENANCE

At a minimum the township should maintain the lawn, keep crosswalks freshly painted, clean park swales, empty the trash, plow the parking lots and maintain the playground safety surfacing depth. They should also routinely (seasonally) walk the property, especially after large storm events, to check for dangerous or fallen trees and signs of trail erosion. Any unsafe conditions should be immediately addressed.

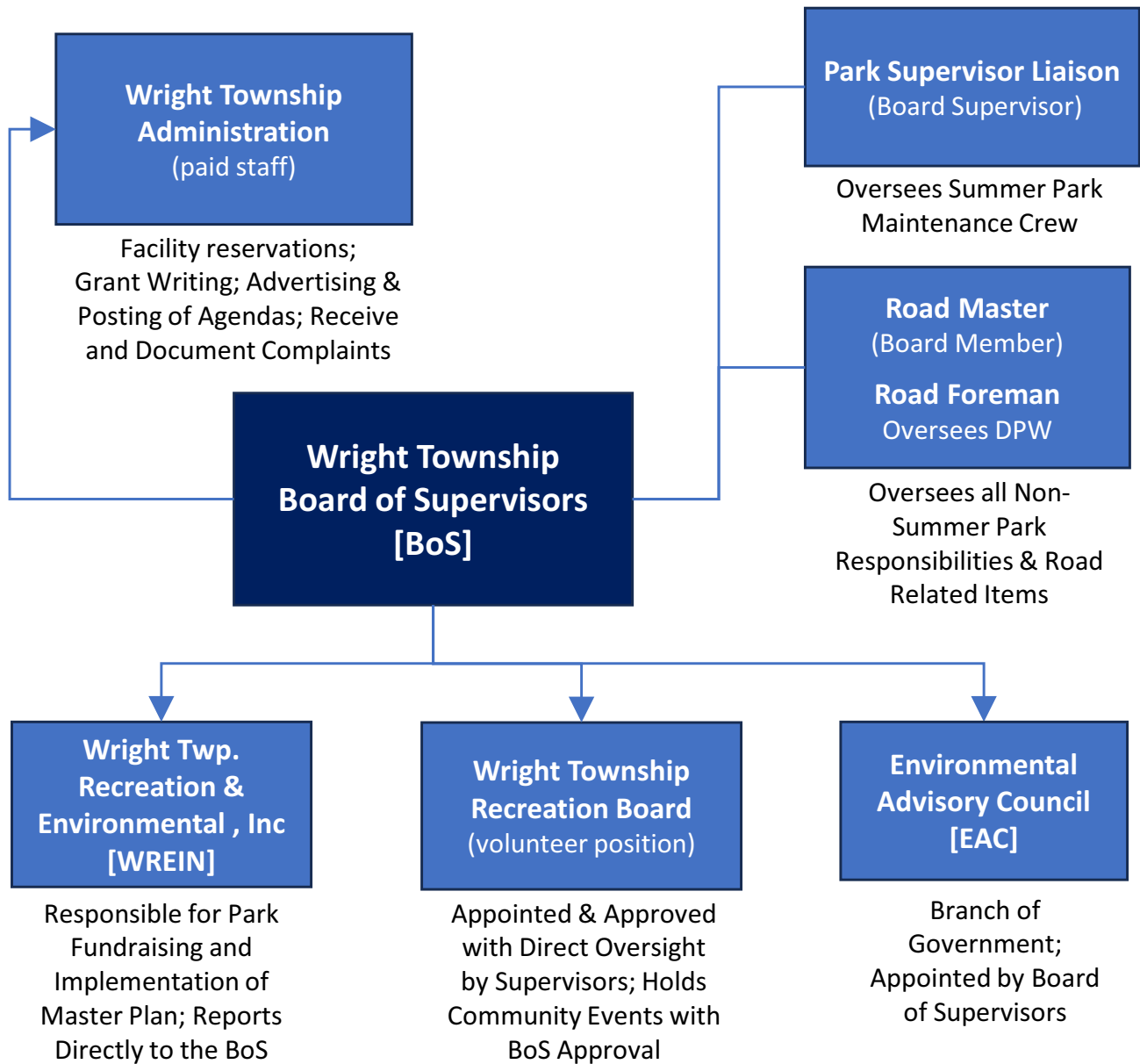
Partnerships may be functional and useful for the Township to fully operate and maintain the Park. For example, volunteers with the Little League, MALAXA or other youth sports can assist with the specific requirements of the fields like rake/patch the infield and line striping. With additional proposed amenities, there is increased potential for other groups to partner as well — the playground and splash pad can be adopted, a new walking club or a Crestwood club can pick up litter and report any vandalism or remove litter from the trail system.

More detailed descriptions of possible maintenance scope of work items are provided below.

- Trail Maintenance: Monitoring and maintenance of the trail network will be an ongoing process. Long-term maintenance of the Park trail system will be the responsibility of Township personnel, hired contractors or volunteers. Site visits should be more frequent immediately after construction when the trail network is hardening and becoming established, however, trail monitoring and maintenance will always be required to some degree. Site monitoring will include checking and documenting the following:
  - any areas of erosion, washouts, pooling water, soft conditions, rill formation and /or sedimentation (the end product of erosion),
  - the degree of compaction, muddiness, displacement and erosion,
  - location of downed trees and branches or roots within the trail ceiling or tread,
  - signs of vandalism by ATV's on the trail tread or damage to amenities,
  - health of newly planted vegetation and the growth of restored trail segments,
  - any litter and/or illegal dumping,

Maintenance should include restoration of the out slope or tread crowns to keep sheet flow. Maintenance will also include removing fallen woody debris, clearing the trail tread, reestablishing grade breaks, adding

# Wright Township Park Operation, Management & Maintenance Flow Chart



### WREIN Expectations

- Raise funds for park (capital campaign) & implement the master site plan
- Prioritize and oversee park construction projects with Board of Supervisor approval
- Use committees to facilitate goals: Fundraising, Social Media, & Projects Committee
- Hold monthly meetings
- Coordinate with Recreation Board
- Complete IRS tax returns
- Bylaws will require at least 1 Supervisor on this board
- Initial board was appointed by Supervisors; All subsequent replacements will be approved by current 501(c)3 board
- Members hold 1-year term; Volunteer position; Must have clearances through Commonwealth

### Recreation Board Expectations

- Park programming; Encourage use of the park through well thought out events
- Hold community events with BoS approval
- Hold monthly meetings
- Coordinate with WREIN
- Members hold 1-year term; Volunteer position; Must have clearances through Commonwealth

rock and/or modified stone and trash removal. During the first two years, post-construction, site monitoring should be conducted every four months (after each season). At least two site visits should be conducted during rain events to observe existing drainage patterns, sheet flow, and runoff. Additionally, visits should be made after any large rain event (1-inch storms) to check for erosion. After the initial two years, bi-annual monitoring (after spring, before winter) will be sufficient for all years thereafter. Maintenance will be conducted as needed.

If possible The Township or volunteers should keep an ongoing and updated monitoring and maintenance report to document the sustainability of the Trail Network. The report will provide photographic documentation of the trail network from several permanent locations to help track trail conditions over time. Notes should be taken for all problem areas that have been identified and potential corrective measures to address them. Any corrective measures and maintenance solutions that are completed should be recorded in a logbook and their judged success should be determined and documented. The ongoing notes can help identify any changes and trends occurring within the trail network and it will act as a resource for future trail development in the Park.

- Lawn & Field Maintenance: The Township should mow the lawn, as needed, to maintain the grass at 3-4" height, which lessens weeds and promotes thicker turf. Never cut more than 1/3 the height of the grass to avoid browning of killing the lawn. More mowing would be expected during the summer months. The lawn should be mowed low enough to minimize the tick population in this area and eliminate the growth of woody plants. The youth sports organizations (Little League, MYSA, Malaxa, etc.) should continue to assist with maintenance and line striping of the fields because they have the required expertise and a better understanding of the field requirements for games.
- Splash Pad Maintenance: Once constructed, Wright Township should enter into an annual contract with a certified and insured pool-spa operator to maintain the splash pad. This is the most cost-effective method to open and winterize the facility. Another option is to provide a township staff member with proper training, however, this may be less effective when the current staff may be overstretched with other park and road maintenance tasks. (<https://www.nspf.org/content/certified-pool-spa-operator-cpo-certification-program>).
- Woodland Maintenance: The bulk of the woodlands should require little to no maintenance. However, the Township should be vigilant in maintenance within the 30-50 foot buffer around all active use play areas and along the trails. The Township will need to limb up low or dead tree branches and cut down and remove any fallen or dangerous trees near these facilities. Underplanting with native saplings and evergreen trees can be a worthwhile volunteer project for long-term health and diversity of the woodlands.
- Winter Maintenance: The Township should winterize any restrooms/facilities that are not in use during the winter. The Township should plow the parking lots, and snow-throw the primary walkways and trails. The remainder of the site can be left to accumulate snow, which might encourage snow shoeing or other winter activities.
- Green Infrastructure and Stormwater Maintenance: The Township should inspect swales and green infrastructure features after large storm events. The Township should periodically clear vegetation and accumulated road sediments and debris to avoid backup or standing water and assure the swale retains positive drainage

**Potential Operating Costs**

Spring/Summer/Fall = \$25,500.00

TASK	RESPONSIBLE PARTY	ANNUAL COSTS	ASSUMPTIONS
Trash Removal	Wright Township	\$ 183/mo (\$2,200)	Shared cost with DPW
Grass Cutting / Weed Wacking	Wright Township	\$17,500.00	
Field Maintenance related to infield surface, line striping of fields	Youth Sports Groups	\$5000.00	Paint, volunteer hours
Portable Lavatories	Wright Township	\$2,700.00	\$112/month x qty. =2
Trail Patching (Stone Dust)	Wright Township	\$ 2,000.00	\$80/CY for 25 CY installed
Paint Crosswalks		\$ 850.00	
Install Engineered Wood Fiber		\$3,000.00	Top coat each year
Unforeseen Repairs (vandalism, equipment)			

Winter = \$17,900.00

TASK	RESPONSIBLE PARTY	ANNUAL COSTS	ASSUMPTIONS
Plowing & Salting of Parking Lot	Wright Township	\$3,000.00	Shared cost with DPW
Winterizing Restroom Buildings	Wright Township	\$1,500.00	Future cost
Winterizing Splash Pad	Aquatics Contractor	\$ 1,400.00	Future cost
Tree Removal	Tree Company	\$ 15,000.00	Mark trees in fall
Unforeseen Repairs (vandalism, equipment)			

**COMMUNITY INVOLVEMENT**

Ongoing public interest in Wright Township Parks is crucial for the Park to reach its full potential and remain a source of community pride. The Township should consider an Adopt-a-Park Program, Park Ambassador Program or similar initiative.

***Park Ambassador Program***

Ambassador Programs of varying sizes and scales are all-volunteer programs that give the public an opportunity to promote community stewardship and bridge any communication gap between the community and the Township. This initiative may work best in Wright Township if is run though the already existing WREIN as a new ‘Park Ambassador Committee’ or through the Recreation Board because this group already has an interface with the public through community events.

Through monthly visits to the park, Ambassadors would document maintenance needs, report acts of vandalism, interact with park users, promote park safety and encourage an overall positive use of public space. The Ambassador position is a minimum one-year commitment and requires volunteers to attend an Ambassador Orientation prior to participation in the program.

Objectives for the Park Ambassador program are to bridge the line of communication between the community and the Wright Township Supervisors, and assist the Township DPW with the general maintenance and upkeep of park through special event days. Close observation by many community stakeholders will enhance safety for park visitors while, at the same time, provide a presence to deter crime and vandalism; encourage the community to take a proactive approach in maintaining the integrity and intended use of the park and green space.

Once trained, volunteers are expected to: visit park monthly to assess the overall condition; report unusual or suspicious activity taking place in the park; complete a one-page Observation Report on park condition and park activity once per month and submit it to the Wright Recreation & Environmental Ambassadors should also organize/participate in at least one park beautification work day per year.

The Township (through the WREIN Park Ambassador Committee or the Recreation Board) will: orient individuals and/or groups to the Park Ambassador program; Keep Ambassadors informed of park projects or activities taking place in the park; provide maintenance tools and arrange for the use of maintenance equipment during scheduled beautification days; recognize Ambassadors on the Township web page.

## **SUMMARY OF RECOMMENDATIONS:**

Following are suggestions that may improve the organization of and the efficiency.

### ***Prepare Annual Park Maintenance Budgets***

The Township should continue to keep track of all park-related expenses throughout the year and make timely edits and updates to the current Annual Budget, so the following year's budget will become more comprehensive and accurate. This data should be shared with the WREIN 501c3 via simple charts/graphs that explain how resources are spent. Each year, the WREIN members should analyze the data, identify any anomalies and reevaluate maintenance and short-term planning recommendations.

### ***Contract out Specialized Work***

The Township should consider contracting out specialized tasks and/or time-consuming tasks that a contractor can complete more efficiently than the Township. Hired contractors also have Professional Liability insurance to keep the Township better covered. For example, through a CoStars Playground Representative, contract out the supply and installation of playground safety surfacing (Engineered Wood Fiber) for all play areas.

### ***Need Better Control over the use of Park Buildings / Shelters***

Consistent and structured oversight is needed for non-standard usage of park facilities. This includes any reservations or rentals of park pavilions, shelters and buildings. This also includes more formal MOU's, leases, concession permits, etc. for buildings, and fields.

The Township solicitor should review and revise, as needed, any existing MOU's and rental forms to assure clear responsibilities and protections for both parties. Currently, the Crestwood School District

uses the park for Cross Country and Tennis and several youth sports groups use the park , as previously discussed.

The Township should hold annual meetings with all entities that have long term leases, or agreements to utilize Township lands. This will be a valuable use of time to identify any concerns or issues on either side and address them quickly. Communication is key for successful partnerships.

A Parks & Recreation committee member or the Township Secretary should develop and manage a spreadsheet and calendar to book parties, to keep track of scheduling and to document any agreement violations.

**Additional Staffing & Training**

The Township should consider adding additional summer staff, if the 2 part-time staff is insufficient for the summer season due to the heavy mowing requirements. Staff Training is needed to improve the staff’s skill set and promote personal responsibility. For example, DPW should send a few staff for the ISA Arborist Certification, the PSU Extension Tree Trimming webinar/course, a Stihl safety course, a Pesticide/Herbicide Certification, and/or Playground Safety Training.

**Continue and Expand Park Programs**

The Township, through the Recreation Board and EAC should increase the number of events and programs offered in the park. Increasing park usage is a key way to encourage more community support for park renovations.

**Multi-Functional Park – Green Infrastructure:**

Park improvements should be assessed with a holistic approach. Incorporate green infrastructure where possible to help with Township MS4 requirements. Storm water control is a key issue for most Pennsylvania communities, which is why storm water is a key element to design for and try to utilize — make storm water an asset and not always a constraint. Future park projects should include planning elements that will account for storm water control on site. Additionally, existing problems should be re-designed to avoid safety hazards caused by storm water. Innovative storm water management and green infrastructure can be built into most project sites. Bioretention swales, expansion of the vegetated riparian buffers, vegetated swales and rain garden areas are examples of storm water facilities that can capture and filter storm water prior to entry into local streams.



**PARK SECURITY**

**Park Safety**

An evaluation of park safety and security included an interview with the Wright Township Police chief. Overall, the park is a safe location, with the only problematic space being the tucked away parking behind the basketball courts. The police have concerns regarding large events in the evening

hours due to the lack of park lighting. Also, although Park Road is perceived as a major safety concern, the police have very few documented accidents, especially those involving vehicles and park users.

### ***Safety & Security Recommendations***

Need better control of pathways between school and park. Crestwood School District should assist with more patrols in park especially when their students are frequenting the facility. This can alleviate some pressure on the Wright Twp. Police. Park Road is being redesigned and the walkways system will provide better interior circulation and less conflicts with the road and vehicles. The Township should install a security camera system.

## **COMPLIANCE WITH APPLICABLE LAWS & REGULATIONS**

A number of laws and regulations relating to health and safety must be considered during final design and they must be followed when implementing the park's master site plan through construction.

- Erosion & Sediment Control Plans: The extent of earth disturbance must be calculated and evaluated prior to new earth disturbance. A Stormwater Management Plan and possibly a National Pollutant Discharge Elimination System (NPDES) permit may be required based on the amount of earth disturbance. Any development should utilize, at a minimum, an ESCP.
- Wetland Protection: State and federal environmental laws protect the extensive wetlands and the associated hydric soils. Any filling or disturbance of the wetlands and/or hydric soils would require the approval from a number of local, state and federal agencies. The site will have to be designed to minimize or avoid impacts on the wetland and hydric soil areas. Development at Wright Township Park should be able avoid wetland impacts. No wetland delineation has been completed for the park, however, a stream/wetland complex is present near South Main Street.
- Water Encroachment: Any activities related to obstructions of encroachments onto the streams, wetlands or lakes at the site will have to be designed and implemented in compliance with the PA DEP Chapter 105 & 106 regulations. Such activities would include the construction of bridges and crossings over the streams and wetlands. Municipal work within the 100 year floodplain requires a Chapter 106 permit.
- ADA Requirements: Proposed amenities and facilities will have to meet the Americans with Disabilities Act requirements, as requires in Title #2. Funding from federal agency grants may be subject to additional requirements.
- Buildings (New Construction and Enhancements): Any new structures, like a shelter or restroom facility will require a Zoning and Building Permit from Wright Township. Additionally, any renovations of existing structures that do not change the footprint or roof line will not require a Zoning Permit but may require a Building Permit.
- Wastewater Treatment: The proposed restrooms and splash pad back wash will be tied into the existing sanitary system. Capacity and coordination will be required with utility company.
- Potable Water Well — PA DEP Safe Drinking Water Program: Installation of a new hydration stations, restrooms and splash pad will require coordination with the overseeing water company.
- PA DEP Permit Application Consulting Tool (PACT): This tool was used as an initial screen to determine likely

permits, although it is not an exhaustive or final determining document. It is attached in the Appendix. Answers provided on the questionnaire were answered conservatively on topics related to earth disturbance and water supply. Obviously, a pre-application meeting with PA DEP and the Luzerne County Conservation District is recommended prior to implementation of proposed park enhancement projects.

## STRATEGIES FOR FINANCING

Through discussions with the Township and committee, park operations & maintenance will be funded by the Township's General Fund, Grants will be used to make capital improvements and the Township's 501c3 will be charged with organizing a capital campaign for fund large-scale improvements and build-out of the park per the master site plan.

A goal of this plan is to focus the Township on current needs and long-term planning goals. The provided master plan and budget will facilitate the preparation of grant applications and the attainment of funding. This is considered Phase II of this process. The Township has already been proactive in writing grants during this process and has secured funding through PA DCNR for upgrades to the tennis courts and installation of a new playground. The Township also received funds through the County LSA for improvements to park Road and parking lots.

For new parks, preparation of a consensus master site plan is the first step and precedes securing funds and then construction. However, in well established parks the lines between planning, funding, ongoing maintenance, renovations and large-scale implementation of new facilities can be blurred. This is the case in Wright Township and it adds another layer of complexity to assure short-term needs and long-term goals are not at odds.

The Township has been successful in applying for grants at the County and State level and they have been implementing some park renovations in tandem with this Master Plan process.

For example:

- a new playground was installed through PA DCNR C2P2 funds;
- a grant application as submitted in 2023 to PA DCNR C2P2 for a sport court to renovate the ice rink.
- funding was secured for resurfacing and ADA parking at the tennis courts;
- a Luzerne County CDBG award provided funding for important infrastructure and safety improvements to Park Road slated for commencement in 2024.

Current grant submissions and all administrative work associated with tracking successful grants is a responsibility of the Township Secretary. Researching and taking advantage of the continual stream of grant opportunities available at the state and federal level can also be time consuming. If this work scope becomes burdensome, the Township may want to consider a time & materials contract with a professional grant writer to aid the Township Staff. Having a dedicated professional specific to grants can assure efficient project management and compliance with all administrative and technical grant requirements.

### ***Funding Opportunities***

There are many options to secure funding for parks, wellness, and trails including federal, state, and local agencies. There are also private groups and entities available for assistance, as well. Below are several available options for the funding of trail development, implementation, and maintenance.

### Federal Sources of Funding

- NFWF Chesapeake Bay Stewardship Fund can support green Infrastructure and trail projects, especially those that lessen pollution to the Chesapeake Bay, which this project can accomplish through mine land reclamation and reduced sediment loading.
- The Land & Water Conservation Fund (LWCF) State Assistance Program is a federal source of funding provided by the U.S. Department of the Interior's National Park Service (NPS) to all states to provide 50% matching grants for the acquisition and development of public outdoor recreation areas and facilities. <http://www.nps.gov/lwcf/index.htm>
- *U.S. EPA Environmental Education (EE) Grants:* Under this program EPA seeks grant proposals from eligible applicants to support environmental education projects that promote environmental stewardship and help develop knowledgeable and responsible students, teachers, and citizens. This grant program provides financial support for projects that design, demonstrate, and/or disseminate environmental education practices, methods, or techniques, and that will serve as models that can be replicated in a variety of settings. Currently not open to solicitation, however, may be if resources are allocated to this program. <http://www2.epa.gov/education/environmental-education-ee-grants>. Contact: Kathleen Kirkland, U.S. EPA, Region 3, Environmental Education Grants (3CG00)1650 Arch Street, Philadelphia, PA 19103-2029, [kirkland.kathleen@epa.gov](mailto:kirkland.kathleen@epa.gov)

### Statewide Programs

- PA Recreation & Parks Society has a Get Outdoors PA Mini-grant program provides reimbursement grants of \$1,500-\$3,000 to help fund equipment and training related to outdoor programming. A 50% cash match is required. Applicants must be Get Outdoor PA Community Partners and be a local government entity or 501(c)(3) non-profit. This program is supported by PA DCNR. [PRPS, 2131 Sandy Drive, State College, PA 16803; [prpsinfo@prps.org](mailto:prpsinfo@prps.org); 814-234-4272].
- The Pennsylvania Department of Conservation & Natural Resources (PA DCNR) offers the Community Conservation Partnerships Program (C2P2), administered through PA DCNR's Bureau of Recreation and Conservation (BRC). The annual, competitive grant program supports recreation, park, trail and conservation projects. These include the rehabilitation and development of parks and recreation facilities; acquisition of land for parks and conservation purposes; and technical assistance for feasibility studies, trail studies, and site development planning. Within C2P2 are the DCNR PA Recreational Trails Program and the DCNR Rails-to-Trails Program. C2P2 includes several different funding sources into one grant program, including the Keystone Fund, the PA Recreational Trail Funds, the Land & Water Conservation Fund (which originates as a federal funding source), the Snowmobile / ATV Fund, and Growing Greener 1. More information can be found at DCNR's website ([www.dcnr.state.pa.us](http://www.dcnr.state.pa.us)) or at the DCNR Grant's Portal (<https://apps.dcnr.pa.gov/grants/>).
- Growing Greener Environmental Stewardship Fund was established in 1999 through a commitment of \$650,000,000 to fund conservation and environmental protection projects, including trails. Growing Greener II included \$625 million in 2005; however, much of that funding has been depleted. This program struggles for adequate funding but may be a source in the future especially if it is geared toward green infrastructure. <http://www.growinggreener.info>



- *Act 13 of 2012 (Marcellus Legacy Funding)*: This fund was established through the enactment of Act 13 of 2012 to provide distribution of Unconventional Gas Well Impact Fees to counties, municipalities and Commonwealth agencies. Act 13 of 2012 allocates funds to the Commonwealth Financing Authority (the “Authority”) for planning, acquisition, development, rehabilitation and repair of greenways, recreational trails, open space, parks and beautification projects using the Greenways, Trails and Recreation Program (GTRP). The Greenways, Trails and Recreation Program funds up to \$250,000 of any project and requires a 15% local cash match of total project costs. Projects that benefit from this funding includes public parks, recreation areas, greenways, trails and river conservation areas. <http://www.newpa.com/GTRP>
- *CFA Multimodal Transportation Funds* can be used for development, rehabilitation and enhancement of transportation assets to existing, streetscape, lighting, sidewalk enhancements, pedestrian safety, connectivity of transportation assets and transit-oriented development. This can be used to fund safe street crossings and work along the streets leading to parks. Grants are available for projects over \$100,000 and a maximum amount of \$3,000,000. Funds must be matched by local funding not less than 30% and funds from a county or municipality must be cash. <http://www.newpa.com/find-and-apply-for-funding/funding-andprogramfinder/multimodal-transportation-fund>
- *PA DCED Local Share Account (LSA) Luzerne County*: Funds may be used for economic development, community development and public interest projects. Pennsylvania DCED - LSA Act 71 and ACT 13
- *PA DEP Environmental Education Grants Program*: Developed by the Pennsylvania Department of Environmental Protection, the Environmental Education Grants Program seeks to support and strengthen environmental education in the region. These EE Grants are funded by a 1993 mandate that 5% of some pollution fines and penalties the DEP collects annually are set aside for environmental education. Municipalities and municipal authorities are eligible to apply. Grants typically average around \$4,500. The program may be particularly relevant should Sterling Township pursue the building of educational trails and learning stations. <http://www.dep.pa.gov/citizens/environmentaleducation>
- *PEC Pocono Forests & Waters Conservation Landscape Mini-Grants*: The Pennsylvania Environmental Council (PEC), under the Pocono Forests and Waters Conservation Landscape, and with funding provided by the Pennsylvania Department of Conservation and Natural Resources, PEC has been implementing a mini-grant program within the Landscape since 2010. The mini-grant program funds projects that support the PFW Landscape goals of Conservation, Connections and Community.

### Foundations & Corporations

For corporations this helps with name recognition and builds a good image in the community. Stiff competition for corporate money can make funding difficult but it should, nevertheless, be considered. Foundations prefer to give consideration to detailed and well-planned projects, often with specific goals. Funding from foundations is mainly a one-time offer and continued assistance is rare.

- *Pennsylvania American Water Environmental Grant Program*: This program awards grants of up to \$10,000 to support diverse types of environmental sustainability activities such as watershed cleanups, reforestation efforts, biodiversity projects, streamside buffer restoration projects and hazardous waste collection efforts. For more information, click here (<http://www.amwater.com/paaw/ensuring-water-quality /environmental-grants-program.html>).
- *Lee Initiatives Health and Wellness Grants*: Grants ranging from \$5,000 to \$50,000 for non-profit organizations that improve the overall health of residents. The foundation's mission is to improve the health and well

-being of the community and make the region a more enjoyable place to live. This grant will therefore fund programs that encourage individuals to put more effort into ensuring their good health as well as programs that make quality healthcare more accessible to the masses. For more information, click here (<http://www.leeinitiatives.com/HealthWellnessGrants.asp>).

- *Captain Planet Foundation:* The mission of the Captain Planet Foundation is to give the next generation of environmental stewards an active understanding and love for the natural world in which they live. Our unique program of funding and supporting hands-on environmental projects is designed to encourage innovative initiatives that inspire and empower children and youth around the world as they work individually and collectively creating environmental solutions in their homes, schools and communities. Deadlines: September 30th- typically for spring and summer projects January 31st- typically for fall and winter projects. The Captain Planet Foundation primarily makes grants to U.S.-based schools and organizations with an annual operating budget of less than \$3 million. Grants are made for activities that conform to the mission of the Captain Planet Foundation which is to: promote and support high-quality educational programs that enable children and youth to understand and appreciate our world through learning experiences that engage them in active, hands-on projects to improve the environment in their schools and communities. Preferential consideration is given to requests seeking seed funding of \$500 or less and to applicants who have secured at least 50% matching or in-kind funding for their projects. Captain Planet Foundation will on occasion consider grants up to \$2,500. <http://captainplanetfoundation.org/apply-for-grants/>

#### Private and Non-Profits

- National Trails Fund Grants range from \$500 to \$5,000 for non-profit organizations that are committed to protecting nature and helping Americans enjoy the outdoors. The purpose of this grant is to support organizations that establish, protect and maintain foot/hiking trails across America.
- People For Bikes Community Grant Program provides funding for important projects that build momentum for bicycling in communities across the U.S. These projects include bike paths and rail trails, as well as mountain bike trails, bike parks, BMX facilities, and large-scale bicycle advocacy initiatives. <https://peopleforbikes.org/our-work/community-grants/>

#### Local & Private Funding:

There are a variety of private funding sources and local non-profits that may be available for volunteer and financial support for park development and enhancements. Local businesses and school districts can prove to be valuable resources for continued funding of park projects. Direct donations can be solicited and fundraisers organized. Community involvement can help establish a volunteer base which can be used to help build trails, install signage and trail markers, and participate in cleanup days. Local clubs and groups such as the Boy Scouts should be encouraged to participate. A well-organized volunteer program can help fill the gaps in a limited municipal budget and, at the same time, give an increased sense of pride and interest in the park.

- Large corporations, companies and foundations often support public works such as park improvements through monetary or employee volunteer programs.
- School districts like the Crestwood School Districts may encourage their students to get involved in fundraisers, design or and litter cleanups.
- A “Friends-of-the-Park” group can help raise grass roots funding for the park.

- Local contractors, landscapers, and masons may be of assistance in providing in-kind services for landscaping, shelter and gazebo construction.
- The Rotary Club of Mountain Top, Knight of Columbus, Kiwanis Club, church groups, etc. may assist with small beautification projects and cleanups within the park.
- Boy Scouts of America Northeastern Pennsylvania Council: Eagle Scouts can assist in the construction of the proposed woodland trail or make benches, table, etc.. The community has been active within the park. Several Eagle Scout projects have helped the park: Frisbee gold station, benches, Tree identification stations along the walking trail were installed in 2012.

#### Township Funds:

- **Park Rental Fees:** The Township can implement rental fees for use of pavilions for special events and parties as a means to offset maintenance costs. The Township website does state the following: ‘To use our pavilion, field or grounds for personal use please complete the park use request form and submit to the Township Secretary.’ however, this process is not regularly followed. Other municipalities request reservations, with or without a fee or donation, and the municipality will post on a board those who reserved the space. May be too much for the Township secretary to complete. Perhaps this should be the responsibility of a parks & recreation member.
- **Capital Campaign:** The phased and strategic program to fund general and/or specific features within the master site plan is the responsibility of the Township’s 501(c)3.
- **Special Events & Programming:** Host special events that are interesting, fun and educational. If appropriate, include a nominal entrance fee, encourage donations or accept a percentage of sales from privately owned food trucks or vendors that attend the event. These funds can offset the costs for hosting events and park maintenance.

#### **FUTURE STUDIES & PLANNING INITIATIVES:**

##### ***Restart Summer Camp?***

The Township should team with the Crestwood School District or adjacent municipalities and offer a Township Summer Camp program. It can be a worthwhile endeavor that can even raise funds for Park System. One option can be a 1-2 week camp, where campers rotate through the Park System. They will participate in games, activities, and even some park maintenance, like weeding and planting new trees and flowers.

# APPENDICES

**Public Outreach:**

Public Survey, Key Person Interview,

**Assessments & Permits:**

Arborist Letter, PA DEP PACT, PNDI

**Park Management & Operations:**

LWCF Fact Sheet, Codes, Park Facilities Application

**Master Site Development Drawing (SDD)**

Full Size (Arch D)



# PUBLIC INPUT - SURVEY

## WRIGHT TOWNSHIP PARK MASTER SITE PLAN

### THE WRIGHT TOWNSHIP PARK COMMITTEE NEEDS YOUR INPUT !!!

WE ENCOURAGE PARENTS & KIDS TO TAKE THIS SURVEY TOGETHER.

#### Project Need:

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Wright Township is committed to providing its residents with a fun, well-maintained and safe place to play. The Park Committee and Township are eager to upgrade and improve the Wright Township Park. This park will provide a variety of play options, from playgrounds, swings and courts to gathering areas, wellness/hiking trails and open lawn. Well-maintained parks increase the appeal and wellness of our community and provide a venue for worthwhile community events.



Your opinion is respected and it is needed during this planning process. ***What would be in your ideal park? What can the Township do better? What does Mountain Top not have? What do you like to play? Do you have a new vision for a recreation space?*** Please complete this survey so we can find out what is important to you. With proper planning and community involvement, Wright Township Park can be improved to meet the needs of all residents, young and old, current and future.

#### Project Goals:

---

- Evaluate the condition of the Park, including safety and accessibility
- Determine a vision for the rink area - renovate or replace
- Document any short-term improvements and maintenance needs
- Use public input to help guide park planning
- Prepare Park improvement plans for public review and comment
- Strategize a phased approach to help the Township start improvements



Use this link to take survey online: <https://www.surveylegend.com/s/3toe>

**General Information:**

---

1.) Do you live in Mountain Top?     Yes     No

    If Yes, Do you live in Wright Township?     Yes     No

2.) Do you work in Mountain Top?                       Yes     No

3.) What is your Zip Code?     18701     18702     18706     18707     18222     18224     18624  
    18634     18651     18661        Other: \_\_\_\_\_

4.) Who is filling out this survey?

I am a child (under 12)     I am a teenager         I am an adult               We are a family (all ages)

5.) Please check all that apply to the adults (over 18) in your household:

Retired     Working     College Student                       Married     Single

6.) How many people are in your household/family? \_\_\_\_\_

7.) Do you have children under the age of 13 living at home?     Yes     No

8.) Do you believe property values are higher near a well-maintained park?     Yes     No

9.) When deciding where to live, was location to a nearby park important?     Yes         No

**Importance and Current Use of Wright Township Park:**

---

1.) Do you use Wright Township Park?     Yes     No

    If No, why not? \_\_\_\_\_

2.) If yes, Please mark your main reasons for using the Wright Township Park (select all that apply).

- |   |  |   |  |
|---|--|---|--|
| <input type="checkbox"/> Baseball             | <input type="checkbox"/> Basketball        | <input type="checkbox"/> Biking             | <input type="checkbox"/> Birding             |
| <input type="checkbox"/> Dog Park             | <input type="checkbox"/> Dog Walking       | <input type="checkbox"/> Football/Soccer    | <input type="checkbox"/> Health and Exercise |
| <input type="checkbox"/> Hiking Trails        | <input type="checkbox"/> Lacrosse          | <input type="checkbox"/> Picnics / Parties  | <input type="checkbox"/> Playgrounds         |
| <input type="checkbox"/> Rink (Roller Hockey) | <input type="checkbox"/> Rink (Ice Hockey) | <input type="checkbox"/> Socializing/Events | <input type="checkbox"/> Splash Pad          |
| <input type="checkbox"/> Tennis               | <input type="checkbox"/> Volleyball        | <input type="checkbox"/> Other _____        |  |

3.) When I think of Wright Township Park, I immediately think of (list a few of your thoughts)?

\_\_\_\_\_

4.) Please rank how well the park is maintained.

- Poor/Neglected     Good     Well-maintained

5.) Are there currently any special events or festivals at the park that you enjoy attending?  Yes  No

If yes, please list \_\_\_\_\_

6.) What are the most common park maintenance problems you notice?

- Broken play equipment     Lack of signage     Mowing/Weeding     Pet waste  
 Poor landscaping/dead trees/leaf litter     Poor drainage/standing water  
 Trash/litter/illegal dumping     Unclean bathrooms     Vandalism  
 Other Maintenance Problems: \_\_\_\_\_

**Other Regional Parks:**

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1.) Do you have to travel outside of Wright Township to meet your wellness & play needs?

- Yes     No

If yes, please list your top destination(s) beyond Wright Township: \_\_\_\_\_

2.) Why do you need to leave the Township?

- Better maintained parks     Safer     Just for something different  
 Facilities not found in Wright Twp.     Other: \_\_\_\_\_

**New Park Spaces & Features?**

---

1.) Which play features would you like to see added or improved at Wright Township Park?

- Bicycle Pump Park     Disc Golf     Mountain Biking Trails     Multi-Purpose Field  
 Outdoor Classrooms     Parking     Pickleball     Restrooms  
 Rink (Ice/Roller Hockey)     Skate Park     Sledding Hills     Splash Pad  
 Tennis     Other \_\_\_\_\_

2.) Are you aware of or have you experienced ADA accessibility issues (lack of parking or proper walkways to site amenities)?

- Yes     No

If yes, please state your concerns and/or requests: \_\_\_\_\_

3.) What play features or amenities are missing from the park?

I wish the park had: \_\_\_\_\_

4.) Do you have suggestions for any new special events, artwork, festivals or other seasonal activities that can be held in Wright Township Park?

\_\_\_\_\_

5.) The existing ice rink has been a unique and beneficial amenity within Mountain Top and the larger region. However, the facility is in need of programming, new volunteer base/club and potentially costly upgrades. What is your opinion of the existing ice rink and its role in the long-term plan for the Park (should the rink be upgraded; should it be replaced with a different facility, can it be redesigned for more multi-functional use)?

My opinion is: \_\_\_\_\_

**Interested in Helping?**

---

1.) Want to be involved? Volunteer and organize park cleanups, children activities, parties, special events etc.....  Yes  Not at this time

If yes, provide Name and email or phone number: \_\_\_\_\_

Please contact me via:  Mail  Email  Phone

**How to Submit your Survey?** THANK YOU for completing this survey.

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Please return the survey to: Pamela Heard, Secretary / Treasurer  
321 South Mountain Boulevard  
Mountain Top, PA 18707



**WRIGHT TOWNSHIP PARK MASTER PLAN**  
**KEY PERSON INTERVIEW**

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**ORGANIZATION/COMPANY, ETC.:**

**REPRESENTED BY (NAME):**

**TITLE:**

**EMAIL:**

**PHONE NUMBER:**

---

**HOW OFTEN DO YOU VISIT THE SITE AND FOR WHAT PURPOSE?**

**WHAT IS THE BEST NICHE FOR WRIGHT TOWNSHIP PARK – (TOURISM, COMMUNITY PARK, EVENT SPACE, ACTIVE RECREATION/SPORTS LEAGUES, PASSIVE RECREATION, CONSERVATION,.....)?**

**WHAT IMPROVEMENTS ARE NEEDED AND/OR WHAT ACTIVITES/AMENITIES SHOULD BE ADDED TO THE PARK?**

**WHAT CONCERNS DO YOU HAVE ABOUT THE PARK (MAINTENANCE, SECURITY, ETC.)?**

**IDEAS FOR PARTNERSHIPS, EVENTS, FUNDING FOR RENOVATIONS AND LONG TERM MAINTENANCE, PROGRAMMING?**

***ADDITIONAL OPINIONS/CONCERNS/IDEAS***

## **Agenda & Questions for Key Person Interviews**

This meeting will provide a venue for key persons to state their opinions and suggestions for Wright Township Park. The following topics aim to facilitate discussion. The responses will be reviewed by the Committee and assist in development of a consensus plan for Wright Township Park.

### **Key Person Introductions**

- What is the name of your organization/company, etc.? Who do you represent?
- Where are you located? What is your mission?
- What key roles do you currently play in helping residents' meet their recreation needs? What services/programs does your organization provide?
- Who are your clients?

### **General Park Discussion**

- How well do you think the Mountain Top community and its residents are currently served regarding public recreation opportunities? Are there any groups, park users or ages that are left out?
- Is Wright Township Park falling short of its potential? Specific examples?
- When you first heard that Wright Township was taking initial steps to update and improve the Park, what did **you** envision would be renovated, fixed or added?
  - o What types of "active" recreational facilities?
  - o What types of "passive" recreational facilities?
- Discuss site parking, ADA accessibility and circulation patterns.
- Discuss safety and security.
- Discuss current park facilities. Which are most used, un-used, not needed or missing?

### **Moving from Concept to Reality**

- Do you support applying for state funding for improvements and using Township matching funds?
- Are you aware of any potential private funding sources?
- Discuss ways to fund long-term maintenance options (rental fees, % of land development fees, community volunteers, summer camp, paid events, ....)
- Would your organization be interested in partnering, funding, or programming/using the Park? Explain.

### **Closing Questions**

- Is there anyone else you think we should talk with?
- Do you have any other thoughts or concerns?

**On behalf of Wright Township and the Park Committee, THANK YOU for your time.**



Ryan Calvert  
135 Decker rd  
5706144352  
Ryancalvertca@gmail.com  
Revolutionarytreecare.com

Paul Bechtel  
Mclane Associates

#### Wright Township Municipal Park Forest Assessment

On the initial visit there were quite a few concerns.

- Along the Wellness Trail there are plenty of dead oak trees that are within drip line target zone.
- You can see all the debris they have been dropping and most of it can cause severe injury. The debris/limbs that had fallen were all roughly 4-5 inches in diameter. Falling from roughly 45ft to 60 ft in the air can be catastrophic.
- These trees need to be removed to prevent injury.

#### BMX Pump Park

- A section of land should be clear cut to provide a suitable place for kids to ride their bike.
- Selectively choose which trees can stay to provide adequate shade during hot summers.
- Remove any broken or dead limbs and hangers on the trail into BMX pump track.
- Protect the trees that are going to be kept from the construction work so they can flourish long after the project is completed.
- On all remaining trees healthy or dead that may cause a threat, a tree risk assessment can be completed so we can selectively choose which trees are good candidates for removal or if they can be pruned to remove the hazard such as included bark, cavities, or rot.

**Ryan Calvert**

**ISA Certified Arborist**

PD-2469A

**Northeast Regional Office (Wilkes-Barre)**

2 Public Square  
Wilkes-Barre, PA 18701-1915

Monday, September 18, 2023

Pamela McLane Heard  
Wright Township  
321 South Mountain Boulevard  
Mountain Top, PA 18707

Dear Pamela Heard:

Thank you for using the DEP Permit Application Consultation Tool (PACT) submittal. Your project information has been received by the Department of Environmental Protection. Based on your answers to the PACT questionnaire, the tool has provided the attached responses highlighting important considerations related to your project. These responses are based solely on the project information you provided, and may not be comprehensive, but will serve as a starting point for the conference.

DEP is willing to schedule a multi program meeting with you to discuss your project. If you are interested, please respond to me at [dearitter@pa.gov](mailto:dearitter@pa.gov) with several dates that are available for you and your consultant to meet with our programs. The dates are recommended to be at least 2 to 3 weeks in the future to avoid most scheduling conflicts. This conference, while not required, will assist the DEP in coordinating the review of all necessary permits for proposed projects to ensure timely processing, efficient use of resources, thorough environmental review, and consistent department action on proposed projects.

Please be aware that the applicant has the responsibility of complying with all relevant environmental laws and regulations for the project, and permits may be required before construction or the commencement of operations.

Should you have any question, please contact me directly at 570.826.2366.

Sincerely,

Dean J. Ritter, Assistant Regional Director, Northeast Regional Office (Wilkes-Barre)

The following Permit Application information was submitted to DEP on 9/18/2023 12:09:35 PM.

**Project Overview**

**Project Name:** Wright Township Park Renovations  
**Address 1:** 321 South Mountain Boulevard  
**Address 2:** not specified  
**City:** Mountain Top  
**State:** PA  
**Zip:** 18707  
**Latitude:** 41.13599  
**Longitude:** -75.90719

**Selected Municipalities:** Wright Twp (Luzerne)

**Associated DEP Office:** Northeast Regional Office (Wilkes-Barre)

**Applicant Information**

**Applicant Company:** Wright Township  
**Address 1:** 321 South Mountain Boulevard  
**Address 2:** not specified  
**City:** Mountain Top  
**State:** PA  
**Zip:** 18707  
**Contact:** Pamela McLane Heard  
**Contact e-mail:** pheard@wrighttownshippa.gov  
**Contact phone:** 570-474-9067

**Consultant Information**

**Consultant Company:** Thomas J. McLane and Associates  
**Address 1:** 601 Stafford Avenue  
**Address 2:** not specified  
**City:** Scranton  
**State:** PA  
**Zip:** 18505  
**Contact:** Paul McLane Bechtel  
**Contact e-mail:** pbechtel@mclaneassociates.com  
**Contact phone:** 570-347-3668

**Project Details**

**Anticipated Timeframe:** Commencement: not specified; Completion: not specified

**Project Summary:** Wright Township Park is a heavily-utilized, important recreation center in Mountain Top; however, it requires renovations to meet current expectations related to safety, accessibility, parking, and facilities. The Township has completed a master site plan and will initiate phased park improvements starting in 2024.

**Project NAICS Code:** not specified

**Project SIC Code:** not specified

**Job Creation:** not specified

**Economic impact:** not specified

**Environmental Justice checked?:** No

**Existing permits checked?:** No

**Permits listed:** not specified

**Pipeline Proposed?:** No

**Transported in pipeline:** not specified

**Pipeline NAICS Code:** not specified

**Pipeline SIC Code:** not specified

**Pipeline type:** not specified

**Regulated by FERC?:** No

**FERC Docket number:** not specified

**Will be pre-filed with FERC?:** No

**Attachments**

These links, if present, provide you access to the attachments that you provided as part of the Pre-Application Information. You are advised to save the attachments to your local computer or a network share when prompted by your browser.

[Wright Twp Park\\_FINAL MASTER SITE PLAN.pdf](#)

## DEP Permit Application Consultation Tool Responses

The responses are based solely on the project information you provided and may not be comprehensive. Through pre-application meetings and through the course of its review of permit applications, the Department of Environmental Protection (DEP) may emphasize the need for additional permits beyond what is outlined below. The applicant has the responsibility of complying with all relevant environmental laws and regulations for the project. Through its review of permit applications, DEP must ensure that the project meets all applicable statutes and regulations relevant to the protection of the Commonwealth's public natural resources.

The applicant should contact the Pennsylvania Historical and Museum Commission (PHMC), Bureau for Historic Preservation, Box 1026, Harrisburg, PA 17108-1026, telephone number 717.783.8946, to determine if the project will pass through or otherwise impact historic or archaeological sites. Any review comments by the commission should be included with the appropriate DEP permit applications. PHMC environmental review information can be found at [the Commission's website](#).

The Pennsylvania Conservation Explorer Tool should be cross-checked against the site location to determine if any resources of special concern are located within the project area. Relevant information should be included with the appropriate DEP permit applications. Pennsylvania Natural Diversity Inventory List (PNDI) information can be found at Pennsylvania Department of Conservation and Natural Resources ([DCNR's PNDI web page](#)).

If your project will cross any government owned (i.e. state land, county park, local park, etc.) or conserved lands (i.e. land trust lands, preserves lands, municipal open space lands, etc.) the park/conserved land may have been acquired or developed with federal or state funds which may restrict the use of the site to outdoor public recreation uses. If the land has been acquired or developed with federal or state funds, no change of use and no transfer of ownership, control, or interest in the property may occur and no encumbrances may be placed on the property without coordination with DCNR Bureau of Recreation and Conservation.

The applicant should contact the DCNR, Bureau for Recreation and Conservation, 400 Market Street, Harrisburg, PA 17101, telephone number 717.787.6640, to determine if the land has been acquired or developed with federal or state funds.

Contaminated soil handling or disposal questions should be directed to the Waste Management Program in the appropriate regional office. If you have remediation questions as they relate to Act 2 or the Corrective Action Process (regulated tanks), contact the Environmental Cleanup and Brownfields Program in the appropriate regional office.

Any utility company with transmission lines within the project area should be contacted at least 30 days prior to the start of the work by the contractor. The applicant or contractor should call 1.800.242.1776 (PA One Call) before beginning any excavation.

All downstream public water supplies which may potentially be affected by sedimentation or stream flow changes from the project must be directly contacted by the contractor at least 30 days prior to the start of the work. Any public water supply problem resulting from this project must immediately be reported to the Safe Drinking Water Program at the appropriate regional office.

The applicant may access [DEP's eMapPA tool](#) to view the facilities of environmental interest or concern that are near your proposed project.

Certain permits require enhanced public notice and participation as required by DEP's Environmental Justice Public Participation Policy (Document ID: 012-0501-002). An Environmental Justice Area is any census block group with a 30 percent or greater minority population, or 20 percent or greater at or below the poverty level, as defined by the most recent census data provided by the US Census Bureau (American Community Survey). To determine if the project is located in or within a 0.5-mile radius of an Environmental Justice Area, please use the online [Environmental Justice Areas Viewer](#). For detailed information on how this is integrated with the permit application process, please see the [Environmental Justice Public Participation Policy](#).

Some permit applications require newspaper notifications (e.g. Act 14 Municipality notifications, PNDI clearances) as part of the application submittals. This should be considered in the project timeline.

DEP may coordinate the review of multiple permits for proposed projects to ensure efficient use of its resources, thorough environmental review, and consistent DEP action on proposed projects before the commencement of operations, construction or other activities that require DEP permits or approvals.

After submission of an application to DEP, many types of application packages can be tracked online via [eFACTS on the Web](#).

You may also view [DEP's Policy on Permit Review Process and Permit Decision Guarantee](#), which contains, in Appendix A, the timeframes in which you can expect a final decision on your permit application, listed by authorization, assuming there are no application deficiencies.

Applicants are encouraged to schedule a pre-application meeting with the Assistant Regional Director (ARD) in the appropriate regional office.

For interstate natural gas transmission pipeline projects regulated by the Federal Regulatory Commission (FERC) and for natural gas transmission projects that cross two DEP regions and three or more counties, pre-application meetings should be scheduled with the Regional Permit Coordination Office at 717-772-5987 or [RA-RegionalPermit@pa.gov](mailto:RA-RegionalPermit@pa.gov).

For oil and gas projects, pre-application meetings may be scheduled with the District Oil and Gas Manager in the appropriate DEP District Oil and Gas Office (DOGO).

For mining projects, please contact the Chief of the Permitting Section of the appropriate District Mining Office (DMO). There are pre-application packages available for both coal and noncoal mining activities. Generally, the DMO can provide all necessary permits needed for a project with the exception of Air and Dam permits and Aboveground Storage Tank (AST) registrations on industrial mineral mine sites. The DMO will work with the applicant to identify the additional permits needed and will coordinate with the appropriate regional office.

To assist with the scheduling of pre-application meetings or follow-up with a regional program, a list of the appropriate contacts can be found at the end of this document.

Should you have any questions on the permitting of this project or if the project is significantly modified in the future, please contact the ARD in the appropriate regional office.

## **Air Quality**

- A. All asbestos abatement procedures must conform to the requirements of the National Emission Standards for Hazardous Air Pollutants, 40 CFR Part 61, Subpart M. Any contractor removing asbestos must be licensed by the Pennsylvania Department of Labor and Industry.

Removal of asbestos materials must take place prior to general demolition and also requires at least 10 days' advance notification to the following individuals:

- Regional Air Quality Manager
- Region III Asbestos Coordinator, U.S. Environmental Protection Agency, 1650 Arch Street Philadelphia, PA 19103-2029
- Allegheny County Health Department (only for Allegheny County projects), Air Quality Division Clack Health Center, Building 7, 3901 Penn Avenue, Pittsburgh, PA 15224, 412.578.8103
- City of Philadelphia (only for Philadelphia County), Department of Public Health, Air Management Services Asbestos Control Unit, 321 University Avenue, Philadelphia, PA 19104-4597, 215.685.7576.

Additional information along with appropriate forms can be found at [the Bureau of Air Quality's Asbestos Information page](#).

[in response to question: 3]

## **Environmental Cleanup**

No narrative guidance is applicable for this category based on your questionnaire response.

## **Mining**

No narrative guidance is applicable for this category based on your questionnaire response.

## **Oil and Gas Management**

No narrative guidance is applicable for this category based on your questionnaire response.

## **Waterways and Wetlands**

- A. A structure located in, along or across or projecting into a watercourse, floodway or body of water, or activity which expands or diminishes the course, current or cross section of a watercourse, floodway or body of water requires a Water Obstruction and Encroachment Permit from the Waterways and Wetlands Program. The area regulated includes the watercourse, the floodway and all wetlands. The floodway area includes the channel of the watercourse and portions of the adjoining floodplains which are reasonable required to carry and discharge the 100-year frequency flood. Unless otherwise specified, the boundary of the floodway is as indicated on maps and flood insurance studies provided by Federal Emergency Management Agency (FEMA). In an area where no FEMA maps or studies have defined the boundary of the 100-year frequency floodway, it is assumed, absent evidence to the contrary, that the floodway extends from the stream to 50 feet from the top of the bank of the stream.

The regulations governing water obstructions and encroachments can be found at [25 Pa. Code Chapter 105](#).

If a project will impact a watercourse that is within lands of the Commonwealth, a Submerged Land License Agreement is required under 25 Pa. Code Chapter 105 and under section 514 of The Administrative Code of 1929 (71 P.S. § 194) are subject to annual charges.

Please contact the Waterways and Wetlands Program at the appropriate Regional Office to verify if your project will require a Submerged Lands License Agreement.

The appropriate application forms can be found [in DEP's eLibrary Waterways Engineering and Wetlands permit and authorization folder](#).

[in response to question: 31]

## Waste Management

- A. Consider salvaging reusable or deconstructed architectural and building materials such as plumbing fixtures, light fixtures, doors-windows-transoms, hardware, radiators, cabinets, and flooring, etc., at one of the Construction Material Reuse facilities in the region. These facilities are listed in the yellow pages under "Building Materials - Used." In many cases, these facilities will pick up reusable/deconstructed/surplus materials or provide staff to help with their removal and transportation "free of charge." Any remaining solid waste including non-usable construction and demolition waste, asbestos, and other materials must be properly stored and disposed promptly at an approved facility. For further information, contact the Waste Management Program in the appropriate regional office.

[in response to question: 3]

## Radiation Protection

- A. It is illegal to abandon or dispose of self-luminous signs, except by transfer to companies licensed by the Nuclear Regulatory Commission or by an Agreement State. Manufacturers of the devices have radioactive materials licenses, which allow them to accept the return of the devices. Self luminous signs cannot be discarded as municipal or residual waste, nor disposed as a hazardous waste. Improper disposal can result in tritium releases to the environment or accidental human exposure. All radioactive exit signs must be segregated from the waste and disposed of properly. Radioactive exit signs can be identified by the labeling on the units and their ability to light without power.

[in response to question: 3]

## Safe Drinking Water

- A. Abandoned water wells should be handled in accordance with the requirements of Act 610, the Water Well Drillers License Act, and as specified by DCNR through the Pennsylvania Geological Survey. Abandonment, removal or plugging of water lines must be coordinated with the owner of the main lines. Please contact the appropriate regional office for more information.

Additional information from [the Pennsylvania Geological Survey](#).

For more information, please visit [the web page for DEP's Source Water Protection program](#).

[in response to question: 3]

- B. All downstream public water systems that may potentially be affected by sedimentation or stream flow changes from the project must be directly contacted by the contractor at least 30 days prior to the start of the work. Any public water system problem resulting from this project must immediately be reported to the Safe Drinking Water Program at the appropriate regional office. [DEP's eMapPA GIS mapping tool](#) can be utilized for contacting downstream users or developing downstream notification lists. More information and instructions on how to use eMapPA for this information can be found on the Links tab within the tool.

A Community Public Water System source may have a delineated Zone II wellhead protection area (WHPA) per Chapter 109. A proposed project may be outside of a ½ mile buffer around the source but be within one of these rigorous delineations. The water system should be contacted about concerns over potential impacts from the proposed project and to determine if any rigorously delineated WHPAs exist in proximity of the proposed project.

The applicant should contact the Safe Drinking Water Program at the appropriate regional office for further information on permitting, water quality testing, monitoring responsibilities and treatment requirements.

[in response to question: 41]

- C. Applicants with projects that impact any public drinking water source must notify the Safe Drinking Water Program at the appropriate regional office at least 30 days prior to the start of the work.

[in response to question: 41]

- D. Construction of a community public water system to serve 15 or more connections used by year-round residents or regularly serves 25 or more year-round residents will require a public water supply permit. If the project involves construction of a non-community public water system (as defined in 25 Pa. Code § 109.1), a permit may be required as specified in 25 Pa. Code § 109.505. The governing regulations can be found at [25 Pa. Code Chapter 109](#) and the application forms can be found [in DEP's eLibrary Permits folder for Safe Drinking Water](#).

The applicant should contact the Safe Drinking Water Program at the appropriate regional office for further information on permitting, water quality testing, monitoring responsibilities and treatment requirements.

There are also permitting requirements for bottled water systems, vended water systems, retail water facilities and bulk water hauling systems under [25 Pa. Code Chapter 109](#).

These application forms can be found [in DEP's eLibrary Permits folder for Safe Drinking Water](#).

[in response to question: 41]

- E. Plumbing for this project must be installed according to local plumbing codes.

[in response to question: 46]

- F. Commonwealth regulations now prohibit the use of lead pipe, lead-based solder and lead-based fittings in the plumbing systems of potable drinking water supplies. The Lead Ban Act was signed into law on June 12, 2014 with an effective date of January 4, 2014. All plumbing contracts associated with this project must specify use of lead-free solders and fixtures. Lead-free solder contains less than 0.2 percent lead, while fixtures must contain less than 0.25 percent lead to be certified as lead-free.

[in response to question: 46]

### **Clean Water**

No narrative guidance is applicable for this category based on your questionnaire response.

### **Pollution Prevention and Energy Assistance**

- A. DEP recommends that the applicant consider incorporating green technology for the new construction. Please visit DEP's webpage on [Energy Conservation and Energy Efficiency](#). While many of the recommendations are for existing buildings, the same principles apply for new construction. Energy saving considerations for buildings may include:
- a. Building orientation that maximizes the use of light and heat from the sun is the most effective way of producing an energy efficient building.
  - b. The purchase and proper integration of EnergyStar Appliances, such as energy efficient windows, insulation, heating and cooling systems, and lighting systems will greatly decrease energy costs.
  - c. Day-lighting is a cost-effective option that results in a savings of tens of thousands of dollars annually. It also has been documented in several studies that day-lighting improves productivity.

[in response to question: 46]

**Questions and Answers Received from Applicant**

Question #	Question Text	Yes/No Answer
1	Will the project involve the installation, modification or reactivation of a facility or equipment, stationary or mobile, that will result in the production of air emissions (i.e., NOX, VOC, etc.) from sources (existing or proposed)?	No
2	Will the project involve the removal of asbestos?	No
3	Will the project involve construction/demolition and deconstruction operations?	Yes
4	Will the construction/demolition and deconstruction operations require the use of temporary equipment, stationary or mobile, that will result in the production of air emissions such as diesel fired generators?	No
5	Will the project involve Bridge Painting?	No
6	Is the project located in the City of Philadelphia?	No
7	Is the project located in Allegheny County?	No
8	Will the project emit air pollutants requiring an Air Quality Plan Approval or Operating Permit?	No
9	Has there been a release of a regulated substance(s) as defined by the Land Recycling and Environmental Remediation Standards Act (Act 2)?	No
10	Has remediation under a state or federal program occurred at the site? (Act-2, Storage Tanks, HSCA, Superfund, CERCLA, RCRA, FUDS, etc.)	No
11	Has there been a release of a regulated substance(s) as defined by the Storage Tank and Spill Prevention Act?	No
12	Does this project involve the installation or removal of any regulated aboveground or underground storage tanks?	No
13	Does the project involve installation of a regulated aboveground storage tank(s) (AST) at a new or existing facility with a total capacity greater than 21,000 gallons?	No
14	Does the project involve installation of a <b>field constructed</b> underground storage tank storing petroleum or a regulated hazardous substance as defined in DEP's Regulated Substances List, <a href="#">2630-BK-DEP2724</a> ?	No
15	Has there been a release of a hazardous substance as defined by the Hazardous Sites Cleanup Act (HSCA)?	No
16	Will contaminated media be affected by planned earth disturbance and stormwater management (pre & post construction)?	No
17	Does the project involve mining, coal refuse disposal and/or the operation of a coal minerals preparation/processing facility?	No
18	Does this project require the discharge of acid mine drainage, pumping of mine pools or pit impoundments to surface waters?	No
19	Is the project site above or adjacent to an active or abandoned underground mine or in an area prone to mine subsidence?	No
20	Will this project involve the extraction of coal or other minerals?	No
21	Will this project involve the use of explosives in waters, within or on the boundaries of the Commonwealth?	No
22	Will the project involve drilling a well related to oil or gas production, have construction within 200 feet of an oil or gas well, affect an oil or gas well, involve the waste from such a well, or string power lines above an oil or gas well?	No
23	Will the project include any access roads, water lines, gathering lines, well pads or other oil and gas related structures involving any of the following: placement of fill, excavation within or placement of a structure, located in, along, across or projecting into a watercourse, floodway or body of water (including wetlands)?	No
24	Will the project involve oil or gas related activities including discharge of industrial wastewater or stormwater to a dry swale, surface water, ground water or an existing sanitary sewer system or storm water system?	No
25	Will the oil or gas related project involve the construction and operation of an on-site residual waste processing facility for beneficial reuse?	No
26	Does the project site contain any existing or abandoned oil and gas wells?	No
27	Does this project propose oil and gas activities involving 5 acres (2 hectares) or more of earth disturbance activities, as defined in Chapter 102 Erosion and Sediment Control and regulated by the Federal Energy Regulatory Commission (FERC)?	No
28	Does this project cross two or more DEP regional boundaries and three or more counties?	No
29	Will this project involve the need to obtain from the Federal Energy Regulatory Commission (FERC) a certificate, a blanket certificate, or is it associated with abandonment of a FERC?	No
30	Will this project involve construction, modification, removal or destruction of a highway obstruction or an obstruction within the 100-year floodplain constructed, on property owned or maintained by the Commonwealth, a public utility, or a <a href="#">political subdivision</a> of the Commonwealth?	No
31	Does the project involve the operation and maintenance of an existing	Yes

	structure, located in, along, across or projecting into a watercourse, floodway or body of water (including wetlands)?	
32	Does the project involve any of the following: placement of fill, excavation within or placement of a structure, located in, along, across or projecting into a watercourse, floodway or body of water (including wetlands)?	No
33	Does the project involve construction, modification or removal of a dam or interfere with the flow from or otherwise impact a dam?	No
34	Will the construction or operation of this project involve the generation of Hazardous, Residual or Municipal waste including contaminated soil or contaminated dredged material?	No
35	Will the construction or operation of this project involve the generation of waste materials that can be recycled, salvaged, or processed for reuse?	No
36	Will the construction or operation of this project involve the transportation, treatment, storage, processing, reuse or recycling, or disposal of Hazardous, Residual or Municipal waste including contaminated soil or contaminated dredged material?	No
37	Will the project involve the use or disposal of a radiation source (e.g. self-luminous signs)?	No
38	Does the project include abandonment, removal, or plugging of water lines or water wells?	No
39	Will the project include infiltration of storm water or waste water to ground water within ½ mile of a public water supply well, spring or infiltration gallery?	No
40	Will the project impact a public drinking water source?	No
41	Will the project be served by an existing public water supply?	Yes
42	Does the project include the construction or modification of a drinking water supply to serve 15 or more connections or 25 or more people, at least 60 days out of the year?	No
43	Is the project expected to substantially modify a permitted public water system?	No
44	Will this project involve a new or increased drinking water withdrawal from a stream or other water body?	No
45	Will the project involve the withdrawal of more than 10,000 gpd surface or groundwater for potable or non-potable use?	No
46	Will the project involve new building construction or significant renovations to existing buildings?	Yes
47	Will the project be located in a special protection watershed (High Quality or Exceptional Value) defined by <a href="#">Chapter 93</a> , or potential to effect an exceptional value wetlands?	No
48	Does the project involve lands contaminated with chemicals or compounds which could present a risk to human health, safety or the environment?	No
49	Will the project involve a construction activity that results in earth disturbance greater than 1 acre?	No
50	Does the project propose timber harvesting or road maintenance activities involving 25 acres (10 hectares) or more of earth disturbance, as defined in Chapter 102 Erosion and Sediment Control?	No
51	Will the project involve discharge of construction related or clean stormwater to a dry swale, surface water, ground water or an existing sanitary sewer system or separate storm water system?	No
52	Will the project involve discharge of industrial stormwater or wastewater from an industrial activity, or sewage to a dry swale, surface water, ground water or an existing sanitary sewer system or separate storm water system?	No
53	Will the project include removal, abandonment, or plugging of sewage lines?	No
54	Will the project result in a sewage increase of 400 gallons or more to an existing on-lot system, or to an existing public sewage system?	No
55	Will the project involve relocation of sewer lines?	No
56	Will new or replaced tanks, pipelines, or natural gas transmission lines be hydrostatically tested?	No
57	Will there be waste concrete and concrete truck wash downs during the project?	No
58	Is this project for the beneficial use of biosolids for land application within Pennsylvania?	No
59	Will the project involve the construction of a new school or modifications/additions to an existing school?	No
60	Will the project be located within either the Lake Erie or Delaware Estuary Coastal Zones?  To determine if the project is located within either Coastal Zone, please use the online <a href="#">eMapPA</a> tool. Selecting the Layer titled "Areas POI - Environmental" will identify Coastal Zones on the map.	No

### Additional Resources

For additional program specific information or to schedule your Pre-Application Conference please refer to the following available resources.

#### **Northeast Regional Office (Wilkes-Barre)**

General Information	570.826.2511
Assistant Regional Director's Office	570.826.2511
Air Quality Program	570.826.2511
Environmental Cleanup and Brownfields Program	570.826.2511
Waste Management Program	570.826.2511
Waterways and Wetlands Program	570.826.2511
Safe Drinking Water Program	570.826.2511
Clean Water Program	570.826.2511
Pollution Prevention and Energy Assistance Program	570.826.2511

#### **District Mining Offices**

For further information, please contact the appropriate District Mining Office (DMO). Specifically, the California DMO is responsible for Bituminous underground mines, Pottsville DMO is responsible for Anthracite underground mines and the geographically related DMO is responsible for underground Industrial Mineral mines.

- The California DMO, 25 Technology Drive, California Technology Park Coal Center, PA 15423, or call 724.769.1100
- The New Stanton DMO, 131 Broadview Road, New Stanton PA 15672, or call 724.925.5500
- The Cambria DMO, 286 Industrial Park Road, Ebensburg, PA 15931-0625, or call 814.472.1900
- The Moshannon DMO, 186 Enterprise Drive, Philipsburg, PA 16866, or call 814.342.8200
- The Knox DMO, White Memorial Building, P.O. Box 669, Knox, PA 16232-0669, or call 814.797.1191
- The Pottsville DMO, 5 West Laurel Boulevard, Pottsville, PA 17901-2454, or call 570.621.3118

#### **District Oil and Gas Offices**

For further information on Oil and Gas, please contact the appropriate District Oil and Gas Office:

- Eastern District, 208 West Third Street, Williamsport, PA 17701, or call 570.327.3636
- Southwest District, 400 Waterfront Drive, Pittsburgh, PA 15222, or call 412.442.4000
- Northwest District, 230 Chestnut Street, Meadville PA 16335, or call 814.332.6860

## 1. PROJECT INFORMATION

Project Name: **Wright Township Park Court Improvements**

Date of Review: **10/14/2022 02:12:36 PM**

Project Category: **Recreation, Campgrounds/parking lots, playgrounds**

Project Area: **3.87 acres**

County(s): **Luzerne**

Township/Municipality(s): **WRIGHT TOWNSHIP**

ZIP Code:

Quadrangle Name(s): **WILKES-BARRE WEST**

Watersheds HUC 8: **Upper Susquehanna-Lackawanna**

Watersheds HUC 12: **Big Wapwallopen Creek**

Decimal Degrees: **41.137185, -75.907593**

Degrees Minutes Seconds: **41° 8' 13.8646" N, 75° 54' 27.3351" W**



## 2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

## Wright Township Park Court Improvements

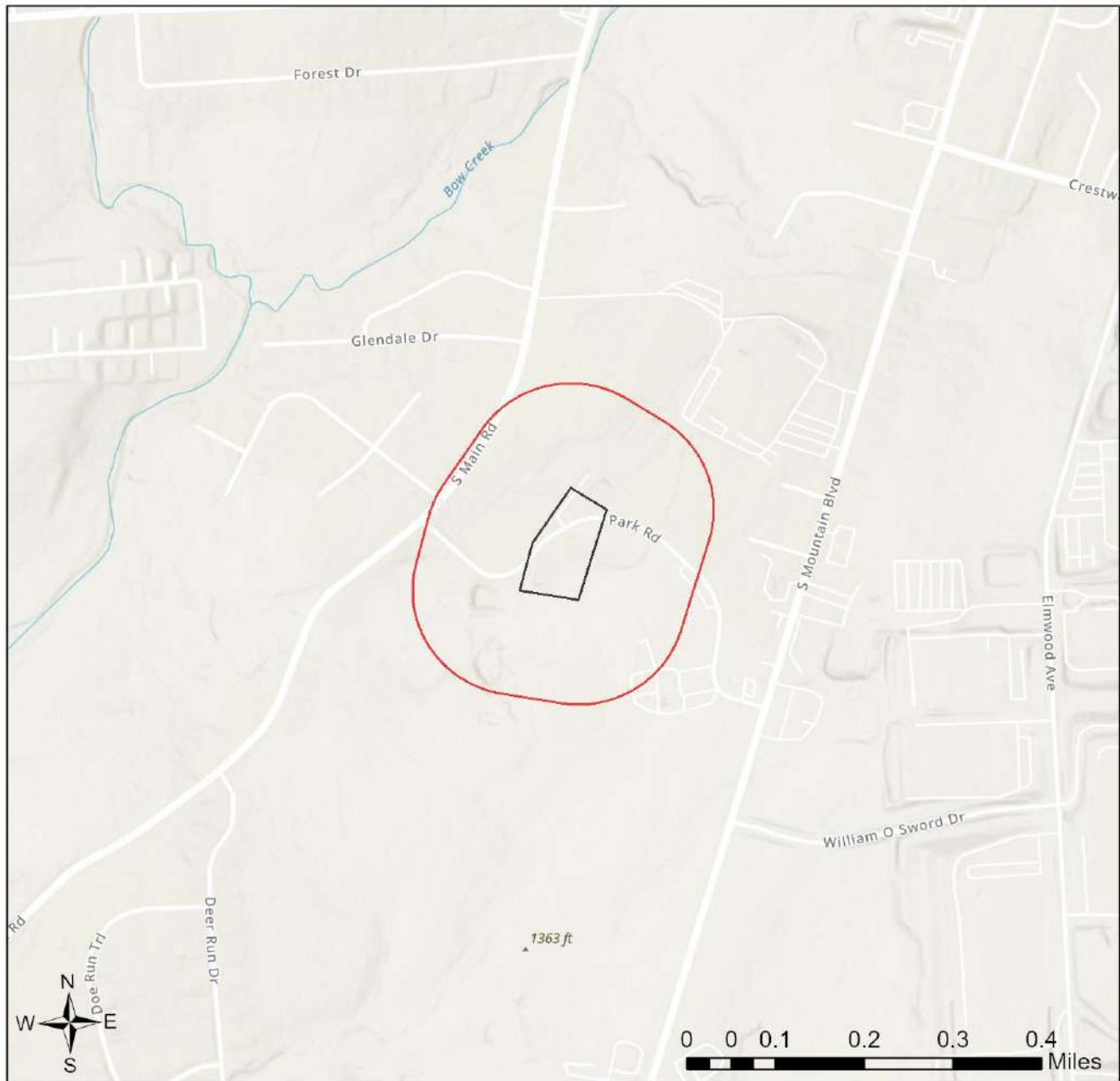



-  Buffered Project Boundary
-  Project Boundary



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

## Wright Township Park Court Improvements



-  Buffered Project Boundary
-  Project Boundary



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

## RESPONSE TO QUESTION(S) ASKED

**Q1:** The proposed project is in the range of the Indiana bat. Describe how the project will affect bat habitat (forests, woodlots and trees) and indicate what measures will be taken in consideration of this. Round acreages up to the nearest acre (e.g., 0.2 acres = 1 acre).

**Your answer is:** No forests, woodlots or trees will be affected by the project.

**Q2:** Is tree removal, tree cutting or forest clearing of 40 acres or more necessary to implement all aspects of this project?

**Your answer is:** No

### 3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

#### PA Game Commission

##### RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

#### PA Department of Conservation and Natural Resources

##### RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

#### PA Fish and Boat Commission

##### RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

#### U.S. Fish and Wildlife Service

##### RESPONSE:

No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq. is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

## 4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <https://conservationexplorer.dcnr.pa.gov/content/resources>.



## 5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page ([www.naturalheritage.state.pa.us](http://www.naturalheritage.state.pa.us)). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

## 6. AGENCY CONTACT INFORMATION

### PA Department of Conservation and Natural Resources

Bureau of Forestry, Ecological Services Section  
400 Market Street, PO Box 8552  
Harrisburg, PA 17105-8552  
Email: [RA-HeritageReview@pa.gov](mailto:RA-HeritageReview@pa.gov)

### PA Fish and Boat Commission

Division of Environmental Services  
595 E. Rolling Ridge Dr., Bellefonte, PA 16823  
Email: [RA-FBPACENOTIFY@pa.gov](mailto:RA-FBPACENOTIFY@pa.gov)

### U.S. Fish and Wildlife Service

Pennsylvania Field Office  
Endangered Species Section  
110 Radnor Rd; Suite 101  
State College, PA 16801  
Email: [IR1\\_ESPenn@fws.gov](mailto:IR1_ESPenn@fws.gov)  
NO Faxes Please

### PA Game Commission

Bureau of Wildlife Management  
Division of Environmental Review  
2001 Elmerton Avenue, Harrisburg, PA 17110-9797  
Email: [RA-PGC\\_PNDI@pa.gov](mailto:RA-PGC_PNDI@pa.gov)  
NO Faxes Please

## 7. PROJECT CONTACT INFORMATION

Name: \_\_\_\_\_  
Company/Business Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone:(\_\_\_\_\_) \_\_\_\_\_ Fax:(\_\_\_\_\_) \_\_\_\_\_  
Email: \_\_\_\_\_

## 8. CERTIFICATION

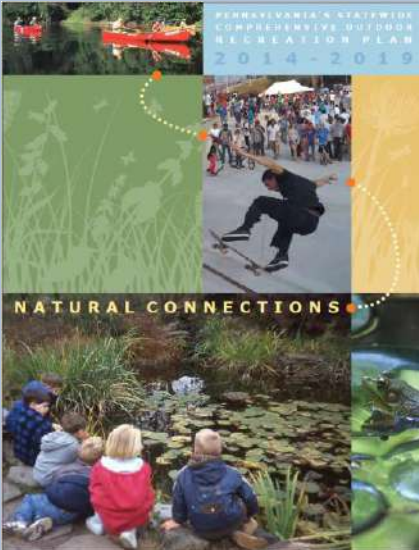
I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.

\_\_\_\_\_  
applicant/project proponent signature

\_\_\_\_\_  
date

# Land and Water Conservation Fund (LWCF) in Pennsylvania A National Estate of Parks

## Planning for the future



*The 2014-2019 PA State Outdoor Recreation Plan (SCORP) was created in conjunction with and with financial assistance from LWCF.*

Projects funded through the LWCF State Assistance Program must incorporate one or more of the five priorities identified in the 2014-2019 Pennsylvania Outdoor Recreation Plan, Natural Connections:

<http://www.paoutdoorrecplan.com/>

Pennsylvania's priorities for the expenditure of LWCF funds over the next five years include:

- Acquisition of critical wildlife habitat, forested watershed, wetlands and riparian corridors.
- Rehabilitation of existing local parks with a focus on playground replacement and upgrades.



## What is LWCF?

The Land & Water Conservation Fund (LWCF) State Assistance Program, established in 1965, is a federal source of funding provided by the U.S. Department of the Interior's National Park Service (NPS) to all states to provide 50% matching grants for the acquisition and development of public outdoor recreation areas and facilities. The intent of the Program is to create and maintain a nationwide legacy of high quality recreation areas and facilities for the general public to enjoy. The Program has helped Pennsylvania establish one of the finest state and local park systems in the nation. Since 1965, the Department of Conservation and Natural Resources (DCNR) has awarded over \$164,000,000 in LWCF grants to Pennsylvania communities in over 1500 unique projects.

## LWCF Site Inspections

All projects funded through the Land and Water Conservation Fund (LWCF) State Assistance Program are permanently protected for the benefit of the public. Upon completion of the project, DCNR is responsible to complete post on-site inspections at five year intervals on all projects. The inspection areas are defined by the "6(f)(3) project boundary map" which is on file with DCNR and NPS. If it is discovered that the property has been converted to a use that is not consistent with public outdoor recreation it is the community's responsibility to work with the Department of Conservation and Natural Resources to reach a solution. It is through this process that we can be sure that LWCF will help provide outdoor recreation opportunities for this and future generations.

## LWCF in Your Community

Find an existing LWCF project in your community, visit our interactive map: <http://www.gis.dcnr.state.pa.us/maps/index.html?grants=true>

Apply for a grant through DCNR's Community Conservation Partnerships Program (C2P2): <https://www.grants.dcnr.state.pa.us/>

## More Information about LWCF

Visit the following websites to find more information about the LWCF State Assistance Program:

NPS: <http://www.nps.gov/lwcf/index.htm>

DCNR: <http://www.dcnr.state.pa.us/brc/index.htm>

Contact a DCNR, Bureau of Recreation and Conservation, Regional Advisor: [http://www.dcnr.state.pa.us/cs/groups/public/documents/document/d\\_001184.pdf](http://www.dcnr.state.pa.us/cs/groups/public/documents/document/d_001184.pdf)

## Chapter 12

### ENVIRONMENTAL ADVISORY COUNCIL

§12-1. Purpose and general powers.

§12-4. Specific powers.

§12-2. Membership.

§12-5. Meetings and annual report.

§12-3. Expenses.

[HISTORY: Adopted by the Board of Supervisors of the Township of Wright: 12-13-1999 as Ord. No. 161. Amendments noted where applicable.]

#### GENERAL REFERENCES

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§12-1. Purpose and general powers.

The Environmental Advisory Council shall be responsible to advise other local governmental agencies including, but not limited to, the Wright Township Planning Commission, the Wright Township Recreation Board, the Wright Township Board of Supervisors and other civic organizations throughout the Mountaintop Region on matters dealing with protection, conservation, management, promotion and use of natural resources including air, land and water resources, located within Wright Township.

§12-2. Membership.

The Environmental Advisory Council shall be composed of seven (7) residents of Wright Township appointed by the Board of Supervisors. Duly appointed members of the Environmental Advisory Council shall serve for a term of three (3) years except that initial appointments shall be so staggered in a manner that the terms of not more than two (2) members expire in any given calendar year. To insure the terms shall be staggered, the initial appointments shall be as follows:

Two (2) members to serve a one (1) year term.

Two (2) members to serve a two (2) year term.

Two (2) members to serve a three (3) year term.

One (1) member to serve a four (4) year term.

Upon completing the initial terms, the terms of reappointment or the appointment of successors shall be for three (3) years each. One member of the Environmental Advisory Council shall also be a member of the Wright Township Planning Commission and additional member of the Environmental Advisory Council shall be a member of the Wright Township Recreation Board.

§12-3. Expenses.

Members of the Wright Township Environmental Advisory Council shall receive no compensation for their services, but shall be reimbursed for expenses actually and necessarily incurred by them in the performance of their duties. The Wright Township Board of Supervisors may appropriate funds within their annual budget for expenses incurred by the Environmental Advisory Council.

Appropriations may be expended for such administrative, clerical, printing and professional services as may from time to time be required by the Environmental Advisory Council in exercising its responsibilities.

**§12-4. Specific powers.**

1. The Environmental Advisory Council shall have power to identify problems and recommend plans and programs to the Wright Township Planning Commission and the Wright Township Board of Supervisors for the promotion and conservation of the natural resources for the protection and improvement of the quality of the environment within Wright Township. The Environmental Advisory Council shall also be empowered to make recommendations as to the possible use of current open land area within Wright Township, including an index of all open space areas, publicly or privately owned including, but not limited to, flood prone areas, swamps and other unique natural areas for the purpose of obtaining information on the proper use of such areas and to advise the appropriate municipal agencies, such as the Planning Commission, the Recreation Board and/or Board of Supervisors in the acquisition of property, both real and personal, by gift, purchase, grant, bequest, easement, devise or lease in matters dealing with the purposes of this Chapter.
2. The Environmental Advisory Council shall identify and map all areas of open space and important natural resources in Wright Township. The Environmental Advisory Committee shall attach priority to each area of open space and assist developers in identifying areas to be conserved within the context of land use conservation principles as contained within the Wright Township Subdivision and Land Development Ordinance and the Wright Township Zoning Ordinance. The Environmental Advisory Council shall attach a priority to each area of open space and natural resources in the Township. A priority of one (1) shall indicate the lowest level of desirability for preservation. A priority of ten (10) shall indicate the highest level of desirability for preservation. When setting priorities, the Environmental Advisory Council shall consider the following factors:
  - A. The presence of protected natural resources and other natural features of the open space including, but not limited to, the presence of wetlands, the location of open space within a watershed area or flood plain, and the presence of species of flora or fauna of special concern.
  - B. Suitability for use for recreational purposes.
  - C. Suitability for other uses consistent with the character of the land as open space.
  - D. Aesthetic value to the community.
  - E. Negative features such as the known presence of environmental hazards, contaminants, nuisances, or other dangers.
  - F. The likelihood or danger of eminent development.
  - G. The presence of historical structures.
  - H. Linkage of adjoining areas of protected open space that may be protected for the future.

- I. The importance to the free movement of wildlife through the areas.

**§12-5. Meetings and annual report.**

The Environmental Advisory Council shall hold a minimum of three (3) meetings per calendar year. The Environmental Advisory Council shall keep records of its meetings and activities and shall make an annual report which shall be presented to the Board of Supervisors.

**Chapter 108**  
**PARKS AND RECREATION**

**ARTICLE I**  
**General Provisions**

- § 108-1. Enactment of rules and regulations.
- § 108-2. Posting of rules, regulations and amendments.
- § 108-3. Posting to serve as notice.
- § 108-4. Personal responsibilities.

- § 108-5. Violations and penalties.
- § 108-6. Removal by police officers.

**ARTICLE II**  
**Rules and Regulations**

- § 108-7. Adoption.
- § 108-8. Summary posting.
- § 108-9. Hours.

[**HISTORY: Adopted by the Board of Supervisors of the Township of Wright: Art. I, 7-10-1978 as Ord. No. 84; Art. II, 7-10-1978. Amendments noted where applicable.**]

**GENERAL REFERENCES**

**Outdoor burning — See Ch. 67.**

**Vehicles and traffic — See Ch. 141.**

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**ARTICLE I**  
**General Provisions**  
**[Adopted 7-10-1978 as Ord. No. 84]**

**§ 108-1. Enactment of rules and regulations.**

The Board of Supervisors of Wright Township is hereby authorized to enact from time to time, by duly adopted resolution, rules and regulations governing the conduct of persons entering in, on or about real property and improvements owned by the Township of Wright and/or using equipment and facilities owned by said township, including those improvements, equipment and facilities known as the "Wright Township Municipal Park."

**§ 108-2. Posting of rules, regulations and amendments.**

The Board of Supervisors of Wright Township, within thirty (30) days after enacting any resolution promulgating said rules and regulations as authorized by this Article shall cause said rules and regulations, amendments, additions and/or deletions thereto to be posted in and about the township property, including the Wright Township Municipal Park. Each such notice shall, in addition to the rules and regulations, include a statement that any person violating said rules and regulations may be subject to criminal prosecution.

**§ 108-3. Posting to serve as notice.**

The posting of said rules and regulations as set forth above shall constitute notice of said rules and regulations to all persons entering in, on or about said township property or improvements thereon or using any township facility or equipment, including the Wright Township Municipal Park.

**§ 108-4. Personal responsibilities.**

Any person entering in, on or about real property of Wright Township or improvements thereon or using any township equipment or facilities, including the Wright Township Municipal Park, shall be subject to all rules and regulations promulgated by the Board of Supervisors of Wright Township under authority of and in accordance with the terms and provisions of this chapter governing the conduct of said persons; and, while having entered in, on or about said real property of Wright Township or improvements thereon or using any township equipment or facilities, including the Wright Township Municipal Park, said person(s) shall be required to obey, abide by and conduct himself, herself or themselves in accordance with all such rules and regulations.

**§ 108-5. Violations and penalties. [Amended 7-23-1980 by Ord. No. 88]**

- A. Any person(s) refusing or failing to obey or abide by or in any other manner violating any rule or regulation promulgated by the Board of Supervisors of Wright Township under authority of and in accordance with the terms and provisions of this Article, except as herein specifically provided for violations of parking regulations, may be subject to criminal prosecution, the same to be instituted under the terms and provisions of this Article. Any criminal complaint filed under authority of this provision shall include a specific reference to the rule(s) or regulation(s) and the number of the township resolution containing the rule(s) or regulation(s) allegedly violated which has given rise to said criminal prosecution except in the case of parking violations which shall be prosecuted in accordance with provisions hereinafter set forth.
- B. Except as hereinafter provided for parking violations, any person(s) who shall be convicted before any District Justice of refusing or failing to obey or abide by or in any other manner violating any rule(s) or regulation(s) promulgated by the Board of Supervisors of Wright Township under the authority of and in accordance with the terms and provisions of this Article shall be deemed to have violated the terms and provisions of this Article and shall be sentenced to pay a fine of not more than six hundred dollars (\$600.), together with costs of prosecution, and, in default of the payment of such fine and costs, may be sentenced to imprisonment in the county jail for a term not to exceed thirty (30) days.<sup>1</sup>

**§ 108-6. Removal by police officers.**

Any person(s) observed by a police officer of the Township of Wright refusing or failing to obey or abide by and/or in any other manner violating any rule(s) or regulation(s) promulgated

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<sup>1</sup> Editor's Note: Amended at time of adoption of Code; see Ch. 1, General Provisions, Art. I.

by the Board of Supervisors of Wright Township under authority of and in accordance with this article may be requested by said officer to immediately quit and remove himself, herself or themselves from the real property and/or improvements of the Township of Wright or any part thereof, including Wright Township Municipal Park, or to cease and desist from using any equipment or facility or any part thereof owned by said township and, if necessary, under authority of this article, said police officer may forcibly remove, evict and/or eject said person or persons from the real property or improvements thereon or any equipment or facility or any part thereof owned by the Township of Wright, including the Wright Township Municipal Park. This authority shall be in addition to and not to the exclusion or in lieu of any other penalty herein provided.

ARTICLE II  
**Rules and Regulations**  
**[Adopted 7-10-1978]**

**§ 108-7. Adoption.**

The following are hereby adopted as the rules and regulations governing the conduct of persons entering in, on or about property owned by the Township of Wright and/or using certain township facilities and equipment, including the Wright Township Municipal Park:

- A. The parking of motor vehicles is prohibited except where specifically authorized.  
**[Amended 3-13-1996 by Ord. No. 140]**
- B. No person is permitted to possess, drink or otherwise consume any beverage or drink containing alcohol.
- C. No food, beverage or containers of the same is permitted to be taken by any person into or inside any fenced-in recreation, play or sport area.
- D. All refuse, garbage, paper and any other material sought to be disposed of shall be placed in designated containers for the disposal of such material and shall not be otherwise placed, thrown or discarded on the premises.
- E. The use of minibikes, trail bikes or any other motorized vehicle commonly known as an “off-the-road vehicle” and the use of snowmobiles are specifically prohibited.
- F. No person shall burn or cause to burn any material or substance except and unless specific written authority is received from Wright Township or its authorized representatives in the form of a permit or as may be otherwise specifically authorized in such designated areas of township property as may be so posted.
- G. No part of any property, equipment or facility shall be used in any manner contrary to the normal use of such property, equipment or facility or contrary to the designated use of such property, equipment or facility.
- H. No person shall dump or cause to be dumped personal household trash, including, but not limited to rubbish, cans, bottles, papers, mail, plastic containers, wood or wood products, glass, cardboard, or any other material or item in a park receptacle and/or trash container.  
**[Added 12-28-2006 by Res. No. 673]**

- I. It is strictly prohibited to bring or allow any animals, including dogs, cats and any other household pet, to be in any play area, soccer field, tennis court, basketball court or ball field. **[Added 12-28-2006 by Res. No. 673; amended 4-14-2020 by Ord. No. 2020-04]**

**§ 108-8. Summary posting.**

As required by Article I of this chapter, all rules and regulations adopted thereunder shall be posted, and, in accordance therewith, said rules may be abbreviated and shortened so as to succinctly set forth the acts or actions prohibited by said rule. Therefore, under authority of said Article I of this chapter and this article, the following abbreviated and shortened expressions of said rules are hereby authorized to be utilized where public posting of said rules is required:

- A. No parking.
- B. Alcoholic beverages are prohibited.
- C. No food or drink inside fenced areas.
- D. No littering.
- E. Mini/trail bike riding and snowmobiling are prohibited.
- F. No open fires without permit.
- G. No “\_\_\_\_\_” (as may be required by the particular property, equipment or facility in question).

**§ 108-9. Hours.**

No person shall be permitted to conduct any activity nor shall be permitted to remain on township property or use any equipment or facility of the township between the hours of 11:00 p.m., prevailing local time, and dawn of the following day except under those circumstances where any township-sponsored or Township-sanctioned activity is being conducted on said premises.

**APPLICATION FOR USE OF  
WRIGHT TOWNSHIP PARK FACILITIES**

**FUNDRAISING EVENTS WILL NOT BE APPROVED**

DATE OF APPLICATION \_\_\_\_\_

Name of Organization \_\_\_\_\_

Requested by \_\_\_\_\_

Type of Organization \_\_\_\_\_

Facilities Requested \_\_\_\_\_

Date of Event \_\_\_\_\_ # of Hours \_\_\_\_\_ From \_\_\_\_\_ To \_\_\_\_\_

Specific Purpose of Event \_\_\_\_\_

Number of practices, games, meets, events, or sessions which will take place on the date(s) requested (attach program or schedule, if available) \_\_\_\_\_

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We have received or read a copy of the Wright Township general policy for use of park facilities. We agree that our organization shall be responsible for providing police protection, insurance, and additional staff as determined by the administration.

Signature: \_\_\_\_\_ Email: \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

Approved ( )

Denied ( )

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SUPERVISOR LIAISON

If granted permission to use the Wright Township Park Facilities it is agreed by and between Wright Township and the requesting organization/individual as follows:

1. The requesting organization or individual granted use will abide by all policies, rules and regulations of Wright Township on the conduct and deportment of persons in or on Wright Township premises or facilities, whether now or hereafter adopted.
2. The use of the property or facility shall not, in any way, interfere with the operations of Wright Township or any of the programs or activities of Wright Township. If required for Wright Township purposes, it is understood that the right is reserved to Wright Township to withdraw or rescind the grant of the use of the property or facilities on short notice.
3. Weapons, alcoholic beverages and controlled substances shall not be brought onto Wright Township premises or into Wright Township facilities. Smoking is prohibited.
4. Wright Township facilities will be used in a careful and prudent manner so as to prevent loss, defacement or damage. Good order and discipline shall be maintained by the requesting group/individual.
5. The facilities will be vacated by the time set forth above and shall be left in as good a condition as when the use began.
6. The requesting organization (and the undersigned officer, agent or representative thereof individually and jointly and severally with the organization) or individual, agrees (a) to pay for and assume all and full liability for any loss or damages to persons or property or claims therefore resulting to or arising from the use of Wright Township facilities by such organization or individual (and those granted access to the facility thereby) whether from an occurrence at the property or facility itself during such use, before or after such use, going to and from such use, in or about available parking areas, or otherwise; (b) to reimburse and/or hold harmless Wright Township and the members, agents and employees thereof from any such loss, damage or claim, including but not limited to, its or their attorneys' fees; and (c) to pay any attorneys' fees and costs paid or incurred by Wright Township to enforce any obligations imposed under this paragraph or otherwise herein.
7. The requesting organization/individual shall provide to Wright Township, at least ten (10) days prior to the date of the first use, one copy of general liability insurance to include bodily injury and property damage in the minimum amount of \$1,000,000 per occurrence, with \$2,000,000 aggregate. This policy must be taken out in the name of the requesting organization/individual and must name Wright Township as an additional insured.
8. Wright Township is not responsible for the property of the requesting organization/individual or of any property brought on township premises or township facilities in connection with the use of township facilities by the requesting organization/individual. All protective services desired by the requesting organization/individual must be arranged by the requesting organization/individual subject to the approval of Wright Township. The requesting organization/individual shall be liable for the acts or omissions of any protective services engaged. The Township is not liable for the acts or omissions of any protective services engaged.

9. The requesting organization/individual shall comply with all applicable laws; all requirements of the police and fire departments and other municipal authorities, and shall obtain and pay for all necessary permits and licenses.
10. Wright Township may remove from its premises/facilities any personal property left behind by the requesting organization/individual or by anyone using the facilities.
11. The requesting organization/individual assumes responsibility for the acts of all participants and/or spectators for liability, injury or property damage.
12. Alteration or relocation of items or components mechanical or other-wise is prohibited unless prior written approval has been granted by Wright Township.
13. A rental charge in the amount of \$50.00 per day for the soccer field shall be paid at least (10) days in advance of the use of the field. A governmental entity, created under the laws of the Commonwealth of Pennsylvania, is exempt from the payment of any fee for use of the field.

Initials of Person Requesting Use \_\_\_\_\_

9. The requesting organization/individual shall comply with all applicable laws; all requirements of the police and fire departments and other municipal authorities, and shall obtain and pay for all necessary permits and licenses.
10. Wright Township may remove from its premises/facilities any personal property left behind by the requesting organization/individual or by anyone using the facilities.
11. The requesting organization/individual assumes responsibility for the acts of all participants and/or spectators for liability, injury or property damage.
12. Alteration or relocation of items or components mechanical or other-wise is prohibited unless prior written approval has been granted by Wright Township.
13. A rental charge in the amount of \$50.00 per day for the soccer field shall be paid at least (10) days in advance of the use of the field. A governmental entity, created under the laws of the Commonwealth of Pennsylvania, is exempt from the payment of any fee for use of the field.

Initials of Person Requesting Use \_\_\_\_\_