

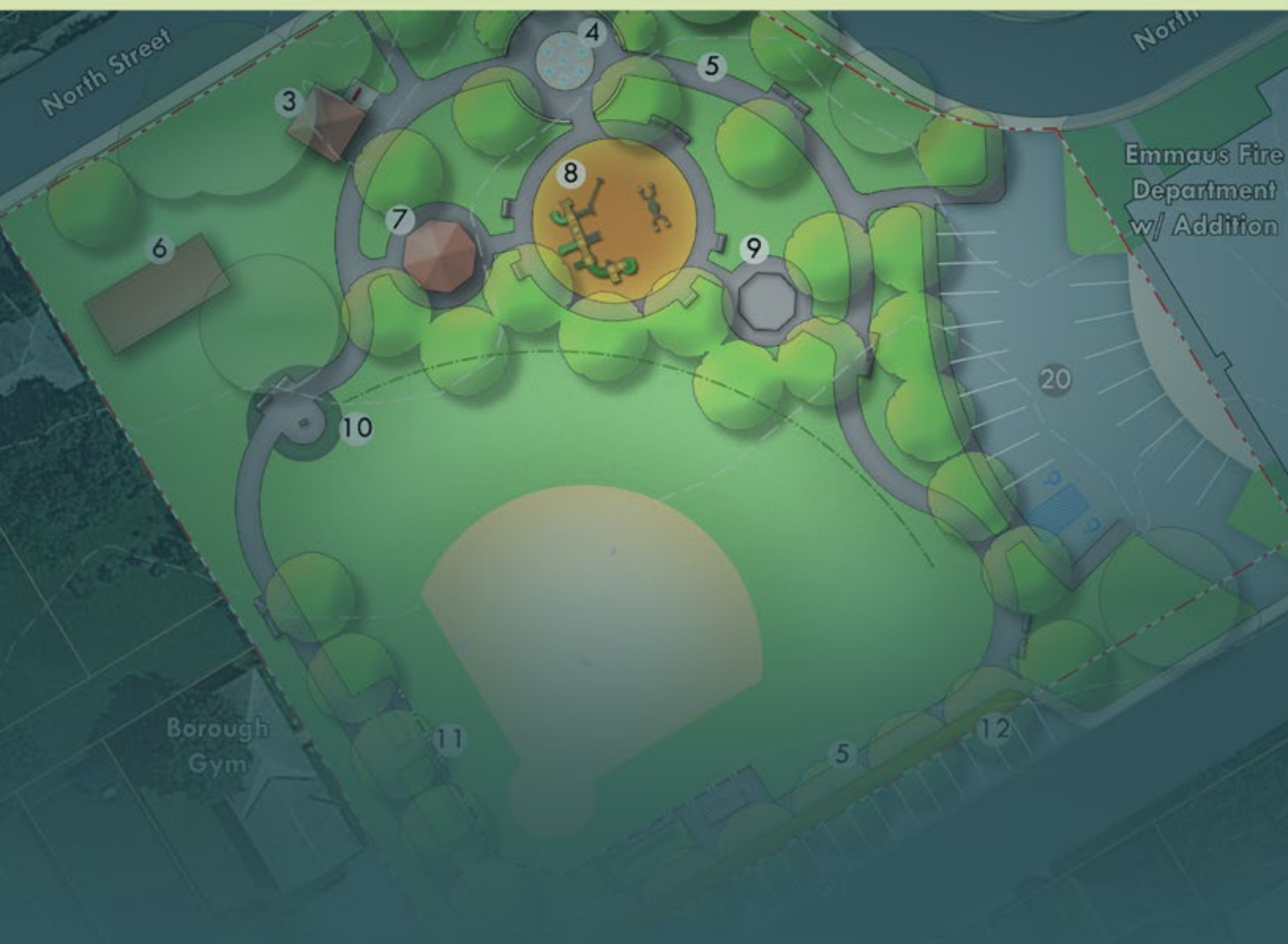


## Comprehensive Parks, Recreation, Open Space, Greenways & Trails Study

# BOROUGH OF EMMAUS

Report 4 of 4

## Lions Field Master Plan







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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

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# 1 Introduction



**EMMAUS LIONS CLUB FIELD**

NO  
PETS  
ALLOWED





### Purpose of Study

This Master Plan was commissioned by the Borough of Emmaus, located in Lehigh County, for the redevelopment of Lions Field. 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 Boroline Park 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 for this Plan is a reimagined Lions Field that maximizes enjoyment and safety through opportunities for accessible recreation and socialization, is aesthetically pleasing and functional in its design, and is sustainable 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 Lions Field. 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 Lions Field, 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.

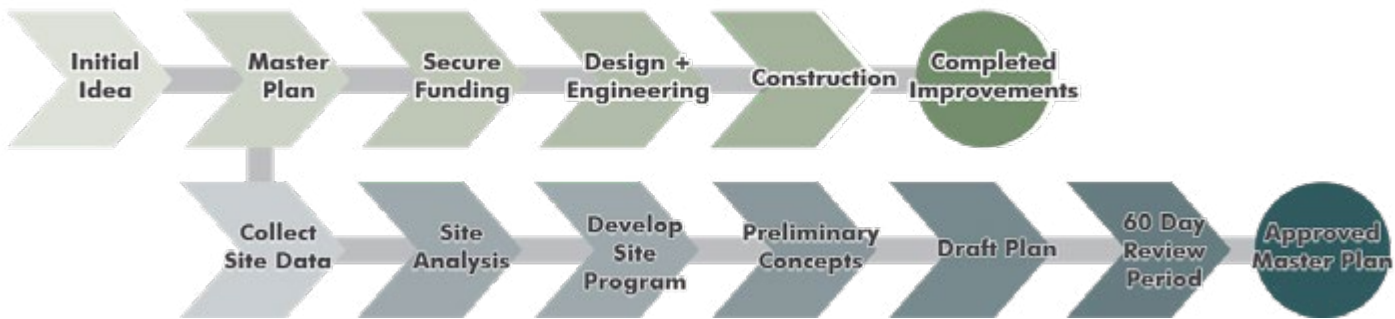


Figure 1.1 Master Plan Process



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 Merland 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.

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 Lions Field. 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.

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: Lions Park – Tuesday, December 9th, 2020

The second public meeting for Lions Field 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 Lions Field, 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 facts and design concepts.

Public Meeting 3: Boroline Park – Thursday, April 7th, 2021

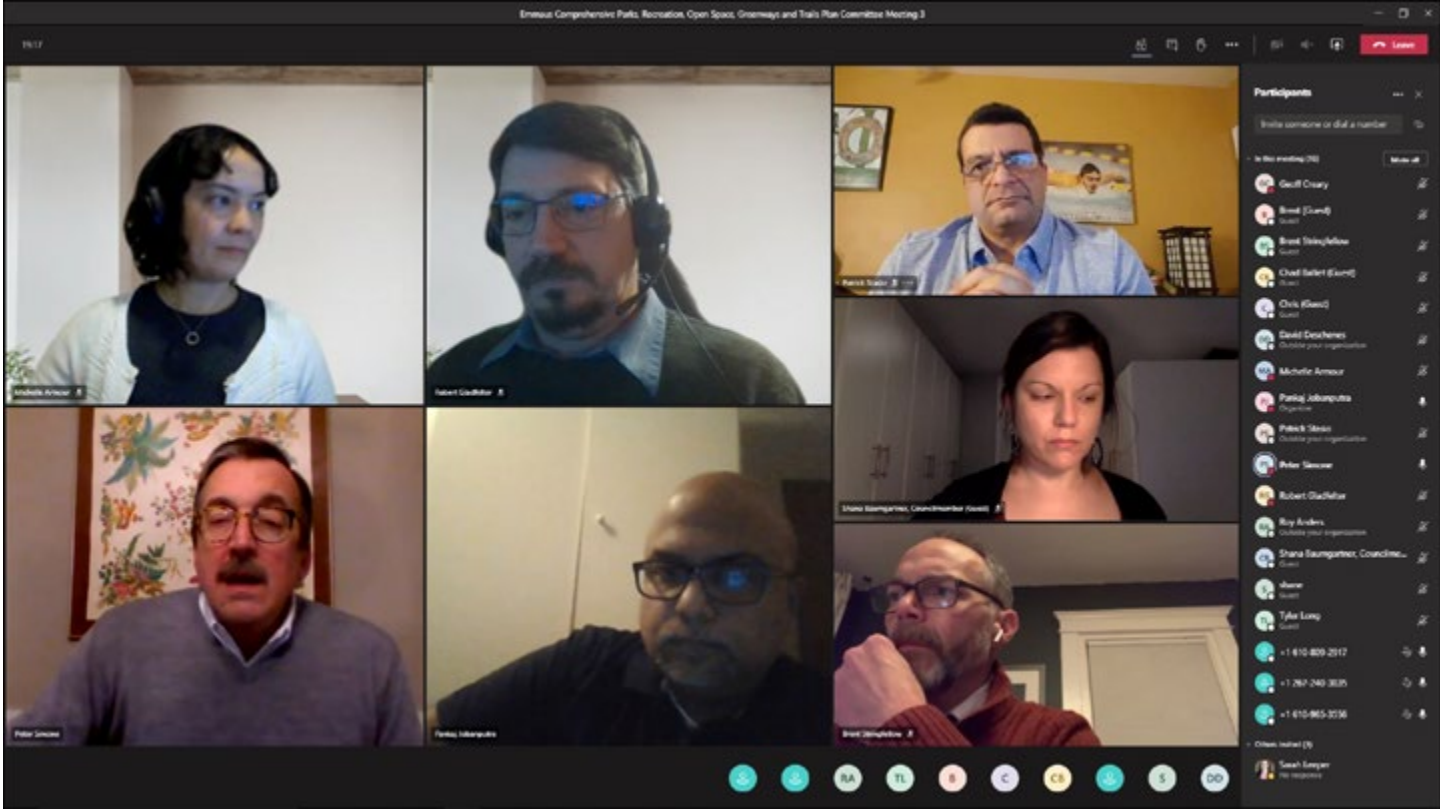
The third public meeting for Lions Field presented the draft master plan, probable cost of development, and phasing recommendations. The public discussed the draft plan, providing feedback on preferences and additional facts and concepts.

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.



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



## 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.

Lions Field is centrally located in the Borough. It is strategically placed within a densely developed residential neighborhood with sidewalk connections to homes, the nearby elementary and high school, and commercial district. The park is also adjacent to the Fire Station.

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 Borough recreational system, please refer to the *Parks,*

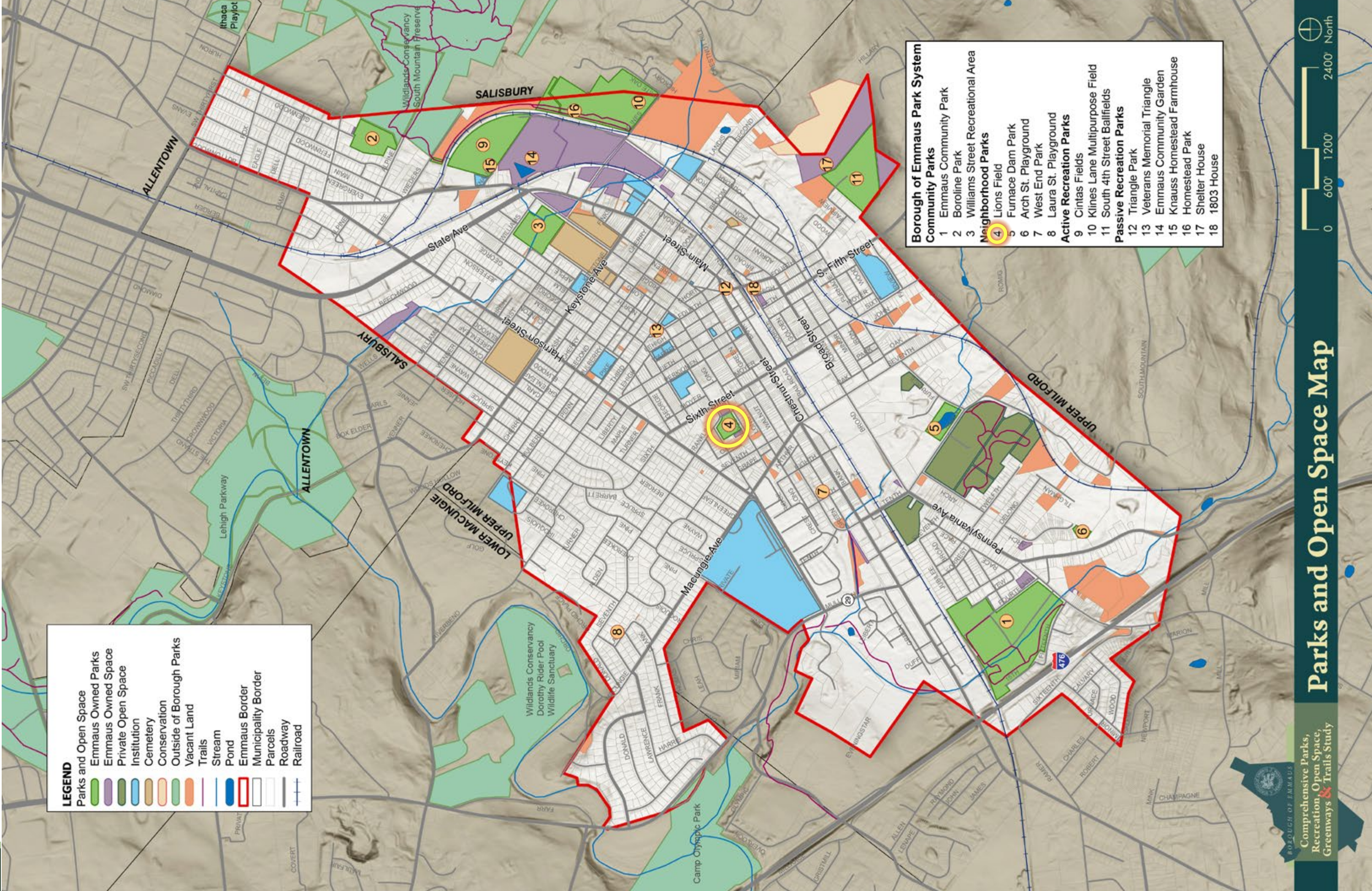
*Recreation, and Open Space Plan*, September 2021, Chapter 2.

## Existing Planning Documents and Borough Ordinances

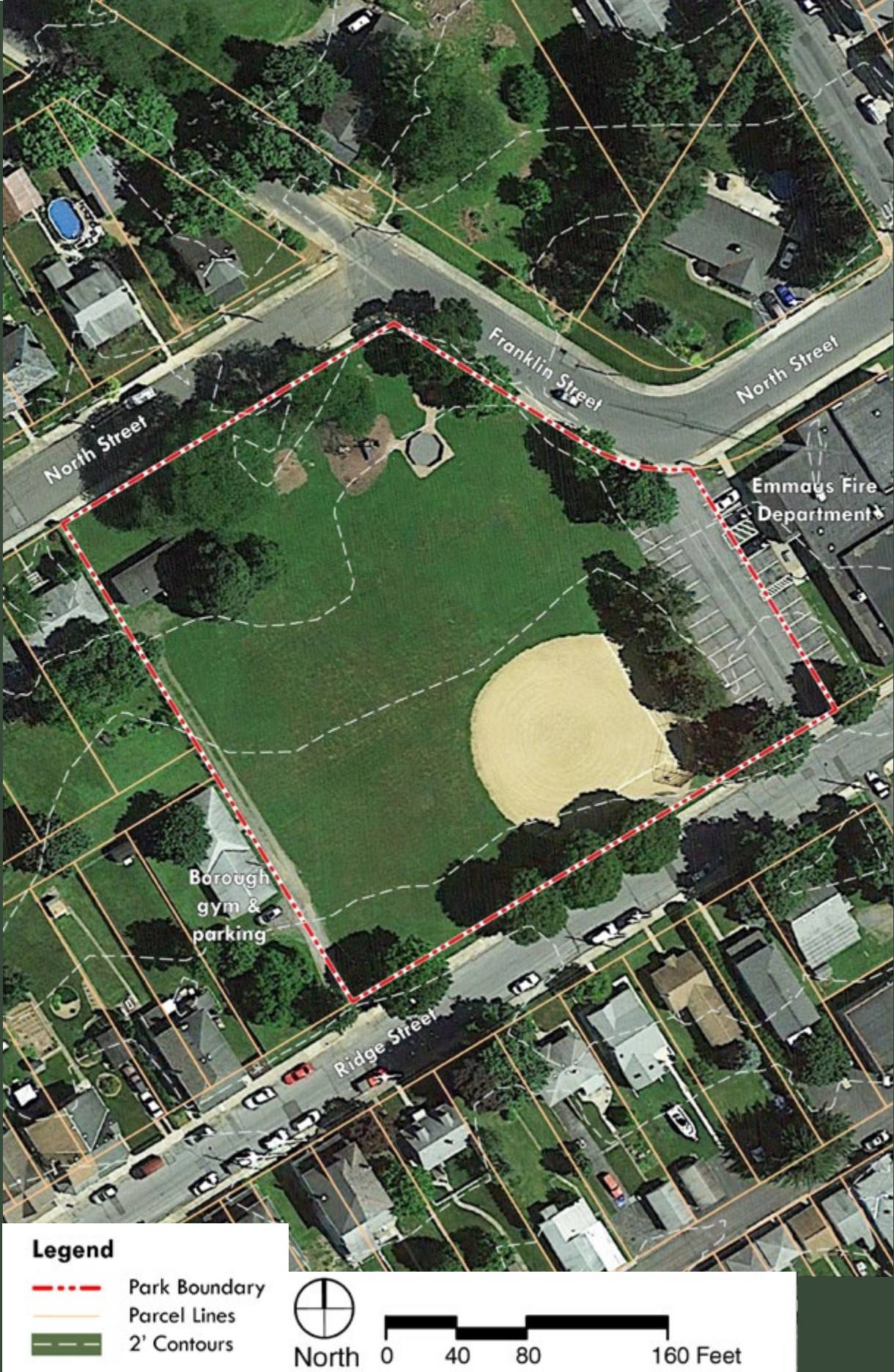
There are various planning documents that the consultants reviewed to assist in guiding this study. They were:

- *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 (LVT3) 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.

To read more about the planning documents and ordinances that were used for this study, please refer to the *Parks, Recreation, and Open Space Plan*, September 2021, Chapter 2.







Lions Field Base Map

### Zoning & Land Use

Lions Field and surrounding neighborhoods to the north, south, and west are zoned (R-M) Medium Density Residential and consist of medium-density residential housing. To the east, on the other side of the fire station, is zone (R-HO) High Density Residential-Office; a new development is planned within a block of the park confirming to this district's uses. Approximately 1.5 blocks away to the southeast is the (B-C) Central Commercial District, which consists of a mix of residential and commercial properties.

### General Park Description & Existing Facilities

Lions Field encompasses 2.16 acres. It is bounded by North Street and Franklin Street to the north and Ridge Street to the south, all of which are residential streets. The Emmaus Fire Station/EMS building is to the east, and residences and the Borough Employee and Volunteer Gym are to the west. Lions Field serves as a neighborhood park with active recreation, and a large portion of the site is open lawn.

The park currently has a 60' basepath ballfield, a playground, a storage building, and flagpole. The adjacent borough-owned parcel is home to the Borough Employee and Volunteer Gym and has two parking spaces. The driveway to this area straddles the parcel line between the park and gym. Park parking is accommodated by on street parking and unofficial shared use of the Fire Department parking area.

There are several types of park visitors that use Lions Field. The Emmaus Youth Association (EYA) makes use of the ballfield for t-ball games and coach pitch softball. They have noted that the field is over sized for their use. Families visit the park, bringing their children to play on the playground. School children from the nearby elementary school come here to play and high school students congregate here on their way

home from school. This is a neighborhood-scale park, with most users coming from within walking distance, except for during ballgames when visitors are drawn from across the Borough.

### Circulation & Access

Lions Field is bordered by sidewalks along its frontages on North, Franklin, and Ridge Streets. There are no formal entrances or walking paths through the park, and the site and its facilities are not ADA accessible. There is an asphalt access drive that enters at the southwest corner of the site, leading to the Borough Employee and Volunteer Gym parking area and continues as a gravel drive along the eastern boundary of the site to the park storage building. Street parking is available on bordering streets. Visitors often park in the adjacent fire station parking area, although this is not designated for park parking. While this 26-car parking area is officially reserved for employees and volunteers of the Fire Company and Emergency Medical Services (EMS), the station typically needs approximately one-half of these spaces, and park visitors typically uses some of these space in the late afternoon or early evening.

### Structures

The only structure located within the park is the storage building. It had originally served as storage and restrooms but is now solely devoted to storage for the Lions club and EYA. The building needs some renovations. If restrooms were redeveloped in the building they would require a modern layout confirming to ADA standards and additional storage space would need to be identified.

A Second Structure is located directly adjacent to the park, the Borough Employee and Volunteer Gym. The interior of the building was not reviewed as part of the park master plan; however, the exterior of the building could use repainting and could serve as a prominent canvas for a park mural.

### Utilities

The storage building and Borough Employee and Volunteer Gym have electric, water, sewer service. The water and sewer service to the storage building were disconnected when former restrooms were removed over ten years ago. Electrical service to the Borough Employee and Volunteer Gym is provided by overhead lines from Ridge Street. Electrical service to the storage building is provided by overhead lines from North Street.

Lighting is provided in the firehouse parking area. Streetlights are located at the intersection of North and Franklin Street, and Ridge and John Street opposite the firehouse driveway. Security lighting at the Borough Employee and Volunteer Gym appears dated and inoperable. Lighting at the Storage Building was recently installed to illuminate the newly installed flag.

### Geology and Soils

The Borough sits upon mostly carbonate bedrock of Leithsville Formation, which consists of mostly dolomite rock, and Allentown Formation, which consists of dolomite rock and limestone. This comprises the Karst geology that exists in Emmaus, which can lead to sinkholes. Sinkholes can cause property damage, injury or loss of life, disruptions to utilities and public services, and roadway damage. A Karst Hazard Indicator Map, last updated in 1994, is included in the Borough ordinance. No karst areas are indicated in the Lions Park.

### Hydrology & Topography

The park is relatively level, with over all grades under 2%. There are some steep slopes (33%) along North and Franklin Street where the street and sidewalks sit above the park. The most dramatic grade transition into the park is along Franklin Street.

The park highpoint is located in the north at the corner of North Street and Franklin. There are no streams or



Park storage building and newly installed flagpole



Borough Employee and Volunteer Gym



New park gaga ball pit



wetlands within the park. Stormwater surface flows to the southern corner at the entrance drive to the Borough Employee and Volunteer Gym. Due to the flatness of the park, ponding of water can be seen throughout the park, mainly along Ridge Street and in locations where former play equipment and surfacing were removed.

The only storm water inlet located within close vicinity of the park is located on the opposite side of Franklin Street and is most likely higher than the grade of the park. The only inlets located along Ridge and North Street are at the intersection with 7th Street and tie into the 7th Street stormwater system.



Existing park play equipment



The storage building is currently used to capacity by both EYA and Emmaus Lions Club.

## Vegetation

The Park has approximately 15-20% canopy cover. Shade trees are present along three sides of the park in the form of linear street tree plantings with some massing of shade trees in the park along North Street. Shade tree species include Linden, Locust, Maples, and Zelkova. Some shade trees have been lost and removed along North and Franklin Street and one tree along North Street is in decline and should be removed. It appears that the maples planted at the entrances to the firehouse are Norway Maples; due to their invasive nature, they should be removed. A buffer



The park has thorough sidewalks along three of its sides.



The driveway to the Borough Employee and Volunteer Gym is partially in the Park.



Lions Field offers wide open areas that are appreciated by local residents.

of mature pines is along the fire station parking lot. The pines have had lower branches removed so while they offer shade they are no longer serve as a buffer as intended. The site is maintained as mown lawn and in areas of heavy shade, and due to repeated ponding and or foot traffic, there are area of bare soil conditions.

## Opportunities & Constraints

Lions Field is a fairly flat park with an open layout providing a blank canvas with which to work. The opportunity to provide a range of recreation to a large population within walking distance exists due to the strong sidewalk connections to the residential neighborhood, schools, and new high-density residences being built to the east. Currently, there are no walkways within the park, limiting ADA

accessible routes to park amenities, and no restroom facilities, shade structure/pavilion, or drinking water are provided on site. With access to public water and sewer, the addition of these amenities should be explored due to the types of activities offered within the park. Shared parking of the firehouse parking area is "officially" not allowed but is generally overlooked through non-enforcement, since some park visitor parking in this lot rarely creates problems. With the expansion of the firehouse and necessity of relocating parking further into the park, the shared nature of the parking area should be formalized with dedicated parking for the park and clearly signed and dedicated spaces for fire and EMS responders.



# 3 Recommendations







## Community Needs, Uses & Priorities

The public and Steering Committee Meetings generated a community consensus Master Plan that included the following themes:

- Provide universally accessible walkways and facilities.
- Provide additional on-street parking to mitigate overflow into the Fire Station/EMS parking area and to accommodate increased need during times of high use (t-ball and coach pitch/softball games).
- Provide restroom facilities –in either new building or in a rehabilitated storage building.
- Provide civic space.
- Provide a pavilion/shade structure for community use.
- Provide more shade through the addition of shade trees.

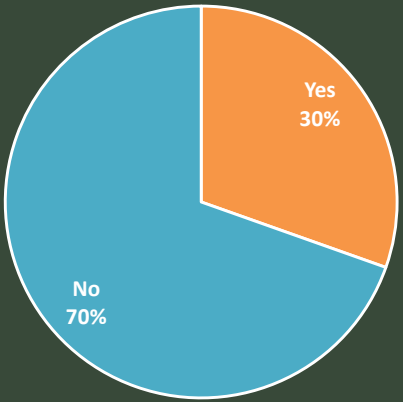
- Relocate the ballfield on-site to accommodate Fire Station expansion and obtain preferred solar orientation as per DCNR standards.
- Reduce the ballfield to a more appropriate size for t-ball & coach pitch, creating more room for other uses.
- Provide ADA-compliant connections to the ballfield from parking areas and walking paths.
- Relocate the playground toward the center of the park, away from the street, for safety.
- Provide a universally accessible playground, accommodating children of all ages and abilities.
- Provide a water play element.
- Maintain the “open feel” of the space; minimal-to-no fencing.
- Improve safety and visibility within the park.
- Address stormwater management through green infrastructure to enhance water quality and provide natural features.

## Public Opinion Survey

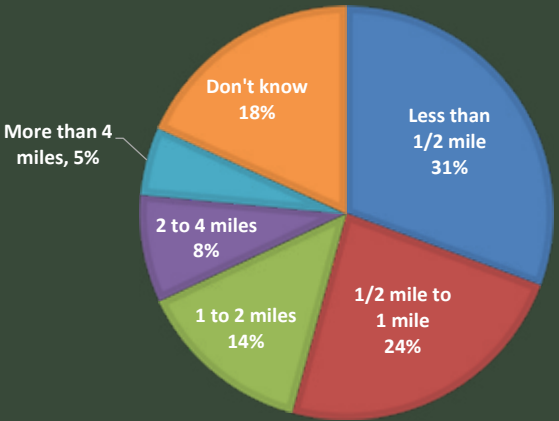
The public opinion survey was available from September 24th, 2020 to May 15th, 2021. Of the 39 survey questions, four were addressed specifically to those who use or have considered using the recreational facilities at Lions Field Park. The survey responses for Lions Field are presented below. For a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



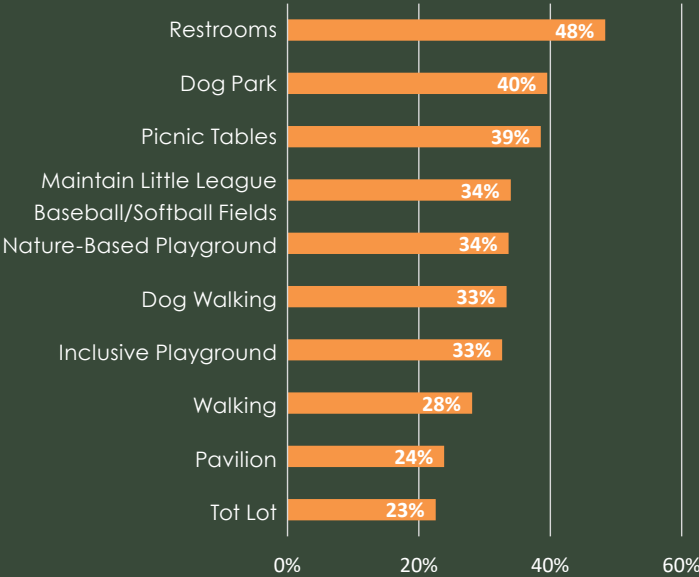
**In the past 24 months, have you or members of your household used the recreational facilities at Lions Field?**



**If you answered yes to the previous question, how close do you live to Lions Field?**



**What types of facilities or activities would you like to see available at Lions Field?**



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





# 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 Lions Field. These ordinances (sections noted) are in place to assure uniform standards for public improvements and development.

### Zone R-M – Medium Density Residential District

A minimum of a 25 ft front yard, 30 ft rear yard, and 8 ft side yard and maximum impervious coverage 75%.

### §27-704 General Sign Regulations

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

## 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 of the Park.

## Walkway Facilities

Lions Field walkways will accommodate walking and family use such as stroller and trike cycling. In core activities areas, walkways should conform to the ADA Accessibility Guidelines for Buildings and Facilities. Walkways of eight feet in width will accommodate multiple users such as joggers, skaters, walkers, small kids on bikes and strollers. Though the multi-use trail will be internal to the park and not tie into a regional trail system its' design should still conform to recommendations in the Pennsylvania Trail Design & Development Principles Guidelines for Sustainable, Non-motorized Trails and AASHTO (American Association of State Highway and Transportation Officials) guidelines for multi-use trails.

## Native Plant Material & Invasive Plant Removal

The use of native plants supports the vision of enhancing the natural ecosystems at Lions Field. The plan for the park should include native shade tree planting; and shrub and herbaceous display 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.

## 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.
- Soil amendments designed to increase stormwater infiltration in selected locations.
- Native tree planting;
- Subsurface 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



Crosswalk connections meeting ADA standards at intersections such as Ridge and John Street will offer safe and accessible routes into the park for walkers.





Renovations to the existing park building may provide opportunities to reuse park infrastructure for restroom facilities.

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.

## Design Elements & Proposed Facilities

### *Walkways*

A primary goal of the plan is to create meaningful user experiences for people of all abilities. To accomplish this, the plan recommends a perimeter walkway loop that connects existing sidewalks to park facilities and amenities.

### *ADA-Compliant Asphalt Walkways*

5- to 8-foot-wide asphalt walkways are proposed to provide ADA-compliant routes within the Park. The material provides a level and stable walkway while minimizing maintenance in areas where slopes exceed 3 percent. Walkway shoulders should be 2-feet in width, level, and maintained as mown lawn. In higher traffic areas park perimeter loop, walkways should be 8-feet wide. For other walkways, 5-foot widths are recommended to conform with required ADA passing widths. Along walkways, benches are recommended in regular intervals to allow users a place to sit and rest.

Currently there are no crosswalk facilities at the two roadway intersections adjacent to the park. The plan recommends that curb ramps conforming to PennDOT

standards for pedestrian access. New crosswalks are proposed at North and Franklin Street intersection connecting north/south and east/west; and at the Ridge and John Street intersection connecting north/south.

Curb cuts will be required for the new driveways at the firehouse new parking area and the relocated Borough Employee and Volunteer Gym driveway. Sidewalks in these areas should either conform to accessible sidewalk crossover standards or provide curb ramps.

### *Restrooms*

Proposed restroom facilities should conform to current ADA standards for stalls and sinks. If a new restroom building is to be provided, a single occupancy facility is recommended. It should be made of durable materials which reflect the traditional design of the Park neighborhood – brick, stone, stucco, etc.

The existing storage building previously contained two restrooms, which were taken offline. If the building is to be retrofitted for new restrooms, the Borough should evaluate the condition of the existing building and determine the feasibility of retrofitting it with modern ADA restrooms. It may be determined that a new stand-alone restroom is the economical solution.



Park walkways should be 5-8 feet wide to accommodate families, strollers, and wheelchairs.



A single standalone restroom building may prove to be an economical solution for park restrooms.





Park structures should be manufactured from durable materials



A tiered lawn can provide informal seating and gathering areas within the park.



Zero-depth splay play offers a safe and affordable way for municipalities to offer water play opportunities.

### Pavilion

Pavilions can provide a place for people to gather while simultaneously functioning as a small event space. Materials 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 in the playground area. A 20-foot by 20-foot octagonal pavilion should be considered to provide a compact footprint with sufficient seating area. Utility services should include electrical and water and be designed to modern safety standards. Picnic tables should be durable, easily cleaned, and accommodate wheelchairs.

### Relocated T-Ball / Softball Field

The existing ballfield is to be removed and relocated to the southwest corner of the park. The condition of existing materials such as backstop, fencing, bleachers, and sports benches should be evaluated for possible reuse or replacement. The new skinned infield designed for a 50 to 60-foot base path and an outfield of 150 feet will accommodate the use of t-ball and coach pitch. The ballfield is to be oriented north northeast, the preferred orientation as per the Department of Conservation and Natural Resources (DCNR) standards regarding sun interference for players.

### Playground

A single, centrally located playground is 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 residential neighborhood setting, it is proposed that the playground incorporates durable elements to provide play opportunities for children ranging from ages 2-12. The playground features a component playground, which provides climbing, sliding, and other play activities, and a basket swing. The playground surface is poured in place play surface, providing for universal access. Native trees in this area provide shade over and around the playground.

### Zero Depth Water Play Area

A zero-depth water play area is a plaza with water play elements that can be both artful and playful. Water does not pool or accumulate on the ground in zero depth water play features, but is collected via drain inlets, filtered, treated, and recirculated. Water chemistry is maintained to meet the safety standards for public pools. With modern single source manufactures, the treatment and testing of water is automated. Systems can be user actuated and programed to save on electricity and water. The plaza surface can be pavers or colored concrete installed in a range of colors and designs. The area can operate as a seating plaza in cool months. Zero depth play areas are an economical solution to providing non-fee and safe water play opportunities within communities. The area for the spay play needs to be served by electrical, water and sanitary sewer access.

### Site Furnishings

Site furnishings provide additional amenities and create a sense of uniformity in the park landscape. These improvements include benches, trash receptacles, signage, and a bike rack. In high-use areas, these amenities should be chosen to be durable, cohesive with the design and materials of elements in the park and surrounding neighborhood, and meet ADA standards.

### Park Signage

New park signs are proposed at the North Street Entrance and Ridge Street Parking Area. Park Rules Signage should note park rules, hours of operations, emergency contact numbers, and other relevant information. Signage should be professionally planned and designed.

Lions Field's namesake is the local Emmaus Lions Club, and the park's existence is due to their past work. Today, the Lion's club still plays an active role in the park. Park signage should include the club logo. Additionally, an area within the park should be designated for "in-memory" plaque/plaques to honor past Lions Club



Play equipment should maximize play opportunities and accessibility.

members. These can be accommodated in many ways and, in some cases, could be tied to donations and or fundraising efforts. Options include bench plaques, tree dedications, engraved/imprinted brick pavers ("buy a brick" program), or seat walls. A plan to include dedications should be implemented thoughtfully to insure inclusion and cohesive design standards.

## 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:

- An 8-foot-wide primary path through the park.
- Formalized entrances into the park.
- Crosswalk improvements.
- Universally accessible paved walkways, 5' minimum width.
- Restroom facilities.
- New playground.
- Zero depth water play area.



Concept 1

- Curvilinear design.
- Entrances on North St, at corner of North and Franklin St, Fire Station Parking lot, Ridge St (2).
- Fence along Franklin Street.
- Stone dust path with seating along tree allee at northern portion of site.
- Tree-lined paths converge on loop path around playground.
- Seating along walkways.
- Playground – organically shaped and more centrally located.
- Existing storage building retrofitted with restrooms, pavilion, and adjacent plaza.
- Zero Depth Water Play Area situated near the existing flagpole.
- Existing ball field maintained, reduced to 50' basepath, 150' outfield.

Concept 2

- Formal, town commons, "Quad" layout.
- Tree-lined paths in linear/grid layout.
- Entrances on North St, Fire Station Parking lot, Ridge St (3).
- Fence and meadow plantings along Franklin Street and North Street.
- Seating along Ridge Street and parking lot.
- Flagpole relocated to central flag plaza.
- Playground – rectilinear.
- Existing storage building retrofitted with restrooms.
- Zero Depth Water Play Area situated next to playground and storage building.
- Ballfield removed.

Lions Field  
Concept Plan 1



Lions Field  
Concept Plan 2





Concept 3

- Curvilinear design.
- Entrances on North St, at corner of North and Franklin Streets, Franklin Street, Ridge St.
- Meadow plantings along Franklin Street and North Street.
- Perimeter loop path, and path through playground.
- Seating along perimeter path.
- Playground – organically shaped.
- Existing storage building retrofitted with restrooms and adjacent plaza.
- Flagpole relocated to plaza with Zero Depth Water Play Area at southeast corner of site.
- Ball field relocated, southeast orientation, reduced to 50' basepath, 150' outfield.

Lions Field  
Concept Plan 3



Master Plan

With feedback and guidance from the public and the Steering Committee, it was determined that various elements of the three concepts were preferred for for incorporation into a Draft Master Plan. This draft was then refined, based on additional public and Committee feedback, to create the Master Plan.

The park entrance at the corner of North and Franklin Streets was taken from Concepts 1 and 3. The close proximity of the splash pad to the playground in Concepts 1 and 2 was a popular idea that was incorporated. The perimeter walking path drew upon Concept 3. The ball field, reduced in size and relocated to another location within the park in as in Concept 3, was also well-received; feedback from the public and the Committee led to a refinement of the new ball field location, as described below.

The plan is divided into five parts: the T-ball/Softball Field, the Perimeter Trail, the Playground Area, the North Street Entrance, and the Flagpole Plaza. The following is a description of key improvements in each area.

1. T-ball / Softball Field.

The development of a new ballfield in the location of the southwest corner of the site maintains the use within the park while reorienting it to a north-northeast solar orientation, as preferred by DCNR. Because this is the lowest portion of the site, proper field grading will be required and underdrainage should be included.

New 90 degree pull in on-street parking located along the northern side of Ridge Street is directly adjacent to the field. The development of new walkways and field seating will create accessible connections from the parking to the field and accessible seating areas.

2. Perimeter Trail

An eight-foot-wide asphalt trail loops through the park, connecting park facilities and sidewalks. The layout to the loop path is 1/6<sup>th</sup> of a mile, lending itself to walking, jogging, and tricycle use.

3. Playground area

With the reduction of the ball field size, the new playground has been relocated from the edge of the park to a more central location. Component play structure and a basket swing provide opportunities to climb, jump, slide, and swing. Located directly adjacent to the playground is a small picnic pavilion, the zero-depth water play area, and a single-occupanancy restroom. Accessible walkway connections are provided between all facilities, and benches located within the playground provide for ample seating.

4. North Street Entrance

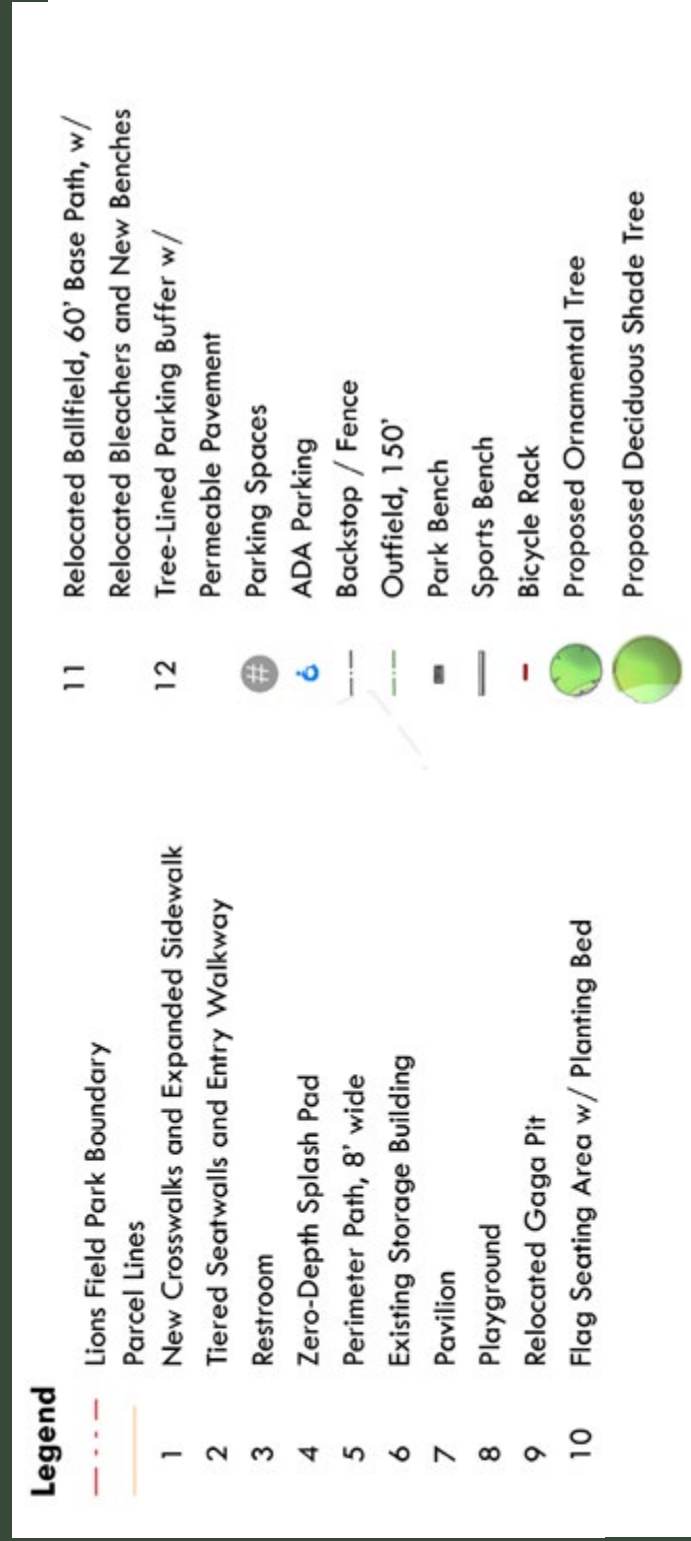
The North Street park entrance takes advantage of the change in grade to offer informal tiered lawn seating. Three low retaining walls curve to create a small amphitheater focused on a zero-depth water play area. A central walkway and steps provide access into the park. An accessible route adjacent to this area provides access to the lowest seat wall and zero depth water play area. New shade and ornamental tree plantings will provide dappled shade for the lawn seating areas. This space is envisioned as the “porch” of the park. It is a place where tweens and teens gather to hang out; a quiet place to sit for lunch or read a book; or an informal stage for an imaginative child’s impromptu performance.

5. Flagpole Plaza

The site’s loop walkway was laid out to incorporate the newly installed flagpole into the park design. A small plaza encompasses the flag and a formal brick or stone base to the pole is proposed. Two benches along the walkway opposite the flag offer a place to sit and look out over the ballfield. Display plantings surround the area, defining the space and creating a separation form the end of the ball field outfield.



# Lions Field Master Plan







Lions Field ADA Plan

## Existing Maintenance Capacity

A division of the Emmaus Borough Public Works Department currently maintains the park. While Lions Field is generally well maintained, there can be improvements to park maintenance. The maintenance practices show the Borough performs basic park services. This is due to limited staff hours available for park maintenance. Routine maintenance including litter 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. Regular inspection and periodic repairs of park structures will be necessary to maintain the quality of facilities. Regular maintenance of the restroom facility and trash removal will be required at a frequency based on the seasonal 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. Trees should be routinely inspected for hazards, and fence lines should be inspected for invasive plants or tree seedlings.

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 walkways / make repairs (1)
- Inspect play equipment weekly / make repairs (4)
- Clean restroom once week (4)
- Trash Removal weekly (4)
- Snow removal from sidewalks and primary walkways (as required).

### February

- Inspect walkways / make repairs (1)
- Inspect play equipment weekly / make repairs (4)
- Signage inspection and repairs (1)
- Inspect and mechanically remove invasive plants.
- Clean restroom once week (4)
- Trash Removal weekly (4)
- Snow removal from sidewalks and primary walkways (as required).

### March

- Inspect structures / make repairs (1)
- Inspect trees for winter damage / perform work (1)
- Inspect BMP's & remove debris as required (1)
- Inspect walkways / make repairs (1)
- Inspect play equipment weekly / make repairs (4)
- Inspect and mechanically remove invasive plants (1)
- Clean restroom once week (4)
- Trash Removal weekly (4)
- Mow lawns, ballfield, and trails shoulders (1)
- Snow removal from driveway, parking area, and primary walkways (as required).

### April

- Inspect walkways / make repairs (1)
- Inspect play equipment weekly / make repairs (4)
- Clean restroom twice weekly (8)
- Trash Removal weekly (4)
- Mow lawns, ballfield, and trails shoulders biweekly (2)
- Fertilize, aerate and over seed fields (1)

### May

- Inspect and open zero depth water play area (1)
- Inspect walkways / make repairs (1)
- Inspect play equipment weekly / make repairs (4)
- Clean restroom twice weekly (8)
- Trash Removal weekly (4)
- Mow lawns, ballfield, and trails shoulders weekly (4)

### June

- Clean restroom twice weekly (8)
- Inspect walkways / 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)

### July

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

### August

- Clean restroom twice weekly (8)
- Inspect walkways / 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)

### September

- Clean restroom twice weekly (8)
- Inspect walkways / 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

- Inspect and close zero depth water play area (1)
- Clean restroom twice weekly (8)

- 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

- Clean restroom once weekly (4)
- Inspect trees / 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

- Clean restroom once weekly (4)
- Inspect trees / 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 inclusion of the year-round restroom and water play area in the summer, there will be an increase in park operational needs. Consideration should be given to a water play manufacturer that delivers a turnkey system with options for remote control and monitoring. Such systems will automatically test water quality and treat water as required to meet safety standards and alert operators when issues arise. In development of the restroom, consideration should be given to inclusion of mechanized locks that allow the restrooms to lock automatically. For a full review of system-wide operation and program recommendations please refer to 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 Lions Field is bordered by residential homes, and active observation by neighbors should be encouraged. Additionally, 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 sets 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.

Additionally, there was a suggestion at Public Meeting #3 to provide some park lighting for safety and security.





4

Implementation





# Cost Estimates of Capital Improvements

Probable costs for development of Lions Field 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 Lions Field are estimated at \$ 828,691 (see Figure 5.1). Included in the total estimated cost are design and engineering fees of \$ 63,992 (estimated at 10% of the total site improvements); and a construction contingency of \$ 63,992 (estimated at 10% of the total site improvements). A detailed cost estimate for proposed improvements is provided in the appendix of this report.

# Project Phasing

Improvements to Lions Field 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.

| Lions Field Estimated Costs of Development |                 |            |
|--|-----------------|------------|
| Total Proposed Site Improvements           |                 | \$ 639,916 |
| Mobilization (2%)                          |                 | \$ 12,798  |
| Construction Surveying (1%)                |                 | \$ 6,399   |
| Erosion and Sedimentation Control (1.5%)   |                 | \$ 9,599   |
| Storm Water Management (5%)                |                 | \$ 31,996  |
| Construction Contingency (10%)             |                 | \$ 63,992  |
| Design and Engineering (10%)               |                 | \$ 63,992  |
| Total Estimated Project Costs              |                 | \$ 828,691 |
| Work Area                                  | Area Sub Totals |            |
| Site Preparation                           | \$ 16,275       |            |
| North Street Entrance                      | \$ 122,655      |            |
| Restroom Area                              | \$ 80,300       |            |
| Pavilion & Playground Area                 | \$ 202,098      |            |
| Softball Field                             | \$ 96,033       |            |
| Perimeter Path - 8' wide                   | \$ 66,878       |            |
| Flag Seating Area                          | \$ 6,597        |            |
| Ridge Street On Street Parking             | \$ 49,079       |            |



Lions Field Phasing Plan



*Phase A - \$210,970 Redeveloped Ball Field & Perimeter Pathway*

Phase A addressed the relocation of the existing ballfield. This is a high priority for the Borough due to the Firehouse expansion project's potential impact of the current ballfield. This phase also includes the development of the loop walking trail, a key component of providing accessible routes to park facilities.

*Phase B - \$264,955 Redeveloped Playground*

Phase B provides a much-needed play area to replace current play equipment and surfacing that does not meet modern safety standards. The incorporation of a pavilion in this phase will provide much needed shade and informal picnic opportunities within the park.

*Phase C - \$263,474 North Street Entry*

Phase C includes the development of the North Street entry, including the tiered lawn seating, restroom facility, and zero depth water play area.

*Phase D - \$89,292 Ridge Street Parking & Flag Plaza*

Phase D includes the development of pull in on street parking along Ridge Street and the flag plaza. The flag plaza cost, though modest, was developed as a finite plan component due to the interest expressed by the Lions Club to continue to help with improvements surrounding the flagpole.

**Funding Sources**

*Pennsylvania Department of Conservation and Natural Resources (PADCNR) - 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>

*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.

*Lions Club*

During the process of the master plan, Emmaus Lions Club expressed interest in continuing their support of Lions Field. Through Lions Clubs International, they have access to grant funding. The Lions Club grants require 50/50 matching funds. Additionally, the club is open to offering in-kind services.

*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



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| Lions Field Estimated Costs of Development |                   |
|--|-------------------|
| Total Proposed Site Improvements           | \$ 639,916        |
| Mobilization (2%)                          | \$ 12,798         |
| Construction Surveying (1%)                | \$ 6,399          |
| Erosion and Sedimentation Control (1.5%)   | \$ 9,599          |
| Storm Water Management (5%)                | \$ 31,996         |
| Construction Contingency (10%)             | \$ 63,992         |
| Design and Engineering (10%)               | \$ 63,992         |
| <b>Total Estimated Project Costs</b>       | <b>\$ 828,691</b> |
| Work Area                                  | Total Cost        |
| Site Preparation                           | \$ 16,275         |
| North Street Entrance                      | \$ 122,655        |
| Restroom Area                              | \$ 80,300         |
| Pavilion & Playground Area                 | \$ 202,098        |
| Softball Field                             | \$ 96,033         |
| Perimeter Path - 8' wide                   | \$ 66,878         |
| Flag Seating Area                          | \$ 6,597          |
| Ridge Street On Street Parking             | \$ 49,079         |



| Lions Field Estimated Costs of Development |  |           |              |                 |            |
|--|--|-----------|--------------|-----------------|------------|
| Total Proposed Site Improvements           |  |           |              | \$              | 639,916    |
| Mobilization (2%)                          |  |           |              | \$              | 12,798     |
| Construction Surveying (1%)                |  |           |              | \$              | 6,399      |
| Erosion and Sedimentation Control (1.5%)   |  |           |              | \$              | 9,599      |
| Storm Water Management (5%)                |  |           |              | \$              | 31,996     |
| Construction Contingency (10%)             |  |           |              | \$              | 63,992     |
| Design and Engineering (10%)               |  |           |              | \$              | 63,992     |
| Total Estimated Project Costs              |  |           |              | \$              | 828,691    |
|  | Work Item  | Quantity  | Unit Cost    | Total Item Cost | Total Cost |
| North Street Entrance Site Preparation     |  | 1 SF      | Sub Total    |                 | \$ 500     |
|  | Tree Removal   | 1 EA      | \$ 500.00    | \$ 500          |            |
| North Street Entrance                      |  | SF        | Sub Total    |                 | \$ 122,655 |
|  | Concrete Paving, Entrance Walkway and Sidewalk Expansion                       | 558 SF    | \$ 10.00     | \$ 5,580        |            |
|  | Tiered Seat Walls (46 in high,150 ft length) and Steps 3 sets                  | 1 LS      | \$ 22,500.00 | \$ 22,500       |            |
|  | Crosswalks and ADA Curb Ramp - 5' wide, Stamped, Color Treated Asphalt         | 2 LS      | \$ 2,500.00  | \$ 5,000        |            |
|  | Park Sign  | 1 EA      | \$ 5,000.00  | \$ 5,000        |            |
|  | Water Play Spray Area  | 1 LS      | \$ 75,000.00 | \$ 75,000       |            |
|  | Shade Trees  | 1 EA      | \$ 500.00    | \$ 500          |            |
|  | Ornamental Trees   | 6 EA      | \$ 500.00    | \$ 3,000        |            |
|  | Soil Admendments - 6 in depth  | 30 EA     | \$ 45.00     | \$ 1,350        |            |
|  | Lawn Seeding and Stabilization   | 5 MSF     | \$ 1,050.00  | \$ 4,725        |            |
| Restroom Area                              |  |           | Sub Total    |                 | \$ 80,300  |
|  | Restroom Building (1 toilet , unisex)  | 1 LS      | \$ 75,000.00 | \$ 75,000       |            |
|  | Bike Rack Concrete Pad   | 80 SF     | \$ 10.00     | \$ 800          |            |
|  | Bike Rack  | 1 EA      | \$ 1,500.00  | \$ 1,500        |            |
|  | Litter & Recycling Receptacles   | 2 EA      | \$ 1,500.00  | \$ 3,000        |            |
| Playground Site Preparation                |  | 1 SF      | Sub Total    |                 | \$ 2,500   |
|  | Remove playgound equipment; salvage gaga pit                                   | 1 LS      | \$ 2,500.00  | \$ 2,500        |            |
| Pavilion & Playground Area                 |  |           |              |                 | \$ 202,098 |
|  | Asphalt Walkways - 6ft wide and 10ft wide in spray pad plaza                   | 385 SY    | \$ 40.00     | \$ 15,404       |            |
|  | Asphalt Pad for Relocated Gaga Pit   | 37 SY     | \$ 40.00     | \$ 1,489        |            |
|  | Poured in Place Play Safety Surface  | 2,431 SF  | \$ 25.00     | \$ 60,775       |            |
|  | Playground Equipment - Component Pieces, & Basket Swing                        | 1 LS      | \$ 63,000.00 | \$ 63,000       |            |
|  | Pavilion   | 1 LS      | \$ 35,000.00 | \$ 35,000       |            |
|  | Survaillance Camera / wireless & solar / back up battery / 1yr data plan \$120 | 2 EA      | \$ 540.00    | \$ 1,080        |            |
|  | Picnic Tables  | 3 EA      | \$ 2,450.00  | \$ 7,350        |            |
|  | Litter & Recycling Receptacles   | 2 EA      | \$ 1,500.00  | \$ 3,000        |            |
|  | Benches  | 6 EA      | \$ 1,500.00  | \$ 9,000        |            |
|  | Shade Trees  | 12 EA     | \$ 500.00    | \$ 6,000        |            |
| Softball Field                             |  | 30,500 SF | Sub Total    |                 | \$ 96,033  |
|  | Removal of existing backstop   | 1 LS      | \$ 2,500.00  | \$ 2,500        |            |
|  | Field Grading  | 3,389 SY  | \$ 2.00      | \$ 6,778        |            |
|  | Under-drain  | 1 LS      | \$ 4,000.00  | \$ 4,000        |            |
|  | Infield Soil   | 159 CY    | \$ 32.50     | \$ 5,155        |            |
|  | Backstop   | 1 LS      | \$ 10,000.00 | \$ 10,000       |            |
|  | 10' Chain Link Fencing   | 180 LF    | \$ 40.00     | \$ 7,200        |            |
|  | Bases  | 1 LS      | \$ 200.00    | \$ 200          |            |
|  | New Team Benches   | 2 EA      | \$ 1,500.00  | \$ 3,000        |            |
|  | Outfield Area - Athletic Turf Soil, Seed and Stabilize                         | 48 MSF    | \$ 1,050.00  | \$ 50,400       |            |
|  | Accessbale Routes to Field - Asphalt Walkways                                  | 65 SY     | \$ 40.00     | \$ 2,600        |            |
|  | Relocate Bleachers on new Asphalt Pad - 10in profile                           | 1 LS      | \$ 1,200.00  | \$ 1,200        |            |
|  | Litter & Recycling Receptacles   | 2 EA      | \$ 1,500.00  | \$ 3,000        |            |
| Perimeter Path - 8' wide                   |  | 1,120 LF  | Sub Total    |                 | \$ 66,878  |
|  | Tree Removal   | 1 EA      | \$ 500.00    | \$ 500          |            |
|  | Asphalt Paving - 10in profile (6in aggregate & 4in pavement)                   | 996 SY    | \$ 40.00     | \$ 39,822       |            |
|  | Trail Shoulder Lawn Seeding and Stabilization                                  | 7 MSF     | \$ 1,050.00  | \$ 7,056        |            |
|  | Benches  | 8 EA      | \$ 1,500.00  | \$ 12,000       |            |
|  | Shade Trees  | 15 EA     | \$ 500.00    | \$ 7,500        |            |
| Flag Seating Area                          |  | LF        | Sub Total    |                 | \$ 6,597   |
|  | Asphalt Paving - 10in profile (6in aggregate & 4in pavement)                   | 36 SY     | \$ 40.00     | \$ 1,422        |            |
|  | Benches  | 2 EA      | \$ 1,500.00  | \$ 3,000        |            |
|  | Display Plantings  | 290 SF    | \$ 7.50      | \$ 2,175        |            |
| Ridge Street Entrance Site Preparation     |  | 1 SF      | Sub Total    |                 | \$ 13,275  |
|  | Tree Removal   | 4 EA      | \$ 500.00    | \$ 2,000        |            |
|  | Site Preparation / removal of existing conditions, saw cut ex. Asphalt         | 1 LS      | \$ 10,000.00 | \$ 10,000       |            |
|  | Removal Concrete Curb  | 255 LF    | \$ 5.00      | \$ 1,275        |            |



| Work Item   | Quantity    | Unit Cost        | Total Item Cost | Total Cost       |
|---|-------------|------------------|-----------------|------------------|
| <b>Ridge Street On Street Parking</b>                         | <b>1 SF</b> | <b>Sub Total</b> |                 | <b>\$ 49,079</b> |
| Concrete Curb   | 502 LF      | \$ 22.00         | \$ 11,044       |                  |
| Asphalt Paving - 12in profile (6in aggregate & 6 in pavement) | 470 SY      | \$ 45.00         | \$ 21,160       |                  |
| Concrete Paving - Sidewalk Adjacent to Street                 | 225 SF      | \$ 10.00         | \$ 2,250        |                  |
| ADA Symbol Parking Applique                                   | 2 EA        | \$ 75.00         | \$ 150          |                  |
| ADA Aisle Striping  | 228 LF      | \$ 2.00          | \$ 456          |                  |
| ADA Parking Sign(s)   | 2 EA        | \$ 285.00        | \$ 570          |                  |
| Parking Stall Striping - 4in wide, white/blue                 | 360 LF      | \$ 1.00          | \$ 360          |                  |
| Park Sign   | 1 EA        | \$ 5,000.00      | \$ 5,000        |                  |
| Detectable Warning Surfaces (DWS) - 2ft x width of walkway    | 20 SF       | \$ 25.00         | \$ 500          |                  |
| Stone Dust Pavement in Tree Pit - Permable                    | 113 SY      | \$ 5.20          | \$ 589          |                  |
| Shade Trees   | 8 EA        | \$ 500.00        | \$ 4,000        |                  |
| Litter & Recycling Receptacles                                | 2 EA        | \$ 1,500.00      | \$ 3,000        |                  |



| Estimated Costs of Development - Phasing Summary                         |                   |
|--|-------------------|
| Total Proposed Site Improvements   | \$ 639,916        |
| Mobilization (2%)  | \$ 12,798         |
| Construction Surveying (1%)  | \$ 6,399          |
| Erosion and Sedimentation Control (1.5%)                                 | \$ 9,599          |
| Storm Water Management (5%)  | \$ 31,996         |
| Construction Contingency (10%)   | \$ 63,992         |
| Design and Engineering (10%)   | \$ 63,992         |
| <b>Total Estimated Project Costs</b>                                     | <b>\$ 828,691</b> |
| Work Item  | Total Cost*       |
| Phase A. Redeveloped Ball Field & Perimeter Pathway                      | \$ 210,970        |
| Phase B. Redeveloped Playground  | \$ 264,955        |
| Phase C. North Street Tiered Seating, Water Spray Play Plaza, & Restroom | \$ 263,474        |
| Phase D. Ridge Street Parking & Flag Plaza                               | \$ 89,292         |

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





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## MEETING NOTES

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

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### ATTENDEES:

Roy Anders – Emmaus Borough Council / Former EYA board member

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

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

Shane Pepe – Borough Manager

Brent Reed, Public Works

Brent Stringfellow – Emmaus Planning Commission

Jackie Parks, Emmaus Planning Commission

Joe Parks, Penn Lighting

Kathleen Mintzer

Courtney Kennedy

Carol

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 ½ mile to ¾ 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 paly 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





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## MEETING NOTES

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|           |                         |                    |                      |
|-----------|-------------------------|--------------------|----------------------|
| Project:  | Lions Field Master Plan | Project No.:       | 20001.00             |
| Location: | Microsoft Live Event    | Meeting Date/Time: | 12.9.2020<br>7:00 pm |
| Re:       | Public Meeting #2       | Issue Date:        | 4.12.2020            |

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### ATTENDEES:

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

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

Shane Pepe – Borough Manager

Brent Reed, Public Works

Roy Anders

Wesley Barrett - Wesley Works, Inc.

Liz and Nate Brown

Deb Brownbridge

Courtney Kennedy - Resident

Rich Litzenberger – Lions Club

Tyler Long – Resident

April Schiel - Animal Control  
Officer/Medic RN

Steve and Sandy Schrauger – residents?

Lisa Simmons -resident?

Jason Void -resident?

Dan Ziegenfuss-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 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 Lions Field, such as the park's location facilities currently present in and around the park.
3. Sarah presented three preliminary concepts for Lions Field. The concepts have fields with various orientation or relocated to another site).
4. Comments and discussion took place for each concept alternative:
  - a. Concept 1:



- i. Roy stated that the local youth group for t-ball uses 60 ft base paths. We may need to refer to EYA, as it also uses the field for coach pitch, which has been 60 ft base paths.
  - ii. Shane stated that the Borough has received conceptual plans from an architect for the fire station; one includes an extension on the building into the parking area. This may need to be considered/discussed if this plan goes forward.
  - iii. A resident had a question about the impact that a water pad would have on runoff. Peter responded that a feature like this is self-contained, and the water is recirculating. When not in use as a water feature it can be a plaza, and runoff could run into it and into an infiltration area. Good comment that must be addressed.
  - iv. A resident asked what the justification for a water feature is with the investment in the pool this year. Peter responded that this idea was brought up at a previous meeting, which is why it is being explored.
  - v. A resident commented that his family would love a park like this first concept and would likely use it 5 times a week.
  - vi. A resident asked if a dog park is introduced in any of the following concepts. Pete responded that, no, a dog park is not proposed for this site because it is not large enough. Typically require two acres or more, and this site is just over two acres. Also, this is a residential area, neighbors might not want to hear barking. This may not be a good location, but we will look at other locations within the Borough that work be more suitable to the use.
- b. Concept 2:
- i. One resident asked to confirm that the second concept has a larger water play area than concept 1. Peter explained that this is a schematic plan, so sizes are not exact and can be flexible.
  - ii. One resident asked if the ball field was not a primary current use in the park that should be maintained. Peter answered that, yes, it currently is, but there has been discussion on exploring the idea of another location within the Borough, especially in light of the possibility of losing parking to the expansion of the fire station.
  - iii. A resident asked to clarify the Berger Street location and asked where would parking be in some of the alternate ball field locations mentioned. Sarah noted that the Berger St location may be tricky in regard to parking. Peter proposed that maybe the collaboration with the CWV Post to use their field may be a good alternative.
  - iv. One resident noted that the t-ball games seem to gather a nice sized crowd. With the Fire/EMS station possibly expanding, moving the field would eliminate some parking issues. Just an observation, as I work nights there and the parking lot is often full when I come to work at 6pm. Day time is likely not an issue.
  - v. A resident stated that, If the primary use of the park is for local residents, and they use it for t-ball, they do not understand taking the t-ball away. Peter responded, noting that there are different demographics represented– t-ball draws from beyond immediate neighborhood (EYA).



- vi. Roy noted that the field is used for 2 age groups, t-ball (ages 5-7 ) and coach pitch (ages 7-8). He is not a fan of taking the field out. Some of the other locations do have parking challenges. He proposed that, maybe at the back end of the park, by the weight room and the driveway, some parking could be created.

Peter asked the group for opinions regarding street parking if the parking lot is taken away.

Brent answered that it depends on who is playing and how many teams are playing that day. Here, it is mostly t-ball and rarely some overflow with coach pitch. He noted that, unfortunately, wherever people see parking, they will take it.

Peter asked the group if there were any opinions about moving the field use to the CWA Post facility.

Shane answered that issues arose in the past that led to the mutual decision to not use the field for EYA programs. He stated that maybe this can be re-visited, and a conversation can be had if it seemed like the best decisions.

Sarah pointed out that possibility of an alternate location by the Cintas Field on the adjoining community garden land. Shane noted that this area is used for soccer.

- vii. Shane suggested an area closer to Klines Lane; the water facility by the railroad tracks – there is plenty of space for t-ball field. It is a big grassy area that could fit a small field, and not much more.
- viii. An attendee suggested the open field off of 10<sup>th</sup> Street, a former Rodale property. Another attendee noted that Phoebe Ministries owns that land, and they may be a good partner.
- ix. An attendee asked if EYA pays rental or facility usage fees for the field at Lions. Shane answered that they pay no money, but they do help maintain all fields significantly. As long as players are over 50% residents, they will not be charged money. The attendee asked, If the ball field were moved out of this park, if EYA would still be responsible for helping with Lions Fields maintenance, to which Shane answered, no.
- x. An attendee commented that lots of families would be walking to the park for the playground and the field. Peter answered that this would be the case at another location if the field were to be relocated.

c. Concept 3:

- i. Roy noted that flipping the field would allow players to not be looking into the sun in the late afternoons, so this would be good. Sarah responded that, for t-ball, DCNR would allow this orientation. She is not sure if this also applies to coach pitch and will need to check on this.
- ii. An attendee asked if all playground concepts would be inclusive and handicapped accessible, to which Peter answered, absolutely.
- iii. An attendee noted that the water feature is far from the playground, which would make things harder for families visiting the park.



d. Overall:

- i. An attendee expressed that these concepts all look really nice. His preference is concept 3 because it is more open and inviting to people walking through the neighborhood. He likes 1 and 2 as well but is not crazy about anything with a fence. Regarding a dog park (he is with his dog 24/7), dog parks seem to deteriorate quickly. He would like to have the park be dog-walking friendly, (as in concept 3), and expressed that it would be nice if other Borough parks became dog friendly – the best walking paths are at Community Park. He grew up in Emmaus and has watched things evolve. Regarding parking in the area by the park, right now it is maybe one or two residents and mostly commercial. He is not sure if that many people are parking in the existing lot currently.
- ii. An attendee noted that he likes that concept 3 does not have batters hitting directly at the playground, but the water play is too far away from the playground..
- iii. April thanked the team for considering a dog park. She agrees that it is not feasible with the limited space here. She suggested that, if we could incorporate a dog-friendly walking path at one or two of these parks, it would be beneficial as long as people know etiquette; maybe offer dog waste stations. It is important that dog owners clean up after their dogs and keep them on leash.
- iv. Peter asked if dogs are allowed at any parks on leash, to which April answered, not that she knows of. Peter asked if this because there is a history of people not picking up after their dogs, or other issues. Shane answered, yes, and said that this has been an ongoing debate. He stated that Nate Brown as former Councilman, as well as Nate Barrett, can probably speak to this. Nate replied that Shane is right; it has been debated for many years. A lot of citizens would love a dog park, but it is a matter of where and how.
- v. Peter noted that one of the positives is that, where people walk their dogs, community develops, and these people become stakeholders. Most people are responsible. We will look at possible locations throughout the study. There needs to be a commitment to maintain it. Some dog parks have a no-fee user permit system with key entry access. When people have to sign something, they tend to be more responsible. Maybe we can suggest some things to try on a trial basis.
- vi. April stated that key entry access is much safer, but that she is against a dog park in the Borough – it is an issue of liability, cleanup, and unpredictable dogs. It would take a lot to convince her. If there is a conversation about this going forward, she would like to be a part of that discussion to make suggestions. Peter expressed appreciation for April's input and offer. He noted that other communities have gotten around these issues, and perhaps Emmaus can as well. Even playgrounds can be dangerous and create liability issues.
- vii. Rich stated that he thinks these proposals are great, and it is great to see that the Borough is looking to do some improvements. He lives near Boroline Park and is a Vice President of Emmaus Lions club. The Club used to own the park and sold it to the Borough. Keeping the namesake, they hope to help maintain



it, maybe monetarily. He asked if it is possible to present these concepts to the Board of Directors at Lions Club, even if virtually. Peter responded that we would be happy to present it, most likely virtually. He noted that the presentation will be posted online, but we would be happy to repeat this meeting with the club.

- viii. An attendee noted that she likes how concepts 1 and 2 have larger playgrounds, and that it is nice how the walking trails go to the corner on concepts 2 and 3. She agrees that a fence may not be the best, unless it has several breaks. She asked if there has been any thought of putting a 0-depth water feature on the Triangle instead of the fountain? Peter replied that, since it is a commercial area surrounded by streets, it might not be the best place for a play area. Shane agreed that the Council would most likely not like the idea, but to that end, noted that the Borough is doing a separate study looking at zero-depth water features.
- ix. An attendee who lives on North Street directly across from the storage building, expressed concern regarding parking. She has a spot in the back, but this may be an issue for elderly residents and visitors. She and her son like concept 3 - keeping the ball field there and having a place to go. They have lived there for 16 years. The park was a big feature - had a wooden bridge – but has deteriorated. Teenagers come through and even drive through. She suggested considering ample lighting or closing at dusk. She would hate to see something like this built and then destroyed by teenagers again.
- x. Peter responded that we try to design for vandal resistance. It is about good design, but also enforcement. Shane agreed that vandalism is an issue - this why the need for video surveillance was discussed before. Staff have chased people out of the park over the years -it is a revolving thing. This is an easy hangout for neighborhood teens, and there is definitely some vandalism which will remain a concern. Peter pointed to concept 3; in developing a plaza, maybe we develop a place that, if people are going to hang out there, they are easily viewed. Teenagers are typically the most underserved group in parks. Also, what we see in vandalism is that communities go through waves, ebbs and flows. Sarah also noted that, with technology today, it is easy to have measures such as solar cameras that upload video to a cloud eliminating needs for onsite data storage of video.
- xi. The neighboring resident noted that the vandalism has declined a little in past years. In the past there were broken seesaws, a broken wooden bridge. The couple of swings that are left – she hears them in the middle of the night and has called police to get kids out of the park. There is a sign that says the park closes at dark, but the sign is not visible and is often ignored. The park needs better lighting. Pete suggested good lighting and lit walkways so that the park is available for families after dinner – teenagers looking to cause trouble will go where other people are not. The technology – cameras, lighting – we will keep that at the forefront as we design.



- e. An attendee suggested that if there was a pavilion put in maybe the local school would use it. Peter agreed that a pavilion or shade structure could be a good use. Shade structures and more trees have become more important as we become more aware of the damage UV can cause. Another attendee also liked the idea of having a pavilion somewhere that kids and organizations could use.
  - f. An attendee asked, regarding accessibility to certain things in the park, if an organization like EYA would be able to get equipment to and from where it is needed. Sarah responded that the walkway w/ access gate on the west side of the site will be wide enough for loading.
  - g. Peter stated that we may come back with two options, one with and one without a ball field.
  - h. An attendee asked what the timeline is on breaking ground on park updates. Peter noted that the plan is scheduled to be finished in June. There will be competing priorities for the borough when pursuing grant funding from DCNR/DCED. If Lions Field became the priority, it may be 2-3 years away from breaking ground. Part of residents'/stakeholders' role is to let Borough Council members know if this is important.
  - i. Wesley noted that he spent 13 years on the council. He thought that everything presented is unique and there were some good conversations here. He asked about the idea of moving the field directly across from the existing field location in concept 3 and proposed that the northeastern corner of the field or southwestern portion might be better from usability standpoint. Peter noted that this is a good suggestion, as per solar orientation guidelines (especially the southwestern corner).
5. Peter wrapped up the meeting, encouraging the community to call or email to reach out with any questions, comments, or ideas for Lions Field. He asked if 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





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## MEETING NOTES

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|           |                         |                    |                     |
|-----------|-------------------------|--------------------|---------------------|
| Project:  | Lions Field Master Plan | Project No.:       | 20001.00            |
| Location: | Microsoft Teams Meeting | Meeting Date/Time: | 4.7.2021<br>7:00 pm |
| Re:       | Public Meeting #3       | Issue Date:        | 04.11.2020          |

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### ATTENDEES:

|  |   |
|--|---|
| Shane Pepe – Borough Manager   | Rob H. - Resident   |
| Chad Balliet – Emmaus Borough Council / Owner of South Mountain Cycle              | Kathy Mintzer - Resident  |
| Shana Baumgartner – Emmaus Borough Council / Chair of Parks & Recreation Committee | Peter Simone, RLA, FASLA – Simone Collins Landscape Architecture (SC) |
| Vince Tranguch – Resident, Lions Club Board Member                                 | 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 Lions Field; 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:
  - Vince: I am representing myself as a resident but am also here for the board of Emmaus Lions Club. Unfortunately, we have not been involved in the planning so far; I would like to offer the availability of our club as a source of funding. Questions:
    - Vince: Flag area – is it a high priority that it stays where it is located?
      - Peter: We left it there because it was recently installed, but if you or anyone else has the suggestion to move it, we could do that.
      - Vince: I would not be against moving it, but if it fits into the plan I think it is a good location. I think the flag seating area would be a project that the



Lions would be interested in investing in. We had discussed a monument or “in memory” for members/founding members of Lions club. We could fund that if it fits in with the plan.

- Peter: The tiered seating area could be a place that – plaques. We should have more conversations about what the Lions have in mind.
  - Vince: I do not want to come in at the 11<sup>th</sup> hour.
  - Peter: It is not too late; this is why this is a draft plan. We still have about 2 months for people to comment.
  - Sarah: I can definitely see plaques on the walls, maybe names in the walls too.
  - Vince: I did not see any mention of improvements to the facade of the existing building. Our club could be involved in that.
  - Vince: We could possibly look at funding other portions of the project (restroom, planning). We can apply to get the Lions of PA grant – 50/50 grant. We got one for the flagpole.
    - Peter: This project will go over several years, so depending on interest, we could work with you to create an outline of what you can do over 3, 5, or 7 years. This could keep the Lions involved, build constituents at the park, and involve kids on Lions projects. For example, there could be community projects where you coordinate with the Borough and have kids plant 1,000 daffodils (for example). Also, the storage building could be a good candidate for a mural project.
  - Vince: Lighting and security – I think lighting is lacking; something like this would lend itself to more lighting.
    - Peter: Do you have any suggestions? Lighting is not in the cost, but we can add it. It is an important ongoing discussion.
  - Peter: We will email you a PDF of this presentation and the draft plan.
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 Lions Field Plan at:
  - d. <https://www.surveymonkey.com/r/LionsFeedback>
  - e. Comprehensive Recreation and Open Space Plan / Comprehensive Trails and Greenways Plan / Lions Field and Lions Field Final Plan Public Meeting 4 – June 30<sup>th</sup>, 2021
  - f. Emmaus Borough website <https://www.borough.emmaus.pa.us/emmaus-comprehensive-parks-recreation-open-space-greenways-trail-study/>
  - g. 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 asked if 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.

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## MEETING NOTES

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

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### 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



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EMMAUS LIONS CLUB FIELD