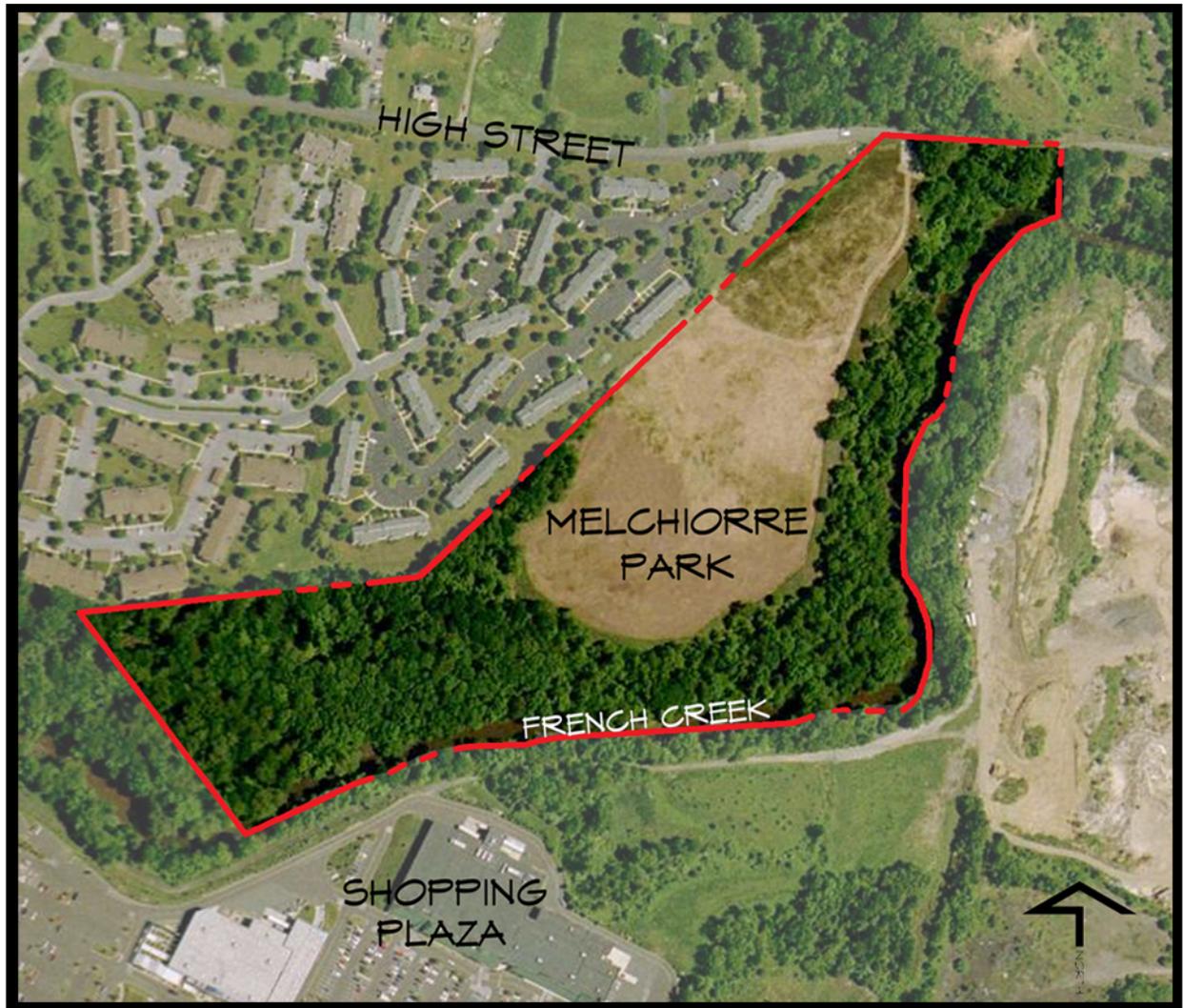


Melchiorre Park

Master Plan



Prepared by:



Prepared for:
Borough of Phoenixville
140 Church Street
Phoenixville, PA 19460

December 2008

Melchiorre Park

Master Plan

Borough of Phoenixville
Chester County, Pennsylvania
December 2008

Prepared for:

Phoenixville Borough Council Members
Council President, Henry Wagner
Vice President, Richard Kirkner
Assistant Secretary, Michael Handwerk
Councillor, Carlos Ciruelos
Councillor, Michael Speck
Councillor, Jeffery Senley
Councillor, David Gill
Councillor, Kendrick Buckwalter

Study Committee

E. Jean Krack, Phoenixville Borough Manager
Anthony DiGirolomo, former Phoenixville Borough Manager
Don Edwards, former Phoenixville Borough Manager/Engineer
Julie Gaudan, former Phoenixville Borough Councillor
Tom Carnevale, Phoenixville Borough Planning
Bob McTamney, former member of the Phoenixville Borough Recreation Board
Richard S. Gyuris, Phoenixville Marian Youth Club
Brain Mohan, Westridge Apartments Home Owners Association
Richard Barkley, Westridge Apartments Home Owners Association
Henry Wagner, Phoenixville Council President
Kim Cooley, Phoenixville Chamber of Commerce
Lou Beccaria, Phoenixville Community Health Foundation
Pat Nattle, Phoenixville Recreation Board Chairman
John Messina, former Phoenixville Borough Councillor
Ray Jenkins, Phoenixville Area High School Athletic Director
Melissa Gibbons, Phoenixville Recreation Department Director
Brian Watson, Phoenixville Borough Public Works Director

Consultants

Yost Strodoski Mears, York, PA
Toole Recreation Planning, Doylestown, PA



This Project was financed in part by a grant from the Community Conservation Park Partnership Program Keystone Recreation, Park and Conservation Fund, under the administration of the Department of Conservation and Natural Resources, Bureau of Recreation and Conservation.

Melchiorre Park Master Plan

Table of Contents

Executive Summary

Introduction	Executive Summary-2
The Master Planning Process	Executive Summary-2
The Melchiorre Park Master Plan	Executive Summary-3
Cost and Implementation Analysis.....	Executive Summary-4
Operations and Management.....	Executive Summary-4
Management Recommendations for Melchiorre Park.....	Executive Summary-6

Chapter 1 - Planning the Park

Introduction	1-2
Chester County and Phoenixville Borough	1-2
Phoenixville Borough Parks	1-2
Phoenixville Demographic Profile	1-3
Melchiorre Park Master Planning Process.	1-4

Chapter 2 - Public Participation

Public Participation Process	2-2
Goals for Melchiorre Park.....	2-5

Chapter 3 – Inventory and Analysis

Introduction	3-2
Site Description	3-2
Surrounding Land Use.....	3-4
General Site Features.....	3-4
Site Soils.....	3-5
Summary of Site Analysis Findings.	3-6

Chapter 4 - Alternative Designs

Introduction	4-2
Conceptual Alternative A.....	4-2
Conceptual Alternative B	4-5
Study Committee Review of Alternatives.....	4-8
Pre-Final Design.....	4-8
Public Review of the Pre-Final Design	4-10

Chapter 5 – Master Plan

Melchiorre Park Master Plan.....	5-2
Development Considerations.....	5-7

Chapter 6 - Cost and Implementation Analysis

Cost Analysis.....	6-2
Implementation Considerations.....	6-3
Funding Park Capital Improvements.....	6-4
Probable Construction Cost Opinions for Melchiorre Park	6-7

Chapter 7 – Operations and Management

Introduction	7-1
--------------------	-----

Purpose of the Operation and Management Plan	7-1
1. Melchiorre Park Vision and Mission.....	7-2
2. Community Recreation Opportunities.....	7-3
3. Risk Management.....	7-5
4. Maintenance Management.....	7-6
Maintenance Budget Estimate	7-10
Conservation Area of Melchiorre Park.....	7-14
5. Management Recommendations for Melchiorre Park.....	7-17

Appendix A – Student Survey Results

List of Maps

Melchiorre Park Site Analysis	3-3
Melchiorre Park Conceptual Alternative A	4-4
Melchiorre Park Conceptual Alternative B.....	4-7
Melchiorre Park Pre-Final Design	4-9
Melchiorre Park Master Plan	5-6
Melchiorre Park Phasing Plan.....	6-6



Executive Summary

Introduction

Melchiorre Park is 27.5-acre parcel located on West High Street along French Creek in Phoenixville Borough, Chester County, Pennsylvania. In 2003, the Borough of Phoenixville took the opportunity to strategically plan for the future development of community recreation in the Borough with the purchase of a 27.5-acre property for the development of a community park.

The recommendations and goals contained in the master plan report for Melchiorre Park are the result of an extensive public participation process and may continue to evolve as the Borough of Phoenixville works toward its implementation. These include:

- Provide a community park that meets the needs of the Phoenixville community.
- Preserve and enhance the natural resources of the site.
- Involve Phoenixville Borough residents in the master plan.

Melchiorre Park Vision and Mission

Vision Statement

Melchiorre Park will be a hub of community activity in Phoenixville Borough. The park will provide opportunities for experiencing nature, fun, sports, and active healthy lifestyles. It will be a destination for citizens of all ages, interests, and abilities. In the future, a community building in the park will serve as a location for year round recreation opportunities.

Mission Statement

We accomplish this through quality programs, activities and events; community outreach; and well-maintained parks and facilities and an aesthetically pleasing environment provided by professional and caring employees, contractors, and volunteers.

The Master Planning Process

Phoenixville Borough retained Yost Strodoski Mears (lead consultant) and Toole Recreation Planning to develop the master plan. With expertise in landscape architecture, park design, recreation planning, and public participation, the planning team undertook a planning study that spanned several years.

The planning process was rooted in extensive public involvement in the form of a Study Committee, key person interviews, a student survey, and public meetings. A comprehensive field investigation, inventory, and analysis were completed to gain an understanding of the site's natural resources.

The planning process considered potential park visitors, site characteristics, adjacent and nearby land uses, leisure needs and trends, and the desires and concerns of Borough residents. Based on the findings, the planning team developed alternative designs with different approaches to site goals and potential improvements. Following reviews of alternative designs, a final master plan for Melchiorre Park was developed with detailed proposals for improvements to the park site, suggested phase implementation, and a cost analysis. With the recognition that park operations are the most significant lifetime cost of a park, the study also explored maintenance management, park operations, maintenance management, and alternative financing alternatives.

The Melchiorre Park Master Plan

The Melchiorre Park Master Plan presents the overall vision for the property and the physical configuration of facilities and activity areas. The plan provides a blueprint for the park that can be implemented in various phases over time.

Proposed Park Design and Features

The design for Melchiorre Park provides recreation facilities and creates areas that target community recreation needs, and provide opportunities for enjoyment of the outdoor setting and natural area. The design maximizes the development of recreation facilities concentrated within the existing open upland area while retaining and enhancing natural resources along the French Creek corridor along the site's southern and eastern borders. The design provides facilities and activity areas for sports teams, families, seniors, adults, persons with disabilities, teens, youth, and tots.

The Master Plan recommends the following improvements and features:

Community Buildings – A community building is proposed in the northern portion of the park near the High Street entrance. The community building offers year-round recreation facilities for people of all ages and interests. The community building will include an indoor gymnasium and basketball courts, a fitness center, offices, and meeting rooms for special events and private gatherings as well as restrooms for daily park users.

Athletic Fields – The Melchiorre Park Master Plan proposes three athletic fields for organized play. Ball fields include a large adult softball field south of the community building and a smaller youth baseball or softball field opposite. Sharing the outfield of both ball fields is a full size multipurpose field developed for soccer, football, lacrosse, or rugby. Due to the overlapping fields, open space will be available when either softball or the multipurpose fields are in use for other unprogrammed activities, such as badminton, lawn volleyball, and disc throwing. The ball fields will include field lights for extended hours of play.

Tot Lot – A tot lot compliments the athletic fields next to the concessions plaza and creek overlook. The tot lot is for ages two to five years old and its location next to the concessions plaza offers tables, chairs, shelter, and shade for the convenience of caregivers.

Concessions Plaza – One concession/storage/pavilion building is proposed to accommodate the athletic fields and park users. The building is conveniently located adjacent to the multipurpose field and adjacent to the outfields of both softball fields. A picnic area plaza will surround the facility with tables and chairs adjacent to the tot lot and French Creek overlook area. The pavilion and concessions plaza has the potential for rental opportunities.

Natural Areas – The wooded slopes and wetland areas along the French Creek corridor are maintained and enhanced throughout the park. Stabilized creek access areas are provided for anglers and creek study and provide environmental education opportunities. The existing wooded areas on site are retained. The natural areas in Melchiorre Park provide numerous ecological and recreational benefits to the park and community.

Trails and Trail Connections – A comprehensive system of paved, aggregate, and earthen trails has been developed throughout the park to link the various park facilities, meet ADA accessibility standards, and provide walking and jogging opportunities throughout the park. The proposed trail system will extend off site in three locations to connect to the local and regionally proposed High Street Trail, French Creek Trail and the Schuylkill River Trail. A pedestrian bridge is proposed to span French Creek to the south of the Melchiorre Park to provide a connection to the French Creek Trail corridor and the existing commercial shopping plaza.

Sustainability and Green Design – The development of a park site provides an opportunity to incorporate green design techniques and features. Integration of green design principals and products for construction of the park site is encouraged to minimize the impact on the site's natural resources, promote sustainable

development, and provide demonstration elements that further public education regarding sustainability and green initiatives. Best Management Practice principles will be implemented to promote stormwater infiltration on site and reduce site disturbance.

Cost and Implementation Analysis

Melchiorre Park will be an investment in the active and passive recreation opportunities for residents of Phoenixville Borough. These opportunities will require the investment of significant capital expenditures and dedication of municipal staff to realize the vision established in this master plan. The development of Melchiorre Park will occur in phases over several years. To guide the development of the park, cost estimates have been completed based on the findings of this master plan and knowledge of similar park development. A summary of the phased costs are outlined in the following chart:

Melchiorre Park Probable Construction Cost Opinions	
Phase 1 – Athletic Fields	\$923,781
Phase 2 – Community Building	\$8,552,940
Phase 3 – Tot Lot and Concessions	\$811,537
Phase 4 – Creek Trails	\$323,699
TOTAL	\$10,611,957

Operations and Management

Melchiorre Park expands the parks and recreation opportunities for the citizens of Phoenixville Borough. The park maintenance management plan for Melchiorre Park is based upon the Borough’s approach to park maintenance underway in the existing park and recreation system. The operations and management plan reflects both a systematic approach and an estimate of what it will take for the Borough to care for Melchiorre Park. It provides a critical snapshot of the anticipated cost to maintain and operate the park allowing elected and appointed officials, planners, managers and funding agencies to come to terms with what is possible to achieve of the concept plan.

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

This operations and maintenance plan sets forth a strategy for managing the park once it is developed. The plan should serve as a working document to be used as a guide in maintaining the park, allocating financial and human resources and then revised as information is developed as part of a workload cost tracking system for this and other Borough parks.

Risk Management

Having safe facilities for visitors as well as protecting the public investment is essential to Phoenixville Borough. Public perception that the parks are safe is important to their success. As part of establishing safe parks that limit the Borough’s exposure to liability, effective risk management can help to protect both park visitors and the Borough. Coordination with the Borough’s insurance carrier throughout the development and operation of the park would be helpful in reducing risk. The advice of the carrier is helpful in identifying and adopting practices to insure visitor and park safety.

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

Risk Management is a standard operating practice of parks and recreation agencies. Risk includes the possibility that harm could result from a hazard that would cause personal injury, death, property damage, economic loss or damage to the environment. To manage risk in Melchiorre Park, three steps are needed:

1. Risk Identification and Assessment
2. Risk Assessment
3. Risk Management Plan

Maintenance Management

Maintenance management is the process by which Phoenixville Borough plans, directs, and controls the care of parks and recreation facilities. Melchiorre Park should reflect an effective level of service; an inviting, clean and attractive appearance; and the reality of fiscal and human resource limitations of the Borough. Phoenixville Borough has experience in maintaining the eleven other municipal parks.

Routine scheduled maintenance provides the foundation for effective park security and risk management. A park that is well designed and maintained attracts visitors. The more use a park gets, the less vandalism occurs. When park visitors see that a facility is well cared for, the risk of vandalism and other undesirable social behaviors tends to diminish. Parks that are not well tended get fewer visitors and higher levels of vandalism. With a maintenance plan in place, there will be a clearly defined direction for the maintenance goals and operations.

Maintenance Challenges and Opportunities

Park maintenance in Phoenixville falls under the Public Works Department and the Recreation Department. In addition, the Borough contracts out grass cutting that includes Melchiorre Park. Melchiorre Park will require a variety of park maintenance skills including sports turf management, natural resource management, custodial care, and customer service. The conservation of natural resources is a very important management function for Melchiorre Park as about more than half of the site will remain in a natural state and the park abuts the French Creek. Other tasks include citizen outreach, volunteer supervision, issuing of permits and facility scheduling, programming, budgeting, personnel, procurement, policy development, and other tasks that will emerge with park use.

Maintenance Goals

The goal of park maintenance of Melchiorre Park to provide a clean, safe, and attractive facility for the healthful and enjoyable use by the community and the conservation of natural resources through implementation of an efficient and effective management program.

Maintenance Standards

Maintenance standards set forth the level of care that park and recreation facilities receive. Assigning maintenance standards will enable the Borough to maintain Melchiorre Park in conjunction with the other municipal parks with respect to needs and resources. Targeting the level of care will enable Phoenixville Borough to direct resources to balance public use with natural resource conservation. The maintenance standards provide a common frame of reference for the community including elected and appointed officials, Borough employees, maintenance staff, administration, contractors, partners, sponsors, park visitors and the citizens.

Financing

The following table is the projected operating budget for Melchiorre Park. This budget comes out to about \$3,024 per acre cost.

Melchiorre Park Estimated Operating Budget	
Personnel - Maintenance	43,819
Equipment	9,389
Conservation area	6,400
Insurance	0
Patrolling	0
Park Materials and Supplies	8,000
Mowing Contract	1,980
Tree Contract	6,000
Utilities	0
TOTAL	75,588
Contingency	7,560
TOTAL	83,148
CIP Reserve Budget – 2% of development costs <i>annually</i> in fund dedicated to cyclic repairs and park improvements.	\$94,000

The following table presents the potential revenues for Melchiorre Park. Potential revenues for Melchiorre Park would be derived from programs, friend’s organizations and user fees. It is assumed that the concession stand would be used by sports league to generate revenues to offset league expenses. It is strongly encouraged that the Borough consider field use fees that would go towards offsetting maintenance costs. A usage fee should be charged to permittees who use ball field lighting to cover energy costs.

Melchiorre Park Potential Revenue Sources	
Item	Projection
1 Pavilion - rental at \$50 (average) per day for 30 days.	1,500
Park Friends	1,000
Potential program fees from camps, programs and one special event.	8,000
Field Use Fees & utility	TBD
TOTAL Projections	\$10,500

Management Recommendations for Melchiorre Park

To keep pace with new park development, citizen demands and expectations as well as to allocate resources effectively, enhancing capacity and expertise in the functional areas of park management is crucial. This would include the establishment of a planned maintenance management system, staff certification as playground safety inspectors, and natural resource management. Consider the following:

- A. Develop a workload/cost tracking system for the Borough parks and recreation facilities. By generating information to understand the real cost of labor, equipment, supplies and utilities, the Borough will be able to allocate resources most effectively.
- B. Develop a natural resource plan for the conservation area of Melchiorre Park. Work in collaboration with the Penn State Extension Service, the Conservation District, Chester

- County Parks Department, local conservation organizations, and /or area universities to develop this plan.
- C. Consider adopting a “Carry In - Carry –Out” policy for trash. This would mean that park visitors would carry out whatever trash they bring in. This would apply to groups such as sports organizations using the park.
 - D. Work with community sports groups in implementing a field use and sports turf management program.
 - E. Consider developing an environmental education and programming component of the recreation program area. This could be done as staff time allows. Partnership with Chester County, conservation organizations, the School District, and others could help the Borough accomplish this.
 - F. Develop policies on park use, materials, supplies and practices that are environmentally friendly.

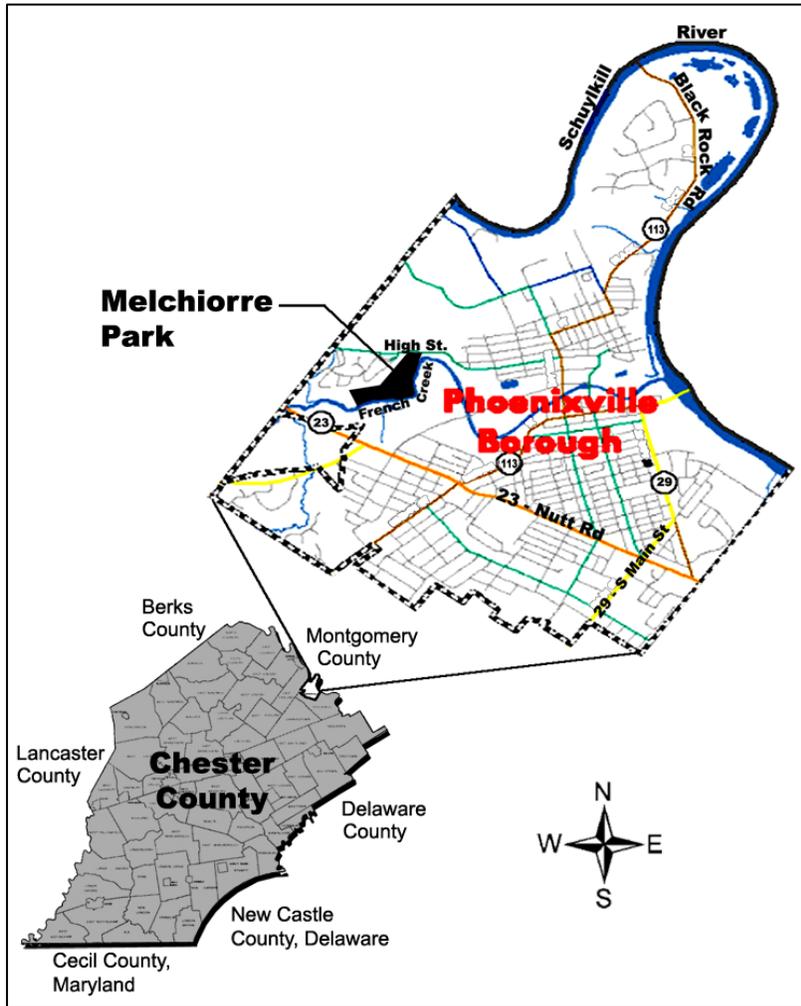


Chapter 1

Planning the Park

Introduction

In 2003, the Borough of Phoenixville took the opportunity to strategically plan for the future development of community recreation in the Borough with the purchase of a 27.5-acre property. The property is located on West High Street east of the Westridge housing development along French Creek. The master plan for Melchiorre Park is the result of the Borough's commitment to the preservation of open space and the development of recreational areas for the benefit of Borough residents. The master plan will formalize a vision for a community park in the Borough and create flagship recreation facilities for the Borough.



Chester County and Phoenixville Borough

Chester County is located in southeastern Pennsylvania bordered by the state of Maryland to the south, the state of Delaware to the southeast, Lancaster County to the west, Berks County to the northwest, Montgomery County to the northeast and Delaware County to the east. The 2000 U.S. Census for Chester County documented 433,501 residents in 73 municipalities. Phoenixville Borough is located in northeastern Chester County at the intersection of two important waterways, the Schuylkill River and French Creek. Phoenixville was historically an important industrial center approximately 27 miles from the city of Philadelphia. Today, Phoenixville has a significant existing downtown, historic homes, and has been undergoing a significant revitalization campaign.

Phoenixville Borough Parks

Phoenixville Borough is semi-rural/suburban community with ten existing neighborhood parks, two existing community parks, two future parks areas (including Melchiorre Park), and one athletic field at Valley Forge leased from the Federal Government. Currently, the Borough offers many playgrounds, picnic areas, and several basketball courts throughout its parks. Tennis courts are located in two parks, a small street hockey court is located at the High Street Playground, and a small ball field is located in Reeves Park.

This master plan explores options for the development of a community park with facilities that reflect community need. The process of developing the master plan considered the potential park users, the park

site characteristics, adjacent land uses, Borough recreation needs and goals, recreation and leisure trends, and the desires of the community. A public participation process was undertaken to gain input from the Borough residents regarding appropriate park facilities. Public participation included working with a Study Committee, conducting key person interviews, completing a student survey, and holding public meetings.

Phoenixville Demographic Profile¹:

The population of the municipality did not change significantly in the last decade with a 1.8 percent decrease in population. The US census 2000 population of 14,788 includes 3,569 children and youth ages 19 years and younger and 6,256 adults between the ages of 20 to 44 years old. Together these age groups encompass 66-percent of the municipal population. There are 2,048 adults over 65 years old, approximately 14-percent of the municipal population. The median age of the municipality is 35.8 years old. These statistics illustrate the need to provide leisure facilities for families and youth.

2000 Population:	14,788: 2,859 persons age 14 years old and younger. 2,048 persons 65 years old and older.
Gender:	48.3 percent male and 51.7 female
Race/Ethnicity:	86.9 percent white, 7.7 percent African American
Median Age:	35.8 years old, a little younger than Chester County's median of 36.9
Population Growth:	-1.8 percent or 278 person decrease in population between 1990 and 2000
Population Projections:	2010: 15,410 and 2020: 15,680 per the Chester County Planning Commission

Households and Housing:

Family Households:	3,673 or 56.9 percent
Persons Per Household:	2.25 persons
Owner Occupied:	56.0 percent
Housing Units:	6,460 units
Median House Value:	\$149,900

Socio-Economic Characteristics:

Per Capita Income:	\$22,911
Median Household Income:	\$54,424
Families In Poverty:	4.2 percent, higher than Chester County's rate of 3.1 percent
Employment:	37.3 percent are employed in managerial/professional positions; 30.1 are employed in sales and office occupations, 10.9 percent in production, transportation, and material moving occupations, 6.5 percent in construction, extraction, and maintenance occupations, and 15.0 percent in service occupations. Only 0.2 percent is employed in farming, fishing, and forestry occupations.

¹ US Census

Education: 82.6 percent of those over 25 have a high school diploma or higher; 25.8 percent have a bachelor's degree or higher.

Demographic Profile Summary:

Phoenixville Borough is a diverse community with about 13% percent minority population. The Township is slightly younger and has a lower per capita income than the County as a whole. The median house value in Phoenixville Borough is well below the County at \$149,900 in the Borough to \$178,900 in the County. High school diploma and bachelor's degree attainment levels are lower than the County as a whole. The number of people 14 years old or younger (2,859) is greater than the number of people over 65 years old (2,048) living in the Township.

Melchiorre Park Master Planning Process

The planning process for Melchiorre Park Master Plan was designed to create a vision for the site, a vision that harnesses the site's opportunities, enhances the site's natural resources and provides recreation that accommodates community need. The process included five parts:

1. Inventory and Assessment
2. Public Participation
3. Development of Alternative Designs
4. Final Design
5. Operations and Management

1. Inventory and Assessment

The development of the Melchiorre Master Plan was guided by the analysis of the site's natural and man-made resources, consideration of the surrounding land uses, and the assessment of recreation need.

Site visits were conducted throughout the planning process to evaluate the site characteristics and identify site opportunities and constraints. Chapter 3 – Site Analysis of Melchiorre Park documents the findings of the inventory and assessment phase of the planning process.

2. Public Participation

To assure that the design for the park is community based, broad citizen input was critical. Input from local citizens was gathered in four ways; working with a Study Committee, conducting key person interviews with residents and professionals having specific recreation interests, completing a student survey, and presenting the project at public meetings. Chapter 2 – Public Participation documents the findings.

3. Development of Conceptual Alternative Designs

Conceptual alternative designs were developed as part of the planning process. The alternatives were composed to achieve various park goals and explore park development opportunities. Following a review of the alternative designs, a pre-final design was developed. The alternative designs are documented in Chapter 4.

4. Final Design

The final design phase of the planning process involved the preparation of a detailed park design and determination of development costs. The final design was developed in collaboration with the Study Committee. The final park master plan is documented in Chapter 5.

5. Operations and Management

Park operations are the most significant lifetime cost of a park. The planning process included outlining an effective management plan for Melchiorre Park. This plan includes recommendations for programs, staffing, and park maintenance management.



Chapter 2

Public Participation

Public participation was a key component of the Melchiorre Park Master Plan planning process. Public participation was important for the following reasons:

1. Local residents, organizations, Borough staff, and County staff have useful and insightful information to contribute to the development of a relevant plan.
2. It provided a forum in which concerns and ideas could be identified, aired, and addressed.
3. Stewardship, and a sense of ownership and trust are established through community interaction and involvement.

Public input was gathered by working with the study committee, conducting key person interviews, completing a student survey, and holding public meetings.

Public Participation Process

Study Committee

A Study Committee was formed to help steer the development of the master plan and work with the project consultants. The Study Committee included representatives of the following interested groups: a member of the Chamber of Commerce, park neighbors, members of the Westridge Apartment Home Owners Association, representatives from the Phoenixville Area School District, a member of the Phoenixville Marian Youth Club, a representative from the Phoenixville Community Health Foundation, a representative of Phoenixville Area Positive Alternatives, Borough Council members, a Borough Planning representative, and Borough Recreation Department staff.

The 27.5-acre site was purchased to provide Phoenixville Area residents with an active recreation facility fulfilling the various community needs. With this goal as guidance the committee provided input at the outset of the project by brainstorming other goals and ideas for the park. The questions and responses are outlined below:

Question No. 1: What opportunities exist for developing the park?

- 110' Phoenixville Bridge – two spots for crossing
- Trailhead – connect to Schuylkill Trail
- Borough owns approximately (nine acres) on south side of creek
- Dogwood Festival
- Naming
- Fill from adjacent developments
- Fishing
- Pedestrian connections

Question No. 2: What facilities and activity areas should be considered for development at the park?

- Basketball courts
- Tennis courts
- Multipurpose fields
- Adult Soccer
- Youth Soccer
- Lacrosse
- Field Hockey
- Football
- Small playground
- Picnic areas
- Community Center with outdoor pool and gym
- Ice skating rink
- In-line/Rollerskating
- Skate park
- Parking
- Trails
- Restrooms

Question No. 3: What are the concerns for park development?

- Steep slopes
- Proximity to Westridge Apartments
- High Street is dangerous.
- Time of operation – adjacent neighborhoods
- Utilities
- Two foot soil cap
- Adjacent quarry
- Adjacent parcel to west – dedicated from Westridge
- Island to rear of shopping center
- Wetlands and flooding
- Site configuration

Question No. 4: Who will use the park?

- Organized sports groups (youth and adult)
- School district
- Fisherman
- Hikers
- Seniors
- Persons with disabilities
- Walkers

Question No. 5: What are the Community Center needs?

- Open year round
- Gym and outdoor pool
- Community rooms (computer rooms, arts and crafts rooms, etc.)
- No immediate partners
- Two full sized basketball courts
- Fitness areas

Key Person Interviews

The consulting team conducted a series of key person interviews to obtain additional input regarding Melchiorre Park. Citizens and persons with specific insight into the park were contacted. Input was gathered from members of the Phoenixville Recreation Department, the Phoenixville Area School District athletic director, the Phoenixville Marian Youth Center, the Schuylkill River Greenways Association, the Schuylkill Canal Association, and the First Line Skateboard Shop in Phoenixville.

The interviewees were asked about ideas they had for development of the park based on their professional and personal role in the community. The needs for active recreation and leisure-time facilities in the community were recorded and any concerns they have about the park site were recorded. The interviews resulted in a variety of ideas and comments noted below:

Recreation needs, ideas, and opportunities:

- Two key person interviewees reported that a large multipurpose field or soccer field was needed. There are currently no soccer fields available in Phoenixville. Most community soccer leagues use Charlestown Township's fields. A multipurpose field would maximize the uses, from the community adult flag foot ball league and rugby league, to the growing area lacrosse leagues and girl's field hockey leagues.
- An indoor recreation facility was also mentioned by two of the four key person interviewees. Indoor basketball courts and gymnasiums are needed as well as a fitness center. There are community volley ball leagues that would also potentially use the indoor gyms.

- Connecting trails, walking opportunities and picnic areas were referenced as desired passive recreation park features.
- A softball field was cited as a need in one interview and a baseball field was cited in another. The Borough is in need of an additional ball field for community baseball and softball leagues.
- Providing a connection trail to the Schuylkill River Trail was advocated, as was providing a connection to the French Creek trail that leads to the newly built Phoenixville Visitor's Center in downtown Phoenixville.
- Using the available Borough bridge was advocated to span French Creek on the south of the site and provide a pedestrian connection to the shopping plaza and parking lot.
- A playground for children would be utilized by all the new families in the new residential development in the area.
- Provide support facilities as part of the park development to include: family picnic areas, concession, restroom facilities, and lighting.
- French Creek is a stocked trout stream and the park should provide creek access for fisherman.
- Active recreation facilities were emphasized by all interviewees as needed in the Borough.
- If connecting to the Schuylkill River Trail, it was recommended that the creek trail on site possess similar characteristics as the Schuylkill River Trail in logo, signage and trail character, such as trail width, and providing users visual access to the water.

Project Concerns:

- The High Street entrance and traffic safety was a concern for children riding their bike along High Street to the site.
- Getting down to the creek level from the upper portion of the site was a concern due to the steep slope and the dense vegetation.
- Concern for the creek bank stability when being used by fisherman.
- Having enough parking for the recreation facilities is a concern.

Student Survey

The Phoenixville Recreation Department distributed a survey questionnaire to 1500 students of Phoenixville Middle School and Phoenixville High School, grades seven through 11, during the master plan process. The survey requested information about current recreation use patterns, recreation interests, and facility preferences for a Community Recreation Center. The survey results were considered as part of the master planning process. The survey results are documented in Appendix A.

Public Meetings

Two public meetings were held to involve the public in the master plan process. The first meeting was held to present the pre-final design and provide the opportunity for residents to voice their thoughts and concerns regarding the proposed design. A final meeting was held at the conclusion of the master plan process to present the final design to the public at a regularly scheduled meeting of the Phoenixville

Borough Council. The results of the pre-final public meeting review are documented in Chapter 4, Alternative Designs.

Goals for Melchiorre Park

Goal 1: Provide a community park that meets the recreation needs of the Phoenixville community.

Objectives:

- Provide park amenities desired by the community.
- Explore possibility of an indoor Community Center on site and provide park facilities and amenities that complement the indoor recreation opportunities.
- Create a year-round park that allows for active recreation as well as passive activities and the enjoyment of the natural setting.
- Provide facilities to accommodate various group sizes.
- Provide a variety of self-directed and programmed recreation opportunities that can be enjoyed by users throughout their lifetime.

Goal 2: Preserve and enhance the natural resources of the site.

Objectives:

- Limit the active facilities to appropriate areas on site, protecting the site's natural resources and habitat areas.
- Limit introduction of public uses that would degrade the steep slopes, wetlands, creek banks, floodplain, and other environmentally sensitive areas on site.
- Provide native vegetative buffers at park boundaries to mitigate active use areas in the park from the surrounding private homes.
- Use best management practices (BMP's) stormwater design where possible.
- Maintain and enhance the French Creek corridor on site through riparian corridor plantings and streambank restoration where possible.

Goal 3: Involve Phoenixville Borough residents in the master plan.

Objectives:

- Utilize the results of the public participation process to determine the facilities to be included in the park.
- Build relationships with citizens through the process to help create stewardship for the park.
- Gather public input by making citizens "part of the process" so their ideas and concerns are incorporated into the park design and they in turn support development of the community park.



Chapter 3

Inventory and Analysis

Introduction

Melchiorre Park Master Plan was developed to provide a blueprint for the future of the site. A comprehensive inventory and analysis was completed at the outset of the project to evaluate the physical characteristics of the park site. The site was field viewed by landscape architects and recreation professionals. The inventory and analysis was completed to gain an understanding of the site's characteristics, context, recreation opportunities, and natural resources. The inventory and analysis is critical for the following reasons:

- To evaluate the sites' physical character and determine appropriate protection and enhancement strategies.
- To explore the natural resources that contribute to the park user's experience. And evaluate the ability of the parks' resources to sustain in thrive with public use.
- To understand the site within the context of its' immediate location and location within the Borough.
- Good design is born of good analysis.
- Development costs are greatly influenced by the ease of construction and compatibility of the proposed development with the natural systems of the site.

The Site Analysis Map on the following page documents the observations of site visits, conclusions of the site analysis, and information previously documented regarding the site. Existing information provided by Phoenixville Borough included digital survey and boundary line information from GIS mapping.

Site Description

Melchiorre Park is located on High Street in the northwest section of the Phoenixville Borough. The park site is contained in a single tract of 27.5-acres. The site lies in between the Westridge Garden Apartment development to the north and west and French Creek to the south and east.



View into the site from High Street

The site occupies two distinct topographic areas. The first is the open plane of gently sloping land towards French Creek. The area occupies approximately 10 acres and has no slope greater than four percent. The area is cleared of all vegetation with un-maintained brush along the borders. This area is currently being filled with approximately 10,000 cu. yards of various top soils from the adjacent land development.

The second distinct topographic area lies 20 to 35 feet lower in elevation from the first area. A steep densely vegetated bank with slopes ranging from 20 to 50 percent separates the two areas the entire length of the site. The second area follows the northern stream bank of French Creek. The area occupies approximately 11-acres with relatively flat slopes, larges trees and under story vegetation. The lower area is a vegetated wetland in the French Creek floodplain.



APPROXIMATELY 5.5 ACRES

AREA B. IS A DENSELY VEGETATED, STEEPLY SLOPING BANK THAT RUNS PARALLEL TO FRENCH CREEK THE LENGTH OF THE SITE. SLOPES ARE 20% OR GREATER

POTENTIAL ACCESS TO AREA C FROM AREA A

AREA A.

APPROXIMATELY 10 ACRES
A WIDE OPEN PLAIN, GENTLY SLOPING TOWARD FRENCH CREEK
SURFACE IS MADE OF SEVERAL LAYERS OF FILL FROM SURROUNDING LAND DEVELOPMENT

THICK VEGETATION, NO VIEW TO CREEK

AREA C.

APPROXIMATELY 7.5 ACRES

AREA C. IS THE GENTLY SLOPING PLAIN ADJACENT TO THE CREEK BANK.

ALL OF THIS AREA IS WITHIN THE 100 YR. FLOOD PLAIN AND THE MAJORITY OF IT IS DELINEATED WETLAND.

THE HIGH STREET TRAIL IS PROPOSED TO FOLLOW THE NORTHERN CREEK BANK THROUGH THIS AREA.

Prepared by:



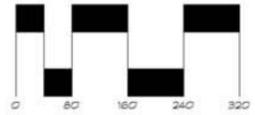
300 North Meridian Street
Park, Pottsville, PA 17854
(717) 862-8888
www.ysm.org

Toole Recreation Planning

Prepared for:

Borough of Phoenixville
140 Church Street
Phoenixville, PA 19460

Scale: 1" = 80'-0"



Melchiorre Park Master Plan

Site Analysis Map

Borough of Phoenixville Chester County,
Pennsylvania June 2005

Surrounding Land Use

Eastern Boundary: Northeast of the site across French Creek is unmaintained forest owned by Conrail Railroad. East of the site across French Creek is open forest and light industrial land owned by the P.D. Melchiorre construction company.

Western Boundary: The Westridge Garden Apartment housing development occupies the land directly west of the site. The far south west corner of the site along the northern stream bank of French Creek is continued vegetated wetland owned by the Borough of Phoenixville.



View of the Westridge Apartments.

Southern Boundary: Across French Creek to the south is a strip of vegetated stream bank and paved walking trail owned by the Borough of Phoenixville. Beyond the strip of stream bank and trail to the south is a commercial shopping plaza.

Northern Boundary: Across High Street to the north is a new residential development being constructed in an open field with scattered vegetation.

General Site Features

- The approximately 27.5-acre site is comprised of two distinct areas, the upper open plane and lower vegetated stream bank and wetland.
- Access to the site is from High Street, a local street with a 25 miles per hour speed limit. Sight distance is poor in both directions due to overgrown roadside vegetation to the east and vertical road alignment to the west. The other potential vehicular access to the site would be through the housing development to the west. French Creek prevents land access to the site to the east and south. Potential pedestrian access is possible to the lands across the creek with a pedestrian bridge or other structure to span the creek.
- The Schuylkill River Trail runs parallel to the existing rail road tracks to the east of the site and offers a possible connection to the site across French Creek. The shopping center plaza is visible across French Creek to the south. A Borough owned asphalt trail runs the length of the shopping plaza along the creek and offers a possible trail connection and additional parking across French Creek to the south.
- The open upper area of the site was formerly used for the disposal of roadway construction debris and is now being filled over with various material from the adjacent land developments. Metal, rubber, glass, and plastic debris were visible in the uncompacted soil throughout the upper open area of the site.



High Street looking west from site.

- A steep densely vegetated bank runs the length of the site from the northeast to the south west. The slope is severe, offering no access on site to the lower area and creek. Un-maintained trails exist from the Westridge development to French Creek. The bank has relatively young, healthy woodland cover comprised primarily of locust, ash, and maple. Jute mesh covers the bank in some portions with a super filter fabric fence at the base. The thick under story of the slope has some invasive species at the fringe with mainly grasses and thistle thickets 4-8 feet tall. Tiger lilies and other wild flowers were noted. French Creek is not visible from the top of the bank.



Floodplain adjacent to French Creek

- The lower portion of the site at the base of the slope before the creek is relatively flat and varies in width from 200-30 feet. This portion of the site is a delineated wetland. The primary tree species in the lower portion form a canopy are comprised of sycamore, hickory, ash, and willow. The under story in the lower portion is limited to low growing wetland species. Signs of deer are evident. The 100 year flood line follows the top of the bank along the eastern edge of the site and mid-bank along the southern edge.
- The portion of French Creek that passes through Melchiorre Park is delineated and protected for trout stocking and migratory fishes per the Pennsylvania State Code. No use is permitted that would interfere with the maintenance of stocked trout from February 15 to July 31 and the maintenance and propagation of fish species and additional flora and fauna which are indigenous to a warm water habitat. No use is permitted that would degrade the water quality and impede the passage, maintenance, and propagation of anadromous and catadromous fishes and other fishes which ascend to flowing waters to complete their life cycle.

- The buildings of the commercial shopping plaza are visible from across French Creek on site. A six-foot wide BMP asphalt trail runs the length of the shopping plaza along the creek on Borough owned land.
- In 2002 there was a proposed residential development for the site. A Land Recycling Report was prepared in March of 1997 for the property, then owned by the Melchiorre construction company. RT Environmental Services, Inc. was contracted to investigate the site for various contaminants. The document summarized the Environmental Standards *Quantitative Risk Assessment of Soil, Sediment and Surface Water* on the property. The report found that “all resulting health indices meet EPA and PADEP acceptable levels, providing that based on currently planned development of the property, no unacceptable risk is posed by constituents present at the property.”



The BMP Tour site behind the shopping plaza south of the park site

Site Soils

The U.S. Department of Agriculture (USDA), Soil Conservation Service, Soil Survey for Chester County, Pennsylvania indicates that the site has three soil classifications on the park site. Site Analysis Map A identifies the locations of soils and provides information regarding the susceptibility to erosion, depth to bedrock, and depth to the seasonal water table. The site soils include:

- Bowmansville silt loam (Bo)
 - Poorly drained materials of flood plains, three to six feet thick, subject to periodic flooding, water table near the surface. This soil is flooded by normal high waters of streams and is not suitable for homes or other buildings may be used for parks and recreation areas.
- Rowland silt loam (Ro)
 - Moderately will drained stream deposits, four to five feet thick. This soil flooded by normal high waters of streams and is not suitable for homes or other buildings. It may have value for parks and recreational areas.
- Penn silt loam (PmB2)
 - 3-8 percent slopes moderately eroded. Two to four feet to bedrock. Soils are suitable for foundations but areas of the soil are too small for major building development.
- Penn soils (PsE3)
 - 25-35 percent slopes severely eroded. Soils are well drained but are too steep to be used as sites for ordinary dwellings. They can best be used as open spaces for parks or forests.

Summary of Site Analysis Findings

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

- The 2001 Comprehensive Recreation, Park and Open Space Plan for the Borough of Phoenixville concludes the following about the Melchiorre Park site and its surroundings:
 - The High Street site is categorized in Planning Area 9 – The French Creek Corridor. This planning area is slated for mixed-use redevelopment and will eventually contain a regional trail network with pocket parks. The area is to be a downtown extension providing a regional trail network that will extend on both sides of French Creek. The Plan recommends that the southern portion of the High Street site be considered for a constructed creek crossing so that the residents on the south side of the creek can easily access the future park
 - The Plan outlines the significance of open space in terms of a linear trail network along the Borough’s Creek corridors. Through acquisitions the Borough will have enough land adjacent to French Creek to develop a French Creek trail on the southern bank and a High Street Trail on the northern bank along with segments of the Schuylkill River Trail leading to the County’s natural area in the silt basin. Together 23,000 feet of lineal trail will be developed in the Borough of Phoenixville.
 - The High street site contains several natural features the Plan lists as Protected Lands. The Borough provides floodplains and steep slopes with regulatory protection for development through the zoning ordinance. Slopes of 15% or greater cannot be developed. Floodplains and riparian corridors are protected through the Borough’s Overlay District zoning ordinance which states; “no building, structure, parking area and or/use, except public passive recreation may be placed within 50 feet of the floodway or 100 feet from the centerline of the floodway”(2502.A.).
 - In the Plan, French Creek is designated as a sensitive environmental resource. Redevelopment of this corridor should respect and protect the creek and provide sufficient rights-of-way to develop the regional trail network.

- The 1997 Phases I Through IV Land Recycling Report for the High Street Property concludes and recommends the following for development of the High Street property:
 - The upper filled area on site is underlain by miscellaneous fill comprised of construction debris extending to depths ranging from three to 13 feet below the existing ground surface. The analysis concludes that the fill and fly ash material is unsuitable for foundation support. Any foundation on site must reach to levels below the fill into residual soils or onto bedrock.
 - The sub grade for pavements on site should be reviewed for stability. Areas to be paved should be stripped of any existing vegetation. The sub grade should be rolled with a 10-ton minimum static weight, [sheepsfoot] roller prior to the placement of suitable fill material. Pavements should not be placed on areas adjacent to the top of an existing slope due to potential slope failure.
 - A minimum of 18 inches of suitable fill material is recommended between the unsuitable base material and the finish grade of proposed development. The Report suggests that the suitable fill satisfy the following requirements:
 - It should contain no organic matter
 - The results of a sieve analysis should classify the material as being well-graded.
 - The material should have a plasticity index (PI) less than 10.
 - The material should have less than 15%, by weight, of particles larger than three inches in greatest dimension.
 - The material should have less than 30%, by weight, of particles which pass the Number 200 size sieve.

General Conclusions

- Vehicular access to the site is only available along High Street.
- The 10-acre area A. of the site is the portion of the site suited for the development of active recreation facilities.
- The approximate 5.5-acre area B. of the site is densely vegetated and steeply sloping. Protecting and preserving the woodland and slope will provide additional stability for the upland areas and preserved the wetland and watershed to French Creek below.
- The 7.5-acre area C. has picturesque views to the creek and through the understory. The slopes are gentle enough before the creek to support a nonvehicular recreational trail along French Creek, however, this area of the site is located almost entirely within the 100 year flood plain and the majority of the area is wetland. The development of a trail along the creek would be a catalyst for the development of the proposed High Street and French Creek Trails.
- Pedestrian access to the French Creek from the upper area A. on the site will require significant grading and earthwork to transverse the steep bank running the length of the site. This connection is recommended for the least steep and longest portion of the bank.
- Pedestrian connections should be considered to the adjacent shopping plaza across the creek to the south or across to the future French Creek Trail.
- The Westridge Apartment Development to the west is in full view and in close proximity on site and should be buffered from any active recreation facilities.
- Design strategies for the surface and subsurface drainage must be considered due to the miscellaneous soils and fill material on site.

- Creative storm water management solutions must be considered in order to maximize the amount of the developable space in Area A.
- The wetlands and French Creek should be protected and enhanced to protect water quality, provide additional wildlife habitats, and enhance the site character.



Chapter 4

Alternative Designs

Introduction

The master plan design alternatives were developed with consideration of the goals established by the Study Committee, the analysis of the site, the surrounding land uses including the existing and proposed trails on adjacent properties, input received from the key person interviews and results of the student survey.

The overriding concept for the alternative designs was providing active recreation facilities that responded to community needs while being compatible with and protecting the site's natural resources. The French Creek 100-year flood plain, the wetlands and the densely vegetated slope were the natural features that most affected the development of design alternatives. The configuration of the park in each alternative seeks to enhance and protect the slope and wooded flood plain. As a result, the layout, placement, and use relationships between various park facilities are somewhat similar. However, the number and types of proposed facilities vary between alternatives.

Two alternative designs and a pre-final design were developed. These designs are summarized below, followed by the plans that illustrate the development concepts on the following pages.

Conceptual Alternative A

Recreation Facilities and Activity Areas:

- Shaded lawn area for picnicking.
- Tot lot and youth playground.
- One outdoor basketball court.
- One concession/restroom/storage building and two picnic pavilions.
- Two horseshoe pits.
- A system of hard surface loop trails around the active upper portion of the site for walking.
- A soft surface creek trail for nonvehicular and pedestrian use with a connection to the upper active portion of the site and to other proposed creek trails off site.
- A 250' softball field and 195' x 330' multipurpose field with an overlapping outfield and playing field area.
- A 165' x 300' soccer field.
- One environmental station/kiosk along the river trail.
- Two stabilized fishing areas along French Creek.

Support Facilities:

- An overlook off the hard surfaced walking trail to the creek and lower portion of the site below.
- Parking area and vehicular drop-off with access from High Street. Approximately 80 spaces are provided.
- Seating walls and entrance plaza adjacent to the vehicular drop-off area.
- Small concession plaza with tables and seating.
- Park entrance sign at the proposed park entrance.
- A river ford across French Creek is shown providing a pedestrian connection to the shopping plaza and parking lot adjacent to the south.
- Buffer for adjacent residential properties.

Advantages:

- The site's natural resources are preserved, with limited disturbance for proposed amenities.
- The large paved parking area and vehicular impact on site is minimized and located off the High Street entrance.
- Pedestrian and vehicular traffic is separated, minimizing conflicts and enhancing safety.
- The tot lot and youth playground are located in along the western edge of the site and will provide easy access from the neighboring residential development.
- Each corner of the large playing fields have proposed picnic pavilions adjacent to accommodate a variety of self-directed activities.
- Diverse opportunities are created for walking and enjoying the natural setting of the park.
- The creek trail system links beyond the site to the regional Schuylkill River Trail and the proposed local French Creek and High Street Trails that connect to the center of Phoenixville.
- A river ford across French Creek to the shopping plaza provides more parking opportunities for the park, more physical links to the surrounding community, and permits may obtained to construct it within the 100 year flood plain.
- Parking is within close proximity to the basketball courts.
- A pavilion/restroom building is conveniently located near the basketball court, softball field, and parking area.

Disadvantages:

- The youth playground and tot lot are not located near the parking area and vehicular entrance.
- Restrooms are not located convenient to the soccer field.
- In maximizing the active recreation field space on site, two different types of game fields overlap.
- The storm water management issues have not been addressed in maximizing the developable space on site.
- Building a river ford could cause disturbance to the French Creek and the possibilities of building a ford require further investigation.
- The need for an indoor recreation center or community building has not been addressed in this alternative.



Melchiorre Park Master Plan

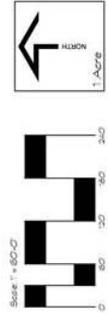
Conceptual Alternative A.
 Borough of Phoenixville
 Chester County, Pennsylvania
 August 2005

Prepared for:
 Borough of Phoenixville
 140 Church Street
 Phoenixville, PA 19360

Prepared by:



Toole Recreation Planning



Conceptual Alternative B

Recreation Facilities and Areas:

- Large indoor basketball and recreation center.
- Open lawn area for informal self-directed play.
- Tot lot and youth playground.
- Pavilion/restroom building and a picnic plaza between playing fields.
- A 195' by 330' multipurpose field.
- A 250' softball field.
- Two horse shoe pits.
- Shaded lawn area for picnicking.
- A system of hard surface loop trails around the active upper portion of the site for walking.
- A soft surface creek trail for non-vehicular and pedestrian use with two connections to the upper active portion of the site and to other proposed creek trails off site.
- Two stabilized fishing areas along French Creek.
- One environmental station/kiosk along the river trail.

Support Facilities:

- An overlook off the hard surfaced walking trail to the creek and lower portion of the site below.
- Parking area and vehicular drop-off with access from High Street. Approximately 80 spaces are provided.
- Seating walls and entrance plaza adjacent to the vehicular drop-off area.
- Small concession plaza with tables and seating.
- Park entrance sign at the proposed park entrance.
- A bridge across French Creek is shown providing a pedestrian connection to the shopping plaza and parking lot adjacent to the south.
- Buffer for adjacent residential properties.

Advantages:

- The site's natural resources are preserved, with limited disturbance for proposed amenities.
- The large paved parking area and vehicular impact on site is minimized and located off the High Street entrance.
- Diverse opportunities are created for walking and enjoying the natural setting of the park.
- The creek trail system links beyond the site to the regional Schuylkill River Trail and the proposed local French Creek and High Street Trails that connect to the center of Phoenixville.
- A bridge across French Creek to the shopping plaza provides more parking opportunities for the park and more physical links to the surrounding community.
- The site will be utilized year-round with the proposed indoor recreation center.

- Parking areas are conveniently located near the indoor basketball and recreation center and tot lot and youth playground area.
- Pedestrian and vehicular traffic is separated, minimizing conflicts and enhancing safety.
- The concession and restroom hub area are conveniently located between the two large playing fields.
- Two trails connect the lower portion of the site and creek trail to the upper active recreation area, creating large and small loop trails and more diverse walking opportunities.

Disadvantages:

- Accommodating the large indoor recreation building limits outdoor field opportunities.
- Stormwater management issues were not addressed in maximizing the developable space.
- The youth playground and tot lot are located relatively close to the proposed parking area.
- The feasibility of a bridge crossing French Creek requires further on site investigation and local and State environmental agency input. Permits are required for improvements within the 100 year floodplain and any construction that impacts delineated wetland areas.



Melchiorre Park Master Plan

Conceptual Alternative B.
 Borough of Phoenixville
 Chester County, Pennsylvania
 August 2005

Prepared for:
 Borough of Phoenixville
 140 Church Street
 Phoenixville, PA 19380

Prepared by:



VSM
 VISION
 STRATEGY
 MANAGEMENT
 CONSULTANTS



Study Committee Review of Alternatives

The two conceptual alternatives were presented to the Study Committee for review and comment. The Study Committee provided the following input, which was used as a guide in developing the pre-final design for the Melchiorre Park Master Plan. Generally, conceptual alternative A was preferred with the proposed indoor recreation center building.

- The layout of conceptual alternative A will not accommodate adult softball
- More parking is desired. Perhaps off site parking could be considered on the Borough owned land west of the site.
- Explore developing two softball fields on the site: one at 250' outfield/60' baselines and one with a 310' outfield/65' baselines. A multipurpose field should be located between the two softball fields. The multipurpose field will overlap the softball field outfields and will be secondary to the softball fields. Maximize the athletic fields on the site.
- Explore moving the proposed recreation center building to the edge of the bank and exposing the lower floor to the creek side.
- The recreation center should be sized to include one full court regulation size basketball court with the ability to separate the court into two smaller courts. Other building elements desired by the committee include a hanging running track, multipurpose rooms, fitness room, and restrooms.
- The playground is not a high priority facility. Target developing a tot lot to complement the athletic fields if possible.
- Explore developing an area for skateboarders in the park.
- The outdoor basketball court is not a high priority and could be eliminated.
- Incorporate overlook areas with seating into the trail system.
- Explore cantilevering a picnic pavilion at the top of bank of French Creek.
- Explore developing a second tier of flat area graded into the western end of the site as possible. This area would be used for athletic fields but it is not anticipated that regulation sized fields could be accommodated.
- Look at the two small parcels on High Street and the Schuylkill River Trail trailhead to accommodate overflow parking. A sidewalk would be required on High Street to move people from these areas to the park site.
- Consider developing lights on the athletic fields.
- Many committee members are in favor of a large recreation center building.

Pre-Final Design

The pre-final design was developed based on the Study Committee discussion of the two conceptual alternatives, student survey results and key person interviews. The pre-final design is primarily based on the layout of conceptual alternative B with an indoor recreation building and additional athletic fields as shown on the following page.



Public Review of the Pre-Final Design

On November 27, 2007 the pre-final design was presented to interested citizens at the Phoenixville Area High School. Approximately 33 citizens including members of the Study Committee and Borough staff attended the meeting. Attendees generally supported the park development and had many comments and questions regarding the pre-final design. The following comments were received:

- The location of the proposed bridge over the French Creek is a concern due to flooding and the path of the creek in high water.
- A skate park was suggested.
- The over lapping athletic fields is a concern. One resident expressed interest in single use fields to eliminate scheduling conflicts and overuse.
- An adult baseball field (90' baseline, 365' outfield) was noted as a need in the community.
- One resident expressed concern that adequate parking is not provided. Other residents believe the proposed parking is adequate and the plan should not impose too much pavement/parking in the park setting. Shared parking with the shopping center plaza to the south could offset the need for additional on-site parking.
- On resident expressed concern that the proposed tot lot is too remote. A. Yost explained that the tot lot is located as a compliment to the fields and not a destination playground. The location is outside of foul ball territory for the two ball fields.
- East Pikeland is in the process of planning a large community park. The Melchiorre Park Plan should not duplicate what is proposed at the East Pikeland Park. It was noted that a large skate park is proposed in East Pikeland. YSM should contact Rusty Strauss, a Supervisor at East Pikeland to coordinate.
- Sight distance is a concern at the entrance. C. Strodoski believes there is adequate sight distance, however, actual sight distance and must be verified to meet local/state requirements.
- A suggestion was made to consider an artificial turf field to maximize playable time and reduce long term maintenance.
- A pedestrian connection to High Street was suggested. Currently, no sidewalks exist along High Street.
- A pedestrian connection to the Borough owned parcel on the south side of the French Creek should be promoted. The Borough is in possession of a bridge for the French Creek crossing.
- The Borough has secured an easement for a trail on the property west of the park site.
- A pedestrian connection to the West Ridge Garden Apartments should be provided.
- The proposed building should be LEED (Leadership in Energy and Environmental Design) certified to be a "green" building.
- Concern over the buildings structural integrity was raised due to the on-site fill material.
- Stormwater management was questioned. The park will be developed with the required facilities to manage stormwater per the applicable state and local ordinances.
- The community building should be developed with a community meeting room to hold approximately 100 people.
- Shade trees should be promoted in the design. General lawn areas should be minimized to reduce maintenance.

- One resident expressed concern over the project timeline, favoring a accelerated planning and construction schedule to have the facility built sooner than later.
- Athletic field lighting should be considered for the softball fields.
- Concerns over vandalism and security were raised.
- A concern was raised over the distance from the concession building to the field backstops.
- The park will be compliant with the Americans with Disabilities Act (ADA).
- A swimming pool was suggested.
- A tot lot near the community building entrance/drop-off was suggested.
- A copy of the pre-final design will be placed on the Phoenixville Borough website.



Chapter 5

Master Plan

Introduction

The master plan for Melchiorre Park was developed in its final form after careful consideration of the input from the Study Committee, the outcome of the public meeting, conceptual alternative plans, key person interviews, inventory and analysis, and student survey. The key features of the park master plan are described below followed by the final master plan on page 5-6.

Melchiorre Park Master Plan

Park Design Concept

The design for Melchiorre Park provides recreation facilities and creates areas that target community recreation needs, and provide opportunities for enjoyment of the outdoor setting and natural area. The design maximizes the development of recreation facilities concentrated within existing open upland area while retaining and enhancing natural resources. The design provides facilities and activity areas for sports teams, families, seniors, adults, persons with disabilities, teens, youth, and tots.

Recreation Facilities

Tot Lot: A tot lot is proposed adjacent to the athletic fields next to the concessions plaza and creek overlook. The tot lot is for ages two to five years old. The concessions plaza next to the tot lot will offer tables and chairs, shelter, and shade for the convenience of caregivers. The playground must be developed within areas of safety surfacing and equipment should be located based on the recommended standards for safe play. Reference should be made to the following:

- American Society for Testing and Materials F1487-05.
- Consumer Product Safety Commission Guidelines for Public Playground Safety.

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

Softball Fields: The softball fields on in the park include one youth baseball/softball field (60' baseline, 250' outfield) and one adult softball field (60' baseline, 315' and 285' sidelines, and 315' centerfield pocket). The fields will be lighted to extend the hours of play. The youth baseball/softball field has the optimum orientation of east-northeast from the line from home plate through the pitcher's mound. The adult softball field has the preferred second choice for orientation with the line from home plate through the pitcher's mound pointing south-southwest.

Multipurpose Field: A full size (225' x 360') flat athletic field is developed centrally in the site, sharing the outfield of both softball fields. The recommended thirty-foot minimum clearance on all sides has been provided and the preferred north-south orientation is accommodated. The field should be developed with 1.5-2 percent slopes for positive surface drainage.

Soil tests should be performed to determine the soil amendment requirements for turf grass development and proper field drainage for the multipurpose field and adjacent softball fields. The multipurpose field could accommodate a variety of sports as noted in the table below. All field sizes are in accordance with the layout requirements and standards of the National Federation of State High School Association.

Field Type	Field Size	Minimum Sideline Clearances
Field Hockey	180' x 300'	15', 30' on player's side
Soccer	225' x 360'	10'
Football	160' x 360'	25'
Lacrosse	180' x 330'	18'

Additionally, due to the overlapping fields, open space will be available when either softball or the multipurpose fields are in use for other unprogrammed activities, such as badminton, lawn volleyball, and disc throwing.

Buildings and Structures

Community Building: The proposed community center provides the community with year-round recreation facilities for people of all ages and interests. Additional studies need to be completed to determine all of the facilities the community building and fitness center would include and services the community center would offer. The community gymnasium building is sized to house two regulation-sized indoor basket ball courts. The building shall be designed to comply with the ADA and all local and state building codes. A restroom is located on the building's south western side to accommodate park users as well as the community building. The restrooms should be designed to align with the Restroom Equity Regulations Act of 1990.

Overlook Area: A deck overlooking the French Creek is proposed on the south eastern portion of the upper area on site across from the concessions plaza and tot lot. This area will allow visitors to view the creek and its habitat without approaching the stream or impacting the steep slopes below this area before the creek.

Concession/Storage/Pavilion Building: One concession/storage/pavilion building is proposed to accommodate the athletic fields and park users. The building is conveniently located adjacent to the multipurpose field and adjacent to the outfields of both softball fields. The concession amenities have not been defined. Many concessions are developed as a "plug-in" facility without areas for food preparations while others have grills, fryers, and ventilation systems and can be rented or leased to concessionaires interested in serving food and drink. The facility design and use should be developed to comply with the local health department requirements for food handling and preparation. Depending upon the level of improvements, permits may be required. Storage will also be provided in the building for park maintenance crews and athletic amenity storage. The building will also include a open sheltered area with several picnic tables to provide shade and shelter for spectators, caregivers and park users. Rentals opportunities of the pavilion area of the structure should be explored. The building must be designed to comply with the ADA and all applicable building codes.

Pedestrian Bridge: A pedestrian bridge is proposed across French Creek in the south western corner of the site. The bridge will connect the park to the Borough's BMP river trail on the opposite bank and to the adjacent shopping center plaza. This connection could potentially offer an overflow parking option for the park and more connectivity to the park for Borough residents on the southern side of French Creek. A shared parking arrangement would require an agreement with the shopping center owner.

The feasibility for the reuse of the existing bridge owned by the Borough should be explored for this location. Local, County, and State environmental permits will be required to construct this bridge within the 100 year floodplain and further permitting may be required for any impact to delineated wetland areas.

Retaining Walls: Due to the extent of steep slopes on site, retaining walls and structures will be required in order to construct the community building at a minimum. The stability of the existing slope should be confirmed and slopes amended to safely support proposed facilities where necessary.

Support Facilities

Entrance / Access and Parking: Primary access to the park is provided off of High Street along the park's northern property line. A 99 car parking area with six ADA accessible spaces is developed terminating in a drop-off/turnaround adjacent to the community building and adult softball field. A direct, accessible path is provided from the HC spaces to the community building entrances, adult baseball field, and trail system. The drop-off/turnaround area will provide a movable barrier or curb to allow for maintenance and first responder access further into the site, but remain restricted to everyday park users. Secondary access

and overflow parking may be possible with a pedestrian bridge spanning French Creek and a shared parking agreement between the shopping plaza across French Creek to the south of the park.

Utilities: Currently, public water, sewer, and electric are in close proximity to the site along High Street. Sanitary sewer, water, and electric will be required for the community building, concessions building and field lights. Sanitary sewer may require a grinder pump to force sewage into the main located in High Street. New electric distribution will be required. Security lighting is recommended for the community building, concessions/storage/pavilion building, and parking area to promote visual surveillance.

Stabilized Creek Access Areas: Stabilized creek access areas are proposed in four locations along French Creek. These areas could serve as location for anglers, areas for creek study, and environmental interpretation signage.

Trails: A comprehensive system of paved, aggregate, and earthen trails have been developed throughout the park to link the various park facilities and provide walking and jogging opportunities. The trails are illustrated on the master plan. An eight-foot wide bituminous paved trail system encircles the active recreation facilities totaling 1/3 of a mile. Soft surface aggregate and earthen surface trails extend throughout the wooded areas to provide a natural experience while creating less of an impact to sensitive areas of the site. The aggregate trails are proposed at six-foot wide with stone dust surface.

The trails explore the site and offer a variety of experiences and degrees of difficulty. All trails near sensitive natural resources should be located in the field to minimize disruption to vegetation, removal of mature trees, avoid the steepest slopes, and other negative impacts. Trail loops will be developed with mile markers and benches periodically placed for resting and enjoying the park setting.

Paved and stone dust trail systems must be developed to meet the design requirements of the Americans with Disabilities Act (ADA). The U.S. Architectural and Transportation Barriers Compliance Board adopted specific guidelines for accessibility for natural areas titled: *Recommendations for Accessibility Guidelines: Outdoor Developed Areas*. These guidelines apply to all newly design and constructed pedestrian trails. They require compliance with the ADA but permit departures from the specific technical provisions where certain conditions exist. The trails will be designed to accommodate emergency and maintenance vehicles as necessary. Removable bollards should be placed at all walk entries to limit access to authorized vehicles. Guidelines for sustainable trail construction can be found in “*Building Better Trails, Designing, Constructing, and Maintaining Outstanding Trails*” published by the International Mountain Bicycling Association. Sustainable trails:

- Support current and future use with nominal impact to the area’s natural systems.
- Produce negligible soil loss or movement while allowing vegetation to inhabit the area.
- Recognize that pruning or removal of certain plants may be necessary for proper maintenance.
- Do not adversely affect the area’s wildlife.
- Accommodate existing use while allowing only appropriate future use.

ADA in Outdoor Setting

The *Recommendations for Accessibility Guidelines: Outdoor Developed Areas* require compliance with the ADA but permit departures from the specific technical provisions where at least one of the following conditions exists:

- Where compliance would cause substantial harm to cultural, historic, religious, or significant natural features or characteristics; or,
- Where compliance would substantially alter the nature of the setting or the purpose of the facility, or portion of the facility; or,
- Where compliance would require construction methods or materials that are prohibited by Federal, state, or local regulations or statutes; or,
- Where compliance would not be feasible due to terrain or the prevailing construction practices.

Trail Connections: Chester County and the Borough of Phoenixville have evaluated trail opportunities to provide links between Phoenixville and the Schuylkill River Trail and the surrounding region and connections. Trails on both the north and south banks of French Creek are proposed by Chester County and local initiatives like the Phoenix Iron Canal and Trails Association.

The Schuylkill River Trail corridor is proposed to run from Fairmount park in Philadelphia north to Pottsville. Over 24 miles are constructed with that many more in the design/construction phase or under study. The Schuylkill River Trail will provide connections to the Appalachian Trail in Port Clinton, the Perkiomen Trail in Valley Forge, and the Union Canal Towpath Trail north of Reading. The



The French Creek Trail corridor south of Melchiorre Park

Schuylkill River Trail is proposed to run through Phoenixville, crossing High Street less than a quarter of a mile from Melchiorre Park to the east and then run along French Creek through the Borough to the Schuylkill River. The locally proposed High Street trail runs along the northern bank of French Creek through the park site to join with the Schuylkill River Trail just east of the park site along the northern bank of French Creek. This trail and trail extension off site is shown on the master plan. Also proposed on the southern bank of French Creek opposite Melchiorre Park is the French Creek Trail. Portions of this trail currently exist behind the shopping plaza. The pedestrian bridge proposed on the master plan would provide a connection from the park to the French Creek Trail and a connection between the High Street Trail and the French Creek Trail.

Site Amenities: A number of seating options and gathering areas are provided in key areas throughout the park. The park should be convenient for users and create a welcoming environment. A large concession plaza with tables and chairs, picnic tables, shelter, and benches is located directly adjacent to the tot lot, athletic fields, and overlook. A drop-off plaza is provided at the vehicular turn-around on site for individuals waiting to be picked-up or meeting someone at the park. Benches are located along the trail system in regular intervals for resting and enjoying the park setting. Trash receptacles will be also be provided in key areas. Park furnishings should be provided for seniors and persons with disabilities such as picnic tables that accommodate wheelchairs and a paved area adjacent to benches along trails to accommodate a wheelchair.

Landscaping: Landscaping should be introduced to solve problems, enhance the visual image, provide shade, aid in groundwater recharge, and increase food and shelter for wildlife. Landscape buffers and screens are proposed between the high use areas of the parking area and athletic fields and adjacent West Ridge residential community. Native landscaping could be introduced on site to help stabilize steep slope areas and replant over areas where invasive species were removed. The main entrances to the park should be attractively landscaped with low maintenance, but colorful perennial plants that designates the area as the entrance to a park facility.

The use of native plant material should be promoted throughout the park. Plant material native to Chester County is adapted to the geographic location and, as a result, will require less maintenance, withstand the extremes in climate change, and propagate naturally. Native plant material will provide needed habitat and food for small mammals and birds. The introduction of native plants and enhancement of native plant areas will help reduce the opportunity for exotic species to establish a foothold in the park. Native plant material is readily available from low cost sources such as the Pennsylvania Game Commission, the County Conservation District, or Pennsylvania Correctional Industries PennCor Nursery.

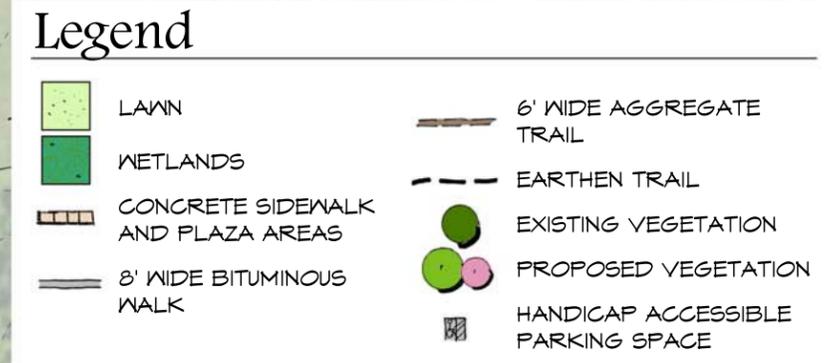
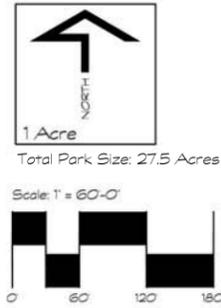
Melchiorre Park Master Plan

Borough of Phoenixville
 Chester County, Pennsylvania
 December 2008

Prepared for:
 Borough of Phoenixville
 140 Church Street
 Phoenixville, PA 19460

Prepared by:
ysm
 Landscape Architects
 19 South Newberry Street
 York, Pennsylvania 17402
 (717) 872-9959 phone
 (717) 872-9789 fax
 www.ysmla.com

Toole Recreation Planning
 a firm devoted exclusively to park and recreation planning
 6081 Honey Hollow Road • Doylestown • PA • 18901
 (215) 794-8939
 anttoole@comcast.net



Development Considerations

In addition to the specific facilities listed above, the following features should be considered for the park site. Utilizing common design themes and a similar vocabulary of elements will help unify the park and public recreation facilities.

Buildings and Structures: Implementation of the park master plan recommendations will require development of new buildings. The architecture of park structures in Melchiorre Park can be a unifying factor within the park if buildings are developed with similar design and complementary qualities. Buildings and structures must be developed under the guidance of a registered architect and must comply with various local, State, and Federal codes and guidelines. Restrooms should be designed to align with the Restroom Equity Regulations Act of 1990. Park architecture guidelines noted below are recommendations to guide the development of park structures.

Park Architecture Guidelines
<p>Unifying Design – Buildings throughout the park should be similar in design and detail, while responding to function and site characteristics. Building materials should be incorporated in other park elements, i.e. stone used for site walls or sign bases.</p>
<p>Complement the Park Setting – The buildings should relate to the topography and character of the setting, becoming an integral part of the park site and not forced upon the landscape.</p>
<p>Human Scale – The buildings should be human scale with wide roof overhangs to protect open spaces from the elements.</p>
<p>Vandal Resistant – Interior and exterior materials should be vandal resistant. Restrooms should have stainless steel fixtures, pavilion trusses should be closed to the public, and security lighting should be installed.</p>
<p>Expandable – The amphitheater / large pavilion structure should be built with expansion opportunities for adjoining restrooms or storage as future needs arise.</p>
<p>ADA Compliance – All public buildings in the park must comply with the Americans with Disabilities Act requirements.</p>
<p>Green Materials – The use of green materials should be encouraged where possible.</p>

Signage System Considerations: A comprehensive signage system is important for Melchiorre Park to guide visitors to the park, inform and direct visitors once they are at the park site, and mark the distance of the trail loops. The park will be node on a regional trail system near and adjacent to the High Street Trail, the French Creek Trail, and The Schuylkill River Trail. Effective signage must be provided that directs visitors to the park's area trail connections and park's own facilities. The system should incorporate Phoenixville Borough standard signs such as the park entrance sign and park rules sign.

Tot Lot: Play is the work of children. Through play, children learn skills necessary to develop into happy and well-adjusted human beings. Playgrounds provide a valuable resource for this process. Playgrounds typically focus on the narrow gross motor skills: running, climbing, and swinging. Important skills such as socialization, language, creativity, and conceptualization are less likely to be developed on play equipment typically available such as swings, climbers, seesaws, and merry-go-rounds. The table on the following page outlines the elements of a good playground.

What is a Good Playground?

Elements of a Good Playground – Play areas designed according to the development needs of specific age groups: (2-5 year olds (tots) , 5-12 year olds (youths)). Playground equipment must conform to the Consumer Product Safety Commission guidelines. This includes safe equipment, design for safety through proper layout, and safe surfaces. Playgrounds should be designed to comply to or exceed the standards of the Americans with Disabilities Act.

Superstructure – A play superstructure provides a wide range of experiences not possible in traditional equipment with a singular purpose. Every time a child steps onto a superstructure, a variety of choices are presented. Components of superstructures include decks, bridges, ladders, and climbers. Superstructures are sized to accommodate numerous children at once.

Tire Swing – In contrast to the traditional belt swing, tire swings can accommodate up to three children at once. This encourages children to develop a sense of cooperation and teamwork.

Sand Area – Children love to play in sandboxes. Sand play fosters cooperative and creative play.

Dramatic Play Structures – Structures that resemble items such as houses, town buildings, trains, cars, etc., provide the vehicle for children to develop linguistic and conceptual skills. These structures encourage imagination and social skills and they become props for adventures and activities.

Paths and Walkways – Paths for tricycles, in-line skates, or wheelchairs provide a way for children to experience independence. Paths with curves provide physical and cognitive challenges for balancing, steering, and turning, and a sense of the body in motion.

Trees and Shade – Trees and shade are essential components of a playground. Relief from the hot summer sun is important.

Sitting Areas – Benches and shade are necessary for people using a playground. Adults supervising children need a relaxing place to sit within view of the play area. Sitting areas provide a gathering place for socialization and story telling. Seating can be imaginative with cutouts in hills, walls designed for seating, etc.

Amenities and Support Facilities – Playgrounds should have drinking fountains, trash receptacles, and nearby bike racks. If the playground is to have a supervised recreation program longer than three hours, it should be located with convenient access to restrooms.

Water Play Features – Water play is a favorite activity of pre-schoolers. Where supervision is provided a water play area would be an asset. Water spray fountains near sand play areas add to the imaginative play opportunities.

Storage Facilities – Storage facilities are necessary for recreation leaders to store materials and equipment on site.

Stormwater Management: Stormwater facilities will be required to accommodate the stormwater runoff from the park and its introduced impervious areas. Stormwater, collection, infiltration, and conveyance facilities shall be designed to comply with, the Pennsylvania Department of Environmental Protection regulations and Chester County and Phoenixville Borough stormwater management ordinances. Best Management Practices (BMP's) principles should be incorporated into the stormwater management design as possible. Stormwater management facilities, such as detention and retention facilities, to reduce peak flows will be required to offset the impervious areas of the parking area and community building. Rather innovative management techniques that promote infiltration, such as porous pavement and rain gardens should be explored and sensitively integrated into the site.

Best Management Practices: The site's natural resources are valuable assets and should be protected. Development of the park, as conceived in this master plan, will involve earthwork and construction activities. BMP's are encouraged throughout the construction process to protect the resources and prevent pollution. BMP's will promote a stable future for the site. Examples of BMP's are noted on the following page.

Best Management Practices		
BMP	Purpose	Application
Filter Strip	To trap sediment and convey run-off from paved surfaces to storm water channels and reduce run-off velocity.	Adjacent to impervious surfaces and on gentle slopes with sheet flow. Adjacent to springs, streams, and ponds to filter sediment.
Grass Swales	Run-off conveyance, pollution, and sediment filtering device and increased ground water infiltration.	Where natural drainage ways can be incorporated into the storm water design in lieu of piped conveyance.
Rain Gardens / Bioretention	Shallow surface depression planted with native vegetation to capture and treat stormwater run-off, promoting infiltration and groundwater recharge.	Flexible in terms of size and infiltration. Great for treating direct source of run-off on an on-lot basis, such the run-off from a paved parking lot or building roof.
Level Spreader	To reduce the erosion effects of concentrated run-off and promote infiltration.	Adjacent to paved surfaces and at pipe and channel discharge points.
Minimize Site Clearing	Minimize disruption to the site's natural systems and preserve the natural stabilizing and filtering vegetation of the site.	Where development is proposed.
Reduce Impervious Infrastructure	Reduce storm water run-off and promote infiltration.	Where development is proposed. Reduce driveway width, parking area dimensions, and paved areas to minimum dimensions. Utilize coarse aggregate porous surface in lieu of impervious pavement. Utilize stabilized turf for overflow parking.
Best Management Plan for Construction Activities	To prevent soil erosion, sediment, and other pollutants from entering springs, streams, ponds, etc.	Where development is proposed. Utilize during construction and post-construction period.

Sustainability and Green Design Considerations for Park Development: Sustainability is a widely accepted concept that is often integrated into park development. Sustainability recognizes the impact of human actions on the natural world and promotes actions that align with conservation principles.

Sustainable design is a concept that recognizes human civilization is an integral part of the natural world and nature must be preserved and perpetuated if the human community is to sustain itself indefinitely. Sustainable design is the philosophy that human development should exemplify the principles of conservation, and encourage the application of those principles in our daily lives.¹

Parks present opportunities to demonstrate and share environmental concepts and educate the public about their role in the environment. Many park sites have embraced the concept of sustainability and have been developed with a sustainable site design approach that incorporates strategies that are ecologically based and compatible with the natural systems and cycles of the site. Sustainable park development additionally strives to repair and restore site systems and respect the function and process of the natural world. Andropogon Associates, Ltd developed the “Valdez Principles for Site Design” which promote a sustainable ecological model for site development.² The principles include:

- Recognition of Context

¹ Guiding Principles of Sustainable Design (Denver Service Center: United States Department of the Interior, National Park Service, 1993), p.4.

² Guiding Principles of Sustainable Design (Denver Services Center: United States Department of the Interior, National Park Service, 1993), p. 41.

- Treatment of Landscapes as Interdependent and Interconnected
- Integration of the Native Landscape with Development
- Promotion of Biodiversity
- Reuse of Already Disturbed Areas
- Making a Habit of Restoration

The development of the park site provides an opportunity to incorporate green design techniques and features. Integration of green design principals and products for construction are encouraged to minimize the impact on natural resources and promote sustainable development.

Green Design Considerations		
Consideration	Intent	Application
Erosion and sedimentation control	Reduce negative impact on air and water quality.	Provide erosion control measures and best management practices (BMP's) during new construction activities. Eliminate impact to steep slope areas.
Reduce site disturbance	Limit development to appropriate sites to reduce the impact on the landscape and habitat.	Construct improvements within existing clearings or developed areas.
Develop sustainable trails	Limit erosion attributed to inappropriate trail placement.	Develop trails that follow the contour of the land. Use switchbacks to navigate steep terrain, where necessary. Eliminate highly erodable trails.
Stormwater management	Limit disruption and pollution of natural watercourses, reduce increased runoff and promote infiltration.	Minimize crossings at watercourses. Where crossings are necessary, provide measures for efficient passage of water. Utilize porous pavement to promote infiltration of stormwater runoff. Size parking areas to meet park need and provide turf overflow parking for high use occurrences and special events.
Reduce heat islands	Minimize impact of microclimate.	Provide plantings in the large, expansive parking areas to break up the hard surface and promote infiltration. Dawn to dusk policy where appropriate.
Reduce light pollution	Improve night sky visibility and reduce impact on nocturnal environments.	Limit lighting within the park. Where night lighting is necessary for safety and security, provide shields or specify full cut-off fixtures and only specify the necessary lumens.
Innovative wastewater treatment	Reduce the generation of wastewater and potable water demand.	Provide self-mulching or other environmentally friendly treatment alternatives.
Recycled building materials	Limit the use of consumptive building materials.	Utilize recycled plastic and building materials in new construction.
Local materials and suppliers	Support the local economy and reduce the environmental impact resulting from transportation.	Purchase products locally produced.
Maximize solar orientation	Reduce electric needs through proper building orientation.	Orient buildings to take advantage of natural light and heat.

Energy consumption	Minimize use of fossil fuels.	<p>Install a ground source geothermal heat pump system for heating and cooling of buildings.</p> <p>Plant deciduous trees on the southwest corner of buildings to cool buildings in the summer and allow solar access in winter.</p> <p>Layout and orient buildings and outdoor use areas to take advantage of cooling summer breezes.</p> <p>Install solar powered amenities/features.</p>
Promote water conservation	Reduce water use to lower burden on supply.	<p>Select native and drought tolerant plants to reduce watering and maintenance demands.</p> <p>Mulch landscape areas to retain moisture and minimize the need to water plants.</p>
Use water efficiently	Maximize water collection to reduce burden on supply.	<p>Collect rainwater and runoff in rain barrels for watering landscaping and maintenance needs.</p> <p>Direct rainwater to rain gardens to promote groundwater recharge.</p> <p>Use high efficiency fixtures and composting toilets to reduce demand.</p> <p>Use re-circulating and water treatment systems for splash pads and spray features.</p>
Emphasize and promote recycling	Reduce the amount of new materials required and lower the demand for new materials to be produced.	<p>Reuse existing buildings, materials and infrastructure.</p> <p>Build with salvaged materials whenever available.</p>
Participate in LEED system.	Employ the Leadership in Energy and Environmental Design (LEED) Green Building Rating System on site as the national standard for Green Design.	Use the LEED project checklist for all aspects of design from erosion & sedimentation control to green power and materials.



Chapter 6

Cost Analysis and Implementation

Cost Analysis

The development of Melchiorre Park will provide many recreation opportunities for residents of Phoenixville Borough. These opportunities will require the investment of significant capital expenditures. The development of the park will occur in phases over several years. To guide the development of the parks, cost estimates have been prepared to correspond to the various phases of development as determined by the Study Committee.

The park is divided into four phases of development. All costs provided in this plan are estimates based on the findings of this master plan and knowledge of similar park development. The proposed phases are separated in a logical sequence of construction and park function. These phases should be viewed as recommendations for development phasing. As funding becomes available or needs change in the community, the sequence of development may change. Not included in the cost estimates is an escalation cost between phases so that each phase can be compared and evaluated on an equal basis. As the park is developed, consideration should be given to escalation costs over the base cost provided herein. Design and engineering fees have been included as a percentage of development costs.

The following estimates of probable construction costs have been completed using Pennsylvania Department of Conservation and Natural Resources format for use in future grant-funding applications. Costs are based on Pennsylvania prevailing wages for year 2008 construction prices. A fifteen percent contingency is included in each estimate. No increase or adjustments for inflation have been accounted for between phases. A summary of the costs for the park is outlined below. The master plan with phasing lines is shown on page 6-6 and detailed construction cost opinions for each phase is found starting on page 6-7.

Melchiorre Park Probable Construction Cost Opinions	
Phase 1 – Athletic Fields	\$923,781
Phase 2 – Community Building	\$8,552,940
Phase 3 – Tot Lot and Concessions	\$811,537
Phase 4 – Creek Trails	\$323,699
TOTAL	\$10,611,957

Construction Cost Opinion Assumptions

The Construction Cost Opinions on the following pages do not include the following items:

- Improvements to High Street
- Off-site trail extensions
- Sink hole remediation
- Utility service upgrades, distribution, or connection fees
- Utility location and/or relocation
- Excavation or removal of rock or unsuitable materials
- Remediation of soils and soil amendments
- Import of topsoil
- Construction management
- Construction inspections fees
- Dumping/hauling fees
- Interpretive signage design
- Off site improvements

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

Implementation Considerations

Applicable Laws and Regulations

As a public park, Melchiorre Park must comply with numerous laws and regulations. The following list outlines the implementation tasks and laws and regulations that may be required for development of Melchiorre Park. This list is provided for planning purposes and is not intended to be all inclusive. Additional tasks, approvals, and permits may be required.

- Develop construction documents. Construction documents shall detail and engineer the proposed improvements and associated amenities. Prepare a project manual including specifications for public bidding.
- Public playgrounds should meet the guidelines of the Consumer Product Safety Commission (CPSC) Guidelines for Public Playground Safety and the ASTM F1487-05 (American Society for Testing and Materials) Standard Consumer Safety Performance Specification for Playground Equipment for Public Use. These guidelines establish the “standard of care” for public playground design, layout, materials, surfacing, and maintenance.
- Public areas and buildings of the park including parking areas, trails, athletic facilities, picnic tables, restrooms, playgrounds, concessions, the community building, and other areas must be accessible to physically challenged and visually impaired visitors to comply with the requirements of the Americans with Disabilities Act (ADA).
- The disturbance of earth is regulated both locally and at the State level. A General NPDES Permit for Stormwater Discharges Associated With Construction Activities is required for earth disturbance activities which disturb five or more acres, or propose earth disturbance activities with a point source discharge to surface waters of the Commonwealth that disturb from one to less than five acres. Construction activities that are not eligible for coverage under the general permit (PA Code Chapter 92) must utilize the Individual NPDES Permit Application for Stormwater Discharges Associated with Construction Activities. These activities include, but are not limited to construction activities that require an NPDES Permit and which may affect existing water quality standards or threatened or endangered species and habitat, or construction activities that have the potential for toxic discharge. An approved Erosion and Sedimentation Control Plan is required for the disturbance of soil in areas of 0.5 acres or more.
- Pennsylvania Department of Environmental Protection approval will be required for the pedestrian bridge and any work within the waters of the Commonwealth including delineated wetlands and stream encroachments.
- Federal and State agencies regulate the protection of endangered species. An environmental review of the Pennsylvania Natural Diversity Inventory (PNDI) listing is required to verify if there are animal or plant species of special concern. This review is initiated through wetland and stream encroachment permits, NPDES permits, and sewage planning module permits.
- Pennsylvania Department of Environmental Protection Sewage Planning Module permits are required for the expansion and/or development of sewage facilities. A sewage-planning module will be required as new restroom facilities are developed in the park.
- Laws of the Commonwealth protect significant historic areas and structures. If historic areas and structures are affected by park modifications or development, or if improvements reveal areas of historic significance, a review by the Pennsylvania Historical and Museum Commission will be required.
- Pennsylvania One Call. Pennsylvania law requires three working days notice before digging and excavation occurs on site for the construction phase and ten working days in design stage.
- Approval from public utilities will be required for development such as electric service extensions.

- Development of park improvements may require the approval of the local municipality and the review of the Chester County Planning agency. Land Development Plans are required for improvement of one lot or two or more contiguous lots for any purpose involving a single nonresidential building. The need for land development plan approval will be based on the scope of the improvement project and the municipality's interpretation of their Subdivision and Land Development Ordinance.
- The development of property, buildings, and structures is regulated by municipal building codes. As improvements are contemplated, they should be discussed with Phoenixville Borough.
- Pennsylvania Department of Labor & Industry requires Occupancy Permits for structure for fire and panic safety requirements. All new buildings and building renovations will require Labor & Industry approval prior to occupancy. The proposed community building and concessions/storage/pavilion will require Labor & Industry approval.

Funding Park Capital Improvements

The master plan establishes a vision for the park that can be implemented in phases. Although some communities fund park development directly, most explore various funding opportunities to offset the cost of capital improvements. Optional strategies for funding park development projects are listed below. Each strategy may or may not apply to the phase of park development or the area of the Phoenixville Community but are listed here as reference for consideration.

- Apply for a Community Conservation Partnership Grant through the Pennsylvania Department of Conservation and Natural Resources (DCNR). This program requires a 50-percent match from the municipality. Funding is competitive and not guaranteed. Typically, grants range from \$40,000 for small communities to \$200,000 or even \$250,000 in larger communities or communities with special use project such as a community building. The Community Conservation Partnership Grant program from DCNR is a primary source of grants for Phoenixville Borough.
- Apply for Pennsylvania Department of Community and Economic Development (DCED) funds. These are traditionally small amounts of money of about \$20,000 with a range to \$150,000. The funding is not competitive and goes through the local legislator.
- Apply for Community Development Block Grant (CDBG) Program funds, which are administered by the Pennsylvania Department of Community and Economic Development (DCED) through the counties. This program is designed to provide federal grant assistance to local municipalities to successfully complete various programs in defined areas. CDBG funds can be used for park development within areas of a community, which meet the current minimum standards of physical and economic distress of the federal Urban Development Action Grant (UDAG) Program. There is no required match but the program is competitive and projects are ranked. Projects where matching funds are provided will receive more points as will joint municipal projects.
- The Mandatory Dedication of Parkland provision in the Pennsylvania Municipalities Planning Code (MPC) is a powerful planning tool that enables communities to acquire parkland or develop recreation facilities at no cost through the land development process. The MPC allows a municipality to enact language in the subdivision/land development ordinance requiring the dedication of land for recreational purposes. As an alternative, and if the municipality and the developer agree, the development may accomplish one or more of the following in place of public land dedication: construct recreational facilities, pay fees for facility development in place of land dedication, or reserve land in private ownership. If fees for facilities are agreed to, fees from each development shall be designated for specific recreation facilities and shall only be spent for those facilities.
- SAFETEA-LU is the 2005 reauthorization of the Transportation Equity Act for the 21st Century (TEA-21) which provides funding for surface transportation programs for highways, highway safety, and transit for the 5-year period of 2005-2009. Included within SAFETEA-LU are funds for bicycle transportation, pedestrian walkways, and recreational trails.

- Fundraising and Donations – Fundraising for capital improvements is an option in many municipalities where there are numerous businesses which may seek to market themselves and build a positive image in the community through providing funds for public projects. Gifts and donations are an important means of generating funds for parks. Often community groups such as the Rotary Club, Lions Club, and others as well as individuals and families will provide funding for a particular item within a park. Donations can range from large donations for the construction of a pavilion or building to a smaller donation of a tree or bench. Communities often develop gift catalogs to let the community know about how they can help and to inspire donations. Fund-raising through bequests is also an important financial tool to non-profit organizations.
- Municipal Bond – Many municipalities consider floating a bond, especially when interest rates are low, which is paid back over a number of years. This option is often used to develop the park all at one time to avoid the inflation in development costs that typically occurs between phases that stretch over many years. Municipalities can use bond money as the local match for grant programs.

Melchiorre Park Master Plan

Borough of Phoenixville Chester County, Pennsylvania December 2008

Prepared for:
Borough of Phoenixville
140 Church Street
Phoenixville, PA 19460

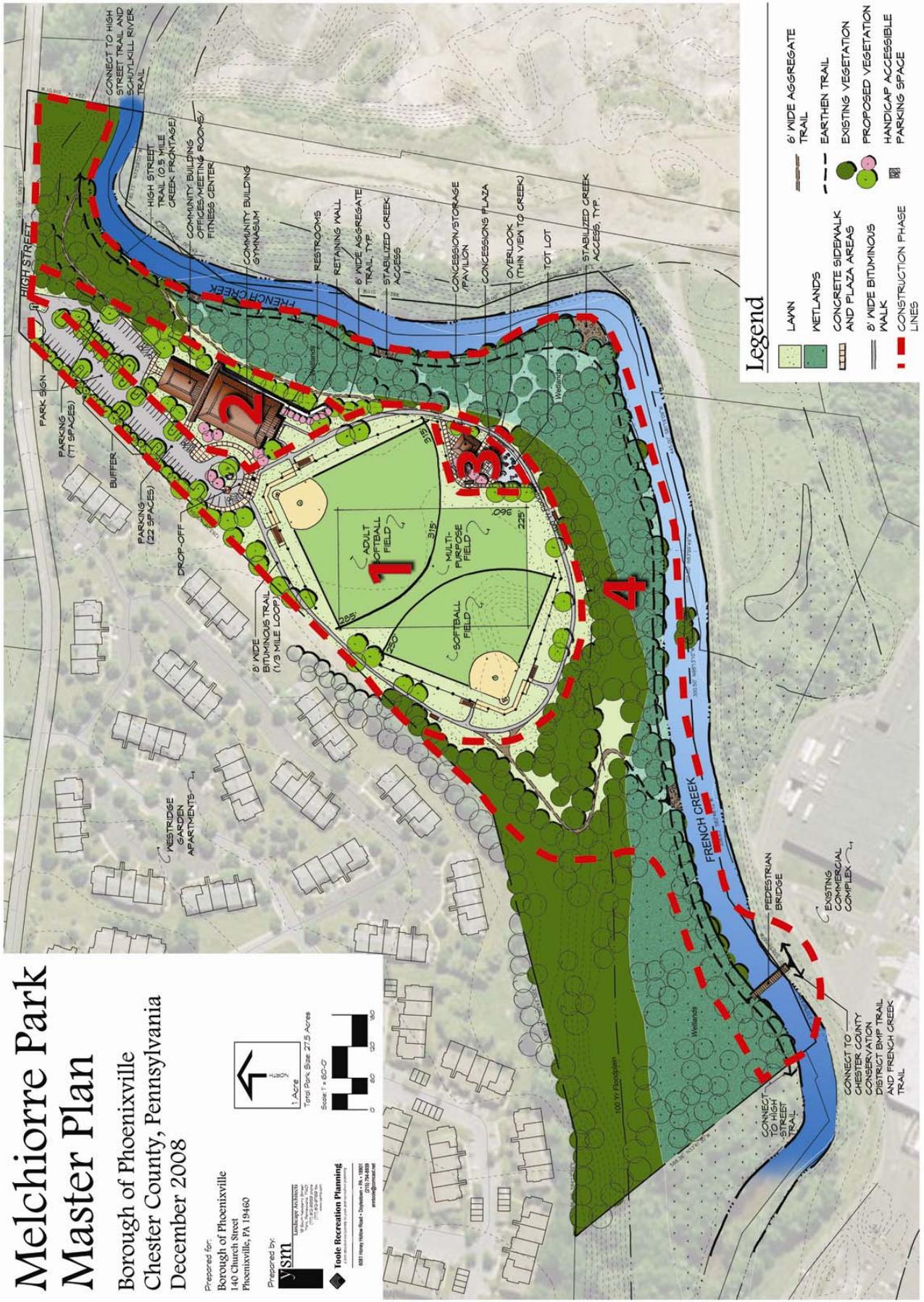
Prepared by:



Inole Recreation Planning
100 Y. Edgemoor
PO Box 100
Phoenixville, PA 19380
www.inole.com



1 Acre
Total Park Size: 27.5 Acres
Scale: 1" = 60'-0"



Legend

- LAWN
- WETLANDS
- CONCRETE SIDEWALK AND PLAZA AREAS
- 8' WIDE BITUMINOUS WALK
- CONSTRUCTION PHASE LINES
- 6' WIDE AGGREGATE TRAIL
- EARTHEN TRAIL
- EXISTING VEGETATION
- PROPOSED VEGETATION
- 8' WIDE BITUMINOUS HANDICAP ACCESSIBLE PARKING SPACE

**Commonwealth of Pennsylvania
Department of Conservation and Natural Resources
Bureau of Recreation and Conservation**

**PROBABLE CONSTRUCTION COST OPINION
Community Conservation Partnership Program**

Melchiorre Park - Phase 1 Athletic Fields

Applicant: Borough of Phoenixville, Chester County, Pennsylvania

Date Prepared 10/1/2008

Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	Demolition/Site Preparation			\$3,000
	A. Vegetation Removal	1 LS	3,000.00	\$3,000
2	Earthwork			\$96,000
	A. Strip/Stockpile/Replace Topsoil	9,000 CY	3.00	\$27,000
	B. Grading Operations	17,250 CY	4.00	\$69,000
3	Erosion Control Measures			\$22,170
	A. 18" Silt Fence	1,665 LF	3.00	\$4,995
	B. Stabilized Construction Entrance	1 EA	1,000.00	\$1,000
	C. Temp Diversion Swale	435 LF	5.00	\$2,175
	D. Sediment Trap	2 EA	5,000.00	\$10,000
	E. Inlet Protection	10 EA	250.00	\$2,500
	F. Outlet Protection	3 EA	500.00	\$1,500
4	Stormwater Facilities			\$80,600
	A. Headwall	2 EA	1,600.00	\$3,200
	B. Type 'M' Inlet	4 EA	1,400.00	\$5,600
	C. Type 'C' Inlet	6 LF	1,400.00	\$8,400
	D. SLCPP Pipe	1,000 LF	45.00	\$45,000
	E. BMP Allowance	1 LS	10,000.00	\$10,000
	F. Drainage Swales	1,200 LF	7.00	\$8,400
5	Signage			\$5,000
	A. Park Entrance and Rules Sign	1 LS	5,000.00	\$5,000
6	Site Electric			\$14,355
	A. Site Electric and Distribution (Unknown)	- LS	0.00	\$0
	B. Conduit and Trenching	2,871 LF	5.00	\$14,355
7	Multi-Purpose Field			\$2,500
	A. Goals and Corner Markers	1 Field	2,500.00	\$2,500
8	Adult Softball Field (315' Outfield)			\$56,155
	A. Excavation Fine Grade and Compaction	1,525 CY	3.00	\$4,575
	B. Infield Mix	310 TON	18.00	\$5,580
	C. Backstop	1 LS	12,000.00	\$12,000
	D. Players Benches	4 EA	600.00	\$2,400
	E. Bases	1 SET	600.00	\$600
	F. 8' Sideline Fencing (Vinyl Coated)	600 LF	48.00	\$28,800
	G. Bleachers (3 row, 15-foot long)	2 EA	1,100.00	\$2,200
9	Adult Softball Field (250' Outfield)			\$39,540
	A. Excavation Fine Grade and Compaction	1,000 CY	3.00	\$3,000
	B. Infield Mix	310 TON	18.00	\$5,580
	C. Backstop	1 LS	8,000.00	\$8,000
	D. Players Benches	4 EA	600.00	\$2,400
	E. Bases	1 SET	600.00	\$600
	F. 8' Sideline Fencing (Vinyl Coated)	370 LF	48.00	\$17,760
	G. Bleachers (3 row, 15-foot long)	2 EA	1,100.00	\$2,200

10	Access Drive and Parking			\$109,588
	A. Excavation	1,087 CY	4.00	\$4,348
	B. 8" 2A Coarse Aggregate	3,260 SY	9.00	\$29,340
	C. 2.5" ID2 Binder Course	3,260 SY	8.00	\$26,080
	D. 1.5" ID2 Wearing Course	3,260 SY	7.00	\$22,820
	E. Concrete Curb	1,500 LF	18.00	\$27,000
11	8' Wide Bituminous Walk (1860 L.F.)			\$36,553
	A. Excavation	460 CY	4.00	\$1,840
	B. 6" 2A Coarse Aggregate	1,653 SY	8.00	\$13,224
	C. 2" ID2 Binder Course	1,653 SY	7.00	\$11,571
	D. 1" ID2 Wearing Course	1,653 SY	6.00	\$9,918
12	Concrete Walks/Plaza Areas (3470sf)			\$25,020
	A. Concrete Pavement	2,770 SF	6.00	\$16,620
	B. Decorative Concrete/Pavers (20% of Total)	700 SF	12.00	\$8,400
13	Utilities			\$78,000
	A. Sanitary Sewer Extension	1,200 LF	35.00	\$42,000
	B. Water Line Extension	1,200 LF	30.00	\$36,000
14	Site Amenities			\$20,990
	A. Benches	8 EA	1,000.00	\$8,000
	B. Trash Receptacle	4 EA	800.00	\$3,200
	C. Water Drinking Fountain	1 EA	3,400.00	\$3,400
	D. Bollards	3 EA	130.00	\$390
	E. Flagpole	1 EA	5,000.00	\$5,000
	F. Bicycle Rack	1 EA	1,000.00	\$1,000
15	Landscaping			\$62,549
	A. Lawn Seeding	288,450 SF	0.13	\$37,499
	B. Evergreen Trees	30 EA	250.00	\$7,500
	C. Shade Trees	33 EA	350.00	\$11,550
	D. Flowering Trees	10 EA	250.00	\$2,500
	E. Shrubs	50 EA	50.00	\$2,500
	F. Perennials / Grasses	1 LS	1,000.00	\$1,000
16	Bond Mobilization and Layout			\$78,242
	A. Bond Mobilization and Layout (12%)	1 LS	78,242.34	\$78,242
17	Design and Engineering Fees			\$73,026
	A. Design and Engineering Fees (10%)	1 LS	73,026.18	\$73,026
18	Contingency			\$120,493
	A. 15% Contingency	1 LS	120,493.20	\$120,493
Total				\$923,781

Cost estimate does not include any utility connection fees, utility location and/or relocation, road improvements, removable of unsuitable materials, soil amendments, and construction management and/or inspection fees.

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

**Commonwealth of Pennsylvania
Department of Conservation and Natural Resources
Bureau of Recreation and Conservation**

**PROBABLE CONSTRUCTION COST OPINION
Community Conservation Partnership Program**

Melchiorre Park - Phase 2 Community Building

Applicant: Borough of Phoenixville, Chester County, Pennsylvania

Date Prepared 10/1/2008

Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	Earthwork			\$23,400
	A. Strip/Stockpile/Replace Topsoil	2,000 CY	3.00	\$6,000
	B. Grading Operations	4,350 CY	4.00	\$17,400
2	Erosion Control Measures			\$10,000
	A. 18" Silt Fence	500 LF	3.00	\$1,500
	B. Stabilized Construction Entrance	1 EA	1,000.00	\$1,000
	C. Temp Diversion Swale	250 LF	5.00	\$1,250
	D. Sediment Trap	1 EA	5,000.00	\$5,000
	E. Inlet Protection	3 EA	250.00	\$750
	F. Outlet Protection	1 EA	500.00	\$500
3	Stormwater Facilities			\$18,550
	A. Headwall	1 EA	1,600.00	\$1,600
	B. Type 'M' Inlet	2 EA	1,400.00	\$2,800
	C. Type 'C' Inlet	2 LF	1,400.00	\$2,800
	D. SLCPP Pipe	150 LF	45.00	\$6,750
	E. BMP Allowance	1 LS	2,500.00	\$2,500
	F. Drainage Swales	300 LF	7.00	\$2,100
4	Site Electric			\$152,000
	A. Site Electric and Distribution (Unknown)	- LS	0.00	\$0
	B. Parking Area Lighting	1 LS	80,000.00	\$80,000
	C. Softball Field Lighting	2 LS	24,000.00	\$48,000
	D. Trail Lighting	1 LS	24,000.00	\$24,000
5	Buildings			\$5,740,000
	A. Community Building Allowance	22,960 SF	250.00	\$5,740,000
6	Access Drive and Parking			\$56,852
	A. Excavation	713 CY	4.00	\$2,852
	B. 8" 2A Coarse Aggregate	1,650 SY	9.00	\$14,850
	C. 2.5" ID2 Binder Course	1,650 SY	8.00	\$13,200
	D. 1.5" ID2 Wearing Course	1,650 SY	7.00	\$11,550
	E. Concrete Curb	800 LF	18.00	\$14,400
7	8' Wide Bituminous Walk (125 L.F.)			\$2,451
	A. Excavation	30 CY	4.00	\$120
	B. 6" 2A Coarse Aggregate	111 SY	8.00	\$888
	C. 2" ID2 Binder Course	111 SY	7.00	\$777
	D. 1" ID2 Wearing Course	111 SY	6.00	\$666
8	Concrete Walks/Plaza Areas (1565 sf)			\$11,268
	A. Concrete Pavement	1,252 SF	6.00	\$7,512
	B. Decorative Concrete/Pavers (20% of Total)	313 SF	12.00	\$3,756
9	Site Amenities			\$3,990
	A. Benches	2 EA	1,000.00	\$2,000
	B. Trash Receptacle	2 EA	800.00	\$1,600
	C. Bollards	3 EA	130.00	\$390

10	Landscaping			\$18,290
	A. Lawn Seeding	23,000 SF	0.13	\$2,990
	C. Shade Trees	33 EA	350.00	\$11,550
	D. Flowering Trees	10 EA	250.00	\$2,500
	E. Shrubs	25 EA	50.00	\$1,250
11	Bond Mobilization and Layout			\$724,416
	A. Bond Mobilization and Layout (12%)	1 LS	724,416.12	\$724,416
12	Design and Engineering Fees			\$676,122
	A. Design and Engineering Fees (10%)	1 LS	676,121.71	\$676,122
13	Contingency			\$1,115,601
	A. 15% Contingency	1 LS	1,115,600.82	\$1,115,601
	Total			\$8,552,940

Cost estimate does not include any utility connection fees, utility location and/or relocation, road improvements, removable of unsuitable materials, soil amendments, and construction management and/or inspection fees.

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

**Commonwealth of Pennsylvania
Department of Conservation and Natural Resources
Bureau of Recreation and Conservation**

**PROBABLE CONSTRUCTION COST OPINION
Community Conservation Partnership Program**

Melchiorre Park - Phase 3 Tot Lot and Concessions

Applicant: Borough of Phoenixville, Chester County, Pennsylvania

Date Prepared 10/1/2008

Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	Demolition/Site Preparation			\$1,000
	A. Vegetation Removal	1 LS	1,000.00	\$1,000
2	Earthwork			\$4,300
	A. Strip/Stockpile/Replace Topsoil	500 CY	3.00	\$1,500
	B. Grading Operations	700 CY	4.00	\$2,800
3	Erosion Control Measures			\$2,975
	A. 18" Silt Fence	325 LF	3.00	\$975
	B. Stabilized Construction Entrance	1 EA	1,000.00	\$1,000
	C. Temp Diversion Swale	50 LF	5.00	\$250
	D. Inlet Protection	1 EA	250.00	\$250
	E. Outlet Protection	1 EA	500.00	\$500
4	Stormwater Facilities			\$4,650
	A. Type 'M' Inlet	1 EA	1,400.00	\$1,400
	B. SLCPP Pipe	50 LF	45.00	\$2,250
	C. BMP Allowance	1 LS	1,000.00	\$1,000
5	Buildings			\$396,000
	A. Concession/Storage/Pavilion Building	1,800 SF	220.00	\$396,000
6	8' Wide Bituminous Walk (515 L.F.)			\$10,104
	A. Excavation	111 CY	4.00	\$444
	B. 6" 2A Coarse Aggregate	460 SY	8.00	\$3,680
	C. 2" ID2 Binder Course	460 SY	7.00	\$3,220
	D. 1" ID2 Wearing Course	460 SY	6.00	\$2,760
7	Concrete Walks/Plaza Areas (6965 sf)			\$50,148
	A. Concrete Pavement	5,572 SF	6.00	\$33,432
	B. Decorative Concrete/Pavers (20% of Total)	1,393 SF	12.00	\$16,716
8	Retaining Wall			\$6,000
	A. Pre-engineered Block Retaining Wall	200 SF	30.00	\$6,000
9	Tot Lot (Ages 2-5)			\$68,544
	A. Play Equipment	1 LS	40,000.00	\$40,000
	B. Play Equipment Installation	1 LS	16,000.00	\$16,000
	C. Excavation Fine Grade and Compaction	200 CY	3.30	\$660
	D. Concrete Curbing Edging	200 LF	25.00	\$5,000
	E. Underdrain	75 LF	10.00	\$750
	F. Safety Surface (engineered wood mulch)	117 CY	27.00	\$3,159
	G. Stone Base and Filter Fabric	350 SY	8.50	\$2,975
10	Site Amenities			\$17,200
	A. Benches	6 EA	1,000.00	\$6,000
	B. Trash Receptacle	2 EA	800.00	\$1,600
	C. Water Drinking Fountain	1 EA	3,400.00	\$3,400
	D. Game Tables	4 EA	1,300.00	\$5,200
	E. Bicycle Rack	1 EA	1,000.00	\$1,000
11	Landscaping			\$17,330
	A. Lawn Seeding	7,920 SF	0.13	\$1,030
	B. Shade Trees	33 EA	350.00	\$11,550
	C. Flowering Trees	10 EA	250.00	\$2,500
	D. Shrubs	25 EA	50.00	\$1,250
	E. Perennials / Grasses	1 LS	1,000.00	\$1,000

12	Bond Mobilization and Layout			\$69,390
	A. Bond Mobilization and Layout (12%)	1 LS	69,390.07	\$69,390
13	Design and Engineering Fees			\$66,750
	A. Design and Engineering Fees (10%)	1 LS	66,750.17	\$66,750
14	Contingency			\$97,146
	A. 15% Contingency	1 LS	97,146.10	\$97,146
	Total			\$811,537

Cost estimate does not include any utility connection fees, utility location and/or relocation, road improvements, removable of unsuitable materials, soil amendments, and construction management and/or inspection fees.

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

**Commonwealth of Pennsylvania
Department of Conservation and Natural Resources
Bureau of Recreation and Conservation**

**PROBABLE CONSTRUCTION COST OPINION
Community Conservation Partnership Program**

Melchiorre Park - Phase 4 Creek Trails

Applicant: Borough of Phoenixville, Chester County, Pennsylvania

Date Prepared 10/1/2008

Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	Demolition/Site Preparation			\$1,000
	A. Vegetation Removal	1 LS	1,000.00	\$1,000
2	Earthwork			\$4,300
	A. Strip/Stockpile/Replace Topsoil	500 CY	3.00	\$1,500
	B. Grading Operations	700 CY	4.00	\$2,800
3	Erosion Control Measures			\$3,280
	A. 18" Silt Fence	485 LF	3.00	\$1,455
	B. Stabilized Construction Entrance	1 EA	1,000.00	\$1,000
	C. Temp Diversion Swale	165 LF	5.00	\$825
4	Stormwater Facilities			\$2,200
	A. BMP Allowance	1 LS	1,500.00	\$1,500
	B. Drainage Swales	100 LF	7.00	\$700
5	8' Wide French Creek Trail (2,550 L.F.)			\$27,170
	A. Excavation	550 CY	4.00	\$2,200
	B. 6" 2A Coarse Aggregate	2,270 SY	8.00	\$18,160
	C. Stone Dust, 1" Choked in	2,270 SY	3.00	\$6,810
6	6' Wide Aggregate Walk (1,500 L.F.)			\$11,540
	A. Excavation	260 CY	4.00	\$1,040
	B. 6" 2A Coarse Aggregate	1,000 SY	8.00	\$8,000
	C. Stone Dust, 1" Choked in	1,000 SY	2.50	\$2,500
7	Signage			\$7,000
	A. Mile Markers	1 LS	3,000.00	\$3,000
	B. Interpretive Signage	1 LS	4,000.00	\$4,000
8	Site Amenities			\$168,000
	A. Benches	2 EA	1,000.00	\$2,000
	B. Stabilized Creek Access	4 LS	4,000.00	\$16,000
	C. Pedestrian Bridge	1 LS	150,000.00	\$150,000
9	Landscaping			\$3,982
	A. Forest Floor Seeding	30,630 SF	0.13	\$3,982
10	Bond Mobilization and Layout			\$27,417
	A. Bond Mobilization and Layout (12%)	1 LS	27,416.63	\$27,417
11	Design and Engineering Fees			\$25,589
	A. Design and Engineering Fees (10%)	1 LS	25,588.85	\$25,589
12	Contingency			\$42,222
	A. 15% Contingency	1 LS	42,221.61	\$42,222
	Total			\$323,699

Cost estimate does not include any utility connection fees, utility location and/or relocation, road improvements, removable of unsuitable materials, soil amendments, and construction management and/or inspection fees.

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



Chapter 7

Operations and Management

Introduction

Melchiorre Park expands the parks and recreation opportunities for the citizens of Phoenixville Borough. The park maintenance management plan for Melchiorre Park is based upon the Borough's approach to park maintenance underway in the existing park and recreation system. In an effort to contain costs, maintain public facilities, and deliver excellent public service, the Borough examines its operations regularly, studies the cost of materials and supplies, and reviews the kinds and caliber of services provided. As a result, the Borough uses a mix in in-house and contracted services for park maintenance. This includes the outside contracting of grass cutting. The management plan for Melchiorre Park builds upon the current operational practices for park maintenance as it looks ahead in a holistic manner to parks and recreation operations overall.

A work session with the parks and recreation managers, acting Borough manager and the master plan team was held to work on the standard of care for the park. The standard of care established is based upon the Borough's desire to maintain the park in an efficient and effective manner as well as in a way that will serve as a model for all municipal park management. In light of Borough resources and the customary approach to park maintenance in Phoenixville, the following operations and management plan would position the Borough to establish an exemplary standard of care for both active recreation and natural resource conservation. Maintenance requirements would be phased in over time as the park is developed. The plan also encourages alternatives to conducting tasks with in-house staff such as partnerships, contracting of services and raising revenues to offset maintenance costs. The maintenance and operations budget is premised on proactive, preventative maintenance rather than reactive, as-needed or emergency maintenance, which will ultimately be a less expensive proposition for the park. And, finally, unit costs were estimated for the park care that can be adapted as workload and cost tracking for this particular site is generated.

In short, the operations and management plan reflects both a systematic approach and an estimate of what it will take for the Borough to care for Melchiorre Park. It provides a critical snapshot of the anticipated cost to maintain and operate the park allowing elected and appointed officials, planners, managers and funding agencies to come to terms with what is possible to achieve of the concept plan. In this way, decision-makers will be able to gauge not only the initial affordability of the park, but also its economic sustainability over its life cycle, setting the course for a truly sustainable park for future generations.

Purpose of the Operation and Management Plan

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

This operations and maintenance plan sets forth a strategy for managing the park once it is developed. The plan should serve as a working document to be used as a guide in maintaining the park, allocating financial and human resources and then revised as information is developed as part of a workload cost tracking system for this and other Borough parks. The following topics will be addressed in this chapter:

1. Melchiorre Park Vision and Mission
2. Community Recreation Opportunities
3. Risk Management
4. Maintenance Management
5. Management and Security Recommendations for Melchiorre Park

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

1. Melchiorre Park Vision and Mission

Vision Statement

Melchiorre Park will be a hub of community activity in Phoenixville Borough. The park will provide opportunities for experiencing nature, fun, sports, and active healthy lifestyles. It will be a destination for citizens of all ages, interests, and abilities. In the future, a community building in the park will serve as a location for year round recreation opportunities

Mission Statement

We accomplish this through quality programs, activities and events; community outreach; and well-maintained parks and facilities and an aesthetically pleasing environment provided by professional and caring employees, contractors, and volunteers.

Melchiorre Park can enable people who live or work in Phoenixville Borough to:

- be happier
- feel great
- lose weight
- reduce stress
- increase community pride
- enjoy a safe place to play
- build family unity
- reduce unemployment
- build self esteem
- eliminate loneliness
- live longer
- create memories

Melchiorre Park can help the Borough to:

- protect the environment
- reduce crime
- lower health care costs
- spur the local economy

2. Community Recreation Opportunities

The 27.5-acre Melchiorre Park provides a balance of natural features and active recreation facilities in a beautiful creek-side setting. Conveniently located in the Borough, citizens can reach the park by walking, bicycling or driving.

Athletic Facilities: Melchiorre Park will offer sports facilities for league play including two softball fields with an overlapping multipurpose field. Support facilities such as parking, restrooms, concession plaza, and lights. Lighting is proposed for the playing fields and the trails as well as for park security. Field lighting would help in seasons with limited daylight.

Trails and Trail Hub: Walking is the chief form of exercise in the United States. The Center for Disease Control has called upon communities to develop safe and attractive pathways for people to use throughout their lifetime for fitness and wellness. This will help people of all ages to engage in an enjoyable activity that will extend their lives and enable them to be healthier, happier and more productive citizens. The park could serve as a trail hub for a future regional trail network.

French Creek Access: Access to the French Creek is an important recreation opportunity. French Creek has achieved the designation as a Pennsylvania Scenic River. French Creek joins the Schuylkill River in Phoenixville. The park has a proposed pedestrian bridge and two access points.

Natural Resource Enjoyment and Education: Melchiorre Park preserves important and valuable resources and scenery as public parkland. The park has access to both to a renowned stream and beautiful wooded areas. More than half of this park will remain undeveloped due to topography and site resources. The park can potentially be the setting for a variety of nature camps and programs that could be an important public service, a source of community enjoyment, and a revenue generator.

Fitness/Wellness: Fitness extends lives, improves self-image, reduces health care costs, reduces isolation, and makes people happier. According to the U.S. Surgeon General, the top public health issue is the lack of activity among the American public. One of the most important things that communities can do to help in this cause is to provide attractive, accessible areas for people to walk, jog, and run. Melchiorre Park will serve this purpose.

Family Play: According to a survey by *Money* magazine (2006), traditional goals for health and money are taking a back seat to the desire to spend more time with the people we love. The top goals among those surveyed included:

- Spend more time with family and friends (30 %)
- Get healthier (19%)
- Manage money better (18%)
- Pursue enjoyable activities (17%)
- Improve career (12%)

The plan for Melchiorre Park offers a venue for families and friends to enjoy time together. The playground, separated for pre-schoolers and youth, is expected to be a destination for people of all ages from young children to grandparents for visits with their grandchildren. The playground design should be unique with a theme related Phoenixville's rich heritage, history and culture: *something not seen anywhere else in Pennsylvania*. A design tied to the strong landscape and cultural heritage and values of the area will foster community stewardship and provide lifetime memories for park visitors based upon the sense of place the playground will provide.

Concession Plaza, Storage and Restroom Building: The concession plaza will include food facilities, storage, an attached pavilion, and restrooms. Support facilities are important to park visitors. Clean, bright restrooms are crucial to positive public perception about parks in terms of desirability and safety. When the restrooms are clean, people tend to value the park. The importance of the design and maintenance of this facility cannot be overstated.

Community Building: Phoenixville Borough appears to need a community recreation center. Year round facilities for people of all ages and interests are important for recreation and community gatherings. Gymnasiums are in short supply in the area. The plan establishes a "footprint" for a potential Community Center. The specific requirements for facility program, building components, operations, management and revenue sources for operations and capital development should be outlined. Previous work on community

Melchiorre Park as an Outdoor Classroom

Melchiorre Park can be the place to re-connect children with nature. Some of the benefits of using Melchiorre Park as an outdoor classroom for people of all ages, especially for children, include the following:

- Increased awareness and appreciation for the natural environment
- Improved fine motor skills
- Improved concentration even among your people with Attention Deficit Disorders
- Valuable skill development over all learning domains
- Enhanced observational skills
- Doubling of physical exercise

Source: Fazio, James R. (2008) **Tree City Bulletin No. 47. How to Bring Nature Explore to Your Community.** Nebraska City: Arbor Day Foundation.

recreation center planning can be used as a departure point. Additional studies should be under the directions of an expert(s) skilled in community recreation center planning design, operations and revenue generation

Self-Directed Activities: With the hectic lives we all lead, having a place to go on our own is important. Melchiorre Park offers an important respite for people to enjoy at their own discretion. The park is especially desirable for self-directed recreation because of its location, beautiful views, creek access, trees, trails, and natural areas.

3. Risk Management

Having safe facilities for visitors as well as protecting the public investment is essential to Phoenixville Borough. Public perception that the parks are safe is important to their success. As part of establishing safe parks that limit the Borough's exposure to liability, effective risk management can help to protect both park visitors and the Borough. Coordination with the Borough's insurance carrier throughout the development and operation of the park would be helpful in reducing risk. The advice of the carrier is helpful in identifying and adopting practices to insure visitor and park safety.

Risk Management is a standard operating practice of parks and recreation agencies. Risk includes the possibility that harm could result from a hazard that would cause personal injury, death, property damage, economic loss or damage to the environment. To manage risk in Melchiorre Park, three steps are needed:

1. **Risk Identification and Assessment** – It is necessary to identify all of the sources of potential hazards in the park. The borough needs to have knowledge at all times of any risk related to the park. This includes park conditions, the employees or volunteers that might make the borough subject to liability as the result of how they complete their duties and any other liability of the Borough.
2. **Risk Assessment** – The Borough works with its insurance carrier in evaluating all Borough operations including park and recreation operating practices such as the potential for risk in the park. This would also include tracking of the Borough's incidents of injury reported in the park and expert opinions of Borough staff and the insurance carrier regarding park facilities.
3. **Risk Management Plan** - The Risk Management Plan is important for both safe operations as well as in establishing credibility in case of litigation. The plan should include the following documents all of which should be reviewed by the Borough solicitor:
 - Statement that the Borough is committed to safety for citizens, Borough employees and Borough facilities
 - Program registration information
 - Accident forms
 - Health forms if appropriate
 - Participation forms and waivers
 - Rental agreements and leases
 - Program dates and documents
 - Operations information and policies
 - Reports for maintenance and procedures.
 - Inspection program and reports
 - Policy on background checks for Borough employees, volunteers working with children and for permittees of Borough facilities who are providing community recreation services.

4. Maintenance Management

Maintenance management is the process by which Phoenixville Borough plans, directs, and controls the care of parks and recreation facilities. Melchiorre Park should reflect an effective level of service; an inviting, clean and attractive appearance; and the reality of fiscal and human resource limitations of the Borough. Phoenixville Borough has experience in maintaining the eleven other municipal parks.

Routine scheduled maintenance provides the foundation for effective park security and risk management. A park that is well designed and maintained attracts visitors. The more use a park gets, the less vandalism occurs. When park visitors see that a facility is well cared for, the risk of vandalism and other undesirable social behaviors tends to diminish. Parks that are not well tended get fewer visitors and higher levels of vandalism.

With a maintenance plan in place, there will be a clearly defined direction for the maintenance goals and operations. **Making a repair in an emergency, unscheduled basis costs seven times as much as it does to perform the task on a routine basis.** It is far more efficient and effective to perform park maintenance on a planned and scheduled basis. On-going maintenance also prevents the need for costly rehabilitation that results from deferred maintenance.

Maintenance Challenges and Opportunities

Park maintenance in Phoenixville falls under the Public Works Department and the Recreation Department. In addition, the Borough contracts out grass cutting that includes Melchiorre Park. Melchiorre Park will require a variety of park maintenance skills including sports turf management, natural resource management, custodial care, and customer service. The conservation of natural resources is a very important management function for Melchiorre Park as about more than half of the site will remain in a natural state and the park abuts the French Creek. Other tasks include citizen outreach, volunteer supervision, issuing of permits and facility scheduling, programming, budgeting, personnel, procurement, policy development, and other tasks that will emerge with park use.

Sustainable Park Design and Maintenance

Environmental protection and the conservation of natural resources is a primary goal of the design and maintenance of Melchiorre Park. Too often park design focuses on recreation to the detriment of a park's natural resources. Melchiorre Park has important natural resources to protect as well as areas that are compatible for public recreation. The focus is on establishing and managing the park in a way that enables responsible public use in harmony with the environment. The traditional pattern of park maintenance in the borough has been focused on tasks such as mowing and trimming to achieve a manicured appearance. This has been the customary approach to park maintenance statewide. It is the "look" that the public has come to expect of parks. This is both costly and harmful to the environment. Park maintenance should set the bar for practices that promote the healthy natural elements of public lands such as water, wildlife and vegetation. Adopting maintenance practices that conserve natural resources require planning, training, expertise and public education. Public education on a nature-focused approach to park maintenance is vital as citizens tend to view natural areas as unkempt because of their expectation of a "manicured" park appearance.

Benefits of Sustainable Park Maintenance Practices

Sustainable park maintenance practices save money. The protection of our resources is good both for people and the earth. Connection with nature helps citizens to reduce their stress and mental fatigue and contributes to their sense of well-being. Areas with natural features help citizens develop social ties that foster strong neighborhoods and sense of community.

The traditional pattern of park maintenance in Phoenixville is based on grass mowing, trash pick-up and active recreation facility care. In the past this was the standard of care and the standard of care for most parks. Melchiorre Park represents an opportunity for the Borough to establish a "green" approach to park

maintenance management. With the French Creek and the adjoining woodland, maintenance practices to conserve natural resources could be the subject of a pilot project on which to base how all parks are maintained in a sustainable way in the future.

Continued Need for Partnerships

Partnerships should be considered for the ball fields, natural areas, environmental education, and the park in general. Groups such as organized sports, adopt-a-park, environmental groups, trail users, and neighborhood watches can provide valuable resources while building community stewardship for the park. Partnerships take work, some more than others. Work with existing partners such as the community sports organizations could potentially expand through assistance with sports fields. However, developing and sustaining partnerships is a challenge in the Borough that may require additional staff time beyond the capacity of the current staffing level. Partnerships could be phased in over time in accordance with the ability to manage the partnership function in addition to other responsibilities.

Volunteers

Volunteers are often considered the means to managing parks and recreation at the least cost. *Although volunteers are important, they are not free.* Volunteers for defined tasks or programs require recruiting, training, supervision, coordination, support, and recognition. Someone has to be in charge of overseeing volunteers and volunteer organizations. The municipal staff is small and does not appear to have the capacity for extensive volunteer coordination and oversight. Volunteerism efforts should be concentrated on major organizations or volunteers of such caliber that can work independently such as Eagle Scouts. It is also important to note that volunteers are not substitutes for park maintenance expertise and staff. Melchiorre Park will require reliable, dependable, knowledgeable workers in the area of sports turf management, natural resource management, park security, and related services. Volunteers usually cannot perform to the level required due to their time limitations and demands in their own lives. Demographic changes resulting in a larger retirement population of active healthy well-educated may yield a significant volunteer cadre. Indications are that this group would be interested in using their education and expertise for the community benefit in areas such as environmental conservation and education. Melchiorre Park could be an important site in the Borough for using this type of expertise.

Policies need to guide volunteerism to mesh with the public good and the fact that the parks belong to the community not to individual groups. As the park is developed and before it is officially open, effective policies need to be in place regarding park operations and use. Since sports groups already use the park informally for practice, it is important to get policies in place before “temporary” arrangements become “permanent”. This will go a long way in facility care, preventing user conflicts and assuring equitable use of public space.

Funding Challenges

The major challenge for this park is both capital development and the ongoing funding for operations and maintenance. Obtaining funding to build new facilities is relatively easier than getting support to pay for park maintenance and operations. Revenues from program fees and charges, sales, leases, sponsorships, partnerships, donations and grants can help to support development and operating costs.

Modeling

Phoenixville Borough could consider adopting the model of great park systems in the United States as an operational framework. This model is derived from parks and recreation systems nationwide that earned the prestigious Gold Medal Award from the National Recreation and Park Association. The following nine characteristics are common to the award winning park systems:

1. **Mission statement** Adopt and follow the mission statement as shown previously.

2. **Show leadership.** Develop skilled leadership to articulate the importance of parks and recreation.
3. **Listen and respond to the community.** Be highly responsive to community needs. Continue to involve key stakeholders in the planning process and in undertaking projects.
4. **Build the parks and recreation constituency.** Develop a base of public supporters with individuals, community organizations, business, social service organizations, the schools and other private and public organizations.
5. **Work with others!** Cooperate fully with other community organizations and boards.
6. **Adopt a business-like approach for parks and recreation.** Collect data, document facts and figures, use organizations for data collection, and develop reports with the right information at the right time for decision-making purposes to key officials.
7. **Implement the Melchiorre Park Master Plan.** Carry out the actions to be accomplished based upon a schedule for implementation. Consider partnerships in plan implementation. Create a strategy to secure the resources to undertake the action.
8. **Establish accountability.** Adopt practices that insure accountability of tax dollars and other resources as well as that document the clear benefits of the municipal parks to elected and appointed officials, the citizens, community groups, the business community, and state and regional organizations such as regional planning around the French Creek.
9. **Be action-oriented.** Move quickly and take advantage of emerging opportunities and changing needs. Make the case to move ahead with park development strategically on the basis that the park is tied directly to the quality of life in Phoenixville.

Maintenance Goals

The goal of park maintenance of Melchiorre Park to provide a clean, safe, and attractive facility for the healthful and enjoyable use by the community and the conservation of natural resources through implementation of an efficient and effective management program.

The following guidelines can formalize the Borough's approach to park maintenance operations. The guidelines would apply to both Borough employees and contractors and for volunteers who assume responsibility for park maintenance tasks.

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

Maintenance Standards

Maintenance standards set forth the level of care that park and recreation facilities receive.

Importance of Assigning Maintenance Standards

Assigning maintenance standards will enable the borough to maintain Melchiorre Park in conjunction with the other municipal parks with respect to needs and resources. Targeting the level of care will enable Phoenixville Borough to direct resources to balance public use with natural resource conservation. The maintenance standards provide a common frame of reference for the community including elected and appointed officials, Borough employees, maintenance staff, administration, contractors, partners, sponsors, park visitors and the citizens. The common agreement will facilitate discussions and communications about the park. This will enable elected and appointed officials and parks and recreation management to establish and implement policies on use, fees and charges, volunteer requirements, staffing levels, contractual service requirements, and other issues that may emerge. It will also enable the borough to communicate with the public about the capacity of the borough to undertake actions in response to citizen demands on the park, park maintenance tasks, natural resource protection actions, and requests for additional facilities and/or services.

National Recreation & Park Association Standards: An Approach

The National Recreation and Park Association advocates a system of maintenance modes for parks. Modes refer to the “way of maintenance” ranging from most intensive to least intensive. Most of the developed area of Melchiorre Park will be maintained at the Mode II to III level. The natural areas would be maintained at a combination of the Mode V and VI levels with respect to visitation in different sections of the natural areas. Phoenixville Borough can use the modes as guidelines to direct resources towards where the need is greatest and the benefit the most. The modes range as follows:

- Mode I - State of the Art Maintenance
- Mode II - High Level Maintenance
- Mode III - Moderate Level Maintenance
- Mode IV - Moderately Low Level Maintenance
- Mode V - High Visitation Natural Areas
- Mode VI - Minimum Level Maintenance

Inspections - *Mode I* - Park inspection of the active areas should be done daily during peak season. *Mode II* along the creek should be inspected weekly. *Mode V* should be done every other week in the natural areas. Playground inspections should be based upon Consumer Product Safety Commission guidelines (CPSC). The equipment manufacturer generally provides inspection sheets for use by municipal employees. These should be used as the record keeping system for the Borough of Phoenixville and properly filed to document maintenance performed. Consideration could be given to getting the inspections done in a number of ways. The options include:

- (a) Contracting with a certified playground safety inspector.
- (b) The preferred option is sending identified two employees from the Parks and Recreation Departments for training and certification. The program is a two-day program culminating a test that leads to Playground Safety certification. The advantage of having an in-house employee(s) being certified is primarily cost savings, record keeping, and in house expertise. Should the Borough ever be sued for a playground injury, regular inspections by a certified inspector would reduce the Borough’s exposure to liability. Having two employees certified would enable smooth transitions between staffing changes.

To protect the Borough of Phoenixville's investment in Melchiorre Park, provide efficient and effective public service and ensure park security, the following standards are proposed:

Turf Care - Turf care for the park would include: ball fields and general park areas.

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

Disease and Insect Control - Modes would vary by facilities.

- *Sports fields - Mode I* - In Mode I, problems with disease and pests would be anticipated and prevented through a scheduled program of disease and pest control. If damage appears, corrective action would be taken.
- *Natural Areas - Mode V working towards Mode I* - Disease and insect control is done only to insure public safety or when a serious problem discourages public use in initial stages of park development. The Borough of Phoenixville could consider developing a natural resource management plan for the conservation area of the park. Mode I would be in terms of natural resource management.
- *General Park Areas - Mode III* - When the health or survival of plant materials is threatened or there is an issue of comfort of park visitors control measures may be taken. Disease and insect control is done usually on a complaint basis.

Forestry - A forestry management program should be developed. The forestry program would provide a short, medium, and long-range management program for this important asset of Melchiorre Park. This could be part of an overall Borough park forestry program.

Floral Planting - *Mode V* - Floral planting should only be introduced where there is a community group to maintain them in accordance with a written agreement.

Tree and Shrub Care - *Mode III*. When required for health or reasonable appearance. With most tree or shrub species this should not be more than once every two to three years.

Litter Control - *Mode II*. Litter is picked up twice a week during peak season, weekly during non-peak, and monthly in cold weather months. Litter is always picked up after a special event. For special use facilities such as a picnic pavilion, the permittee should be responsible for litter pick-up while Phoenixville Borough would remove it from the park.

Surfaces and Paths - *Mode II*. When appearance has noticeably deteriorated, the surfaces should be cleaned, repaired, or replaced.

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

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

Maintenance Budget Estimate

The maintenance budget must reflect the desired condition of park facilities in accordance with the financial resources available. The maintenance budget to a large extent dictates the quality of the park in terms of maintenance, appearance, beauty and safety. Estimating what the park will cost to maintain helps in decision-making, staffing, setting of fees and charges, policy formulation, budget planning, resource allocation and securing non-traditional methods of supporting park operations such as partnerships.

Cost Basis

Wages comprise most of the cost of park maintenance. The hourly maintenance wage rates for Borough staff that provide park maintenance for 2008 are shown in Table 1.

Table 1 Phoenixville Borough Park Maintenance Wage & Benefit Rates	
Position	Hourly Wage & Benefit Rate
Superintendent	\$48.06
Utility Laborer	\$34.53
Laborer	\$30.79

Two agencies provide useful cost standards for the use of equipment for maintenance in the public sector: PennDOT and FEMA (The Federal Emergency Management Administration). PennDOT publishes equipment rates in its publication 408. FEMA provides a schedule of equipment rates that can be used as the basis for projecting the cost of equipment needed to maintain Melchiorre Park. The rates on this Schedule of Equipment Rates are for applicant-owned (such as municipalities) equipment, which is in good mechanical condition, complete with all required attachments. Each rate covers all costs eligible under the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 U.S.C. § 5121, et seq., for ownership and operation of equipment, including depreciation, overhead, all maintenance, field repairs, fuel, lubricants, tires, OSHA equipment and other costs incidental to operation. This can serve as a useful basis for cost projections until the borough has determined its own specific equipment rates for park maintenance. For the purposes of estimating the cost of park maintenance, this plan assumes a rate of \$35 per hour for large equipment such as mowers and trucks and \$15 per hour for small equipment such as trimmers.

Table 2 presents the estimated hourly labor and equipment costs by task for the maintenance of Melchiorre Park. Phoenixville Borough contracts out grass cutting. The per-acre cost of cutting the grass in Thornton Park is used as the projection for a potential contract for Melchiorre Park in accordance with the Borough's policy on outsourcing grass cutting. Total costs are rounded in Table 2 on the following page.

Utility Costs

Because of the fluctuation in energy prices and changes in the PUC deregulation, this plan recommends developing a cost projection for energy costs when a major capital item is being specified for construction. The equipment supplier could work collaboratively with Borough management in determining the operating costs for park lighting. Sports field lighting should be supported through user fees and charges for play under the lights.

Table 2 Melchiorre Park Maintenance Task Budget: Labor and Equipment						
Maintenance Task	Units	Units/Hour	Total Hours/Task	Frequency x Hours	Hourly* Rate	Total Cost
General Park Areas						
Grass cutting – 30 cuts/once weekly						
Contract	Park			30 cuttings		1,980
Total mowing						1,980
Trimming						
Labor	5,000 LF	1,000/hr	5	15 X 5 = 75	\$34.53	2,590
Equipment				“	\$15	1,125
Total Trimming						3,715
Litter Control						
Pick-Up Labor	Focus Points	4 hrs	4	60 X 4 = 240	\$30.79	7,390
Transfers - Labor	8 barrels	1 / ¼ hr	2	60 X 2 = 120	30.79	3,695
Total Litter Control						11,085
General Park Inspection						
Labor	Park	1 / 2 hr	2	20 x 2 = 80	\$34.53	2,762
Equipment		“	“	“	\$35	1,400
Total Inspection						4,162
Multipurpose Field for league sports, programs and camps						
Slit/Seed flat field - August						
Labor	1 field	1 field/16 hrs	16	1 X 16= 16	\$34.53	552
Equipment	“	“	“	“	\$35	560
Total slit/seeding flat field						1,112
Fertilize flat fields – April, June, August, October						
Labor	1 field	1 field/1 hr	1	4 X 1= 4	\$34.53	138
Equipment	“	“	“	“	\$35	140
Total fertilization flat fields						278
Field Turf Aeration , repair, regrade – 1 multipurpose field						
Labor	1 fields	1 field/6 hrs.	6	4 X 6 = 24	\$34.53	829
Equipment	“	“	“	“	\$35	840
Total Aeration						1,669
Picking up trash and restoring desirable appearance of flat fields & surrounding areas – fields, fan and player areas						
Labor	1 fields	1 field/2 hrs	2	60 X 2 = 120	Permittee responsibility	
Total						0
Softball Fields						
Repair, regrade softball fields – 2 fields						
Labor	2 fields	1 field/8 hrs	16	1 X 16= 16	\$34.53	552
Equipment	“	“	“	“	\$35	560
Total repair, grading						1,112
Seed softball fields – 2 fields						
Labor	2 fields	1 field/3 hrs	6	1 X 6= 6	\$34.53	207
Equipment	“	“	“	“	\$35	210
Total seeding						417
Fertilize softball fields – 2 fields						
Labor	2 fields	1 field/1 hr	2	2 X 2= 4	\$34.53	138
Equipment	“	“	“	“	\$35	140
Total fertilizing						278

Table 2 continued Melchiorre Park Maintenance Task Budget: Labor and Equipment						
Maintenance Task	Units	Units/Hour	Total Hours/Task	Frequency x Hours	Hourly* Rate	Total Cost
Drag softball fields						
Labor	2 fields	1 field/.75 hrs	1.5	16 weeks X 3 times weekly=48 48 X 1.5 = 72	\$34.53	2,486
Equipment	“	“	“	“	\$35	2,520
Total dragging						5,006
Tree & Shrub Care						
Contract	Park Area	Cyclic	10% of planting budget		Contract	\$6,000
Bituminous Trail						
Annual Prep - Labor	.33 mi	1/18 hr	.33 X 18 = 6	1 X 6 = 6	\$34.53	207
Equipment	“	“	“	“	\$35	210
Routine - Labor	.33 mi	1/ 5 hr	.33 X 5 = 1.65	4 X 1.65= 6.6	\$34.53	228
Equipment	“	“	“	“	\$35	231
Total Trail-Bituminous						876
Stone Dust Trail						
Annual Prep - Labor	.70 mi	1/36	.7 X 36 = 25.2	1 X 25.2 = 25.2	\$34.53	870
Equipment	“	“	“	“	\$35	882
Routine - Labor	.70 mi		.7 X 4 = 2.8	4 X 2.8= 11.2	\$34.53	387
Equipment	“	“	“	“	\$35	392
Total Trail -Stone Dust						2,531
Paved Surfaces						
Inspection, Sweeping, Cleaning - labor	6,285 sy	1,000/.1 hr.	6.3 sy X .1 = .63	8 X .63 = 5.1	\$34.53	276
Equipment	6,258 sy	1,000/.1 hr.	“	“	\$35	179
Total paved surfaces						455
Playground						
Inspections	1 tot lot	1 / 2 hr	1 X 2 = .2	36 X 2 = 72	\$34.53	2,486
Repair & Preparation	“	1 / 24	1 X 24	1 X 24 = 24	\$34.53	829
Total paved surfaces						3,315
Site Furnishings						
Bicycle Racks Annual Preparation	2	1/5 hr	2 X 5 = 10	2 X 10 = 20	\$34.53	691
Routine	2	1.25	2 X 1.25 = 2.5	10 X 2.5 = 25	\$34.53	863
Benches Annual Preparation	26	1 / 2 hr	26 X 2 = 52	1 X 52 = 52	\$34.53	1,796
Routine	26	1/. 25 hr	26 X .25 = 6.5	10 X 6.5 = 65	\$30.59	1,988
Bleachers Annual Preparation	4	1/8 hr.	4 X 8 = 32	1 X 32 = 32	\$34.53	1,105
Routine	4	1/1 hr	26 X 1 = 26	4 X 26 = 26	\$30.59	795
Flag Pole Annual Preparation	1	1 / 2 hr	1 X 2 = 2	1 X 2 = 2	\$34.53	69
Routine	1	1/.25	1 X .25 = .25	12 x .25 = 3	\$30.59	92
Park Signage Routine & Repair	System	4 hrs.	1 X 4 = 4	4 X 4 = 16	\$34.53	552
Bollards - routine	5	1/..25	6 x .25 = 1.50	12 X 1.50 = 18	\$34.53	653
Total Site Furnishings						8,604

Table 2 continued Melchiorre Park Maintenance Task Budget: Labor and Equipment						
Maintenance Task	Units	Units/Hour	Total Hours/Task	Frequency x Hours	Hourly* Rate	Total Cost
Restrooms						
Labor	2 (M & F)	1.5/unit	2 x 1.5 = 3	100 X 3 =300	\$30.79	9,237
Concession Facility						
Labor – Seasonal Prep & Closing	1	12/unit	1 x 12 = 12	2 X 12 =24	\$34.53	829
Water Fountain						
Turn on/winterize	2	1.5/unit	3	1 X 3 =3	\$34.53	104
Check/repair	2	.5/unit	1	4 X 1 =4	\$34.53	138
Total						242
Conservation Area	16 acres	\$400/acre				\$6,400
Total						
Labor						43,819
Equipment						9,389
Contracts						7,980
Conservation Area						6,400
TOTAL						\$67,588

Conservation Area of Melchiorre Park

Melchiorre Park occupies 27.5 acres. The majority of the site will remain undeveloped in keeping with a major goal of the design and operation of the park to be sustainable. About 16 acres of the land area will remain natural. It is important to consider that natural areas require monitoring and an appropriate level of care.

Protection of the woodlands, habitat, riparian buffers and steep slopes along the creek is essential. The major threat to the conservation area is invasive species and potential overuse. A plan for the removal of invasive species should be established. The conservation area should be monitored to ensure that use is appropriate with levels that are compatible with conservation. Since the park is located near a neighborhood with a significant residential population, it is likely that many people will use the park including the natural area.

Since dogs are popular companions during walks in the woods, a policy on dogs in the natural area should be established. Dogs, especially with frequent visitation, can have a negative impact on natural resources. Consultation with the Penn State Cooperative Extension Service will enable the borough to develop a plan to protect the site. This would include a strategy to remove and control invasive species with a multi-year schedule. Melchiorre Park could serve as a model and a laboratory for other natural areas in Phoenixville. The management plan will evolve over time and be based on assessments, inventories of park conditions and a description of the desired future conditions conducted by municipal maintenance staff and conservation partners such as the Extension Service, colleges, Chester County and others. It will delineate areas to protect, rehabilitate and restore such as the wetlands, woods and habitat. This level of care is principally related to protection of the natural resources, insuring visitor safety, and resolution of problems and emergency situations. Just because an area is left in a natural state does not mean there are no costs for care. Analysis of similar regional type parks elsewhere shows an annual cost of about \$400 - 500 an acre in well-established park and recreation systems. Given the fact that there is no information about costs for natural resource management in the Borough of Phoenixville from which to project, we are recommending an estimate of \$400 per acre be used to cover conservation, resource protection, and related visitor services and emergencies. Once the park is under operation and a workload cost tracking system is developed, the per acre cost of undeveloped areas could be re-formulated. This would total \$6,400.

Opportunity for Environmental Education

In the course of managing the natural resources and on-going collection of information about them, park maintenance staff can help to improve understanding about the natural areas and impacts from public use. This information would be important to communicate those findings to the public to avoid overuse. This is accomplished through close coordination with recreation and municipal managers and the Parks & Recreation Board. Information about Melchiorre Park’s natural resources and use of the area can be conveyed through on-site signage, brochures, exhibits, the borough website, borough newsletters, materials distributed with park permits and programs such as environmental activities and events.

Staffing and Organizational Implications

The required work hours total about 1,517, the equivalent of about 75 percent of a full-time equivalent maintenance worker. The Borough has had success with grass mowing via outside contracting. Expansion of outside contracting could be considered for tasks that are routine, measurable, quantifiable and have a standard of care established. Such tasks could include contracting of restroom cleaning, trimming, sports turf management, and tree work.

Cyclic Maintenance

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

Financing

Tables 3 presents the projected budget for Melchiorre Park. This budget comes out to about \$3,024 per acre cost.

Personnel - Maintenance	43,819
Equipment	9,389
Conservation area	6,400
Insurance	0
Patrolling	0
Park Materials and Supplies	8,000
Mowing Contract	1,980
Tree Contract	6,000
Utilities	0
TOTAL	75,588
Contingency	7,560
TOTAL	83,148
CIP Reserve Budget – 2% of development costs <i>annually</i> in fund dedicated to cyclic repairs and park improvements.	\$94,000

Table 4 presents the revenues for Melchiorre Park. Potential revenues for Melchiorre Park would be derived from programs, friend’s organizations and user fees. It is assumed that the concession stand would be used by sports league to generate revenues to offset league expenses. It is strongly encouraged that the borough consider field use fees that would go towards offsetting maintenance costs. A usage fee should be charged to permittees who use ball field lighting to cover energy costs.

Table 4 Melchiorre Park Potential Revenue Sources	
Item	Projection
1 Pavilion - rental at \$50 (average) per day for 30 days.	1,500
Park Friends	1,000
Potential program fees from camps, programs and one special event.	8,000
Field Use Fees & utility	TBD
TOTAL Projections	10,500

It is important to assess if the Borough has the resources to support the development or improvement of facilities in the park. Alternatives such as partnerships, sponsorships, grants, gifts donations and user fees and charges can be important means to support the park with limited municipal resources. Unless the resources are available to care for the park, the particular facility should not be built. Figure 1 presents a Management Impact Statement. This is a tool for the Borough to use in planning park improvements to determine the resources would be in place to manage the improvement once it is made. It is relatively easier to obtain capital development funds than it is to generate operating money.

**Figure 1
Management Impact Statement (MIS)**

Purpose

- To assess the impact of a proposed project in terms of capital and operating costs including cost, human resources required and effect on other parks and recreation facilities and services.
- To use this information to make an informed decision about moving ahead with the proposed project.

Method

Determine:

- 1. Capital cost of the proposed project.**
- 2. Operating costs for the proposed project. Include:**
 - Number of staff hours required
 - Cost of the staff hours
 - Cost of materials and supplies
 - Miscellaneous costs
- 3. Impact on other facilities and programs should the proposed project/service be implemented.**
 - Will the project/service require funds needed for other facilities/programs?
 - Will the project/service require staff time needed for other services/programs?
 - How will the project impact the quality of service that Phoenixville Borough has set as a goal?
- 4. Revenue Sources**

- Grants
- Donations
- Borough funds – additional appropriation
- Borough funds – within current budget
- Non-tax funds to be generated from the project/program

Decision-Making

Based upon the above information, does Phoenixville Borough have the resources to move ahead with this project?

5. Management Recommendations for Melchiorre Park

To keep pace with new park development, citizen demands and expectations as well as to allocate resources effectively, enhancing capacity and expertise in the functional areas of park management is crucial. This would include the establishment of a planned maintenance management system, staff certification as playground safety inspectors, and natural resource management. Consider the following:

- A. Develop a workload/cost tracking system for the Borough parks and recreation facilities. By generating information to understand the real cost of labor, equipment, supplies and utilities, the Borough will be able to allocate resources most effectively. The Borough would also be able to establish policies on fees and charges based on actual cost recovery. It is impossible to manage what you do not count and track. This information is vital for making decisions such as contracting out tasks, charging fees, setting policy, deciding service levels and so on. The Borough could consider seeking a Peer grant from PA DCNR to undertake the development of a formalized maintenance management system. PA DCNR provides a \$10,000 grant that the borough would match with \$1,000 to obtain the services of a park professional with expertise in documented maintenance management systems. The professional would work with borough staff to develop a plan tailored for the Borough of Phoenixville and its maintenance staff.

Importance of Counting

- American Airlines saved \$47,000 annually by eliminating one olive from the salads served in the first class cabins.
- The New York Times saved \$200,000 annually by eliminating one period in its masthead and the ink needed for this punctuation point.
- Montgomery County Parks & Heritage Services saved nearly the equivalent of one full-time maintenance worker by eliminating the chopping of wood in one park.

- B. Develop a natural resource plan for the conservation area of Melchiorre Park. Work in collaboration with the Penn State Extension Service, the Conservation District, Chester County Parks Department, local conservation organizations, and /or area universities to develop this plan. Adopt an implementation schedule with roles and responsibilities to ensure that the plan is carried out.
- C. Consider adopting a “Carry In - Carry –Out” policy for trash. This would mean that park visitors would carry out whatever trash they bring in. This would apply to groups such as sports organizations using the park. The Borough would provide trash bags to permittees of ballfields and the pavilion and provide trash barrels for events or services the Borough conducts that would generate trash such as special or concession sales if operated by the Borough. A major public education campaign would have to be instituted to educate park visitors about this policy. Federal, state and county park system has instituted such a policy with success.

- D. Work with community sports groups in implementing a field use and sports turf management program. Collaborate in setting policies that would be fair and equitable in borough and user group responsibility in terms of human and financial support to assure high quality athletic facilities.
- E. Consider developing an environmental education and programming component of the recreation program area. This could be done as staff time allows. Partnership with Chester County, conservation organizations, the School District, and others could help the Borough accomplish this. The park could serve as a satellite location for another organization that offers environmental programs.
- F. Develop policies on park use, materials, supplies and practices that are environmentally friendly. Consider public education and outreach such as discouraging the use of plastic water bottles in the parks. Develop educational signage and WEB site information to encourage the re-use of non-disposable bottles for water consumption. Drinking fountains are on site for re-fills. Encourage people to walk or bicycle to the park. Maintenance should focus on environmentally friendly practices such as composting, use of natural materials and recycled products. Other policies could be explored and implemented over time.

Appendix A

Student Survey

MASTER PLAN STUDENT SURVEY

Below is a list of programs and activities. Please complete each item and PRINT your suggestions in the blanks.

I. Recreation Center

Phoenixville is planning a new Community Recreation Center. Your input will assist us in identifying programs for the new center.

A. Operational Hours Pick all that apply

Monday - Friday

- 1. After School _____
- 2. Evenings _____
- 3. Suggestions: _____

Saturday

- 4. 10:00 AM to 9:00 PM
- 5. Suggestions: _____

Sunday

- 6. Noon-5:00 PM _____
- 7. Suggestions: _____

B. Program/Activity Areas

Pick all that apply

		Very Interested	Somewhat Interested	Not Interested
1. Arts and Craft Area	1.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Wide screen TV (Satellite dish, video games)	2.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Multipurpose /Hobby/Club rooms	3.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Recreational game room (Foosball, air-hockey, table tennis, board games)	4.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Weight Room	5.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Music/Dance area	6.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Computer Room	7.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Gymnasium				
a. Basketball	a.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Volleyball Courts	b.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Indoor track	c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Indoor Soccer	d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Suggestions _____				

II. SPORTS ACTIVITIES What Type of activities would you participate in?

Pick All That Apply

			Very Interested	Somewhat Interested	Not Interested
Which do you prefer?	A. Softball	A.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	B. Basketball	B.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	C. Flag Football	C.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pick-up (open) Recreational <input type="checkbox"/>	D. Lacrosse	D.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Or	E. Soccer	E.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Organized Leagues <input type="checkbox"/>	F. Street Hockey	F.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(Adult supervised)	G. Volleyball	G.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	H. Racquetball	H.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	I. Tennis	I.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	J. Karate	J.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	K. Weight Training	K.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	L. Field Hockey	L.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	M. Baseball	M.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	N. Suggestions _____				

More information on reverse side →

III. RECREATIONAL ACTIVITIES

Pick All that Apply

Very Somewhat Not
Interested Interested Interested

A. Video games	A.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Board Games	B.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Ropes Challenge Course	C.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Foosball	D.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Table Tennis	E.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. Billiards	F.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G. Audio-Video Production	G.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Music	H.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I. Theatre	I.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. Teen Dances	J.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
K. Chess Club	K.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
L. Arts and Craft Projects	L.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M. Dance Lessons	M.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N. Pottery Classes	N.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
O. Photo Club	O.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
P. Hiking	P.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Q. Biking	Q.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
R. Rock Climbing	R.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
S. Baton Twirling	S.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
T. Yoga	T.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
U. Aerobics	U.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
V. Computer Workshops	V.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
W. Hobby/Club rooms (collecting: coins, cards, comic books, video/music)	W.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
U. Suggestions _____				

IV. WELLNESS/EDUCATION

Circle those activities you would participate in

- | | | | |
|----------------------------------|----------------------|--------------------|---------------------------------|
| Aerobic Fitness Classes | Sports Health Issues | Nutrition | Cooking |
| Healthy Eating | CPR/First Aid | Staying Smoke Free | Sports Officiating |
| Babysitting Course | Jogging/Walking Club | Teen Relationships | Communicating with Your Parents |
| Strength Training/Weight Lifting | | | |

Suggestions _____

V. GENERAL INFORMATION

- Are you Male Female
- What grade are you in 6 7 8 9 10 11
- I live in The Borough of Phoenixville East Pikeland Township Schuylkill Township.

THANK YOU FOR YOUR PARTICIPATION

Phoenixville Recreation Department Master Plan Student Survey Results:

Operational Hours

Monday-Friday	After School 102	Evenings 78
Saturday	10am-9pm 29	
Sunday	Noon-5pm 70	

Program/Activity Areas	Very Interested	Somewhat Interested	Not Interested
Arts and Craft Area	140	155	145
Wide Screen TV	205	121	85
Multipurpose/Hobby/Club Room	210	137	85
Recreational game room	141	95	69
Weight Room	150	105	86
Music/Dance area	134	110	89
Computer Room	133	123	74
gymnasium		92	
a. Basketball	123	102	100
b. Volleyball			
Courts	112	102	78
c. Indoor track	98	126	102
d. Indoor Soccer	105	99	108

Sports Activities

Pick up
Organized Leagues

	Very Interested	Somewhat Interested	Not Interested
Softball	99	109	125
Basketball	120	120	109
Flag Football	117	109	98
Lacrosse	110	117	106
Soccer	132	105	111
Street Hockey	102	78	65
Volleyball	110	90	75
Racquetball	72	78	89
Tennis	114	89	89
Karate	89	78	112
Weight Training	99	89	95
Field Hockey	88	102	115
Baseball	84	84	97

Recreational Activities

	Very Interested	Somewhat Interested	Not Interested
Rugby			
Video Games	112	105	69
Board Games	92	83	78
Ropes Challenge Course	112	102	87
Foosball	98	85	65
Table Tennis	119	94	75
Billiards	115	102	95
Audio-Video Production	105	84	79
Music	110	112	75

Theatre	114	87	74
Teen Dances	130	112	80
Chess Club	78	95	119
Arts and Craft			
Projects	93	102	99
Dance Lessons	93	81	99
Pottery Classes	93	78	110
Photo Club	110	104	99
Hiking	92	94	88
Biking	92	102	92
Rock Climbing	99	78	78
Baton Twirling	85	78	89
Yoga	98	92	100
Aerobics	88	90	121
Computer			
Workshops	88	85	102
Hobby/Club			
rooms	85	92	108

Wellness/Education

Aerobic Fitness	
Classes	70
Healthy Eating	72
Babysitting	
Course	86
Strength	
Training/Weight	
Lifting	105
Sports Health	
Issues	118
CPR/Fist Aid	99
Jogging/Walking	
Club	102
Nutritions	90
Staying Smoke	
Free	98
Tenn	
Relationships	102
Cooking	102
Sports Officiating	102
Communicationg	
with your parents	88

General Information

	Male	Female					
Grade	132	163					
	6th	7	8th	9th	10th	11th	
		78	68	72	45	54	21
Live in							
	Borough of			East			
	Phoenixville			Pikeland			Schulykill
	138			Township			Township
				55			102