



# WEONA PARK

## MASTER SITE DEVELOPMENT PLAN

Pen Argyl Borough

Northampton County, PA

*August 7, 2018*



## Acknowledgements:

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# MASTER SITE DEVELOPMENT PLAN

11/15/2011

CONTENTS

Acknowledgements ..... i

A. PUBLIC PARTICIPATION ..... 1

B. BACKGROUND INFORMATION & DATA ..... 5

    Map of Slate Belt Parks and Service Areas ..... 6

C. SITE INFORMATION & ANALYSIS ..... 17

    Weona Park Parcels Map .....18

    Existing Conditions and Site Analysis Plan ..... 23

    Proposed Lookout Fire Station Plan ..... 27

D. ACTIVITIES & FACILITIES ANALYSIS ..... 29

E. DESIGN CONSIDERATIONS ..... 61

F. DESIGN PROCESS ..... 71

    Concept A - Master Site Design ..... 74

    Concept B - Master Site Design ..... 75

    Concept C - Master Site Design ..... 75

    Master Site Development Plan Drawing..... 77

G. DESIGN COST ESTIMATES..... 79

    Phasing Plan Drawing..... 83

H. MAINTENANCE..... 91

APPENDICES ..... 97

**MASTER SITE DEVELOPMENT PLAN**

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## A. PUBLIC PARTICIPATION





## 1. STUDY COMMITTEE MEETINGS

The Borough compiled a list of people who were interested in serving for the period of time required in creating a master plan and who are interested in contributing to the outcome of the project. The committee was made up of 13 members representing a cross section of the community, including teachers, business owners, residents, past municipal officials, Borough employees, Recreation Board members and Borough Council members.

The group met monthly in the Community Building at Weona Park. The committee began meeting in March of 2017 and the last meeting was held in March of 2018. Meetings were lively, and the majority of the committee attended and participated at each monthly meeting.

Beyond the monthly committee meeting, the committee attended and participated in three public meetings, assisting with sign up, addressing concerns and answering questions at information stations. Many committee members also attended a special afternoon field trip to visit both the Bangor and Nazareth pools and talk with the staff that managed the pools at each location.

## 2. ADVERTISED PUBLIC MEETINGS

Three public meetings specifically dedicated to this project were conducted during the planning process. The first public meeting was held in the Community Center at Weona Park to present to the public the issues being discussed as part of the master plan process. The 41 residents who attended the open house style meeting were presented with opportunities to provide input on topics that were central to outcome of the master plan for the park. Topics included: events that should be held at Weona Park, opinions about additional pavilions and the need for tennis courts, opinions regarding aquatic facility options and a destination playground, what should be done with the quarry, should the fire company building be located in the park, opinions about stormwater options and the existing trees in the park. Public opinions gathered were tallied. These are summarized in the appendix of this report.

The second public meeting presented three concept drawings for the park to the public for review and comment in an open house style format. Response from the public was excellent; 99 people signed in and 103 surveys were filled out. The 4 person difference was explained by committee members who came to help and filled out surveys but did not sign in. The public was asked to complete a survey following review of the concepts. Survey results were tallied and are presented in Appendix of this report.

The third public meeting was held at the Community Center as a formal presentation to review the final design, phasing and cost estimates. The process from design to construction was explained.



## 3. RESIDENT FOCUS GROUP

The study committee recommended residents to participate in a focus group to discuss issues to be resolved in the master planning for Weona Park. Seven residents met at the park prior to the first public meeting. The plan process was introduced and opinions from the group were gathered concerning issues

such as historical preservation, the conditions of current facilities including the pool, and options for future recreational opportunities. The group agreed that preserving history is important, that the park should be used for more events, there should be an aquatic facility of some sort that could compete with those in adjacent municipalities, there should be more walking paths, crossing the roads must be safe, and independent youth activities should be placed in the same area of the park. The complete notes from this meeting can be found in the Appendix of this report.

#### **4. KEY PERSON INTERVIEWS**

The consultants met early on in the planning process with individuals who have a unique knowledge, perspective or interest in the future and planning for Weona Park. The Pen Argyl Public Works Director, the Mayor of Pen Argyl, the Director of Slate Belt Rising, a representative from Slate Belt Chamber of Commerce, the Director of the Slate Belt Heritage Center, a member of the Pen Argyl Planning Commission, the Scout Master of Boy Scout Pack #33 that meets at Weona Park, the Chief of Pen Argyl's Lookout Fire Company, the Slate Belt Regional Police Chief, the Pen Argyl Park and Athletic Association, the Knight's Baseball Club, the Slate Belt YMCA, located in Pen Argyl, Bangor's Borough Manager, Nazareth's Borough Manager, treasurer, and pool manager, the Green Knight Economic Development Corporation, a group of Pen Argyl children, and a Municipal Bonding Agency.

The topics discussed during these interviews concerned what may happen in Weona Park itself, and how what may happen in Pen Argyl would impact the greater Slate Belt community and vice versa. Northampton County's Northern Tier Trail Study was designed to have a positive impact on tourism throughout the Slate Belt. Slate Belt Rising is focused on the economic strength of the Slate Belt and viewing the region as a group of communities working together, to avoid duplication of services.

#### **5. BOROUGH COUNCIL MEETINGS**

Two members of council served on the Weona Park Study Committee. The consultants presented the draft final plan and report to Pen Argyl's Borough Council on February 27<sup>th</sup>, 2018. The council reviewed the plan, asked questions and received comments from the public. Council suggested two revisions to the plan. Council requested the pedestrian crossing of Route 512 be made part of Phase I and that the community gardens include a fence around the garden area. Following the final public meeting, Council adopted the Weona Park Master Site Development Plan at a council meeting on August 7, 2018.

#### **6. PUBLIC SURVEY**

A public survey was mailed out to each household in the Borough. The committee reviewed the survey prior to mailing. The result was good with a response rate of 10%. Results have been summarized in Section D of this report, and the full survey, tally of responses and all individual comments, can be found in the Appendix of this report.



## B. BACKGROUND INFORMATION AND DATA



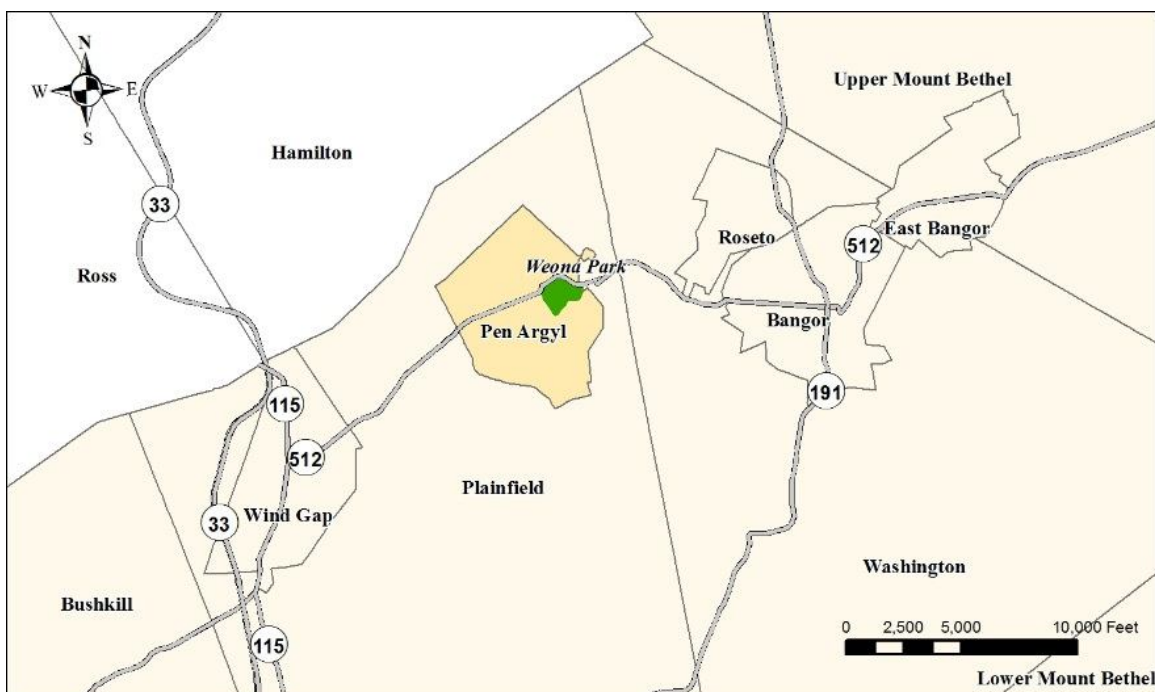
## 1. INTRODUCTION TO THE COMMUNITY

The Borough of Pen Argyl is a modest 1.4 square miles in size and a densely populated community located in the "Slate Belt" region of northern Northampton County, Pennsylvania just south of the Blue Ridge Mountain. The Borough is accessible via State Routes 33 and 191 from the north and south. Pennsylvania State Route 512 travels through the Borough connecting to Route 33 in Wind Gap Borough and Route 191 in the Boroughs of Bangor and Roseto. These four boroughs are no more than 3 miles apart. The surrounding townships are rural in character.

In 1848, a Welsh immigrant named Robert Jones settled in the Blue Mountains. Jones was a Welsh miner and he discovered rich slate deposits in the area; founding the town of Bangor. Slate miners from Cornwall, in England, moved in soon after, founding the towns of Wind Gap and Pen Argyl. The slate mining industry flourished and the area around the newly formed communities became known as the "Slate Belt". At its peak in the first decade of the twentieth century, the Slate Belt was producing half of all slate products used in the United States. Slate production reached its peak in 1903 and by the Great Depression in 1929 many mines had been abandoned and production ceased.

Pen Argyl was incorporated in 1882, named after the Welsh word meaning "head" and from the Anglo-Saxon word "argyllite" meaning slate rock. The discovery of slate by Joseph Kellow in 1853 was primarily responsible for the growth of Pen Argyl.

Weona Park is the only public park in Pen Argyl. The Borough acquired the land for the park in 1920 and the park was opened for public use in 1921. A Dentzel Stationary Menagerie Carousel was purchased and installed at the park in 1923. The carousel has been preserved and today is one of only three of its kind still in operation in the United States.



## MASTER SITE DEVELOPMENT PLAN

### Population

Pen Argyl is a modestly sized Borough in Pennsylvania. The population of Pen Argyl was estimated to be 3,557 between 2011 and 2015 (*2011-2015 American Community Survey*), a marginal decrease from the 2010 census population of 3,595. The estimated population density during this time was 2,540 individuals per square mile. This is characteristic of an urban setting in Northampton County, where the county-wide population density was estimated to be 813 individuals per square mile. US Census forecasts predict that the Borough population will grow 20% by the year 2030 and 34% by the year 2040.

POPULATION FORECAST: Pen Argyl, Northampton County & Lehigh Valley								
	2000 Census	2010 Census	2020 Forecast	2030 Forecast	2040 Forecast	2010-2020% Change	2010-2030% Change	2010-2040% Change
Pen Argyl	3,615	3,595	3,938	4,327	4,815	10%	20%	34%
Northampton Cty	267,066	297,735	329,516	365,766	403,979	11%	11%	11%
Lehigh Valley	579,156	647,232	715,226	792,928	873,954	11%	23%	35%

*Source: Lehigh Valley Planning Commission (January 2013)*

### Race

The population of Pen Argyl is more homogenous, both racially and ethnically, than the population of Northampton County or the State of Pennsylvania. The American Community Survey estimates that by 2015 Pen Argyl will be 92.9% White Non-Hispanic. African-Americans will comprise 2.8% of the Borough's population, which is roughly one-fourth of the state average and one-half of the county average. Hispanics or Latinos will make up 2.4% of the Borough's population, less than one-half of the state average and one-quarter of the county average.

RACE AND ETHNICITY-Pen Argyl, Pennsylvania, & Northampton County			
Race/Ethnicity	% of Population		
	PenArgyl	PA.	Northampton Cty
White alone	92.9%	77.4%	77.6%
Black or African American alone	2.8%	11.0%	5.0%
American Indian and Alaska Native alone	0.8%	0.0%	0.0%
Hispanic or Latino (of any race)	2.4%	6.4%	11.7%
Two or more races	1.1%	2.1%	3.0%
Asian	0.0%	3.1%	2.7%

*Source: 2010-2015 American Community Survey 5-Year Estimate*

## Age

Pen Argyl has a population that skews younger than both Northampton County and Pennsylvania as a whole. The median age in Pen Argyl has decreased from an estimated 38.5 years in 2010 to an estimated 34.5 years between 2011 and 2015. Increases in the proportion of 10-14 year olds and in the proportion of 20-24 year olds living in the Borough are responsible for the decrease in median age. 23.2% of the population of Pen Argyl is under the age of 16. In Northampton County that proportion is 18.7% and in Pennsylvania 18.3% of the population is under the age of 16. A smaller proportion of the population, 16.7% in Pen Argyl is over the age of 62. For the County that proportion is 20.6% and for Pennsylvania as a whole, 20% of the population is over the age of 62.

<b>Age Trends for Pen Argyl, Pennsylvania &amp; Northampton County</b>				
<b>Selected Age Categories</b>	<b>Pen Argyl</b>		<b>Pennsylvania</b>	<b>Northampton</b>
	<b>2006-2010</b>	<b>2011-2015</b>	<b>2011-2015</b>	<b>2011-2015</b>
5 to 14 years	15.80%	16.30%	11.90%	12.00%
15 to 17 years	3.80%	4.70%	3.80%	3.90%
18 to 24 years	9.00%	13.70%	9.70%	10.00%
15 to 44 years	40.20%	41.50%	38.20%	37.40%
16 years and over	76.90%	76.80%	81.30%	81.70%
18 years and over	74.70%	74.30%	78.70%	79.10%
60 years and over	20.40%	16.70%	22.70%	23.20%
62 years and over	16.00%	14.00%	20.00%	20.60%
65 years and over	13.00%	10.90%	16.30%	16.90%
75 years and over	8.00%	6.60%	7.70%	8.00%
<b>Median age (years)</b>	38.5	34.5	40.5	41.8

## Income

The American Community Survey estimates the median household income for Pen Argyl residents for the years from 2011 and 2015 to be \$52,898. This is roughly equal to the Pennsylvania state median income, and lower than the Northampton County-wide median of \$60,972. In Pen Argyl, 8.2% of all families and 9.8% of all individuals are estimated to be living below the poverty line, which in 2016 was \$11,880 for an individual and \$24,300 for a family of four, to be eligible for CHIP and Medicaid subsidies. In the State of Pennsylvania, 9.3% of families and 13.5% of all individuals are estimated to be living below the poverty line; in Northampton County, 6.8% of families and 9.4% of individuals are estimated to be living below the poverty line.

## Disabilities within the Population

When designing parks and park systems, it is important to provide access to recreation for individuals with disabilities. Compliance with ADA guidelines is mandated for all public

## MASTER SITE DEVELOPMENT PLAN

facilities built or reconstructed after 1992. ADA compliance opens recreational offerings to an underserved population and more fully meets the needs of the entire community.

14.5% of the population of Pen Argyl is estimated to have some sort of disability, slightly higher than the State average of 13.5% and the Northampton County average of 12.6%. The American Community Survey identifies six types of disabilities:

- *Hearing difficulty* – Deaf or having serious difficulty hearing,
- *Vision difficulty* - Blind or having serious difficulty seeing, even when wearing glasses,
- *Cognitive difficulty* - Having difficulty remembering, concentrating, or making decisions because of a physical, mental, or emotional problem
- *Ambulatory difficulty* - Having serious difficulty walking or climbing stairs,
- *Self-care difficulty* - Having difficulty bathing or dressing, and
- *Independent living difficulty* - Having difficulty doing errands alone such as visiting a doctor's office or shopping because of a physical, mental, or emotional problem.

Ambulatory and cognitive disabilities are most prevalent in Pen Argyl. 6.4% or 230 Borough residents reported some type of cognitive disability and 7.5% or 270 residents are living with an ambulatory disability.

<b>DISABILITY ESTIMATES FOR POPULATION - Pen Argyl Borough</b>		
	With a disability	% with a disability (total population)
Total Civilian Non-Institutionalized Population	512	14.5%
<b>Age</b>	<b>With a disability</b>	<b>% with a disability (by age group)</b>
Under 5 years	0	0.0%
5 to 17 years	43	5.8%
18 to 34 years	72	8.2%
35 to 64 years	248	18.1%
65 to 74 years	56	36.8%
75 years and over	93	42.9%
<b>Disability</b>	<b>With a disability</b>	<b>% with a disability (total population)</b>
With a hearing difficulty	91	2.6%
With a vision difficulty	57	1.6%
With a cognitive difficulty	214	6.4%
With an ambulatory difficulty	253	7.5%
With a self-care difficulty	59	1.8%
With an independent living difficulty	107	4.1%
<i>Source: 2011-2015 American Community Survey 5-Year Estimate</i>		



## 2. INTRODUCTION TO WEONA PARK'S NATURAL RESOURCES

Weona Park is comprised of three parcels, divided by collector and arterial streets. The park's primary gathering space is the center parcel, with a wooded parcel to the north of SR 512. The aging tree canopy of these two parcels is a concern of the community. A recent addition to the park is a parcel to the west of South Main Street that contains an abandoned slate quarry.

Weona Park has been in development since 1920. The only existing natural resources are the trees which were planted as the park was created. The trees are mature and provide an excellent canopy to keep park visitors cool during the heat of the summer.

The Kittatinny Ridge, just north of the Borough, is a state identified bird habitat area. The Greenwalk Creek and wooded hills between Pen Argyl and Bangor are identified by the state as Natural Heritage Core Habitat areas. The Borough of Pen Argyl lies within an identified Natural Heritage Area Supporting Landscape. This means any additional wildlife habitat that could be developed at Weona Park would be supported by the Pennsylvania Bureau of Conservation and Recreation.



## 3. INTRODUCTION TO THE PARK SYSTEM

Weona Park is the only park in Pen Argyl that is Borough-owned and operated. Weona Park offers multiple recreational opportunities, both active and passive. The park serves as a focal point within the Borough for community events and gatherings.

Other recreational opportunities located within the Borough include a 9.5 acre Little League complex owned by the Green and White Youth Association. The association provides softball, Little League baseball, football and cheerleading programs for children between the ages of 4 and 19. This facility includes four (4) Little-League baseball diamonds with support facilities and parking.

Three other parks in the Borough of Bangor are located within 2.5 miles of Weona Park. All of the Slate Belt boroughs (Portland, Roseto, Bangor, East Bangor and Wind Gap) have multiple parks to serve their residents.

- Pennico Park is a neighborhood park with a ball fields, a playground and rentable pavilions.
- Flory's Dam Park is a neighborhood park with two baseball fields. Their outfields form an area that can be used as a multipurpose field.
- Bangor Veterans Memorial Park is a community park featuring the Paul Farnan Football Field, a Little League field, a multipurpose field, basketball courts, volleyball courts, a train ride, playground, rentable pavilions and the Bangor Memorial Pool.

The parks throughout the Slate Belt are disconnected. Due to the area's natural beauty and unique history, recreation, travel and tourism have been the subject of multiple regional planning efforts. The

Appalachian Trail (AT) runs along the Blue Mountain to the north of Pen Argyl. The Two Rivers Greenway Trail Study recommends a connection from the Plainfield Township Trail, which lies southwest of Pen Argyl, to the AT. The Plainfield Township Trail is less than 2.0 miles from Weona Park. The Northern Tier Trail Study, which Northampton County began in 2017, will plan a trail on an abandoned rail corridor that will run south of and parallel to the Appalachian Trail through the Slate Belt region. Part of this project is to promote the local businesses, historical and cultural offerings in the Slate Belt. These recreational trails are part of a recreation system available to residents of Pen Argyl.

#### 4. WHAT IS WEONA PARK'S ROLE IN THE SLATE BELT PARK SYSTEM

Weona Park is considered to be a Community Park by the National Park and Recreation Association (NRPA) due to its size and accessibility to the community. The NRPA identifies Community Parks as those whose service area is between one-half and three miles and whose size is 20 to 50 acres.

Weona Park is the "crown-jewel" of Pen Argyl Borough. Weona Park stands out as home to the Weona Park Carousel. The carousel was built by the Dentzel Carousel Company of Philadelphia and was installed



at Weona Park in 1923. The stationary menagerie in Weona Park's carousel consists of 44 hand-carved animals with the original factory paint. The carousel is contained within a 20-foot high, 80-foot wide pavilion. The carousel was added to the National Register of Historic Places in 1999. Weona Park offers the residents of Pen Argyl both active and passive recreation.

The park is comprised of three parcels. The northern wooded parcel contains small pavilions, stone grills, the scout building, a restroom building, a skate park, basketball courts and tennis courts with light poles. Facilities in the central parcel include rentable pavilions, accessible pathways, a rentable community building, a band shell with a permanent seating area, a full size baseball field, a miniature golf course, an outdoor pool with bathhouse, the carousel, the park office building, concession buildings, a restroom building and parking, in addition to unique Works Progress Administration (WPA) stone columns and fountains. The Borough recently purchased a western parcel to add to the park. This parcel is home to an abandoned quarry. The level area around the quarry is used for parking and the annual Pen Argyl High School bonfire.

The Weona Park Pool was the subject of a Pool Feasibility Study in 2006. The study reported many physical aspects of the pool and equipment that no longer meet current ANSI/NSPI standards (American National Standards Institute/National Spa & Pool Institute) or ADA (Americans with Disabilities Act) criteria. The pool was experiencing



*Weona Park Pool*

water loss at a rate of 1200 gallons per day and the source of the leak could not be found. The bathhouse is not ADA compliant and is not sized to today's standards for the existing pool occupancy rate based on a standard square foot per bather. The pool facility was closed prior to the summer of 2014.

Residents who want to use an outdoor aquatic facility must travel to these outdoor pool facilities:

- The Nazareth Borough Pool re-opened on May 17, 2015 after a lengthy process of renovations. The 11,000 square foot pool features an eight lane competition area, slide, two diving boards, a kiddie pool, concessions and an accessible bathhouse. This pool is 10 miles from Pen Argyl; beyond a typical destination pool service area.
- The Bangor Memorial Pool was renovated about twenty years ago, and features a zero entry splash pad area and a double looping slide. This facility is three miles from Pen Argyl, within an aquatic facility service area.



*Nazareth Borough Pool*



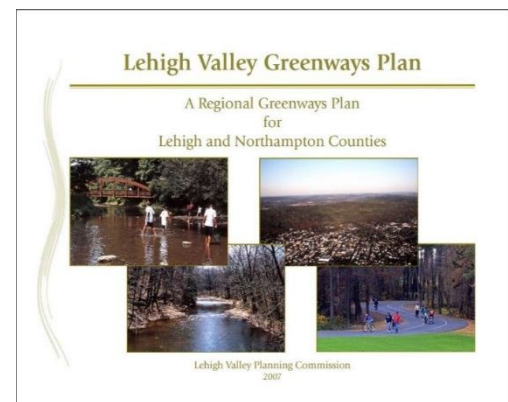
*Bangor Memorial Pool*

## 5. EXISTING COMMUNITY PLANNING

- Lehigh Valley Greenways Plan (2007)

The Lehigh Valley Greenways Plan (LVGP) was written to promote the preservation of connected open spaces in the Lehigh Valley. Greenways are categorized by type; *Cultural or recreational greenways* support human activity, *Conservation greenways* support ecological purposes, *Multi-use Greenways* and *Scenic Greenways* provide a visual connection across a landscape.

The LVGP identified the Two Rivers Area as a potential greenway network. Pen Argyl lies within the Two Rivers area and intends to connect to the network of greenways identified in the plan.



- Livable Landscapes: An Open Space Plan for Northampton County (2015)

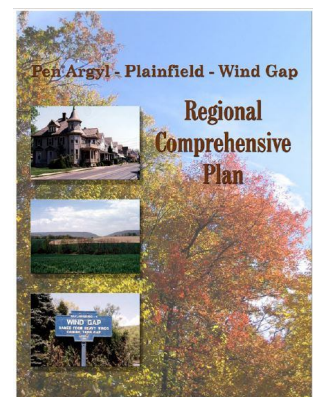
Livable Landscapes was written by the Lehigh Valley Planning Commission (LVPC), to support and guide Lehigh Valley Area municipalities in creating a network of parks, farmland, natural and sensitive lands, cultural and historic elements. This network would provide the basis to enhance healthy lifestyles and promote outdoor recreation and conservation. The plan identified six goals for the County to work towards. The following goals from the County list will be advanced through the master planning of Weona Park in Pen Argyl.



- ✓ Weona Park planning will seek to restore and enhance natural resources within the Slate Belt as an identified Natural Heritage Landscape support area.
- ✓ Weona Park will provide an exemplary Community Park, with well-designed recreational amenities that will meet the needs of residents in the Borough and visitors of all ages and abilities.
- ✓ Pen Argyl Borough will explore ways to connect Weona Park to the Plainfield Township Trail and to the Northern Tier Trail being planned in 2017.
- ✓ Weona Park showcases beautiful WPA buildings and structures and a truly unique Dentzel Carousel in a park shaded by mature native trees with beautiful views of Blue Mountain. The Borough is meeting the goal to preserve historic, cultural and scenic resources and landscapes.
- ✓ Pen Argyl is advancing County open space resources and usage by working with other Slate Belt communities in the areas of economic development, natural resource planning and promoting the unique history of the Slate Belt.

- Pen Argyl-Plainfield-Wind Gap Comprehensive Plan (2004)

Pen Argyl Borough, Plainfield Township and Wind Gap Borough prepared a multi-municipal comprehensive plan to direct future land use. In the plan, Weona Park is cited as a valuable asset for the region, due in part to the history of the structures there. The plan recommends the Borough of Pen Argyl continue to maintain and update the facilities at Weona Park. The plan's Action Program recommends the following actions that relate directly to Weona Park:



- ✓ Improve existing parks and acquire recreational land to meet a wide variety of recreational needs. Continue to cooperate with the Pen Argyl School District to provide recreation opportunities and maintain facilities,
- ✓ Pursue the opportunities identified in the Two Rivers Area Greenways Plan for regional trail connections, especially connections from the Plainfield Recreation Trail to the Appalachian Trail, to Wind Gap and Pen Argyl Boroughs; and to seek State and County funding for the connections.
- ✓ Extend the Plainfield Township Trail east from Pen Argyl Road along former railroad beds in order to provide a trail connection to Weona Park.

- The Two Rivers Area Greenways Plan (2009)

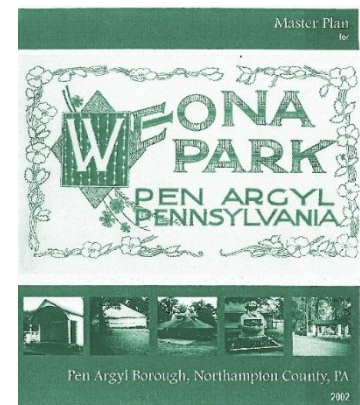
The Two Rivers Area Greenways Plan provides a comprehensive greenways strategy for 109 square miles of Northampton County bounded by Blue Mountain to the north and Bucks County to the south. The study area is comprised of four sub-areas. Weona Park lies within the Upper Watershed. Goals for greenways located in the Upper Watershed include:

- ✓ Create recreation greenways connecting Jacobsburg Environmental Education Center with the Palmer Township Bikeway, Plainfield Township Trail, Blue Mountain, Nazareth Borough and Bushkill Center. This effort would also include a connection from the Plainfield Trail to the Appalachian Trail and to Weona Park in Pen Argyl.
- ✓ Establish trail connection from Plainfield Trail to Appalachian Trail and Pen Argyl.
- ✓ Limit trail development and human access to appropriate corridors.
- ✓ Protect portions of Blue Mountain under non-public ownership. Pen Argyl is located at the base of Blue Mountain and is in a position to carefully review land development plans that would negatively affect this valuable habitat. The *Northampton County Parks 2010 Plan* calls Blue Mountain “the most extensive relatively contiguous stretch of natural habitat in Northampton County, “and a major corridor for wildlife travel”.
- ✓ Create a greenbelt corridor along Bushkill Creek and Sobers Run, incorporating Jacobsburg and Blue Mountain to promote sustainable growth in the Upper Watershed. Weona Park will have areas of natural habitat that will add to habitat land available to wildlife.

- Master Plan for Weona Park (2002)

A master plan for Weona Park was prepared in 2002. Park goals and objectives identified as part of the 2002 master plan included:

- ✓ Goal 1: Preserve and enhance the existing character and charm of the park.
- ✓ Goal 2: Attract users to the park.
- ✓ Goal 3: Provide a community park that meets the recreation needs of Pen Argyl Borough residents.
- ✓ Goal 4: Involve citizens of Pen Argyl Borough in the master planning process for Weona Park.



The Master Plan recommended the renovation of existing facilities, including the tennis courts, swimming pool and mini golf course. New facilities including a pavilion, picnic areas, trails, basketball courts, a skate-park, playground, parking and storm water management systems were proposed. The Borough has implemented many aspects of the plan including; renovations to the mini golf course, the installation of new pavilions, basketball courts, new playground equipment, a skate park, ADA parking and pathways.

- Weona Park Swimming Pool Feasibility Study (2006)

An analysis of the Weona Park Pool was conducted in 2006 to assess the existing conditions of the structure and equipment, and to propose a course of action. The pool had been leaking water at the rate of 1200 gallons per day. The report stated that although the facility was very well maintained and in excellent shape for its age, the structure and equipment did not meet current codes for aquatic facilities. The following recommendations were made:

- ✓ Renovate the main pool, all systems and equipment and deck equipment
- ✓ Convert the elemental gas chlorine to liquid chlorine. (Gas Chlorine is dangerous to operate.)
- ✓ Install equipment to draw visitors, like tube slides.
- ✓ Install a new splash pool to replace the tot pool.
- ✓ Meet ADA criteria in new pool facilities.
- ✓ Renovate the bathhouse for code compliance issues including ADA.

The cost of the proposed renovations ran into the millions, and the Borough did not act upon the recommendations. The Borough decided to close the pool prior to the 2014 season due to the still unidentified leak, the unsafe chlorine gas system, and a continued drop in attendance which added to the financial burden the pool placed on the Borough.

### 6. PUBLIC PARTICIPATION

The Borough of Pen Argyl prioritized public participation as an important part of the master planning process for Weona Park. The Borough recognized that public input and transparency in planning is essential to develop a consensus, to gain support and to avoid potential conflicts.

Public participation included the following meetings:

- 12 Study Committee Meetings
- 3 General Public Meetings
- 2 Borough Council Meetings
- 21 Key Person Interviews and Focus Groups

A Project Study Committee was formed to meet monthly throughout the process. The Borough selected 16 community members to participate. The members were of diverse backgrounds and included residents, teachers, Borough employees and Borough Council members.

Three general public meetings were held. The first was an initial visioning meeting to introduce the community to the master planning process and gather public opinion on needs and desires related to Weona Park. The second meeting, three alternative concept plans were presented for community feedback. The final meeting was a presentation of the draft final plan to the community for a final opportunity to comment.

Two meetings with Borough Council were held for comment and adoption.

Key person interviews were conducted and a resident focus group was held with persons recommended by the committee. Fifteen were included in the contract. Six additional were conducted for a total of twenty-one completed.

A resident survey was generated and mailed out to each household.

Public participation is discussed in more detail in Section A of this report.



## C. Site Information and Analysis

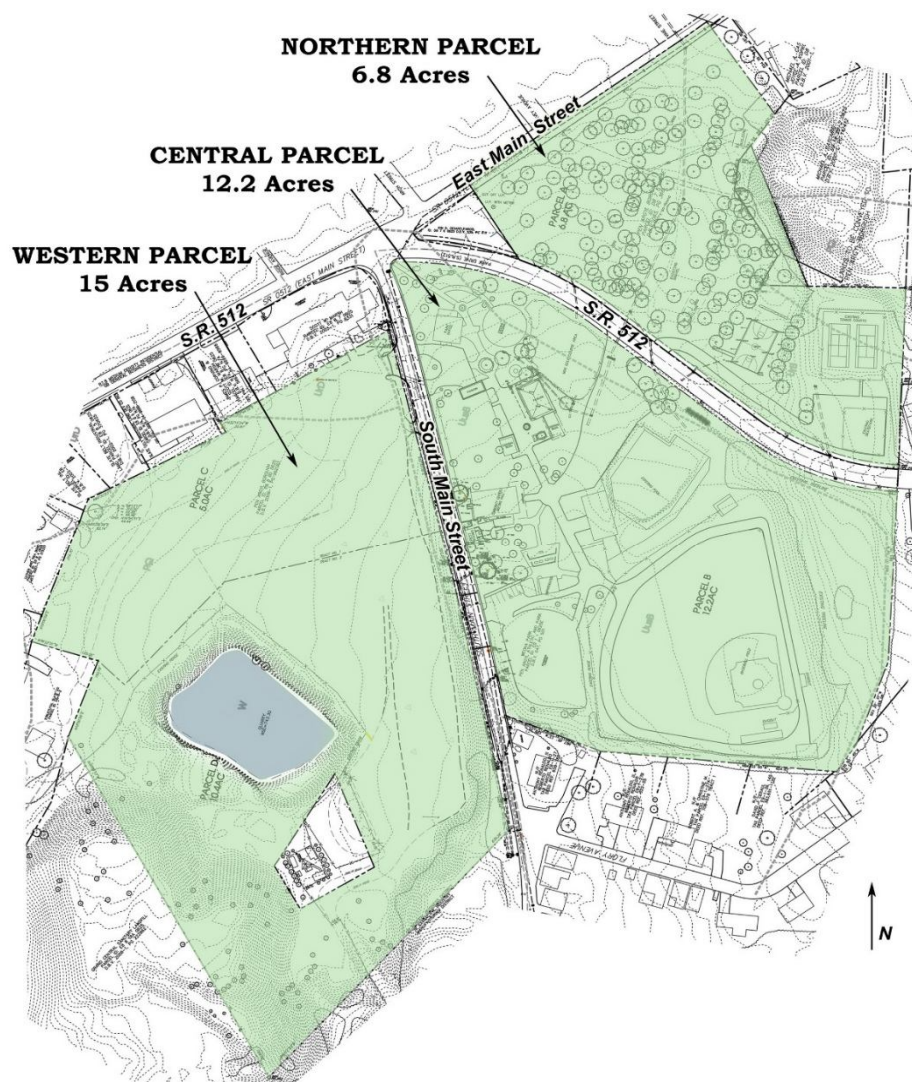




## 1. PHYSICAL RESOURCES AT WEONA PARK

Weona Park is located on Route 512 at the southeastern edge of the Borough of Pen Argyl. Weona Park is composed of three parcels of land, two of which have been park land since 1920. The original two pieces of land were purchased in the 1920's by the Pen Argyl Park and Athletic Association. In 1921, after the park opened, the Park Association held a naming contest for the new park. The winning name, contributed by Ms. Corienne Broad, was "Weona Park", which is a play on the words "We own a park." In the 1930's, the U.S. government began the Works Progress Administration (WPA), which offered workers jobs to assist municipalities with park buildings and structures. Parks had to be owned by a municipality to receive assistance from the WPA, so the Borough of Pen Argyl bought the park from the Association.

The northern-most parcel is bounded by East Main Street to the north and Pennsylvania State Route 512 to the south. The central parcel is bounded by Pennsylvania State Route 512 to the north and South Main Street to the west. These two parcels comprise the currently developed portion of Weona Park - a total



## MASTER SITE DEVELOPMENT PLAN

of 19 acres. The Borough recently purchased a third parcel, to the west and opposite the developed park, on South Main Street.

The western parcel is the site of an abandoned quarry that has been partially filled in. The previous owner of the property allowed the Borough to lease the land for parking for one dollar per year. The owner decided to sell the land, and a developer approached the Borough with the idea of building a residential community for active residents age 55 and older on the site. Soil testing was done, the site was found to be buildable, and much of the slate piles were pushed into the quarry. The Borough, seeing they would lose valuable parking if the land sold to a developer, decided to purchase it. The Borough's fire company, Lookout Fire Company, was looking for land to build a new fire station, and the Borough believed the land could serve both the park and the fire company. The Borough used grant funding from Pennsylvania Department of Conservation and Natural Resources (PaDCNR) to help purchase the land. Restrictions were placed on the northern portion of the property requiring it to be used for recreation. The land is bounded by South Main Street to the east, and the rear of commercial development sites that front on East Main Street, State Route 512.



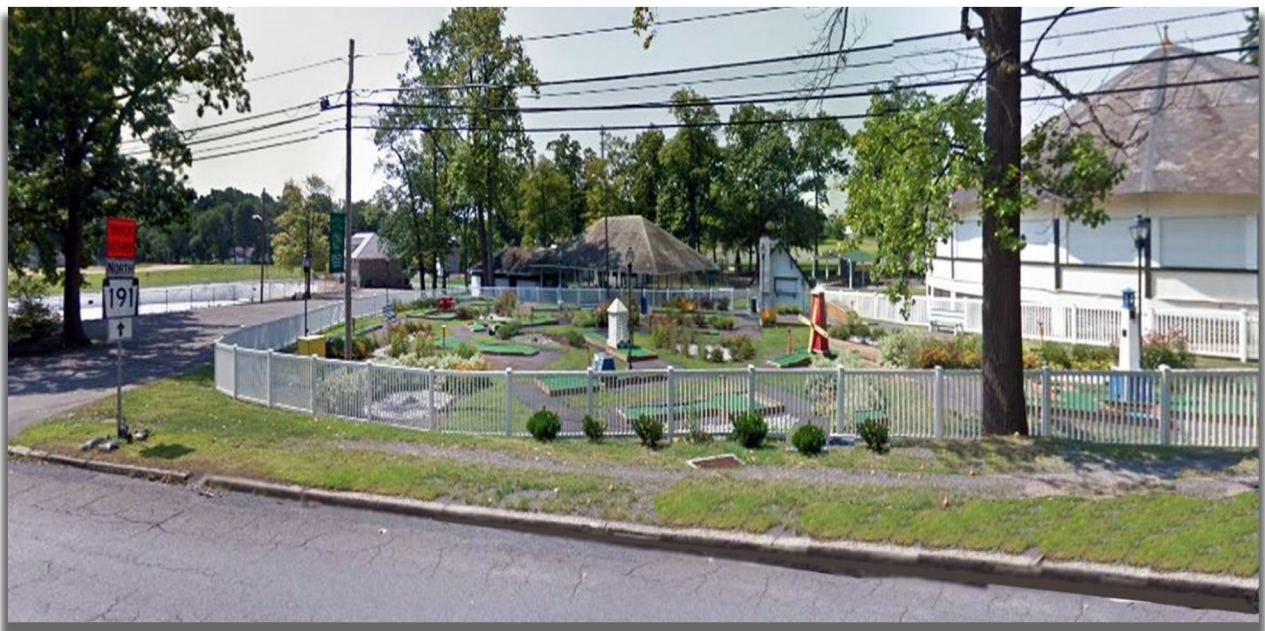
*A view from South Main Street of the western parcel, with the quarry and cell tower in the background*

Parcels to the north of the park are zoned for Suburban Residential and Urban Residential use. To the northwest and west, parcels are zoned for Urban Residential or for General Commercial uses. The General Commercial area of East Main Street consists of a strip mall with convenience stores, casual restaurants and a gas station. The park itself is zoned for Public Park or Recreational uses. The area south and west of the western portion is zoned for Extractive Industrial uses. Areas zoned for Extractive Industrial uses provide for "mineral extraction and general industrial uses". A large landfill, recycling and waste management facility is located adjacent to the Borough's western border in Plainfield Township. Grand Central Sanitation is owned by Waster Management Solutions, a national corporation. The Borough does consider the facility a threat to the park. Odors from the landfill drift into the park when the wind is blowing east. Grand Central has plans for a bio solids manufacturing effort. Residents of Pen Argyl object to the new plan, but they have little say, as the facility is located in Plainfield Township. The entire Borough of Pen Argyl was designated as an Environmental Justice area census block group in 2015.

Weona Park is easily accessed from within Pen Argyl and from distant locations via State Route 512. The presence of the state road through the park limits the ability of the Borough to install entry/exit drives and signs or to slow traffic for pedestrian crossing. PennDOT has jurisdiction over the cartway and the right of way. Each of the three parcels has at least one vehicular access point and internal parking. An informal gravel drive is located on the northern part of the park, along with a second access for the skate park and basketball courts. The central section of the park can be accessed from either South Main Street or State Route 512. The western section is accessed by a gravel drive from South Main Street.

The site is accessible to pedestrians but not to all handicapped pedestrians. A sidewalk is located on the north side of East Main Street, and a crosswalk to the park meets ADA criteria at the intersection with South Main Street. South Main Street has no sidewalks. Able-bodied residents say they have no problems walking to the park. Marked Handicapped Accessible Parking Spaces are located throughout the park, and the newest ones are in compliance with the most recent ADA standards. The majority of the buildings were built as WPA projects in the 1930's and through the 1950's. Most are not ADA compliant. The restroom building in the central parcel has been made compliant, and the walkways throughout the park are paved and most are ADA compliant. The playground is a large mulched shaded area with a modular unit and transfer station, but the mulch is not ADA friendly. The two main pavilions are accessible and tables that accommodate wheelchairs have been installed.

The central portion of the park is well developed for public use. The park office building, the carousel and the fenced miniature golf course are all visible from State Route 512 traveling east or west. The miniature golf course was recently renovated. There is a "marquee sign" that announces events located along S.R. 512 at the parking lot entrance to the central portion of the park.



*A view from S.R. 512 of Mini Golf, and the Carousel, with the pool and ballfield in the background*

There is a mulched playground area with equipment for children aged 5-12 surrounded with a wooden picket fence. Bollards keep vehicles from driving through the park. There are two concession stand buildings used during festivals; the Hamburger Stand and the Sausage Stand. Both concession stands are

in need of ADA and code improvements. The former bathhouse is vacant and only the lower level is used by Public Works. There is a community center and a restroom building. There is also a band shell where the Borough puts on a free summer concert series for residents in cooperation with the Borough of Wind Gap. Both Boroughs host five concerts each on alternate weekends. The band shell front columns are bowing outward. The band shell structure and foundation are in urgent need of repair. The central portion of the park has a swimming pool that was closed in 2013 due to a high volume water leak. A baseball field that is well-used by a youth baseball league, an adult league and a Cal Ripken League, is also located in the central portion of the park, at the southern end. The baseball field was, at one time, lined with spectators on bleachers that were built into the hill to the north of the field. The concrete piers that supported the benches are still in place, but only a small area contain seating. Most spectators now bring chairs. The central part of the park is well-lit and has all utility services.

The northern parcel is dotted with trees and is quite shaded. A building now used as the Boy Scout Building sits on the northern area. One restroom in its own building, small pavilions, several WPA fire pits and a basketball court are also located on the northern parcel. The Boy Scout Building is not ADA compliant, and the basement in the building has flooding issues. A rise in elevation separates that quiet area of the park from two tennis courts and a skate park. The skate park is well-used, but the tennis courts have not been used for many years and have fallen into disrepair. Tennis groups regularly used the courts in the past. When new courts were installed at the high school, the school district allowed the public to use the courts. Later, the district took a stronger stance on liability issues, and the courts are no longer open to the public. The public now uses courts located at the Northwood Racket Club, Wind Gap Park or Plainfield Township Municipal Park.



*A view from S.R. 512 of the Skate Park, with the tennis courts and basketball courts in the background*

The new western parcel is a blank slate for the Borough. In 2015, the Borough prepared a master site development plan for a new fire station to be installed on a portion of this property, but the project has not moved forward due to lack of funding. The existing quarry could be filled to provide more land for recreational facilities, and the community will have to carefully consider how the current design of the fire station would impact the park and visitors crossing South Main Street.

## 2. HISTORICAL RESOURCES AT WEONA PARK

Weona Park is a park rich with historical structures. The most notable historic resource is the Dentzel Stationary Menagerie Carousel, the “Crown Jewel” of Pen Argyl and of the Slate Belt. The carousel was installed at Weona Park in 1923. The structure houses 44 hand-carved and painted animals and two sleighs dating back to the 1890's, 1905 and 1917. The carousel in Weona Park was put together using animals from different Dentzel Carousels. This turn of the century carousel is housed in a one-story pavilion with a unique slate roof that is 20-feet high and 80-feet wide and was recently restored. The Borough takes pride in keeping the carousel in excellent condition. In the mid 1990's a “Friends of the Carousel”, a resident fund raising group that was committed to restore the condition of the animals, ran an “Adopt An Animal” program. The program allowed participants to not only adopt, but to name their animal of choice. The money raised was used to repaint the animals with the original factory paint, which the Borough still has. Plaques were placed by each animal with the name given to them by their sponsor. The carousel no longer has the original organ playing music. That organ was sold to a collector, but there is authentic digital music played when the Carousel is operational. The carousel is operated in the summer by high school students who collect one dollar from each rider. The Weona Park Carousel was added to the National Register of Historic Places in 1999, as one of three remaining Dentzel Carousels in the United States. The Carousel and Weona Park are listed on the Slate Belt Chamber of Commerce tourism map of the Slate Belt region. The Carousel is visited each year by a national carousel group.



Two pillars on either side of the entrance gate to the ballfield serve as a memorial to those who sacrificed in World War I. The original cast iron arch connecting the two was removed in the past. Extensive foundations for bleachers line the eastern side of the ballfield. Some bleachers have been restored.

Many buildings and structures in the park were installed as part of the WPA program in the 1930's. The Park Office, the four stone fire pits on the northern side of the park, Bathhouse and the Band Shell are buildings still in use today. The Band Shell has some foundation and structural issues. The lower level of the Bathhouse is used by the Public Work Department and upper level has not been used since the pool closed.

A large park sign supported by two tiered stone columns is located north of the park office and is visible from S.R. 512.



Site Analysis Plan

### 3. NATURAL RESOURCES AT WEONA PARK

#### Hydrology

The Borough of Pen Argyl is located along the southern base of Blue Mountain, part of the Kittatinny Ridge. This greatly affects hydrology and stormwater management in the Borough. Weona Park is at the lowest point in the Borough. Storm drains carry water downhill through the Borough where it is collected on S.R. 512 in storm drains installed by PennDOT. The water that is not picked up by the storm drains flows into and through Weona Park. There are old slate storm drains throughout the park that carry water from the park to the streets and to the water treatment plant. As they fail the Borough has replaced them with pipes. The location of these storm drains were rarely recorded on plans. The pool was originally a spring fed watering hole and the first concrete pool was spring fed and located at the same spot. The existing spring now is directed into the storm water drains near the bathhouse. The Borough of Pen Argyl is situated between two mountain fed streams; Waltz Creek, to the west and Greenwalk Creek to the east. Greenwalk Creek bisects Waltz Creek four miles south of Pen Argyl, which then feeds Martins Creek two miles downstream. Martins Creek flows south five miles into the Delaware River. Pen Argyl is located in the Martins/Jacoby Creek watershed, a conservation watershed identified in the Two Rivers Area

Greenway Plan written by the Lehigh Valley Planning Commission. The Borough is aware of a high ground water table and existing seeps and springs within the park that are causing mold and flooding within some of the buildings, however, the U.S. Fish and Wildlife Service National Wetlands Inventory does not indicate any wetlands within Weona Park. The Federal Emergency Management Agency (FEMA) indicates that the area surrounding and including Weona Park is an area of minimal flood hazard, and there are no floodplains in the park.

## Soils

The soil underlying the northern section of the park is UrB, urban land-Laidig complex, 0 to 8 percent slopes. Depth to bedrock can be between 10 to 99 inches, and the runoff class is high. A small slate pile remains in the northern section of the park near the Boy Scout Building, which is identified as Pits quarry soil. The soil that underlies the entire central section of the park is UusB, Urban land-Udorthents shale and sandstone complex, 0 to 8 percent slopes, not hydric, with a 10 to 99 inch depth to bedrock. Pits quarry constitutes the entire western section of the park, with a small body of water still existing within the abandoned quarry itself.

## Geology

The Martinsburg Formation underlies most of the area found to the south of Blue Mountain. The Martinsburg Formation is composed of shale, slate and sandstone. Essentially all of the area's agricultural land, slate quarries and development are underlain by the Martinsburg Formation.

## Topography

The site generally slopes gently from north to south. Typically the steep slopes on the park site are remnants of the slate industry or early park construction and are the result of manmade fill and excavation. On the northern parcel, a small area of steep slopes exists along the eastern boundary behind the Boy Scout Building and separates the basketball court from the higher elevation of the tennis courts and skate board park. In the central parcel, steep slopes lie along the east side of the baseball field where the cut was made to install the field and where the existing bleachers and bleacher foundations are installed. A small area of steep slopes also can be found on the southwest side of the parking area along South Main Street. On the western parcel steep slopes can be found where the leveled land drops off along South Main Street, the southern property boundary and the sides of the existing quarry. The sides of the quarry are steep, and are fenced off from visitors. Steep slopes are also found on the western boundary where large piles of waste slate from previous quarrying rise up behind the quarry.



*Slate slag piles on the western parcel*

### Vegetation

The two original parcels of Weona Park are well shaded with mature towering trees. The trees were planted during the development of the park, and are all about the same age. Unfortunately, the species are mostly tulip poplar and ash, and many of the trees are in decline. Some of the trees are rotting from the inside as reported by park maintenance. The many trees make the park cooler in the summer for picnics and festivals. There are not many understory plants between the many large trees, as would be typical of an unhealthy forest ecosystem. The shaded ground can be bare in large areas with spotty lawn grasses. There is very little vegetation on the new western parcel, it is nearly all gravel and slate with some emerging scrub on the slate slag piles.

### Wildlife

Weona Park's central area is highly developed and busy, and as such is not well suited for animal habitat. This part of the park is a community gathering place, and is surrounded by heavily traveled roads. The northern piece of land is moist and quiet. This parcel does present some potential for the development of habitat that would support wildlife such as birds, butterflies or small mammals. The western part of the park is in need of rehabilitation. It supports no wildlife or vegetation and provides no environmental benefit to the Borough.

Blue Mountain, as part of Hawk Mountain Kittatinny Ridge, is identified by BirdLife International and Audubon as Important Bird Area number 51. This is a globally important habitat for the conservation of bird populations. There are about 10,000 IBAs worldwide. The area is recognized in the State of Pennsylvania as a Core Habitat of Biological Diversity. These areas are identified through County Natural Heritage Inventory programs as supported by state Natural Heritage Programs. Areas included present the best examples of ecological resources in a county in terms of habitat and the existence of natural communities or unique landscape features. These habitats can be linked through areas of minimal development that allow wildlife to migrate through them. The Kittatinny Ridge is a globally important flyway for more than 150 songbird species and 16 raptor species.

Core Habitat areas are intended to identify the essential habitat of a natural community. A core habitat area cannot handle disturbance without substantial impact to the natural features. Core habitat areas identified near Pen Argyl are the Big Offset Barren on Blue Mountain and the Greenwalk Creek in Bangor.

The Kittatinny Ridge itself, in addition to being a valuable bird flyway is a conservation corridor for large and small mammals, a recreational asset and a clean water and fresh water fish breeding resource. The Borough of Pen Argyl is identified as a Supporting Landscape area, meaning that planning efforts should aim to support the Core Habitat by providing secondary habitat. Support for Core Habitat may include maintaining ecological processes and preventing potential environmental degradation. The development of Weona Park may include expanded and enhanced areas of environmental habitat, especially for birds and to support seeds and insects that birds eat.



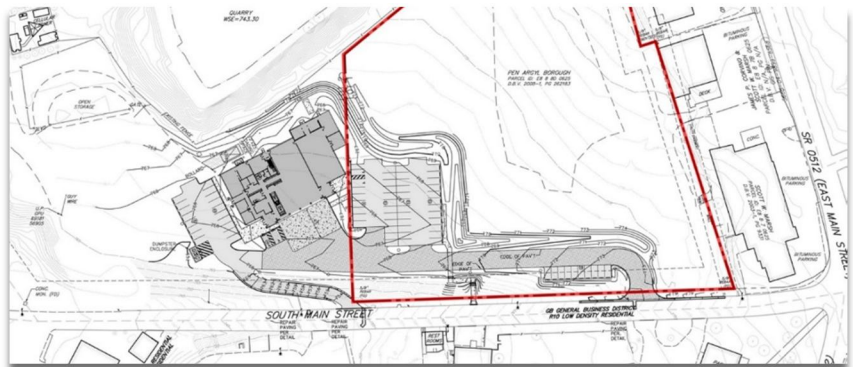
#### 4. Advantages of the Site for Potential Uses

- The central location of Weona Park in the Slate Belt region and the easy regional access provided by PA Route 512, allow the park to serve multiple communities, serving as a Community Park within the Slate Belt region of Northampton County. Weona Park presents three very different experiences and with a variety of recreation available in the central portion of the park, it also serves as a Neighborhood Park for Pen Argyl residents.
- The Weona Park Carousel is a historic asset of regional importance that has been well maintained through the years, providing a facility that is unique to the park and has become a regional destination and attraction.
- Stone buildings and columns dating back to the WPA have been maintained and provide historic interest to the park. Facts with the history of the buildings and the WPA program could be highlighted with an interpretive sign program and history walk through the park.
- The diversity of unique recreational opportunities and facilities at Weona Park provide a local recreation resource, where every trip to the park can be a different experience. There are facilities for all ages and interests which is why the park is always busy.
- The park provides a revenue stream for many groups in the Borough from the Lookout Fire Company to the special interest fund raising groups who use the park for festivals in support of their cause. The large baseball outfield provides an area where exhibits like antique cars or carnival rides can be set up.
- An abundance of shade trees provide a canopy over the central and northern sections of the park. The northern section of the park may provide an area for habitat development.
- The site is relatively shallow in slope making the provision of ADA connections to facilities without disrupting tree roots and existing facilities easier.
- The newly acquired parcel to the west nearly doubles the size of the park, adding another 15 acres. The site is buildable, the quarry is fillable, and there is a great potential for grant money to remediate this barren wasted land. Environmental remediation should be a part of whatever is planned for this site.
- Although the site has a high water table, there are no floodplains or wetlands in the park. There are few areas within the park that could not be developed for active or passive recreational facilities.

#### 5. Disadvantages of the Site for Certain Recreational Uses

- One State Highway (SR 512) and one arterial street (South Main Street) divide Weona Park into three separate parcels of land. State Highway regulators have strict rules regarding pedestrian protections they allow on a state highway. Inadequate pedestrian crossings increases liability for the Borough in determining how best to use each of the three parcels and how to integrate or not integrate the facilities within each area. Safe pedestrian crossings may be considered for crossing at grade, over the street or under the street.

- The historical WPA structures do not offer full ADA compliance and will need renovations if they are to be open for public use. The buildings built in the 1940s and 1950s need renovations to meet ADA criteria as well, but may be easier and less costly to renovate.
- The high water table has created a potential mold presence in the buildings that have floors below grade, namely the Boy Scout Building and the Community Center. The Borough might consider water proofing buildings to prevent water damage and mold issues, which may present a serious health hazard to residents. The existing spring and high water table needs to be considered when designing and engineering to account for hydrostatic pressure.
- The existing trees in the park form a wooded grove, add to the historic feel and keep the park cool in summer. Many are nearing the end of their life expectancy and some are already dying. Most of the trees are ash and tulip poplar. Ash trees across the country are under attack by the Emerald Ash Borer and are in decline. The Borough should consider creating a tree replacement plan to gradually replace the trees in a way that supports any proposed facility development. Trees should be selected based on the existing soils and site conditions.
- The proposed Fire Station as per the most recent layout plan poses several threats to the park in terms of visitor experience. The parking lot as proposed stretches across almost the entire road frontage of the site, creating a visual separation between the western parcel and shaded welcoming central portion of the park. The fire station entrance road would need to be shared with pedestrians' crossing over from the parking area to the Central section of the park. The plans do not seem to have made provisions for pedestrian crossing. The existing fire siren is loud, and fire truck whistles are loud, which could cause considerable disturbance to people recreating in the park. Use of the existing fire station siren within the park should be continually reevaluated. Vehicles racing to and from the station during a fire event could present a danger to park visitors and pedestrians. Traffic implications should be considered prior to moving forward with this plan.



*Current plan for new Fire Station on south Main Street*

- There are unmapped utilities and storm water management drainage systems within the park that could be damaged during proposed construction. Storm water systems that have been in place for years will have to be repaired or updated if damaged.

## 6. PNDI

A PNDI search conducted recently revealed no potential impacts at this site. The PNDI is attached in the Appendix of this report.



## D. Activities and Facilities Analysis



## I. NEEDS ASSESMENT

Community recreation needs were determined through a public participation process that included key person interviews, committee meetings, public meetings and a community survey.

### A. KEY PERSON AND SPECIAL INTEREST GROUP INTERVIEWS

Twenty-one key person and special interest group interviews were conducted. The interview responses were organized into categories reflecting key interests of the community with regards to the future direction of improvements at Weona Park.

#### 1. EXISTING RECREATIONAL FACILITIES:

The following comments were received from the key person and special interest group interviews:

##### Pool:

- The pool has been closed for several years and is considered an eyesore.

##### Basketball Courts and Skate Park:

- Both are well used by area youth.
- The skate park should be expanded and more challenging.
- Additional basketball courts should be considered.

##### Tennis Courts:

- The existing courts are deteriorated and are not playable.
- If tennis courts are desired, a new location further from the skate park and basketball courts might be appropriate.
- Some questioned the need for tennis courts.

##### Playground and Play Equipment:

- Playground is heavily used.
- To ensure safety, older play pieces should be updated, a permanent safety surface should be installed, safety fencing should be installed around the entire perimeter, and the play area could be relocated to the interior of the park.
- More equipment for toddlers and for inclusion are needed. Examples were mom and me swings, ADA compliant swings, and a playhouse.
- It would nice if playground was a little further from the road.
- A larger or destination playground should be considered. Activities might, include a longer slide, a zip line, a grassy hill for rolling and winter sledding, a climbing area using natural rocks and overall theme.

##### Baseball Field:

- The Baseball field is used frequently by the Knight's Baseball Club and for special park events.

##### Miniature Golf:

- The course was recently renovated and fees are reasonable.

## 2. PROPOSED RECREATIONAL FACILITIES

The Borough should think regionally when planning new facilities to avoid duplication of recreation opportunities that can be found in neighboring Slate Belt communities. A way to measure whether or not a facility would be considered duplication would be to determine the potential user base, and a reasonable distance that type of user would travel to access a recreation facility. For example, tennis players will travel farther by car to play on a good court, than a young adult or teen might travel on foot to play basketball or visit a skate park. Providing youth activities like basketball, swings, and a skate park is desirable in a neighborhood park setting. Proposed recreational facilities for Weona Park should complement the existing historic and tree canopied character of the park.

Facilities mentioned frequently as desirable during the key interviews included:

- New pool (Most key interviewees want a new pool. They wanted a pool with some play features and programming to attract more visitors. Financing a pool, increased taxes and staffing a pool were concerns expressed.)
- Splash pad (Could be considered as a less expensive option to a pool or in combination with a pool.)
- Dog park
- Sand volleyball courts
- Walking and exercise loop trails
- Multi-use field (on west side of South Main Street)
- Pickleball court
- Non-court games: gaga ball, horseshoes, bocce ball and quoits
- Winter activities; ice skating, sledding

Other ideas:

- Bathhouse could be rehabilitated and used as a second community center.
- Quarry should be filled in and used for recreation.

### SUPPORT FACILITIES:

- Parking spaces should be striped, more parking is needed, and the Park's new west parcel should be used in part to provide parking.
- Street Crossings: Pedestrian crossings of South Main Street need to be made safer. There were mixed feeling about creating a midblock crosswalk across Route 512.
- Restrooms: Update and make existing restrooms ADA compliant. Add restrooms.
- Include charging stations for cell phones and laptops at the park.
- Add new small pavilions on north side of Route 512.
- Install additional water fountains.

### CHARACTER:

- Retain the historic character and promote the history of Weona Park.

- Preserve the tree canopy. Create a plan to replace dying or diseased trees to ensure the continuity of the tree canopy.
- The fire siren is disruptive to park visitors and should be removed from the park.

#### BUILDINGS:

- Many park buildings need significant improvements to meet current building and safety codes. Main concerns are structural integrity of historic structures, electrical systems, mold remediation and ADA accessibility.
- The Band Shell has serious structural issues and needs immediate attention to continue to be used.
- Many thought the new fire station's proposed location on the west parcel of Weona Park was not appropriate. Concerns of safety, traffic and noise were expressed.
- A building assessment was performed by an architect. The findings and recommendations are included in this section.

#### SECURITY:

- Security cameras play a major role in effectively policing the park.
- Mischief and vandalism by young people after school hours are the main problems, especially at the Skate Park.
- Police reported making regular patrols.

#### LANDSCAPE

- Pollinator and butterfly gardens were suggested.
- Incorporate more native plants into landscape.
- Old slate storm water system will need to be gradually replaced as sections fail.

#### EVENTS & MARKETING

- Weona Park should be a destination within the Slate Belt and beyond.
- Weona Park's history is a potential marketing tool for the region. The park is likely the first public park in the Slate Belt.
- Carousel should be marketed more. It is unique in the Lehigh Valley and nationally.
- Need to have more events to draw people to park. Need to improve marketing of events with social media, flyers and/or a digital kiosk.
- Continue Memorial Day, Labor Day and Lukie's Fall Fest.
- Music events at band shell should be diverse to appeal to a wide range of people and ages.
- The Park has enough carnival type events. Plan more festivals: music, arts, crafts, food trucks, car show, etc.
- Revive the Halloween Haunted Park.
- Pavilions need to be marketed better.
- Promote Corporate Parties and picnics.
- YMCA would like to explore summer camp opportunities in Weona Park.
- Weekend Farmers Market was suggested by a couple of people.

### FUNDING & FINANCING:

- The Green Knight Economic Development Corporation has provide funding for recreation to organizations within the slate belt region. Grant amounts vary, with \$5,000 being an average grant amount. The group has not made funding available in recent years due to the deflation in natural gas prices. They have expressed an interest in potentially funding recommended improvements when the Weona Park Master Plan is completed.
- Local Pennsylvania State Senator and representatives should be sought out to help locate and secure funding for recreation improvements.
- Revive the Park Pals. Volunteers are important to help raise money and do small projects. (Eagle Scout project was mentioned as an example).

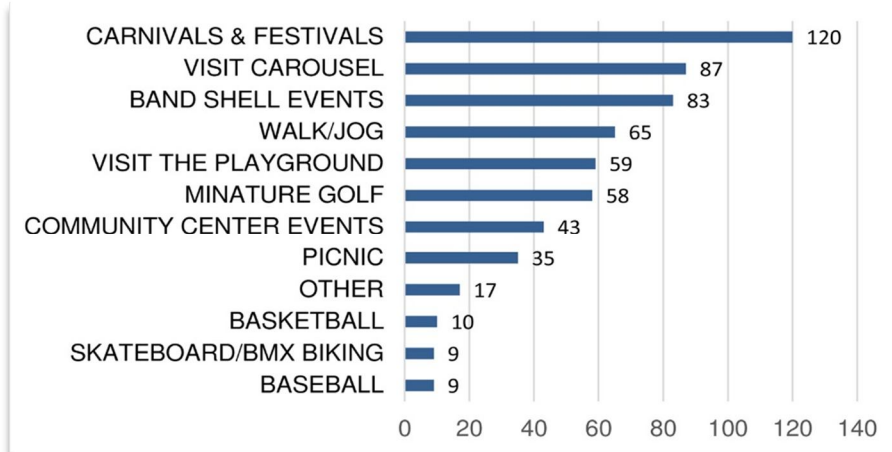
### B. RESIDENT SURVEY

The Borough of Pen Argyl mailed out 1422 surveys to each residential mailing address. Of the 1422 surveys mailed, 1342 were successfully delivered and 80 surveys were returned by the post office as undeliverable. One person picked up a survey in person at the Borough office, bringing the total number of surveys successfully distributed to 1343.

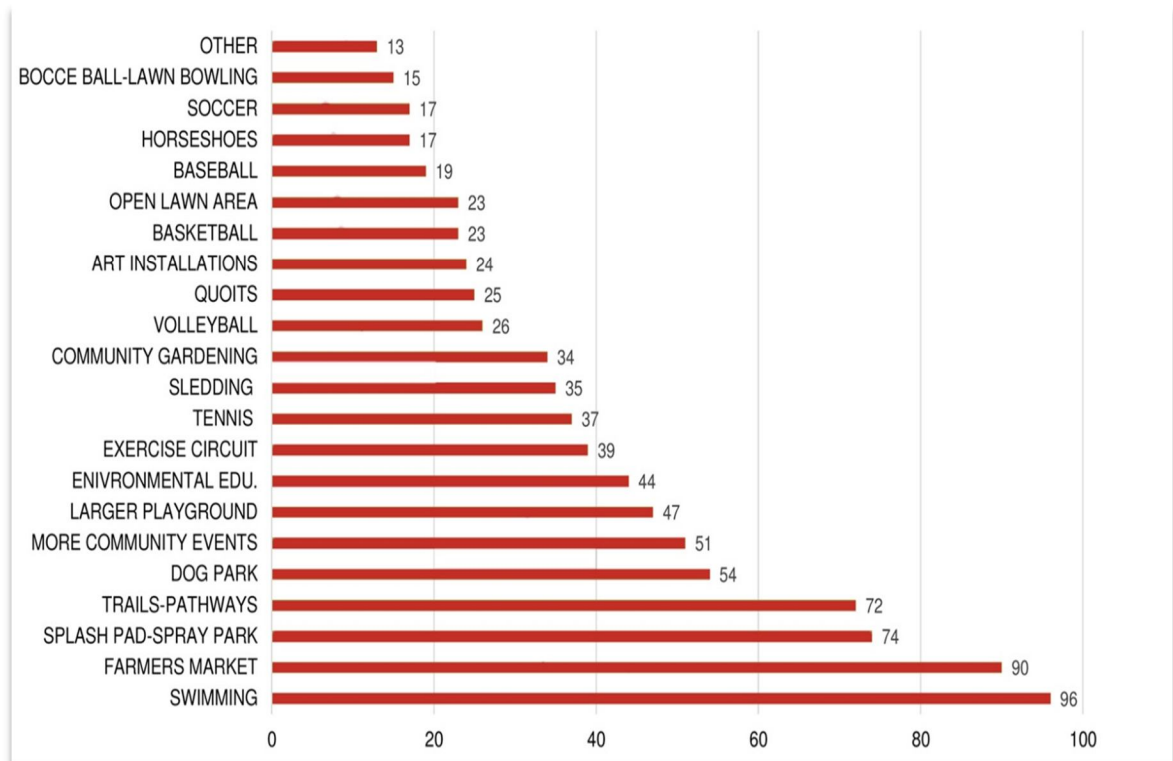
Of the 1343 surveys successfully distributed, the Borough received 141 responses for a return rate of 10.5%. The results are summarized below. The full survey result report, including all comments can be found in the appendix of this report.

1. Gender of respondents was 66% female, 30.5% male; 5% chose not to answer.
2. Ages of household members fell into the following categories: 35.8% over 55; 28.4% 35-54; 20.1% are 6-19; 11.5% are between the ages of 20 and 34; and 4.2% under the age of 5. The average age (mean) is 39 years of age.
3. 89.4% of respondents own the home in which they live, 9.9% reported renting, and the remaining respondents chose not to answer the question.
4. When asked how frequently residents visited Weona Park in the past year, 2261 total visits were reported by the 141 surveys, with the average (mean) number of visits at 16.
5. 59.2% of respondents reported visiting Weona Park seasonally, 19% monthly, 15% weekly, 2.7% daily and 4.1% reported that they do not visit the park.
6. 50.2% of respondents reported that they drive to the park, 44.8% walk, and 5% cycle.
7. The next question asked for perceived ease of access, with an overwhelming majority of respondents indicating that the method they use to access the park is easy for them. Parking was reportedly adequate. Additional comments can be found in the appendix of this report.
8. Respondents reported enjoying the types of activities shown in the following graph when visiting Weona Park. Respondents were asked to select all choices that were applicable. Individual numbers of responses were tallied. Activities that received less than 9 responses can be found in the full report in the appendix.



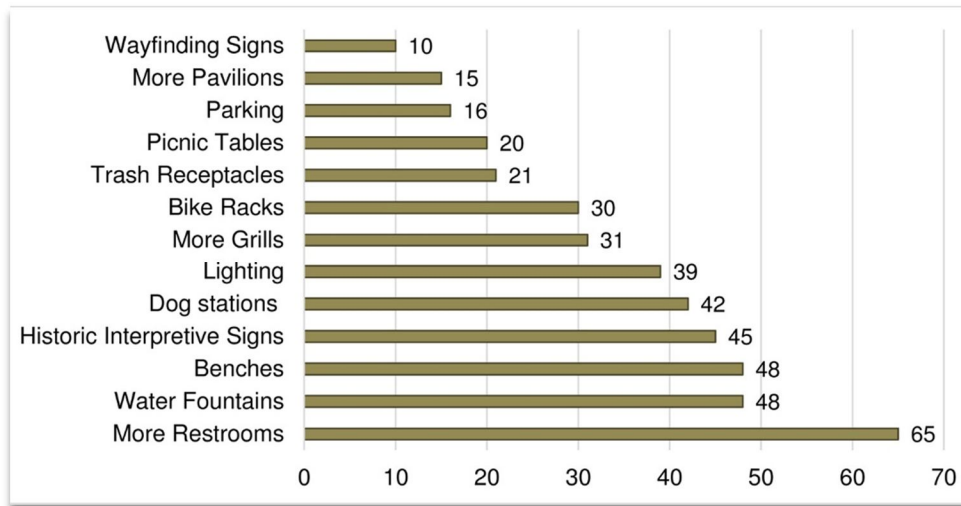


9. Residents were asked what type of recreation additions are needed at Weona Park. They were provided an opportunity to write in any additional recreation opportunities they would like to see offered at Weona Park. The responses are tallied below. Suggested activities that received less than 10 responses were ice skating, football, disc golf, pickleball, hockey, lacrosse, gaga ball and family events. The entire suggestion list can be found in the appendix of this report.



10. Those in favor of a recreational water experience at Weona Park were 91.7%. Those in favor of a splash pad and pool combination facility were 45.2%, those in favor of a new pool facility only were 32.1% and those in favor of a splash pad only were 14.3%.

11. Support facilities needed at the park received the following responses:



Individual comments received can be read in the Survey appendix to this report.

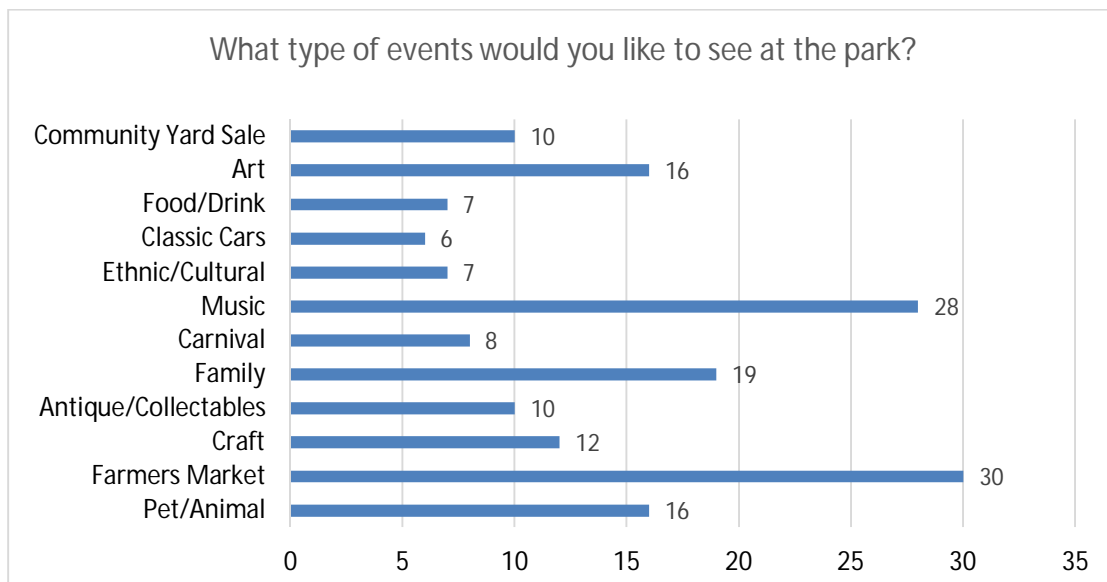
12. Residents learn about events at Weona Park primarily through the Borough Newsletter, 27.9%; word of mouth, 20.7%; Weona Park Community Bulletin Board, 19.3%; local newspaper, 13.1%; 9.1% visit the Borough's Facebook page, 7.4% visit the Borough's website, and the remainder of respondents use other sources or are uninformed.
13. Other recreation facilities located in or near in the Slate Belt area that are visited by Pen Argyl residents and received more than 10 responses include: Jacobsburg State Park, Wind Gap Park, the Plainfield Township Recreation Trail, Bangor Memorial Park, Nazareth Borough Pool, the Green and White Sports Complex, Appalachian Trail, Bushkill Trail, Plainfield Township Park, Bangor Park Athletic Fields, and Pocono Mountain Water Park. Other lesser visited local parks are listed in the full survey report found in the appendix.
14. The question concerning the proposed location of the fire station on the west parcel of Weona Park was responded to as follows: 36.2% approve of the proposed location, 44% would like the new facility to be located somewhere else, not in the park, and 19.8% of respondents gave other answers or were unaware of the proposal.
15. State Route 512 runs through Weona Park, separating the north and central sections. There has been a fatal accident involving a pedestrian who was crossing Route 512 to get from one part of the park to the other. This survey question asked residents how they feel about suggested remedies to allow a safer crossing. 50% thought a crossing with flashing lights should be provided, 34.6% thought the only appropriate and safe place to cross is at the intersection of 512 and South Main Street, 12.2% believe that crossing 512 should be avoided, and the remainder of respondents made other comments or had no opinion.
16. Residents were asked if they would favor tax increases to support and fund a new pool. 63.5% responded positively, 34.3% would not support an increase and the remainder of respondents had other comments or did not respond. A follow up question was asked as to how much residents would be willing to pay per year, starting with 50 dollars. The complete results and comments can be found in the appendix to this report.
17. Many additional comments were received. The comments can be read in the appendix.

C. PUBLIC MEETINGS

The first public meeting was held in an open house style format and featured a welcome and orientation station and five information stations. At each station display boards were presented designed to generate and elicit comment on various options and facilities proposed and available at Weona Park. Forty-one (41) adults and approximately eight (8) persons under 18 years of age attended the meeting, including both residents and committee members.

Residents were asked to “vote” by placing a sticky dot on a board representing some of the most prominent issues and ideas that were generated at the previous committee meetings. The topics were presented at each station included; types of events, pavilion and tennis courts, aquatic facility and playground, quarry and fire station, and some environmental issues. Responses from five information stations were as follows.

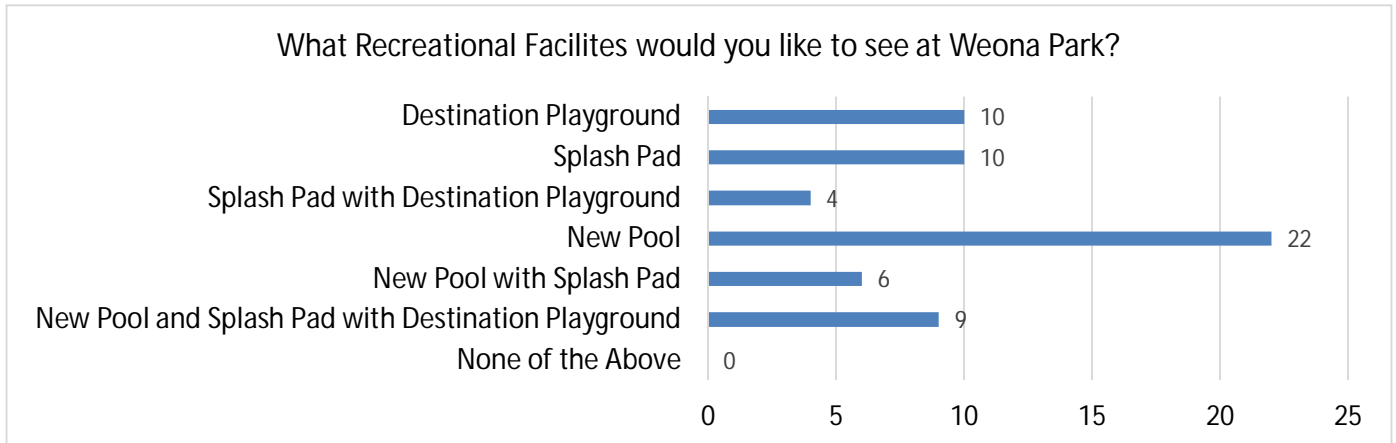
1. STATION ONE. Numbers represent actual votes per item.



2. STATION TWO. Numbers in italics represent actual number of votes.

Should the Borough...	<u>Yes</u>	<u>No</u>	<u>Total</u>
Add additional small pavilions?	<b>83.3%</b> <i>(20)</i>	16.6% <i>(4)</i>	<b>24</b>
Restore tennis courts?	<b>69.0%</b> <i>(20)</i>	31.0% <i>(9)</i>	<b>29</b>
Repurpose existing tennis courts?	<b>55.0%</b> <i>(11)</i>	45.0% <i>(9)</i>	<b>20</b>
Relocate tennis courts?	<b>55.5%</b> <i>(10)</i>	44.4% <i>(8)</i>	<b>18</b>
Remove the tennis courts?	15.4% <i>(4)</i>	<b>84.6%</b> <i>(22)</i>	<b>26</b>

3. STATION THREE. Numbers represent actual votes per item.



4. STATION FOUR

What should we do with the Quarry?	Percentage of Responses	Number of Responses
Keep it fenced and separate from the Park	<b>56.3%</b>	<b>18</b>
Fill it and develop it for Recreation	<u>43.8%</u>	<u>14</u>
	100%	<b>32</b>
<hr/>		
About the Proposed Fire Station location		
The proposed location is appropriate	6.1%	2
Weona Park land should be used for Recreation	<b>(93.9%)</b>	<b>31</b>
	100%	<b>33</b>

5. STATION FIVE. Numbers in italics represent actual number of votes.

<u>ENVIRONMENTAL SUSTAINABILITY</u>	Yes	Unsure	No	
Should all paved surfaces be permeable?	<b>88%</b>	8%	4%	100%
	<i>(22)</i>	<i>(2)</i>	<i>(1)</i>	<b>=25</b>
Should storm water controls be 'Green'? (natural vegetated swales/raingardens)	<b>100%</b>	0%	0%	100%
	<i>(28)</i>	<i>(0)</i>	<i>(0)</i>	<b>=28</b>
Should a planned replacement of trees be recommended?	<b>96.3%</b>	0%	3.7%	100%
	<i>(26)</i>	<i>(0)</i>	<i>(1)</i>	<b>=27</b>

## II. ARCHITECTURAL ANALYSIS - BUILDING NEEDS

Structure	Condition/Comments
<b>Park Office</b> WPA era (Original Park Concessions)	<ul style="list-style-type: none"> <li>● Building is not ADA accessible.</li> <li>● Roof is in good shape.</li> <li>● Furnace is in good shape.</li> <li>● Utilities are up to date.</li> <li>● Misc. masonry pointing is needed to preserve existing stone.</li> <li>● Possible reuse could be as visitor center. Small interior space limits possibilities for other uses.</li> </ul>



<b>Carousel Building</b> 1923	<ul style="list-style-type: none"> <li>● Carousel was purchased "used" in 1923. Obtaining replacement parts is challenging</li> <li>● Facade siding was replaced in 2017.</li> <li>● The Foundation is shifting and needs to be repaired.</li> <li>● Roof is new with copper flashing.</li> <li>● Existing flooring is buckled and is a tripping hazard for patrons.</li> <li>● Lateral bracing should be provided if original wood sheathing under new siding is ever removed. Consult with a structural engineer prior to removing.</li> <li>● Heavy timber rim board is rotted and needs to be replaced at sprinkler room.</li> </ul>
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## MASTER SITE DEVELOPMENT PLAN



**Miniature Golf  
Ticket Office**  
Rehab 2015

- Existing exterior paint is peeling.
- Existing interior paint is peeling.
- Roof eave is below 6'-8"; an indicator should be installed for cane detection.
- Existing chimney flashing should be coated.
- Provide ADA compliant transaction counter.



Structure	Condition/Comments
<b>Hamburger Stand</b> 1966	<ul style="list-style-type: none"> <li>• ADA compliant counter should be installed.</li> <li>• Provide new vinyl soffit panels.</li> <li>• Inspect existing hood system for proper air flow and make up air requirements.</li> <li>• Existing wood roof truss and sheathing should be painted.</li> <li>• Electrical upgrades needed.</li> </ul>



<b>Sausage Stand</b>	<ul style="list-style-type: none"> <li>• ADA compliant counter should be installed.</li> <li>• Provide new vinyl soffit panels.</li> <li>• Inspect existing hood system for proper air flow and make up air requirements.</li> <li>• Existing wood roof truss and sheathing should be painted.</li> <li>• Electrical upgrades needed.</li> </ul>
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## MASTER SITE DEVELOPMENT PLAN

Structure	Condition/Comments
<b>Large Pavilion</b> 2016-2017	<ul style="list-style-type: none"><li>• New Pavilion was installed in 2016-2017.</li><li>• ADA Accessible with Two ADA accessible picnic tables.</li></ul>



Structure	Condition/Comments
<b>Medium Pavilion</b>	<ul style="list-style-type: none"><li>• Pavilion is in good condition.</li><li>• Pavilion is ADA Accessible.</li></ul>





STRUCTURE	CONDITION / COMMENTS
<b>Community Center</b> 1954	<ul style="list-style-type: none"> <li>• Building is ADA accessible except for bathrooms.</li> <li>• Building has mold issues.</li> <li>• Roof structure has mold, rotted wood and poor grade of slate.</li> <li>• There is no main breaker for electric.</li> <li>• Stage elevation is too high and is not ADA compliant.</li> <li>• Remove ex. oil tank and convert furnace to natural gas or propane.</li> <li>• Existing kitchen is not commercial grade and is not ADA compliant.</li> <li>• Perimeter drain w/sump pump is needed to eliminate ground water issues.</li> <li>• Toilet fixture count does not meet current standards for assembly buildings.</li> </ul>



STRUCTURE	CONDITION/COMMENTS
<b>Restroom Building</b> (Central area)	<ul style="list-style-type: none"> <li>• Restroom in good condition.</li> </ul>

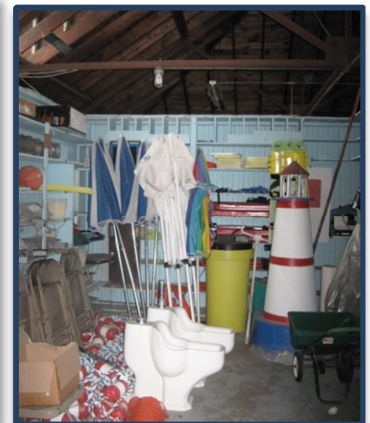


## MASTER SITE DEVELOPMENT PLAN

<p><b>Band Shell</b> WPA era, Rehab 1992</p>	<ul style="list-style-type: none"> <li>• There are structural issues with foundation and columns near front that are in need of immediate attention.</li> <li>• Roof is in good condition.</li> </ul>
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STRUCTURE	CONDITION/COMMENTS
<p><b>Bathhouse</b> WPA era</p>	<ul style="list-style-type: none"> <li>• Bathhouse is not ADA accessible.</li> <li>• Electrical system is in poor condition.</li> <li>• Basement houses pool filtration system and pumps, storage of maintenance equipment and small workshop.</li> <li>• Cracked floor on upper level leaks into lower level. Potential structural damage should be investigated.</li> <li>• Possible reuse includes new community space and/or relocated park office. Major renovations will be required for reuse as either bathhouse or other use.</li> <li>• Existing filtration system for pool is nearing end of expected lifespan.</li> </ul>



STRUCTURE	CONDITION/COMMENTS
<b>Pool Concession Stand</b> WPA era	<ul style="list-style-type: none"> <li>• Roof leaks and needs replacement.</li> <li>• Electrical system is in poor condition.</li> <li>• Interior renovations needed.</li> <li>• Building is not ADA accessible.</li> </ul>



<b>Boy Scout Building</b> 1940	<ul style="list-style-type: none"> <li>• Building is not ADA accessible.</li> <li>• Basement has occasional flooding (new blocks and coating reduced the problem but did not eliminate it, mold and mildew may be an issue).</li> <li>• Steps and railing are in need of repair.</li> <li>• Wooden gables are in need of paint.</li> <li>• Roof, heating system and utilities are in good condition.</li> </ul>
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## MASTER SITE DEVELOPMENT PLAN



*Interior of Boy Scout Building*

STRUCTURE	CONDITION / COMMENTS
<b>Restroom Building</b> (Northern area)	<ul style="list-style-type: none"><li>• Restrooms are not ADA accessible.</li></ul>



STRUCTURE	CONDITION/COMMENT
<b>Small Picnic Pavilions</b>	<ul style="list-style-type: none"> <li>• Columns are made of cinder block.</li> <li>• Wooden areas are in need of replacement and/or repair.</li> </ul>
<b>Fire Pits</b>	<ul style="list-style-type: none"> <li>• Fire pits are in good condition, one was recently restored as a Boy Scout project. Minor pointing is needed.</li> </ul>



<b>Baseball Field Storage Building</b>	<ul style="list-style-type: none"> <li>• Building used for storage.</li> <li>• Electrical system is good.</li> <li>• Water service is planned as a Boy Scout project.</li> </ul>
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**III. RECREATION FACILITIES - ACTION PLAN**

There are well established recreation features at Weona Park that are not proposed to be removed or relocated. These are located in the central and northern parcels of the park. They include the historical features such as the buildings, the carousel, the miniature golf course, the new large pavilion and multiple smaller features such as a fountain, entry columns and stone grills. Existing trees are to be preserved if at all possible, but it is understood some of these trees suffer from diseases. A plan to replace the trees will be a component of the master plan. Many of the buildings are in need of improvements to bring them into compliance for safety, building codes and accessibility. Improvement recommendations to preserve these buildings will be a part of the master plan.

**A. ACTIVE RECREATION FACILITIES**

1. The following table lists active recreation facilities to develop based on public feedback.

<b>PROPOSED FACILITY</b>	<b>LOCATION</b>	<b>SKILL</b>	<b>TYPE OF USE</b>	<b>SPECTATORS</b>	<b>SUPPORT</b>
<b>SPLASH PAD</b>	Central Parcel	All Ages	Recreational Use	Parents	Mechanical Equipment, Seating, Storage
<b>PATHWAYS</b>	All Parcels	All Ages and Abilities	Multi-Use	No	Signs, Crossings
<b>DOG PARK</b>	West Parcel	Adults	Visitors with Dogs	Dog Owners	Fence, Seating, Agility Equipment, Water
<b>LARGER PLAY GROUND</b>	Central Parcel	All Ages & Abilities	Recreational	Parents	Seating, Shade, Signs Fencing, Safe Surface
<b>SLEDDING HILL</b>	Central Parcel	All Ages & Abilities	Recreational	Parents	Sloped Grassy Hill with Safe Landing Area for Sledding
<b>SAND VOLLEYBALL COURTS</b>	North Parcel	Adult and Young Adult	Recreational and League	Supporters	Seating, Net, Lines if on Grass or Paved Surface
<b>LAWN GAMES</b> <i>QUOITS, HORSESHOES, BOCCE</i>	North Parcel	School Age to Adult	Recreational	No	Equipment, Seating, Lines if on Grass or Paved Surface
<b>MULTI-USE FIELD</b>	West Parcel	School Age to Adult	Recreational or Organized	Parents, Coaches	Seating, Equipment, Storage
<b>TENNIS COURTS</b>	North Parcel	School Age to Adult	Recreational	Parents, Friends	Fence, Net, Benches



Example of a Splash Pad Facility



Example of a Paved Volleyball Court

2. The following table lists existing active facilities that need of rehabilitation. The pool is the most important amenity at Weona Park on this list, and the Borough has plans to update the Pool Feasibility Study that was done in 2005 to begin the process.

REHABILITATE FACILITY	LOCATION	SKILL	CONDITION	ACTION	SUPPORT
<b>POOL</b>	Central Parcel	All Ages	Water Leaks, Not Code Compliant,	Replace with New Aquatic Facility	Bathhouse and Mechanical will need upgrades
<b>PLAYGROUND</b>	Central Parcel	All Ages & Abilities	To Serve more Age Groups	Enlarge, Install Safety Surface, Upgrade Play Equipment	Benches, Shade, Safety Surface, ADA Criteria
<b>SKATE PARK</b>	Northern Parcel	School Age to Adult	Fair but Undersized	Enlarge to meet Demand	Fencing, Ramps



## MASTER SITE DEVELOPMENT PLAN

3. The following table lists existing active facilities that will be removed. The tennis courts are located behind the existing skate park. Skate park users are teens through young adults. Tennis court visitors tend to be more quiet and attentive to the game, so the facilities are not a good fit for the same area of the park. The tennis courts are in poor condition. The Borough wants to maintain tennis as a recreation offering, so the tennis courts will be replaced with Sand Volleyball courts. Sand Volleyball is also a team sport, with young adult players and this would be a better activity to place adjacent to a skate park. The tennis courts will be built in the north part of the park along East Main Street and west of the Boy Scout Building. Players will have access to the restroom building on the north side of the park.

REMOVE FACILITY	LOCATION	SKILL	CONDITION	ACTION	SUPPORT
TENNIS	North Parcel	School Age to Adult	Poor	Remove/Relocate	Net, Fence, Benches



### B. PASSIVE RECREATION FACILITIES

1. The following table lists passive recreation facilities to be developed based on public feedback.

PROPOSED FACILITY	LOCATION	USE GROUP	TYPE OF USE	SIZE	SUPPORT
WALKING PATHS	All Parcels	All Ages & Abilities	Independent Use	6.0' min. width ADA compliant	Paving Drainage Signs
HISTORICAL TOUR	Central Parcel	All Ages & Abilities	Independent Self-Guided	N/A	Interpretive Signs
PAVILIONS	North and West Parcels	Families & Groups	First Come First Serve	Various to Accommodate Small Groups	WPA Fire Pits Tables Restrooms



<b>ACCESS PATHS</b>	All Parcels	All Ages & Abilities	To provide access to all facilities	6.0' min. width	Paved Surfaces DWS Tiles
<b>COMMUNITY GARDENS</b>	West Parcel	Families & Adults	Rentable Plots ADA Compliant Raised Plots	Based on Need	Access, Fencing, Water, Over Site, Soil

The following table lists existing passive recreation facilities that are planned to be removed and replaced.

<b>REMOVE &amp; REPLACE FACILITY</b>	<b>LOCATION</b>	<b>USE GROUP</b>	<b>TYPE OF USE</b>	<b>CONDITION</b>	<b>SUPPORT</b>
<b>SMALL PAVILIONS</b>	North Parcel	Families and Small Groups	Not Often Used	Fair, Asphalt Roof with Concrete Block Columns	WPA Fire Pits Tables Non- Compliant Restroom
<b>GRAVEL PATHWAYS</b>	Central Parcel	Individuals	Walkers/ Joggers	Worn, Needs continuous edging, Adjacent to S.R. 512	Paving & Width for ADA Compliance



*Existing Gravel Path along Route 512*



*Existing Re-Purposed Water Fountain*

**C. RECREATION SUPPORT FACILITIES**

1. The following table lists recreation support facilities to be developed based on public feedback.

<b>PROPOSED FACILITY</b>	<b>LOCATION</b>	<b>USE GROUP</b>	<b>PURPOSE</b>	<b>SIZE</b>	<b>SUPPORT</b>
<b>SIGNS</b>	All Parcels	All Ages & Abilities	Way Finding Interpretive Use Guides Warning Signs Crossing Signs	Varies with Use	Durable Low Maintenance Sign Posts
<b>RESTROOMS</b>	North & West Parcels	All - ADA Compliant	Eliminate road crossings for Restroom use	Size for activities and number of participants	Vandal Resistant Materials & Fixtures
<b>LANDSCAPING</b>	Central Parcel	N/A	To provide Shade/Color Ease of Maintenance	Varied: Shade Trees, Shrubs and Flowering Trees	Mulch Maintenance Plan
<b>LANDSCAPING</b>	West Parcel	N/A	Restoration Environmental Habitat	Turf, Native Grasses, Trees	Maintenance Plan
<b>LANDSCAPING</b>	North Parcel	N/A	To replace declining shade trees	Shade Trees & Understory Plants	Maintenance Plan
<b>PARKING</b>	All Parcels	Drivers of All Abilities	To provide access to all facilities	Large Event Lot- West Parcel Smaller Lots- Central & North	Paved Surface, Line Striping, Signs, HC Designated Spaces
<b>SEATING</b>	All Parcels	All Ages and Abilities	Spectators and Park Visitor Comfort	6 foot ADA Compliant Backed Benches	Bench Pads with Wheelchair Space
<b>WATER FOUNTAINS</b>	All Parcels	All Ages, Abilities and Pets	Hydration during Events	ADA Compliant	Bottle Fillers
<b>CHARGING STATIONS</b>	North and Central Parcels	Youth and Adults	Keep youth in designated activity area	Based on Anticipated Need	Power and Vandal Resistance
<b>BOROUGH MAINTENANCE</b>	West Parcel	Borough Employees	Storage-Salt Shed	As Needed	Restricted Access, Storage and Parking

2. The following table lists support facilities that proposed for rehabilitation based on site analysis and public comment. The band shell would be renovated as part of building improvements, but the seating area as it is currently laid out, presents a tripping hazard and is not ADA compliant.

REHABILITATE FACILITY	LOCATION	USE CATEGORY	USE	PROPOSED CONDITION	SUPPORT
<b>BUILDINGS</b>	North and West Parcels	All Ages & Abilities, Municipal Staff	Offices Bathhouse Storage Concessions Band Shell Restrooms Meeting Rooms	Renovate for ADA compliance, Remediate for Mold and Water Issues	Better Ventilation and Stormwater Management Drainage
<b>LIGHTING</b>	All Parcels	Visitor Support	Security Event Lighting	Energy Efficient	LED or Solar Technology Timers/Sensors
<b>QUARRY</b>	West Parcel	Reclamation and Recreation	Future Recreation	Fill In, Rehabilitate Land for Recreation	DEP
<b>BAND SHELL</b>	Central Parcel	All Ages & Abilities	Events	ADA Compliant	Benches Paving



*Existing Access Hazard at Band Shell Seating Area*

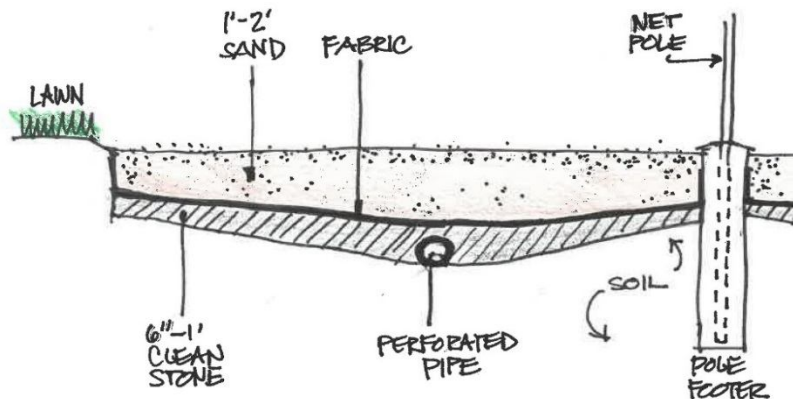


*Declining Mature Trees in North Parcel*

### 3. PROPOSED FACILITY STANDARDS

A. Proposed active facilities at Weona Park include sand volleyball courts, a pool, a splash pad, a multi-purpose field, a dog park, a sledding hill, new tennis courts, and a larger playground area.

- Outdoor Sand volleyball. A professional sand court is 50' x 80' in size, which includes a 10' safety space on all sides. Court dimensions are 29'6" by 59'. There are new standards for 2 on 2 courts, but these can be played inside of the standard 6 on 6 court. The court should be installed on ground sloped at 1% or less with a base of stone and drainage pipe. A typical construction detail is shown below. A typical sand court will use 100 tons of sand or more at a 1.0' depth. Net poles should be a non-rusting metal and 10.5' to 12' long, with 3' installed below ground into a concrete base. Official volleyball nets are 32' long and 39" tall.



- The existing pool has a surface area of 19,932 sf with a 1,752 sf tot pool. This would provide for 1,325 bathers at today's standard of 1 bather per 15 sf. In determining an appropriate size, construction and amenities to include in the new pool, the existing pool feasibility study written in 2006 will need to be updated. The committee envisions a pool larger than Bangor's pool but smaller than Nazareth's pool. A slide was preferred over a diving area. There did not seem to be a need to accommodate a competitive swim team.
- A splash pad is an option to be considered to replace the tot pool. The existing tot pool was 1752 sf, large enough to handle 146 bathers. Current demographic information should be used to size a splash pad or other proposed aquatic facility. The committee generally favors a pool with spray features and potential small splash pad in combination with a new pool.
- Multi-purpose fields should be sized to accommodate the largest field size that may be needed. There are four field sports that residents have suggested might be played on a multi-purpose field. The largest field is a soccer field, which requires 390'x300', lacrosse 330'x180', football requires 360' x 160'; and field hockey 300'x180'. These sizes are for full size adult play. Grades should be 2% or less across the field. The field is not proposed to be used for tournament play, but may be used for games so that a level seating area should be provided for spectators who

wish to bring their own seats, and an ADA viewing spot should be established to accommodate handicapped spectators. Other support needs may include storage for equipment. The Borough will have to determine if a storage shed is needed on the property with units that teams could use or if the teams using the field would be responsible for providing storage.

- A playground that serves a wider range of ages is an identified need. Playground manufacturers typically rank play pieces into two service ages; 2-5 and 5-12. Youth beyond 12 tend to prefer individually challenging activities such as skate boarding. The existing playground could be reconfigured to serve all age groups and abilities. Playground safety surfaces should be carefully considered. Popular options are the wood carpet and the poured in place rubber surface. There is a large upfront cost for the poured in place rubber but the benefits to children and adults with physical handicaps cannot be ignored. Mulch surfaces are not truly firm, stable and slip resistant, and they need to be consistently maintained throughout the season to maintain consistency of depth. Playgrounds should be sized to accommodate the anticipated number of users in the community. Survey data reveals approx. 4% of the Borough's population, or about 142 residents are aged 5 years or under. A tot lot should be fenced from adjacent use conflicts such as parking, roadways, adult and young



adult uses. The number of school age youth in the Borough between ages 5 and 14 is approximately 16%, or 569 residents. These children need a playground that meets their needs for socialization, challenging motor skills, mental challenges and quiet imaginative play. The photograph above shows a playground with a poured in place rubber safe play surface and the illustration to the left shows a play trail configuration that provides ADA accessible multiple activity nodes and a small grassy knoll.

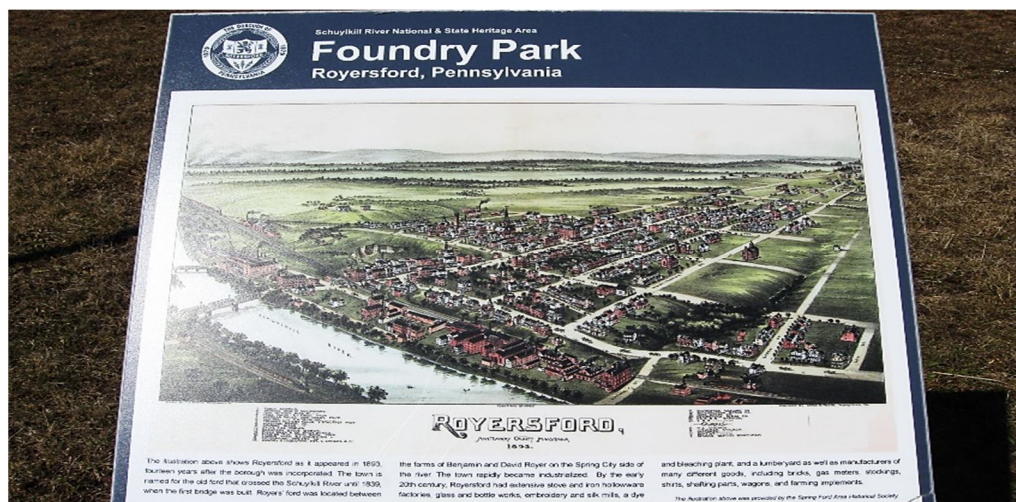
- Pathways should be ADA compliant where possible, and this site lends itself to accomplishing that. ADA compliance is a slip resistant, smooth and stable surface, with a cross slope of not more than 2% and a longitudinal slope of not more than 5%. Detectable warning tiles are required at street crossings or parking lot entry ways. Width should be a minimum of 6', and 12' for a multi-

use pathway where bicycles and pedestrians going two ways are permitted. It is not required that all pathways within a park be ADA compliant, but it is desirable that a handicapped visitor can have the same experience of the park as a non-handicapped visitor. Access to all facilities should be provided with ADA compliant 5' minimum width pathways.

- Dog Park. A dog park will be a grassy area, with a slope of no more than 10%, which is fenced into separate areas for larger and smaller dogs. Some parks have gated facilities that require an electronic entry pass key to be purchased annually by each user. The small annual fee helps to offset the costs of maintenance. Dog parks can be furnished with agility equipment, pet friendly water fountains, benches and shade trees. An area between 1 and 2 acres is typical. Smaller areas may require more frequent maintenance. Extra land area may be left adjacent to the dog park so that fences can be shifted to allow lawn to regenerate.
- Outdoor Exercise Stations. The equipment available for outdoor use has graduated from the parkour of the 1970's. Today's outdoor fitness equipment is less rustic, and can be found grouped together as one would experience it in an indoor gym setting. This requires a level area and stable safe surfacing, as well as some provision for shade.
- Winter Activities. The activities mentioned by residents are a sledding hill and ice skating. A sledding hill requires a smooth grassy hill with a safe landing area at the base. Some communities install small earth berms to provide a safe stop. The slope should ideally face north or east, away from the sun to protect the snow coating if at all possible.
- Lawn Games such as Bocce, Quoits and Horseshoes have been suggested by residents. These games require nearly level lawn surfaces with a maximum slope of up to 1%, and a north-south orientation. Bocce requires a space of 13 to 19.5' in width by 78 to 92 feet in length. Low wooden barriers for the sides and ends of the run are optional. Residents would need to provide their own equipment. Horseshoes require a play area that is 12' x 50' in size. Stakes are embedded into wooden blocks at each end of the pitch, and chalk lines may be drawn in the turf. A low wooden backstop may be installed to prevent the shoes from bouncing out of bounds. A quoit court is a minimum size of 30'x10', with two 3' square pits in the center of the court, positioned 21' apart. The pits can be bare earth or boxed areas with a clay surface. At the center of each pit, a hob, or steel pin is installed. These games might be best be placed on the north side of the park near the proposed smaller picnic pavilions.
- Basketball Court. The existing basketball court is well used. Additional benches and a charging station close by will create a first rate playing area for youth.

B. Proposed passive facilities include access pathways, interpretive signs, small pavilions, community garden plots, art installations and environmental habitat restoration areas.

- Walking and access pathways should be paved to meet ADA criteria, with slopes no more than 5% longitudinally and no more than 2% cross slope. Paths can be a minimum of 6' wide and should connect to parking areas, facilities, buildings and to the multi-use path.
- The self-guided historical tour will require interpretive signs located at key points. The pathway system through the park should be designed to highlight the historical elements found in the park. Signs should be mounted on metal painted poles at a height that does not require bending, and printed with lettering that is sized to be easy to read for most individuals. Sign materials should be sunlight and vandal resistant.



*Example of an historical Interpretive Sign*

- New pavilions have been suggested for the north side of the park where there is less activity. These should be various sizes to accommodate small groups, available on a first come first serve basis. All pavilions should be ADA accessible and be equipped with at least one picnic table that is ADA compliant. If there is need for additional larger pavilion to rent, the Borough should consider installing a medium size pavilion on the west parcel.
- Community Gardens were recommended by 34 residents. These gardens work best when they are well equipped with a pathway system, are well laid out, good soil and water are provided, and there are clear rules and oversight. A level or terraced area of land is required and soils should be amended to provide good growing medium. Rent is typically charged per plot on an annual basis. At least one plot should be created as a raised bed for handicapped use, and the access pathway to that plot paved. The garden area should be fenced to prevent vandalism, discourage critters and ensure small children gardening with their parents do not wander.

### C. Proposed Support Facilities

- Buildings will need to be renovated for compliance with current building codes to provide a safe environment for employees as well as for visitors. Buildings that will be open to the public will need to be rehabilitated for ADA compliance as well. Because of the historical nature of the WPA buildings, an architect who specializes in historical restorations and renovations should be consulted to ensure the interiors do not lose the character of the period in which they were built.
- Security and safety lighting can be found throughout the central and northern parts of Weona Park. The existing lighting is mercury sodium, casting a yellowish glow. This type of luminaire has been discontinued in favor of light that is brighter and less expensive to operate. Current lighting is primarily LED. These bulbs use much less electricity to produce light and therefore a bulb lasts a longer time. "Smart" bulbs may also be controlled remotely to go off and on at set times, and motion sensor lighting can be installed to prevent vandalism and to save electricity. In sunny areas of the park, solar lighting may be of benefit. Solar technology is improving to provide a pedestrian safe level of lighting.
- Benches provided shall meet ADA criteria in that they shall have backs, be at a seat height of 18" with a seat depth of no more than 24". Benches should have arms and should be located on bench pads off of the pathway to minimize interference between persons sitting and persons walking. A 5' x 5' wheelchair seating and turning area should be located on one side of the bench pad to provide space for mobility devices. Band shell seating should be handicapped accessible and ADA benches should be provided.
- Pavilions provide places for park users to gather out of the elements and in shade. They also provide the opportunity for additional revenue. A medium sized pavilion should be located on the western parcel where new recreation facilities are planned but no mature trees or landscaping exists. Additional small pavilions should be placed on the northern parcel. All pavilions should be ADA accessible and include ADA accessible picnic tables. Consider metal roofing to reduce maintenance and vandalism.
- Restrooms provide an essential service for park visitors. All restrooms should be ADA accessible and well maintained. No additional restrooms are planned at this time.
- Parking is most desired by the Borough to support attendance at festivals and events. Handicapped parking meeting ADA criteria must be provided, as well as convenient drop off locations close to event centers, to prevent physically challenged individuals from having to cross roadways. Parking spaces should be paved and striped to maximize the parking lot area. A pedestrian safe route should be defined in large parking lots. Night lighting should be provided if the lot will be used for parking at events that go past dusk. Trees should be installed within parking areas to minimize heat island effects.



- Landscaping is a need at Weona Park. In the north and central sections, the mature shade tree canopy is dying and it is recognized that a tree replacement plan is needed to keep a canopy at the park for the future. The west section is nearly barren, having been used in the past as a bon fire location and quarry site. A lot of the slate piles have been removed, but the site will need extensive work to provide a suitable environment to support plant life. It would be a goal of this master plan that this new parcel should look as established as the existing parcels in the future.
- Signs relay important information. Park entrances, kiosks, interpretive and wayfinding are some examples. Development of the west parcel will require many new signs, including a park entrance sign. Wayfinding signs will be needed to connect the west parcel with the rest of the park and direct people to the proposed fire station. A sign containing park rules should be posted on the west parcel. Throughout the park, distances along trails and pathways can also aid in exercise routines of users.

#### D. Potential for creating additional recreation land.

- The quarry represents the potential to reclaim additional land for recreation in the future. To fill or not to fill the quarry was separated by only 4 votes at the first public meeting. This is not the highest priority for the Borough, as there are other more immediate priorities for the future development of Weona Park. However, the land the quarry covers is substantial. The Borough should continually investigate funding sources to reclaim this barren landscape which could potentially provide additional recreation facilities, natural habitat area, or support the community gardens. This effort will have to be coordinated with DEP.





## E. Design Considerations



## 1. SITE ASSETS AND CONSTRAINTS

The assets of the site for the recreational facilities under consideration are:

- Weona Park has a long history, with many historical buildings and recreational features, and a community that wants to preserve this history. The history of the park can be highlighted using interpretive signs and a self-guided walking tour.
- The less developed northern and western sections of the park lend themselves to development of ecological habitats and improvement of site ecology.
- The size of the park allows for a wide variety of recreational opportunities.
- An involved recreation board and community are willing to work to raise funds necessary to develop facilities recommended in this plan.
- The majority of the site is sloped at 10% or less, making ADA compliance and the installation of fields and other recreation facilities that require nearly level grades less costly.

The constraints of the site for the recreational facilities under consideration are:

- A high water table and existing slate storm drainage structures throughout the site require care in excavation and prohibit and extensive grading operations.
- Arterial roadways divide the three parcels that make up the park. State Route 512, which is under the control of PennDOT, restricts what can be done to improve crossing safety.
- The historical buildings need renovation to meet current health and building code compliance as well as ADA compliance standards.

## 2. LAWS AND REGULATIONS

The most applicable public health and safety issues at Weona Park concern meeting ADA criteria for accessibility to park buildings and recreation facilities, meeting current building codes for all park buildings, and meeting U.S. Consumer Product Safety Commission's (CPSC) Public Playground Safety Handbook guidelines and ASTM standards for public playgrounds.

The Pennsylvania Construction Code Act (Act 45 of 1999) established basic requirements in Pennsylvania for a Uniform Construction Code to be followed by all building enterprises. Pen Argyl Borough elected to administer and enforce the UCC locally, using their own employees or a certified third party agency. In 2008 the Pennsylvania State Assembly established a Uniform Construction Code Review and Advisory Council to review Triennial International Code updates and advise the General Assembly and the Department as to whether changes should be adopted, adopted and revised, or not adopted as part of the Pennsylvania UCC. The UCC Administration and Enforcement regulation has adopted the following codes for use throughout the Commonwealth of Pennsylvania, effective as of the end of 2015. These codes will be referenced and enforced as they pertain to all future development endeavors and renovations that take place at Weona Park.

The following list identifies various codes and regulations that may be applicable:

- *International Building Code*
- *International Energy Conservation Code*
- *International Existing Building Code*
- *International Fire Code*
- *International Fuel Gas Code*
- *International Performance Code for Buildings & Facilities*
- *International Wildland - Urban Interface Code*

### 3. THE AMERICANS WITH DISABILITIES ACT

The Americans with Disabilities Act prohibits discrimination based on disability. Disability is defined as a physical or mental impairment that substantially limits a major life activity. The Department of Justice (DOJ) publishes ADA regulations. The DOJ's titles II and III regulations addresses state and local government facilities, including additional design requirements. Title II provides that those facilities that are constructed or altered by, on behalf of, or for the use of a public entity shall be designed, constructed, or altered to be readily accessible to and usable by individuals with disabilities.

Modifications and updates made to the facilities at Weona Park shall comply with the most recent ADA Standards. The majority of existing slopes at the site are within the maximum allowable slopes for an ADA accessible route, so meeting the requirements will require minimal grading. Accessible routes must be planned carefully to provide access to the 14.5% of residents who suffer from physical, mental and/or sensory disabilities.

Weona Park has a paved pathway leading down the middle of the central part of the park. This pathway begins at the crossing of SR 512 and continues through the park connecting the park office, the carousel, mini-golf, two pavilions, the playground, both concession stands, the restroom, the band shell, the community center, the bathhouse and the parking area at the southern end of the park. The many of the buildings in Weona Park are WPA era and do not have accessible entrances, or the interior spaces are not ADA compliant. All buildings to be accessible to the visiting public must be ADA compliant.

The northern part of park has limited accessibility to the basketball courts and skate park due to existing slopes and un-formalized gravel parking areas. The wooded area where the scout building is located is more level and could be accessible with the addition of paved pathways and ADA parking spaces. The Scout building itself, will need a ramp system to meet ADA criteria, as well as some interior modifications.

The western part of the park is undeveloped and nearly level. Providing access and meeting the criteria should be a priority when determining new improvements for this part of the park.

Section 240 of the 2010 ADA Standards discusses modifications to existing play components and playgrounds, and provides information on the minimum number and types of play components required.

The playground in the Central section of Weona Park is designed for children aged 5 to 12 and a safety surface of wood carpet mulch covers the area. Ideally, an expanded play area will feature plenty of accessible and ground level play equipment pieces with smooth stable and slip resistant surfacing for complete inclusion.

#### 4. SITE TOPOGRAPHY

The topography at Weona Park is generally between 2 and 5%, but steeper grades exist in all sections of the park. The central section of the park has a vegetated hill behind and along the northern side of the baseball field, created when the field was cut in to the site; the slope was then used to create permanent bleachers. Remnants of the bleachers remain and the slope is difficult to maintain. The northern parcel has a steep incline that divides the wooded area of passive recreation from the active court and skate park area. This incline would be difficult to re-grade since the existing court facilities are in place and are well used. The western section is flat with the exception of the sloped sides of the quarry, the slate slag piles to the west of the quarry, and a short embankment along South Main Street. The proposed multipurpose field for the western parcel at Weona Park will require minimal grading to install. Athletic facilities typically require larger grading operations due to the large land areas needed and the minimal slopes that sports field standards dictate. The existing soil structure in the western section is compacted slate remnants and gravel. Topsoil will be needed to grow healthy athletic turf, lawn and shade trees.

#### 5. ASTM and CPSC

The U.S. Consumer Product Safety Commission (CPSC) protects the public from unreasonable risks of injury or death associated with the use of the consumer products that fall under the agency's jurisdiction. Playground equipment falls under the jurisdiction of the CPSC. The CPSC and the National Safety Council have developed the following guidelines for safety and age segregation at public playgrounds. These guidelines will be used to develop all new play areas at Weona Park. Any existing play equipment that could be relocated to a new play area must meet the safety criteria and age segregation criteria of the CPSC Guidelines for Public Playground Safety. Equipment that does not meet the guidelines should be discarded. Proper safety and fall zones will be provided with surfacing that meets the most recent requirements of the CPSC and the ASTM.

ASTM International, formerly known as the American Society for Testing and Materials (ASTM), is a globally recognized leader in the development and delivery of international voluntary consensus standards. Today, some 12,000 ASTM standards are used around the world to improve product quality, enhance safety, facilitate market access and trade, and build consumer confidence. Some of the materials proposed for use at Weona Park that shall meet ASTM standards would include the plastics used in playground equipment, play area surfacing, and all epoxy and/or coated metals used for fencing and site furnishings.

### 6. Riparian or Forest Buffers

There are no surface waters or wetlands on the Weona Park site. The Borough is aware of a high ground water table in the park and there are some small springs. One spring lies under the Boy Scout Building. The water from the springs is channeled through the park underground. One can always hear water rushing through at the many stormwater inlets in the park.

Blue Mountain is a designated important core wildlife habitat for birds and mammals. The Borough of Pen Argyl is an identified supporting landscape. Every effort should be made to provide canopy and understory habitat to support birds and small mammals at the park in the areas that are less developed.

### 7. Restore urban brownfield environment

Since passage of the Safe Drinking Water Act, our nation has enjoyed one of the safest and cleanest supplies of drinking water in the world. Protecting water at the source is the first critical step in a multiple-barrier approach.

Water flows underground through Weona Park. Any proposed facility development in the park should use vegetated swales, pervious pavements and other applicable best management practices to cleanse and slow stormwater before it enters the ground.

### 8. Sustainable Site Design and Green Infrastructure

#### A. Sustainable Neighborhood Park Landscape Design Principles

The Green and Sustainable Parks Practices were developed by our state's Department of Conservation and Natural Resources. Principles from that report that can be integrated into the master plan for Weona Park include:

- Conserve and protect water resources by designing natural stormwater management systems to infiltrate stormwater on the site.
- Create contiguous areas of native trees, shrubs and groundcovers.
- Maximize the use of porous paved surfaces.
- Buffer athletic turf fields with areas of low maintenance native grasses to assist in the removal of chemicals used in field maintenance.
- Implement green building practices in all proposed structures and in all renovations to existing structures.
- Utilize local volunteer groups; Master Watershed Specialists, high school students, and local scout groups, to implement improvements and spread public awareness.
- Provide a support landscape for native woodlands and habitat.
- Minimize earth disturbance through sensible facility location.



## B. Sustainable Sites Initiative

The central message of this initiative is that any landscape holds the potential both to improve and to regenerate the natural benefits and services provided by ecosystems in their undeveloped state. The installation and maintenance of native vegetation and protecting stormwater on the site will provide these benefits:

- Conserve and enhance natural areas and restore unproductive ecosystems to provide habitat for native flora and fauna and to promote biodiversity.
- Reduce future development footprint.
- Reduce parking space development footprint.
- Reduce impervious cover, increase on site infiltration, reduce or eliminate pollution from stormwater runoff.
- Limit disruption and pollution of water by managing stormwater runoff.
- Protect watersheds by providing natural stormwater management.
- Enhance green space to reduce heat island effect in summer time.
- Reduce light pollution by using dark sky compliant luminaires.

The Initiative's [\*Guidelines and Performance Benchmarks 2009\*](#) , focuses on measuring and rewarding projects that protect, restore and regenerate ecosystem services – such as cleaner air and water, climate regulation and human health benefits. The rating system contains 15 prerequisites and 51 credits that cover all stages of the site development process from site selection to landscape maintenance. The 2013 Prerequisites and Credits will be referenced when designing the improvements to take place at Weona Park.

## C. United States Green Building Council. LEED.

The LEED green building rating system -- developed and administered by the U.S. Green Building Council, is designed to promote design and construction practices that reduce the negative environmental impacts of buildings while improving visitor health and well-being.

The Borough should consult with a LEED certified architect to evaluate the most sustainable way to rehabilitate the existing buildings and to construct all new buildings at Weona Park, including pavilions, concessions and storage buildings, restrooms, community buildings, and the pool bathhouse. All renovations to the existing WPA buildings, as well as any future additions to the structures will need to meet the needs and safety requirements of the visiting public.

### D. DCNR Green Principles

DCNR's green principles are a starting point and continual benchmark for keeping the revitalization and future development of Weona Park on track to meet program goals set by the state. The green principles most applicable to future development are:

- Promote groundwater infiltration and manage stormwater naturally.
- Provide a core support landscape.
- Plant trees, using natives where possible.
- Manage invasive plants and landscape with native plants.
- Use regional and recycled content materials for construction.
- Provide opportunities for passive recreation and interaction with nature.
- Control and protect water resources.
- Use interpretive signs and/or programming to educate the public and instill a sense of pride of place.
- Use renewable energy for power where possible.

As the Borough moves from Master Plan to implementing recommendations with development plans, the green principles will remain a guiding force for what takes place at Weona Park.

## 9. Green Materials

### A. The Cost Benefit of Green Design and Materials

Green design concepts can add between 2 and 5%, to the initial cost of a project. Those costs are typically recovered within 10 to 15 years, as maintenance and repair expenses can be significantly lower. The concept is to utilize materials and methods that utilize less energy and less waste in production and transportation to the site, resulting in a final product that will require less upkeep and repair over a longer life. Any new building at Weona Park should use maintenance free building materials to reduce the need for painting and repair. Electrical needs should attempt to harness solar energy, in areas where there is no shade cover. Pervious pavement has a significantly higher installation cost, but promises long life and stormwater benefits.

### B. The Cost Benefit of Low Impact Design and Maintenance

Native plants require less water, fertilizer, pruning, and if sited correctly will be more likely to survive. Turf grass costs, on average, 1000 dollars per acre per year to maintain.

Weona Park, has lawn areas spread throughout the central portion of the park. The northern portion is nearly devoid of understory growth beneath the tree canopy. The western section has little vegetation at all. The majority of mowing is in the central portion and the road edges. New fields will require additional mowing.

Some of this mowing may be reduced if the Borough reseeds some lawn areas with low growing grass seed mixes, which require only monthly mowing, or with native plant materials, which require seasonal mowing. Trees and shrubs can be planted in masses to allow for easier maintenance and to provide greater habitat benefits. Native plants will be selected based on the site conditions in the area of the park where they will be introduced.

#### C. Life Cycle Costs of Specific Alternative Green Materials

The Master Site Plan for Weona Park will include options for each phase of development. As development proceeds, options will be explored and analyzed on the basis of initial costs, sustainability, life cycle, projected maintenance costs, and environmental benefits. Life cycle costs will be considered and discussed when finalizing facility types and materials with the committee during the design phase.

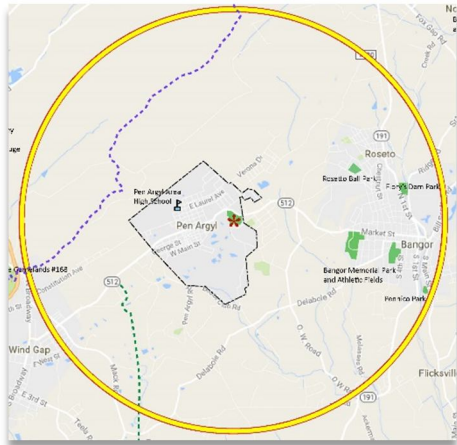
## 10. Significant Historic Areas and Structures

There are multiple WPA project buildings and structures in Weona Park, most are in the central parcel of the park. The Boy Scout building, a restroom and several small pavilions are in the northern parcel. These buildings are all in need of upgrades to meet current building and ADA guidelines, codes and regulations. The history of the park and of these buildings is an important component of the unique character of Weona Park. A self-guided walking tour through the park with interpretive signs would highlight the significance of these buildings to visitors. A phone "app" could also be developed to interpret the park's unique history. Phone "apps" have the unique ability to provide more information including photographs. They are also more easily updated than physical signs.

The Borough should work with an architect to create a conservation plan to guide building renovations. The plan would ensure improvements preserve the historic integrity of the buildings and character of the park. It would also see that buildings are properly maintained so future generations can continue to use and enjoy the buildings.

The carousel, as the Crown Jewel of the Slate Belt, is well maintained by the Borough. The excellent work they have done should be continued into the future.





## F. DESIGN PROCESS



## 1. DESIGN ALTERNATIVES

Three design alternatives were created for the park based on public survey data, committee guidance and key person interview comments. The concepts were presented to the committee for review prior to a public presentation. Some of the issues that were addressed in the Preliminary Concepts were alternatives for safely crossing Route 512, pool and splash pad alternatives, playground alternatives, parking and access improvement alternatives, recreation alternatives on the undeveloped west side parcel, both with and without the proposed fire station. The committee reviewed the concepts, sharing the following comments. Concept A did not show enough parking west of South Main Street, which is needed for the large festivals the Borough holds and wants to continue to promote. Parking should be located to be as close to facilities as is possible and the layout should not require park visitors to walk a long distance to reach facilities in the center section of the park, where space for parking is limited. Concept B included some lawn games like Bocce and Quoits, There was discussion about equipment being stolen. The second multipurpose field shown in this design was seen by the committee as most likely not necessary. It was suggested that a dog park be added to this concept. Concept C showed minimal proposed development, and showed a longer walking distance from the pool to parking, that the committee considered to be farther than would be comfortable for residents. All three concepts showed plenty of walking trails which were a high priority in the survey and were approved by the committee. The committee noted that all three concepts should show more parking spaces, especially close to the pool and playground areas. For the public meeting, it was decided that only one concept should show the fire station at the park, as the survey results show that residents do not favor having the new station installed at the park. The committee also determined that one concept should show a destination playground and a splash pad, but no pool. The other concepts should show a pool.

Public responses from the survey distributed at the second public meeting were reviewed by the committee at the meeting following the second public meeting. Responses indicated that the public did not differ much in their opinion as to whether or not there should be one or more access points onto S.R. 512 from the north and central sections of the park. The public did not want to limit access completely. Most respondents favored a mid-block crossing to connect the central and north parcels of Weona Park. The western parcel in Weona Park was not a favored location for a fire station, although the public does recognize the need for a new fire facility. The priority improvements favored by the public were a new pool, walking paths, a splash pad, a larger playground, a multipurpose field, and a sledding hill. Low priority items were the lawn games, expanding the skate park, sand volleyball and the community gardens. A question was raised as to whether or not the long winding road with attached parking spaces depicted on the north parcel of the selected concept was really necessary. After discussion, the committee determined that one lot with spaces for the Boy Scout Building, the tennis courts, pavilions and walkers should be provided and accessible from the Main Street Extension. The facilities at the top of the hill, most desirable for youth activities, will be accessible by walking paths. The walking paths will provide access to all facilities as they loop through the north parcel of the park. Most youth ride bicycles to access the facilities currently, and they will be able to ride on the proposed pathways.

There were new developments as of the beginning of the New Year that affected the final master plan. These developments were reviewed at the committee meeting following the second public meeting. Most importantly was a significant grant award the Borough received to build a new fire station. The Borough Council approved accepting the grant money, the Borough has no other properties on which to build a

# MASTER SITE DEVELOPMENT PLAN

new fire station, and the engineering and contract documents are ready for bidding, which means that the new fire station will be located on the western parcel of Weona Park. The concept most favored by the public did not include the fire station, so the concept will be revised to include for the final plan. The facilities that were proposed for the area on the west parcel where the fire station is to be located were the community gardens, overflow parking and some of the dog park. After discussion with the committee, the decision was made to shift the dog park, move the tennis courts back over to the north parcel, to remove community gardens from the plan and to extend the proposed parking on the west parcel towards the multipurpose field. The field and parking are the largest areas of use proposed for the west parcel, and they were largely unaffected by the siting of the fire station. Care will need to be taken during the installation of access to the new fire station to minimize conflicts with park activities and for pedestrians. There has been much discussion within the committee about a fire station siren that is located in Weona Park. It is an aging piece of equipment, and the consensus is that a siren is necessary, but having it at the park is not desirable. The decision to relocate it was made, but the new location was not firmed up. A second new development is that the Slate Belt YMCA, located in Pen Argyl has been granted money to build an indoor swimming facility and gymnasium. This does not change the Borough's desire for an outdoor swimming pool, but it may ultimately change the size and amenities of a final design for the new pool, which is to be determined by a pool feasibility study update.

Table  
**2**

## Concept A Weona Park Master Site Development Plan

### WEST PARCEL

- Install landscaping
- Implement Fire Station including 18 Parking Spaces
- Formalize Parking (117 spaces + 8 ADA)

#### Additional Recreation Facilities:

- Multi-Purpose Field
- (2) Sand Volleyball Courts
- Accessible Pathways
- Trail Connection

### NORTH PARCEL

- Install Landscaping

#### Additional Recreation Facilities:

- Reconstruct Tennis Courts in Current Location
- (2) Small Pavilions

### CENTRAL PARCEL

- Remove Pool
- Formalize Parking (70 spaces + 10 ADA)
- Install Landscaping

#### Additional Recreation Facilities:

- Splash Pad
- Destination Playground
- Pathway Loop Connecting Parking
- Splash Pad/Playground Entrance Building
- (2) Small Pavilions





Table 3

# Concept B Weona Park Master Site Development Plan

**WEST PARCEL**

- No Fire Station
- Install Landscaping
- Formalize Parking (90 spaces + 8 ADA with overflow grass parking)

- Additional Recreation Facilities:**
- Multi-Purpose Field
  - Walking Pathways
  - (15) Community Garden Plots
  - (2) Tennis Courts
  - (1) Medium-Sized Pavilion
  - Dog Park
  - Future natural Area and Trails

**CENTRAL PARCEL**

- Upgrade Playground Surfaces and Components
- Formalize Parking (97 spaces + 11 ADA)
- New Mid-Block Pedestrian Crossing on Route 512
- Install Landscaping

- Additional Recreation Facilities:**
- New Pool
  - New Bathhouse
  - Sledding Hill
  - Walking Pathways

**NORTH PARCEL**

- Remove Vehicular Access from Route 512
- Formalize Parking (47 spaces + 4 ADA)
- Install Landscaping

- Additional Recreation Facilities:**
- Accessible Pathways
  - (2) Sand Volleyball Courts
  - Bocce Ball, Horseshoes, and Quilts
  - (3) Small Pavilions



Table 4

# Concept C Weona Park Master Site Development Plan

**WEST PARCEL**

- No Fire Station
- Formalize Parking (114 spaces + 9 ADA with overflow grass parking)
- Install Landscaping

- Additional Recreation Facilities:**
- Multi-Purpose Field
  - Walking Pathways
  - Dog Park
  - (1) Sand Volleyball Courts
  - Nature Trails

**CENTRAL PARCEL**

- Formalize Route 512 crossing
- Formalize Parking (48 spaces + 3 ADA)
- Install Landscaping

- Additional Recreation Facilities:**
- New Pool
  - New Bathhouse
  - Destination Playground
  - Bocce Ball and Quilts
  - Picnic Area
  - Walking Pathways Connecting to Existing Gravel Baseball Path

**NORTH PARCEL**

- Remove Vehicular Access from Route 512
- Formalize Parking (17 spaces + 2 ADA)
- Install Landscaping

- Additional Recreation Facilities:**
- Renovate and Expand Skatepark
  - Accessible Pathways
  - (2) Tennis Courts
  - (2) Small Pavilions



## 2. FINAL DESIGN CONCEPT

The final concept included the following suggested improvements:

On the west parcel, currently undeveloped: A multipurpose field, 360 feet x 225 feet in size; a 0.6 acre dog park, a 124 space parking lot with 8 spaces for Handicapped Parking, a new pavilion located between the multipurpose field and the parking lot, community gardens, a paved accessible pathway system connecting all of the proposed facilities and to the sidewalk system in the Borough, as well as to a designated crosswalks to the central parcel of the park, and landscaping. The fire station is shown on the plan. The existing quarry, public works storage facility, an existing cell tower and the existing slate slag piles are shown in the western parcel as remaining. The in-active quarry may be filled in and used to expand recreation, and the slate piles may be reclaimed as natural area at some time in the distant future, but these projects are not a part of this plan.

On the central parcel: All existing recreational facilities and buildings in the central parcel will remain. Buildings will receive upgrades to ensure their safety and code compliance to protect volunteers, employees and the visiting public. A new bathhouse is proposed and will be sized as needed to accommodate the new pool and splash pad facility. The existing bathhouse's second floor would be converted to a new community space. The existing pathway system will be connected to the designated crosswalk on Main Street with a new paved pathway. Other proposed pathways will connect the existing path to the new pool facility and parking. A walking path will lead from the existing gravel path around the baseball field, up the hill behind that field and back down to a parking lot. Three parking lots are proposed, providing 129 parking spaces in total and 9 spaces for handicapped parking. Two parking lots will provide close access to the pool. A path from the parking lot will extend to cross Route 512 at a location with good visibility. The Borough will work with PennDOT to install the most visible and safe crossing for visitors that PennDOT will permit. Landscaping and street trees are proposed. The existing concrete piers that are remnants of a seating area on the hill behind the baseball field will be removed to allow the hill to be used for sledding in the winter.

On the northern parcel: All existing recreational facilities and buildings will remain with the exception of the tennis courts, which are in a state of serious disrepair. Two new tennis courts are proposed for the northern parcel, closer to East Main Street. An 18 space parking lot with an additional 2 spaces designated for handicap use is planned. The access drive from S.R. 512 into the northern parcel will be eliminated and all access will be from East Main Street. A one-third of a mile looping pathway system will be installed to connect the tennis courts, the parking, the Boy Scout Building, three new small pavilions, the skate park and two new sand volleyball courts. An accessible walkway will provide ADA access to the Boy Scout Building. Lawn games were retained in this part of the park near the pavilions, although they are not a high priority. New trees and landscaping are proposed for this part of the park.

The plan was broken out into development phases to meet the Borough's budgetary requirements. The Borough has no active fund raising group to raise money for park improvements. The Borough should consider forming a nonprofit that could raise money for park improvements, maintenance and programming. The next section of this report will illustrate the phases of development and provide construction estimates.



ADA Compliant Walking Pathway  
New Landscape Buffer

Multipurpose Field  
360' x 225'

Dog Park  
0.60 acres

New Mid-Sized Pavilion

Northern Tier Trail Kiosk & Wayfinding Sign

Paved Parking  
125 Spaces + 8 ADA Spaces

Paved Parking/Drop Off  
1 Space + 2 ADA Spaces

Existing Playground Improvements

Native Street Trees

Vehicular Drop Off

New Landscape Buffer

New Small Pavilion  
(2) Tennis Courts

New Small Pavilion

Paved Parking  
18 Spaces + 2 ADA Spaces

New Landscape Buffer

ADA Access to Boy Scout Building

Horseshoes  
Bocce Ball

Quoits

New Small Pavilion

ADA Compliant Walking Pathway

(2) Sand Volleyball

Expand Existing Skatepark

Natural Area

Future Nature Trails

Fire Station

Community Garden Plots  
16 10'x20'

Paved Parking  
54 Spaces + 5 ADA Spaces

Loading Zone

New Bathhouse

New Pool with Splash Pad

ADA Compliant Walking Pathway  
Neighborhood Path Connection

Existing Stadium Seating

New Mid-Sized Pavilion

Sledding Hill

Paved Parking  
20 Spaces + 2 ADA Spaces

Paved Parking  
55 Spaces + 5 Drop Off Spaces  
+ 2 ADA spaces

**LEGEND - FINAL DRAFT**

	Existing Contour
	Property Line
	Existing Gas Line
	Existing Water Main
	Existing Sanitary Sewer
	Existing Storm Sewer
	Existing Water / Steam
	Existing Structure
	Existing Trees / Woodlands
	Existing Pathway
	Existing Gravel
	Existing Facility
	Proposed Paved Path
	Proposed Future Path
	Proposed Structure
	Proposed Tree
	Proposed Rain Garden
	Proposed Facility

DATE: February 14, 2018  
 REVISIONS:  
 Nov. 9, 2017  
 Jan. 10, 2018  
 February 14, 2018

**WEONA PARK**  
 MASTER PLAN

PEN ARGYL BOROUGH, NORTHAMPTON COUNTY, PENNSYLVANIA

PREPARED FOR:  
**PEN ARGYL BOROUGH**  
 11-13 North Robinson Avenue  
 P.O. Box 128  
 Pen Argyl, PA 18948-0128  
 (610) 942-4192

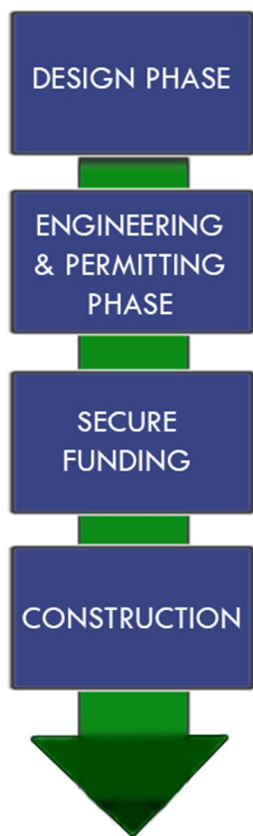
MASTER SITE  
 DEVELOPMENT DRAWING

LANDSCAPE ARCHITECTS • ENGINEERS • PLANNING CONSULTANTS  
**Urban Research & Development Corporation**  
 28 Bethlehem Plaza • Bethlehem, Pennsylvania 18018 • 610-865-0701  
**URDC**

SCALE:  
 SEE GRAPHIC SCALE

SHEET NO. 2720-1

PROJECT NO. 2720-1



## G. DESIGN COST ESTIMATES and PHASING



## PHASED CAPITOL DEVELOPMENT PROGRAM

The phasing program for Weona Park summarizes and prioritizes the Master Site Plan's proposed active, passive and support facilities. Items have been classified as High Priority (within 5 years), Medium Priority (5-10 years) or Low Priority (11-15 years) by feedback collected from Study Committee members, residents and other park visitors. It is suggested that the implementation of these items be executed in eight (8) phases, beginning with the highest-priority items.

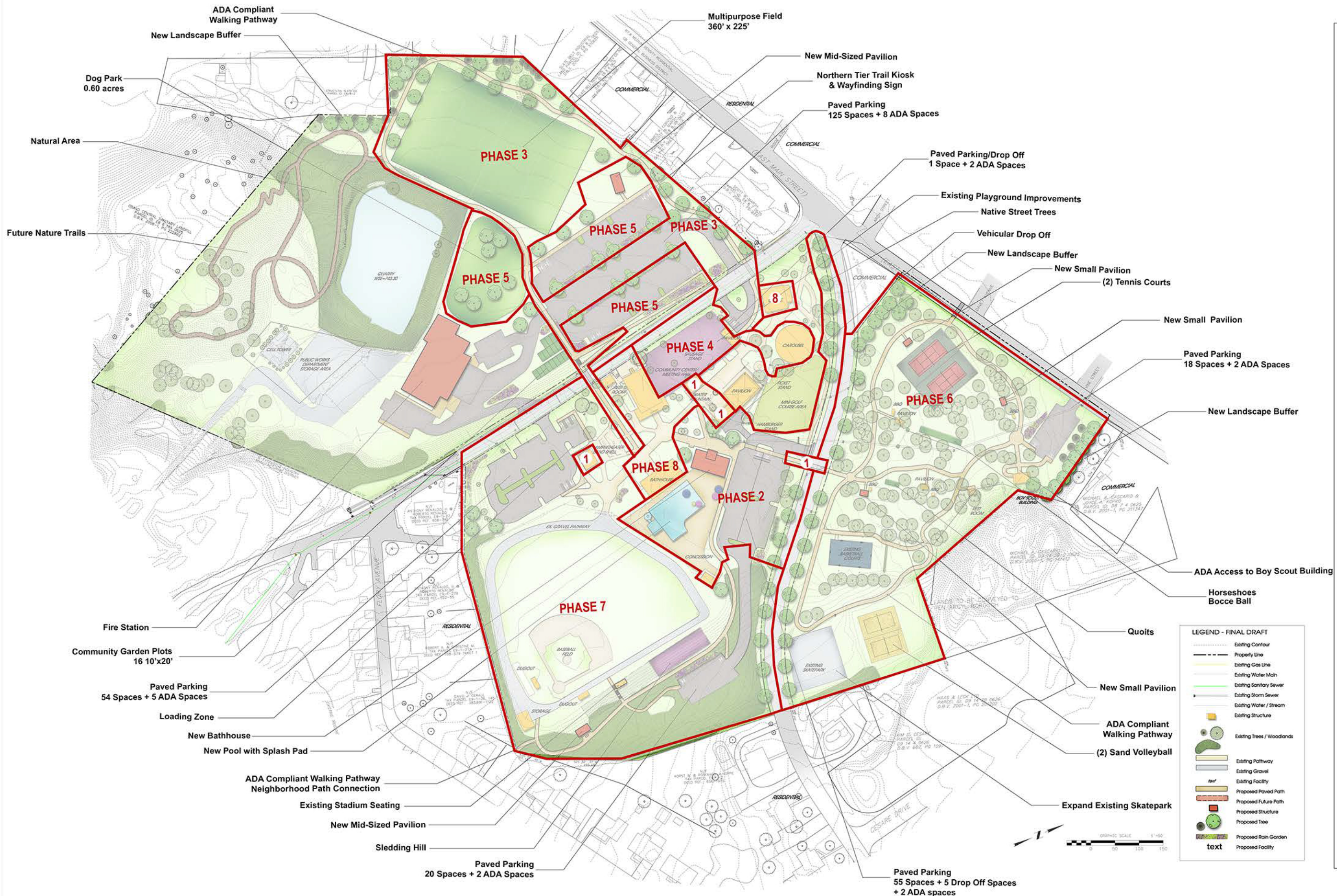
The following pages provide detailed information regarding proposed improvements, the phasing of those improvements and the costs associated with those improvements.

Priority	Phase	Amount
High	1	\$120,500
	2	\$2,914,782
	3	\$599,282
High Priority Total		\$3,584,564
Medium	4	\$274,750
	5	\$480,006
	6	\$449,664
Medium Priority Total		\$1,254,420
Low	7	\$438,332
	8	\$327,000
Low Priority Total		\$765,332
<b>Total Cost</b>		<b>\$5,604,316</b>

**MASTER SITE DEVELOPMENT PLAN**

High Priority: Phases 1-3

<b>HIGH PRIORITY IMPROVEMENTS AND COST ESTIMATES (PHASES 1-3)</b>						
				PHASE 1	PHASE 2	PHASE 3
				Central	Central	West
Description of Item	QTY	Unit Cost	Item Cost			
Band Shell	1 LS	20,000	20,000	20,000		
Sausage Stand	1 LS	20,000	20,000	20,000		
Hamburger Stand	1 LS	10,500	10,500	10,500		
SR 512 Safe Crosswalk	1 LS	50,000	50,000	50,000		
Pool Feasibility Study Update	1 LS	20,000	20,000	20,000		
Pool	1 LS	2,400,000	2,400,000		2,400,000	
Splash Pad	1 LS	100,000	100,000		100,000	
Bathhouse	1 LS	150,000	150,000		150,000	
Demo Existing Parking by Pool	2660 SY	12	31,920		31,920	
New Parking by Pool	2969 SY	45	133,605		133,605	
Drop-off for Hamburger Stand	165 SY	45	7,425		7,425	
Trail Connections (Bituminous)	658 SY	29	19,082		19,082	
Trash Receptacles	2 EA	850	1,700		1,700	
Bike Rack	1 EA	850	850		850	
Benches	3 EA	900	2,700		2,700	
Pool Concession Renovation (roof, electric, ADA, finishes)	1 LS	17,500	17,500		17,500	
Landscaping and Rain Gardens	1 LS	50,000	50,000		50,000	
Park Entrance Sign	1 EA	5,000	5,000			5,000
Park Rules Sign	2 EA	500	1,000			1,000
Multipurpose Field	1 EA	175,000	175,000			175,000
Parking (center) & Entrance Drive	2640 SY	45	118,800			118,800
Parking by Park Office	364 SY	45	16,380			16,380
Loop Trail (Bituminous)	1688 SY	29	48,952			48,952
South Main Street Crosswalks	2 LS	15,000	15,000			30,000
Pavilion (medium size)	1 EA	50,000	50,000			50,000
Landscaping and Rain Gardens	1 LS	100,000	100,000			100,000
Trash Receptacles	2 EA	800	1,600			1,600
Bike Rack	1 EA	850	850			850
Benches	3 EA	900	2,700			2,700
Picnic Tables	6 EA	1,500	9,000			9,000
Security Lighting and Cameras	1 LS	40,000	40,000			40,000
<b>Phase Totals</b>				<b>120,500</b>	<b>2,914,782</b>	<b>599,282</b>



**WEONA PARK MASTER PLAN**

DATE: March 1, 2018  
 REVISIONS:  
 Nov 13, 2017  
 Jan 10, 2018  
 February 14, 2018  
 March 1, 2018

**PHASING PLAN**

PREPARED FOR:  
 PEN ARGYL BOROUGH  
 11-12 West 10th Avenue  
 PO Box 100  
 Pottsville, PA 17870  
 610-668-1192

LANDSCAPE ARCHITECTS & ENGINEERS - PLANNING CONSULTANTS  
**Urban Research & Development Corporation**  
 28 Baitstone Hill - Baitstone, Pennsylvania 18815 - 610-662-0911

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## Medium Priority: Phases 4-6

MEDIUM PRIORITY IMPROVEMENTS AND COST ESTIMATES (PHASES 4-6)							
					PHASE 4	PHASE 5	PHASE 6
					Central	West	North
Description of Item	QTY		Unit Cost	Item Cost			
Playground Equipment	1	LS	75,000	75,000	75,000		
Playground Safety Surface (poured in place - pervious)	500	SY	190	95,000	95,000		
Perimeter Fence and Gate (metal fencing)	450	LF	75	33,750	33,750		
Benches	2	EA	900	1,800	1,800		
Miniature Golf Ticket Office	1	LS	8,200	8,200	8,200		
Carousel (foundation, floor & rim board repairs)	1	LS	61,000	61,000	61,000		
Dog Park	1	LS	60,000	60,000		60,000	
Parking (remaining isles)	6524	SY	45	293,580		293,580	
Trail Connections (Bituminous)	794	SY	29	23,026		23,026	
Landscaping and Rain Gardens	1	LS	100,000	100,000		100,000	
Trash Receptacles	2	EA	800	1,600		1,600	
Benches	2	EA	900	1,800		1,800	
Demolition of Tennis Courts	1528	SY	12	18,336			18,336
Tennis Courts	2	EA	55,000	110,000			110,000
Sand Volley Ball Courts	2	EA	25,000	50,000			50,000
Trail Loop and Connections	2374	SY	29	68,846			68,846
Entrance Drive and Parking	772	SY	45	34,740			34,740
Demolish SR 512 Driveway Entrance	66	SY	12	792			792
Small Pavilions	3	EA	15,000	45,000			45,000
Renovate Restrooms for ADA	1	LS	15,000	15,000			15,000
Landscaping and Rain Gardens	1	LS	50,000	50,000			50,000
Bike Rack	1	EA	850	850			850
Benches	3	EA	900	2,700			2,700
Trash Receptacles	3	EA	800	2,400			2,400
Horseshoes	1	EA	3,000	3,000			3,000
Bocce	1	EA	10,000	10,000			10,000
Quoits	1	EA	3,000	3,000			3,000
Boy Scout Building	1	EA	35,000	35,000			35,000
Phase Totals					274,750	480,006	449,664

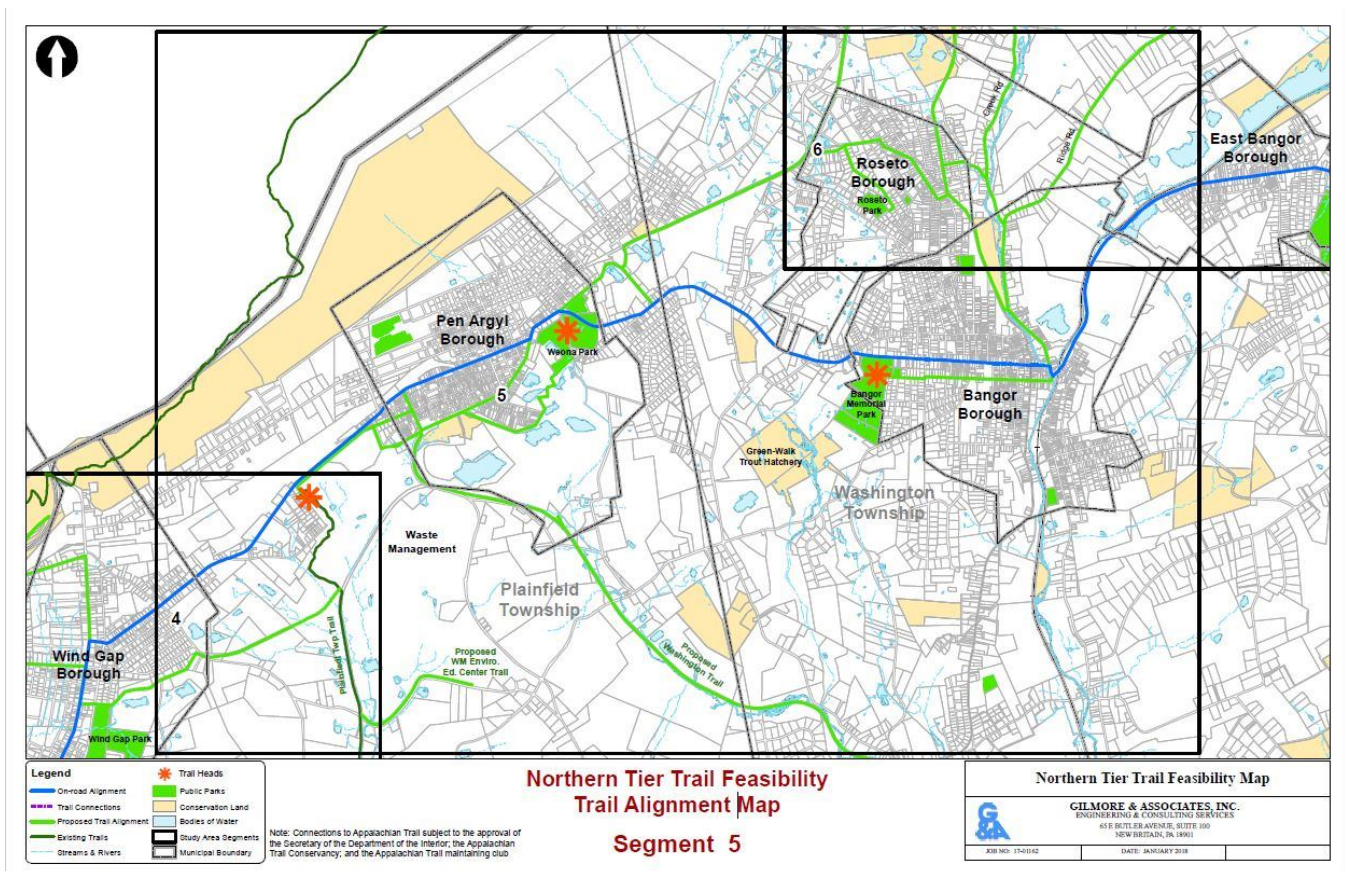
Low Priority: Phases 7-8

<b>LOW PRIORITY IMPROVEMENTS AND COST ESTIMATES (PHASES 7-8)</b>					
				PHASE 7	PHASE 8
				Central	Central
Description of Item	QTY	Unit Cost	Item Cost		
Sledding Hill ( demo concrete)	622 SY	81	50,382	50,382	
Drive and Upper Parking (above baseball field)	1370 SY	45	61,650	61,650	
Demo Lower Parking Lot	3000 SY	12	36,000	36,000	
Lower Parking	2660 SY	45	119,700	119,700	
Trail Connections (Bituminous)	800 SY	29	23,200	23,200	
Pavilion	1 EA	65,000	65,000	65,000	
Landscaping and Rain Gardens	1 LS	40,000	40,000	40,000	
Picnic Tables	6 EA	1,500	9,000	9,000	
Trash Receptacles	2 EA	800	1,600	1,600	
Benches	2 EA	900	1,800	1,800	
Security Lighting	1 LS	30,000	30,000	30,000	
Ex. Bath House (renovate 2nd Floor for Community Space)	1 LS	150,000	150,000		150,000
Ex. Community Center (renovate or remove and expand playground)	1 LS	169,500	169,500		169,500
Park Office	1 LS	7,500	7,500		7,500
<b>Phase Totals</b>				<b>438,332</b>	<b>327,000</b>

Projects included in the park master plan but included in the cost estimates are as follows:

- Community Projects/Boy Scout Eagle Service Projects. The following projects were determined to be suitable projects for community groups, and especially for the Boy Scouts as Eagle Service Projects. The projects would benefit the community and demonstrate both leadership and planning as required by the Scouts, yet they are manageable in scope and size. These projects may be completed in phases. For example the nature trail could be divided into smaller loops rather than completed as one project. The projects identified were the:
  - Community Gardens (with fence)
  - Nature Trails
  - Expanded Bleacher Seating

- Northern Tier Trail Kiosk and Wayfinding Signs.** The proposed Northern Tier Trail is a Northampton County planned project whose route runs through Weona Park. The Northern Tier Trail proposes using pathways through the park to better connect the Slate Belt region. The plan being developed would utilize the parking area on the western parcel of the park has a trail head. A trail kiosk at the parking area and wayfinding signs along the route are proposed. Northampton County would be responsible for those improvements. It is suggested the County also assist with the proposed pedestrian crossing of State Route 512.



## 2. POTENTIAL FUNDING RESOURCES

Proposed improvements for Weona Park may be funded in a variety of ways. Funds may come from local sources or by way of County, State or Federally funded grants. When seeking funding for improvements it is important to remember many grant funds can be used to match other grant funds. The following are some potential sources for funding:

### A. Local Funding Sources

1. General revenue funds – Pen Argyl Borough will continue to use general revenue funds for park improvements. The Borough should strive to maximize use of other funding sources when possible to limit the fiscal impacts. Smart use of grants to match grants, use of private funds and fees should be considered.
2. User Fees – User fees are revenues collected directly from the people who use a program or facility. Certain offerings, such as an adult fitness program or pavilion rental can be run in a business-like fashion for greater efficiency and fair distribution of costs. The Borough currently does have rental fees for some park venues, however the fees should be evaluated to determine if they cover the actual cost of staff time for setup and cleanup. Care is needed to make sure that lower income families are not excluded because they cannot afford the fees. User fees should not be charged if it would be too costly or administratively burdensome to collect.
3. Bond Issues – Bond funds are monies borrowed to implement a preapproved list of capital improvements. Bonds can either be general obligation bonds, which are paid back from general revenues, or they can be revenue bonds, which are retired from revenues generated by specific improvements. A bond issue can be appropriate to fund projects that are costly and have a long life expectancy (a new pool for example). Payments are spread out over the many years during which the project benefits will be enjoyed. The key is to time a bond issue when interest rates are lowest. At the time of this writing the cost of every \$1,000,000 in bond funding spread out over twenty years is approximately \$70,000 per year.
4. Special Fundraisers – Fundraisers are special purpose campaigns designed to solicit money from local residents and businesses. Contributions are collected in tandem with a publicity campaign that focuses on the need and public benefit associated with a particular improvement. Walk-a-thons, bake sales and other special events can be used to generate interest. Appeal to civic duty and a chance for business owners to get good publicity should also be emphasized.

5. Private – Public Partnerships – These unique partnerships can be used to secure services as well as cash for park improvements and programming. Local contractors, engineers, and fitness instructors can all be engage to provide services to meet a need. Don't overlook local nonprofit and other organizations that may provide assistance. Eagle Scout projects are a good example of this technique.

## B. County, State or Federally Funded Grants

Many grant opportunities exist to help fund park improvements. Below are likely funding opportunities for use by the Borough:

<b>Program</b>	<b>Description</b>	<b>Administering Agency</b>
Community Conservation Partnership Programs (C2P2)	Provides matching grants to eligible entities for projects in the following areas <ul style="list-style-type: none"> <li>• Planning</li> <li>• Technical Assistance</li> <li>• Acquisition</li> <li>• Development</li> <li>• Pennsylvania Recreational Trails</li> <li>• Land and Water Conservation Fund</li> </ul>	PA DCNR
Greenways, Trails and Recreation Program (GTRP)	Allocates Marcellus Legacy Fund funds for planning, acquisition, development, rehabilitation and repair of greenways, recreational trails, open space, parks and beautification projects	Commonwealth Financing Authority & PA DCED
Community Revitalization Program	Very broad grant program. Officially intended to promote community stability, increase tax bases and improve quality of life. Applications may be made by municipalities, authorities, economic development organizations and nonprofit corporations. Public/non-profit/profit partnerships are encouraged. Generally can be used for infrastructure, community revitalization, demolition of blighted structures, public safety and park and greenways projects.	PA DCED & Governor's Office
PA Conservation Corps	Provides funding for work crews for community projects, such as trail improvements	PA Dept. of Labor and Industry
Environmental Protection Agency (EPA) Healthy Watershed Initiative	The EPA provides large Watershed Initiative grants ranging in size from \$300,000 to \$1.3 million. Twenty grants are given out each year. The program is very competitive and requires state endorsement of the proposed projects. Funds for assessment, development, planting, remediation, reclamation, education and outreach.	U.S. EPA (Philadelphia)
Growing Greener Program	As part of Pennsylvania's Growing Greener Program, PA DEP offers various grants that can be used for projects including Watershed Grants, Technical Assistance Grants and New or Innovative Technology Grants.	PA DEP

## MASTER SITE DEVELOPMENT PLAN

Land and Water Conservation Fund	The Land & Water Conservation Fund provides matching grants to state and local governments for the acquisition and development of public outdoor recreation areas and facilities.	National Park Service in cooperation with PA DCNR
Rivers, Trails and Conservation Assistance Program	The National Parks Service operates this program aimed at conserving land and water resources for communities. Eligible projects include conservation plans for protecting these resources, trails development and greenway development.	National Park Service
Pennsylvania Recreational Trails	Provides matching funds (80/20) to federal, state and local agencies and private organizations to develop and maintain recreational trails and facilities for motorized and non-motorized use.	PA DCNR
Redevelopment Assistance Capital Program (RACP)	The Redevelopment Assistance Capital Program (RACP) is a Commonwealth grant program administered by the Office of the Budget for the acquisition and construction of regional economic, cultural, civic, recreational, and historical improvement projects. RACP projects have a regional or multi-jurisdictional impact, and generate substantial increases or maintain current levels of employment, tax revenues, or other measures of economic activity. RACP projects are state-funded projects that cannot obtain primary funding under other state programs.	PA DCED & Office of the Budget
Local Share Account (LSA)	LSA grants support economic development, job training, community improvement and public interest projects through gaming funds under Act 71 of 2004.	The Commonwealth Financing Authority (CFA)
Northampton County Open Space Initiative - Park Acquisition and Development Program	The program provides County funding for the acquisition and development parks. The program is closely coordinated with Pa DCNR's C2P2 grant program and can be used as a match for those state funds. Funding for Phase II grants ended in 2017 and future funding would need to be approved for a new round of grant funds to become available.	Northampton County
Northampton County Community Improvement Partnership Program (CIPP)	The County of Northampton awards CIPP Community Improvement Grants funded from Table Games Revenue. The CIPP program provides resources to the County's aging communities that lack access to resources in implementing comprehensive community revitalization plans and strategies that will improve the quality of life for our citizens and create opportunities to stimulate, attract and sustain economic development.	Northampton County
Northampton County Hotel Tax Grant	The County of Northampton awards grants to municipalities and nonprofit organizations for projects that promote community development and/or enhance tourism within Northampton County.	Northampton County



## H. MAINTENANCE





## I. EXISTING MAINTENANCE & PERSONNEL

The existing public works department is responsible for streets and maintenance at the parks and public properties owned by the Borough of Pen Argyl. The department has a staff 4 persons and 1 seasonal workers are hired for the spring thru fall growing season. Part time workers are hired to collect fees for the carousel and for the miniature golf course. Two students per shift are assigned to the fee collection stations per shift when the carousel and miniature golf course are operational. An extra part timer is hired on festival days to fill in as needed.

When the pool was open, the Borough had to hire 35 life guards each season. When pool regulations changed and the number of life guards required was based on the size of the water surface and not the number of people in attendance, the Borough's staffing costs rose considerably. The pool has been closed a number of years so this is no longer a consideration.

The budget for maintenance of Weona Park is \$107,000.00 per year, and a complete record of revenues and expenses is kept by the department.

Buildings are not all code compliant and structurally sound. Public works does their best to keep up. This report provides a list of items and associated costs involved in updating the existing structures and making them code compliant.

The vegetation at the park consists of lawn and lots of very tall and mature shade trees. Residents like this feature of their park. Many of the trees are becoming diseased and have to be taken down each year to protect the visiting public. A majority of the existing trees are ash and tulip poplar. Ash trees are under attack by the Emerald Ash Borer and the Tulip Poplar is a very fast growing and weak wooded shade tree. Typical age for a tulip poplar is 50 to 150 years.

Vandalism at Weona Park presents an extra cost for the Borough. Vandalism is highest at the Skate Park where maintenance crews can spend up to 2 hours or more per day on clean up. There are 18 cameras in the park. There is lighting along the pathways in the center parcel and these go off at night since the park is closed at night.

Litter is an issue at the park in general and is time consuming to pick up. When festivals are held the organizers of the events typically cleanup afterward however some litter and repair of lawn areas from rides and other equipment require staff time and increase park maintenance expenses. The sausage and hamburger stands also require additional staff time for cleaning.

The Carousel is in need of continued mechanical and structural upkeep due to its age, which is also part of its charm. The computator, which drives the sweeps, was dismantled and rebuilt in 1994 but it is again showing signs of wearing. The foundation piers were reinforced in the early 1990's, but the structure still shifts. The roof leaks, so holes were drilled in the floor. The Borough received grant money to re-side the structure and that work was completed in 2017.

The miniature golf course was rebuilt in 2015 and made money the first year it was open. In general, more shade is needed there, many of the big shade trees were taken down when the course was rebuilt.

### MAINTENANCE NEEDS: FUTURE

The proposed facilities consist of pathways and parking, which will not require much maintenance but do have a life cycle of about 20 years, which should be factored into the Borough's budget. Patching and

sealing can extend the life of pavement, and at the end of the average life cycle, the surface might be milled and repaved, rather than the expense of a full depth reclamation.

Walks and pathways need to be routinely vacuumed or swept to keep them free of debris.

Line striping in parking areas may require yearly touch ups, depending on degree of use. Handicap parking and access aisles should be re-striped annually to be prominently visible.

Courts will have various degrees of maintenance required.

Sand Volleyball courts will need to be edged and the sand raked on a monthly basis during the growing season.

The skate park might be expanded onto the existing pavement. Adding more challenging features might keep the youth that use the facility less inclined to do damage.

The basketball and tennis courts should be coated every 5-7 years once the surfaces have been patched, leveled and sealed as needed. New tennis courts should be coated when they are installed and recoated on the recommended schedule to keep the court surface in good condition.

Fencing, whether coated or uncoated, typically lasts between 15 and 20 years. Replacement costs for chain link fence as will be required around the new tennis courts should be factored into the Borough's budget.

Court nets may be removed at the end of a year to extend their useful life.

Areas of natural vegetation should be monitored for the growth of invasive or noxious vegetation, such as poison ivy and Japanese knotweed, so these plants do not spread into the more manicured parts of the park. Public works does a great job with the care and maintenance of the plants and trees at the park. More trees will need to be installed to provide shade as the existing trees decline and are removed. Pockets of sunshine should be permitted as trees are removed, and the existing compacted soils amended, to promote a healthy understory vegetation and not a barren compacted earthen understory. Some of the north parcel at the park needs to see the development of a healthy green understory. This might consist of a low growing fescue grass that can grow to a height of 12-14 inches, which can be left un-mowed. Or a combination of native ferns and sedges might be installed in pockets and allowed to spread. This would not require additional maintenance over what needs to be done now.

Playgrounds require annual safety inspections and action to keep equipment safe and up to date. The fall zones should meet safety standards and the depth of the material within the fall zone should be in compliance to prevent injury during falls. Playground mulch needs to be re-filled a minimum of once per season as it compacts and concrete foundations of play equipment become exposed. Mulch shifts and moves and should be raked monthly to ensure an even distribution across the play area. A safety surface of rubber that is poured in place is an expensive upfront cost, but reduces the need for yearly mulching and re-mulching. The costs can be built into the municipal budget. New products that allow a maintenance staff to patch, seal and extend product life are available. The typical life is 8 to 10 years, and this can be extended to 12 years if properly taken care of. This would include sealing the surface every 3 to 4 years and patching if needed, also sweeping the surface to keep it free of debris is a must. Wear mats can be place under slide ends and at swings to extend the life of a rubber safety surface. Playground components that break or are vandalized must be replaced on an as needed basis. Working with

manufacturer that produces component replacement parts will eliminate the need to replace an entire modular unit, or board off an area of a large play structure.

The entire western parcel is currently a barren compacted slate land. Vegetation has begun to grow in pockets, but to establish healthy turf and trees, remediation will have to be done. Once completed, there will be expenses related to mowing and landscape maintenance. This will increase the maintenance budget for the park. The large multipurpose field and the dog park will need typical lawn grass and typical lawn mowing during the growing season. Areas outside of the fields and pathways towards the parcel perimeter might be planted in low growing meadow grasses to reduce overall mowing needs.