



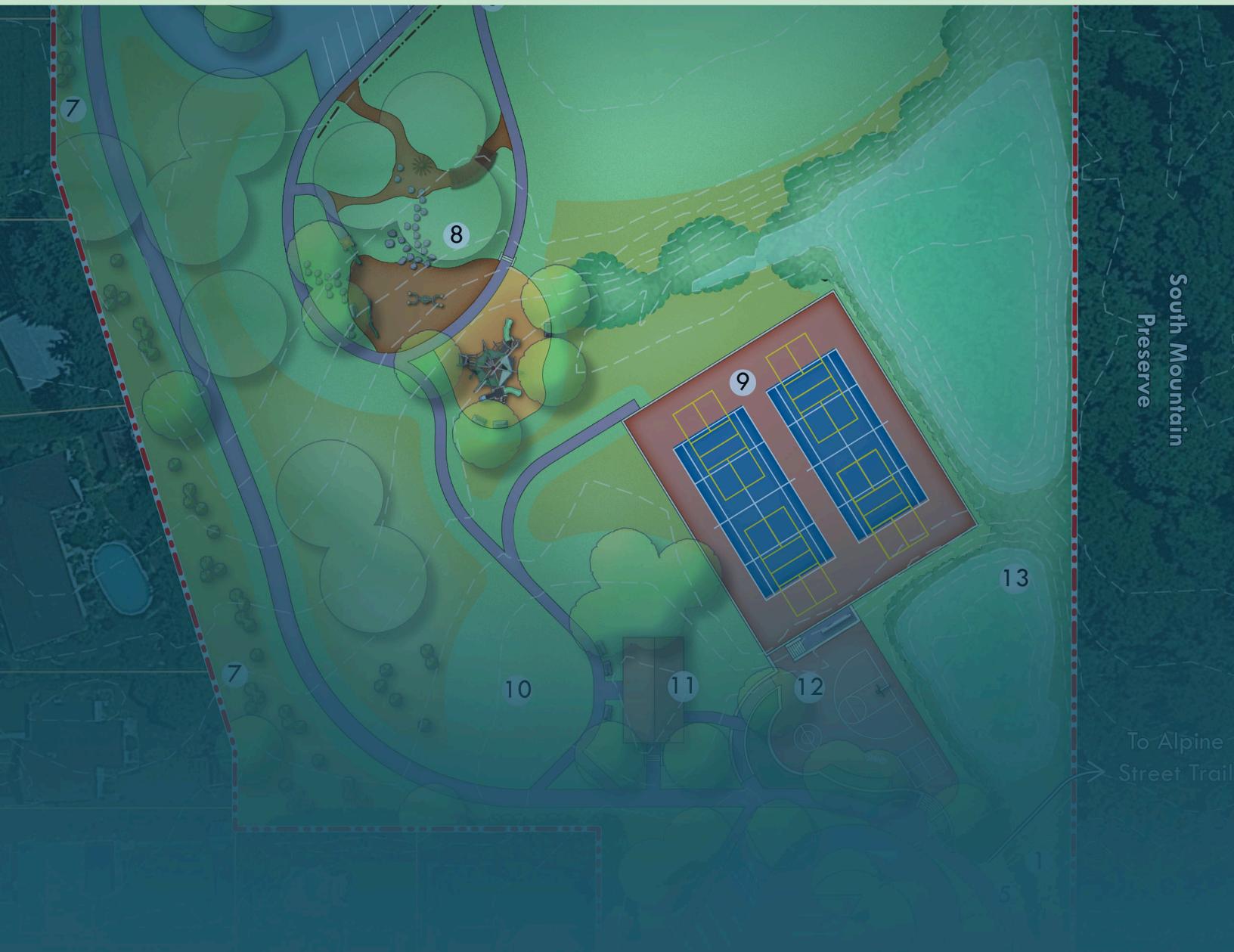
## Comprehensive Parks, Recreation, Open Space, Greenways & Trails Study



# BOROUGH OF EMMAUS

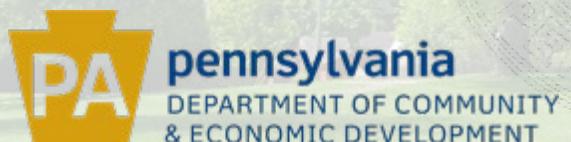
Report 3 of 4

## Boroline Park Master Plan





This project was financed in part by grants from the Department of Conservation & Natural Resources (DCNR) Keystone Recreation, Park & Conservation Fund; and the Department of Community & Economic Development (DCED) Greenways, Trails & Recreation Program through the Commonwealth Financing Authority.



#### Project Consultants:



Pat Stasio, Certified Park & Recreational Professional

SC# 20001.10

#### Mayor:

Lee Ann Gilbert

#### Borough Council:

Brent A. Labenberg **President**

Chris DeFrain **Vice President**

Roy Anders Jr.

Chad Balliet

Shana Baumgartner

John Hart

Teri Sorg-McManamon

#### Borough Manager:

Shane Pepe

#### Project Committee:

Roy Anders Jr. **Borough Council**

Chad Balliet **Borough Council**

Wesley Barrett **Wesley Works**

Shana Baumgartner **Borough Council**

Dr. Kristen Campbell **School District Superintendent**

Lynn Donches **Emmaus Borough Resident**

Kristie Fach **Wildlands Conservancy**

Anita Ghatak **Western Lehigh Soccer Assoc.**

Jonas Hausmann **Junior Council Member**

Bill Held **President - EYA**

Brett Lenig **President - Midget Football Assoc.**

Kacey & Gabe Lloyd **Long Tail Creative/Fifth St. Cross**

Caitlin Mercier **Lehigh County Conservation District**

Kathy Mintzer **Recreation & Entertainment Commission**

Shane Pepe **Borough Council**

Brent Reed **Public Works Group Leader**

Brent Stringfellow **Emmaus Planning Commission**

## TABLE OF CONTENTS

### 1 Introduction

- 2 Purpose of Study
- 3 Plan Goal
- 3 Master Planning Process
- 3 Project Team
- 4 Public Participation
- 5 Data Collection & Methodology

### 2 Inventory & Analysis

- 8 Regional Context
- 8 Municipal Background
- 8 Demographics
- 8 Emmaus Borough Recreational System
- 8 Existing Planning Documents & Borough Ordinances
- 8 Zoning & Land Use
- 10 General Park Description & Existing Facilities
- 10 Circulation & Access
- 10 Utilities
- 10 Geology & Soils
- 11 Topography
- 11 Hydrology
- 11 Vegetation
- 12 Opportunities & Constraints

### 3 Recommendations

- 16 Community Needs, Uses & Priorities
- 17 Public Opinion Survey
- 18 Design Guidelines
- 22 Design Elements & Proposed Facilities
- 26 Preliminary Concept Plans
- 29 Master Plan
- 34 Existing Maintenance Capacity
- 34 Maintenance Responsibilities
- 37 Operations
- 37 Site Security

### 4 Implementation

- 40 Cost Estimates of Capital Improvements
- 42 Project Phasing
- 42 Funding Sources

### 5 Appendix

- 47 Estimated Costs of Development
- 51 Public Meetings

A wide-angle photograph of a park on a sunny day. The foreground is a large, open grassy area with a paved path winding through it. Several large, mature trees with dense green foliage are scattered across the scene. In the lower-left corner, a playground with a blue canopy and various play structures is visible. In the background, there are more trees and a few buildings, including a red barn-like structure. The sky is a clear, bright blue.

# 1

# Introduction



## Purpose of Study

This Master Plan was commissioned by the Borough of Emmaus, located in Lehigh County, for the redevelopment of Boroline Park. This document is the result of a collaboration between the public, a project steering committee, Borough staff, project consultants, and the Emmaus Borough Council. It outlines the planning process and provides a vision for the future of the Park as a valuable resource to the community. This Plan was developed concurrently with the Lions Field Master Plan and two Emmaus Borough-wide plans: Comprehensive Parks, Recreation, and Open Space Plan; and Greenways and Trails Master Plan. These four studies were funded by the following grants:

A Department of Conservation and Natural Resources (DCNR) grant, awarded by the Community Conservation Partnerships Program, Keystone Recreation, Park and Conservation Fund, under the administration of DCNR Bureau of Recreation and Conservation.

A Department of Community and Economic Development (DCED) grant, awarded by the Commonwealth of Pennsylvania, Commonwealth Financing Authority through Pennsylvania DCED.

Additional financing provided by the Commissioners and County Executive of the County of Lehigh, Pennsylvania.

## Plan Goal

***The hope with this Plan is for a reimaged Boroline Park that maximizes enjoyment and safety through opportunities for accessible recreation and socialization, is aesthetically pleasing while also functional in its design, and sustainably works within the constraints of its setting.***

## Master Planning Process

This master plan is an initial step towards improvement, presenting a consensus on desirable facilities and features for Boroline Park. The master plan provides estimates of probable costs of development, outlines a strategy for phasing improvements, and positions the Borough to pursue funding from a variety of potential sources. The master plan is a flexible guidance document; a blueprint that can adapt to the future needs of the community.

The next step is to identify and acquire funding for improvements. Once funding is obtained, detailed design and engineering can begin. Construction documents will be publicly bid, and a contract awarded for construction. A master plan is typically implemented through a series of phases, dependent

upon funding, over a period of years. In the case of Boroline Park, 2 to 4 phases spanning 4 to 8 years is a realistic time frame for the implementation of all park improvements.

## Project Team

A project team included the Steering Committee, Borough Staff, and Consultants who guided the master plan process. The Committee was comprised of residents, professionals, stakeholders, and Borough Staff and Council members. Borough Staff, led by Emmaus Borough Manager, Shane Pepe, helped to coordinate the process and provided input and comment on the plan. Committee and Borough Staff insights informed and guided the consultants throughout the process.

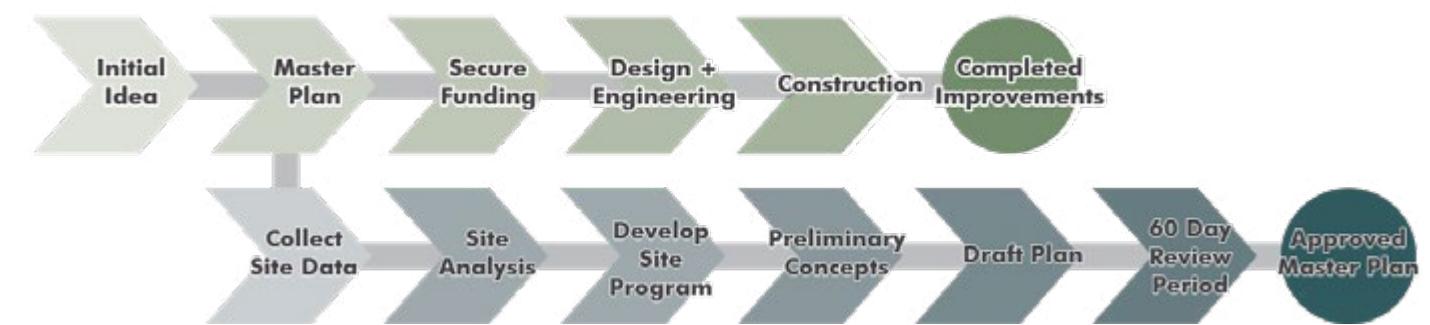


Figure 1.1 Master Plan Process

The Borough of Emmaus retained a consultant team that consisted of Patrick Stasio, CPRP; Spotts, Stevens & McCoy; and Simone Collins Landscape Architecture, who led the team.

Simone Collins Landscape Architecture (SC) is a planning and design firm based in Norristown, Pennsylvania with expertise in parks, trails, greenways, and recreational facilities. SC served as prime consultant and was responsible for overall facility design, public participation, and coordination with the Committee, Borough, and Project Team.

Patrick Stasio, CPRP served as the team's Certified Park and Recreational Professional. Pat has over 30 years of experience in the municipal park management industry and is the Director of Parks and Recreation for Upper Moreland Township in Montgomery County, Pennsylvania.

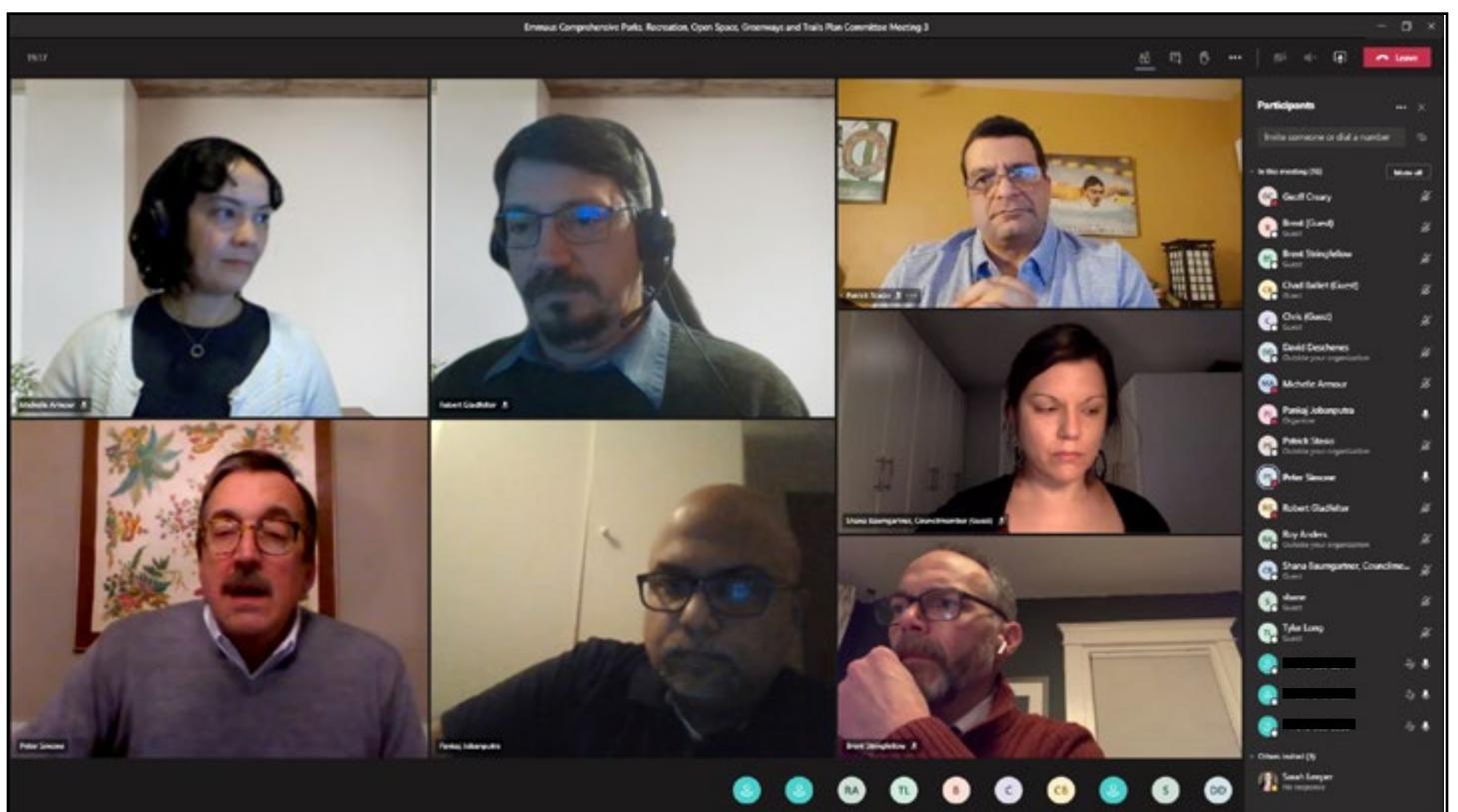
Spotts, Stevens, and McCoy (SSM) served as the team's civil engineer and was responsible for

analyzing the Borough's stormwater management needs in the context of the Comprehensive parks plan. SSM is a multi-disciplinary engineering firm with offices in Reading, Allentown, Lititz, and West Chester, Pennsylvania.

## Public Participation

Public participation is an important part of any master plan and helps to ensure the success of the project. A park such as this can only be realized through the involvement of groups and individuals who know the park. Their participation lends credence to the need for this plan and, ultimately, justification for support and implementation of its recommendations.

The consultants worked with the steering committee to tailor the public participation process to the project. The 12-month process provided the team with access to citizens' observations, needs, and ideas for the Park and critical feedback on park concepts and plans.



Virtual Meetings were held throughout as per health protocols in place during the COVID-19 pandemic.

The process for all four Borough plans included seven (7) steering committee meetings, a series of public meetings, and seven (7) key person interviews. Three (3) public meetings were dedicated specifically to Boroline Park. In addition, an online public opinion survey and a WikiMap site pertaining to the Borough-wide plans were posted and advertised on the Borough web site to gather additional public input. It was important for the project team to learn about citizens' observations, needs, and visions, and to incorporate what was learned into the master plan.

The four public meetings were held between fall of 2020 and fall 2021. As per health protocols in place during the COVID-19 pandemic, all meetings were held virtually. For those without access to a computer with speakers, there was an option to call in to the meeting via telephone to listen and comment.

### Public Meeting 1: Lions Field & Boroline Park – Tuesday, October 13th, 2020

The first park-specific public meeting addressed both Boroline Park and Lions Field. The meeting introduced the project, Steering Committee, and consultant team. The team explained the importance of planning, presented the project schedule, public participation process, and the project scope. Presentations for each park discussed existing conditions and facilities, followed by brainstorming sessions, during which, members of the public offered information about existing conditions and ideas for moving forward, organized into four categories: goals, facts, concepts, partners.

### Public Meeting 2: Boroline Park – Tuesday, December 8th, 2020

The second public meeting for Boroline Park reviewed important information obtained from the Boroline Park and Lions Field public meeting 1, as well as relevant public survey results to date. The presentation reviewed existing conditions of Boroline Park, including the Park's location and regional connections. Three preliminary concepts and their program elements

were reviewed. The public discussed elements within each concept, providing feedback on preferences and design concepts.

### Public Meeting 3: Boroline Park – Thursday, April 1st, 2021

The third public meeting for Boroline Park presented the draft master plan, probable cost of development, and phasing recommendations. The public discussed the draft plan, providing feedback on preferences and additional facts and concepts.

### Public Meeting 4: Borough-wide Plans – Wednesday, September 29th, 2021

A fourth public meeting presented the final park plan in coordination with the other 3 Borough plans.

## Data Collection & Methodology

Data collection for this study was done in conjunction with data collection for the Comprehensive Parks, Recreation, and Open Space Study, June 2021. Elements for this plan were compiled using the best available information. This included Geographic Information System (GIS) data from Emmaus Borough, Lehigh County, Lehigh Valley Planning Commission, and Pennsylvania Spatial Data Access (PASDA), which was used to prepare field maps and planning documents consisting of base aerial photography, municipal boundaries, roadways, parcels, contour lines, and other identifying land features. The consultants performed an initial field reconnaissance in May 2020 to inventory and document existing conditions of the Park. The consultants visited the site again in March 2021 to gather additional data. Site photographs, measurements, and field observations gathered during site visits were valuable throughout the project process.

## 2 Inventory & Analysis



# Regional Context

Emmaus Borough is in southern Lehigh County, Pennsylvania, approximately 50 miles north of Philadelphia, six miles south of the City of Allentown, and 20 miles west of the Delaware River. Emmaus Borough has a total area of 2.9 square miles.

Boroline Park is situated in the northern portion of Emmaus Borough, at the eastern Borough boundary. It is strategically located near other area recreation resources such as Wildlands South Mountain Preserve, and is connected to area Borough parks by the Rodale Trail.

To read more about regional context, please refer to the *Parks, Recreation, and Open Space Plan*, September 2021, Chapter 1.

## Municipal Background

Emmaus was incorporated as a Pennsylvania borough in 1859. By the 1960s, Emmaus reached the extents of its current size and has become a sophisticated municipality that includes a park system, municipal services, and a public library. For more detail on Emmaus' history and background, please refer to the *Parks, Recreation, and Open Space Plan*, September 2021, Chapter 1.

# Demographics

This report was prepared as a component of the Emmaus Borough Comprehensive Parks, Recreation, and Open Space Study. For a summary of Borough Demographics, please refer to the Parks, Recreation, and Open Space Plan, September 2021, Chapter 1.

# Emmaus Borough Recreational System

This report was prepared as a component of the Emmaus Borough Comprehensive Parks, Recreation, and Open Space Study. For an inventory of the existing

gh recreational system, please refer to the Parks, aition, and Open Space Plan, September 2021, ter 2.

# Planning Documents & Borough ordinances

are various planning documents that the consultants reviewed to assist in guiding this study. were:

Southwest Lehigh Comprehensive Plan, Lehigh Valley Planning Commission (LVPC) 2017

Livable Landscapes – A Park, Recreation, Open Space, Agriculture and Historic Lands Plan for Lehigh County, LVPC, 2018

One Lehigh Valley, Lehigh Valley Planning Commission (LVPC), 2014

Future LV: Regional Comprehensive Plan, Lehigh Valley Transportation Study (LVTS) and Lehigh Valley Planning Commission, LVPC, 2019

Walk/Roll LV – Active Transportation Plan, Lehigh Valley Planning Commission (LVPC), 2020

Lehigh Valley Return on Environment, Lehigh Valley Planning Commission, 2014

Lehigh Valley Greenways Plan – A Regional Greenways Plan for Lehigh and Northampton Counties, Lehigh Valley Planning Commission, 2007

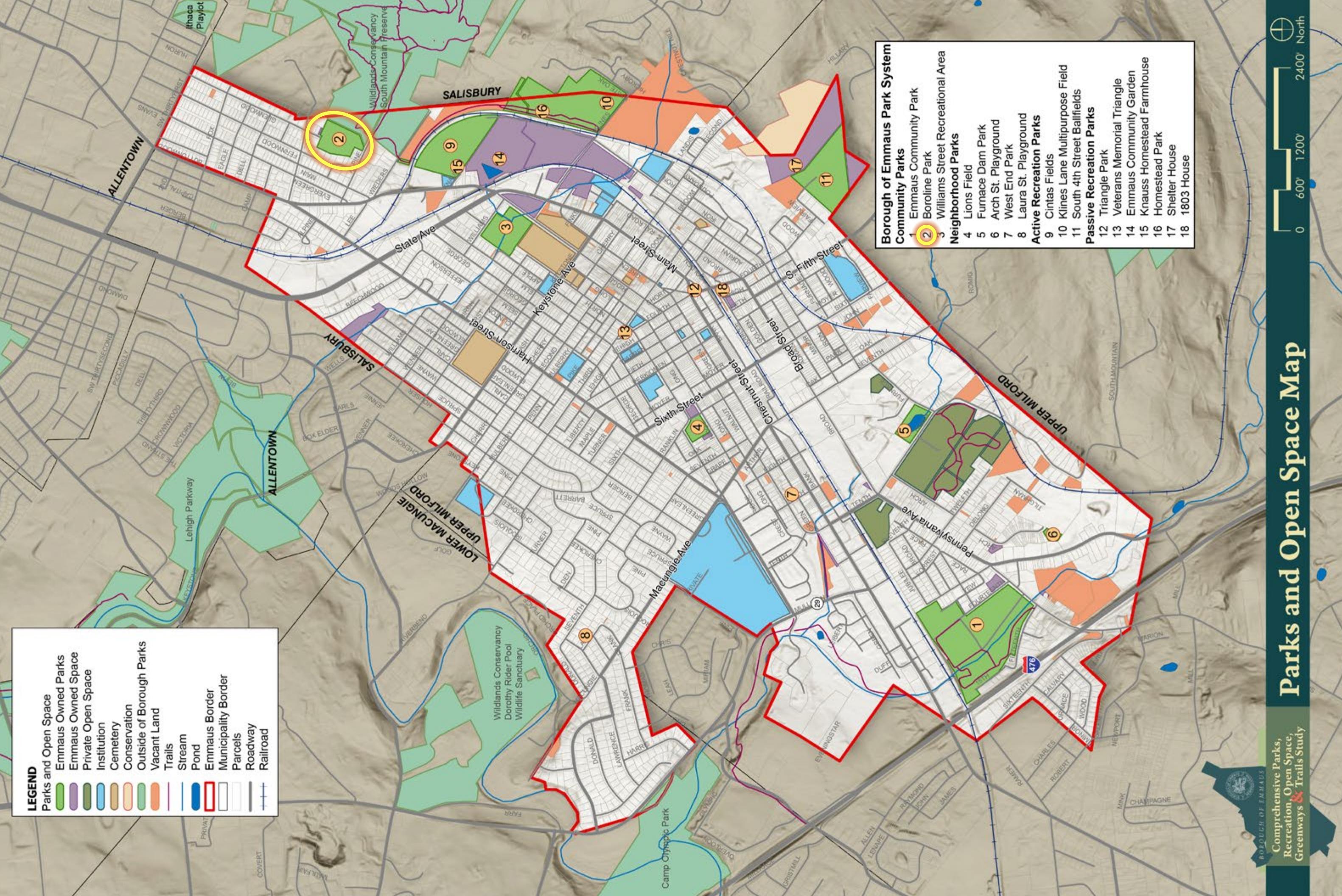
Sidewalk Conditions and Handicap Accessibility, Borough of Emmaus, 2014

And other surrounding Municipal Plans

ad more about the planning documents and  
ances that were used for this study, please refer  
e Comprehensive Parks, Recreation, and Open  
e Plan, September 2021, Chapter 2.

## Planning & Land Use

ne Park and surrounding neighborhoods to the south, and west are zoned (R-L) Low Density Residential and consist of low-density residential living. South Mountain Preserve, immediately to east, is zoned (C-R) Conservation-Residential





and consists of a nature preserve with public trails access that is owned and managed by Wildlands Conservancy.

## General Park Description & Existing Facilities

Boroline Park encompasses 5.53 acres. It is bounded by the Wildlands Conservancy South Mountain Preserve to the east and residences to the north, south, and west. There are two entrances: at the south end of the Park, where Alpine Street terminates at the South Mountain Preserve trail head. There is a parking lot at the Alpine Street entrance that accommodates approximately 16 cars.

Within the Park is a central macadam walking path which runs from entrance to entrance, with offshoots that lead to the park's various facilities. Near the center of the park, the path loops around a group of shade trees. Immediately to the south of the park, at the Alpine Street entrance, is the South Mountain Preserve trail head; this provides access to the Alpine Street Trail, which connects to the Ithaca Playlot in Allentown, and the Rodale South Mountain Gateway Trail, which leads to Homestead Park in Emmaus.

The park currently has a 60' basepath softball field, bleachers, two tennis courts, a basketball court, a playground, and a pavilion. At the Alpine Street entrance is a parking lot that accommodates 16 cars. At the Glenwood Street entrance is a restroom and storage building. Asphalt walking paths, 3'-4' wide, run from one entrance to the other, connecting to the park's facilities and circling through a stand of mature shade trees at the center of the park. On the east side of the park are stormwater management facilities, including a concrete lined swale and stormwater basins.

Park users visit Boroline Park for a variety of reasons. The Emmaus Youth Association (EYA) uses the ballfield for baseball and softball. Families visit the park, bringing their children to play on the playground. Hikers use the park as a meeting point when visiting the trails at the South Mountain Preserve, often using the parking lot. The tennis and basketball courts are well-used, and the pavilion is available for rental. This is a community-scale park, drawing visitors from across the Borough. However, Borough-wide events are typically not held here.

## Circulation & Access

There are two entrances to Boroline Park; one at the north end, off Mountain Boulevard where Glenwood Street terminates at the Park; and the other at the south end of the Park, where Alpine Street terminates at the South Mountain Preserve trail head. There is a parking lot at the Alpine Street entrance that accommodates approximately 16 cars.

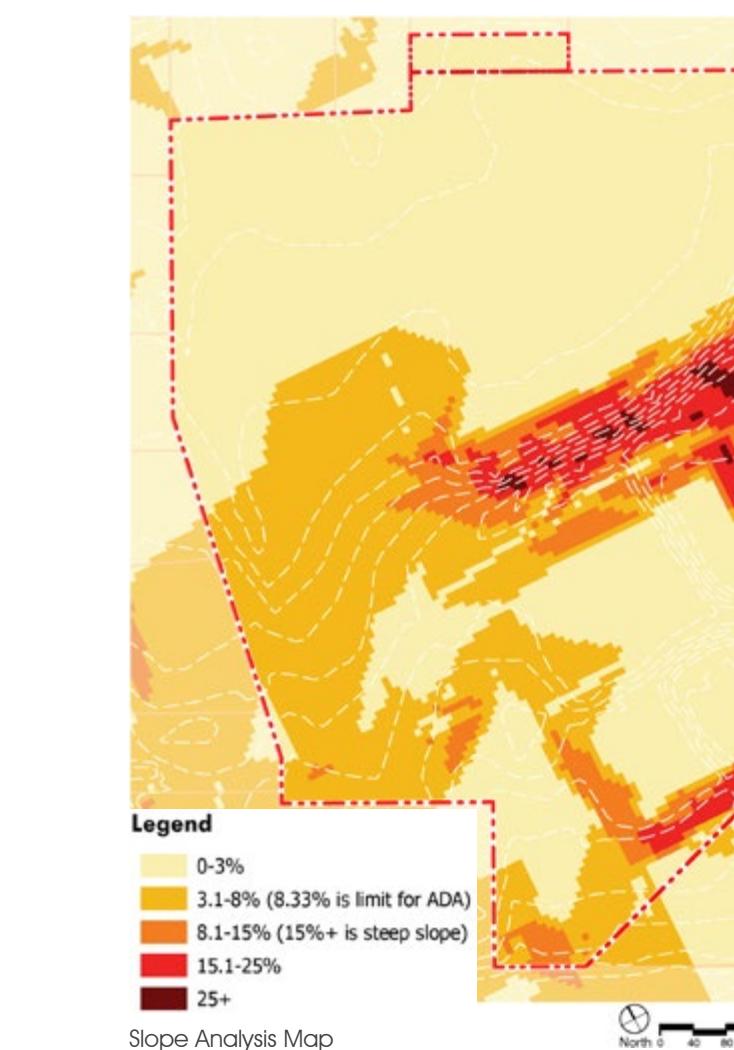
Within the Park is a central macadam walking path which runs from entrance to entrance, with offshoots that lead to the park's various facilities. Near the center of the park, the path loops around a group of shade trees. Immediately to the south of the park, at the Alpine Street entrance, is the South Mountain Preserve trail head; this provides access to the Alpine Street Trail, which connects to the Ithaca Playlot in Allentown, and the Rodale South Mountain Gateway Trail, which leads to Homestead Park in Emmaus.

## Utilities

An electric powerline right-of-way runs along the western property line. Service to the restrooms is provided underground from these lines. Additional electrical service lines run along the park Alpine Street frontage. It appears that electrical service to the pavilion is provided underground from Alpine Street, powering both overhead lights and outlets. The electrical panel at the pavilion is on an electrical pole. Streetlights are located at the Alpine Street walkway and at the terminus of Glenwood Street into the park. Electrical Service to the Glenwood Street light is by above grade lines from the western property line. The restroom building located at Glenwood Street is serviced by public water and sewer and has a water drinking fountain. No hose bibs or water service was observed elsewhere in the park.

## Geology & Soils

The Borough sits upon mostly carbonate bedrock of Leithsville Formation, which consists of mostly dolomite



## Topography

The highest elevation in the park is at the northern end of the site. The north half of the park is relatively level, with grades typically under 5% and most of the area not exceeding a 3% slope. The central part of the site transitions from a gentle slope ranging from 5-10% in the west part of the park to a steep slope ranging from 15-33% in the east. The southern portion of the park is comprised of various man-made slopes and level activity area. Most of this area is at a grade between 3-8% with some small areas of up to 15% slope and several level areas graded at 3% or less for the playground, sports courts, and pavilion.

## Hydrology

There are no natural waterways or documented wetlands within the park. During the original park development two swales were graded to direct water into drainage basins. The first is approximately halfway between the northern and southern park boundaries and runs along the northern edge of the tennis courts. The second swale is located between the basketball court and Alpine Street parking area. The two stormwater drainage basins located east of the tennis and basketball courts receive water from these swales. It appears that the tennis courts and basketball courts surface drain into these swales and/or basins.

## Vegetation

The Park has approximately 25-30% canopy cover. There are several mature shade trees on site. Shade tree species include Red and Silver Maples (*Acer spp.*) and Lindens (*Tilia spp.*) Large white cedars or arborvitae (*Thuja spp.*) serve as a buffer between the parking lot and Alpine Street, along the fence line of the adjacent property and between the tennis and basketball courts. These evergreens block views into the park and are heavily browsed by deer at their base.



Arborvitae along the fence on the right serve as a solid privacy buffer for an adjacent residence. On the left, however, they block views into and out of the park, creating a security concern.



Two stormwater basins have young trees and limited understory growth.

The majority of the park is maintained as mown lawn. Old field growth has developed on the steep slope between the softball field and tennis courts. Woody growth in this area should be evaluated for invasives. The park land is adjacent to South Mountain Forest and the park lawn abruptly changes to forest canopy, without a natural transition. The forest edge lacks a healthy understory. Two stormwater basins exist in the forest area next to the tennis and basketball courts. The basins have young trees growing in them with limited under story. The function of the basins should be evaluated to determine if vegetation is negatively affecting its function.



Old field growth has developed on the steep slope between the softball field and tennis courts.



Mature trees provide shade amidst vast areas of mown lawn and segments of the walking path.

## Opportunities & Constraints

### Topography

The topography of Boroline Park provides opportunity to create an interesting progression through the space, as well as defining different activity areas. While the slope in some areas may present challenges to ADA compliant routes, traversing the grade with paths that meander through the park to meet grading requirements can provide a visually varied and rich experience for visitors. The north end of the site presents an opportunity to place the playground in a prominent area where children will be easily

visible, as the elevation is highest here. There are also special opportunities to take advantage of changes in elevation for site-specific play activities, such as an embankment slide or a sledding hill.

### Connections

Boroline Park serves residents throughout the Borough of Emmaus. Some use the park as a play or sports destination, while others use it as a trail head for the trails of South Mountain Preserve. The park parking area provides access to the Alpine Street Trail, Rodale Trail, and a short ADA trail loop. The Alpine Street Trail connects to the Wilderness Trail, leading to the Ithaca Playlot in Allentown and then back through the Alpine/Ithaca On-street Connection (Glenwood Street) to Boroline Park, completing a loop to the Alpine Street Trail. The Rodale Trail extends southward, past the bounds of the Preserve, leading to Homestead Park in Emmaus. There is a good opportunity to create a stronger connection between Boroline Park, the surrounding trails system, and other nearby parks.

The Park is a half-mile, or ten-minute walk, from the closest bus station. Though not addressed specifically in this report, there are recommendations in the

Greenways and Trails Master Plan which examine the opportunity to create a stronger and safer connection with public transportation.

### Access

In its current condition, the park is not fully accessible per ADA standards. Excessive grades on portions of the walkways, lack of ADA-compliant parking, and outdated playground equipment and seating contribute to this. There is an opportunity to address these issues and provide a space that can be enjoyed by people of all abilities.

Currently, there are formal parking accommodations for 16 cars. To provide any additional parking would require using space within the park itself. In its current condition, parking often overflows onto neighboring streets and onto the lawn at the south end of the park. This park serves as a destination as well as a trailhead to South Mountain Preserve. There is opportunity to provide additional parking access at both entrances; at the north end to accommodate park visitors and ballgames, and at the south end for visitors of both the park and South Mountain Preserve.



The topography of the Park presents challenges but, with creative design solutions, it can lend itself to a fun and rich visitor experience.

A wide-angle photograph of a park. In the foreground, a large, mature tree with a thick trunk and spreading branches stands on a grassy hill. Its long, dark shadows stretch across the green lawn. A paved path leads from the base of the tree towards a baseball field enclosed by a chain-link fence. Two people are walking on the path. The background is filled with more trees and a clear blue sky.

# 3 Recommendations



## Community Needs, Uses & Priorities

The public and steering committee meetings generated a community consensus that included the following themes:

- Provide universally accessible walkways and facilities.
- Create stronger connections to nearby trails.
- Provide additional on-site parking to mitigate overflow onto Glenwood Street and accommodate increased need during times of high use (softball games and nice weather for hiking/biking).
- Maintain restroom facilities and possibly update for year-round use.

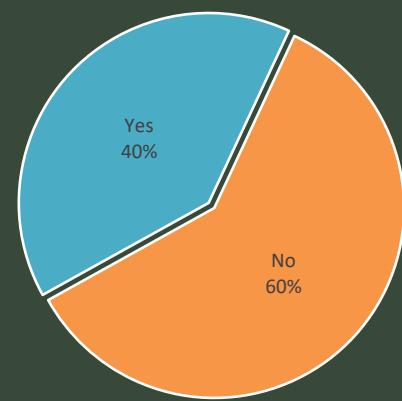
- Upgrade sports courts (resurface, explore options to maximize court types without building new courts)
- Relocate the playground toward the northern portion of the park for better visibility and closer proximity to the restrooms and ball field.
- Provide a universally accessible playground, accommodating children of all ages and abilities.
- Provide nature-based play elements to tie into the natural environment of the adjacent South Mountain Preserve.
- Maintain a sufficient and appropriate buffer along adjacent residential properties.
- Improve safety and visibility within the park.
- Address stormwater management through green infrastructure to enhance water quality and provide natural features.

## Public Opinion Survey

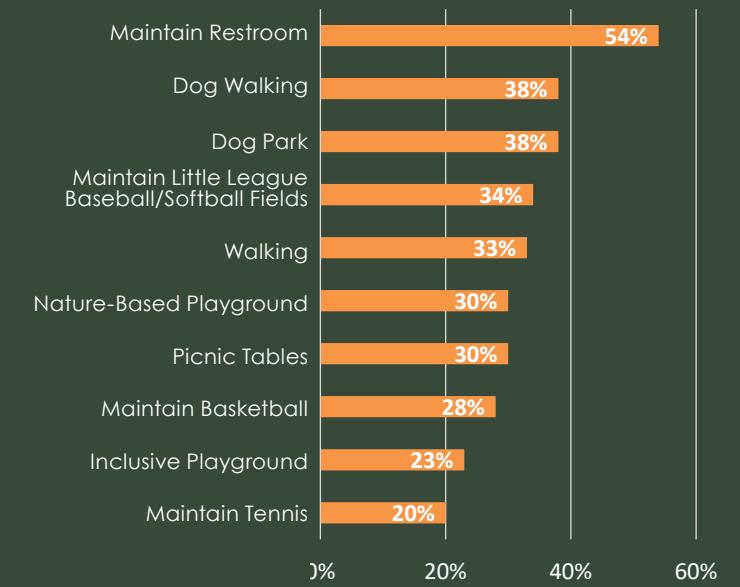
The public opinion survey was available from September 24th, 2020 to May 15th, 2021. Of the 39 survey questions, four were addressed specifically to those who use or have considered using the recreational facilities at Boroline Park. The survey responses for Boroline Park are presented below. For a full report on survey results, please see the appendix of the Parks, Recreation, and Open Space Plan, September 2021.



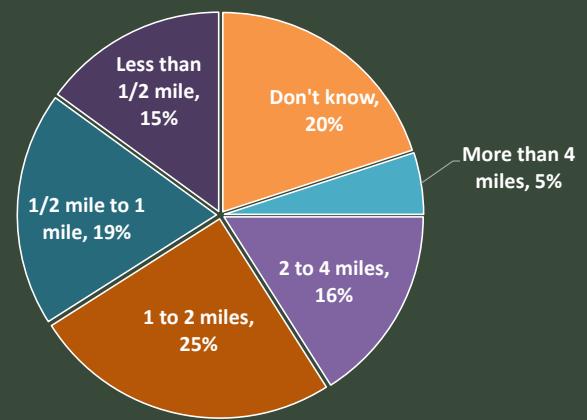
**In the past 24 months, have you or members of your household used the recreational facilities at Boroline Park?**



**What types of facilities or activities would you like to see available at Boroline Park?**



**If you answered yes to the previous question, how close do you live to Boroline Park?**



**On a scale of 1 to 5, with 5 being very well maintained, how well-maintained is Boroline Park?**



# Design Guidelines

## Summary of Relevant Borough Zoning and SALDO Ordinances

The following is a review of existing Borough of Emmaus zoning ordinances as they relate to Boroline Park. These ordinances (sections noted) are in place to assure uniform standards for public improvements and development.

### Zone R-L - Low Density Residential District

A minimum of a 30ft front yard, 35ft rear yard, and 10ft side yard and maximum impervious coverage 50%.

### §27-505 Steep Slopes

If an area of a lot including slopes of 15% or greater is proposed for construction of buildings, streets or driveways or nonagricultural grading, then the applicant shall submit a steep slope site plan to the Zoning Officer.

Any slope of 25% shall have no construction without applying for special exception to be reviewed by the Dauphin County Conservation District.

Man-made Slopes. This section shall not apply to man-made slopes that naturally were not 15% or greater slope.

### §27-704 General Sign Regulations

Setbacks. Freestanding signs shall be setback a minimum of four feet from the existing street right-of-way line.

No freestanding sign in other than a residential or conservation district shall extend within 25 feet of any residential or conservation district boundary line.

### § 21-401 Duty to Construct Sidewalks, Curbs, Ramps for Handicap and Driveway Crossovers.

It shall be the duty of all property owners having frontage on a dedicated and open street to construct sidewalk, curbs, handicap ramps and driveway crossovers in accordance with the technical specifications herein provided.

### § 27-603 Design Standards for Off-Street Parking.

Parking areas shall not be within any of the following: a required buffer yard or a required paved area setback.

Stormwater Management. The applicant for any new or expanded parking lot that would result in 5,000 square feet or greater of impervious coverage (compared to what previously existed), outside of the B-C District, shall be required to submit stormwater management calculations to the Borough Engineer and prove to the satisfaction of the Borough Engineer that stormwater will be adequately managed.

Paving. Except for landscaped areas, all portions of required parking, loading facilities and driveways shall be surfaced with asphalt, concrete or decorative paving block.

The requirements of § 22-516 of the Subdivision and Land Development Ordinance [Chapter 22] regarding landscaping around any new or expanded parking area shall apply to any such use established or expanded after the adoption of this chapter, regardless of whether such parking area would otherwise be regulated by the Subdivision and Land Development Ordinance [Chapter 22].

### Handicapped Parking:

Minimum Size. Each required handicapped parking space shall be a minimum of eight feet by 18 feet. In addition, each space shall be adjacent to a five feet wide access aisle. Such access aisle may be shared by two handicapped spaces by being placed between them. However, one out of every eight required handicapped parking spaces shall have an adjacent access aisle of eight feet width instead of five feet.

Slope. Handicapped parking spaces shall be located in areas of less than 6% slope in any direction.

Minimum required ADA handicapped parking per number of spaces: 1 per 1-25, 2 per 26-50, and 3 per 51-75. One in every eight handicapped parking space shall be designated as van accessible.

Marking. All required handicapped spaces shall be well-marked by clearly visible signs and/or pavement markings.

### **ADA Accessibility**

Public recreation improvements must be designed in accordance with the most recent edition of the ADA Accessibility Guidelines for Buildings and Facilities. The most recent version of the ADA Accessibility Guidelines for Buildings and Facilities can be found at: <http://www.ada.gov>

Additional guidelines have been developed to provide guidance for outdoor recreation facilities including trails. These guidelines can be found at: <http://www.access-board.gov/guidelines-and-standards/recreation-facilities>

The master plan report includes a map illustrating accessible areas proposed in the park master plan.

## Trail Facilities

Boroline Park trails will accommodate walking and biking. In core activities areas, walkways should conform to the ADA Accessibility Guidelines for Buildings and Facilities. As walkways transition to shared use trails they should conform to recommendations contained in Pennsylvania Trail Design & Development Principles Guidelines for Sustainable, Non-motorized Trails. Federal Highway Administration (FHWA) standards for trails also apply. AASHTO (American Association of State Highway and Transportation Officials) guidelines are also applicable.



Narrow walkways with steep slopes add to access issues throughout Boroline Park.

## Native Plant Material & Invasive Plant Removal

The use of native plants supports the vision of enhancing the natural ecosystems at Boroline Park. The plan for the park should include shade tree planting; evergreen buffers; shrub and herbaceous plant display plantings; and meadow establishment. Habitat restoration in some areas of the site should include native plant buffers and screen plantings. Native plant materials can create an attractive landscape that will help minimize long-term maintenance costs. Native plants are generally resistant to most pests and diseases. Once established, they require little or no irrigation or fertilizers. In addition to the above benefits, native plants provide food and habitat for indigenous fauna.

Forest edge communities often are vectors for the establishment of invasive plant materials. A program for controlling invasive plant species within the park's forest edge should be undertaken in conjunction with restoration plantings.

## Sustainable Materials & Green Practices

Choices in site materials have the potential to affect the health of a site's ecosystem as well as the larger environment. Every material has a life cycle. Close consideration of the sustainability of a material's life cycle can have far-reaching benefits. Sustainable material practices include:

- Re-use of existing site materials.
- Purchase of local and sustainably produced plants and materials.
- Consideration of the full life cycle of materials, including the end life of a product. Can it be deconstructed and re-used?
- Work toward zero net waste in demolition, construction, and management.

## Stormwater Best Management Practices (BMPs)

Developed by the Pennsylvania Department of Environmental Protection (PADEP), the Pennsylvania Handbook of Best Management Practices for

Developing Areas offers numerous solutions for handling on-site stormwater. Best Management Practices (BMPs) that might be implemented at the Park could include:

- Protect/utilize natural stormwater flow runoff direction;
- Habitat restoration;
- Soil amendments designed to increase stormwater infiltration in selected locations;
- Native tree planting, rain gardens, and bioswales;
- Detention/infiltration facilities; and
- The use of porous surfaces in the parking areas or trails. These facilities require site-specific soil tests to determine site suitability and the infiltration rates of the existing soils.

Incorporation of these BMPs into park development will have a direct positive impact on preserving and enhancing water quality. The opportunity for education exists through the placement of interpretive signage to educate park visitors about watershed water quality and how BMPs can positively impact all sites.

## Construction Permits

### Erosion & Sedimentation Control

As noted in Emmaus Borough Water Code, subsection Little Lehigh Creek Watershed Act 167 Stormwater Management Ordinance, Erosion and Sedimentation Controls Plans are required by Pennsylvania Department of Environmental Protection (DEP) for projects that create more than 5,000 square feet of earth disturbance. The Lehigh County Conservation District (LCCD) is delegated by the DEP to conduct certain activities for the Erosion and Sediment Pollution Control (ESPC) program and the National Pollutant Discharge Elimination System (NPDES) program for stormwater discharges from construction activities in Lehigh County. Also, DEP Rules and Regulations state that a municipality or county which issues building or other permits shall notify the DEP or LCCD within 5 days of receipt of an application for a permit involving an earth disturbance activity consisting of 1 acre or more.

With the exception of local stormwater approvals and authorizations, a municipality or county may not issue a building or other permit or approval until an NPDES or E&S permit, if necessary, has been obtained from the LCCD or DEP.

### The National Pollutant Discharge Elimination System (NPDES) Permit

A federal permit that is administered at the state level, the overall goal of the NPDES permit is to improve water quality. Projects that disturb over one (1) acre of land require an NPDES permit for Stormwater Discharges Associated with Construction Activities.

The permit plans are divided into two (2) parts. The Erosion & Sedimentation Pollution Control plans (ESPC) are to be implemented by the contractor throughout construction activities until the site is

stabilized by permanent plant growth. The Post Construction Stormwater Control Plans (PCSC) are to be constructed during the project and maintained by the site owner for the life of the project.

### DEP Chapter 105 Water Obstruction & Encroachment General Permits

In addition to NPDES permit, DEP may require a Chapter 105 Water Obstruction & Encroachment General Permit. These permits are required when construction activities impact existing waterways and wetlands. There are no waterways on site and currently no mapped or observed wetlands on site. The drainage way associated with the current stormwater system should be reviewed during schematic design to determine if wetland habitat exists if modification to this system is proposed as part of future work.



Moving forward, existing park stormwater basins should be analyzed to determine if they are functioning properly and if they can accommodate stormwater runoff from new park infrastructure.



## Design Elements & Proposed Facilities

### Walkways & Trails

A primary goal of the plan is to create meaningful user experiences for people of all abilities. To accomplish this, the plan recommends a series of trail and walkway options.

#### ADA-Compliant Asphalt Trails

5-to 8-foot-wide asphalt trails and walkways are proposed to provide an ADA-compliant trail option within the Park. The material provides a level and stable walkway while minimizing maintenance in areas where slopes exceed 3 percent. Trail shoulders should be 2-feet in width, level, and maintained as mown lawn. In higher traffic areas such as parking areas and along multi-purpose trail walkways, trails should be 8-feet wide. For other trails, 5-foot widths are recommended to conform with required ADA passing widths. Along trails, benches are recommended in regular intervals to allow users to stop and rest.

Some walkways within the park will not be universally accessible for wheelchairs and will exceed 5-percent slope. However, the inclusion of steps with handrails should be considered in areas where walkway slope exceeds 10-percent to allow for a greater range of mobility types along these routes.

#### ADA Compliant Stone Dust Trails

8-foot-wide compacted stone dust trails are proposed to provide an ADA-compliant trail transition/connection between the park and South Mountain trailhead. The trail material transition from asphalt to stone dust should happen once the trail slope is under 3-percent. A shared use trail width of 8-feet with 2-foot shoulders is recommended. This width will accommodate a higher level of user groups such as dog walkers and families with strollers and bicycles.

### Native Surface Hiking Trails

The hiking trails connection from the park into South Mountain should be formalized. Compacted earthen surfaces are primarily used for hiking and are often used to navigate the site in environmentally sensitive areas. Hiking trails do not often meet ADA requirements; however, ADA trail guidelines for hiking trails should be referenced when determining final trail alignments.

Final trail alignment should minimize impacts to slopes and limit erosion. Trail design should follow best management practices.

### Restrooms

Existing restroom facilities conform to current ADA standards for stalls and sinks. The current restroom building is not insulated or heated and is winterized and closed during winter months. The current electrical panel has capacity to add heat to the building. Due to the current regional park use trends that is extending use seasons both into late fall and early spring consideration should be given to insulating and heating the restroom in order to provide a year-round amenity serving both the park and trail head.

### Pavilion

Pavilions can provide a place for people to gather while simultaneously functioning as a small event space. The existing pavilion is well used; however, it is approaching the end of its serviceable life. Design of a new pavilion should be economical and durable while offering a quality of design that helps to reinforce a cohesive park identity. The new pavilion should be equal in size to the existing pavilion; 48-feet by 28-feet. A new, smaller pavilion in the area of the playground, 15-feet by 15-feet, should be considered. Utility services should include electrical and water and be designed to modern safety standards. Picnic tables should be durable, easily cleaned, and accommodate wheelchairs.

### Existing Softball Field

The existing softball field is to remain as is. The field has a 60-foot base path and an outfield of approximately 230 feet. The ball field has a south-southeast orientation, which is acceptable per the Department of Conservation and Natural Resources (DCNR) standards regarding sun interference for players.



The existing restrooms should be maintained as is with minor repairs recommended. Consideration should be given to insulating the restrooms to provide for year round use.

## Tennis / Pickleball Court

Pickleball is a paddleball sport with elements of tennis, table tennis, and badminton, and is played with two or four players. This game has increased in popularity in recent years, especially with seniors, who are often underserved when it comes to public recreational facilities. The two existing tennis courts should remain and be redeveloped to include two pickleball courts overlapping each tennis court on either side of the net, for a total of four pickleball courts. Removable pickleball nets can allow players flexibility in choice of game play. The courts should remain in their existing north-northwest to south-southeast orientation to prevent the sun from glaring in players' eyes when facing the opposite end of the court.

The existing tennis courts measure 36 feet in width by 78 feet in length, with a total playing area of 60 feet by 120 feet. The courts have the required 21-foot baseline over run and 12-foot sideline overrun clear of obstacles.

Pickleball courts should be a rectangle 20 feet wide by 44 feet long, inclusive of 2-inch-wide lines. A total playing area 30 feet wide and 60 feet long is the



Pickleball is a growing sport that offers recreational opportunities to a wide range of ages, from young children to seniors.

minimum size that is recommended. A preferred 10-foot surrounding margin measures 40 feet by 64 feet. The net length should be at least 21 feet 9 inches extending from one post to the other (USA Pickleball Association). When overlaid on the tennis courts an 8 - foot safety area should be maintained in the back of courts to conform to the 60' minimum court playing area length.

## Basketball / Game Court

The existing basketball court is approximately 84 x 50 feet in keeping with standard junior/high school court size. It lacks a 10-foot-wide safety perimeter surrounding the court limiting its use for organized basketball league play. However, the basketball court is well used by local youth. Due to limitation of the park's ability to accommodate tennis, basketball, and sufficient parking, the plan explores the development of a half court area with a three-point line and 10-foot safety zone paired with a clear area for other informal court games, such as four square and hop scotch, and chalk art areas. The development of a half court maintains an area for pickup games geared towards tweens as well as providing game areas for younger children.

## Tennis Basketball Pickleball Hybrid Area

An alternative court layout explores the option of pairing the basketball and tennis courts together. To provide for a full 84x50 foot basketball court without obstruction within a 10-foot safety zone one tennis court would need to be eliminated and the total court area widened by 10-feet. In this scenario you would have one (1) full tennis court, one (1) full basketball court, and four (4) pickle ball courts overlaid. The area would only function for one activity at a time. Though it is possible that tennis and basketball could be played at the same time it is unlikely that the games would not impact play on the adjacent court.

When examining the Borough wide park facility offerings, it should be noted that Boroline Park is the only park that offers tennis courts, while most of the Borough parks offer basketball. Located on the opposite side of the Borough, the high school does allow public access to their tennis court complex outside of school hours. Within a mile of Boroline Park, William Street Park does offer 3 full basketball courts.

## Playgrounds

Two playgrounds are proposed for the park. By definition, playgrounds nurture knowledge, discovery, and curiosity through play. A successful playground helps children to build fitness, confidence, imagination, and social bonds. Because of the site's natural setting, it is proposed that the playground incorporates nature-based and inclusive elements to provide a unique play experience not to be found elsewhere in the region. The playground should take advantage of the hill side to offer unique sliding and climbing opportunities.

Nature-based playgrounds use natural features such as boulders, landforms, tree trunks, and other natural elements in combination with manufactured equipment to create unique play environments that challenge children to use their imaginations and athletic skills in play. The proposed nature-based play area surfacing is Fibar (a manufactured wood



Playground improvements can reinforce a nature-based play theme and can include natural play elements as well as traditional manufactured play equipment.

product). Fibar wear mats should be incorporated in high-impact areas and along accessible routes to the slide and basket swing. Fibar is a handicapped accessible play surface and when properly installed and maintained, meets Consumer Product Safety Commission standards for fall cushioning safety.

Accompanying the nature-based playground is a traditional component playground that embraces the principles of inclusive play. This playground is focused on a central 'tree structure' that embraces the nature theme while providing climbing, sliding, and other play activities. The surface in this area is poured in place play surface, providing for universal access.

### Buffers and Fencing

There are areas along park boundaries where plant buffers and/or fencing may be appropriate to maintain the visual privacy of adjacent property owners. The plan proposes the use of meadow grasses and red cedar tree plantings to create a semi-transparent buffer. All plantings along the neighboring properties will need to conform to offset requirements for the electrical lines in this area. Some locations within the park may require a denser evergreen buffer; Borough staff should maintain open communications with residents and respond appropriately.

### Site Furnishings

Site furnishings provide additional amenities and create a sense of uniformity in the park landscape. These improvements include benches, trash receptacles, signage, bike racks, and bike repair station. In high-use areas, these amenities should be chosen to be durable, blend seamlessly into the natural landscape of the park, and meet ADA standards.

### Habitat Boxes

Man-made faunal habitats in the form of wildlife boxes are proposed to encourage habitats for bats, native birds, and native bees. Wildlife boxes can be potential projects for local boy scouts, girl scouts, and volunteer groups.

### Park & Wayfinding Signage

New park signs are proposed at the Alpine Street and Glenwood Street Entrances. Park Rules Signage should note park rules, hours of operations, emergency contact numbers, and other relevant information. A regional Wayfinding map should include connecting trail names for the Alpine and Rodale trails, the inclusion of "you are here", and area recreational destinations such as South Mountain Preserve and Homestead Park. Within the park, wayfinding signage should direct park users to regional trail connections and include trail names/blazes. Signage should be professionally planned and designed.

### Preliminary Concept Plans

Based on preliminary site analysis, field reconnaissance, and preferences outlined during the first two steering committee meetings and the first public meeting, the consultant team created three preliminary concept plans. Through all three alternatives, the common elements were:

- Extension of the Rodale Trail by the creation of an 8-10'-wide multi-use path through the park.
- Direct connection to the Alpine Street Trail from within the park.
- Universally accessible paved walkways, 5' minimum width and under a 5% slope.
- Relocation of playground.
- Nature-based play.
- Additional parking.
- Creation of meadows.
- Provision of planting buffers along shared boundaries with residences.
- Replacement of evergreen buffer around existing parking area with a softer, more visually permeable buffer for increased visibility and safety.

### Concept 1

Concept 1 proposes a multi-use path that moves along the western edge of the park through a new meadow planting. A network of secondary paths connects to the different facilities of the park, including

a new bridge that spans across a newly vegetated stormwater swale. The playground is relocated slightly northward to a more central location in the park. Additional parking is proposed at the Glenwood Street entrance near the softball field, as well as the relocation of the restroom facilities to accommodate the playground, ball field, and parking lot.

### Concept 2

Concept 2 proposes a multi-use path that travels roughly through the middle of the site. Secondary paths are offshoots of the central path, providing connection to park facilities. Additional parking replaces the existing basketball court near the Alpine Street entrance. The existing two tennis courts are



**Boroline Park  
Concept Plan 1**

converted to basketball courts, and a new tennis court is proposed at the southwestern boundary, along with additional buffering along residences. Meadow plantings are proposed throughout the site. The playground is relocated to the north end of the park, adjacent to the softball field, and a new pavilion is proposed to accommodate playground visitors.

### Concept 3

Concept 3 proposes a multi-use path roughly through the center of the site, slightly off-center to the west. Secondary paths connect with the central path and between park facilities. Just south of the center of the park is an open lawn with a perimeter path and seating overlooking a meadow and soft planting

buffer along the west side of the park. Just north of the center of the park is the relocated playground, placed under and around the existing tree canopy. Additional parking is provided at the northern edge of the site, with additional buffering provided along residences. A new restroom and pavilion are located between the playground, ballfield, and parking lot.

### Master Plan

With guidance and feedback from the public and the Steering Committee, elements from all three concepts were incorporated into a Draft Master Plan. This draft was then refined, based on additional public and Committee feedback, to create the Master Plan.

**Boroline Park  
Concept Plan 2**



**Boroline Park  
Concept Plan 3**



The expansion of the parking area at the Alpine Street entrance came from Concept 2. The proposed parking area at the Glenwood Street entrance was drawn from Concept 1, as well as the centrally located playground and the multi-use path through the meadow along the western edge of the site. The maintenance and development of a generous buffer between the park and neighboring residents drew on Concepts 1 and 3.

The plan is divided into five parts: the Glenwood Street Access Area, the Redesigned multi-purpose Alpine Trail, Central Playground, Courts Area; and the Alpine Street Access Area. The following is a list of key improvements in each area.

## Glenwood Street Access Point

The goal for this area is to maintain existing infrastructure while providing for safe pedestrian connections. Facilities include:

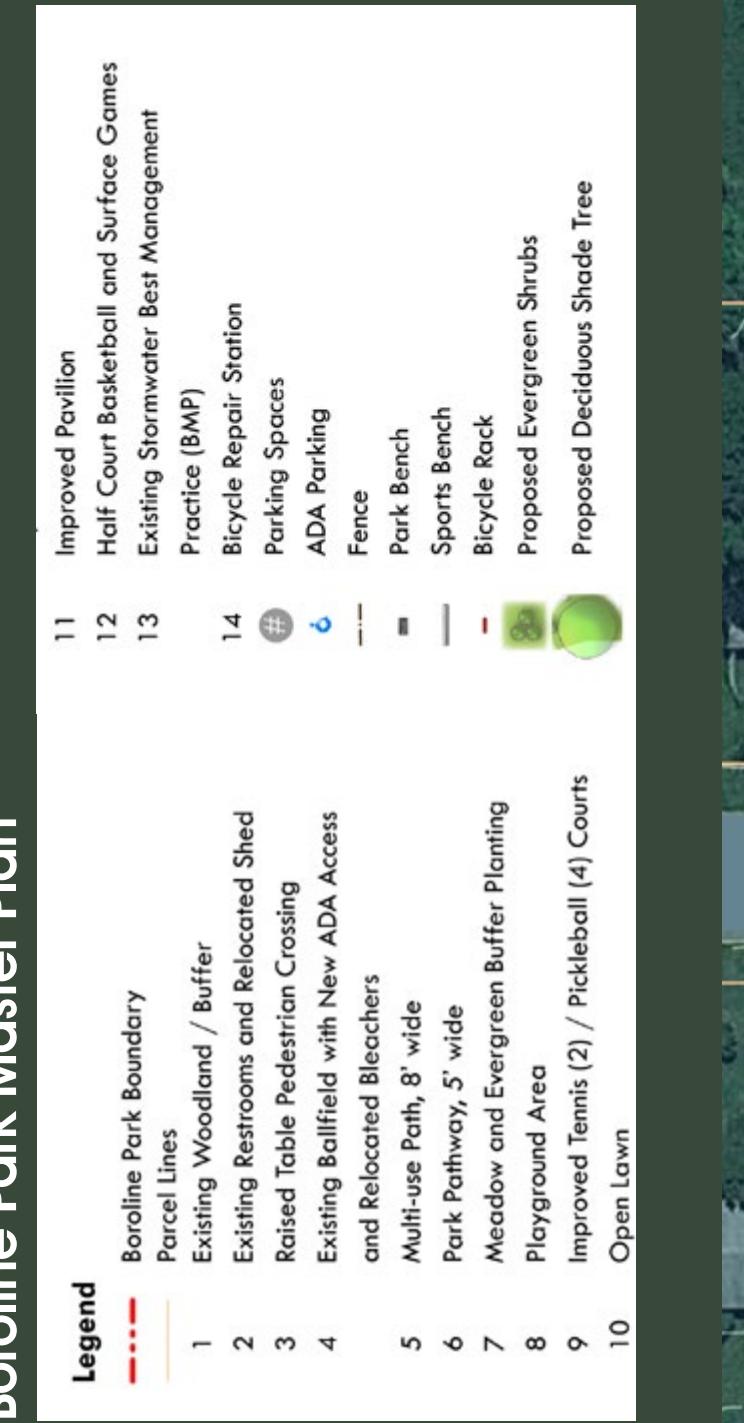
- Maintainance of the existing restroom facility
- Vehicular driveway and parking area for 29 cars including 2 ADA spaces
- Tabled pedestrian crosswalk from restrooms to softball field
- Pedestrian walkway entrance from Glenwood Street
- ADA walkways access to seating at softball field
- Relocation of softball storage shed
- Fencing to define pedestrian crossing locations
- Site furnishings: bike rack and trash & recycling receptacles

# Redesigned Multi-Purpose Alpine Trail

The goal for this area is to provide for an Alpine Trail segment that meets current AASHTO standards while maintaining a scale appropriate to the park. Improvements include:

- Development of 8-foot wide multi-purpose trail separate from park walkways along the western edge of the park
- Transition from share the road bike route to separated multi-purpose trail at Glenwood Street

L'Espresso | 11





- Direct connection to Rodale Trail and South Mountain Preserve
- Bike repair station near South Mountain Preserve
- Meadow and Evergreen Buffer Planting
- Bluebird habitat boxes

### Central Playground

The goal for this area is to provide for expanded play experience that conforms to modern safety standards while building upon the local nature-based recreation. The location of play takes advantage of the natural site topography while redirecting play opportunities closer to the softball field. Improvements include:

- Nature-based play area located within tree grove with movable play materials and natural seating
- Twig tunnel entry
- Hillside slide with ADA route to and from
- Boulder hillside for informal seating and climbing
- Wooden balance beam
- Basket swing
- Nature-themed manufactured play components
- ADA compliant surface, such as manufactured wood fiber with reinforcement mats and poured in place play surface
- Site furnishings: bike rack and trash & recycling receptacles

### Court Area

The goal for this area is to maintain existing infrastructure, maximizing use and providing a variety of activities targeted toward a wider age range than is currently served. The challenge here is accomplishing this goal while also providing ample space for improvements to the Alpine Street Access (see p. 34).

Court Area Layout Alternative 1, created for the Draft Master Plan, addressed this challenge by converting the existing full basketball court to a half court and surface games area. Alternative 2 was created in response to feedback received the Draft Master Plan; it presents a layout which accommodates a full basketball court in exchange for one existing tennis court, while reducing the proposed amount of impervious pavement.



### Court Area Layout Alternative 1

#### Legend

- 9 Improved Tennis (2) / Pickleball (4) Courts
- 10 Open Lawn
- 11 Improved Pavilion
- 12 Half Court Basketball and Surface Games
- 13 Existing Stormwater Best Management Practice (BMP)

### Court Area Layout Alternative 2

#### Legend

- 9 Improved Tennis (1) / Basketball (1) / Pickleball (4) Courts
- 10 Open Lawn
- 11 Improved Pavilion
- 12 Ramp
- 13 Existing Stormwater Best Management Practice (BMP)

Court Area Alternative 1 - Facilities include:

- Resurfacing and lining of existing two (2) tennis courts
- Overlay lining of four (4) pickleball courts with portable nets.
- Steps and ADA ramp to game court area.
- Site furnishings: bike rack and trash & recycling receptacles

Court Area Alternative 2 - Facilities include:

- Resurfacing and lining of one (1) existing tennis court
- Development of half court basketball area geared toward younger children's pick-up play.

- Overlay lining of four (4) pickleball courts with portable nets
- ADA access improvements to northern gate
- Stairway access and seating area improvements at relocated southern gate
- Steps and ADA ramp to seating area
- Site furnishings: bike rack and trash/recycling receptacles

## Alpine Street Access

The goal for this area is to expand parking while providing for safe pedestrian connections. Facilities include:

- Entry / drop-off plaza
- Expand parking to 30 cars, including 2 ADA spaces
- Improved/ new pavilion
- Steps and ADA walkways to pavilion
- Hiking trail access to South Mountain Preserve
- Site furnishings: bike rack and trash/recycling receptacles

## Existing Maintenance Capacity

A division of the Emmaus Borough Public Works Department currently maintains the park. In keeping with other Borough parks, Boroline Park is generally well maintained. The maintenance practices show the Borough performs basic park services. This is due to limited staff hours available for park maintenance. Routine maintenance including littler patrol, downed branch removals, restroom cleaning, and grass cutting all were performed well. The Public Works Department currently has one (1) full time employee dedicated to park maintenance. The Emmaus Borough Parks, Recreation, and Open Space Plan, September 2021 recommends the addition of two (2) full time park maintenance personnel. For a full review of system wide Maintenance recommendations please refer to the Parks, Recreation, and Open Space Plan, September 2021, Chapter 3.

## Maintenance Responsibilities

The Park's design seeks to minimize landscape maintenance costs while providing a beautiful and functional Park. Walkways should be regularly inspected and maintained to provide a safe user environment. The hiking trail will require occasional work to keep trails clear of debris and brush growth and to limit erosion. Regular inspection and periodic repairs of park structures will be necessary to maintain the quality of facilities. Regular maintenance of restroom facility and trash removal will be required at a frequency based on the season use of facilities. Restrooms should be locked at night to deter vandalism.

Mowing of lawn areas should be done on a regular basis with frequencies increasing during the growing season. Proposed meadow areas should be mowed once a year in the early spring. This level of care deters woody plant species from establishing, while minimizing overall landscape maintenance costs, and providing habitat. Forested edges should be routinely inspected for hazards and invasives and may require periodic removal of tree hazards or invasive plant species.

Currently, the Borough does not remove snow from walkway or parking areas within their parks. However this level of operations may be something to consider as a future undertaking as new park facilities are implemented. This may be especially true for Boroline Park where South Mountain Trail use is year-round.

The following is an outline of basic monthly maintenance tasks that should be completed. The frequency (by month) of these maintenance tasks is indicated in parentheses.

### January

- Inspect trails / make repairs (1)
- Inspect play equipment / make repairs weekly (4)
- Trash removal weekly (4)
- Snow removal from driveway, parking area, and primary walkways (as required)

### February

- Inspect trails, make repairs (1)
- Inspect play equipment weekly / make repairs (4)
- Signage inspection and repairs (1)
- Inspect and mechanically remove invasive plants (1)
- Trash removal weekly (4)
- Snow removal from driveway, parking area, and primary walkways (as required)

### March

- Inspect structures / make repairs (1)
- Inspect trees for winter damage / perform work (1)
- Inspect BMPs & remove debris as required (1)
- Inspect trails, make repairs (1)

- Inspect play equipment weekly / make repairs (4)
- Trash removal weekly (4)
- Mow warm season meadows (1)
- Mow lawns, ballfield, and trails shoulders (1)
- Snow removal from driveway, parking area, and primary walkways (as required).

### April

- Inspect trails, make repairs (1)
- Inspect play equipment weekly / make repairs (4)
- Trash removal weekly (4)
- Mow lawns, ballfield, and trails shoulders biweekly (2)
- Fertilize, aerate and over seed fields (1)

### May

- Open restrooms clean twice weekly (8) (This may be year-round if restroom is heated and open all year)
- Inspect trails, make repairs (1)
- Inspect play equipment weekly / make repairs (4)
- Trash removal weekly (4)
- Mow lawns, ballfield, and trails shoulders weekly (4)



Native warm season meadows offer many benefits such as reduction in stormwater runoff; bird and pollinator habitat; and reduction in mowing.

## June

- Clean restroom twice weekly (8)
- Inspect trails, make repairs (1)
- Inspect play equipment weekly / make repairs (4)
- Trash removal weekly (4)
- Mow lawns, sport fields, and trails shoulders weekly (4)
- Fertilize ballfield (1)

## July

- Clean restroom twice weekly (8)
- Inspect trails, make repairs (1)
- Inspect play equipment weekly / make repairs (4)
- Trash Removal weekly (4)
- Mow lawns, ballfield, and trails shoulders weekly (4)
- Inspect meadows for invasive plants – Mow  $\frac{1}{2}$  of meadow if required (1)

## August

- Clean restroom twice weekly (8)
- Inspect trails, make repairs (1)
- Inspect play equipment weekly / make repairs (4)
- Trash removal weekly (4)
- Mow lawns, ballfield, and trails shoulders weekly (4)
- Fertilize ballfield (1)



Construction and installation of habitat boxes, such as blue bird houses, can be a simple public project that can help educate the public about the importance of animal habitats as well as form and strengthen park partnerships.

## September

- Clean restroom twice weekly (8)
- Inspect trails, make repairs (1)
- Inspect play equipment weekly / make repairs (4)
- Trash removal weekly (4)
- Mow lawns, ballfield, and trails shoulders weekly (4)
- Fertilize, aerate and over seed ballfield (1)

## October

- Winterize restrooms
- Inspect structures / make repairs (1)
- Inspect trails, make repairs (1)
- Inspect play equipment weekly / make repairs (4)
- Trash removal weekly (4)
- Mow lawns, ballfield, and trails shoulders biweekly (2)

## November

- Inspect trees & forest edge / prune as required (1)
- Inspect trails, make repairs (1)
- Inspect play equipment weekly / make repairs (4)
- Trash removal weekly (4)
- Fall planting bed/ leaf clean-up (1)
- Snow removal from driveway, parking area, and primary walkways (as required).

## December

- Inspect trees & forest edge / prune as required (1)
- Inspect trails, make repairs (1)
- Inspect play equipment weekly / make repairs (4)
- Trash removal weekly (4)
- Snow removal from driveway, parking area, and primary walkways (as required).

## Operations

With the exception of heating and keeping open the restroom year-round, no changes in the current operation of the park are anticipated by the proposed master plan. The softball field use by EYA and the rental of the pavilion will continue. The Emmaus Borough Parks, Recreation, and Open Space Plan, September 2021 recommends that the Borough work to offer more program opportunities to residents. With the addition of pickleball within the park, the Borough should consider developing a seniors' pickleball program. For a full review of system wide operation and program recommendations, please refer to the Parks, Recreation, and Open Space Plan, September 2021, Chapter 3.

## Site Security

Park crime deterrence is a combination of good park rules, regular policing, and proactive community participation in park stewardship. Currently, the Borough has a policy for parks to be open from dawn to dusk. The park is bordered by residential homes, and active observation by neighbors should be encouraged. Users are the "eyes and ears" of the Park and the "authorities" with cell phones. People who engage in negative activities do not wish to be seen and will typically go elsewhere if they are subject to observation.

Park visitors should be encouraged to help the Borough maintain and operate proposed elements by notifying the Borough about issues they perceive.

It is important that municipal office phone numbers and email addresses be posted at the parking areas and park trail access points as a part of park signage.

Random police patrols and nightly patrols should occur. The Borough should maintain active dialogue with neighbors to help prevent unwanted activities such as littering, vandalism, and substance abuse. Additionally, the rapid repair of damage or vandalism to park resources set a standard of stewardship that helps deter and mitigate bad behaviors.

The Borough may choose to install security cameras on buildings around the park. Current security camera technology includes solar-powered and cloud-based systems, eliminating the need for wiring and onsite video storage systems.



A bike repair station is a durable site furnishing that adds many benefits for trail users.

# 4

# Implementation

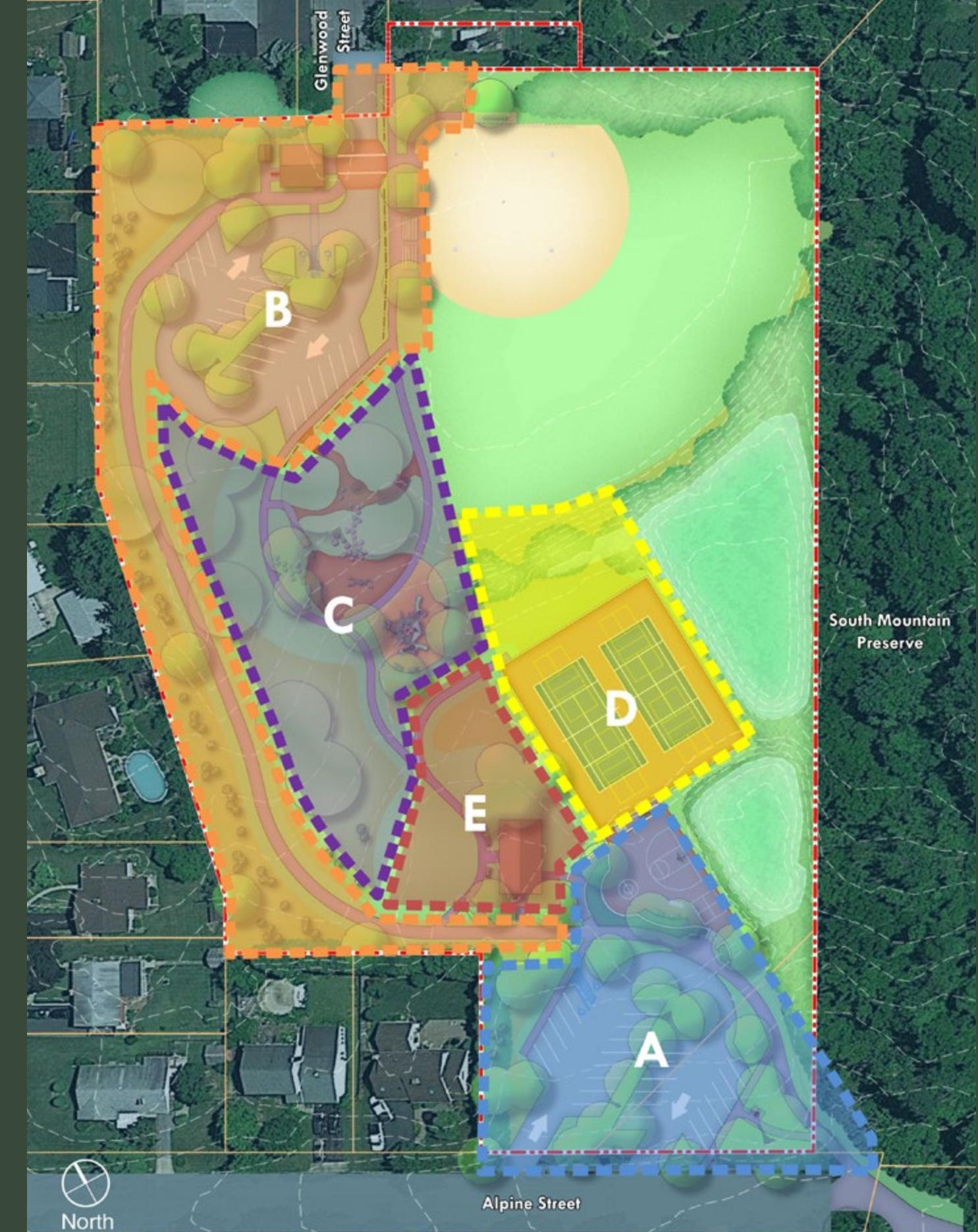


## Cost Estimates of Capital Improvements

Probable costs for development of Boroline Park were established based on unit cost from construction projects of similar scope and scale; and reflect prevailing wage rates that are required for publicly bid construction projects. The probable cost of development for the capital improvements at

Boroline Park are estimated at \$ 992,765 (see Figure 5.1). Included in the total estimated cost are design and engineering fees of \$ 72,800 (estimated at 10% of the total site improvements); and a construction contingency of \$ 122,800 (estimated at 10% of the total site improvements plus an additional allowance for 50,000 for karst geology). A detailed cost estimate for proposed improvements is provided in the appendix of this report.

Boroline Park Estimated Costs of Development	
Total Proposed Site Improvements	\$ 728,003
Mobilization (2%)	\$ 14,560
Construction Surveying (1%)	\$ 7,280
Erosion and Sedimentation Control (1.5%)	\$ 10,920
Storm Water Management (3%)	\$ 21,840
Construction Contingency (10%) & Karst Geology Allowance	\$ 122,800
Design and Engineering (10%)	\$ 72,800
<b>Total Estimated Project Costs</b>	<b>\$ 992,764</b>
Work Area	
Area Sub Totals	
Site Preparation	\$ 12,976
Glenwood Street Entrance & Parking Area (29 Spaces)	\$ 84,373
Restroom Plaza Area	\$ 9,146
Softball Field Access	\$ 7,564
Multipurpose Trail - 8' wide	\$ 66,957
Nature Based Playground and Hillside Slide Area	\$ 74,103
Playground	\$ 194,180
Pavilion Area	\$ 62,520
Tennis Court Area	\$ 27,100
Basketball Court Area	\$ 80,921
Alpine Street Entrance & Parking Area	\$ 84,899
Alpine Street Entrance Plaza	\$ 10,600
Buffer Planting & Meadow	\$ 12,664



Boroline Park Phasing Plan

## Project Phasing

Improvements to Boroline Park can be implemented in phases as funding is obtained. Discussions with the Borough on project priorities resulted in the phasing plan (see figure 5.2). The phasing plan is a strategic and designed approach toward implementation; however, if funding opportunities for specific projects become available before others, the phasing plan can be revised to accommodate funding opportunities.

Phase A - \$229,989

Alpine Street Access Improvements / Game Court Area

Phase A focuses on adding access and additional parking to the southern portion of the park. To accommodate the new parking, the development of the half court basketball and surface games area\* and associated walls, stairs, and ramps are required. Additionally, this phase develops a portion of the Alpine Multi-Purpose Trail, creating a direct connection from the parking to South Mountain Preserve and the Rodale Trail.

(\*Court Area Alternative 2 reduces the cost of this phase due to the omission of the half basketball court and surface games area.)

Phase B - \$228,713

Glenwood Street Access Improvements / Field ADA Access

Phase B focuses on providing parking and ADA walkway connections in the area of the softball field. The implementation of this phase will remove parking from adjacent neighboring streets while providing key ADA accessibility improvements at the softball field. Additionally, this phase completes the remainder of the Alpine Multi-Purpose Trail and associated meadow and buffers.

Phase C - \$351,751

Playground Improvements

Phase C includes the development of the playground area, including associated site grading and

development of accessible walkways through the park.

Phase D - \$34,553

Tennis / Pickleball Court Resurface and Access Improvements

A relatively modest phase, Phase D focuses on resurfacing the tennis courts\* and overlaying them with pickleball courts. This phase includes modification to walkways to provide an accessible route to the courts.

(\*Court Area Alternative 2 increases the cost of this phase due to the conversion of one existing tennis court into a full basketball court.)

Phase E - \$83,199

Rehabilitated Pavilion & ADA Access Improvement

Phase E includes the redevelopment of the site pavilion, including development of accessible walkways to the pavilion.

## Funding Sources

### Pennsylvania Department of Conservation and Natural Resources (PA DCNR) - Community

Community Conservation Partnership Program (C2P2) The C2P2 program provides funding to municipalities and authorized nonprofit organizations for recreation, park, trail, and conservation projects. These include planning for feasibility studies, trail studies, conservation plans, master site development plans, and comprehensive recreation park and open space and greenway plans. In addition to planning efforts, the program provides funding for land acquisition for active or passive parks, trails and conservation purposes, and construction and rehabilitation of parks, trails, and recreation facilities. Most of these projects require a 50% match, which can include a combination of cash and/or non-cash values. This master plan was funded via a C2P2 grant from DCNR. An implementation or construction grant is the next stage grant from DCNR.

Grant applications for the C2P2 program are accepted annually—usually in April. More information can be found at: <http://www.dcnr.state.pa.us/brc/grants/grantpolicies/index.htm>

### Department of Community and Economic Development (DCED)

Commonwealth Financing Agency (CFA) - Greenways, Trails and Recreation Program (GTRP) - GTRP program provides funding for: public park and recreation area projects, greenway and trail projects, and river or creek conservation projects. The program requires a 15% local cash match of the total project cost and projects must not exceed \$250,000.

More information can be found at: <https://dced.pa.gov/programs/greenways-trails-and-recreation-program-gtrp/>

### Lehigh Valley & Lehigh County - Quality of Life Grant

This grant is provided by Lehigh County to cultural, civic, or recreational non-profit organizations that may be affiliated with a unit of local government, to assist with programs, projects, events, capital projects, or operational support. More information can be found at <https://www.lehighcounty.org/Departments/Community-Economic-Development/Grant-Programs/Quality-of-Life-Grant-Application>

### Environmental Education

The Pennsylvania Environmental Education Grants Program awards funding to schools, nonprofit groups, and county conservation districts to develop new or expanded current environmental education programming. The funds are administered through the Pennsylvania Department of Environmental Protection for projects ranging from creative, hands-on lessons for students and teacher training programs to ecological education for community residents. Educational Resources, including exhibits, educational signage, and demonstration projects, also qualify for funding. Grant applications cannot exceed \$3,000 and require no match, however it is

recommended. Applications are due in December and awarded in April.

More information can be found at: <http://www.dep.pa.gov/citizens/environmentaleducation/grants/pages/default.aspx>

### Legislative Funding

State and federal elected officials can sometimes include items into legislation for worthy projects in their districts. A conversation between county and municipal officials and legislators is the way to begin this process. This type of funding should be targeted toward capital improvement projects.

### Private Foundations

There may be regional corporations and foundations that support public works such as park development. Competition for these funds is usually brisk, but opportunities should be researched. Funding is often to non-profit organizations.

Foundations and institutions represent another potential source of funding for education-related site improvements and programming. Grants are available to support student field trips, provide teacher training in science, and provide other educational opportunities. Education tied to research can increase the pool of potential funds. The science community and research institutions are the logical starting points for solicitation foundation funds.

### Schools and Local Organizations

Local schools and sports organizations may also be of assistance in several ways. These groups might get involved with club, fundraising events, and park cleanup days. School faculty may incorporate the Park, especially the proposed environmental education areas and nature trails, into various curricula with students helping to develop and possibly maintain the Park as part of a classroom assignment or after school club. While the amount of funds raised may be relatively small, this process builds constituents and support that is critical to the long-term success of the Park.

# 5

# Appendix



This page intentionally  
left blank.

Estimated Costs of Development - Phasing Summary		
Work Item		Total Cost*
Phase A. Alpine Street Access Improvements / Game Court Area**	\$	258,597
Phase B. Glenwood Street Access Improvements / Field ADA access	\$	257,300
Phase C. Tennis / Pickleball Court Resurface and Access Improvements**	\$	35,095
Phase D. Playground Improvements	\$	357,268
Phase E. Rehabilitated Pavilion &ADA Access Improvement	\$	84,504
<b>Total Estimated Project Costs</b>	<b>\$</b>	<b>992,764</b>

\* Phase cost totals include percentages for Site Improvements plus: Mobilization, Construction Surveying, E&S Control, Stormwater Management, Contingency, and Design Engineering.

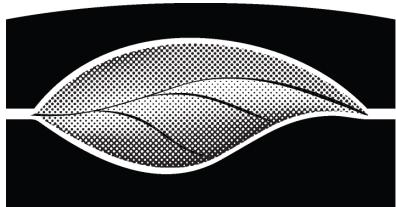
\*\* Cost reflects development of Court Area Layout Alternative 1.

Boroline Park Estimated Costs of Development		
Work Area	Total Cost	
<i>Site Preparation</i>	\$	12,976
<i>Glenwood Street Entrance &amp; Parking Area (29 Spaces)</i>	\$	84,373
<i>Restroom Plaza Area</i>	\$	9,146
<i>Softball Field Access</i>	\$	7,564
<i>Multipurpose Trail - 8' wide</i>	\$	66,957
<i>Nature Based Playground and Hillside Slide Area</i>	\$	74,103
<i>Playground</i>	\$	194,180
<i>Pavilion Area</i>	\$	62,520
<i>Tennis Court Area**</i>	\$	27,100
<i>Basketball Court Area**</i>	\$	80,921
<i>Alpine Street Entrance &amp; Parking Area</i>	\$	84,899
<i>Alpine Street Entrance Plaza</i>	\$	10,600
<i>Buffer Planting &amp; Meadow</i>	\$	12,664

\*\* Cost reflects development of Court Area Layout Alternative 1.

Boroline Park Estimated Costs of Development				
	Quantity	Unit Cost	Total Item Cost	Total Cost
<b>Total Proposed Site Improvements</b>			<b>\$ 728,003</b>	
Mobilization (2%)			\$ 14,560	
Construction Surveying (1%)			\$ 7,280	
Erosion and Sedimentation Control (1.5%)			\$ 10,920	
Storm Water Management (5%)			\$ 36,400	
Construction Contingency (10%) & Karst Geology Allowance			\$ 122,800	
Design and Engineering (10%)			\$ 72,800	
<b>Total Estimated Project Costs</b>			<b>\$ 992,764</b>	
Work Item	Quantity	Unit Cost	Total Item Cost	Total Cost
<b>Glenwood Street Entrance Site Preparation</b>	<b>1,500 SF</b>	<b>Sub Total</b>		<b>\$ 1,833</b>
Removal of existing Asphalt Paving	167 SY	\$ 5.00	\$ 833	
Tree Removal	2 EA	\$ 500.00	\$ 1,000	
<b>Glenwood Street Entrance &amp; Parking Area (29 Spaces)</b>	<b>11,058 SF</b>	<b>Sub Total</b>		<b>\$ 84,373</b>
Asphalt Paving - 12in profile (6in aggregate & 4 in pavement)	1,229 SY	\$ 45.00	\$ 55,290	
Precast Concrete Parking Bumpers - 6ft long	29 EA	\$ 125.00	\$ 3,625	
Tabled Crosswalk and Striping	1 LS	\$ 7,500.00	\$ 7,500	
Park Sign	1 EA	\$ 5,000.00	\$ 5,000	
Directional Arrow Pavement	3 EA	\$ 60.00	\$ 180	
ADA Symbol Parking	2 EA	\$ 75.00	\$ 150	
ADA Route Striping	169 LF	\$ 2.00	\$ 338	
ADA Parking Sign(s)	2 EA	\$ 285.00	\$ 570	
Parking Stall Striping - 4in wide, white/blue	520 LF	\$ 1.00	\$ 520	
Detectable Warning Surfaces (DWS) - 2ft x width of walkway	58 SF	\$ 25.00	\$ 1,450	
Shade Trees	9 EA	\$ 500.00	\$ 4,500	
Post and Rail Fencing	210 LF	\$ 25.00	\$ 5,250	
<b>Restroom Plaza Area</b>		<b>Sub Total</b>		<b>\$ 9,146</b>
Repair Restroom Concrete Apron	192 SF	\$ 13.00	\$ 2,496	
Relocate Storage Shed onto 6in aggregate base	1 LS	\$ 350.00	\$ 350	
Bike Rack Concrete Pad	80 SF	\$ 10.00	\$ 800	
Bike Rack	1 EA	\$ 1,500.00	\$ 1,500	
Shade Trees	2 EA	\$ 500.00	\$ 1,000	
Litter & Recycling Receptacles	2 EA	\$ 1,500.00	\$ 3,000	
<b>Softball Field Access</b>	<b>46 LF</b>	<b>Sub Total</b>		<b>\$ 7,564</b>
Asphalt Walkways - 10in profile (6in aggregate & 4in pavement)	26 SY	\$ 40.00	\$ 1,022	
Bleacher's Asphalt Pad - 10in profile (6in aggregate & 4in pavement)	14 SY	\$ 40.00	\$ 542	
Litter & Recycling Receptacles	2 EA	\$ 1,500.00	\$ 3,000	
Shade Trees	4 EA	\$ 750.00	\$ 3,000	
<b>Multipurpose Trail - 8' wide</b>	<b>1,060 LF</b>	<b>Sub Total</b>		<b>\$ 66,957</b>
Tree Removal	2 EA	\$ 500.00	\$ 1,000	
Trail Grading	2,356 SY	\$ 2.00	\$ 4,711	
Asphalt Paving - 10in profile (6in aggregate & 4in pavement)	942 SY	\$ 45.00	\$ 42,400	
Trail Shoulder Lawn Seeding and Stabilization	14 MSF	\$ 1,050.00	\$ 14,846	
Shade Trees	8 EA	\$ 500.00	\$ 4,000	
<b>Playground Site Preparation</b>	<b>9,000 SF</b>	<b>Sub Total</b>		<b>\$ 4,444</b>
Remove existing Asphalt Paving	289 SY	\$ 5.00	\$ 1,444	
Remove Swing Sets and Play Surface	1 LS	\$ 1,000.00	\$ 1,000	
ADA Walkway and Hillside Grading	1,000 SY	\$ 2.00	\$ 2,000	
<b>Nature Based Playground and Hillside Slide Area</b>	<b>SF</b>			<b>\$ 74,103</b>
Asphalt Walkways - 5ft wide	301 SY	\$ 45.00	\$ 13,550	
Walkway Steps	1 LS	\$ 7,500.00	\$ 7,500	
Nature Base Play Area - 6" Engineered Wood Fiber	2,845 SF	\$ 6.50	\$ 18,493	
Nature Base Play Area Elements	1 LS	\$ 5,000.00	\$ 5,000	
Boulders	37 EA	\$ 80.00	\$ 2,960	
Hill Slide	1 LS	\$ 12,000.00	\$ 12,000	
Basket Swing	1 LS	\$ 10,000.00	\$ 10,000	
Wood balance Beams (2)	2 LS	\$ 800.00	\$ 1,600	
Benches	1 EA	\$ 1,500.00	\$ 1,500	
Shade Trees	2 EA	\$ 750.00	\$ 1,500	

Work Item	Quantity	Unit Cost	Total Item Cost	Total Cost
<b>Playground</b>	<b>2,312 SF</b>			<b>\$ 194,180</b>
Poured in Place Play Safety Surface	2,312 SF	\$ 25.00	\$ 57,800	
Playground Equipment - Forest Hamlet Play world	1 LS	\$ 129,880.00	\$ 129,880	
Benches	3 EA	\$ 1,500.00	\$ 4,500	
Shade Trees	4 EA	\$ 500.00	\$ 2,000	
<b>Pavilion Site Preparation</b>	<b>2,776 SF</b>	<b>Sub Total</b>		<b>\$ 2,734</b>
Removal of Playground and Surface	1 LS	\$ 2,000.00	\$ 2,000	
Remove existing Asphalt Paving	124 SY	\$ 5.00	\$ 622	
ADA Walkway Grading	56 SY	\$ 2.00	\$ 112	
<b>Pavilion Area</b>				<b>\$ 62,520</b>
Asphalt Walkways - 5ft wide	29 SY	\$ 45.00	\$ 1,320	
Renovated Pavilion	1 LS	\$ 36,000.00	\$ 36,000	
Picnic Tables	6 EA	\$ 2,450.00	\$ 14,700	
Litter & Recycling Receptacles	2 EA	\$ 1,500.00	\$ 3,000	
Benches	3 EA	\$ 1,500.00	\$ 4,500	
Shade Trees	6 EA	\$ 500.00	\$ 3,000	
<b>Tennis Court Area (Layout Alternative 1)</b>	<b>14,400 SF</b>			<b>\$ 27,100</b>
Asphalt Walkways - 5ft wide	56 SY	\$ 45.00	\$ 2,500	
Resurface and Stripe Courts - 3 coats; 2 colors	1,600 SY	\$ 11.00	\$ 17,600	
Portable Pickleball Nets	4 EA	\$ 350.00	\$ 1,400	
Relocate Gate	1 EA	\$ 1,100.00	\$ 1,100	
Litter & Recycling Receptacles	2 EA	\$ 1,500.00	\$ 3,000	
Team Bench	1 EA	\$ 1,500.00	\$ 1,500	
<b>Basketball Court Area (Layout Alternative 1)</b>	<b>3,930 SF</b>			<b>\$ 80,921</b>
Select Removal of Asphalt Pavement	125 SY	\$ 5.00	\$ 625	
New Asphalt Surface	80 SY	\$ 40.00	\$ 3,191	
Surface and Stripe Court - 3 coats; 1 color	437 SY	\$ 9.00	\$ 3,930	
Retaining Wall and Steps for basketball - 4ft high, 130ft length	1 LS	\$ 32,250.00	\$ 32,250	
Retaining Wall and Steps for Tennis -4ft high, 50ft length	1 LS	\$ 18,250.00	\$ 18,250	
Ramp with railings	1 LS	\$ 17,675.00	\$ 17,675	
Benches	2 EA	\$ 1,500.00	\$ 3,000	
Shade Trees	4 EA	\$ 500.00	\$ 2,000	
<b>Alpine Street Entrance Site Preparation</b>	<b>7,135 SF</b>	<b>Sub Total</b>		<b>\$ 3,964</b>
Removal of existing Asphalt Paving	793 SY	\$ 5.00	\$ 3,964	
<b>Alpine Street Entrance &amp; Parking Area</b>	<b>12,259 SF</b>	<b>Sub Total</b>		<b>\$ 84,899</b>
Asphalt Paving - 10in profile (6in aggregate & 4 in pavement)	1,362 SY	\$ 45.00	\$ 61,295	
Precast Concrete Parking Bumpers - 6ft long	30 EA	\$ 125.00	\$ 3,750	
Directional Arrow Pavement Applique	3 EA	\$ 60.00	\$ 180	
ADA Symbol Parking Applique	2 EA	\$ 75.00	\$ 150	
ADA Aisle Striping	208 LF	\$ 2.00	\$ 416	
ADA Parking Sign(s)	2 EA	\$ 285.00	\$ 570	
Parking Stall Striping - 4in wide, white/blue	588 LF	\$ 1.00	\$ 588	
Park Sign	1 EA	\$ 5,000.00	\$ 5,000	
Detectable Warning Surfaces (DWS) - 2ft x width of walkway	64 SF	\$ 25.00	\$ 1,600	
Bollards	3 EA	\$ 950.00	\$ 2,850	
Shade Trees	9 EA	\$ 500.00	\$ 4,500	
Litter & Recycling Receptacles	2 EA	\$ 1,500.00	\$ 3,000	
Bike Repair Station	1 EA	\$ 1,000.00	\$ 1,000	
<b>Alpine Street Entrance Plaza</b>	<b>190 SF</b>	<b>Sub Total</b>		<b>\$ 10,600</b>
Asphalt Paving - 10in profile (6in aggregate & 4in pavement)	21 SY	\$ 45.00	\$ 950	
Litter & Recycling Receptacles	2 EA	\$ 1,000.00	\$ 2,000	
Benches	1 EA	\$ 1,800.00	\$ 1,800	
Display Plantings	780 SF	\$ 7.50	\$ 5,850	
<b>Buffer Planting &amp; Meadow</b>	<b>44,028 SF</b>	<b>Sub Total</b>		<b>\$ 12,664</b>
Blue Bird Boxes	5 EA	\$ 150.00	\$ 750	
Evergreens - 4' Eastern Red Cedar	78 EA	\$ 75.00	\$ 5,850	
Site Edges Native Warm Season Meadow - 3 year establishment	0.48 AC	\$ 6,000.00	\$ 2,908	
Site Interior Native Warm Season Meadow - 3 year establishment	0.48 AC	\$ 6,000.00	\$ 2,871	
Tennis Native Warm Season Meadow - 3 year establishment	0.05 AC	\$ 6,000.00	\$ 285	



**SIMONE COLLINS**  
**LANDSCAPE ARCHITECTURE**  
119 EAST LAFAYETTE STREET NORRISTOWN, PA 19401  
PHONE: 610.239.7601 FAX: 610.239.7606  
W W W . S I M O N E C O L L I N S . C O M

---

## MEETING NOTES

---

Project:	Boroline Park & Lions Field Master Plans	Project No.:	20001.00
Location:	Microsoft Live Event	Meeting Date/ Time:	4.12.2020 7:00 pm
Re:	Public Meeting #1		4.12.2020

---

### ATTENDEES:

Roy Anders – Emmaus Borough Council / Former EYA board member	Jackie Parks, Emmaus Planning Commission
Chad Balliet – Emmaus Borough Council / Owner of South Mountain Cycle	Joe Parks, Penn Lighting
Shana Baumgartner – Emmaus Borough Council / Chair of Parks & Recreation Committee	Kathleen Mintzer
Shane Pepe – Borough Manager	Courtney Kennedy
Brent Reed, Public Works	Carol
Brent Stringfellow – Emmaus Planning Commission	Jenna H
	Peter Simone, RLA, FASLA – Simone Collins Landscape Architecture (SC)
	Pankaj Jobanputra (PJ), AICP - SC
	Michelle Armour, Staff LA – SC

### GENERAL NOTES:

1. Peter Simone began the meeting at with introductions of the Project, Project Committee, and Consultant Team and experience.
2. Pankaj Jobanputra continued with an overview of the master planning process, discussing the need for a plan, the project schedule, project scope, and the online public opinion survey/WikiMap. He emphasized the importance of public participation.
3. Sarah Leeper continued with a presentation of Boroline Park, discussing the existing conditions and facilities at the park.
4. Peter S. introduced the brainstorming session with an explanation of the Card Technique, encouraging participants to make their suggestions heard; stating there are no bad ideas.

5. The presentation then opened up to public comments/Q&A/brainstorming for Goals, Facts, Concepts, and Partners for Boroline Park:

1. Brent Reed suggested lighting of the tennis courts.
2. Shane Pepe questioned how much the tennis courts get used and proposed turning one of the tennis courts into a basketball court. Also, if the basketball court were to be repurposed, the tennis court area could be turned into one tennis and one basketball court.
3. Brent R. said that the tennis courts are used three times a week, but only one court is used at a time.
4. An attendee questioned how much parking is really an issue and said that there is plenty of parking on Alpine street – would hate to see park space taken up for parking.
5. Kathleen Mintzer replied that the parking issue involves softball – there is not enough for the teams. People park into the surrounding neighborhoods, and there have been complaints about this. Another attendee pointed out that this is an issue every weekend, all summer long.
6. Brent R. pointed out that parking needs to be addressed at the upper part of the field – noting softball attended rarely park on the Alpine St side. Also, on a nice spring or summer day, people will park 2 cars deep in the grass near the basketball court side of the Alpine St parking lot.
7. An attendee asked if it is worth paving over the park for occasional use on the Alpine St side.
8. Peter S. replied that parking is a tough issue in parks. He also suggested another area to consider for parking in the green space off of the top street near #7, behind the restrooms, which would relate directly to the softball use.
9. Brent R. suggested that the square footage of the basketball court could be taken and added it to the parking, and the basketball court black top taken out and turned into green space.
10. Peter S. acknowledged the importance of being as efficient as possible if adding parking and removing green space. He suggested the possibility of green parking, using stabilized turf, which would provide parking in crunch times, but would still be a permeable surface.
11. An attendee, who stated she has a 2.5-year-old, pointed out that all play equipment is for ages 5 and up. She suggested equipment that is more accessible, universal for people with disabilities and for younger children.
12. Brent R. suggested extending the playground for smaller kids, which would require adding an extra swing or two for ADA swings/playground equipment.
13. Peter S. Asked if the distance from playground to bathroom is an issue. Attendees personally could not answer but acknowledged that there is some distance.
14. Peter S. said that, if we add play equipment, perhaps we look at moving the playground closer to the existing restrooms. In this way, parents with children playing softball and playing on equipment can keep an eye on both.
15. An attendee pointed out that this park is remote - not central to Emmaus - so perhaps not the best candidate for new equipment. This attendee lives about a mile away from the park.

16. Peter S. said that, except for softball, we would characterize this as a neighborhood park, primarily drawing people from  $\frac{1}{2}$  mile to  $\frac{3}{4}$  of a mile.
17. Sarah L. suggested that, because of proximity to South Mountain, this playground could be a good candidate for a nature-based playground.
18. Attendee reiterated the need for accessible equipment for families who have children with special needs.
19. Peter S. suggested that, to be good neighbors to adjacent residents, to create a buffer between the park and properties to the north of the park.
20. Brent stated that a nature playground is a good idea. A stronger connection between entrance/exit from trails to the park would be an improvement. Maybe the playgrounds could orient themselves as a natural transition between the trails and more formal areas.
21. An attendee added that, because it is isolated and in a depression, the location of this playground does not necessarily feel safe, if you are a mom alone with her kids, for example. Creating a formal playground in the upper area of the park would be nice, and a natural playground near the trail – a place to let children play while waiting for friends, etc.
22. Sarah L. suggested that it is a good idea to have a playground by softball field for families with children of multiple ages.
23. An attendee suggested that the playground and pavilion could be moved up to the circle, closer to the bathrooms but far enough away from softball, and then the natural playground where the pavilion is currently.
24. Peter S. pointed out that we would like to keep the slope of paths/trails at less than 5% slope, to make them easier to navigate for people with mobility challenges. He then asked about the area where the property line cuts diagonally, because DCNR is particular about owning the ground that you work on.
25. Shane replied that he believes the Borough has an agreement with the property owner about that area – not sure of the details. Raven Mills is the owner.
26. Sarah L. added that, on the topic of buffers along the northern edge of neighboring back yards, there is an opportunity to add meadow and mow less - could also help to meet MS4 requirements. Peter S. explained MS4 and the benefit of meadows and reducing runoff.
27. An attendee suggested turning the basketball court into porous pavement.

Sarah Leeper continued with a presentation of Lions Field, discussing the existing conditions and facilities at the park.

The presentation then opened up to public comments/Q&A/brainstorming for Goals, Facts, Concepts, and Partners for Lions Field:

28. Peter S. started by bringing up the idea of relocating this softball field to open a new realm of possibilities for this open space as something very different than it is today.
29. An attendee pointed out that this ball field is only used for T-ball, so it can be made smaller if not relocated. He suggested creating additional parking in the outfield, because families/teams park in the lot for the fire station and ambulance, which takes away from parking for firefighters in emergency.

30. Peter S. asked if the streets get used for parking during games. Brent R. replied that, yes, the entire street gets filled with parking.
31. An attendee pointed out that this park is one block from an elementary school. She asked if we could reach out to the school to see how we can help them, as they do not have much room – perhaps a pavilion/outdoor classroom/seating area.
32. Shane P. said that we will want to speak with whoever is hired as the architect for the Borough's 3 building improvement projects - there is a possibility that the central fire station will be extended into the current parking area. Peter S. asked if using some of the park for parking is on the table, to which Shane replied that the architect has not been hired yet, so he does not know, though he hopes it would not be. However, it is likely that the building would be extended into the first row of parking.
33. Sarah L proposed exploring angled parking along the gravel driveway along western side of the park.
34. Peter S. stated that, if able to find another place for a t-ball field, this would remove a large parking generator here and open up the possibility of creating a park much like a town green or town commons, like you would see in New England, for example – a passive greenspace with a playground, more trees, more walkways, etc.
35. Kathleen said she lives across the street from the school and down the street from the park. All recreation facilities at the school – a full playground, basketball courts, grassy areas – are packed all year long. To get rid of the t-ball field and relocate it, there is not much room in the Borough for this. She does agree that the t-ball field could be reduced in size. T-ballers do not even stand in the grass area when they play on the field. As to parking, yes, it occurs on Ridge St and on the North St side. It gets busy, but no more so than when the school has an event, so she does not think parking is a huge issue here. Nobody ever parks for games in the northern part of North St where it loops around. This park is used heavily by neighbors, but definitely needs a new play area.
36. Jenna noted that she has two small children; as a family they walk around the borough. She feels the town is lacking in equipment for small children. This would be a good location for a central park geared toward small children. Being able to walk there and have a nice time at the park would be great. She lives near Laura St park, but that is for bigger kids. She would love to see a park for small children here.
37. Peter S. posed two questions: 1. If we made the ball area smaller, does it have to be skinned? (T-ball is often done on grass). 2. What is your idea of minimum size for that area?
38. Shane replied that, if making the field for t-ball with a fence, he would suggest making it maximum 150' from home plate to the outfield. From home plate to the edge of the grass currently is very close to this size.
39. Sarah L asked if anyone plays quick ball here. Shane and Brent R answered no.
40. Kathleen looked it up the recommended t-ball field size and found that it is a 27'-30' base path. She prefers to keep the dirt in field – even t-ballers need to learn how to catch off the bounce from dirt. Shane and Brent R agreed that keeping the dirt is important, though Shane said that the dirt could probably be cut by 60%.
41. Peter S said that options both keeping and moving the t-ball field will be explored.

42. Brent R brought up the idea of playground equipment and a pavilion for school children and asked if a bathroom would be required if there were a pavilion.
43. Peter asked if the gym was a sacred space.
44. Shane replied yes, we will not explore that, but there is a water supply at #8 (the storage building) that can be connected to new bathrooms.
45. Sarah L brought up the idea of a zero-depth water play pad.
46. Jenna thinks the idea of a spray pad would be awesome, having little kids. The one in her sister's neighborhood is a hit. It great to be able to offer water play without the traditional staffing requirements that a pool requires such as lifeguards. Especially with no pool in Emmaus, she thinks that would be amazing for little and big kids.
47. Peter S said that, considering the size of this park, we would keep it relatively small; 15-20' across.
48. Kathleen stated that, in her opinion, whole water area would have to be fenced in; she sees something like that getting vandalized – the playground in the park had been vandalized in the past.
49. Peter S. stated that, while vandalism is something that we need to be aware of, the spray systems we would propose have little to no equipment above ground to be vandalized – we would make recommendations for facilities that are both low maintenance and less prone to vandalism.
50. Shane asked if we are going to look at video surveillance/security? He stated that the Borough has a system and proposed one for community park – noting they have experienced significant vandalism there.
51. Sarah replied that options exist for solar portable surveillance camera, which can be moved to 'hot spots' areas to adjusted to borough needs.
52. Jackie Parks echoed what Jenna previously said regarding small children; Emmaus is walkable, and this park is more centrally located – it is much more accessible than Boroline.
53. Sarah L asked if the playground feels removed enough from the street.
54. Shane P. said that, in his opinion it feels close if you have a 2-3-year-old. The solution may be to put up a fence.
55. An attendee who lives on Ridge St by the park said that she likes the idea of a park for small children. She pointed out that the split of Ridge St slows people down because it is not a straight through shot. She is concerned that too many fences would take away from the beautiful open space of the park.
56. Peter S. replied that, in projects where fencing is necessary, avoiding chain link fence and using a picket fence instead can add a better aesthetic.
57. Brent Stringfellow agreed with avoiding a fence – going back to the town commons idea. It is an open oasis in the middle of town. For safety reasons, may need to move equipment centrally or deal with fencing the playground equipment on a local basis, but leave the rest of the park open. Use vegetation to create barrier - greater diversity of plantings, trees/shrubs- to enclose area while not making it exclusionary or uninviting.
58. An attendee said, speaking about equipment for younger generation – they took a slide out of the park because it was 10' high and had steps. What if we had a slide in the side of a hill? That way, no one falls off, they just roll down the hill.

59. Peter S pointed out that Boroline has hills, and this could be a great addition there. Here at Lions Field, if we introduce mounds it adds something different to this discussion of an open area. However, there are other ways to have tall slides with safe fall zones. There is a cost, but it can be done in a safe manner today.

60. Kathleen suggested that, if you brought the playground in to the center of the grassy area, and away from the street, that would be better. She thinks there is a bit of a slope coming into the play area from the north street side. Her sister lives in CA - their development's parks are amazing. Short brick walls with short metal fence, with gazebos with seating for entrances – can enclose parks nicely and tastefully while keeping the park's open feeling.

61. Pete suggested that attendees look at Maggie Daley Park as a great example in Chicago. While the Borough would not necessarily create something like this, it has exciting examples of things you would think you could never build in a park.

6. Peter S. wrapped up the Lions Field brainstorming session, and discussed the Next Steps:

1. Boroline Park and Lions Field Public Second Public Meetings – December 8<sup>th</sup> & 9<sup>th</sup>, 2020
  - i. Concept designs/images
2. Boroline Park and Lions Field Public Third Public Meetings – April 1<sup>st</sup> & 7<sup>th</sup>, 2021
3. Boroline Park and Lions Field Public Fourth Public Meeting – June 30<sup>th</sup>, 2021

7. Shana Baumgartner came on to say that we have been trying to get more public input, and she expressed appreciation for the attendees' participation. She asked how people heard about this meeting. One attendee said through a flyer on her porch and a Facebook post, and another attendee said through the Emmaus Facebook page.

8. PS wrapped up the meeting, encouraging the community to call or email to reach out with any questions. He asked anyone had any more comments and, hearing none, thanked everyone for their time and wished all a good night.

## BRAINSTORMING CARDS:

### BOROLINE PARK

#### FACTS

- Unprogrammed area at top of park
- Parking is an issue
- Tennis courts are used 3 times a week, only on 1 court
- Plenty of street parking on Alpine
- Parking issue involves softball field
- People park in the neighborhoods
- Barely any teams park on Alpine St
- On nice spring/summer days, people park on grass by courts

#### CONCEPTS

- Regional draw

- Could we take 1 tennis court and replace w/basketball
- Green parking spaces
- Repurpose tennis and basketball courts
- Extra court changed to parking
- Playground equipment for younger kids
- Are all existing facilities needed?
- Parking at green space at top of park
- Accessible playground equipment
- Lighting for tennis courts
- Take sf of basketball and turn into open space
- Moving playground closer to restroom
- Park is remote
- Nature based playground since it is close to S Mtn
- Buffer planting for residents who back up to park
- Stronger connection to entry/exit to trails and park entry / natural transition
- You do not feel safe at playground because of its isolated location
- Playground near softball field
- Move playground and pavilion up into circle / do nature playground where pavilion is now
- Layout trails so they are shallower / easier to navigate
- Agreement w/old property owner of half of parking lot - Raven Mills owns it
- Meadow / mowing less area
- Turn basketball into porous pavement
- video surveillance
- slide in the side of hill

## LIONS FIELD

### FACTS

- Close to elementary school
- when packed, people park in parking for fire station/ambulance
- entire street also gets filled when there are games
- Green space surrounded by residences on 3 sides
- School playground has full playground, basketball, grassy areas, packed with kids

- t-ballers playing game close/ not even in whole infield
- people also park along north street side
- used heavily by people in neighborhood
- if you are a parent with 2 yr. old, the playground feels remote
- slit of Ridge St does reduce traffic in area
- oasis in middle of town

#### CONCEPTS

- Opportunity for civic space / town common?
- Reach out to school, opportunity for classes
- good location for central park geared for small children
- Is there a better place for field?
- speak with architect for Fire Station -possibility we will extend central station into parking area
- for t-ball make it 150 ft from home plate to outfield
- shrink softball field for t-ball / add parking
- angled parking at corner street
- keep dirt infield
- we will look at other places for t-ball field
- water supply at storage we can build bathrooms out of
- zero-depth water play pad / fence it in
- video surveillance / security
- too many fences would take away from openness
- if fencing is introduced, have picket type fencing
- more and diverse vegetation – as barrier
- playground where slide is in the side of hill
- have slide / playground closer to center of park

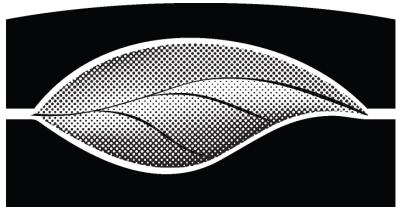
#### PARTNERS

- nearby Elementary school

This report represents the Professional's summation of the proceedings and is not a transcript. Unless written notice of any correction or clarification is received by the Professional within ten days of issue, the report shall be considered factually correct and shall become part of the official project record.

Sincerely,  
SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE

Michelle Armour  
Staff Landscape Architect



**SIMONE COLLINS**  
**LANDSCAPE ARCHITECTURE**  
119 EAST LAFAYETTE STREET NORRISTOWN, PA 19401  
PHONE: 610.239.7601 FAX: 610.239.7606  
W W W . S I M O N E C O L L I N S . C O M

---

## MEETING NOTES

---

Project:	Boroline Park Master Plan	Project No.:	20001.00
Location:	Microsoft Live Event	Meeting Date/ Time:	12.8.2020 7:00 pm
Re:	Public Meeting #2	Issue Date:	4.12.2020

---

### ATTENDEES:

Chad Balliet – Emmaus Borough Council / Owner of South Mountain Cycle	Courtney Kennedy - Resident
Shana Baumgartner – Emmaus Borough Council / Chair of Parks & Recreation Committee	Tyler Long – Owner, Emmaus Run Inn / Race Coordinator
Shane Pepe – Borough Manager	Peter Simone, RLA, FASLA – Simone Collins Landscape Architecture (SC)
Brent Reed, Public Works	Sarah Leeper, RLA, Park Master Plan Designer - SC
Lynn Donches– Resident	Michelle Armour, Staff LA – SC

### GENERAL NOTES:

1. Peter Simone began the meeting at with introductions of the Project, Project Team, and Project Committee. Peter gave an overview of the master planning process and the project schedule.
2. Sarah Leeper continued with a presentation of public input, including facts and concepts from Public Meeting #1 and online survey results to date. Sarah went on to discuss the existing conditions of Boroline Park, such as the park's location and regional connections, as well as facilities currently present in the park.
3. Sarah presented three preliminary concepts for Boroline Park.
4. Comments and discussion took place for each concept alternative:
  - a. Concept 1:

A resident stated that she likes this concept and its use of meadows. She noted that there have been stormwater basins in the Borough that do not collect stormwater (citing one near a church). She wonders how much these BMPs collect and if they are serving their purpose. Sarah responded that these do have some vegetation. There is a concrete swale that runs into the basin, but these BMPs probably could do better, depending on how water is directed to them.

Peter asked Shane if these BMPs present issues. Shane responded that he does not receive a lot of complaints regarding stormwater here. Flooding does happen downstream at Cintas Park, but not as a result of water coming from here.

Peter stated that the fact that the BMP does not hold a lot of water may be a good sign, indicating of infiltration of stormwater, which is the aim of modern BMPs.

The resident stated that she would be surprised if the water from the upper left-hand side of the site makes it to the basin, that this is something to be aware of.

b. Concept 2:

Peter stated that one question we have here regards the basketball and tennis courts and their use. We have heard anecdotally that the basketball gets good use, and the tennis courts less so. Could we use two basketball courts and one tennis court here? A resident asked if there are other tennis courts in town besides at the high school (which she uses). Brent answered that he believes the high school has the only other courts. The high school's courts see more use – the main difference is that the high school courts are lighted, while the Boroline tennis courts are not.

A resident stated that it would be interesting to see how much use these courts get, and if they could be reduced. Shane noted that every time he has been to the park, someone is playing tennis.

Peter noted that the basketball seems to be well-used. Brent agreed that, especially now, since indoor play is restricted due to COVID, the basketball court here sees a lot of use.

A resident noted that pickleball has picked up some popularity, maybe not here because there are no courts yet. Other townships have tennis courts that are also lined for pickleball. Sarah agreed that this is a good point, noting that these courts often use movable nets to accommodate tennis and pickleball, without the ability to remove the net from the tennis court altogether.

A resident wondered what kind of feedback we might get from neighboring residents about putting a tennis court where they are used to having green space. Brent agreed that we will need to consider buffers more, because people are used to this being a quiet park. Peter noted that if vegetative buffers are not enough, we may look into hard buffers such as fencing.

Brent noted that adding parking at the bottom (Alpine St entrance) does not serve the baseball field, which is where most parking issues are seen.

c. Concept 3:

A resident said that she likes this and the first plan. In this concept, the parking lot is closer to the street so there is less of a driveway into the parking lot, which is good. She also likes the pavilion being near the baseball field to serve baseball players/spectators as well as parents watching kids on the playground.

d. Overall:

- An attendee expressed interest in a bicycle repair stand with tools/pump near the trail head. Also, a big boot scrubber brush to rub hiking shoes clean and exercise/stretching bars to accommodate people accessing the trail head to walk/hike. Sarah called this a "trail head station". Peter asked if these things might be better accommodated at the South Mountain trailhead. The attendee thought possibly so, noting that hikers and

bikers do gather in the grassy areas of the park when they meet, but that if the facilities were provided, people would probably migrate to them.

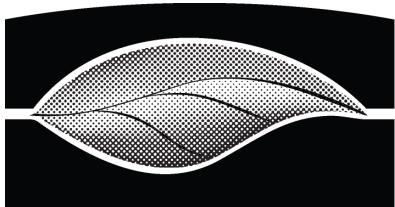
- A resident expressed preference for the plans that use the existing facilities because this means less work.
- A resident said that Concept 1 is nice because the playground is centralized – the lawn with seating area in Concept 3 seems a little empty.
- An attendee asked if we still thinking about drinking fountains/vending machines.
- An attendee asked if restrooms will be open at certain times/certain hours of operation? Brent stated that the restrooms are open 7/7:30am – 8/9pm, March–November. In November things get winterized – no heat in bathrooms. The attendee expressed that, as a runner and trail user, he would like to see them open more – they have been closed at times Brent clarified that this year in the spring they were closed down due to COVID requirements.
- Sarah asked if the Borough would like year-round bathroom facilities if they were relocated. Peter said that, with milder winters and facilities like this being more used, year-round is something to consider.
- A resident stated that she likes that the path goes through the meadow on Concept 1. Peter responded that maybe we look at running a secondary route through the meadow. Sarah noted that it does make sense to have the wider path run to the edge to avoid conflict between users moving through the park and those that are moving between facilities within the park.
- Peter noted that it seems like the general consensus is Concept 3 with elements of the other two.  
Brent prefers Concepts 1 and 3 because the play and activities are furthest from residential properties.
- A resident noted that she prefers Concepts 1 and 3 – the top third of 3, and the middle third of 1.

5. Peter wrapped up the meeting, encouraging the community to call or email to reach out with any questions, comments, or ideas for Boroline Park. He asked anyone had any more comments and, hearing none, thanked everyone for their time and wished all a good night.

This report represents the Professional's summation of the proceedings and is not a transcript. Unless written notice of any correction or clarification is received by the Professional within ten days of issue, the report shall be considered factually correct and shall become part of the official project record.

Sincerely,  
SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE

Michelle Armour  
Staff Landscape Architect



---

## MEETING NOTES

---

Project:	Boroline Park Master Plan	Project No.:	20001.00
Location:	Microsoft Teams Meeting	Meeting Date/ Time:	4.1.2021 7:00 pm
Re:	Public Meeting #3	Issue Date:	04.12.2020

---

### ATTENDEES:

Chad Balliet – Emmaus Borough Council / Owner of South Mountain Cycle

Shana Baumgartner – Emmaus Borough Council / Chair of Parks & Recreation Committee

Lynn Donches – Resident

Charlene Ranchor - Resident

Mark K. – Resident

Kelly Anderson – Resident

Kathy Mintzer - Resident

Peter Simone, RLA, FASLA – Simone Collins Landscape Architecture (SC)

Sarah Leeper, RLA, Park Master Plan Designer - SC

Michelle Armour, Staff LA – SC

### GENERAL NOTES:

1. Peter Simone began the meeting at with introductions of the Project, Project Team, and Project Committee. Peter gave an overview of the master planning process and the project schedule.
2. Sarah Leeper continued with an overview of the master planning process thus far, including existing conditions of Boroline Park; public input, including Public Meetings #1 and #2 and online survey results to date; and preliminary concepts and feedback. Sarah gave a presentation of the draft master plan, discussing design elements, cost estimate, funding sources, and phasing.
3. The meeting opened up for questions and comments:
  - a. Chad: Looking forward to looking through the plan and going out to the site to look at the interesting things proposed with different elevations. As an elected official it has been fun going through this process. Next is getting residents involved and getting funding.
  - b. Charlene: I really like this plan. Boroline is near to my heart – I grew up nearby. I know how crowded the streets get when there are ball games. Additional parking, especially at upper end, would be great. It is nice to see great ideas to revitalize the park. I

remember when the park was built and there were large mounds of dirt. A couple of questions:

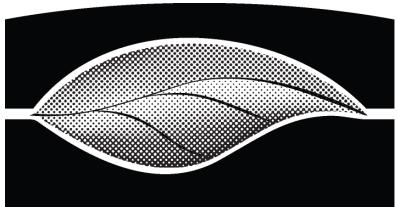
- i. The pavilion: There are a number of groups that have used the pavilion (like 7 Gen or families) Has any thought been put into adding pavilion space?
  1. Pete: That is an interesting idea; we can look at it. I imagine it would be in the upper part of the park.
  2. Sarah: Parking is limited, so a smaller pavilion might be better; maybe placed around #6 as an alternative to the rental pavilion when it is in use. If a large one is warranted, then maybe next to the tennis courts.
- ii. Funding sources: Are these grants that the Borough has to apply for or is there another mechanism?
  1. Pete: The Borough has to apply. There are windows every year for DCNR and DCED grants – they are both already funding this master plan and the overall Park and Rec Plan for the Borough. It is competitive, but PA is a great source for funds.
- c. Heather: I am wondering about location of garbage cans in the park, and whether recycling cans would be included. There is currently often an overflow of garbage in the two cans in the pavilion area.
  - i. Sarah: Yes, they are included in the cost estimate. Currently they are planned for the softball field, in the restroom area, near the basketball court, pavilion, and maybe near the trailhead.
- d. Kelly: I live in the neighborhood. I walk through it every day with my dogs. The plan looks great. Only comment is that the full-size basketball court is heavily used by kids; not sure, but maybe they live in the apartments down the way. In the summer they are always playing basketball. I would feel bad taking away the place where they gather. Tennis is definitely used, but I feel that basketball is the most popular attraction in the park. I would love to see a full court in there because it is used so heavily.
  - i. Pete: we had previous comments that it was heavily used and not heavily used.
  - ii. Sarah: We looked in terms of whole park system, since this is part of that larger plan. These are the only tennis courts in the whole system, while there are other parks with basketball courts. We can look into a full court; it will be tricky and may need to be in another area of the park.
  - iii. Pete: This is also a balancing with parking. We will go back to the committee and get feedback because this is an important point.
- e. Heather: I would agree with that. I also live in the adjacent neighborhood and see many kids playing on the basketball court and the tennis courts are infrequently used.
  - i. Pete: Maybe some of this is when or how often you are looking at the park. One idea was to replace one tennis court with a basketball court. They are not always the best adjacent uses, and there are only so many flat areas of the park. We will seek guidance from the committee and Borough staff. We want to get this right. The more feedback the better – hopefully, others will comment on the survey.
- f. Mark: I live by the outfield, and I look out at the park every day. It is nice to see things happening because the park has a lot of potential and is pretty boring right now. I think that the use is half and half; tennis is busy during the day and basketball in the evening.

- g. Heather: I noted on the survey results that a dog park was a popular idea; is this something that was considered?
  - i. Pete: This has been considered, but not necessarily at this park. We had a good public response on the idea of a dog park, we have a recommendation for a dog park in another location. Boroline and Lions are too small. If it were here it would tend to be near the backs of the residences, which would not be a good place for it, and to have a sustainable dog park you want 2-3 acres, which could not be accommodated at Boroline Park.
- 4. Peter went on to discuss the Next Steps:
  - a. The Draft Plan will be available on the Borough website:  
<https://www.borough.emmaus.pa.us/emmaus-comprehensive-parks-recreation-open-space-greenways-trail-study/>
  - b. The Draft Plan will also be available as hard copies at the Borough Hall.
  - c. The public review period will be for 30 days. Submit Comments for Boroline Park Plan at:
  - d. <https://www.surveymonkey.com/r/BorolineFeedback>
  - e. Lions Field Draft Plan Public Meeting 3 – Wednesday, April 7th, 2021
  - f. Comprehensive Recreation and Open Space Plan / Comprehensive Trails and Greenways Plan / Boroline Park and Lions Field Final Plan Public Meeting 4 – June 30<sup>th</sup>, 2021
  - g. Emmaus Borough website <https://www.borough.emmaus.pa.us/emmaus-comprehensive-parks-recreation-open-space-greenways-trail-study/>
  - h. Team contact information
    - i. Peter M. Simone, RLA, FASLA, Principal  
[psimone@simonecollins.com](mailto:psimone@simonecollins.com) 610.239.7601
    - ii. Pankaj (PJ) Jobanputra, AICP, Project Manager / Planner  
[pjobanputra@simonecollins.com](mailto:pjobanputra@simonecollins.com)
    - iii. Sarah Leeper, Landscape Architect / Parks  
[sleeper@simonecollins.com](mailto:sleeper@simonecollins.com)
    - iv. Michelle Armour, Staff Landscape Architect  
[marmour@simonecollins.com](mailto:marmour@simonecollins.com)
- 5. Peter wrapped up the meeting, emphasizing the importance of public input. He asked anyone had any more comments and, hearing none, thanked everyone for their time and wished all a good night.

This report represents the Professional's summation of the proceedings and is not a transcript. Unless written notice of any correction or clarification is received by the Professional within ten days of issue, the report shall be considered factually correct and shall become part of the official project record.

Sincerely,  
 SIMONE COLLINS, INC.  
 LANDSCAPE ARCHITECTURE

Michelle Armour  
 Staff Landscape Architect



**SIMONE COLLINS**  
**LANDSCAPE ARCHITECTURE**  
119 EAST LAFAYETTE STREET NORRISTOWN, PA 19401  
PHONE: 610.239.7601 FAX: 610.239.7606  
W W W . S I M O N E C O L L I N S . C O M

---

## MEETING NOTES

---

Project:	Emmaus Borough Comprehensive Parks, Recreation, Open Space, Greenways & Trails Plan	Project No.:	20001.00
Location:	Microsoft Teams Meeting	Meeting Date/ Time:	9/29/2021 7:00 pm
Re:	Public Meeting #4	Issue Date:	10/26/2021

---

### ATTENDEES:

Shana Baumgartner – Emmaus Borough Council / Chair of Parks & Recreation Committee  
Shane Pepe – Borough Manager  
Chad Balliet – Emmaus Borough Council  
Peter Simone, RLA, FASLA – Simone Collins Landscape Architecture (SC)

Pankaj Jobanputra (PJ), AICP - SC  
Michelle Armour, ASLA – (SC)  
Debra Snyder  
Christopher Rabasco  
John Hart  
Other Attendees: Rich, Chris, Anonymous

### GENERAL NOTES:

1. Peter Simone (PS) welcomed everyone to the meeting and introduced the team.
2. Pankaj Jobanputra (PJ) presented recommendations for park improvements.
3. PS presented recommendations for programming, administration, finance, and maintenance; proposed open space acquisition; trails and connectivity; and greenways.
4. Shane Pepe (SP) commented that the Borough obtained RecDesk in the spring and the department is already benefiting from it. The Borough uses it for the swimming pool, concessions, POS, etc. SC noted that the recommendation to implement recreation software will be removed from the final report.
5. Michelle Armour (MA) reviewed the park master plans for Lions Field and Boroline Park.
6. PJ discussed the next step, which is for the Borough of Emmaus to determine priority projects for grant applications (2022 and in the next few years).

7. SP thanked the consultant team. He noted that despite challenges during the pandemic, the public opinion survey was successful. Realizing this lays out 10-15 years of work, this maps out a plan for what the community wants and needs and will help Borough Council to move forward with recreation opportunities.
8. PS made a note that if there may be an infrastructure bill that will provide federal funding for improvements, this will put the Borough in a good position to apply for connectivity improvements.
9. Shana Baumgartner (SB) thanked the consultant team for presenting the plans in phases to make them more manageable, for their responsiveness to questions and requests, and for listening and incorporating feedback. SB thanked the Parks and Recreation Committee Members for their involvement throughout the process.
10. Rich stated that the whole plan is wonderful. One concern goes back to the proposed dog park at Klines Lane – this is close to the railroad tracks, and the trains always blow their horns which could set off/scare the dogs. He suggested altering or moving to a different location. PS responded that no one had made this comment yet and that, if/when the Borough looks to create a dog park, there could be a better site. PJ noted that the Shangy's pool site was another location considered during this study.
11. PS thanked the Committee and everyone present for their involvement, stating that the consultant team thoroughly enjoyed working on this project. He invited the Borough to call SC in the future if SC can help with any questions going forward and stated that it would also be a pleasure to work together again in the future.

Sincerely,  
SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE

Michelle Armour  
Staff Landscape Architect

This page intentionally  
left blank.

