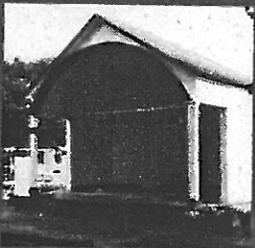
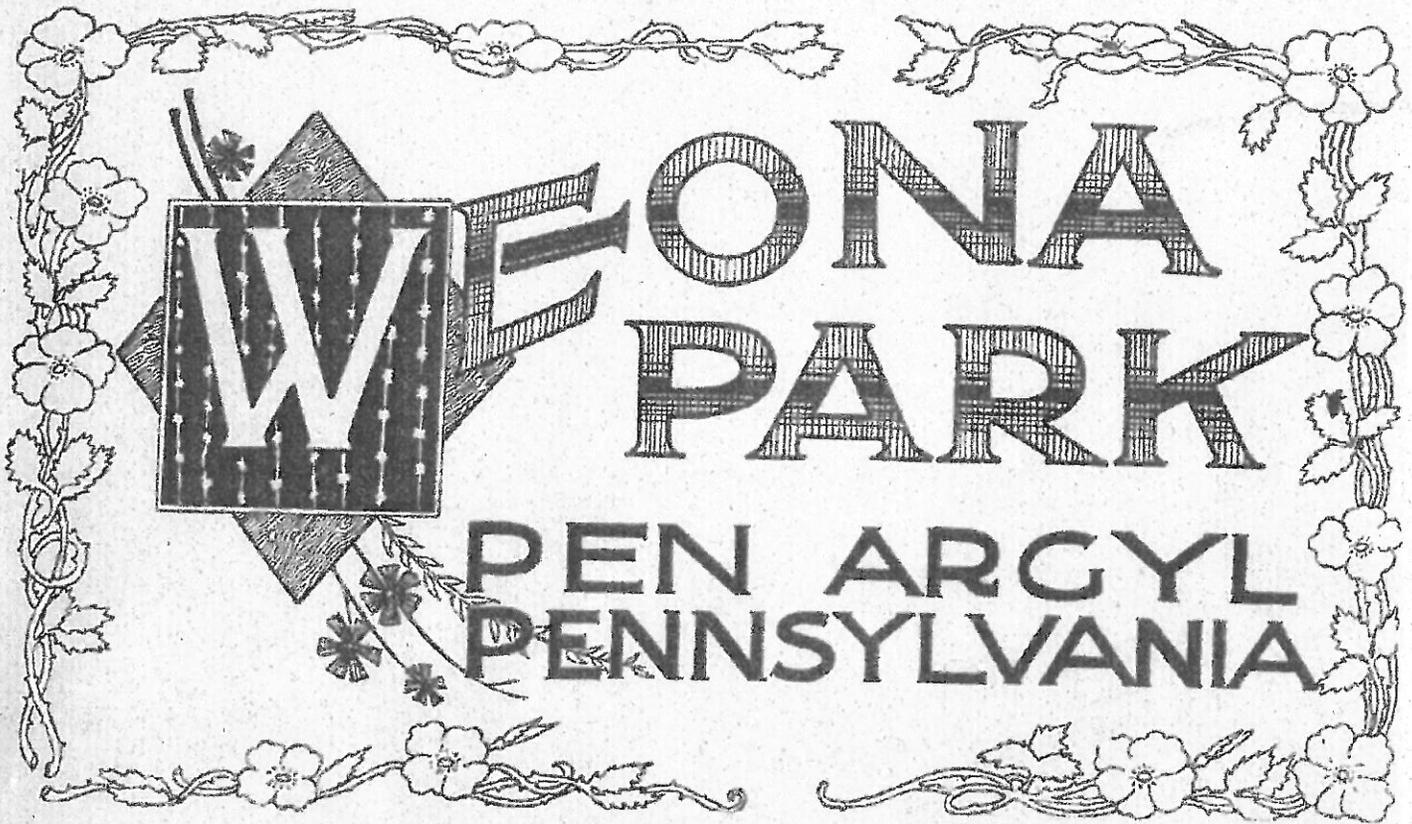


Master Plan
for



Pen Argyl Borough, Northampton County, PA

2002

Weona Park
Master Plan

2002

Weona Park Master Plan

Pen Argyl Borough Northampton County, PA

2002

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Weona Park Master Plan

Pen Argyl Borough Northampton County, PA

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Weona Park Master Plan

Pen Argyl Borough
Northampton County, PA

A. INTRODUCTION

Pen Argyl is a moderate-sized borough located in northern Northampton County. The Borough has a rich heritage centered on the slate industry.

Weona Park was acquired by the Borough in 1920 and developed over time through the dedication and efforts of civic groups, volunteer organizations, private donations, and WPA-era efforts. Development to the existing configuration occurred over many years. On May 30, 1921, Weona Park was opened. In 1923, the jewel of the park, the Dentzel Stationary Menagerie Carousel was added. This carousel is one of only three of its kind still in operation in the United States and is listed on the United States Register of Historic Places. The swimming pool and bathhouse, stone refreshment stand, and amphitheater were constructed in 1934. The miniature golf course was developed in 1935. The scout building was constructed in 1940 and the youth center in 1956. The pool's refreshment stand was constructed in 1966.

Since its inception, Weona Park has provided the residents of Pen Argyl with rides, activities, athletic facilities, and gathering places that are well-used and tremendously enjoyed by visitors all ages. Weona Park is home to many community events. The Labor Day Festival has been held in the park for over 65 years and is a tribute to the workers of the Slate Belt. Other community events include a Memorial Day celebration, Fourth of July activities, Mayfair, Halloween Masquerade Ball, and an annual Easter Egg Hunt.

B. COMMUNITY BACKGROUND

Pen Argyl is a Borough located in northern Northampton County. The Borough is surrounded by Plainfield Township, and is in close proximity to Washington Township, Bangor Borough, West Bangor Borough, Wind Gap Borough, and Roseto Borough.

The Borough encompasses 1.34 square miles and is in the middle of the "Slate Belt" area of Northampton County. The area is marked by 22-mile long vein of slate that was once considered one of the greatest slate producing regions in the world. The municipality's heritage is based in the slate industry. From its incorporation as a borough in 1882, with less than a thousand inhabitants, the Borough grew to over 5,000 residents in 1923. Recent trends show modest growth in the area. The 2000 census marks the total population at 3,615 people, a four-percent increase over the 1990 population.

C. PARK GOALS & NEEDS ASSESSMENT

The goals for the development of Weona Park were determined through an interactive walking tour of the park and follow-up brainstorming session with the Weona Park Study Committee. Community recreation needs, park development opportunities, and park maintenance and function issues were discussed. The following input was provided:

Park Recreation Facilities

- A 24'x40' pavilion should be developed on site.
- Sand volleyball courts should be developed for use by people picnicking in the park.
- The possibility of a skate park should be explored.
- The comfort and aesthetics of the viewing area for the band shell should be improved. The park band shell hosts five concerts a year in conjunction with Wind Gap, which hosts an additional five events.

Park Support Facilities

- A signage system to lead visitors through the park should be developed.
- Decorative lighting standards and fencing should be incorporated into the design to enhance the character of the park.
- The walks and parking areas are undefined. Macadam has been haphazardly placed throughout the site. Defined walks and parking areas should be developed to guide visitors through the site. Unnecessary bituminous pavement should be removed from the site. The pedestrian walkways should be developed with materials of color to distinguish them from bituminous parking areas and vehicular access ways.

Park Function/Design

- Maximize the use of the northern park parcel.
- The park should be aesthetically enhanced and unified through the organization of walkways and parking areas, preservation of historic structures, and general facility improvement.
- Retain the healthy mature trees of the site.
- Park improvements should be configured to accommodate and enhance the annual Labor Day Festival and other community activities. This large-scale event lasts all weekend and involves large setup and coordination efforts with vendors using the midway to display their food, games, and other goods.
- The master planning process should identify projects that could be completed by youth groups and other volunteers. The local scout groups are looking for projects they can complete for the park.
- Plainfield Township is currently working on a rail to trail project. The Borough should investigate any possible trail connections.
- An ice cream shop is situated on the south side of South Main Street. Safety concerns over ice cream patrons crossing the street to use the park were raised.
- The pavilion rentals are mainly for family reunions. The committee would like to expand rentals to provide accommodations for company picnics.
- Consideration should be given to improvements that will reduce park maintenance.

Weona Park Users

Weona Park is a community treasure valued for its passive setting, recreation facilities, and variety of activity areas. The existing facilities are well used by the community as illustrated on the following chart. The chart is developed to document the existing park usage. User numbers provided in the chart are estimated based on counts provided by Pen Argyl Borough based on facility rentals, ticket stubs, and admissions receipts.

**Weona Park
Existing Park Users**

Typical Facility	Existing Number of Users	Age Level of Users	Level of Play	Times of Use	Spectator Information	Notes
Soccer/ Multi- purpose Field	Approximately 1,000 users/year	11-18 year olds	Competitive and Practice	<ul style="list-style-type: none"> ▪ April-October ▪ Weekdays 5pm to sunset ▪ Weekends ▪ 8am to sunset 	Typically, 40 spectators/ game	
Baseball Field	Approximately 1,200 users/ year	13 year old to adult	Competitive and Practice	<ul style="list-style-type: none"> ▪ April-October ▪ Weekdays 5pm to sunset ▪ Weekends ▪ 8am to sunset 	Typically, 40 spectators/ game	
Basketball Court	Informal use No counts available	8 year old to adult	Informal Non structured	<ul style="list-style-type: none"> ▪ April-October ▪ Weekdays 5pm to 10pm ▪ Weekends 8am to 10pm 	Nominal	
Tennis Court	Approximately 730 users/year	8 year old to adult	Informal Non structured	<ul style="list-style-type: none"> ▪ April-October ▪ Weekdays 5pm to 10pm ▪ Weekends 8am to 10pm 	Nominal	Courts are used for girls high school practice
Playgrounds	Approximately 17,500 users/year	2-12 year olds	Informal Non structured	<ul style="list-style-type: none"> ▪ April-October ▪ Daily ▪ 8am to 8pm 	Not Applicable	
Miniature Golf Course	Approximately 4,100 players/year (2001 counts)	All ages	Non competitive	<ul style="list-style-type: none"> ▪ April- October ▪ Weekdays 5pm to 10pm ▪ Weekends 8am to 10pm 	Not Applicable	
Bandshell/ Amphitheater	1,200 people/season 4-5 concerts/year	All ages	Not applicable	<ul style="list-style-type: none"> ▪ June-August ▪ Sunday Evenings 	200-300 spectators/ event	
Swimming Pool	300people/day 27,000 people/year	All ages	Informal, Non-structured Competitive swimming Teaching	<ul style="list-style-type: none"> ▪ Memorial Day to Labor Day ▪ Noon to 7pm 	Unknown To be determined upon further study	
Large Picnic Pavilions	2,400 people/ year in rentals	All ages	Family reunions Group parties	<ul style="list-style-type: none"> ▪ June, July, and August ▪ Weekends 8am to 10pm 	Not Applicable	
Community Center Building	Approximately 8400 users/ year	All ages	Group parties Concerts Weddings	<ul style="list-style-type: none"> ▪ All year round 	Not Applicable	
Carousel Building	Approximately 3,500 visitors/year	All ages	Not applicable	<ul style="list-style-type: none"> ▪ Memorial Day – Labor Day ▪ Friday, Saturday and Sunday 	Not Applicable	

Note: User numbers are estimated based on counts provided by Pen Argyl Borough based on facility rentals, ticket stubs, and admissions receipts.

Weona Park Goals

Goal 1: Preserve and enhance the existing character and charm of the park.

Objectives:

- Highlight the jewel of the park, the historic Dentzel Stationary Menagerie Carousel. Develop the carousel building as a focal point to develop awareness in the community and allow park visitors to enjoy the historic structure.
- Maintain and renovate the existing park structures as necessary to align with the past era.
- Preserve the existing healthy canopy trees to maintain the mature appearance of the park.
- Blend proposed park facilities with the existing facilities, using building materials found on site. Explore the significance of the Slate Belt region, incorporating slate into the design.

Goal 2: Attract users into the park.

Objectives:

- Create public awareness about the park and its facilities.
- Develop new facilities to attract a variety of users of all ages, interests, and abilities. Maximize the northern parcel to attract new users.
- Renovate existing park features that are in disrepair to provide updated and safe, accessible facilities.
- Develop comfort and convenience facilities for an enjoyable park experience.

Goal 3: Provide a community park that meets the recreation needs of Pen Argyl Borough residents.

Objectives:

- Develop facilities that complement the existing recreation opportunities available at the site while respecting the existing facilities and features that will remain.
- Provide a variety of recreation facilities that encourage use of the park by citizens of all ages, interests, and abilities.
- Provide a balance of active and passive facilities based on community need and site constraints and opportunities.

Goal 4: Involve citizens of Pen Argyl Borough in the master planning process for Weona Park.

Objectives:

- Conduct key person interviews with members of the community who will have specific insight into the community's needs and desires for the park.
- Conduct a public meeting to present the Pre-Final Master Plan and solicit public input regarding the design.
- Gather public input by making citizens "part of the process" so they can buy into the design and support improvements to the park.

D. SITE ANALYSIS

Site Description

Weona Park is centrally located along the eastern boundary of Pen Argyl Borough. The 20.252-acre parcel is situated southeast of the intersection of Blue Valley Road, South Main Street, and State Route 512. State Route 512 or Park Drive generally runs from east to west and divides the site into two parcels. The majority of the northern parcel is undeveloped with mature shade trees. North side facilities include game courts, parking areas, picnic pavilions and a scout building. The southern parcel contains the majority of the existing park features including the carousel building, the swimming pool and bathhouse, concessions

buildings, picnic pavilions, miniature golf course, amphitheater, playground, community building, and adult baseball/multi-purpose athletic field.

The site visit by the consultant was completed during the set up for the Labor Day event to gain insight to the park's capacity to host large events. Most event activities were situated on the southern end of the southern parcel. Vendors were set up along the midway in front of the community building and bathhouse and preceded south to the baseball field. The perimeter of the baseball field outfield was lined with vendors with the balance of the outfield occupied with amusement rides. Generally, this configuration was favored by park management in lieu of vendors lining the entire midway, as in previous Labor Day events.

An existing conditions map is provided on the next page to illustrate the parks existing facilities.

Surrounding Land Use:

Northern Boundary: Blue Valley Road, Single Family Residential beyond

Southern Boundary: Single Family Residential

Western Boundary: South Main Street, Commercial and Vacant Lot beyond

Eastern Boundary: Single Family Residential

General Site Features

Northern Parcel

- The majority of the parcel slopes from north to south. Drainage is collected via storm pipes that carry runoff south beneath Park Drive. The northern portion is moderately sloped (5-8% grades) with a steep slope emerging in the eastern corner. The eastern corner of the site is elevated approximately 25 feet above the balance of the northern parcel. This steep embankment exists along the length of the eastern boundary of the northern parcel.
- Blue Valley Road, a township road, with concrete vertical curb, borders the site to the north. State Route 512 borders the southern boundary of the northern parcel and is a 34' wide cartway with concrete vertical curb contained in a 50-foot wide right-of-way.
- Primary ingress and egress to the site occurs at the low point of Route 512, central to the northern parcel. Secondary access is available to Blue Valley Road at the northern corner of the site.
- A 20-foot wide bituminous drive enters the parcel and immediately turns 90 degrees to parallel Park Drive. The drive terminates in a 100' x 140' bituminous parking area in the eastern portion of the site. Aggregate pavement branches off the bituminous drive at the entrance and meanders through the parcel providing parking for the park.
- A commercial out-parcel exists at the intersection of Blue Valley Road and Park Drive. The property is currently used as a gas station/garage. An aggregate parking area, behind the garage, on park property is utilized for vehicle storage by the commercial venture.
- The northern parcel contains the following built features:

Park Buildings

- Scout Building – Block building used as a meeting room and auditorium for scouts. The building contains restrooms with public sewer and water. The scout groups use and maintain the structure and the surrounding area for camping. The building does not comply with the American with Disabilities Act as the entrance is separated from the surrounding grade by steps.
- Restroom Building – Block building with public sewer and water. A portion of the building was constructed on the adjacent parcel.

ELEVATION TABLE					
MARK	EXISTING	DATA	PROJECT	FIN	FINISH
1	100.00	100.00	100.00	100.00	100.00
2	100.00	100.00	100.00	100.00	100.00
3	100.00	100.00	100.00	100.00	100.00
4	100.00	100.00	100.00	100.00	100.00
5	100.00	100.00	100.00	100.00	100.00
6	100.00	100.00	100.00	100.00	100.00
7	100.00	100.00	100.00	100.00	100.00
8	100.00	100.00	100.00	100.00	100.00
9	100.00	100.00	100.00	100.00	100.00
10	100.00	100.00	100.00	100.00	100.00

LINE	TYPE	WIDTH	SPACING
1	1" WIDE	12"	12"
2	2" WIDE	12"	12"
3	3" WIDE	12"	12"
4	4" WIDE	12"	12"
5	5" WIDE	12"	12"
6	6" WIDE	12"	12"
7	7" WIDE	12"	12"
8	8" WIDE	12"	12"
9	9" WIDE	12"	12"
10	10" WIDE	12"	12"

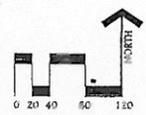
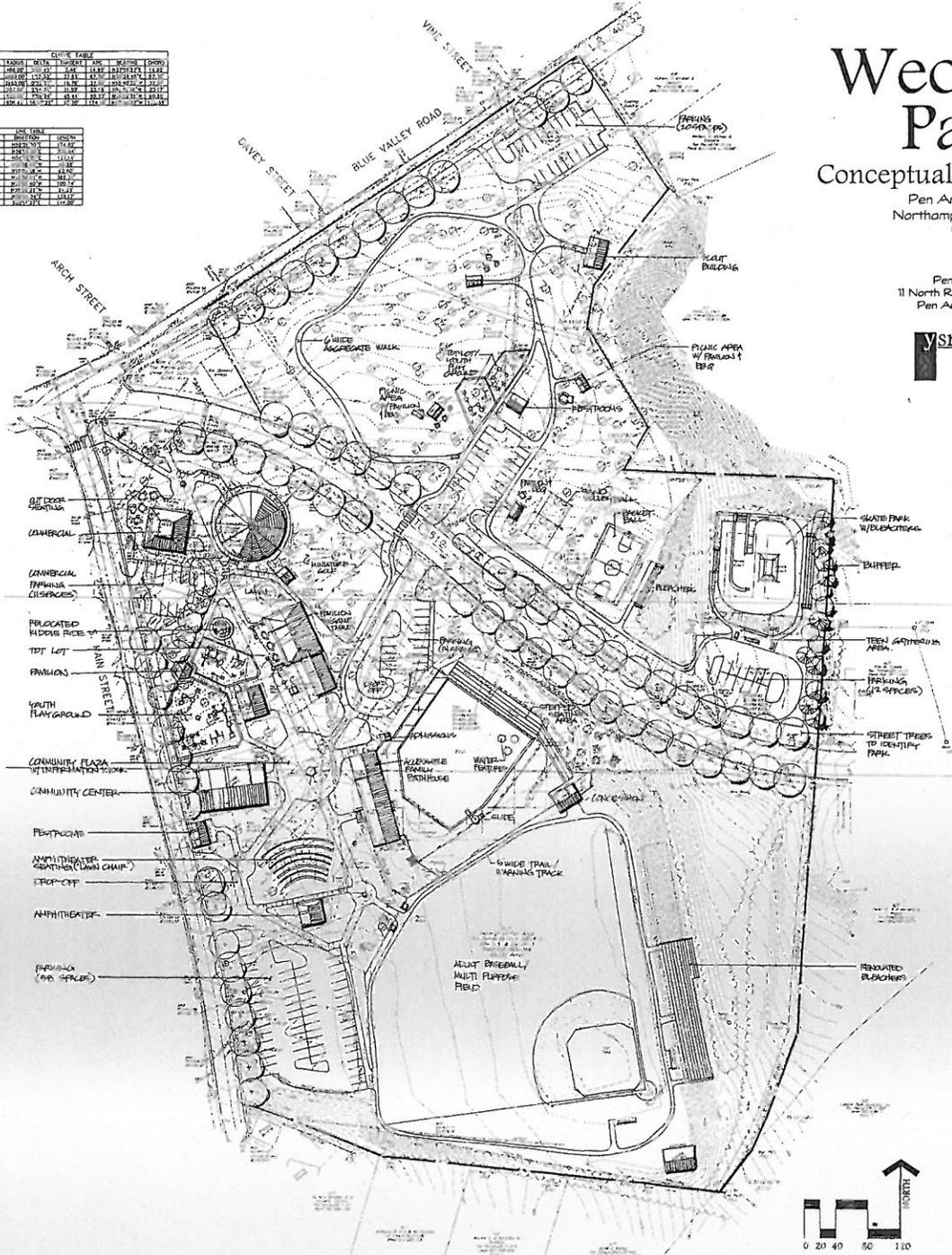
Weona Park

Conceptual No. 1

Pen Argyl Borough
Northampton County,
Pennsylvania

Prepared for:
Pen Argyl Borough
11 North Robinson Avenue
Pen Argyl, PA 18072

Prepared by:
ysm
The Yost Studio
1111 North Robinson Avenue
Pen Argyl, PA 18072



Park Amenities

- Three small picnic pavilions and four charming fireplaces are scattered throughout the parcel. The pavilions and fireplaces are paired together. The pavilions are constructed with block piers and slate roofs. The fireplaces are constructed of stone in various shapes and sizes.

Game Courts

- A basketball court exists at the toe of slope in the eastern corner, approximately 50 feet from Park Drive. The 86'x 54' court, situated in a hollow, contains 6 basketball standards and contains lights for night play. The owner noted that the lights are not energized due to previous vandalism. The court is in disrepair and is not used on a regular basis.
- Two tennis courts exist, atop the slope, in the eastern corner of the site. The courts are enclosed by chain link fence and are equipped with lights for night play. The courts are in disrepair and contain large cracks in the playing surface. The courts are at the site's highpoint and are well buffered from all other areas of the park.

Infrastructure

- Public sewer and water are available to the site at the Scout Building and the restroom structure.
- Electric service is distributed throughout the park. Code violations exist throughout the park. The existing tennis and basketball court lighting systems are inoperable due to vandalism.
- Overall the northern parcel does not comply with ADA.

Southern Parcel

- The southern parcel generally drains from east to west. Drainage is collected via storm pipes and slate storm sewers that carry runoff south beneath South Main Street via a 42" culvert.
- Primary ingress and egress to the site occurs at the low point of Route 512, central to the southern parcel slightly north of the entrance to the northern parcel. Secondary access is available to South Main Street at the southern corner of the site. South Main Street is a 28-foot wide borough road with vertical curb contained in a 34' wide right-of-way.
- The southern parcel contains the following built features:

Park Buildings

- The carousel building is a beautifully restored wood frame building that houses the historic Dentzel Stationary Menagerie Carousel. It is a focal point of the park. The carousel is listed on the Historic Register.
- The refreshment stand, located adjacent to the carousel, is constructed of stone and exhibits the historic character of the site. The structure is not currently used due to non-compliance with food service regulations. A possible re-use of the building is leasing to an outside commercial vender, such as Rita's Water Ice. Adequate off street parking would be required. This was a very popular gathering place according to older residents.
- The train station pavilion, a curved structure, formerly a platform for a park ride, is located near the park midway. The structure is slated for removal.
- Two concession buildings exist opposite one another along the midway. They are known locally as the "Sausage Stand" and the "Hamburger Stand." These facilities contain refrigerators, stoves, and ventilation. The fire company operates the sausage stand, and the hamburger stand is rented in association with the large pavilion.
- The main pavilion located next to the hamburger stand is heavily used each weekend of the park season. The pavilion is rented to families and groups in conjunction with the adjacent hamburger stand. It is an open structure filled from end to end with picnic tables. The flooring is in disrepair and should be renovated to provide a smooth and uniform finish. An accessible route is not provided due to a vertical curb around the perimeter. Pavilions have waiting lists for rentals.

- The community center is a large block building used as a meeting hall with stage and assembly area. The building contains a separate restroom building in the rear. The Borough would like to explore how to maximize public use of this building.
- The amphitheater building is a wooden structure with an open stage and arched canopy. Rows of park benches beneath the shade of mature canopy trees face the stage for seating.
- The bathhouse building and swimming pool area provide a large enclosed recreational area. The bathhouse building is stone with slate roof similar to the refreshment stand architecture. The upper floor includes restrooms, showers and storage while the basement houses the pool pump and filter apparatus. The pool is large and rectangular. A separate tot pool is located at the eastern end of the main pool. The concrete deck is experiencing some cracking. Large quantities of water must be added to the pool each day to account for water loss through leaks. The pool's filtration and chemical system appears adequate, while the re-circulation system will require costly improvements. A small concession building exists at the eastern end of the pool. Dry packaged goods are sold from this location.

Park Amenities

- The stone park entrance sign identifying Weona Park is constructed of the same stone materials found throughout the park. The sign is situated near the intersection of Park Drive and South Main and is below the road grade. It appears that renovations to Park Drive have raised the grade of the road above the former entrance sign. A second park sign is located close to the stone sign.
- The miniature golf course located east of the carousel building is open on weekends and is well used. The attendant's shed mimics the surrounding park architecture. The entire area of the course is within a chain link fence and surfaced with bituminous. The pavement is placed to the base of the existing mature trees in the fenced area. The community treasures the course. Maintenance of the course is labor intensive due to the leaves and debris from the trees.
- The kiddies' car ride, adjacent to the golf course, provides small wooden jeep carts on a circular platform. Tickets for the ride are sold at the miniature golf course attendants shed.
- The playground is adjacent to the South Main Road and enclosed with fencing. The play equipment is a mixture of old and new. The playground and its equipment should be evaluated for compliance with the guidelines established by the Consumer Product Safety Commission (CPSC). Some equipment is out of date and will need to be removed or replaced. The playground is currently used by local daycares. No fees are charged for its use. Suggestions for the playground include shade for caretakers, light standards, and fencing of historic character. Any changes in the playground need to be carefully orchestrated as there is resistance to changing this park.
- A monument that once stood in the town square is situated along the midway and provides a drinking fountain at one end. It is an important feature of the park.

Athletic Fields and Courts

- A hard court surface area (formerly tennis courts) exists in the southwestern portion of the site. The area is tucked down the hillside and separated from the balance of the park. The surface is in disrepair. The tennis court surface has been replaced with circular paint lines used for youth "Big Wheel" races. The area has been flooded in past winters for ice-skating and used for overflow parking at times of heavy park use.
- The athletic field area situated in the southern portion of the site accommodates an adult baseball field (90 foot baseline, 408 feet to the centerfield pocket) with overlapping soccer field. A second backstop is provided in the northeastern corner of the parcel for practice. The field is oriented such that the batter is facing northeast. This orientation requires the batter to face the setting sun. A block building is provided for athletic field equipment storage. The eastern slope facing the fields contains remnants of bleachers built in to the hillside. Beyond the bleachers, at the top of slope, is a level area containing a stand of pine trees, buffering the site from Park Drive.

General / Infrastructure

- Parking is provided adjacent to the swimming pool area and west of the band shell on the southern parcel. Overflow parking is accommodated on the former tennis court area on the southern parcel. Special event parking is provided off site on a parcel west of the park across South Main Street. This vacant gravel lot is leased on a yearly basis to provide parking for the Borough's annual Labor Day event. Crossing guards are provided the day of the event.
- Public sewer and water are available to the site. Gas, electric, storm and sanitary sewer, and water lines traverse the site at various depths.
- Electric service is distributed throughout the park. Lighting has been sporadically added throughout the site over the years. Multiple meters for park facilities exist. The electric service to the pool house is undersized and code violations exist. Electrical code violations exist throughout the park.
- Overall the southern parcel does not comply with ADA.

Conclusions

The site analysis provided valuable information that will guide the design of the park. Conclusions have been drawn and are highlighted below:

- Pedestrian connections between the northern and southern parcels across State Route 512 should be evaluated. Traffic calming devices to slow traffic and provide safe designated crossings should be explored.
- Vehicular access from Park Drive should be realigned to create a 4-way intersection to provide safer turning movements into and out of the park.
- Accessibility issues should be evaluated and corrected.
- Unnecessary paved areas should be removed to provide more "green area" within the park. A well-defined pedestrian walk should be developed to connect facilities. The midway should be re-defined to create a promenade.
- The need for convenient vehicular parking with drop-off areas should be addressed. An agreement with the owner of the vacant lot on the west side of South Main Street should be explored to secure parking for large events.
- The passive nature of the northern parcel should be maintained. The historic charm and existing activities at the southern parcel should be enhanced, protected, and preserved for future generations.
- The existing utilities should be respected as portions of the park are renovated. Consolidation and replacement of utilities should be completed as appropriate during the various phases of construction. The electric service should be consolidated into one meter (208/120V 3 ϕ 4W). The electric distribution service should be revamped to direct burial underground where feasible. Loads should be reconfigured to balance electric service. The tennis and basketball court lighting should be upgraded to adapt card readers to minimize vandalism by eliminating coins. Code violations should be corrected.
- The park's capacity to handle large events should be explored. Improvements such as parking areas, pedestrian drop-off areas, vendor set up areas, comfort and convenience facilities, and infrastructure should be considered to accommodate large gatherings.
- The existing playground equipment should be evaluated for compliance with the Consumer Product Safety Commission (CPSC) and Americans with Disabilities Act (ADA). Play equipment that does not meet the minimum safety standards should be corrected and/or removed immediately.
- The paved surface beneath the large pavilion is in disrepair and does not comply with the ADA. The perimeter curbing is a barrier that should be removed and the surface should be replaced to provide a smooth continuous surface.
- This master plan process did not involve the expertise of an architect or a structural engineer. The Borough should consult a registered architect and structural engineer to investigate the structural

integrity of each habitable structure and make recommendations for façade improvements that will highlight the existing buildings, preserve the character for future generations, align with the requirements of the ADA, and guide the design for future buildings or additions. The following consideration should be given to the existing structures:

- The curved train station pavilion is slated for removal due to structural concerns. The pavilion should be removed.
 - The carousel building is a treasure that should be enhanced and spotlighted in the design.
 - The “concession stand” is a prominent structure within the park. Re-use opportunities should be explored.
 - The community center building, “hamburger stand”, “sausage stand”, bathhouse building, scout building, and amphitheater structure are valuable buildings that lend tremendous character to the park and should be enhanced and renovated as necessary to serve the park into the future.
 - The amphitheater seating should be updated to provide comfortable seating that is flexible to accommodate a variety of crowds.
 - The existing restroom facilities on the southern parcel are distant from many activity areas. Accessible restrooms should be developed in a convenient location to accommodate park users.
- The main swimming pool is extremely large, however does not play a vital role as a community recreation facility. Improvements to draw more users are recommended. The pool should be renovated to include resurfacing the pool structure, renovating the expansion joints within the pool structure, complete replacement of the re-circulation system, and minor improvements to the present filtration and chemical system. Consideration should be given to reducing the size of the pool by segregating areas where certain functions can be programmed such as competitive swim/lap area, diving area and shallow water area for play features. The reduced pool size can help the existing filtration system. A zero depth entry/special purpose area will meet the requirements of the American with Disabilities Act and provide safe entrance for people of all ages and abilities. Water play features and competitive lap swimming are extremely popular and will attract more users, resulting in increased revenue. Consideration should be given to removing the wading pool. The existing wading pool will require extensive renovation due to access limitations, re-circulation, and chemical and filtration system deficiencies. The shallow water at the zero entry pool area could serve this function.
- The existing tennis and basketball court pavements should be improved to provide even playing surfaces. Accessible paths to each facility should be developed.
- The mature shade trees provide a wonderful setting for passive enjoyment. The design should preserve the existing trees where practical. The health of the trees should be evaluated periodically and corrective measures shall be implemented to keep disease in check and eliminate dead wood.
- The miniature golf course should be renovated. Unnecessary pavement should be removed. Sequential pathways should connect each hole. Canopy trees should be maintained to limit the amount of debris and leaf litter on the course.
- Proposed site features should reflect the character of the existing features.
- The orientation of the adult baseball field is not ideal. However, due to limitations imposed by existing structures, property boundaries and topography, the existing orientation provides the optimal layout. Correct orientation would create a very short right field line or cause hazard to the existing swimming pool complex depending on the orientation used. The existing vegetation to the west buffers the harsh angle of the evening sun. The field has been used for years by the leagues without complaint. The existing backstop should be relocated to provide more distance from home plate to provide more competitive play. Suggested setback for a 90-foot baseline is 50-60'. Sideline fencing should be provided to protect players and spectators. The abandoned bleacher supports along the first base line should be removed. The field house should be aesthetically enhanced.

- The aggregate pavement on the northern parcel should be limited to access and parking and not provide a connection between Blue Valley Road and Park Drive. Unnecessary aggregate should be removed.
- A palette of site amenities should be developed throughout to unify the park. Amenities that reflect the park's character should be used. Natural features such as slate could be used in the details of the design to tie the park into the Borough's history.

E. CITIZEN PARTICIPATION

The development of a master plan for Weona Park was completed with consideration and assessment of citizen needs as they currently exist and as projected for the future. Citizen input was gathered in three ways: working with a Study Committee, conducting key person interviews with residents having specific recreation interests, and presentation of the pre-final master plan at a public meeting.

Key Person Interviews

The consulting team conducted a series of Key Person Interviews to obtain the input of citizens regarding the renovations and improvements they would like to see developed in Weona Park. The input was gathered from sports groups, senior adults, entertainers who use the amphitheater, Park Board representatives, community organization representatives, park employees, and neighbors of the park. Overall, the interviewees were appreciative of the park they have. The interviews resulted in a variety of ideas and comments noted below:

- Take care of the existing park. Enhance what is there and clean up the built environment.
- Enhance and highlight the carousel building.
- Better utilize the northern park parcel.
- Maximize the use of the park.
- Make the park more user friendly with benches, walking trails, etc.
- Develop a skate park to target the needs of neighborhood teens.
- Provide more facilities for kids.
- Provide more green areas and landscaping.
- Renovate the swimming pool for future generations. Add more play features to the pool.
- Renovate the existing baseball field to include new backstop, renovation to the field house, and bleachers

Weona Park Study Committee

A Study Committee was formed to help steer the design of the proposed park master plan and work with the park design consultants. The Study Committee consisted of representatives of the Borough's Park and Athletic Association, Police and Fire Departments, Boy Scouts, interested citizens, representatives of local clubs, and community youth. The Committee met initially to establish goals for the park and provided input throughout the design process reviewing the conceptual alternatives, pre-final design, and the final master plan.

Public Meeting

The pre-final design was presented at a public meeting held in the Weona Park Community Building. Approximately 20 residents, as well as members of the Weona Park Study Committee and Pen Argyl Borough staff attended the meeting. Outcomes of the public meeting are outlined in the Pre-Final Design discussion in Section F, Master Plan Design.

F. MASTER PLAN DESIGN

The design of the Weona Park Master Plan was developed with consideration of the goals and objectives established by the Park Study Committee, the needs analysis, the site analysis, and input received from the key person interviews. This information was the basis for the program of site features/facilities and provided guiding principals for the development of the conceptual alternative plans for the park.

The alternatives prioritized improved circulation through the park. The designs provide facilities to meet recreation needs and complement existing park facilities. Two conceptual alternatives and a pre-final alternative were developed and are summarized below, followed by the plans.

Conceptual Alternative #1

Conceptual Alternative #1 was developed to unify the sites existing features with a strong linear pedestrian spine. Various sized circular nodes, reminiscent of the carousel, are developed along the walk at intersections. The northern parcel is developed with an area geared for teens and a separate area created for family and group picnics. The following features are proposed for Conceptual Alternative No. 1.

- A pathway system is developed axially through the midway area of the park with terminus near the Carousel Building and the stone gate entry to the baseball field. A community plaza is created east of the Community Building.
- The Refreshment Stand is developed as a leased commercial building with 11 parking spaces and outdoor seating.
- The playground is restructured as a tot lot and youth playground.
- A small pavilion (20'x20') is located in the playground area.
- The area next to the large pavilion is converted to lawn.
- The swimming pool is renovated to include:
 - Play water features
 - Water slide
 - The wading pool is eliminated
 - Expanded paved area and stepped seating area
 - Accessible family bathhouse on the north side of the existing bathhouse
 - Admissions building
- The tennis courts are eliminated and replaced with a skate park.
- The basketball court is resurfaced and bleachers are added for viewing.
- A sand volleyball court is located west of the basketball court.
- A family picnic area is introduced on the north side that includes:
 - A tot lot and youth playground
 - Restrooms located near the playground.
- A trail connects facilities on the north side of the park.
- A trail encircles the baseball field.
- Parking areas are expanded throughout the park.
 - 58 spaces west of the baseball field with a drop-off
 - 14 spaces north of the pool with a drop-off
 - 18 spaces west of the basketball court
 - 20 spaces at the north corner of the park
 - 12 spaces near the skate park.

Advantages:

- The design offers a variety of active uses including a hub of activity geared for teens.
- A large parking area with drop-off is provided on the southern parcel.
- Parking is convenient to many of the park facilities with drop-offs.
- The play areas are in close proximity to picnic areas and pavilions creating functional picnic units.
- The design respects the site's existing features such as trees and existing buildings.
- The site is developed with a balance of active and passive opportunities.
- An accessible restroom is provided at the swimming pool providing secondary restrooms central to the southern parcel.
- The former concession stand building is reused as a commercial venture that can generate revenue for the park.
- Water features have been added to the swimming pool to attract new users.

Disadvantages:

- The parking area immediately adjacent to the pool is small. Adequate convenient parking is not provided.
- The baseball field orientation is maintained. The field requires the batter face the setting sun creating a visual hazard in the early evening hours.
- The tennis courts have been removed from the site, eliminating the opportunity.
- The skate park is located at the highpoint, close to the adjacent neighbor's home. Adequate buffer from noise should be provided.
- Parking for the commercial venture is configured as a dead end and provides only 11 spaces.

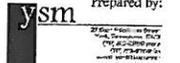
Weona Park

Existing Conditions Plan

Pen Argyl Borough
Northampton County,
Pennsylvania

Prepared for:
Pen Argyl Borough
11 North Robinson Avenue
Pen Argyl, PA 18072

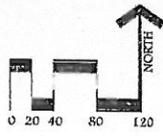
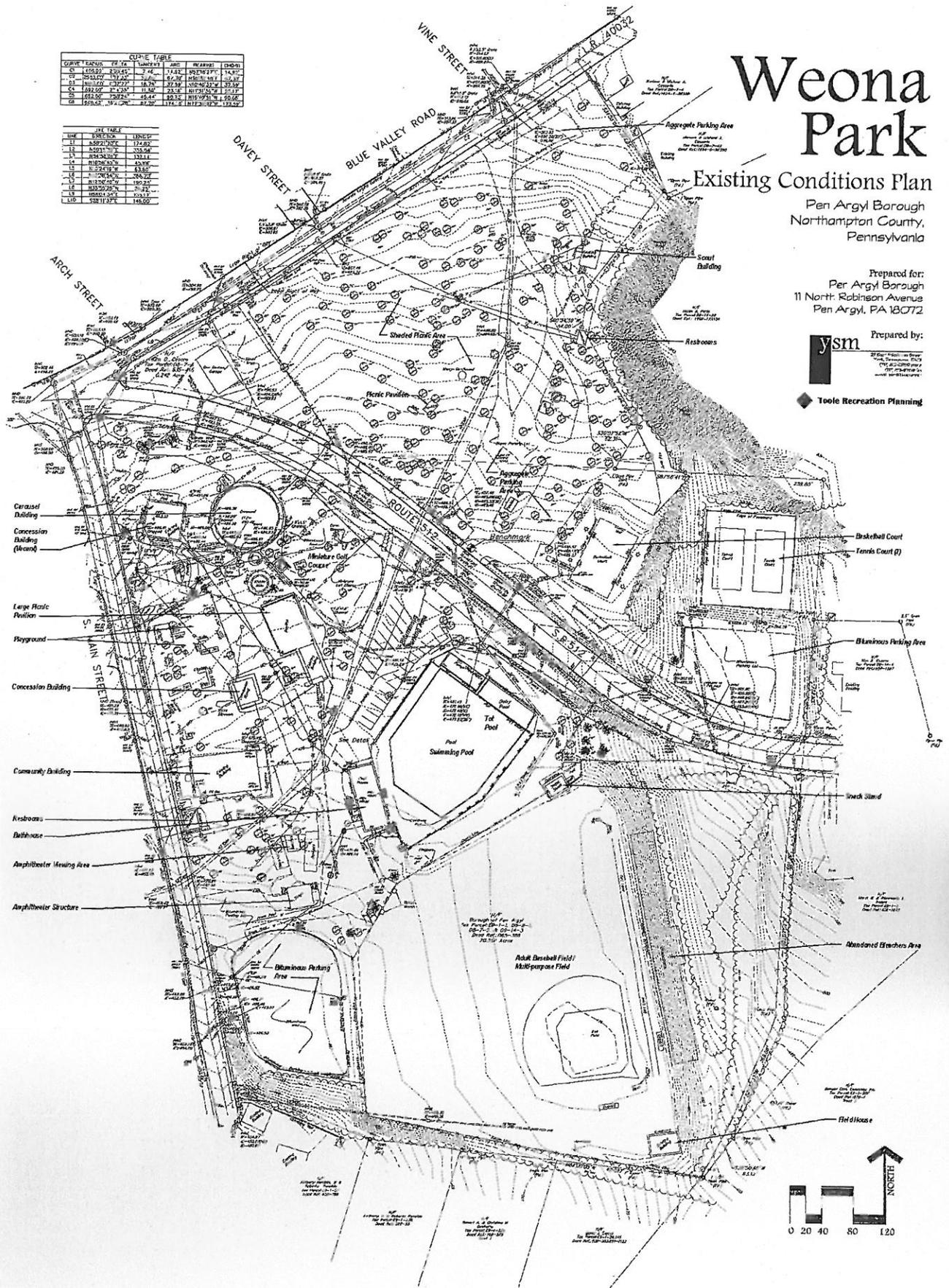
Prepared by:



Tools Recreation Planning

GRID	EASTING	NORTHING	AREA (SQ. FT.)	PERCENT
CD	105237	220445	7.74	1.48%
CE	105237	220445	7.74	1.48%
CF	105237	220445	7.74	1.48%
CG	105237	220445	7.74	1.48%
CH	105237	220445	7.74	1.48%
CI	105237	220445	7.74	1.48%
CJ	105237	220445	7.74	1.48%
CK	105237	220445	7.74	1.48%
CL	105237	220445	7.74	1.48%
CM	105237	220445	7.74	1.48%
CN	105237	220445	7.74	1.48%
CO	105237	220445	7.74	1.48%
CP	105237	220445	7.74	1.48%
CQ	105237	220445	7.74	1.48%
CR	105237	220445	7.74	1.48%
CS	105237	220445	7.74	1.48%
CT	105237	220445	7.74	1.48%
CU	105237	220445	7.74	1.48%
CV	105237	220445	7.74	1.48%
CW	105237	220445	7.74	1.48%
CX	105237	220445	7.74	1.48%
CY	105237	220445	7.74	1.48%
CZ	105237	220445	7.74	1.48%

GRID	EASTING	NORTHING	AREA (SQ. FT.)	PERCENT
DD	105237	220445	7.74	1.48%
DE	105237	220445	7.74	1.48%
DF	105237	220445	7.74	1.48%
DG	105237	220445	7.74	1.48%
DH	105237	220445	7.74	1.48%
DI	105237	220445	7.74	1.48%
DJ	105237	220445	7.74	1.48%
DK	105237	220445	7.74	1.48%
DL	105237	220445	7.74	1.48%
DM	105237	220445	7.74	1.48%
DN	105237	220445	7.74	1.48%
DO	105237	220445	7.74	1.48%
DP	105237	220445	7.74	1.48%
DQ	105237	220445	7.74	1.48%
DR	105237	220445	7.74	1.48%
DS	105237	220445	7.74	1.48%
DT	105237	220445	7.74	1.48%
DU	105237	220445	7.74	1.48%
DV	105237	220445	7.74	1.48%
DW	105237	220445	7.74	1.48%
DX	105237	220445	7.74	1.48%
DY	105237	220445	7.74	1.48%
DZ	105237	220445	7.74	1.48%



Conceptual Alternative #2

Conceptual Alternative #2 was developed as a “Community Hub”, providing a formal environment to host community events. Similar to Alternative No 1, a central spine is developed to link facilities.

- A pathway system is developed axially on the Amphitheatre with a central bosque east of the Community Center.
- Walkways encircle the Carousel Building.
- The playground is access from a children’s midway with the Kiddie Ride as the terminus. The playground is separated into a youth playground and a tot lot.
- The area next to the large pavilion is converted to lawn with picnic tables.
- A new picnic pavilion (18’x24’) is located north of the Sausage Stand.
- The swimming pool is renovated to include:
 - Deep end diving area
 - Competitive swimming lanes
 - Family pool area with play features
 - Zero-depth entry area
 - Water slide
 - Expanded paved area
 - Accessible family bathhouse south of the existing bathhouse
 - The wading pool is eliminated
- The tennis courts remain and are developed with a smaller parking area and accessible walkway.
- The basketball court is resurfaced.
- A family picnic area is introduced on the north side that includes:
 - A large picnic pavilion (30’x40’) located centrally on the north side.
 - Tot lot and youth playgrounds located near the north picnic pavilion.
 - A sand volleyball court.
- Restrooms are located near the north side drop-off.
- A trail connects facilities on the north side of the park.
- Parking areas are expanded throughout the park.
 - 50 spaces west of the baseball field with a drop-off
 - 26 spaces north of the pool with a drop-off
 - 24 spaces west of the basketball court with a drop-off
 - 24 spaces at the north corner of the park with a drop-off
 - 6 spaces at the tennis courts

Advantages:

- The design offers activities for a variety of ages and abilities.
- A large parking area with drop-off is provided on the southern parcel.
- Parking is convenient to many of the park facilities with drop-offs.
- The play areas are in close proximity to picnic areas and pavilions creating functional picnic units.
- The design respects the site’s existing features such as trees and existing buildings.
- The site is developed with a balance of active and passive opportunities.
- An accessible restroom is provided at the swimming pool providing secondary restrooms central to the southern parcel.

- The former concession stand building is reused as a park office.
- The existing swimming pool is redeveloped as a leisure pool that can accommodate all ages and abilities. Water features have been added to the swimming pool to attract new users.
- Traffic calming devices are suggested to facilitate safe crossing of Park Drive.

Disadvantages:

- The baseball field orientation is maintained. The field requires the batter face the setting sun creating a visual hazard in the early evening hours.
- The curvilinear midway and development of the community green will require the removal of several mature shade trees to complete the design intent.
- The southern parcel maintains only one restroom that is not convenient to the balance of the parcel.
- Portions of the miniature golf course are disturbed to develop the walk encircling the carousel building.

Overview of the Conceptual Alternatives:

The conceptual alternatives were presented to the Study Committee and the following comments and ideas were discussed:

- The small stone building near the Refreshment Stand must remain as it houses utilities.
- The midway on Alternative No. 1 was preferred.
- The idea of a skate park and the location on the north east corner of the park was favorably received. Concern was expressed regarding the adjacent neighbor and landscaping of the east property line is important to buffer noise and activities at the skate park.
- The basketball court should be resurfaced and bleachers added.
- Tennis courts are thought to be important in the park and should be developed in area designated as parking on the conceptual plans. The Borough is continuing to look for off-site locations for parking.
- Chain link fence should be eliminated where possible.
- A trail should be established around the baseball field and on the north side of the park.
- The swimming pool configuration illustrated on Conceptual Alternative No. 2 was preferred. The family bathhouse should be located on north side of the existing bathhouse but situated so that the existing stone building is not hidden. Locate a park office in the new bathhouse.
- Improve the amphitheatre with lawn seating and areas for lawn chairs.
- The family picnic area should be developed as shown on Conceptual Alternative No. 1 with the larger pavilion.
- The existing restrooms on the northern parcel should be retained due to recent capital investment in improvements. Agreements with the adjacent landowner, who owns the property the restroom is situated on, should be explored.
- The traffic calming ideas were important and should be incorporated into the design.
- The baseball field is used by the Babe Ruth League and Little League fields are located elsewhere in the municipality.
- A soccer field that overlaps the baseball field should be illustrated. The soccer league has 500 youth participating.
- The ticket booth at the miniature golf should not be relocated.
- Show the walkway encircling the Carousel Building.
- Provide two large pavilions, one on each side of Route 512.

CURVE TABLE			
STATION	CHORD BEARS	CHORD BEARS	CHORD BEARS
0+00	100.00	1.00	1.00
0+10	100.00	1.00	1.00
0+20	100.00	1.00	1.00
0+30	100.00	1.00	1.00
0+40	100.00	1.00	1.00
0+50	100.00	1.00	1.00
0+60	100.00	1.00	1.00
0+70	100.00	1.00	1.00
0+80	100.00	1.00	1.00
0+90	100.00	1.00	1.00
1+00	100.00	1.00	1.00
1+10	100.00	1.00	1.00
1+20	100.00	1.00	1.00
1+30	100.00	1.00	1.00
1+40	100.00	1.00	1.00
1+50	100.00	1.00	1.00
1+60	100.00	1.00	1.00
1+70	100.00	1.00	1.00
1+80	100.00	1.00	1.00
1+90	100.00	1.00	1.00
2+00	100.00	1.00	1.00

STATION	CHORD BEARS	CHORD BEARS	CHORD BEARS
0+00	100.00	1.00	1.00
0+10	100.00	1.00	1.00
0+20	100.00	1.00	1.00
0+30	100.00	1.00	1.00
0+40	100.00	1.00	1.00
0+50	100.00	1.00	1.00
0+60	100.00	1.00	1.00
0+70	100.00	1.00	1.00
0+80	100.00	1.00	1.00
0+90	100.00	1.00	1.00
1+00	100.00	1.00	1.00
1+10	100.00	1.00	1.00
1+20	100.00	1.00	1.00
1+30	100.00	1.00	1.00
1+40	100.00	1.00	1.00
1+50	100.00	1.00	1.00
1+60	100.00	1.00	1.00
1+70	100.00	1.00	1.00
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1+90	100.00	1.00	1.00
2+00	100.00	1.00	1.00

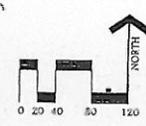
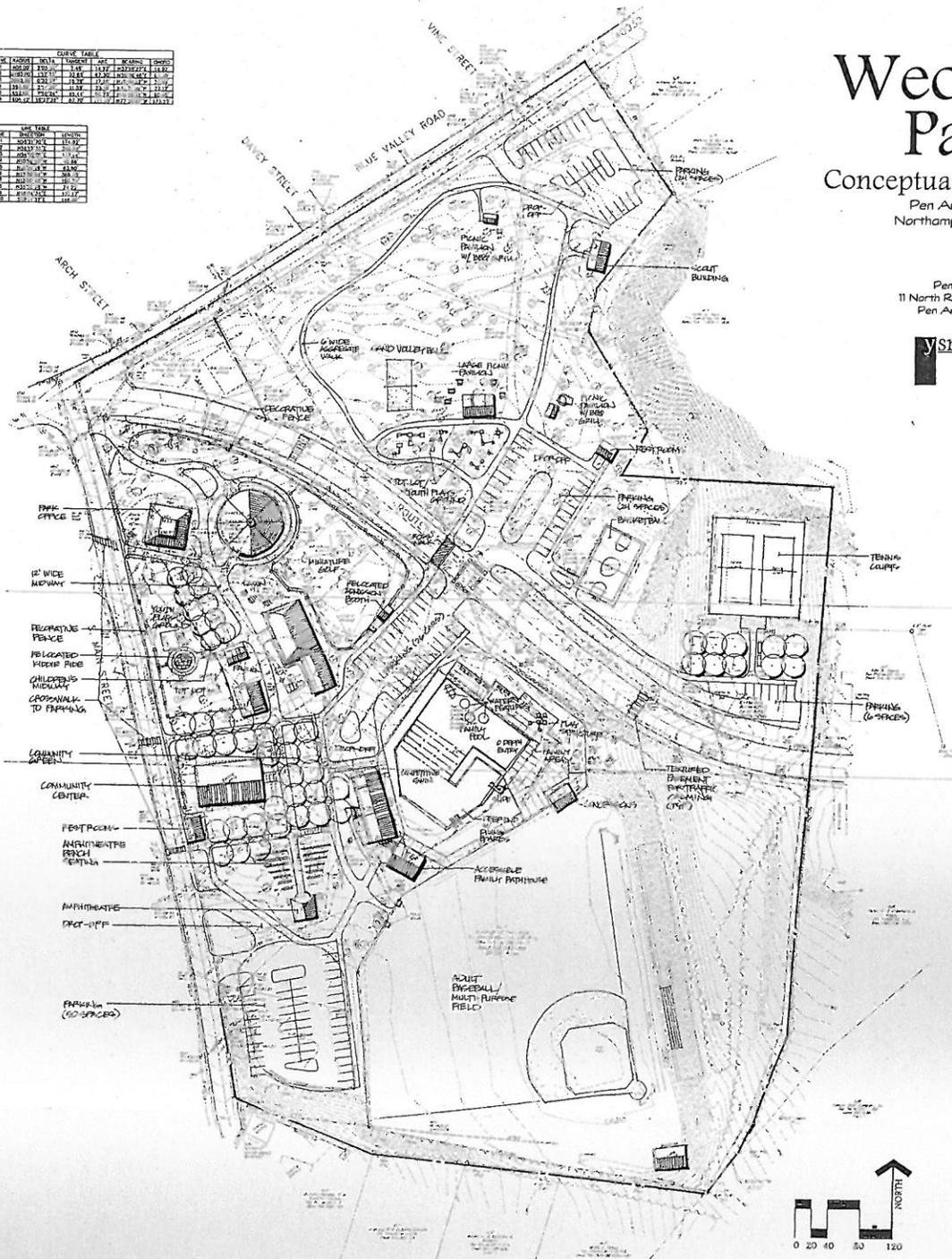
Weona Park

Conceptual No. 2

Pen Argyl Borough
Northampton County,
Pennsylvania

Prepared for:
Pen Argyl Borough
11 North Robinson Avenue
Pen Argyl, PA 18072

Prepared by:
ysm
York Suburban Municipal
Engineering & Planning
1100 North Robinson Avenue
Pen Argyl, PA 18072



Pre-Final Design:

The pre-final design combines elements and features from both conceptual alternatives to provide a community park targeted to meet the needs of the broad community. The design closely aligns with Conceptual Alternative No. 1. Design features include:

- A pathway system is developed axially through the midway area of the park with terminus near the Carousel Building and at the stone gate entry to the ballfield. A community plaza is created east of the Community Building. Unnecessary bituminous pavement has been removed to restore “green” areas to the park.
- Walkways encircle the Carousel Building.
- Unnecessary bituminous pavement within the miniature golf course has been removed. A path leading from hole to hole has been developed to minimize the amount of bituminous necessary and restore green space to the area.
- The amphitheater seating has been replaced with terraced lawn to accommodate lawn chair seating.
- The Refreshment Stand is developed as a leased commercial building with 8 parking spaces and outdoor seating.
- The playground is reduced in size and restructured as an age segregated tot lot and youth playground.
- A small pavilion (12’x12’) is located in the playground area.
- A large pavilion (24’x40’) for group gatherings is provided south of the youth playground.
- The area next to the large pavilion is converted to lawn. The kiddies’ ride (jeep carousel) is relocated adjacent to the tot-lot.
- The swimming pool is renovated to include:
 - Deep end diving area
 - Competitive swimming lanes
 - Family pool area with play features
 - Zero-depth entry area
 - Water slide
 - Expanded paved and lawn area
 - Accessible family bathhouse and admissions booth north of the existing bathhouse.
- The existing tennis courts are eliminated and replaced with a skate park.
- The existing bituminous area west of the baseball field is replaced with two tennis courts.
- The basketball court is resurfaced and bleachers are added for viewing.
- A family picnic area is introduced on the north side that includes:
 - Tot lot and youth playground with a small shelter
 - Large picnic pavilion
 - Small picnic pavilion
 - Sand volleyball court
- A stone dust trail connects facilities on the north side of the park.
- A stone dust trail encircles the baseball field.
- The baseball field backstop is replaced. A portion of the existing bleachers constructed in the hillside is refurbished.
- Parking areas are expanded throughout the park.
 - 25 spaces west of the baseball field with a drop-off
 - 14 spaces north of the pool with a drop-off
 - 34 spaces west of the basketball court
 - 20 spaces at the north corner of the park
 - 12 spaces near the skate park.

The pre-final design was presented at a public work forum in the Weona Park Community Building. The meeting was attended by approximately 20 residents as well as members of the Park Study Committee and Pen Argyl Borough staff. The following comments and ideas were discussed:

- Tennis courts are thought to be important in the park and should be maintained. The tennis courts should be developed on a north/south access for optimum solar orientation. An interest in lights for night play was expressed. Tennis courts should be maintained through all phases of construction.
- The idea of a skate park was favorably received. Concerns were expressed over the location regarding the adjacent neighbor and the anticipated noise created at the skate park. The design should respect the neighbor's privacy. The topography of the existing tennis court area is not conducive to a sunken skate park. It was suggested that the tennis courts remain in this area and the skate park should be relocated. Suggested skate park locations include the current location of the basketball court, the bituminous area west of the baseball field, the right field outfield of the baseball field, and the central portion of the northern parcel.
- Concern regarding the Borough's liability for development of a skate park was expressed. Studies indicate that skate park users are self-policing with limited reports of injury. Skaters are generally thrilled to have such a facility, and do not want to jeopardize its future through lawsuits over injury. Studies show that more injuries are reported in youth soccer and baseball than at skate parks. Generally, municipalities may incur only nominal increase in premiums from their insurance carriers to accommodate a skate park.
- Convenient restroom facilities to accommodate seniors were requested. The existing restrooms are secluded and difficult to reach due to unstable pavement surfaces. A suggestion was made to provide restrooms within the accessible bathhouse that have direct access to the park.
- Comfort features were requested such as conveniently placed benches, trash receptacles, and drinking fountains.
- Concern was raised regarding the management of stormwater. In particular, large rain events have historically resulted in sediment deposits accumulating in the paved area west of the baseball field.
- Concern was expressed regarding the safety of pedestrians crossing PA Route 512. A bridge was suggested to provide safe crossing. Bridges are typically a large expense, which ultimately receive limited use. People tend to not use a bridge and take their chances with an at-grade crossing. The design recommends traffic calming devices such as textured pavement and signage to alert drivers to the upcoming crossing.
- The parking/storage lot, located behind the service garage at the intersection of PA Route 512 and Blue Valley Road, should remain.
- Renovations to the community center building were recommended to attract weddings and special events. Suggested improvements include a commercial kitchen, additional convenient accessible restrooms, and reduced stage height. This will make the building more appealing to caterers and concessionaires. Expansion of the building to the east was suggested to accommodate the kitchen.
- The swimming pool design was discussed at length. Concern was expressed regarding the amount of space necessary to provide diving, competitive swimming, play features, and zero depth entry. The pool has been used to teach swimming in the past and that use should remain. The design of the pool must be coordinated prior to construction. Details such as pool depths, swim lanes and appurtenances, play features and instructional swimming areas must be developed through a detailed feasibility study. The establishment of a swimming pool study committee to guide the next step in the process was suggested.
- Concern was expressed regarding the removal of the small softball backstop. Additional youth baseball and softball fields are needed in the community.

- The need for additional parking was stressed. A suggestion was made to establish a large parking area west of the baseball field.
- A suggestion was made to relocate the tennis courts to the northern corner of the parcel, adjacent to the Scout building.
- A parking area on top of the hill, east of the baseball field was suggested. This area has limited potential due to a large stand of evergreen trees, limited sight distance along Route 512, and slope constraints in regards to accessible access to the park features.
- An ice skating area was suggested.
- Stabilization of the shoulders of the midway was recommended to account for modest traffic during events.
- A suggestion to “dress up” the carousel building was made. Suggestions include adding windows and lights to highlight the feature and attract attention from passers-by.

Master Plan Design Conclusions

The Weona Park Master Plan evolved from the planning process of exploring the sites opportunities and constraints in Conceptual Alternative #1 and #2, the Pre-Final Design, and insights into community recreation need through citizen participation. The planning process illuminated the need and desire for an enhanced community facility that meets the broad needs of the citizens. Existing facilities should be preserved and renovated for future generations and new facilities such as a skate park should be introduced. The charm and character of the park should be maintained in the renovation. Proposed facilities should blend with the style and era of the existing facilities.

G. WEONA PARK MASTER PLAN

The Weona Park Master Plan was developed in its final form after careful consideration of the two conceptual alternative plans, the pre-final design, key person interviews, and input received at the public meeting.

Park Design Concept

The design of Weona Park plays off the existing shapes and forms created by the architecture and park layout. The design creates a central spine that ties the park features together and orientates visitors to the park. Visitor comfort and convenience features are introduced. Facilities for self-directed, informal recreation radiate from the hub area on the southern parcel and branch from the spine. The northern parcel maintains the passive camp character with additional amenities to draw park users. Facilities are provided for youth, teens, sports groups, families, and seniors.

Renovations to the existing facilities and proposed recreation facilities are developed to accommodate a variety of users, skill levels, and age groups. Informal, non-programmed recreational areas are provided. Competitive play is not anticipated within the park except for the baseball and multi-purpose field.

Generally, the parks existing recreational opportunities are expanded or rehabilitated to address resident needs. Picnic areas are expanded on the northern parcel to include volleyball and playground areas. The sole new use proposed for the park is a skate park targeted to address the growing needs of area teens.

The following facilities and activity areas are proposed for Weona Park as shown on the Master Plan.

Existing Facilities

Weona Park has been evolving and changing over the past eighty years. Although the existing buildings provide a storybook setting for the park, the age of the structures bring concern. This master plan process did not involve the expertise of an architect or a structural engineer. This plan recommends the Borough

consult a registered architect and structural engineer to investigate the structural integrity of each habitable structure and make recommendations for façade improvements that will highlight the buildings and preserve the character for future generations.

Park Office/Visitor Center (formerly known as the "Concession Stand"): The concession stand structure is converted into a park office and visitor center/gift shop. An office for the park manager is developed with a separate room for visitor orientation to the park and surrounding Slate Belt region and a small gift shop. A small parking area is provided adjacent to the building reserved for the park manager and short-term visitor parking.

Carousel Building: The carousel building is preserved. The structure is maintained as a focal point of the park. The circular motif of the structure is used throughout the park to unify activity areas. This master plan recommends further study by a registered architect. The architectural study should investigate the structural integrity of the building and recommend facade improvements that will aesthetically enhance the carousel. Design should include provisions to allow visitors access to the carousel without degradation to the centerpiece.

Hamburger and Sausage Stands: These concession stands are maintained. The structures should be upgraded to comply with the health department rules and regulations. The facilities will continue to provide the services they have in the past.

Large Pavilion: The large pavilion is maintained. The uneven pavement and curbing beneath the canopy has been replaced with a concrete pad, flush with the surrounding pavement to comply with the ADA. A plaza is developed with benches and game tables between the midway and pavilion.

Community Building: The community building, anchoring the large hub of the pedestrian walk is renovated to house large community events. Upgrades include a commercial kitchen and expanded restroom facilities. The expansion will make the building more attractive for events such as wedding receptions and community gatherings. This is a potential revenue generator for the Borough. Expansion should be completed under the direction of a registered architect and consultant versed in commercial kitchen design.

Amphitheater: The amphitheater structure is maintained. Terraced lawn seating is developed beneath the existing canopy vegetation. Permanent seating is developed in the first row. Subsequent rows are developed to accommodate lawn chair seating. An open, unstructured area is maintained in the rear to provide overflow seating for larger events. Moveable bleachers or benches may be placed in this area to accommodate larger crowds.

Scout Building: The scout building is maintained.

Existing Recreation Facilities

Adult Baseball/ Multi-Purpose Field: The existing adult baseball field is maintained with a 90' baseline. The existing backstop is replaced and relocated 60 feet from home plate. Sideline fencing is added to protect both players and spectators. The field orientation, although not ideal for solar orientation, is maintained due to size constraints. This is an existing condition that has not caused concern in the past with the field users. Mature canopy vegetation exists along the southern property line that deflects the harsh angle of the early evening sun. As the Borough develops other recreation sites the opportunity to relocate the adult baseball field should be explored and the existing Weona Park ballfield should be abandoned.

An overlapping multi-purpose field (300'x 150') is also provided. The field area is encircled by a walking trail that will also serve as a warning track for the baseball field and a vehicular route for maintenance and emergency vehicles. The trail will also serve as an aisle for commercial vendor setup during large community events such as the Labor Day Festival.

Tennis Courts: The two tennis courts are renovated on the northern parcel. The courts are resurfaced and the sideline fencing is replaced. The court surface should be developed with a one-percent slope to

maintain proper drainage. New lighting is proposed for the courts. An accessible trail is developed to climb the slope from the parking area to the court entrance.

Miniature Golf: The miniature golf course and ticket booth are maintained. A walk, connecting the holes of the course, is developed. All unnecessary pavements in the course is removed and replaced with lawn or low maintenance ground cover. The existing lighting is replaced with period style light standards. The perimeter fence is replaced with decorative fence.

Bathhouse: The bathhouse is maintained. The building is inaccessible due to a series of steps at each entrance. An accessible accessory building is developed north of the existing building. The accessory building will contain the pool's admissions booth and office and an accessible family bathhouse with public restroom. A second restroom with direct access to the park will be provided in the building to accommodate park users.

Swimming Pool: The swimming pool is developed with a "leisure pool" concept. Proposed improvements include deep end diving area, competitive swimming lanes, family pool area with play features, zero-depth entry area, water slide, expanded paved area, and accessible family bathhouse. This master plan recommends further study of the swimming pool facility to identify existing limitations and recommend proposed improvements that will target user needs, solve existing problems, and attract more users.

Proposed Facilities

Pavilions: Three new pavilions of various sizes are developed in the park. One 20'x40' pavilion is developed across the midway from the existing large pavilion on the southern parcel. A 30'x48' pavilion is developed adjacent to the parking area on the northern parcel. A smaller 16'x24' pavilion is developed north of this pavilion. Each pavilion is provided with a concrete pad and is accessed by the trail.

Picnic Areas: Picnic areas are provided in four locations throughout the site. Each area is developed with a pavilion, picnic tables, grills, and trash receptacles. Playgrounds are in close proximity to each picnic area. One sand volleyball court is located between the two picnic areas on the northern parcel. All picnic areas are easily accessible by trails.

Midway: A hard surface midway is developed longitudinally through the center of the activities on the southern parcel. The midway will be constructed of a colorful, decorative material that will clearly define the pedestrian circulation through the site. This central spine branches out to provide access to the various park amenities. The main spine will be 12-foot wide to accommodate vehicular movement for routine maintenance and commercial vendors during community events. Hubs are created at intersections to redirect pedestrian traffic. These larger paved areas at the southern portion of the site are developed to accommodate the event vendors. A hierarchy of trails, developed to accommodate the requirements of the ADA, are created by trail widths similar to a road network.

Walkway/Jogging Trail: A hard and soft surface trail system has been developed within the park to link the various park facilities and provide walking and jogging opportunities. A soft surface trail of various widths encircles the baseball field serving as a warning track for players and providing maintenance vehicle access to the existing field house. This trail may also be used by vendors for set-up during large community events. A six-foot wide stone dust trail provides walking and jogging opportunities on the northern parcel. A circular loop is provided around the perimeter of the parcel. Bituminous trails extend east to the basketball court, skate park, and upslope to the tennis courts. All trails will be developed to comply with ADA requirements, as appropriate.

Proposed Recreation Facilities

Sand Volleyball Courts: One sand volleyball court is provided with the preferred north-south orientation on the northern parcel adjacent to the large picnic pavilion. The court is developed to standard size of 30' x 60'. The subsurface of the court should be sloped to underdrains to remove stormwater from the court area. The sand area should extend 10-feet beyond the limits of the court on all sides.

Basketball Court: One basketball court is proposed at 50' x 84' size, which is equivalent to high school standards, surrounded by a 10-foot unobstructed area. The court should be developed with 1.25-1.5% slope for proper surface drainage. The orientation is generally north - south, which is preferred. Lighting is proposed for the court.

Skate Park: The area of the former basketball court has been designated for the development of a skate park. It is important to note that there are no specific design standards and/or criteria in developing such park facility. Each skate park must be tailored to meet the individual needs and budget of the community and its skaters. Therefore it is imperative that the local skaters be involved in the design and development of the skate park. Viewing areas should be developed to allow users opportunity to observe other skaters as they wait their turn.

Playgrounds: A playground is developed on each side of Park Drive in close proximity to a pavilion and picnic facilities. The playground on the northern parcel is located convenient to parking, restrooms, and picnic area. The playground on the southern parcel occupies the same general area as the current playground. The existing playground equipment and area should be evaluated for compliance with the ASTM standards, CPSC guidelines, and the ADA as described below. Existing equipment not in compliance with the standards should be brought into compliance or removed. New play equipment should be developed to compliment the existing equipment that will remain.

Each playground is age segregated with separate play areas; a tot lot for ages 2-5 years old and a youth playground for ages 6-12 years old. The playground area must be developed within an area of safety surfacing and located as recommended for safe play. Reference should be made to the following:

- American Society for Testing and Materials F1487-93
- Consumer Product Safety Commission Guidelines for Public Playground Safety

The playgrounds should be accessible to physically challenged children via accessible pathways and play equipment should offer play options for physically challenged children. The playground must comply with the Americans with Disabilities Act (ADA).

Support Facilities

Entrance/Cross Walks/Traffic Calming: The park has four main entrances. The northern parcel has entrances from Blue Valley Road and Park Drive. The southern parcel is accessed from Park Drive and South Main Street. Each of these entrances exists. The two entrances along Park Drive are realigned to be opposite one another, reducing the hazard associated with the existing offset alignment. A minor entrance is provided for the park office/visitor center off of South Main Street. Three points of pedestrian access are proposed with designated pedestrian crossing: near the vehicular entrance at Park Drive, on South Main Street, near the restrooms, and at the intersection of Park Drive and Blue Valley Road. Two areas of textured, colored pavement are proposed at the approach to the Park Drive vehicular entrance to calm traffic and enhance the safety of vehicles and pedestrians entering and exiting the park.

Parking: Six parking areas are developed on site. Handicap parking spaces are provided at each facility. Parking areas with drop-off areas are provided near the swimming pool, and in the rear of the amphitheater structure on the southern parcel. A small three car parking area is developed south of the park office/visitor center building to accommodate park manager parking, handicap parking, and short term parking for loading and unloading. Removable bollards are placed at the terminus of this parking area to allow park maintenance vehicles access to the midway. The bollards shall be locked to prevent the general public from gaining access to the midway. The northern parcel provides one main 20-car parking area central to the parcel and the activity areas. The lawn area surrounding the drop off is available for 20 overflow parking spaces. A smaller satellite 13 car parking area is developed adjacent to the tennis courts. Ten overflow spaces are available in this area. A small 20 car parking area north of the scout building provides parking along Blue Valley Road.

The parking areas listed above will fall short of the parking required to accommodate the features at Weona Park. The Borough should continue the relationship with the owner of the vacant lot across

South Main Street west of the site. This property has proven essential to accommodate parking for larger park events. The Borough should actively pursue the purchase of the property for park parking as it becomes available to address the existing shortfall. Designated pedestrian crossings should be developed to alert drivers to pedestrian movement crossing South Main Street.

Landscaping: The site is currently vegetated with mature canopy trees that provide ample shade and a storybook setting for the park. The trees should be inspected periodically for health and disease. Dead wood should be removed to limit the amount of debris and damage caused by fallen branches. An experienced arborist should complete this work. Landscaping should be provided throughout the park to compliment the existing landscape, provide interest, enhance the visual image of the park, separate uses, and buffer surrounding landowners. The use of plant material native to Northampton County is recommended. The ground cover of the park area is lawn. The lawn should be a shade tolerant mix.

Signs: The existing signs that identify the park from the intersection of Blue Valley Road and Park Drive will remain. The existing entrance sign at the park entrance to the southern parcel adjacent to the pool will also be maintained. An informational kiosk is developed in the circular hub adjacent to the community building to orient users to the park and post notices of park activities.

Maintenance and Storage: The existing storage areas located throughout the park are maintained. Maintenance and storage areas within the bathhouse, carousel building, and field house will continue to serve the storage needs of the park. No additional storage areas are proposed.

Stormwater management: Since the majority of the park is currently developed, additional impervious surface will be negligible. The intent of the plan was to increase the green portions of the park. Many existing facilities are either replaced or rehabilitated, resulting in no increase in impervious surface. Generally, much of the existing impervious surface is replaced with lawn area. This will decrease the post-developed runoff and reduce the need for stormwater detention facilities. Collection and conveyance facilities are upgraded, as necessary, to capture runoff and safely pass flows through the site. Existing slate storm sewers in disrepair should be replaced with more conventional storm sewer piping.

Utilities: The park is currently served by a number of utilities. The utilities to the existing park facilities will be maintained and upgraded, as necessary. Additional sanitary sewer and water extensions will be required to service the new bathhouse and restroom structure. Services to the community building will need to be evaluated in regards to the expansion for the commercial kitchen and restrooms.

Existing electric service and lighting within the park was evaluated. Electric service should be maintained where it exists in the park today. In addition to the existing locations, lighting should be provided at the tennis courts, skate park, basketball court, and parking areas. Lighting standards and layout should be evaluated as each existing facility is upgraded. Lighting should be replaced as necessary. Card readers are recommended to eliminate coin fed and light meters reduce vandalism at the basketball court and tennis court. Decorative light fixtures that reflect the parks character should be installed.

Telephone service should be provided and public phones should be located convenient to the park office/visitor service, community center, and swimming pool area.

Weona Park Master Plan

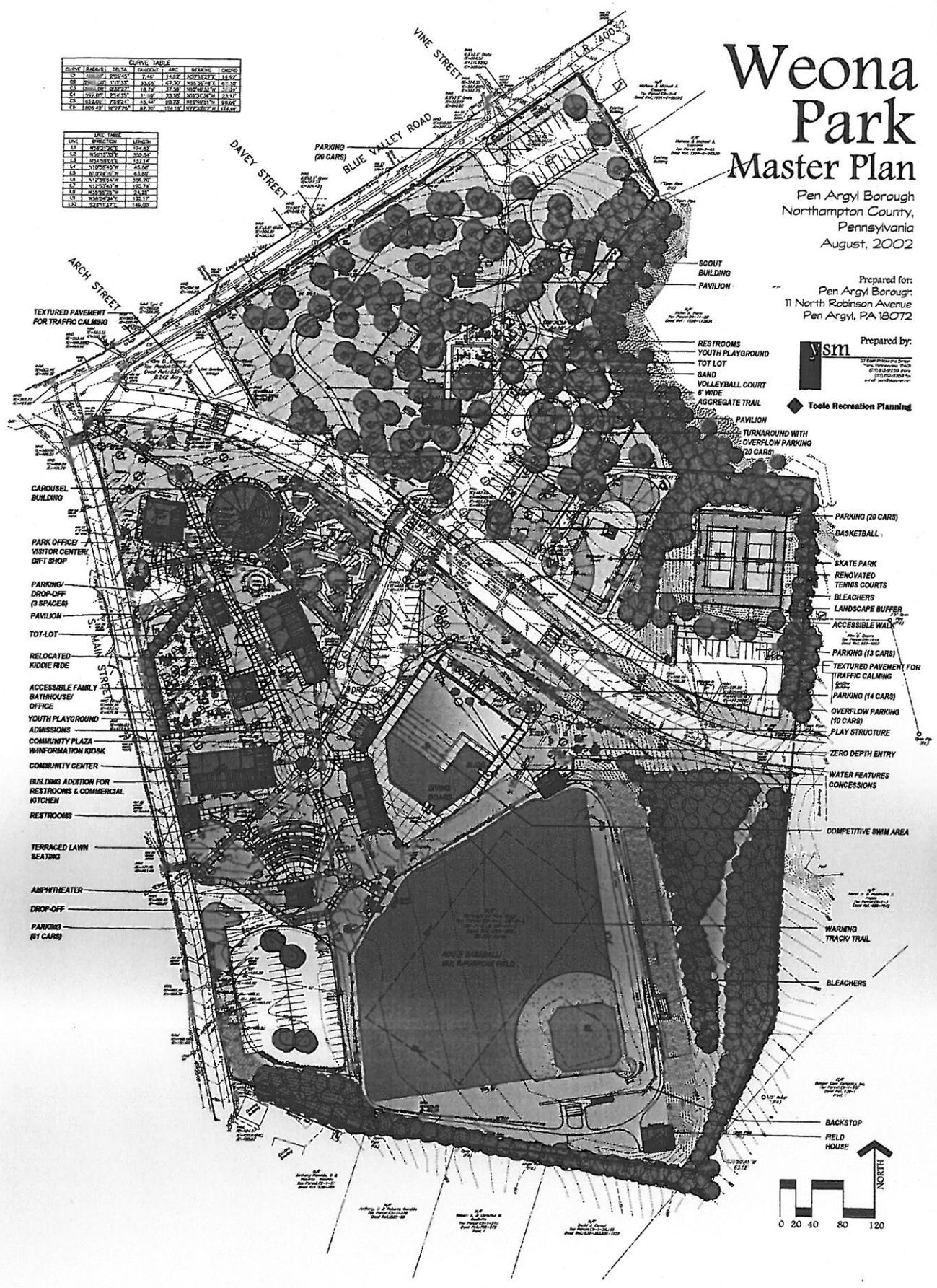
Pen Argyl Borough
Northampton County,
Pennsylvania
August, 2002

Prepared for:
Pen Argyl Borough
11 North Robinson Avenue
Pen Argyl, PA 18072

Prepared by:
ysm
Toolco Recreation Planning

CURVE	CHAINS	ANGLE	MARKS	CHAINS
C1	100.00	90.00	100.00	100.00
C2	100.00	90.00	100.00	100.00
C3	100.00	90.00	100.00	100.00
C4	100.00	90.00	100.00	100.00
C5	100.00	90.00	100.00	100.00
C6	100.00	90.00	100.00	100.00
C7	100.00	90.00	100.00	100.00
C8	100.00	90.00	100.00	100.00
C9	100.00	90.00	100.00	100.00
C10	100.00	90.00	100.00	100.00

LINE	DESCRIPTION	LENGTH
L1	PROPERTY	174.62
L2	PROPERTY	200.54
L3	PROPERTY	131.17
L4	PROPERTY	43.67
L5	PROPERTY	63.80
L6	PROPERTY	398.70
L7	PROPERTY	100.71
L8	PROPERTY	42.41
L9	PROPERTY	128.17
L10	PROPERTY	46.00



TEXTURED PAVEMENT FOR TRAFFIC CALMING

CAROUSEL BUILDING

PARK OFFICE

VISITOR CENTER

GIFT SHOP

PARKING/DROP-OFF (3 SPACES)

PAVILION

TOT LOT

RELOCATED KIDDIE RIDE

ACCESSIBLE FAMILY BATHHOUSE/ OFFICE

YOUTH PLAYGROUND

ADMISSIONS

COMMUNITY PLAZA

INFORMATION KIOSK

COMMUNITY CENTER

BUILDING ADDITION FOR RESTROOMS & COMMERCIAL KITCHEN

RESTROOMS

TERRACED LAWN

SEATING

AMPHITHEATER

DROP-OFF

PARKING (61 CARS)

SCOUT BUILDING

PAVILION

RESTROOMS

YOUTH PLAYGROUND

TOT LOT

SAND

VOLLEYBALL COURT

8' WIDE

AGGREGATE TRAIL

PAVILION

TURNAROUND WITH OVERFLOW PARKING (20 CARS)

PARKING (20 CARS)

BASKETBALL

SKATE PARK

RENOVATED TENNIS COURTS

BLEACHERS

LANDSCAPE BUFFER

ACCESSIBLE WALKWAY

PARKING (13 CARS)

TEXTURED PAVEMENT FOR TRAFFIC CALMING

PARKING (14 CARS)

OVERFLOW PARKING (10 CARS)

PLAY STRUCTURE

ZERO DEPTH ENTRY

WATER FEATURES

CONCESSIONS

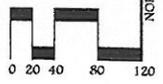
COMPETITIVE SWIM AREA

WARMING TRACK/ TRAIL

BLEACHERS

BACKSTOP

FIELD HOUSE



H. COST ANALYSIS

Development of Weona Park is proposed in six phases. The proposed phases are based on community need, funding opportunities, logical sequences of construction, and considerations for how the park will function. These phases should be viewed as recommendations and a not final determination. As funding is available or community needs change, the phases of development may change accordingly.

Anticipated costs for each phase of construction are outlined on the following pages and summarized below. The renovations to the swimming pool are listed as a "floating" phase. The swimming pool renovations are a high priority and should be completed as funds become available.

The following cost estimates do not include costs associated with the skate park area, swimming pool area, electrical upgrades and renovations to the various existing buildings. Further study, beyond the scope of this master plan, should be undertaken to identify the actual community need and specify the level of improvements for these areas. A professional with experience in skate park design, should complete the skate park area, tapping the local skate users to focus on the area need. Improvements to the existing structures should be designed by an architect and structural engineer to provide safe and historically correct renovations to these structures. The community center expansion, in particular, will require special design to develop a commercial kitchen that can meet the needs and desires of the community. A more detailed swimming pool study should be completed to explore needs and opportunities and identify problem areas. These detailed studies will better define the level of improvements and associated costs for development.

Costs are based on year 2001 construction prices. An inflation factor has not been included in the phased costs.

- **Phase 1 (southern parcel)** – Construct pavilion south of the carousel building. Develop the pavement for the midway from the intersection of Blue Valley Road and South Main Street south to the community center building and walking trail around the baseball field with the funds that are currently available. Funding for this phase is in place and completion of these improvements should create interest in the community and future phases. This work is scheduled for the fall of 2001, after Labor Day, with anticipated completion in the spring of 2002. This schedule was selected to minimize interference with the park activities and events.
- **Phase 2 (northern parcel)** – Develop the teen area to include renovated parking area, basketball court, skate park, and refurbishing the existing tennis courts.
- **Phase 3 (southern parcel)** – Develop parking area adjacent to the baseball field and construct amphitheater renovations.
- **Phase 4 (southern parcel)** – Renovate the playground area, miniature golf area, and complete amenity installation in the southern parcel.
- **Phase 5 (northern parcel)** – Construct the pavilions and picnic area, playground-area, sand volleyball court, trails and parking area, and all remaining site amenities.
- **Floating Phase (swimming pool renovations)** – Renovate the existing swimming pool complex to develop a leisure pool. Renovate bathhouse. Construct new accessible family bathhouse.

Probable Construction Cost Opinions	
Phase 1	\$ 409,613
Phase 2	\$ 562,618
Phase 3	\$ 397,993
Phase 4	\$ 324,453
Phase 5	\$ 385,600
Floating Phase-Swimming Pool	Unknown at this time
Total	\$ 2,080,277

**Weona Park
Phase 1
PROBABLE CONSTRUCTION COST OPINION**

Applicant Pen Argyl Borough - Northampton Co, PA
Project No. 00ARG-01

Date Prepared 8/14/2001
Prepared By: CJS

Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	Demolition/Site Preparation			\$29,348.00
	A. General Demolition (play equip, vertical curb)	1 LS	\$3,036.00	\$3,036.00
	B. Remove Bituminous Pavement	2,400 SY	\$6.33	\$15,180.00
	C. Remove Misc. Structures (small pavilion)	1 LS	\$5,060.00	\$5,060.00
	D. Selective Tree Removal	12 EA	\$506.00	\$6,072.00
2	Earthwork			\$2,707.10
	A. Rough Grading Operations	1,070 CY	\$2.53	\$2,707.10
3	Stormwater Management/Erosion Control			\$23,276.00
	A. Stormwater collection and conveyance	1 LS	\$15,180.00	\$15,180.00
	B. Erosion control measures	1 LS	\$8,096.00	\$8,096.00
4	Accessible Bituminous Trail			\$76,375.64
	A. Fine Grade and Compact	200 CY	\$3.29	\$657.80
	B. Colored Bituminous Pvmnt (1.5"wearing,1.5"binder)	19,200 SF	\$3.39	\$65,091.84
	C. 2A Stone - 6" Deep	2,100 SY	\$5.06	\$10,626.00
5	6' Accessible Aggregate Trail North Side			\$7,630.48
	A. Fine Grade and Compact	120 CY	\$3.29	\$394.68
	B. #10 Coarse Aggregate	1,100 LF	\$1.52	\$1,669.80
	C. 2A Stone - 6" Deep	1,100 LF	\$5.06	\$5,566.00
6	10' Accessible Aggregate Trail South Side			\$15,330.79
	A. Fine Grade and Compact	100 CY	\$3.29	\$328.90
	B. #10 Coarse Aggregate	1,360 LF	\$2.53	\$3,440.80
	C. 2A Stone - 6" Deep	1,360 LF	\$8.50	\$11,561.09
7	Parking Area/Drop Off Area			\$6,451.50
	A. Bituminous Paving	275 SY	\$20.24	\$5,566.00
	B. Bollards / Parking Barrier	4 Space	\$151.80	\$607.20
	C. HC Parking Signs	1 EA	\$278.30	\$278.30
8	20'x40' Pavilion			\$26,818.00
	A. Pavilion	1 LS	\$15,584.80	\$15,584.80
	B. Pavilion delivery and installation	1 LS	\$3,896.20	\$3,896.20
	C. Concrete Pad	1,450 SF	\$5.06	\$7,337.00
9	Baseball Field Improvements			\$33,054.45
	A. Grade Bleacher Area into Hillside	185 CY	\$2.53	\$468.05
	B. Backstop	1 LS	\$7,084.00	\$7,084.00
	C. Concrete Pad	1,000 SF	\$5.06	\$5,060.00
	D. Bleacher	1 LS	\$7,084.00	\$7,084.00
	E. Retaining Wall	420 SF	\$20.24	\$8,500.80
	F. Players Fence	200 LF	\$24.29	\$4,857.60
10	Large Pavilion Renovation			\$10,719.05
	A. Remove concrete curb	180 LF	\$3.13	\$562.87
	B. Demo and Prep Base Course	185 SY	\$7.03	\$1,301.18
	C. Concrete Pad	1,750 SF	\$5.06	\$8,855.00
11	Site Amenities			\$18,570.20
	A. Benches	6 EA	\$1,012.00	\$6,072.00
	B. Trash Receptical	4 EA	\$759.00	\$3,036.00
	C. Game Tables	2 EA	\$1,214.40	\$2,428.80
	C. Information Kiosk	1 EA	\$2,530.00	\$2,530.00
	D. Pet Waste Disposal System	4 EA	\$253.00	\$1,012.00
	E. Drinking Fountain including Water Supply	1 LS	\$3,491.40	\$3,491.40

12	Landscaping			\$14,350.16
	A. Plant Material	1 LS	\$10,120.00	\$10,120.00
	B. Seeding	38000 SF	\$0.11	\$4,230.16
13	Electric Upgrades, Service and Fixtures			\$27,324.00
	A. Concession Bldg., Field House, and Walkway	1 LS	\$27,324.00	\$27,324.00
14	Design and Engineering Fees			\$29,195.54
	A. Design and Engineering Fees	1 LS	\$29,195.54	\$29,195.54
15	Bond, Mobilization, and Layout			\$35,034.64
	A. Bond, Mobilization, and Layout	1 LS	\$35,034.64	\$35,034.64
16	Contingency			\$53,427.83
	A. 15% contingency	1 LS	\$53,427.83	\$53,427.83
	Total			\$409,613

Cost estimate does not include structural renovations, concession building renovations, stormwater detention/retention facilities, any utility connection fees, utility location and/or relocation, and construction inspection fees.

YSM is not a construction contractor and therefore probable construction cost opinions are based solely upon our experience with construction. This requires YSM to make a number of assumptions as to actual conditions which will be encountered on the site; the specific decisions of other design professionals engaged; the means and methods of construction the contractor will employ; contractors' techniques in determining prices and market conditions at the time, and other factors over which YSM has no control. Given these assumptions which must be made, YSM states that the above probable construction cost opinion is a fair and reasonable estimate for construction costs.

**Weona Park
Phase 2
PROBABLE CONSTRUCTION COST OPINION**

Applicant Pen Argyl Borough - Northampton Co, PA
Project No. 00ARG-01

Date Prepared 8/14/2001
Prepared By: CJS

Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	Demolition/Site Preparation			\$152,053.00
	A. General Demolition	1 LS	\$1,518.00	\$1,518.00
	B. Remove Bituminous Pavement	21,400 SY	\$6.33	\$135,355.00
	C. Remove Misc. Structures	1 LS	\$3,036.00	\$3,036.00
	D. Selective Tree Removal	24 EA	\$506.00	\$12,144.00
2	Earthwork			\$12,650.00
	A. Grading Operations	5,000 CY	\$2.53	\$12,650.00
3	Erosion Control Measures			\$8,298.40
	A. Silt Fence/Construction Fence	600 LF	\$2.02	\$1,214.40
	B. Temporary Diversion Swale	1600 LF	\$2.53	\$4,048.00
	C. Stabilized Construction Entrance	1 EA	\$910.80	\$910.80
	D. Rock Filter	6 EA	\$354.20	\$2,125.20
4	Stormwater Management			\$16,353.92
	A. Inlets	6 EA	\$1,275.12	\$7,650.72
	B. Misc. Trail Culverts	2 EA	\$1,012.00	\$2,024.00
	C. Storm Pipe	300 LF	\$22.26	\$6,679.20
5	Bituminous Trail			\$13,124.38
	A. Fine Grade and Compact	175 CY	\$3.29	\$575.58
	B. Bituminous Pavement (1.5" wear, 1.5" bind)	800 SY	\$9.11	\$7,286.40
	C. 2A Stone - 6" Deep	800 SY	\$6.58	\$5,262.40
6	6' Wide Aggregate Trail (If)			\$4,242.81
	A. Fine Grade and Compact	90 CY	\$3.29	\$296.01
	B. #10 Coarse Aggregate	600 LF	\$1.52	\$910.80
	C. 2A Stone - 6" Deep	600 LF	\$5.06	\$3,036.00
7	Bituminous Parking Area			\$2,624.72
	A. Painting and striping	13 Space	\$7.29	\$94.72
	B. Bollards and Parking Barrier	13 Space	\$151.80	\$1,973.40
	C. HC Parking Signs	2 EA	\$278.30	\$556.60
8	Aggregate Parking Area/Drop Off Area			\$33,294.80
	A. 8" 2A Aggregate Paving	1,400 SY	\$20.24	\$28,336.00
	B. Bollards and Parking Barrier	29 Space	\$151.80	\$4,402.20
	C. HC Parking Signs	2 EA	\$278.30	\$556.60
9	Tennis Court Renovation			\$41,202.57
	A. Prep Pavement	1 LS	\$1,669.80	\$1,669.80
	B. Stone Dust Overlay	1,440 SY	\$1.42	\$2,040.19
	C. Binder Coarse	1,440 SY	\$5.06	\$7,286.40
	D. Wearing Coarse	1,440 SY	\$3.64	\$5,246.21
	E. Color Coat and Striping	1,440 SY	\$6.07	\$8,743.68
	F. 10 Foot High Fencing	456 LF	\$23.28	\$10,613.86
	G. Vinyl Coat Fence	456 LF	\$6.07	\$2,768.83
H. Post and Nets	2 SET	\$1,416.80	\$2,833.60	
10	Basketball Court			\$33,979.67
	A. Fine Grading and Compaction	75 CY	\$3.29	\$246.68
	B. Stone Base	810 SY	\$9.82	\$7,951.28
	C. Binder Coarse	810 SY	\$5.06	\$4,098.60
	D. Wearing Coarse	810 SY	\$3.64	\$2,950.99
	E. Color Coat and striping	810 SY	\$6.07	\$4,918.32
	F. 10 Foot High Fencing	350 LF	\$23.28	\$8,146.60
	G. Vinyl Coat Fence	350 LF	\$6.07	\$2,125.20
H. Post and Nets	1 SET	\$3,542.00	\$3,542.00	

11	Skate Park A. Undetermined at this time	0 LS	\$0.00	\$0.00 \$0.00
12	Site Amenities A. Benches B. Trash Receptical C. Information Kiosk D. Removable Bollards E. Traffic Calming Textured Pavement	7 EA 6 EA 1 EA 1 SET 1 LS	\$1,012.00 \$759.00 \$2,530.00 \$2,024.00 \$6,072.00	\$22,264.00 \$7,084.00 \$4,554.00 \$2,530.00 \$2,024.00 \$6,072.00
13	Landscaping A. Plant Material B. Seeding	1 LS 20000 SF	\$6,072.00 \$0.11	\$8,298.40 \$6,072.00 \$2,226.40
14	Electric Upgrades, Service and Fixtures A. Baseball, skatepark, and tennis court	1 LS	\$52,624.00	\$52,624.00
15	Design and Engineering Fees A. Design and Engineering Fees	1 LS	\$40,101.07	\$40,101.07
16	Bond, Mobilization, and Layout A. Bond, Mobilization, and Layout	1 LS	\$48,121.28	\$48,121.28
17	Contingency A. 15% contingency	1 LS	\$73,384.95	\$73,384.95
	Total			\$562,618

Cost estimate does not include structural renovations, concession building renovations, stormwater detention/retention facilities, any utility connection fees, utility location and/or relocation, and construction inspection fees.

YSM is not a construction contractor and therefore probable construction cost opinions are based solely upon our experience with construction. This requires YSM to make a number of assumptions as to actual conditions which will be encountered on the site; the specific decisions of other design professionals engaged; the means and methods of construction the contractor will employ; contractors' techniques in determining prices and market conditions at the time, and other factors over which YSM has no control. Given these assumptions which must be made, YSM states that the above probable construction cost opinion is a fair and reasonable estimate for construction costs.

**Weona Park
Phase 3
PROBABLE CONSTRUCTION COST OPINION**

Applicant Pen Argyl Borough - Northampton Co, PA
Project No. 00ARG-01

Date Prepared 8/14/2001
Prepared By: CJS

Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	Demolition/Site Preparation			\$27,324.00
	A. General Demolition (fencing, curb)	1 LS	\$2,024.00	\$2,024.00
	B. Remove Bituminous Pavement	3,600 SY	\$6.33	\$22,770.00
	C. Selective Tree Removal	5 EA	\$506.00	\$2,530.00
2	Earthwork			\$4,807.00
	A. Grading Operations	1,900 CY	\$2.53	\$4,807.00
3	Erosion Control Measures			\$3,668.50
	A. Silt Fence/Construction Fence	350 LF	\$2.02	\$708.40
	B. Temporary Diversion Swale	250 LF	\$2.53	\$632.50
	C. Stabilized Construction Entrance	1 EA	\$910.80	\$910.80
	D. Rock Filter	4 EA	\$354.20	\$1,416.80
4	Stormwater Management			\$16,293.20
	A. Inlets	5 EA	\$1,275.12	\$6,375.60
	B. End Section	1 EA	\$1,012.00	\$1,012.00
	C. Storm Pipe	400 LF	\$22.26	\$8,905.60
5	Bituminous Trail			\$26,154.13
	A. Fine Grade and Compact	120 CY	\$3.29	\$394.68
	B. Colored Bituminous Pavement (1.5" wear, 1.5" bind)	6,240 SF	\$3.39	\$21,154.85
	C. 2A Stone - 6" Deep	700 SY	\$6.58	\$4,604.60
6	Parking Area/Drop Off Area			\$37,013.90
	A. Bituminous Paving	1,420 SY	\$20.24	\$28,740.80
	B. Bollards and Parking Barrier	49 Space	\$151.80	\$7,438.20
	C. HC Parking Signs	3 EA	\$278.30	\$834.90
7	Apphiteater Seating			\$75,216.90
	A. Fine Grade and Compact	100 CY	\$3.29	\$328.90
	B. Retaining wall	2,400 SF	\$20.24	\$48,576.00
	C. Permanent Seating	100 LF	\$126.50	\$12,650.00
	D. Concrete walk	2,700 SF	\$5.06	\$13,662.00
8	Site Amenities			\$9,108.00
	A. Benches	3 EA	\$759.00	\$2,277.00
	B. Trash Receptical	3 EA	\$759.00	\$2,277.00
	C. Information Kiosk	1 EA	\$2,530.00	\$2,530.00
	D. Removable Bollards	1 SET	\$2,024.00	\$2,024.00
9	Landscaping			\$8,187.08
	A. Plant Material	1 LS	\$6,072.00	\$6,072.00
	B. Seeding	19000 SF	\$0.11	\$2,115.08
10	Electric Upgrades, Service and Fixtures			\$75,900.00
	A. Restrooms, Amphitheater, and Parking	1 LS	\$75,900.00	\$75,900.00
11	Design and Engineering Fees			\$28,367.27
	A. Design and Engineering Fees	1 LS	\$28,367.27	\$28,367.27
12	Bond, Mobilization, and Layout			\$34,040.72
	A. Bond, Mobilization, and Layout	1 LS	\$34,040.72	\$34,040.72
13	Contingency			\$51,912.11
	A. 15% contingency	1 LS	\$51,912.11	\$51,912.11
	Total			\$397,993

Cost estimate does not include structural renovations, concession building renovations, stormwater detention/retention facilities, any utility connection fees, utility location and/or relocation, and construction inspection fees.

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**Weona Park
Phase 4
PROBABLE CONSTRUCTION COST OPINION**

Applicant Pen Argyl Borough - Northampton Co, PA
Project No. 00ARG-01

Date Prepared 8/14/2001
Prepared By: CJS

Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	Demolition/Site Preparation			\$19,228.00
	A. General Demolition (play equip, vertical curb)	1 LS	\$5,060.00	\$5,060.00
	B. Remove Bituminous Pavement	1,600 SY	\$6.33	\$10,120.00
	C. Selective Tree Removal	8 EA	\$506.00	\$4,048.00
2	Earthwork			\$632.50
	A. Rough Grading Operations	250 CY	\$2.53	\$632.50
3	Stormwater Management/Erosion Control			\$7,084.00
	A. Stormwater collection and conveyance	1 LS	\$6,072.00	\$6,072.00
	B. Erosion control measures	1 LS	\$1,012.00	\$1,012.00
4	Accessible Bituminous Trail			\$16,620.58
	A. Fine Grade and Compact	50 CY	\$3.29	\$164.45
	B. Colored Bituminous Pvmt (1.5"wearing, 1.5"binder)	4,160 SF	\$3.39	\$14,103.23
	C. 2A Stone - 6" Deep	465 SY	\$5.06	\$2,352.90
5	Youth Playground Renovation			\$43,153.70
	A. Play Equipment	1 LS	\$25,300.00	\$25,300.00
	B. Play Equipment Installation	1 LS	\$6,325.00	\$6,325.00
	C. Excavation Fine Grade and Compaction	120 CY	\$3.44	\$412.90
	D. Underdrain	80 LF	\$15.69	\$1,254.88
	E. Safety Surface (Mulch)	80 CY	\$28.23	\$2,258.78
	F. Stone Base and Filter Fabric	240 SY	\$8.91	\$2,137.34
	G. Edging	360 LF	\$15.18	\$5,464.80
6	Tot Lot Renovation			\$51,676.77
	A. Play Equipment	1 LS	\$25,300.00	\$25,300.00
	B. Play Equipment Installation	1 LS	\$6,325.00	\$6,325.00
	C. Excavation Fine Grade and Compaction	150 CY	\$3.44	\$516.12
	D. Underdrain	140 LF	\$15.69	\$2,196.04
	E. Safety Surface (Mulch)	220 CY	\$28.23	\$6,211.66
	F. Stone Base and Filter Fabric	670 SY	\$8.91	\$5,966.75
	G. Edging	340 LF	\$15.18	\$5,161.20
7	Miniature Golf Renovation			\$32,434.60
	A. Bituminous Walk	800 SY	\$16.19	\$12,953.60
	B. Decorative fencing	550 LF	\$35.42	\$19,481.00
8	Site Amenities			\$28,842.00
	A. Benches	8 EA	\$1,012.00	\$8,096.00
	B. Trash Receptical	5 EA	\$759.00	\$3,795.00
	C. Relocate Kiddie ride	1 LS	\$1,012.00	\$1,012.00
	D. Decorative Fence at playground	450 LF	\$35.42	\$15,939.00
9	Landscaping			\$7,296.52
	A. Plant Material	1 LS	\$6,072.00	\$6,072.00
	B. Seeding	11000 SF	\$0.11	\$1,224.52
10	Electric Upgrades, Service and Fixtures			\$24,288.00
	A. Walkway, Concession Stand, and Golf	1 LS	\$24,288.00	\$24,288.00
11	Design and Engineering Fees			\$23,125.67
	A. Design and Engineering Fees	1 LS	\$23,125.67	\$23,125.67
12	Bond, Mobilization, and Layout			\$27,750.80
	A. Bond, Mobilization, and Layout	1 LS	\$27,750.80	\$27,750.80
13	Contingency			\$42,319.97
	A. 15% contingency	1 LS	\$42,319.97	\$42,319.97
Total				\$324,453

Cost estimate does not include structural renovations, concession building renovations, stormwater detention/retention facilities, any utility connection fees, utility location and/or relocation, and construction inspection fees.

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**Weona Park
Phase 5
PROBABLE CONSTRUCTION COST OPINION**

Applicant Pen Argyl Borough - Northampton Co, PA
Project No. 00ARG-01

Date Prepared 8/14/2001
Prepared By: CJS

Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	Demolition/Site Preparation			\$10,312.28
	A. General Demolition	1 LS	\$1,518.00	\$1,518.00
	B. Remove Aggregate Pavement	820 SY	\$4.55	\$3,734.28
	C. Selective Tree Removal	10 EA	\$506.00	\$5,060.00
2	Earthwork			\$4,048.00
	A. Grading Operations	1,600 CY	\$2.53	\$4,048.00
3	Erosion Control Measures			\$3,273.82
	A. Silt Fence/Construction Fence	330 LF	\$2.02	\$667.92
	B. Temporary Diversion Swale	110 LF	\$2.53	\$278.30
	C. Stabilized Construction Entrance	1 EA	\$910.80	\$910.80
	D. Rock Filter	4 EA	\$354.20	\$1,416.80
4	Stormwater Management			\$3,622.96
	A. Inlets	1 EA	\$1,275.12	\$1,275.12
	B. Misc. Trail Culverts	1 EA	\$1,012.00	\$1,012.00
	C. Storm Pipe	60 LF	\$22.26	\$1,335.84
5	Parking Area			\$23,427.80
	A. Bituminous Paving	980 SY	\$20.24	\$19,835.20
	B. Bollards / Parking Barrier	20 Space	\$151.80	\$3,036.00
	C. HC Parking Signs	2 EA	\$278.30	\$556.60
6	6' Wide Aggregate Trail (lf)			\$3,502.79
	A. Fine Grade and Compact	165 CY	\$3.29	\$542.69
	B. #10 Coarse Aggregate	450 LF	\$1.52	\$683.10
	C. 2A Stone - 6" Deep	450 LF	\$5.06	\$2,277.00
7	Large Pavilion			\$35,271.49
	A. Fine Grading and Compaction	1 CY	\$3.29	\$3.29
	B. Pavilion	1 LS	\$15,584.80	\$15,584.80
	C. Pavilion delivery and installation	1 LS	\$3,896.20	\$3,896.20
	D. Concrete Pad and Walk	3,120 SF	\$5.06	\$15,787.20
8	Small Pavilion			\$18,574.25
	A. Fine Grading and Compaction	12 CY	\$3.29	\$39.47
	B. Pavilion	1 LS	\$11,182.60	\$11,182.60
	C. Pavilion Delivery and Installation	1 LS	\$2,798.18	\$2,798.18
	D. Concrete Pad	900 SF	\$5.06	\$4,554.00
9	Youth Playground			\$50,707.78
	A. Play Equipment	1 LS	\$30,360.00	\$30,360.00
	B. Play Equipment Installation	1 LS	\$7,590.00	\$7,590.00
	C. Excavation Fine Grade and Compaction	50 CY	\$3.44	\$172.04
	D. Underdrain	100 LF	\$15.69	\$1,568.60
	E. Safety Surface (Mulch)	135 CY	\$28.23	\$3,811.70
	F. Stone Base and Filter Fabric	400 SY	\$8.91	\$3,562.24
	G. Edging	240 LF	\$15.18	\$3,643.20
10	Tot Lot			\$46,864.20
	A. Play Equipment	1 LS	\$28,336.00	\$28,336.00
	B. Play Equipment Installation	1 LS	\$7,084.00	\$7,084.00
	C. Excavation Fine Grade and Compaction	50 CY	\$3.44	\$172.04
	D. Underdrain	100 LF	\$15.69	\$1,568.60
	E. Safety Surface (Mulch)	115 CY	\$28.23	\$3,247.00
	F. Stone Base and Filter Fabric	350 SY	\$8.91	\$3,116.96
	G. Edging	220 LF	\$15.18	\$3,339.60

11	Sand Volleyball Court			\$10,051.69
	A. Sand	450 SY	\$8.10	\$3,643.20
	B. Underdrain	150 LF	\$15.18	\$2,277.00
	C. Timberex Edging	260 LF	\$7.08	\$1,841.84
	D. Excavation Backfill and Compaction	50 CY	\$3.29	\$164.45
	E. Nets and Post	1 SET	\$1,214.40	\$1,214.40
	F. Geotextile Material	450 SY	\$2.02	\$910.80
12	Site Amenities			\$3,795.00
	A. Benches	2 EA	\$759.00	\$1,518.00
	B. Trash Receptical	3 EA	\$759.00	\$2,277.00
13	Landscaping			\$1,679.92
	A. Plant Material	1 LS	\$1,012.00	\$1,012.00
	B. Seeding	6000 SF	\$0.11	\$667.92
14	Electric Upgrades, Service and Fixtures			\$59,708.00
	A. Volleyball, Pavilions, Scout Bldg, Restrms and Parking	1 LS	\$59,708.00	\$59,708.00
15	Design and Engineering Fees			\$27,484.00
	A. Design and Engineering Fees	1 LS	\$27,484.00	\$27,484.00
16	Bond, Mobilization, and Layout			\$32,980.80
	A. Bond, Mobilization, and Layout	1 LS	\$32,980.80	\$32,980.80
17	Contingency			\$50,295.71
	A. 15% contingency	1 LS	\$50,295.71	\$50,295.71
	Total			\$385,600

Cost estimate does not include structural renovations, concession building renovations, stormwater detention/retention facilities, any utility connection fees, utility location and/or relocation, and construction inspection fees.

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I. OPERATIONS, MANAGEMENT, MAINTENANCE AND FINANCING

Introduction

Weona Park excites the imagination as almost no other public place in the region. For generations, it was the grand capital of amusement, the Slate Belt's symbol of a good time. In its heyday, thousands of people jammed Weona Park having arrived via trolley.

Today, Weona Park bears a changed resemblance to its colorful past. Modern influences and changing recreation needs command a new look at the treasure of Weona Park. The time is right for a new plan for the park – the convergence of state and local funds for capital improvements, with private citizens organized as friends of the carousel, and the Borough's commitment to revitalizing Weona Park as the crown jewel of Pen Argyl Borough.

Purpose of the Operation and Management Plan

Maintenance is the single largest recurring expenditure in parks and recreation. Over the lifetime of a park, about 75 percent of its cost is in maintenance while only about 25 percent is in acquisition, development, design, and construction (Lay, 1978).¹

This operations and maintenance plan sets forth a strategy for managing the park once it is developed. The plan should serve as a working document to be used, based upon the history of park maintenance in the recent years and revised as the park is improved. The following topics will be addressed in this chapter:

1. Park Mission
2. Recreation Opportunities
3. Maintenance
4. Management Recommendations

1. Weona Park Vision and Mission

Vision Statement

Weona Park is the crown jewel of Pen Argyl Borough. It harkens visitors back to days gone-by of simpler pastimes blended with the recreation amenities of the 21st century. The park helps to bring the community, family, and friends together to enjoy a few hours or a whole day in a convenient, charming, outdoor setting.

Mission Statement

Pen Argyl Borough is dedicated to providing quality visitor experiences in Weona Park by providing an attractive, safe, and clean environment with quality facilities and superb public service.

Weona Park is known far and wide as a great park. The Borough is seizing the opportunity to restore the park to its former grandeur while accommodating the visitors of the 21st century complete with 21st facilities and services.

¹ Lay, Francis. 1978. Management of Grounds or Site Operations Manual, *Manual of Site Management*, Environmental Design Press. p4.

The park will serve a variety of interests ranging from use as a neighborhood park to daylong outings for large groups. Weona Park hosts activities as diverse as families dropping by the playground, league sports, and full-scale regional special events. It is a multi-faceted facility requiring a wide span of support services and maintenance activities.

2. Weona Park Recreation Opportunities

Pen Argyl Borough is committed to providing a variety of recreation opportunities both for scheduled and self-directed activities for people of all ages and interests, and community organizations. Through a comprehensive revitalization of Weona Park, facilities will be rehabilitated, upgraded, and added. The revitalization will provide both new recreation opportunities as well as enhancement of existing facilities that will make traditional uses and events more convenient, pleasant, and easier to manage and implement.

The Borough has a fine start with the foundation of a wonderful park that has enjoyed nearly a century of success. Because of the significant investment required, the revitalization project may be phased in over time but for planning purposes are shown here in total. Facilities include the following:

- Swimming pool with large bathhouse and a concession stand
- Three picnic pavilions
- Community building with a commercial kitchen
- Amphitheater
- Playground
- Adult baseball/multi-purpose field
- Kiddie jeep ride
- Miniature golf
- One basketball court
- Two tennis courts
- One sand volleyball court
- One skate park
- Pathways
- Midway for special events
- Carousel
- Park office
- Support facilities such as parking, restrooms, and kiosk
- Parking

Recreation Opportunities

Recreation opportunities will be as varied as tots playing in the playground to full-scale family reunions and company picnics. Weona Park will also offer recreation opportunities for teens in the form of a skate park. This groundbreaking step will address one of Pen Argyl's most significant community needs and top priority's. The new design will meet a primary goal of the Borough: to add more facilities to provide a wider variety of recreational opportunities for the public.

Fitness/Wellness – Fitness extends lives, improves self-image, reduces health care costs, reduces isolation, and makes people happier. According to the U.S. Surgeon General, the top public health issue is the lack of activity among the American public. The ballfields, trails, swimming pool, skate park, game courts, tot lot, and picnic area provide an attractive, close-to-home location for Pen Argyl citizens to cultivate active outdoor lifestyles.

Special Events – The new design includes a Midway with amenities to make large-scale events easier to conduct as well as safe and attractive to both the public and vendors. These events include the Labor Day Week End community fair, Springtime in the Park, and occasions such as the Cornish event.

Picnicking – Three new pavilions will be installed in the park. A large and a small pavilion on the northern side and a medium pavilion on the southern side will expand space for groups of different sizes

Organized Sports – Organized sports will be able to use the ball fields just as they have in the past. The field is a multi-purpose field with a soccer field over the outfield of the baseball field. With extremely limited field availability in Pen Argyl, soccer and baseball compete for time on the fields. Weona Park cannot provide all of the field time needed by community sports groups. Scheduling and maintenance are major challenges.

Family Play – The additional playgrounds are expected to be a destination for people of all ages from young children to grandparents for visits with their grandchildren. Both citizens using the tot lot on a daily basis and large groups reserving pavilions are expected to be the primary users. In addition, day care centers use the playgrounds. Just as any other group over a certain size is required, the day care centers should be included in the permitting process.

Swimming – The pool will continue to be a major summer destination in the region. With a new design, the pool will at once be more fun and easier to maintain. Support facility improvements such as new restrooms and changing areas with a universal design will make the facility accessible to all people. The pool will continue to offer recreational, instructional, competitive, and fitness aquatics programs.

Self-Directed Activities – With the hectic lives we all lead, having a place to go on our own is important. The Park offers an important respite for people to enjoy on their own terms at their own pace whenever they want.

Teen Area – The area on the north side will create a space for teens that will be easily visible from the road. Designed as an activity hub with skating, basketball, tennis, and parking areas adjoining the road.

Boy Scout Hub – The area that currently has the Boy Scout cabin will be improved to include a picnic area with a pavilion, sand volleyball, playground, and pathway.

Special Use Facilities – Pen Argyl has several facilities unique to Weona Park. These include the Carousel, the Jeep Ride and the miniature golf course. The Carousel sets the tone for the park. The Friends group is doing a fine job of supporting it. The Jeep Ride continues to be a hallmark of park tradition and does require maintenance because of its age. The miniature golf has potential to be more of a park asset through revitalization and targeted management.

Community Building – Organizations rent the community building for events and programs. The addition of a new, commercial grade, kitchen will enable expanded use of the building and hopefully higher rental fees to offset park operating costs.

Performing Arts – The performing arts are important in the area. The Amphitheater will make the performances more enjoyable with the expectation that a larger audience will be drawn to the events.

Information and Visitor Services – The former stone concession building will be recycled into a park office. This facility can be used to provide information about recreation programs and services about Weona Park and other regional activities. Easy access to information about recreation is an important public service as the lack of information is a prime factor in the public not participating in community recreation. The park office will enhance park security by providing a conspicuous presence in the park. It will also provide a more desirable work environment for Borough staff. Although commercial uses of the building were explored, site limitations due to parking, the road, and businesses in the area preclude such a use. The park office is much needed and will enhance the image of the Borough in terms of public service and investment in the park.

3. Park Maintenance

Maintenance management is the process by which Pen Argyl Borough plans, directs, and controls the care of the park and recreation facilities. Weona Park should reflect an effective level of service; an inviting, clean and attractive appearance; and the reality of fiscal and human resource limitations of the Borough. Pen Argyl Borough has a strong tradition of park maintenance and finding creative ways of dealing with limited resources and the significant public expectations of the park and borough staff.

Management Challenges and Opportunities

Function: Community/Regional Park – Weona Park is a challenging park in terms of maintenance and programming. The park actually functions as a park system for the Borough given the fact that it is the Pen Argyl's only park and has the variety of facilities typically distributed throughout several parks.

Variety of Facilities and Services – Weona Park's facilities require a number of maintenance management operations ranging from forestry to swimming pool management and sports turf maintenance. Each operation represents a special expertise. In addition to the casual park visitor, Weona Park serves dedicated community groups such as the Boy Scouts for year round activities, large groups for scheduled outings, and tens of thousands of people for special events.

Experience: Springboard to the Future – The Borough has nearly a century of experience in maintaining Weona Park. The challenge is to retain the maintenance operations that work, change the ones that don't work, and add new techniques that reflect the new demands, emerging technology, and expanded partnerships.

New Facilities – The proposed park design includes new facilities that have management implications. The most significant is the skate park. The community building will have a commercial kitchen that will enable more catering and rentals. Additional facilities such as restrooms, pavilions, playgrounds, game courts, and the new Midway will place further maintenance demands. The challenge will be to find ways to offset the cost through non-tax means such as fees and charges, sponsorships, partnerships, and so on.

Importance of Partnerships – Partnerships are crucial to the park's success. The Friends of the Carousel are supporting the restoration and continued operation of the carousel, a function the Borough could not do on its own. The Boy Scouts use and maintain the Scout Building, providing a mutually beneficial program of youth service and facility management. The partnership potential is clear for other park functions as well including the proposed skate park/teen area, the amphitheater, and the ball fields.

Ball Field – The ball field receives extraordinarily heavy use. The wear and tear on the playing surfaces is intensive. They need regular maintenance practices and guidelines for field use designed to produce a quality sports turf. The need for an overlapping soccer field on the baseball field results in substantial maintenance demands in order to keep the sports turf. Sports have extended beyond the traditional seasons of spring baseball and fall soccer to year round play.

Staffing – The Borough is fortunate in having a small but dedicated staff. The Park Manager knows the park so well that he is able to schedule park operations based on "the rhythm of the seasons." He is responsible for bringing together park operations for a fully scheduled year round park.

Volunteers – While the park has a host of volunteers, the challenge is retaining and sustaining them. The same people volunteer repeatedly. While it is important to support them, it is equally important to bring in new volunteers. A major consideration about volunteerism is that volunteers are not free. They require recruiting, training, supervision, coordination, support, and recognition. A comprehensive volunteer program requires Borough resources to continue it long term.

Key Elements of Successful Maintenance

The revitalization and expansion of Weona Park will place increased demand on park management. The master plan could be the catalyst for formalizing park management operations. The upside of a dedicated staff is the care and creativity they harness in caring for the park. The downside is that they carry

management operations in their heads. While this works well for now, if that brain trust should leave, their knowledge and experience goes with them. To sustain care of the park well into the future, it is important to formalize operations into a planned maintenance management system. To put into practice a planned maintenance management program, Pen Argyl Borough needs the following:

- Adoption of the proposed mission statement that underscores visitor safety and clean and attractive park conditions.
- Formalizing the maintenance management system.
- Agreement on an approach to staffing through contracting, part-time personnel, volunteers or a combination of these methods.

Maintenance Goals

The goal of park maintenance is to provide a clean, orderly, and attractive appearance of Weona Park for the healthful, safe, and enjoyable use by the community through implementation of an efficient and effective management program.

Based upon the current philosophy of the Borough and Park Management, the following action steps could be the written guide for Weona Park's maintenance operations. These guidelines reflect the Borough's current operating practices:

1. Preventive maintenance will be used in a continuing effort to avoid major problems and correct minor ones.
2. Maintenance tasks will be accomplished in a way that does not endanger the health or safety of the employees nor the public.
3. All maintenance tasks will be performed as quickly and economically as possible without any loss in efficiency.
4. All equipment and materials will be operated and maintained in such a way as to insure safe, effective use and long life.
5. Work will be scheduled in such a manner as to make the most use of the resources of other community organizations who are involved or who may become involved.
6. All maintenance will be accomplished in a manner displaying respect and concern for the environment as well as public and private property. Maintenance practices that are rooted in a strong conservation ethic are to be instituted.
7. All maintenance work will be performed with a sense of pride.

Maintenance Standards

Maintenance standards set forth the level of care that park and recreation facilities receive. The National Recreation and Park Association² offers a classification system for maintenance standards with six modes. Modes refer to the "way of maintenance" ranging from most intensive to least intensive. It is perfectly acceptable and it makes a good deal of sense to establish different modes of maintenance within different areas of the park. This will enable Pen Argyl to direct resources towards where the need is greatest and the benefit the most. By making a decision on the level of maintenance the park will receive, the Borough will establish a common framework that park management, partners, and volunteers will operate from. Everyone will be "on the same page" when it comes to how the park will be maintained. This will enable elected and appointed officials and Borough management to set policies on use, fees and charges, volunteer requirements, staffing levels, contractual service requirements, and other issues that may emerge. The modes range as follows:

- Mode I - State of the Art Maintenance
- Mode II - High Level Maintenance

² National Recreation and Park Association. (1986). *Park Maintenance Standards*. Alexandria, VA. 59p.

- Mode III - Moderate Level Maintenance
- Mode IV - Moderately Low Level Maintenance
- Mode V - High Visitation Natural Areas
- Mode VI - Minimum Level Maintenance

Given the diverse facilities of Weona Park and the Borough resources available, park maintenance should be a combination of modes with emphasis on Mode III that is a moderate level. This level is typically assigned to parks with limited resources for staffing and budget. This would be the most efficient way to guide the organization's maintenance program. The maintenance intensity of Mode II is appropriate for maintenance associated with the well-developed park areas with reasonably high visitation, such as the Dentzel Carousel. By assigning the combination mode to Weona Park, the Borough will be able to forecast the maintenance requirements and costs and then chart the workload and costs over time to determine how they should be adjusted for planning, operational and budgeting purposes. In keeping with the Borough's investment in the facility, the following standards for Weona Park are based on a combination of modes:

Turf Care – Turf care for Weona Park would include: ball fields and general park areas.

- Ball fields - Mode II. Mowed every five working days typically with variation given to rainy and dry season. Aeration is done at least three times annually. Seeding, fertilization and weed control are practiced with a goal of not more than five percent weeds. At present aeration is done annually.
- Park areas - Mode II. Mowed every five working days but only receives annual aeration. Weed control is done through pre-emergent products and seeding done when bare spots are present.

Litter Control – Mode I. Litter is picked up daily during peak season, twice a week during non-peak. For special use facilities such as the ball fields and picnic pavilions, the permittee should be responsible for litter pick-up while the Borough would remove it from the park.

Forestry – A forestry management program should be developed. The trees are an integral aspect of the beauty and appeal of Weona Park. Although a tree study was not undertaken as part of this master plan, it is evident that many of the trees are in need of attention. A forestry program would provide for a short, medium, and long-range management program for this important borough asset.

Disease and Insect Control – Modes would vary by facilities.

- Ballfields - Mode I. In Mode I, problems with disease and pests would be anticipated and prevented through a scheduled program of disease and pest control. If damage appears, corrective action would be taken.
- Park Areas - Mode III. When the health or survival of plant materials is threatened or there is an issue of comfort of park visitors control measures may be taken. Disease and insect control is done usually on a complaint basis.

Lighting – Mode I. When fixtures are observed as not working, they would be replaced. Consideration should be given to a regular replacement schedule according to manufacturer's guidelines. When the lighting contract is let for the park, the Borough should work with the contractor to establish a written program of routine and cyclic care for the lights.

Surfaces and Trails – Mode II. When appearance has noticeably deteriorated, the surfaces should be cleaned, repaired, or replaced.

Repairs – Mode III. When safety, appearance or function is an issue, repairs are made.

Inspections – Mode I - Park inspection should be done daily during peak season. Ballfields and the play equipment require the highest level of inspections.

Ballfield Inspections – Should address the following:

- Overall appearance
- Clippings

- Cut height for grass
- Soil Moisture
- Grass color, density, weeds, compaction
- Catch basins
- Proper dragging of skinned areas
- Cupped baselines
- Pitcher's Mound
- Lip buildup at grass edges
- Fences
- Dugouts
- Spectator areas and bleachers
- Players benches
- Trash Cans
- Signage
- Storage lockers

Floral Planting – Mode II - Floral plantings are present and have not more than two rotations per year. Care cycle should be once per week with more frequent waterings as necessary.

Restrooms – Mode I. Should be serviced at least once per day. Special events or times of high use may warrant more than one service per day.

Importance of Assigning Maintenance Standards

Assigning maintenance standards will enable the Borough to maintain different areas with respect to needs and resources. At present, the Borough attempts to maintain all facilities at the same level of maintenance. Because of the small staff and limited financing available, targeting the level of care would enable the Borough to direct resources to the highest need and the greatest public service. The beauty of establishing the maintenance standards is that it establishes a common frame of reference for all involved from maintenance staff through administration to elected officials. The common agreement facilitates discussions and communications about the park. It provides a sound basis for setting fees and charges. It also enables the Borough to communicate with the public about the park, maintenance requirements, and the capacity of the Borough to undertake additional citizen demands on the park.

Current Level of Park Operations

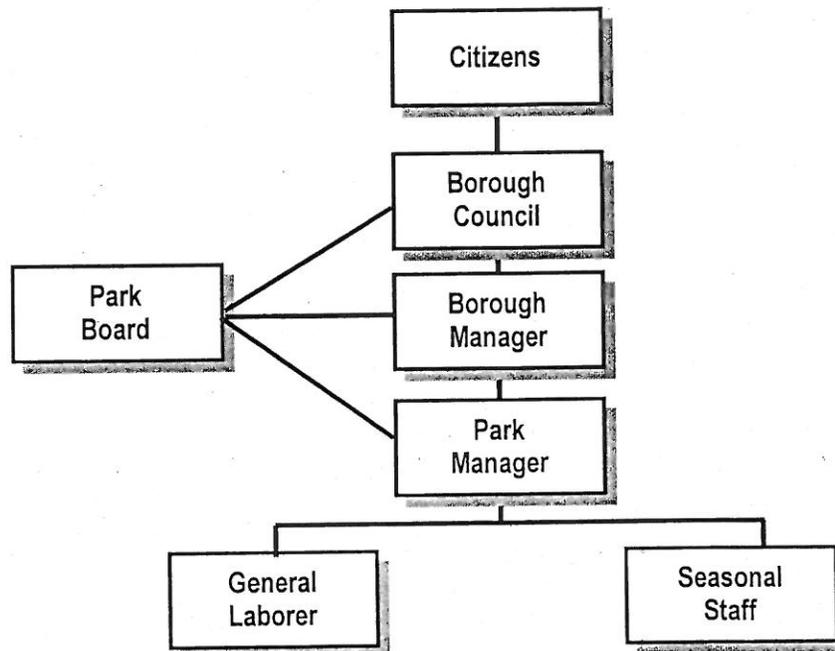
Work sessions with the Borough's park management team show an intuitive knowledge about what works best in taking care of Weona Park based on existing financial and human resources. The level of effort and passion for polishing this community gem are evident in the fine appearance of the park year-round. Once the park is rehabilitated, this same level of care will look remarkably better simply because of the rehabilitation and better design. The design improvements will make caring for the park easier. Nevertheless, the revitalization of the park will bring on new responsibilities.

Organization

Borough Council establishes policy regarding Weona Park. They respond to the advice and recommendations of the Pen Argyl Athletic and Park Association Board, shown in the following chart as the "Park Board." The Borough Manager has the administrative responsibility for implementing Borough policy and managing Borough operations on a daily basis. He oversees the Park Manager who is in charge of Weona Park. The Park Manager oversees the part time seasonal staff and volunteers. He handles every aspect of park operations from mowing and scheduling to permitting and public outreach. The Pen Argyl Athletic and Park Association Board plays an important role in the operation and support

of the park. They are the “eyes and ears” of the public. Board members are integral to the success of parks like Weona with their special use facilities and regional significance.

Weona Park Current Organizational Structure



Pen Argyl Athletic and Park Association Board

The purpose of the Pen Argyl Athletic and Park Association is to operate responsibly and maintain the facilities of Weona Park. The mission of the Board is to provide safe and diverse recreation options for the people of Pen Argyl Borough and the surrounding communities. Community involvement is an important part of the Board’s mission in the continual quest to improve recreational opportunities in the park. Borough Council appoints twelve members to the board. They include the Mayor, three council members, a representative of the Fire Company, three athletic association representatives, two representatives of organizations that promote Weona Park activities, and two citizens-at-large.

Staff

About half of the park budget is in labor costs. This is right on target for a park-operating budget.

The **Park Manager** oversees all park operations. Since Weona Park is essentially the Borough’s parks and recreation system, therefore, the Park Manager is essentially the director of parks and recreation. He is in charge of all aspects of Weona Park. His work includes both management and hands-on work. The function of the park manager is a notable advancement from the mid-1980’s when the Board tried to run the park with only a part-time working foreman.

A **general laborer** has about 1/3 of his time allocated to park work. If a job requires two workers, the Park Manager will request the general laborer to assist. The general laborer is based in the Streets Department.

The **seasonal staff** includes four maintenance workers (not including the pool.) Two work from mid May to mid-August and two work from June until right after Labor Day. While these four workers are needed, most of the park maintenance work occurs from April until Memorial Day.

Volunteers were important to Weona Park. These include the Boy Scouts, Friends of the Carousel, and Park Pals. The Friends of the Carousel are responsible for the restoration of the carousel including the fundraising, renovations, and security system including fire protection. The Boy Scouts use and maintain the park building. This is an important community service in which both the Borough and the scouts benefit. The Borough pays utility costs in return for volunteer work in the Boy Scout area of the park. Park Pals raise money through activities to support the park.

Assessment of Staffing Levels

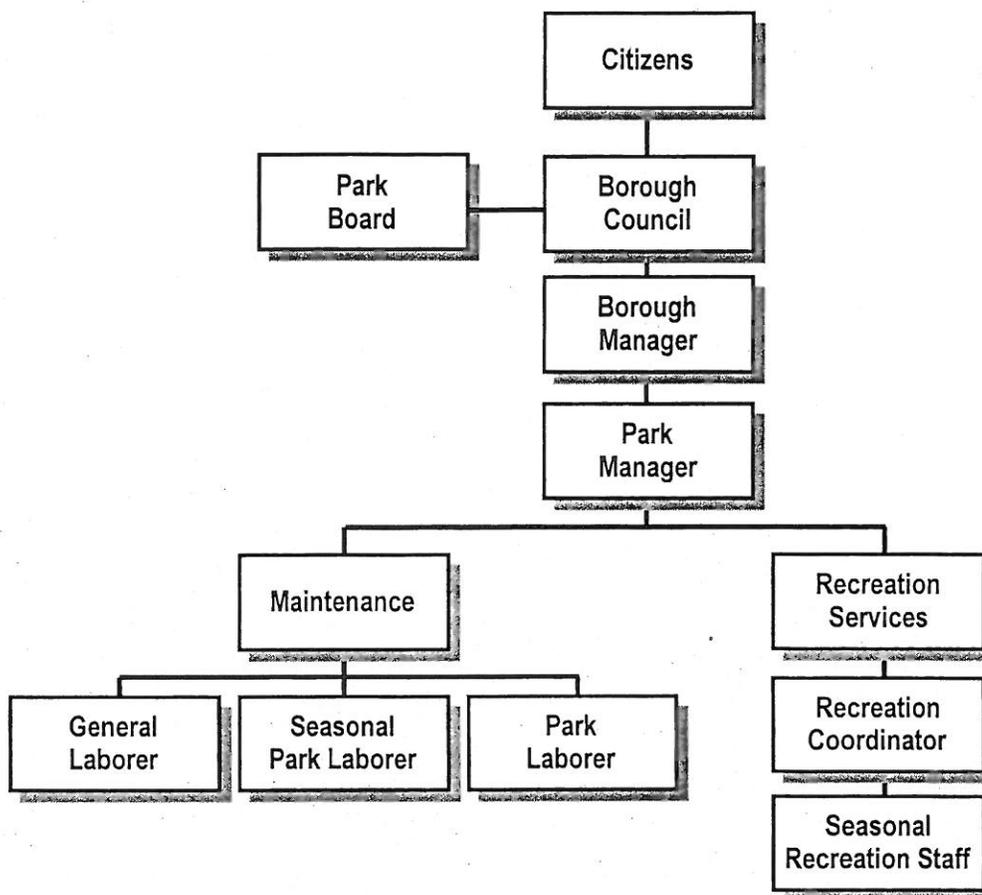
The Borough gets a lot for the staff available. Because of the diverse facilities in the park, the park functions as a park system rather than a typical community park. The Park Manager is not only a working maintenance foreman but also is the manager of all operations including programs, planning, financing, scheduling, permitting, league coordination, community outreach, coordinator of volunteers, and responder to emergencies. Consideration should be given to bringing in a part-time recreation coordinator who would be responsible for the activity aspects of the park including league scheduling and coordination, working with user groups, program development, volunteer coordination and the skate park. The recreation coordinator could work towards increasing revenue generation through creation of additional programs and services and keeping pace with user fees, alternative revenue sources such as sponsorships, gift catalog, and coordination with existing park friends groups. As responsibilities and revenues increase, the coordinator could move from part-time to full-time.

Although the four maintenance workers are needed, they come on right after the major workload is completed prior to Memorial Day. This is a typical problem of park systems that rely on students who are not generally available in April. Consideration could be given to contracting out designated tasks, hiring non-traditional workers such as retired people. Re-directing additional workers from the Streets Department is a challenge because their heavy workload is in the spring as well. If the Borough could develop a workload cost tracking system, then an analysis could be done on the four workers to determine if the Borough would be better off with a year round maintenance person instead of two or three seasonals. At least one-to-two seasonals would still be needed.

Potential Weona Park Organization

The Borough could phase in organizational support as the park undergoes rehabilitation and facilities are added. These additions should continue to be largely based upon user fees and other non-tax revenues.

Weona Park Potential Organizational Structure



Formalizing the Maintenance Program

At present, the Park Manager has an effective maintenance schedule based upon the seasons of the year, special events, and special facility operations such as the pool and pavilions. In moving ahead with the revitalization of Weona Park, park responsibilities will increase. It is important to formalize the maintenance operations through a written established maintenance management system. This would include a workload cost tracking system to identify where labor and dollars are directed in Weona Park operations. Information about cost centers in the park enable managers and elected officials to make sound decisions about budget, personnel, policies, user fees, and park improvements. This fits in with the Borough Manager's initiative of depreciating the capital cost of vehicles. Park departments have a notoriously difficult time replacing maintenance equipment, often having to keep it beyond its life expectancy when it would actually be cheaper to replace it cyclically.

The Borough could consider getting a grant from the Pennsylvania Department of Conservation and Natural Resources for a "Peer-to-Peer" grant to help develop the formalized maintenance management system. The Peer could assist the Park Manager in developing the workload/cost tracking system, selecting a software package for computerizations, and providing a fresh eye to park operations.

Computerization

Computerization will help the Borough to avoid the need for additional staff that would be needed to implement improvements to park management. The highly developed nature of this park brings complex scheduling and reporting requirements. At present, the Borough does not have information about real costs of doing business because there is no workload cost tracking system. In order to manage the park and make decisions most effectively, good information is needed. The best way to get that with a small staff is to computerize administrative functions. The need for a computer is clear given the fact that the Park Manager uses his own computer for his work. The Borough should provide this as a business tool for the park.

Cyclic Maintenance

In addition to daily, monthly, seasonal, and annual repairs, the park requires cyclic maintenance repairs. Cyclic maintenance deals with the normal replacement of a capital item such as a roof. Cyclic repairs are a function of weather, use, and other circumstances such as natural events. The cyclic repairs are shown in the following table. Because the time frame is years away, projecting actual costs is not possible. The American Public Works Association recommends budgeting two to four percent of the development costs annually to establish as a capital reserve account for cyclic repairs. Advances in technology will also impact the future costs based upon changes in design and materials.

Weona Park Cyclic Repairs	
Item	Time frame
Pavilion and building roofs	20 years
Re-paving	15 years
Playgrounds	10 years
Furniture	15 Years
Skate Park (to be determined)	5-7 Years

Financing

Tables 1 and 2 present the budget and revenues for fiscal years 2001 and 2000. Table 1 presents a detailed line item budget for the park. The major change in the budget from the year 2000 to 2001 was that the Park is no longer charged for the time of the Borough Laborer and the salary was increased for the park foreman in accordance with his true role as a park manager, well beyond maintenance alone. By virtue of his duties he is in effect the Director of Parks and Recreation for Pen Argyl Borough. This budget is clearly a cost center budget according to area of the park (community center, pool, rides, stands, and game courts). The general park budget covers the expenditures central to the park as a whole. This includes pavilions, ball fields, custodial, landscaping, special projects, and support expenditures such as memberships and seminars. It also includes a line item for Scout Hall which could be removed from this budget category and set up as a separate line item in the same manner as the tennis courts

85% Cost Recovery Rate

The revenues comprise about eighty five percent of the operating budget. Since Weona Park is essentially the public parks and recreation system for the small borough of Pen Argyl, this is a notable accomplishment.

For the future, this plan recommends establishing cost centers for the ballfields and pavilions. This would assist the Borough in monitoring costs to make well-informed decisions about fees and charges, improvements, planning, and budgeting.

Table 1 Weona Park Budget 2001-2000		
Category	2001	2000
Bank Service Charges	250	150
Community Center	5,250	7,600
Advertising	200	200
Air Conditioning	200	200
Carpet Cleaning	250	300
Commissions on the rental Electric	0	1500
Heating Fuel	2,700	2700
Janitorial	1,000	700
Repair	0	1000
Telephone	200	200
Water	300	300
	400	500
General	15,315	21,270
Building repair	1,000	3000
Co-sponsored	250	300
Electric	2,500	3500
Equipment	1,000	1000
Janitorial Supplies	1,500	1500
Landscaping	50	750
License	150	150
Memberships	50	50
Natural Gas	200	250
Office Supplies	250	400
Paging Service	120	120
Paint and Hardware	350	800
Park Truck	100	1000
Postage	250	250
Printing/Signs	100	100
Professional Services	600	100
Scout Hall	1,400	1400
Seminars	250	50
Special Projects	3,545	5000
Start Up Money	200	200
Telephone	450	450
Water	1,000	900
Payroll	47,000	45,500
Foreman	32,656	28,560
Borough Laborer (1/3)	0	9,125
Borough Labor Allocation	15,000	15,000
Pool	21,150	22,170
Chemical	4,300	6000
Electric	5,200	3800
Paint	1,000	1500
Repairs/Inspections	1,500	1500
Swim Lessons	350	350
Swim Suits	100	300
Testing	200	220
Water	8,500	8500

Table 1 - Continued Weona Park Budget 2001-2000		
Category	2001	2000
Recreation Materials	500	200
Rides	1,310	1,560
Alarm Fee	210	210
Golf Balls	50	75
Repairs	450	625
Telephone	400	450
Tickets	200	200
Stands	5,750	8,300
Electric	350	500
Equipment	200	1,000
Materials	5,000	6,500
Repairs	200	300
Tennis Courts (electric)	125	150
Total	96,550	107,000

Table 2 presents the revenues for Weona Park. The revenues comprise about eighty-five-percent of the operating budget. This is a remarkable accomplishment. Typically, a parks and recreation system generates about 30-percent of its revenues from non-tax sources, strives for 50-percent cost recovery and rarely reaches 70-percent or more. Furthermore, such revenues are mainly generated from program fees and charges. Weona Park generates its fees largely through the type of facilities available in this park such as the pool, rides, pavilion, miniature golf, and community building. While the pool offers events and lessons, other recreational programming is based upon large community events such as the Labor Day festival and Spring Time in the Park. Swimming pool revenues are the largest share of revenues, commensurate with the pool being the largest expenditure. Revenues have been stable over recent years with fluctuations that vary with the weather. The park generates a significant number of memberships during the Spring Time in the Park weekend. If the weather is bad that weekend, memberships tend to fall into the low range for the season.

Table 2 Weona Park Revenues 2001 - 2000		
Category	2001	2000
Borough Subsidy	15,000	15,000
Community Center Receipts	9,000	8,500
Contributions	250	500
Grants	1,000	0
Miscellaneous Income	200	1,000
Park Rental	4,000	3,000
Pavilion Receipts	3,000	5,000
Pool Receipts	33,000	39,000
Recreation Receipts	5,500	4,500
Reimbursed Expenses	2,500	2,500
Rides Receipts	14,000	16,000
Stands Receipts	9,000	12,000
Total	96,450	107,000

Financial Analysis

Budget

The Weona Park budget represents a cost-center-based enterprise fund separate from the general fund. Given the special use nature of this park including many revenue-producing facilities, it is appropriate

and effective for the park budget to remain separate from the general fund. This provides accountability, information for decision-making, and a dedicated base with specifically identified line items not part of other accounts.

Funding Mix – The budget of \$96,500 reflects a revenue mix of 15-percent borough funding and 85-percent non-tax revenues. This is quite a remarkably favorable funding mix for the Borough. As presented above, most park systems strive for 50-percent revenue generation but fall in the 30-35 percent range.

Per Capita Comparison – The Borough's investment of \$15,000 in this line item budget does not include insurance. Based on the \$15,000, Pen Argyl invests about \$4.28 per capita into parks and recreation. The statewide average is about \$26.50. The nationwide average in 1995 was about \$45 (the most current figure available).

Per Acre Cost Comparison – Another comparison for reference is per acre maintenance cost. Typical suburban types of parks in Pennsylvania cost about \$1,500 per acre annually for maintenance. These parks focus on primary outdoor recreation facilities including ballfields, game courts and playgrounds. Development is basic without the complexity of Weona Park. In contrast, urban parks require higher per acre maintenance costs. Because of the nature of this park, its specialized facilities, intensity of development, location and history, Weona is clearly an urban park. Urban parks average about \$9,600 per acre in annual maintenance cost. Per acre maintenance cost is about \$3,700 per acre for the park overall, not including the pool or custodial types of tasks for buildings. In addition, the Borough has a partnership with the Boy Scouts to maintain Scout Hall. This per acre maintenance cost is higher than typical suburban communities reflecting the specialized nature of the park. It still falls short of the \$9,700 per acre cost in city parks. City parks also tend to have a higher level of municipal tax investment as well. The relatively small tax investment combined with high cost recovery shows that Pen Argyl does "a lot with a little".

Comparisons as Guidelines – These comparison show that the Borough does a great deal to leverage its investment with non-tax sources for park support. Since the Borough is a small jurisdiction, its budget is commensurately small. Nevertheless, the comparisons provide a benchmark for the Borough to use in judging and targeting future expenditures. They provide a rationale for establishing fees and charges.

Revenues

Pen Argyl generates about 85-percent of the park budget through fees and charges, rentals, and donations. The pool and the rides generate about half of the revenues. The Borough's fees are relatively low but Pen Argyl increased the fees in 2001. Pen Argyl Borough operates within a fiscally conservative budget philosophy. Benchmark comparisons show that there is justification for increasing municipal support for Weona Park. The directions could be to move from the \$4.28 per capita for parks and recreation towards the statewide average of \$26 or from a \$3,700 per acre cost to the average cost of \$9,600 per acre for urban costs. While Pen Argyl is not likely to reach urban park averages seen in cities, they do provide a comparison with what it takes other municipalities to perform similar park operations.

In order for the Borough to restore the park to its former grandeur, increases in the budget will be required. These can be offset by a combination of tax and non-tax support.

Implementation Strategies For Fees and Charge – Based upon the Borough's fine track record of subsidizing operation costs for Weona Park largely through non-tax revenues, this practice should continue. The Borough has a long history of user fees and charges so these are nothing new to Pen Argyl residents and visitors. In order to continue financing operations in this manner, the following section provides an implementation strategy.

Research on Fees and Charges in Northampton County Communities – The Borough regularly researches fee comparisons in the nearby area. This was done at the outset of the master planning process principally in the Boroughs of Nazareth and Bangor. Both of these Boroughs provide the best benchmarks for the area. Because of travel times, the pools in Pen Argyl, Nazareth, and Bangor do not compete. They each have their own service area that does not overlap. They are close enough, however, to provide a framework for fees for

swimming, pavilion rentals, and ballfields. Program fees are ancillary as Weona Park is a facility-based system. While some programming exists, Weona Park is primarily a facility-based park. There are no plans to expand formal, structured recreation programming at this time. However, the addition of a part-time recreation coordinator has great potential in terms of better public service and cost recovery to support the position.

Pen Argyl increased its pool fees in 2001 for the first time in many years. Other communities provided information about their fees and charges to use as a benchmark for Weona Park. It is important to note that Weona Park has facilities that make it a regional facility. These include the pool and the Denzel Carousel as the flagship facilities. Weona Park includes a mix of related facilities that make this a destination park.

Table 3 Recreation Facility Fee Comparisons in the Pen Argyl Area 2001/2002								
Municipality	Pool		Pavilion		Ballfields		Other	
	Resident	Non-Res.	Resident	Non-Res.	Resident	Non-Res.		
Pen Argyl								
	10 % discount before May 6.		\$100, large \$50 small		Policy is no charge.			
Season								
Single	50	85						
Family	110	165						
Daily								
Child	2.50							
Adult	4.00							
Senior	2.50							
							Carousel	1.00
							Jeep	1.00
							Mini Golf	3.50
Bangor Borough								
			\$50	50	League fees for sports organizations vary by league.			
Season								
Single	90	140						
Family	160	225						
Senior Citz.	80	80						
Daily								
Child	2.75	2.75						
Adult	4.50	4.50						
Senior	2.00	2.00						

Table 3 - Continued
Recreation Facility Fee Comparisons in the Pen Argyl Area 2001/2002

Municipality	Pool		Pavilion		Ballfields		Other	
	Resident	Non-Res.	Resident	Non-Res.	Resident	Non-Res.		
Nazareth Borough								
Season								
Under 6	34	70	\$2.75 per table. 30 tables in small pavilion. 45 tables in large pavilion. (\$82 – 124/pavilion)		None		Log Cabin (day use only)	\$60/day
6-17 Yrs.	44	90						
Family	71	140						
Senior Citz.	27	40						
Daily								
Child	4.00	4.50						
Adult	4.50	5.00						
Senior	-	-						
Hellertown								
			60: with gas/electric \$40 without		League fees: \$2.50 per game to a maximum of \$750. Fee offset by capital improvements with proof of expenditure. Residency requirements. 60: with gas/electric \$40 without			
Season								
Child	35	60						
Adult	50	85						
Family	85	135						
Senior Citz.	5	15						
Daily								
Child	2.50	2.50						
Adult	3.50	3.50						
Senior	2.75	2.75						
After 4:30	1.75	1.75						

Generating Additional Revenues – The Borough should continue to phase in increases in fees and add new fees where possible. The following should be considered:

- Establishing a user fee for the ballfields. Direct the user fee revenues towards facility maintenance. Use a \$6,000 per year maintenance cost per field as the basis for calculating fees and charges. Targeting the fees towards field maintenance will enable the Borough to upgrade sports turf maintenance through additional aeration, seeding, fertilizing, weed control, and irrigation. It is recommended that this user fee start with a \$3 to \$5 per season fee with increases annually to keep pace with demands and reach cost recovery for field care and improvements.
- Set a fee for tournaments. When leagues have tournaments scheduled in the park, the Borough should charge a tournament fee based upon the number of teams in the tournament.

- Establish a permit and user fee for groups over a certain size using park facilities. An example would be day care centers that use the playground.
- Use the cost of a “recreational hour” as a basis for setting fees. This is determined on a comparison with other similar recreational activities in the community such as the cost of going to a movie e.g. if a movie admission costs \$8 and a movie runs about two hours, then the cost of a recreational hour is about \$4.00. So the miniature golf course could be about \$4-5. Other similar comparisons could be bowling, local theatre, skating, and other activities in recreation. The Borough could use the cost of the recreational hour as the point of departure for setting fees either up or down from that rate. Consider in establishing the user fee the cost of doing business for the respective facility in terms of maintenance, administration, and cyclic repairs.
- Use a rate of about \$1.50 to \$2 per person per rental for pavilion rental fees. A group of 50 people would pay about \$75 for a pavilion rental
- Phase in fee increases over an identified time to allow for public adjustment.
- Provide information to the public about how the fees are established. Use cost comparisons in the educational materials or discussions such as the recreational hour, the cost of a video rental, a pizza, or anything else the public can relate to. Also be prepared to discuss the real Borough costs of taking care of a particular facility.
- New facilities should have a maintenance impact statement in order to project costs and therefore fees. Based on the cost projections, Borough Council is armed with good information to set fees and allocate additional resources to support the facility. Park management would have solid information to request additional staff support. Developing a maintenance impact statement helps to prevent the syndrome of building a new facility while expecting to maintain the same level of investment in the budget without respect to the additional work requirements. The most prominent one in this category would be the skate park.
- Because of the nature of the facilities in the park, recreation program opportunities are considerable. In order to program the park to its maximum, Pen Argyl would need to hire a recreation coordinator. The salary could be offset to a large degree through the revenues generated by program fees and charges. A recreation coordinator would free up the Park Manager to planning, maintenance, and overall park management.
- A “Friends of Weona Park” should be established. This would be a private non-profit organization established under 501 c 3 of the IRS tax codes. The friends group would be an umbrella organization for the various park support groups to fall under. The friends group could raise funds and have a membership base. The park has a great history that may spark supporters from throughout the region.
- For capital improvements, Pen Argyl should develop a gift catalog for Weona Park. The gifts could be small and low in cost and range to significant items such as a ballfield, pavilion, and playground and so on. This would enable the Borough to both raise non-tax support as well as to control what potential donors may want to give to the park.

Potential Revenues – Table 4 presents potential revenue sources for Weona Park in chart form. The park improvements are likely to result in a facility that is rejuvenated, enhanced and more attractive to park visitors. New facilities such as a roller sport area, additional pavilions, and pool enhancements make additional activities and higher revenues possible. In addition to increased revenues from sources already in place in the park, new programs are possible such as:

- Day camps
- More aquatics programming and events
- Facility rentals to other providers such as day care centers and schools
- League sports for roller sports, basketball, and volleyball
- New food service at the pool

- Higher use of the mini golf through management and programming improvements
- Tournaments and special events
- Field use fees
- Park Friends

In order to achieve such revenues, the Park needs additional staff. In order to program the park, a program coordinator is needed. This relates to the concept of “You have to spend money to make money”. To achieve these revenues, the Borough would have to increase its commitment of financial support in order to put the staff in place to plan and manage park services. People are already used to paying user fees for the park for nearly every park use. The two notable exceptions without fees are field use and park use by private organizations who bring groups to the park (e.g. day care centers, schools, and so on). There appears to be no lack of public support for user fees. With proper public education and outreach on the reasons and benefits of such charges, the Borough should be able to increase or expand fees. To that end, all fees and charges must be reasonable as a public service and provisions made for those who cannot afford to pay.

Borough Support – Should the Borough choose the expand services in the park, an increase of \$15,000 per year would equate to a per capita investment of \$8.30, still far short of the statewide average per capita municipal investment of nearly \$30. Still, this would be a significant increase in the Borough. It could be phased in under the idea that the additional investment would be leverage to generate more revenues through park user fees and charges.

Category	Current	Additional	Total
Borough Subsidy	15,000	15,000	30,000
Community Center Receipts	9,000	1,000	10,000
Contributions	250	0	250
Park Friends		2,500	2,500
Grants	1,000	0	1,000
Miscellaneous Income	200	0	200
Park Rental	4,000	2,000	6,000
Pavilion Receipts	3,000	1,500	4,500
Pool Receipts	33,000	7,600	40,600
Recreation Receipts	5,500	10,000	15,500
Reimbursed Expenses	2,500	0	2,500
Rides Receipts	14,000	4,000	18,000
Stands Receipts	9,000	4,500	13,500
Total	96,450	48,100	144,550

Park Financial Needs and Support Mechanisms –

- Recreation Coordinator - \$20,000, part time phasing in to full time. Goal should be to offset salary cost through new fees and charges generated from additional programs and services. Thus position would require initial seeding through the Borough as the Coordinator works towards the establishment of new programs and services.
- Development of a formalized Maintenance Management System with computerization. \$7,500 from a state “Peer-to-Peer” grant matched by \$750 Borough funds.
- Computerization - \$10,000-15,000 for hardware and software modules and training/technical support.
- Sports Turf Management Program – Based on a cost of about \$6,000 per field, this would be about \$12,000 for Weona Park. Field use fees for league play and tournaments phased in over a scheduled period should offset this cost.
- An Additional Seasonal Laborer – To care for the additional facilities in the park, an additional seasonal laborer should be added. The goal should be to get a non-traditional seasonal worker to start in April. At a cost of \$9 per hour for 800 hours, this would be \$7,200. The hourly rate is higher than

current Borough figures but reflective of the market value of hourly rates in the service field. It is important to have the rate high enough to attract a good candidate. This should be a short-term goal. The long-term goal should be to evaluate substituting multiple seasonal workers for an additional full-time position in order to have the staff in place at peak demand of April to June.

- A dedicated golf course staff with regularly scheduled hours. Based on 1,000 hours at \$6 per hour, this would be \$6,000. Generating higher revenues because of golf course improvements should offset costs, higher course fee, programs, and regular established operating hours.
- Park Friends Group – Should be a spin off of the Park Board. Such a group could generate additional revenues through memberships. A family membership could be \$25. A corporate membership could be \$100. Target should be 100 memberships to be expanded over time. A conservative estimate would be \$2,500.
- Skate Park Impact Statement – When the skate park is designed, a management plan should be developed that would include operating costs and methods for cost recovery.

The projected budget is presented in Table 5. It is based upon the current budget with an inflation rate of three-percent rounded. The budget also strives for a continued goal of 85-percent non-tax resources with 15-percent municipal dollars. The addition of maintenance staff and a program coordinator would reduce the ratio of non-tax to tax financial support initially. As programs develop such as Friends of the Park, additional programs and services, field use fees are implemented and pool improvements are made, the ratio would become more favorable. Capital improvements to the park are likely to result in more park visitors with commensurately additional park revenues. The projected budget does not take into account the cost savings and increased revenues likely to result from the rehabilitation and improvement of the pool. It is likely that water costs will decrease. Revenue potential also exists in increased rentals, expanded memberships, additional daily passes and a new food service.

Category	Current plus 3% for inflation	Additional	Source	Total
Bank Service Charges	258	0		258
Community Center	5,407	0		5,407
Advertising	206			
Air Conditioning	206			
Carpet Cleaning	258			
Commissions on the rental	0			
Electric	2,781			
Heating Fuel	1,030			
Janitorial	0			
Repair	209			
Telephone	309			
Water	412			

Table 5 - continued
 Projected Weona Park Budget (In 2002 dollars)
 Additional line items phased in over next five years and as park improvements are made

Category	Current plus 3% for inflation	Additional	Source	Total
General	15,774	11,800		27,574
Building repair	1,030			
Co-sponsored	258			
Electric	2,575			
Equipment	1,030	500	PAB	
Janitorial Supplies	1,545	500	PAB	
Landscaping	52	1,000	Field Use	
Sports Field Maintenance		4,800	Fees/PAB	
License	155			
Memberships	52			
Natural Gas	206			
Office Supplies	258			
Paging Service	124			
Paint and Hardware	361			
Park Truck	103			
Postage	258			
Printing/Signs	103			
Professional Services	618			
Scout Hall	1,442			
Seminars	258			
Special Projects	3,651			
Start Up Money	208			
Telephone	464			
Water	1,030		PAB	
Computer Support		3,000	PAB	
Training		2,000		
Payroll	48,410	27,200		75,610
Foreman	33,636			
Borough Laborer (1/3)	0			
Borough Labor Allocation	15,450			
Seasonal Laborer		7,200	Field Fees/PAB	
Program Coordinator (PT)		20,000	Program fees/PAB	
Pool	21,785			21,785
Chemical	4,3429			
Electric	5,356			
Paint	1,030			
Repairs/Inspections	1,545			
Swim Lessons	361			
Swim Suits	103			
Testing	206			
Water	8,755			
Recreation Materials	515		515	515

Table 5 - continued				
Projected Weona Park Budget (In 2002 dollars)				
Additional line items phased in over next five years and as park improvements are made				
Category	Current plus 3% for inflation	Additional	Source	Total
Rides	1,349	6,000	7,349	7,349
Alarm Fee	216			
Golf Balls	52			
Repairs	464			
Telephone	412			
Tickets	206		User fees	
Golf Course Attendant		\$6,000		
Stands	5,923			5,923
Electric	361			
Equipment	206			
Materials	5,150			
Repairs	206			
Tennis Courts (electric)	129			129
TOTAL	99,550			144,550

Volunteerism – Volunteers are important for the park. However, it is important to consider that volunteers are not free: they require supervision, direction, recruitment, and recognition. Adequate oversight must be in place in order to support an effective volunteer program.

4. Management Recommendations for Weona Park

Pen Argyl Borough could consider the following strategy for enhancing the operation, management, and financing of Weona Park:

1. Seek the Peer to Peer Grant to develop the computerized maintenance management system with workload cost tracking.
2. Hire a recreation coordinator in a part-time position. Expand park programming to focus on creating more opportunities for families and teens as a priority.
3. Adopt a fees and charges policy. Increase current fees and enact field use fees. Adopt permit requirements and user fees for groups over a designated number using park facilities such as the playground.
4. Consult with the Northampton County Conservation District to determine if they have any advice or suggestions for operating this park.
5. Start a Friends of Weona Park organization. It would be the umbrella organization for all park support groups. A support group should be considered for the amphitheater. They would be responsible for programming, seeking grants, and corporate sponsorships of programs.
6. Establish a risk management plan based upon a formalized maintenance management program. Without a formalized system of tracking maintenance, the Borough is exposed to liability. The best way to reduce exposure to lawsuits is through effective maintenance supported by a record keeping system documenting the level of care of the park facilities.
7. Strive to achieve a higher level of municipal support for the park. The Borough's investment is minimal in comparison to investment of communities elsewhere, typically for parks that not nearly as special as Weona Park.

A fund for park improvements should be established. This should be two-four-percent of the capital improvement costs of park rehabilitation.

About two-percent of the operating budget should be set aside for training. Training should include sports turf, pool operations, and computerization as a priority.

Investments in parks result in:

- Higher property values
 - Attraction of new businesses
 - Retaining existing businesses
 - Stimulation of the local economy
 - Higher quality of life for the residents
 - Community pride
 - Deterrence of anti-social behavior
8. Work towards enhancement of the communication system among key stakeholders including elected officials, administration, staff at all levels, user groups, and citizens. This includes regular briefings of elected officials, the provision of solid information about park operations in terms of use, costs and labor, and public outreach to promote the park. The Park Friends should undertake a newsletter about Weona Park as one of their membership benefits.