UPPER ALLEN TOWNSHIP BOARD OF COMMISSIONERS MEETING 2 – 6:30 P.M. July 20, 2022

COMMISSIONERS

Kenneth M. Martin, President Richard A. Castranio, Jr., Vice President Virginia M. Anderson, Assistant Secretary James G. Cochran, Assistant Secretary Jeffrey M. Walter, Assistant Secretary

TOWNSHIP OFFICIALS

Scott W. Fraser, Township Manger Kelly Palmer, Assistant Township Manager Andrew Parsons, Police Chief (Absent) Jen Boyer, Community Dev. Dir. J. Stephen Feinour, Solicitor Barry Cupp, Sewer Dept. Director Jason Reichard, Township Engineer Tom Shumberger, Fire Chief Brian Barnes, Lieutenant

CALL TO ORDER

President Martin called the Board of Commissioners regular meeting to order at 6:33 p.m. A moment of silence was held, and the Pledge of Allegiance was recited by all. Roll Call was taken by Mr. Fraser. Andrew Parsons, Police Chief was absent.

CONSIDERATION/APPROVAL OF MEETING MINUTES

President Martin asked for any comments or corrections to the Minutes of the June 15, 2022 Board of Commissioners Meeting. There were none, and Commissioner Cochran made a **MOTION** to approve the Minutes of the June 15, 2022 Board of Commissioners meeting, **SECONDED** by Commissioner Walter. The motion carried unanimously.

PRESIDENT'S ANNOUNCEMENTS

We had executive session prior to this meeting to discuss a contract issue, no action taken.

PRESIDENT'S RECOGNITION OF VISITORS

Cumberland County Commissioner Foshi and Cumberland County Commissioner DiFilippo were in attendance.

Jennifer Lee of Derck & Edson did a presentation on the Master Plan for 1215 McCormick Road. It was announced that since the driveway will be on Lisburn Road, the official address will now be 1340 E. Lisburn Road.

Ms. Lee stated that what she was sharing was not a set of instructions, it is a planning effort that they expect will evolve and change. She said that they created active, passive and transitional activity zones and overlaid them on the property where they thought they would be appropriate. They placed activities zones near the center which is flatter. The plan shows 10 acres or 16% as active use, 12 acres or 20% as transitional use and 39 acres or 64% of the property as passive use. The plan showed vehicular circulation with the small traffic circle being one way and the center road being

two-way traffic.

There are a variety of trails and walkways using a variety of paving materials to create different experiences. Wetland areas can have boardwalk areas to protect wildlife and there are opportunities in meadow areas to do mowed paths. We do not always need a hard surface. The design shows two and a half miles of trails with under two miles being paved.

They looked at existing structures and how they could be repurposed. Some were not in the right place or in the right condition. Restrooms will need to be incorporated and the Township will have to undertake infrastructure development.

They did not want to create a big parking lot in the middle and have spokes coming out as it did not fit the property or the type of uses. They wanted to create enough parking to meet needs of the facility but to spread it out in pocket areas – smaller areas where the uses would demand it. In the center, it offers an opportunity to create a larger area in the center, but that can be done incrementally. Two hundred twenty parking spaces are proposed, not counting the ten at the maintenance and entrance of the facility.

Ms. Lee took the approach of sharing the uses in a counterclockwise movement around the park. The first area is the entrance where she showed a maintenance facility with a gatehouse feel. This would include an office.

The Senior Playground (2.5 acres) would have its own space and identity. There are places for bocce ball, pickleball, horseshoe pits, gardens and a pavilion with restrooms.

The Quiet Meadow (4 acres) is to the right of the main entrance. There is a short loop trail with identified potential wetlands. There are opportunities for more natural vegetation, sculpture or local artist, a pickleball court and creating a buffer along the residential edge of the property.

The Amphitheatre (1 acre) would be natural with a tree cover canopy. There is the opportunity for a sloped lawn area, sound buffering, rain gardens and a pavilion with restrooms.

In the center is the opportunity for a Great Lawn (3.3 acres) where there would be no formal use, but available for play. Beside this area, there could be a large pavilion to have community events. It makes sense to have that lawn where events could spill over. There are two existing structures that could be converted into restroom facilities or smaller pavilions. Bocce ball or picnics could take place on the lawn.

The Butterfly Meadow (1 acre) would be a natural area that could support butterfly houses, educational signage and a small pavilion.

The Birdwatching Meadow (2.7 acres) has vegetation that lends itself to birdwatching. The Township could take an existing structure and use it as an overlook. A sculptural bird blind and nesting boxes could be incorporated into the area. There are opportunities for education.

The Picnic Paddock (1.5 acres) could have trees planted around the perimeter for shading. It is an area that could be used for community events such as festivals and food trucks. Patio spaces could be created on the upper and lower side of the barn.

The Barn and Orchard (.9 acre) would be an area for heritage plantings representing the agricultural history of the area. The fate of the house has not been decided. We have not committed one way or the other. The plan will allow for whatever use that house ends up taking on. There is an existing pond that could be rejuvenated and could be part of the stormwater plan.

The Informal Native Garden (1 acre) would benefit from a champion in the community to care for it. A focus would be on native plant materials and have an educational and experiential purpose. There could be educational signage with individual plants tagged. There could be lawn pockets to play and discover at the same time with informally done pathways.

The Wildflower Walk (3 acres) would be a more naturalized area capitalizing on what we already have. A sycamore grove exists that could be cared for and encouraged. We would want to keep healthy trees intact and have a mown walkway. There may be opportunities to do things with insect habitat that are educational and fun.

The Woodland Walk and Nature Discover (2 acres) in the southeast corner requires restoration. There are invasive materials, and we would want to pull the woodland out further. Walking trails with areas of discovery and play for children could occur. There could be hollowed out logs or stumps or a willow branch tunnel fitting the character of the part. It would encourage children to walk and bike along the path in areas of discovery.

The Skate Park and Palustrine Pass (2.1 acres) could take advantage of the topography and be tucked in the middle. It would be suitable for different ages. There is a low wetland area that could help provide mitigation for stormwater. It could enhance what the vegetation is doing and provide an area for education.

The Woodland Adventure and Pump Track (2.8) could be a discovery area for bigger kids. The area could have an opportunity for a pavilion. We could pull out the woodland and enhance it. A bike park with a mini pump track could be tucked away.

McCormick Road has an existing fence. We could close the gaps and create limited access. We could give pedestrians and bikers access to the park through this area. We could provide signage to announce the park and where to enter on Lisburn Road for vehicles. It is important to address this roadway edge.

The Wetland Walk is very dense. It is very steep toward the creek with a large wetland body in the middle. We have decided against a creek access point. There is no good place for parking and the trek to get there from anywhere would be a disruption to the natural community. We are proposing to introduce a small loop walk and boardwalk to allow residents to get in there and have it up open into a beautiful wetland. You could get to a viewing platform, watch wildlife and see different plant material.

President Martin stated that this is a master plan, a roadmap of how it might be used and that it will not be built in five years or in his lifetime. He shared that this is an asset to the township and that we have the flexibility to build the park as we go. He opened the floor to comments about the park and master plan. He said that the Board of Commissioners would listen and take notes of input. He stated that the Commissioners want this to be as participatory as possible.

Eric Fairchild, of 1224 McCormick Road, stated that a lot comes back to the values of the board members and that his first impression is that this is a car centric park like drive-by tourism. People drive in here, get out and see these features. I think you said two miles of paving in this 61-acre farm. That is not my value. It just seems way excessive and one of the problems with society of course is health issues, obesity and all that. He would much rather see a park with maybe a more limited parking area that people get out and explore. President Martin said that he did not hear it that way but asked Ms. Lee to confirm. He thought it was two miles of walking trails. Ms. Lee confirmed that it is. 1.86 of those trail miles are paved and others are mown paths. She does not have the exact mileage of the road. Mr. Fairchild asked if he saw that the road was 15 ft wide. Ms. Lee said that is the proposal for now for a one-lane access. President Martin said that the roadway is for vehicular traffic but there are 2.5 miles of trails. Ms. Lee confirmed there are 1.2 miles of roadway.

Mr. Fairchild said he was a little taken back that more of the parking was not shaded and asked if that was the intention. Ms. Lee said that can be something that evolves as part of the plan. She said we were trying to do pocket parking where we thought it was needed for each of the types of uses, but that is not to say that we could not shade that and plant around it. Vice President Castranio said that parking does not need to be impervious, we may put pervious pavers in some of these areas. He said that he thinks Mr. Fairchild is looking at saving the atmosphere, and asked if that was his goal? Mr. Fairchild asked if he heard that there would be 200 parking places. Ms. Lee said that is what was shown on the plan, but as we noted, that could certainly be a phased approach depending on what activities are popular or how many people you find utilize the park. She said she would not advocate for going out there and building 200 parking spaces right from day one. She would like to comment from Mr. Fairchild's introductory statement as we were working through the process, we noted that this is a destination park in the southeastern part of the county. So, despite human nature of wanting to drive everywhere, there are not as many opportunities in this neighborhood to necessarily walk to get to this park and we want to make it available and accessible for all of the Township residents. Hence, the need for some parking. President Martin asked Mr. Fairchild to help him understand why shaded parking? Wouldn't we rather have shaded trails? Mr. Fairchild said that asphalt and sun and cars do not mix.

Mr. Fairchild said it seemed like there was no preliminary plan and now we have a final plan. He said he is not sure it is a final plan and maybe that is wrong. Commissioner Anderson said that there can be additions five to ten years down the road as we see what people are interested in. It will be done in phases. Mr. Fairchild said that there is no public comment now that Ms. Lee hears or maybe the board would even agree with, to go back and make changes. President Martin said that Mr. Fairchild is certainly welcome at a meeting or in correspondence and/or in a visit with staff to express that input.

Mr. Fairchild stated that the Township did a 2016 park study and wanted to know if the Township feels that was met with this plan and recommendations. Ms. Lee said that part of that 2016 plan really called for the need for passive recreation. So given the fact that almost 2/3 of the property will be allocated for passive recreation, she feel like the Township has met a lot of those goals. We are not building more sport fields out here. That is not what we are suggesting as part of the plan.

Mr. Fairchild asked if Ms. Lee made a calculation of how much of this park may be mowed. Ms. Lee said she did not, but would suggest there are some areas like the Great Lawn that we feel are important to have as lawn. It does not have to be the most spectacularly mowed or chemically

treated, but it needs to be a playable lawn. There are a lot of in-between spaces and the opportunities to be more natural but check to keep invasives out. It would help to not have everything mowed. She has not done a formal calculation. This is a master plan, so it is a high level concept.

Phil Walsh, of 443 McCormick Road, asked the dimensions of the amphitheater. Mr. Lee was not sure but stated that the dashed circle area at the top of the drawing represented a defined area of 50 feet. Mr. Walsh asked if there would be leveling of that area. Ms. Lee said that the entire park will have some grading, but they were very deliberate with locations and trying to fit within the topography of the site. Mr. Walsh asked if there would be a soccer field down the road. President Martin said no, this is not meant for competitive active sports.

Mike Goetz, of 1117 McCormick Road, stated concern about the trail along the western side of the park that abuts his property. He asked what can be done to create more of a buffer or move it. Ms. Lee said any of the trails that are seen on the plans are proposed plans and that it is really going to take some field work to lay out the exact location of the trails. The trails may or may not end up coming to fruition in the way it is drawn. We want to work around existing growth. She shared that where we see green on the drawings is intended to represent additional buffering. Mr. Goetz would like more buffer. President Martin asked what is on his property. Mr. Goetz said it is a culvert area, so it is a drainage area, from the park, it drops down into that culvert. He said it is woods, but he does not want to be the buffer for the park, he was hoping the park would be more of a buffer for him. President Martin said the Township will give them more buffer, yours and the parks.

Wes Morrett, of 1125 E. Lisburn Road, told Ms. Lee that he thought it was a great plan and a great start to everything. Mr. Morrett thought there would be creek access. He asked if it was worth keeping the land near the creek or to sell it to fund the park. He asked if it would make more sense to have the maintenance more centrally located instead of at the entrance. President Martin said it would be wise to have public access to the creek at some point, but this location is not ideal. President Martin said he made a statement two years ago that creek access would be possible, but it is not. Commissioner Cochran shared that the lot currently has the drain field for the septic in the house that is currently there.

Bruce Swartz, of 1025 Apache Trail, stated that he borders the park and wanted to make the Commissioners aware that he has hunting on his property. He asked that the Township be cautious of where the trails are so that hunting can continue.

Leon Crone, of 1350 E. Lisburn Road, said that in early phases, there was talk of screening along his property line. Ms. Lee said that is the intent. President Martin said that the Township wants to be good neighbors. Commissioner Cochran added that if we build a structure near the street, that it will echo the character of the neighborhood.

Garret Shambaugh, of 12 McCormick Road, said that the Township is creating runoff and wanted to know what was going to be done. Ms. Lee said that if you look at the plan, there are a lot of jelly-bean shaped plans. They are called out as stormwater or rain management areas. Ms. Lee said it is known that water flows toward the road and they have shown additional areas to try to manage it. She stated that they are trying to pick up stormwater management before it leaves the property. President Martin said that we are obligated to keep it on the property. Vice President Castranio said that the Township will be required to take care of it.

Karen Overly-Smith, of 855 Oak Oval, said that she is a potential consumer of the resources that are there along with a lot of people from Messiah Village who would really be interested in it. They came and participated in some of the planning for it. She stated that she appreciates the foresight in purchasing land and considering the whole plan. She thanked the neighbors for being the neighbors that would welcome the community to use the property.

Eric Fairchild, of 1224 McCormick Road, asked if he heard the fencing was going to be retained along McCormick Road. Ms. Lee said that was the intent and also said that they would like to take some of the existing fencing from elsewhere in the park and use it to fill in gaps along McCormick and potentially out along Lisburn as kind of an entrance edge feature and maybe even other spots throughout the park will be appropriate. Mr. Fairchild asked if it would be the white PVC fencing. Ms. Lee said that there is a lot to use. President Martin asked if he was in favor of or against fencing. Mr. Fairchild said that he is in favor of some demarcation, but you could do it with planting material too. He stated that he is not a fan of white PVC vs split rail. Ms. Lee said the intent is to utilize the resources we already have.

Mr. Fairchild said he is a little confused about the road that is going to be constructed from 114. Is it 1,000 feet of paved and 700 feet of stone? He did not know how it was going to connect. Commissioner Cochran said that it is just a first step. He shared that when the Township refinanced our bond, we got extra money, so we looked a year ago at creating the entrance and bringing it in off Lisburn Road Rt 114 and the prices we got were too high because we bid it separately, so we did not do anything last year. This year we bid it as part of our road paving project and prices were more reasonable. It is about ½ million to get it in. We have talked about the cost of this park, and I think if we want to do everything that is laid out here, it is \$15 or 20 million dollars so this is a long term, really expensive project. We have applied to the county for ARPA money. We have asked for a matching grant. If we get the matching grant, we can do some of the trails. All we have to get started this year with is getting the road in off of Rt 114 paved at a certain distance and then stone which would connect with the stone road that goes down through the property now. President Martin said kudos our staff, to Kelly and Scott who have done a great job getting external grant government. We will continue to do that. Yes, the majority of the expense will be borne by taxpayers over the years, but we will supplement that to the extent we can with external funding and our staff has done numerous excellent projects.

Commissioner Cochran said he thinks our matching grants were over a million at our parks in the past years. We have been very active in applying for any monies that are available. The state is very interested in increasing parks and outdoor activity. The state likes that our playgrounds, and that is where the money comes so far, are all accessible. We have some of the most accessible playgrounds in central Pennsylvania if your child has restrictions, disabilities and they cannot go to a normal park. Our parks are accessible. We have a teeter totter to put wheelchair on. Staff has done a great job finding money for us. Not all is free, some is matching money. Matching money is often easier to come by than a full grant. It is usually maybe 1/3 and 2/3. You put up a 1/3 and the agency puts up 2/3. That stretches our dollars.

Mr. Fairchild said that we as neighbors have seen the farm sit dormant for a long time and kind of deteriorate. He asked how soon after the road is completed, can the Township open the farm up to the public to walk around and take down no trespassing signs. President Martin said it is a good, but premature question and the Commissions have not discussed it yet. He said we want to bring it on as

a usable asset in a safe manner. As we develop phases, we will bring it on. Commissioner Cochran said that to open it up without trials, invites people going places we do not necessarily want them to go including into neighbor's properties. Eric said to let the grass keep growing and mow a trail. It is just seeing life there and people, tax payers did help fund the purchase and should be able to use it.

Mr. Fairchild asked how the Township is handling septic or sewer on the property and stated that he he did not understand that when he saw the restrooms. President Martin does not know if the Township has an answer for that yet. He said that there is public sewer on Lisburn Road so we could bring that in. We have a park in Simpson where we have a different kind of waste management so, I am not aware that has really been addressed granularly. We can get to public sewer there. Commissioner Cochran said he imagines that at some point he will have to run public sewer there, but does not see that as a first step.

Mr. Fairchild said that the sooner you can get vegetation reestablished in some of the areas it is good so that is growing while everything else in process. He shared the tremendous problem with the Ash trees dying on McCormick.

Debbie Goetz, of 1117 McCormick Road, asked that in repurposing some of the fencing, would it be possible to run fencing between the park and their property line so that guests will not go down the hill into their property. Ms. Lee said the Township can consider that. Ms. Goetz said that the Township should consider all edges and state that you have left the park property. She said that the ravine is one of her favorite places on her property and she would not like people coming from the park onto her property.

President Martin said that a decision has not been made about what to do with the house. Several people have approached the Township about purchasing and moving the house. The Township is working with solicitors on how interested parties could give us a bid. The Township will follow the protocol required to dispose of public assets. He stated that the Township will try to have the process and instructions available at the next meeting. President Martin stated that it does not mean that the Township is going to relocate it and it does not mean that we are going to restore it or take it down.

After the minutes to this meeting have been approved, the plan presented by Ms. Lee will be made available on the Upper Allen Township website.

CONSENT AGENDA

Commissioner Anderson made a **MOTION** to approve the Consent Agenda as follows, **SECONDED** by Commissioner Cochran. The motion carried unanimously.

Consideration/Approval of Staff Reports

Consideration/Approval of Bills in the Amount of \$651,664.21

Consideration/action to reduce financial security for Upper Allen Elementary and Shepherdstown Elementary schools. UAT File # 18-05-01B

PUBLIC SAFETY COMMITTEE

APPROVAL OF COLLEGE COURSEWORK FOR OFFICER ROBERT POWERS

Commissioner Walter made a **MOTION** to approve the class, Assessing Organizational Performance in Criminal, for Officer Robert Powers at a cost not to exceed \$1,881. **SECONDED** by Commissioner Anderson. The motion carried unanimously.

POLICE CONSORTIUM TESTING

Lieutenant Barnes shared that the Police Department is doing their second testing of the year. He stated that several agencies are struggling to hire. Lieutenant Barnes said that they are targeting police academies throughout the Commonwealth, urban environments and tailoring advertising to different audiences. The application fee has been waved. They have already surpassed the applicants for Spring, but time will tell what the level of attendance will be for the test.

FIRE DEPARTMENT

Chief Shumberger shared that there were 58 calls last month which is a new plateau. They have averaged eight people per call. The next BBQ is August 6th. National Night out will be held on August 2, 6-8 pm at Allen Distribution at 1225 S. Market Street. The fire company will be there. The station dedication and 80th anniversary is September 10th at 2pm. All Commissioners are invited to attend. The golf tournament is at 2pm on September 23rd at Rich Valley. Information will be on the website.

PLANNING AND ZONING COMMITTEE

CERTIFICATE OF APPROPRIATENESS APPLICATION FOR 302 GETTYSBURG PIKE

The owner of 302 Gettysburg Pike has made an application for a Certificate of Appropriateness to replace the roof on an existing outbuilding. The owner would like to replace the existing roof material on the outbuilding, which is made of tin. The owner proposes asphalt shingles for the new roof material.

The property is located within the Township's Neighborhood Commercial (C-1) Zoning District and the Shepherdstown Municipal Historic District.

Copies of the permit application are included with this memo. The Historic Architectural Review Board (HARB) reviewed this application during their meeting on June 21, 2022.

STAFF REVIEW COMMENTS

The home was constructed in 1857. As noted in the *Early Architecture in Upper Allen Township* book, the home is noted as a three-bay house with original Victorian style two-panel doors. It appears the original doors remain. Galvanized steel and tin roofs would have been popular choices in the mid-1800s, and it appears the roof may be original to the home.

A Zoning Hearing Board (ZHB) decision from 1997 identified this home as an outbuilding being used as an art studio for the neighboring church, and that it was historically referenced as the old Union Church. The ZHB decision restricted the use of this building to only be an accessory use to the home on the property.

HARB RECOMMENDATION

The HARB members reviewed the application at their June 21, 2021 meeting and recommended the Board of Commissioners approve the Applicant's request, with the following condition:

1. The roof will be standing seam metal with a flat panel to keep with the historic context of the property and district.

CERTIFICATE OF APPROPRIATENESS

On June 22, 2022, Township staff submitted written communication of HARB's decision to the Applicant. The Applicant was also notified of the Board of Commissioner's meeting of July 20, 2022, at which time the Board will review the Applicant's request.

Section 10 of Chapter 155 of the Township Code states the Board shall consider applications for Certificates of Appropriateness. The Board shall consider factors regarding the application as set forth in Section 155-9.C of the Township Code and the recommendation from HARB.

If the Board approves the application, it shall issue a Certificate of Appropriateness authorizing the Building/Zoning Officer to issue a permit for the work covered, as stated in Section 155-10.D of the Township Code.

If the Board disapproves the request, it shall do so in writing and copies shall be given to the person(s) applying for the permit and to the Pennsylvania Historical and Museum Commission within five (5) days after the decision is made. The disapproval shall indicate what changes in the plans and specifications would meet the conditions for protecting the distinctive historical character of the district, as stated in Section 155-10.E of the Township Code.

Vice President Castranio asked if this was what they originally planned to do. Ms. Boyer said that originally they wanted to do asphalt shingles, but after speaking to contractors, they decided on metal.

SUGGESTED MOTION

Commissioner Anderson made a **MOTION** to grant a Certificate of Appropriateness to Mr. Richard Lee King, Jr., property owner of 302 Gettysburg Pike, for the request to replace the roof on the existing outbuilding, with the following conditions:

- 1. The roof material shall be a standing seam metal roof with a flat panel to keep with the historic context of the property and district.
- Permitting and construction/replacement of the roof shall be in accordance with applicable building codes and ordinances, and in accordance with the building design and specifications as submitted and reviewed by the Historical Architecture Review Board.

SECONDED by Commissioner Walter. The motion carried unanimously.

ZHB CASE FOR AUGUST 11TH

Ms. Boyer shared an application that was going to be going before the Zoning Hearing Board on August 11, 2022. This is for a special exception. The developers are trying to develop the property

with some townhomes. It looks like about four, possibly a corner of a fifth home would be in the steep slope district. Under the ordinance, any structure that is on a slope of 15% or more must seek a special exception permit before any other approvals would be granted.

Ms. Boyer said that the land development plan first went to the planning commission in May. One of the comments was we thought there might be steep slopes and they needed to show it on the plan. Then we found out that some of the structures were going to be in the slope, so they have put the plan on hold to go through the zoning hearing board process hoping that there is some sort of action that night, they would resume most likely going to the planning commission in August. That is their ideal timeline as of now. That land development plan has to go through. There were a good number of comments during our first review. The applicant is going to work in cleaning those up. Depending on how the zoning hearing board decision goes, that may alter the plan in some way as well. It is a little bit up in the air. We are just starting the review process.

Commissions Cochran shared that there is too much in that space and that this was a terrible plan. Ms. Boyer said that it is tight and there were some other issues they had to work through that she is not sure that they can make the homes work correctly. She said they might lose one or two. Commissioner Cochran said it is a panhandle lot, it is a narrow entrance, it goes back and sit behind existing homes. Ms. Boyer said that the owners want to tear down the house and redevelop the site into 14 townhomes. Commissioner Walter said that they are trying to do too much. President Martin said that 14 families in one entrance is a lot. Commissioner Cochran said that it is a lot, particularly where it is at on Mill Road. The site distance is not going to be good. President Martin asked how wide the road is and Ms. Boyer said it was the standard width. President Martin asked if the Fire Chief had the opportunity to approve it because his concern is getting fire trucks in and out of there from a safety perspective. Ms. Boyer said that all of those issues will be addressed in that they always ask fire, police and the emergency management coordinator to review plans. Ms. Boyer does not think the original submission had a truck turnaround and that there is still more review to be done. Commissioner Cochran asked if this was across the street from where they were putting townhouses in on the other side. Ms. Boyer said it is diagonal. Commissioner Cochran said that we would be dumping a lot of traffic onto the road at one spot just at the crest of the hill. He does not think it is good from a safety standpoint. Vice President Castranio said there are six units across the street at 2520 Mill Road. President Martin asked if when this goes to the zoning hearing board, it is only whether they get permission to build on steep slopes. Ms. Boyers said that was correct. President Martin asked if depending on the outcome there, the concerns that they expressed would be heard in land development and with the Board and Ms. Boyer said yes. President Martin asked what the rationale was for granting the exception for steep slopes. Ms. Boyer said the idea was not to prohibit it, but to have an additional level of review so that they were not adversely affecting areas, homes or public safety, so that there was additional criteria they would have to meet. She said that anything on a 15% grade or more would have to have a special exception. If they build the townhomes and avoided this steep slope area, then this special exception would not be required.

Ms. Boyer said there was to be a hearing this past week for 1130 E. Lisburn Road, but that it did not take place. The contractor came in lieu of the owner and he was not on proxy so they continued the hearing until August. This was the project that converted the back end of a garage into an apartment.

REQUEST FOR TEMPORARY SIGNS IN TOWNSHIP RIGHT OF WAY

Jacquie at Zimmerman's Automotive is overseeing a National Night Out event on August 2, 2022. She is requesting permission to place a temporary sign on Township property at the corner of Gettysburg Pike and English Drive from now to August 3rd. A copy of the zoning permit application and picture of the sign are enclosed. The size of the sign is four feet by six feet (24 sq.ft.).

The Township can allow temporary signs to be placed on its properties and rights-of-way.

Commissioner Anderson made a **MOTION** to permit a temporary sign of 24 sq feet to be placed on Township property at the corner of Gettysburg Pike and English Drive until August 3, 2022, **SECONDED** by Commissioner Cochran. The motion passed. Commissioner Walter did not vote as his company was the one making the application.

There is a planning meeting scheduled on July 25th at 7:00 p.m.

PUBLIC IMPROVEMENTS COMMITTEE

CONSIDERATION/ACTION OF 4TH AMENDMENT TO DEVELOPER'S AGREEMENT FOR AUTUMN CHASE PRD REGARDING ROAD IMPROVEMENTS TO HERTZLER ROAD.

Enclosed is a draft Fourth Amendment to the Developer's Agreement between the Township and Hertzler Road Associates, LP, ("Developer") in connection with the Autumn Chase PRD. The original agreement required the Developer to complete construction of certain Hertzler Road improvements on or before the later of a series of timelines/events. Currently, the "later of" clause would apply to Section D(3)(ii) on Page 5 of the original Agreement, which states, "one year after the date in which all governmental licenses, permits, rights-of-way and approvals that are required for constructing the Hertzler Road improvements, including without limitation the Required Township Permits become final and unappealable."

The Township is still waiting on the final permit for work under the Norfolk Southern bridge and the acquisition of some additional right-of-way. The Developer has also agreed to help the Township complete road restoration work on Hertzler Road, between Mt. Allen Drive and an area just past Harvest Drive. This area of Hertzler Road does not fall within the required restoration boundaries under the Developer's Agreement. Therefore, this amendment is being proposed to solidify certain timelines for different parts of the road improvement project.

The Developer is proposing several amendments to the Developer's Agreement. The first amendment would allow for some construction work to continue while the Township secures the outstanding permits and right-of-way. Paragraph 3 proposes a phasing of construction as follows:

- 1. Road construction from Mt. Allen Drive to 521 Hertzler Road. Work to begin within 60 days of execution of the agreement and completed on/before November 1, 2022.
- 2. Road construction in front of 521 Hertzler Road. Work to begin within 90 days upon securing the necessary right-of-way, and to be completed within 120 days from date of commencement, assuming any downtime for the non-paving winter season.
- 3. Road construction from eastern access of Autumn Chase development to Klinedinst Road. Work to begin within 90 days of Township securing approval from Norfolk Southern, and to

be completed within 120 days from date of commencement, assuming any downtime for the non-paving winter season.

The second amendment is concerning the Township being responsible for issuing all required licenses, permits and approvals required to be issued for the Hertzler Road improvements. Per Section D(2) of the original agreement, the Township was also responsible for acquiring any required rights-of-way. Section 3(1) of the amended agreement updates this language to specifically refer to the approval from Norfolk Southern and the right-of-way at 521 Hertzler Road.

The third amendment in Section 2 of the draft agreement states the Township would pay all inspection costs associated with the installation of Hertzler Rd improvements. This is new. Currently, the Developer would be responsible for paying inspection fees for their part of the Hertzler Road improvements, which are required as part of the Autumn Chase PRD approval. Under the amended agreement, the Township would pay CS Davidson's fees.

The fourth amendment in Section 4 proposes the Township would agree to pay no more than \$200,000 towards the Hertzler Road improvement projects. This amount represents half the cost increase to the entire scope of the Hertzler Road improvements (from Mt. Allen to Klinedinst). This amount may decrease based on recent changes made to the scope of improvements, specifically under the railroad bridge. The Developer has stated that the Township's contribution would be reduced if the total amount was less than \$400,000. The Developer would absorb any increase above \$400,000, so the maximum amount the Township could be responsible for would be \$200,000.

The Board of Commissioners must decide if the amendment is acceptable, as presented. Under the revised agreement, the Township would be required to pay money towards the increased cost of the project, some improvements which are required by the Developer as part of their original PRD approval, as well as any inspection fees. The Township must also pay costs towards the acquisition of outside agency permits and rights-of-way. The Township has already paid \$16,585.00 to Norfolk Southern for review of the work around and under the railroad bridge. Staff notes that the original agreement did not include the completion of Hertzler Road between Mt. Allen Drive and 521 Hertzler Rd, so this is a benefit to the Township at a minimal cost.

If the Agreement is acceptable, as presented, staff recommends a motion to approve. If revisions are to be agreed upon by the Township and the Developer, then those revisions should be stated. The Developer can then provide a revised document for review and execution.

Lauren McDaniel, from Hertzler Road Associates LP, spoke regarding the agreement. Mr. Joel McNaughton, representing Hertzler Road Associates, was also in attendance. Ms. McDaniel shared that they were seeking acceptance of the 4th amendment to the developer agreement associated with the Autumn Chase PRD. The original developer agreement called for specific improvements to Hertzler Road. Specifically, along the property frontage, from the west property boundary, 650 feet toward Mt. Allen Drive and then 400 feet from the eastern boundary of the property toward Klinedinst Road. That totals about 3500 feet of improvements to the road including widening the road to a 24 ft cartway width and a full overlay. The developer agreement included specific timing requirements for those improvements, namely that we would submit construction plans along with the phase one plan and that the Hertzler Road improvements would be completed before a certificate of occupancy would be issued for the first home in the second phase of the Autumn Chase

community. We did submit the construction plans for the Hertzler Road improvements in accordance with the developer agreement. We were prepared to start work on those improvements in connection with our work on the second phase of the community. As Ms. Boyer mentioned, there was a bit of a hold up with some of those items. We became aware at one point that there was a desire to improve additional portions of Hertlzer Road, so we delayed construction for the construction plans to be revised. It had expanded some of the scope of work and required us to rebid and acquire some outside approval. All those approvals to date have been obtained except for one right-of-way from one resident along Hertzler Road. For us to move forward with improvements at this time, we are now seeking to amend the original developer agreement to include a phasing schedule for the construction and to modify some of the timing requirements for the completion of the improvement. Phasing the construction would allow us to start construction now and provide additional time to obtain that remaining right-of-way. Ms. McDaniel stated that it is their goal to start the construction as soon as possible and to complete paving in the paving season of 2022. She pointed out that in the draft of the 4th amendment to the developer agreement, it said that township would make a contribution not to exceed \$200,000. However, the most recent revision to the construction plans have reduced the construction cost and at this point, no contribution would be necessary from the township. She said she was grateful for the more comprehensive plan in the revised CS Davidson Construction plan and feels improvements will enhance Hertzler Road to not only benefit the residents of Autumn Chase, but also all residents of Upper Allen Township who travel along Hertzler Road. In order to complete this work in a timely and efficient manner, she asked for acceptance of the 4th amendment to the developer agreement relative to the Autumn Chase PRD.

President Martin asked Ms. McDaniel to describe the three phases. Ms. McDaniel said it was set up in three phases, but at this point, we only need two phases. She said that they already improved the portion of the road in front of their property. They will start at Klinedinst Road and work back towards their eastern property boundary and then hopefully get the right-of-way obtained and then do a 2nd phase. The 3rd phase would be Mt. Allen Drive to the western property boundary.

President Martin asked if things do not go well with the one right-of-way, would there be an opportunity to do Klinedinst to that spot and then do the front entrance in front of the property owner when we get it at a later date. Ms. McDaniel said yes. Commissioner Cochran asked Ms. McDaniel if they were just left with that one piece to do, if it would increase their staging cost. Ms. McDaniel said that everything is fine either way and that there is no responsibility to the Township. She said that just yesterday, they received an updated bid based on the revision and to the design. President Martin thanked her for passing the favorable bid along to the Township. Commissioner Cochran asked Mr. Feinour if he reviewed the agreement and asked if he had any issues with the agreement. Mr. Feinour said that he had no issues. Vice President Castranio asked if the agreement needed to be amended or can we approve it subject to what we have heard tonight and staff reviewing it. Mr. Feinour said it could be approved tonight.

SUGGESTED MOTION

Vice President Castranio made a **MOTION** to authorize the appropriate Township officials to execute the Fourth Amendment to the Developer's Agreement, as presented in the minutes tonight with no contribution by Upper Allen Township with phasing schedule to be determined, **SECONDED** by Commissioner Cochran. The motion carried unanimously.

VERBAL UPDATE ON GRANTHAM SIDEWALKS MEETING

Ms. Boyer shared that residents of Grantham Road received letters regarding a meeting at 6 p.m. on September 27th. The meeting will be advertised and open to the public. Commissioner Cochran said that this would be worked into a future paying contract and like we did with Kim Acres Drive, the Township would foot the bill for this, but the Township will not do the project if the homeowners will not give up their land. President Martin said that when the Banzhoff development plan was approved, Grantham residents expressed concern about safety and the inability to walk, bike and run on Grantham Road. President Martin said that the Township heard that and in response the Township took the proactive response that we hear you, we will build sidewalks through the village, the entire length if the neighborhood cooperates and works with us. He stated that if residents bring items to the attention of the board, and this board is responsive, then it is a shared responsibility. Ms. Boyer said that she has received phone calls and people have questions about the details. She shared information about payment and responsibilities. She told residents that if they cannot attend the meeting, they can submit the comments to her. President Martin said that it is a big project, affects a lot of property owners and the Township wants to hear all voices. He said that they heard resident concerns about the entrance to the new park being on McCormick Road and the Township put the main entrance on Lisburn Road. That is an indication that this board is responsive to public comment and concern.

Eric Fairchild, of 1224 McCormick Road, said that he was struck by the sidewalk issue, in that it all comes from the Banzhoff property and that kind of caused the issue. President Martin asked to correct that, in that when the Township opened up the roadway into Spacious Acres at the western edge of Grantham Road, there was a lot of out cry about that because it was going to increase thrutraffic out to the Lisburn intersection. President Martin said that Mr. Fairchild was correct in that the Banzhoff property heightened it, but the point being, this has been a recurring theme. Mr. Fairchild said that he was trying to look at the broader, philosophical picture of having the development and it created all the concern with neighbors and the traffic. He said he wished a lot of those people would come out for Save the Farm. He said the Grantham people really came out to voice their concern with courtesy. Mr. Fairchild said that he heard Mr. Reichard's presentation about the cost of sidewalks and he remembers it being \$750,000. Then the Banzhoff property comes back on the market for sale for \$950,000. He said on one hand, you know, maybe buying the Banzhoff property for \$950,000, putting out \$750,000 on the other just to correct the traffic issue, but there would obviously be more cost to developing the Banzhoff property, but it is just kind of was a microcosm of the cost and the benefits and maybe being able to acquire more open space and solve other issues. President Martin said that if the Banzhoff property were acquired, Grantham residents still would not have a safe place to walk other than the road, so it is longer term. He suggested that to have sidewalks through a populated village is a public safety initiative.

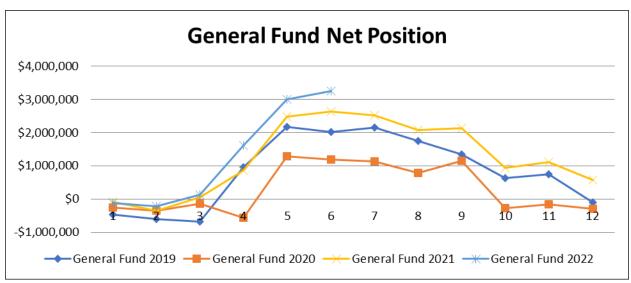
SANITARY SEWER SYSTEM

There were no items for discussion.

ADMINISTRATION COMMITTEE

BUDGET UPDATE

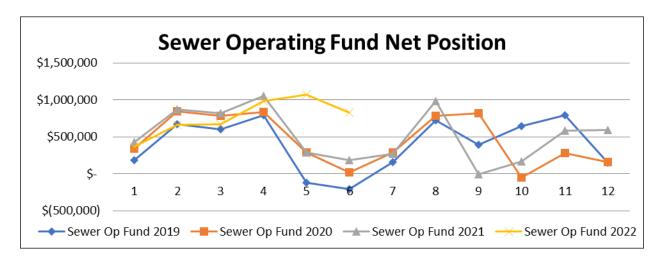
The information presented in this report is based on historical numbers generated in 2019, 2020, 2021 and year to date 2022. In this report I will focus on the two main operating funds (General and Sewer Operating).



Jim – is this a timing or Kelly – combination of both. Cumberland county is saying this is the highest level they have collected at – Scott. Jim – unemployment has gone down, wages up? Scott, we can ask Sue over at Cumberland county tax borough, Jim – good to know if we can be more aggressive if wages are increasing, but not if it is just timing. Scott – we can get that. Jim – it would help for budgeting.

At the end of June, General Fund Revenues of \$969K exceeded General Fund Expenditures (all expenditures plus transfers) of \$711k by \$258K. This matches prior year trends, with 2022 exceeding net position for 3 out of the last 3 years. Revenues in June were mostly made up of Real Estate Taxes and Earned Income Tax. Most expenses are personnel related.

Overall revenue and expenditure positions in June are \$6,987,750.48 (an increase of 8% compared to 2021) and \$3,732,307 (a decrease of 2% compared to 2021) respectively. Most of the difference is attributed revenue in Earned Income Tax and Real Estate Taxes. Earned Income is being collected at the highest level it's ever been at this point YTD. Expenditures remain level when compared to previous years. We expect a slight dip in net position in July as revenues begin to level off.



The Sewer Operating Fund had a slight dip in net position in June, with total position continuing its net surplus in the amount of \$828,954. The downward trend was expected and consistent with previous years trends as it is a lull period in sewer rental collections. Most of the revenues collected were sewer rentals.

Most of the June expenditures were personnel related and a large payment made to Lower Allen Township Authority for sewage conveyance/treatment rent.

At this point in 2022, the Township expenditures are being managed within budgetary constraints. None of Upper Allen Township's Funds are currently in risk of operating in a deficit; all funds' revenues (Revenue plus Fund Balance) exceed expenditures.

Commissioner Cochran said that the trend lines do not measure up and he was wondering why. Mr. Fraser said that it looks like a movement of revenue. Mr. Fraser will do an evaluation with Ms. Palmer and get a report to the Commissioners. Commissioner Cochran asked when the bond ends and Mr. Fraser said it might be Spring 2024. Commissioner Cochran said that when the bond gets ready to retire, sewer revenue may be in a position where perhaps the Township can lower the rates but is not making any promises.

PARK AND RECREATION COMMITTEE

CONSIDERATION OF AN EXTENSION OF NON-ENFORCEMENT OF 175-10 IN FISHER PARK

At the June 15th Board of Commissioners meeting Upper Allen Mechanicsburg Baseball Association (UAMBA) made a request to use their sound system outside of the hours listed in the §175-10 in Fisher Park until the next Board of Commissioners Meeting.

There are two upcoming community movie nights scheduled in Fisher Park. (1) July 22nd and (2) August 19th. The movies will start after dusk and were approved by the Park and Rec Board in March 2022. UAMBA's Fall Ball begins after Labor Day. Due to these circumstances, staff recommends that the suspension waiver for §175-10 in Fisher Park is extended through the 3rd quarter (end of September 2022).

Commissioner Castranio made a **MOTION** to suspend enforcement of §175-10 in Fisher Park through September 30, 2022, **SECONDED** by Commissioner Cochran. The motion passed unanimously.

WINDING HILL PARK NORTH SOFTBALL FIELD IMPROVEMENTS BID AWARD

See if there is supporting document.

Ms. Palmer shared that Kinsley Construction was the low bid at \$89,800 for the construction portion of this job. Fencing and the backstop is the 2nd portion of the bid. The Township went with Costars for the 2nd portion to get the lower costs which was quoted to us at \$34,500. That brings the total cost to \$124,300. Ms. Palmer said that the cost is high but is presented with safety in mind. The value of the new field would justify the cost. It is the only field that is oriented in that direction. If we were to award this, the ending fund balance in park improvements would be \$86,722. That is 29% of our planned expenditures for this year. Commissioner Cochran asked who was building the dugouts. Mrs. Palmer said that is not in this bid, that is an alternate bid. Mr. Reichard said it is \$53,000. Commissioner Cochran asked if that was for two dugouts. Mr. Fraser said that the Township built the ones on field one for under \$25,000. Kelly, so we took that portion out. Commissioner Cochran asked if the Township will have to do the dugouts. Mr. Fraser said that the Board wanted softball to do it themselves. Ms. Palmer said that Mr. Krebs is reaching out to softball to start lines of communication on that. Commissioner Cochran asked if softball is aware that they will not have the field to use next season. Ms. Palmer said that they are aware. President Martin said that it will give softball time to think about funding.

Commissioner Cochran made a **MOTION** to authorize appropriate staff to award the contract for Winding Hill Park North reorientation of Field #4 to Kinsley Construction at a price not to exceed \$89,800, **SECONDED** by Commissioner Castranio. The motion passed unanimously.

Commissioner Cochran made a **MOTION** to authorize appropriate staff to award the contract for Winding Hills Park North reorientation of Field #4 fencing to Paramount Fencing for a price not to exceed \$34,500, **SECONDED** by Vice President Castranio. The motion passed unanimously.

Movie in the Park will be happening on Friday, July 22nd, the movie will be Sing 2. Encanto will be playing on August 19th. They will be played at dusk with food trucks starting at 7 pm.

MISCELLANEOUS

SOLICITOR UPDATE

There was no report.

TAX COLLECTION COMMITTEE (TCC) UPDATE

There was no report.

CAPITAL REGION COG UPDATE

President Martin said that there is information in your mailboxes about bills affecting local

government. He shared that there are updates in the SAFER report. He saw a presentation about electric charging stations and said that we may wan to consider them in our parks and facilities. The annual COG Golf Tournament and Picnic will take place on September 19th at Armitage.

MUNICIPAL ADVISORY BOARD (MAB) UPDATE

There was no report.

PENNSYLVANIA STATE ASSOCIATION OF TOWNSHIP COMMISSIONERS (PSATC) UPDATE

There was no report.

ADJOURNMENT

Commissioner Cochran made a **MOTION** to adjourn the meeting, **SECONDED** by Commissioner Walter. The motion carried unanimously, and the meeting adjourned at 9:06 p.m.



Agenda

- Design Approach: Park Zones (Passive/Transitional/Active)
- Overall Concept
- Vehicular & Pedestrian Circulation
- Existing Structures
- Restroom Locations
- Parking
- Individual Areas Enlarged
- Questions

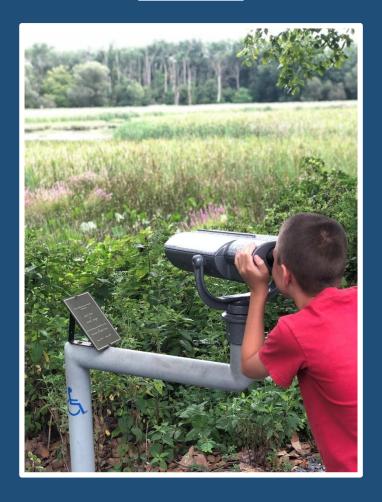


ACTIVITY ZONES

PASSIVE

TRANSITIONAL

<u>ACTIVE</u>









PASSIVE ZONE



Passive zone activities require minimal built facilities in order to participate in the use of the space. This type of recreation is often an individual activity and does not involve large groups of people. They place minimal stress on a site's resources; as a result, they can provide ecosystem service benefits and are highly compatible with natural resource protection.

Interviews with neighbors and key staff and stakeholders, along with the 2016 Park and Rec Plan have indicated a need for more passive recreational opportunities within the Township.

Passive uses can easily require large areas of land in order to accomplish the intent of the passive activity (i.e. birdwatching, hiking, etc.).



PASSIVE USE CHARACTERISTICS

- Less structured activities
- No sports fields or facilities required
- Casual activities
- Non-intensive physical activity
- Non-consumptive
- Pursuit of hobbies
- No specialized equipment needed
- No power-driven conveyance
- Undeveloped or minimal development
- Environmentally sensitive
- Preservation of wildlife and environment
- Restorative

PASSIVE ACTIVITIES

- Walking
- Hiking
- Biking
- Reading
- Photography
- Fishing
- Birdwatching
- Listening to music
- Sketching
- Gardening
- Environmental Interpretation



TRANSITIONAL ZONE



Transitional uses are those which provide a logical progression from a more active, engaging activity to a passive, calmer use. The transitional approach to design would be to intentionally create areas of change within the park to buffer passive uses from more lively activities.

Whereas many activities are easily categorized as either "active" or "passive," the Township has defined what appropriate "transitional" uses/components might include for this park.



TRANSITIONAL USE CHARACTERISTICS

- Flexible
- Dynamic
- Mix of or in between an active and passive use
- Open to interpretive use
- More maintenance than passive
- Less naturalized, more manicured
- Active/passive edges meet
- Special event set up
- Specialized equipment optional

TRANSITIONAL ACTIVITIES

- Frisbee
- Picnic
- Kite Flying
- Cross Country Skiing
- Slackline
- Yoga, Tai Chi
- Art/Painting Class
- Watching a performance or movie in the park
- Listening to a lecture
- Activity stations along a trail
- Game Tables
- Croquet
- Cornhole
- Horseshoes
- Demonstrations



ACTIVE ZONE



The Environmental Protection Agency uses the following definition: "Active recreation refers to a structured individual or team activity that requires the use of special facilities, courses, fields, or equipment." Typically, active recreation requires man-made facilities and/or infrastructure in order to support the intended use.

Active recreation is commonly categorized as a use that requires groups (more than an individual) in order to participate. It is also usually associated with uses that generate more noise and movement within a space. Active recreation typically requires more infrastructural support and may need more management and maintenance than passive or transitional uses.



ACTIVE ZONES

- Specialized infrastructure
- Specialized maintenance
- Exclusive use for one type of organized activity
- Removal of natural vegetation and topo
- Displaces wildlife
- More intense physical activity
- Equipment usually required
- Motorized vehicle movement

ACTIVE ACTIVITIES

- Parking
- Ball Fields (Soccer, Baseball, Softball)
- Hard Surface Courts (Basketball, Pickleball, Bocce, Shuffleboard)
- Traditional Kids Playgrounds
- Senior Playgrounds
- Fitness Areas
- Skateparks
- BMX or Bike Pump Track
- Rock Climbing
- Ice Skating
- Wedding in Barn
- Festivals / Community Days



PASSIVE ACTIVITIES

- Walking
- Hiking
- Biking
- Reading
- Photography
- Fishing
- Birdwatching
- Sketching
- Gardening
- Environmental Interpretation

TRANSITIONAL ACTIVITIES

- Frisbee
- Picnic
- Kite Flying
- Cross Country Skiing
- Slackline
- Yoga, Tai Chi
- Art/Painting Class
- Watching a performance or movie in the park
- Listening to a lecture
- Activity stations along a trail
- Game Tables
- Croquet
- Cornhole
- Horseshoes
- Demonstrations
- Open Fields

ACTIVE ACTIVITIES

- Parking
- Athletic Fields
- Hard Surface Courts (Basketball, Pickleball, Bocce, Shuffleboard)
- Traditional Kids Playgrounds
- Senior Playgrounds
- Fitness Areas
- Skateparks
- BMX or Bike Pump Track
- Rock Climbing
- Ice Skating
- Wedding in Barn
- Festivals / Community Days
- Ultimate Frisbee
- Sand Volleyball



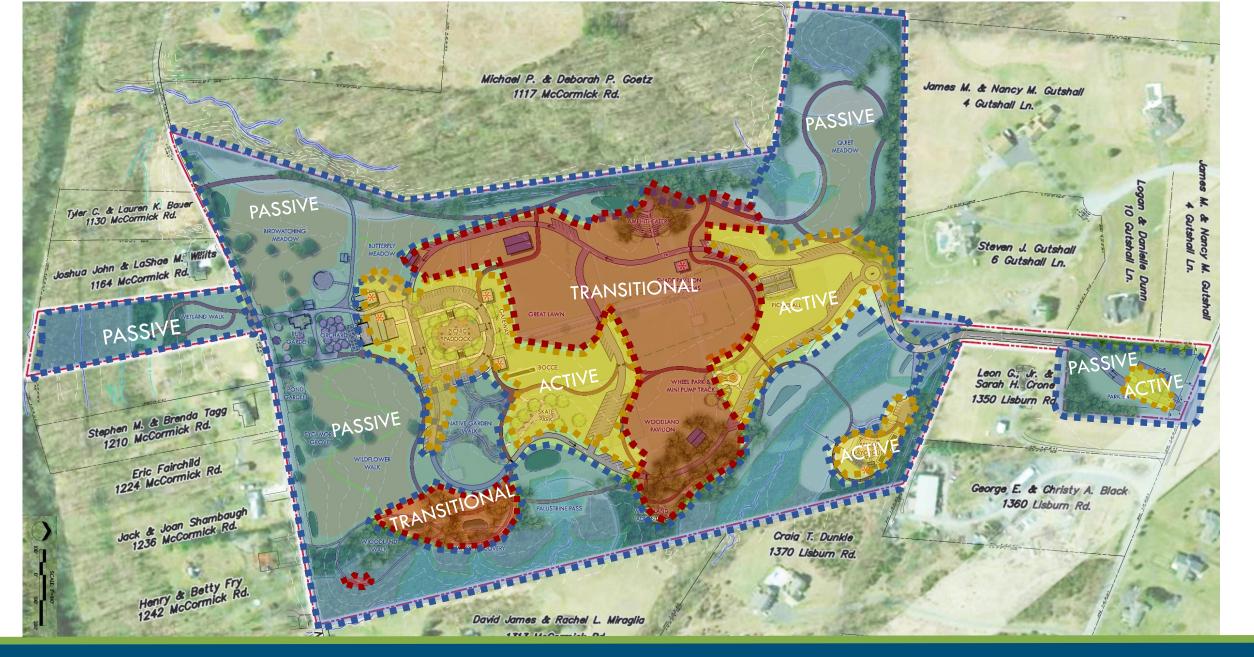


ZONE APPROACH

Considerations:

- Creates an active zone through the center of the property, away from the edges
- Passive activities are kept to the edges of the property, McCormick Rd. frontage and creek
- perimeter with activity stations adjacent to walking trails and in areas to transition from active to passive uses.

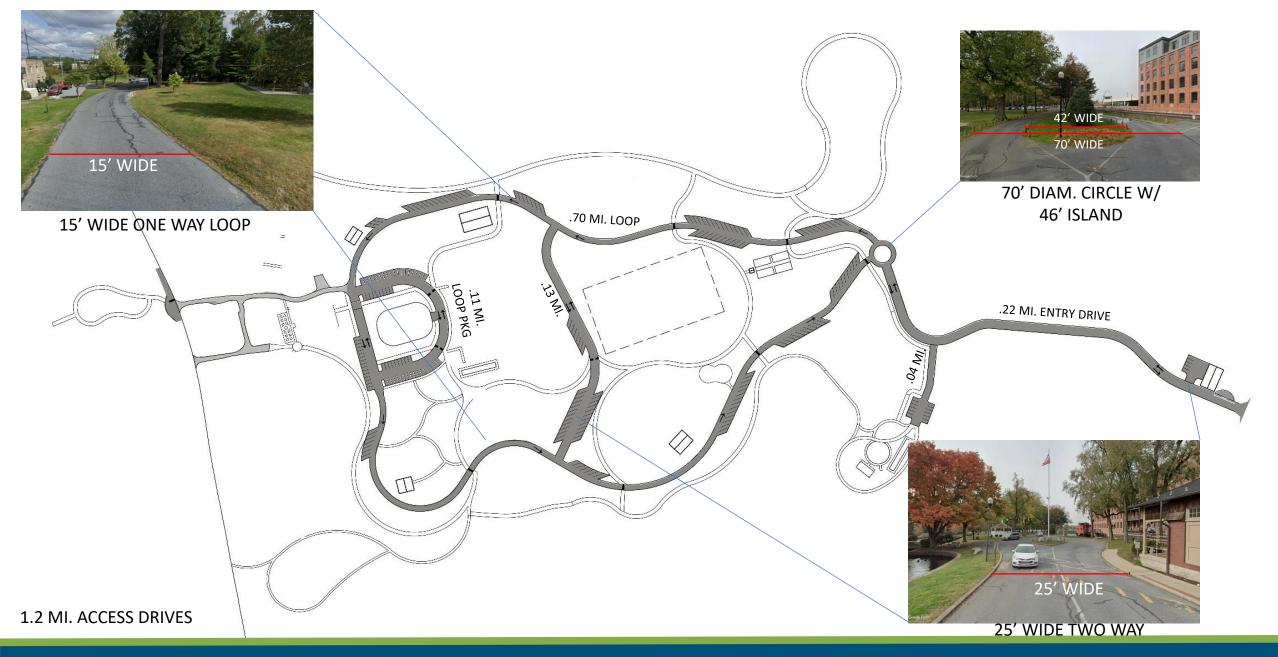




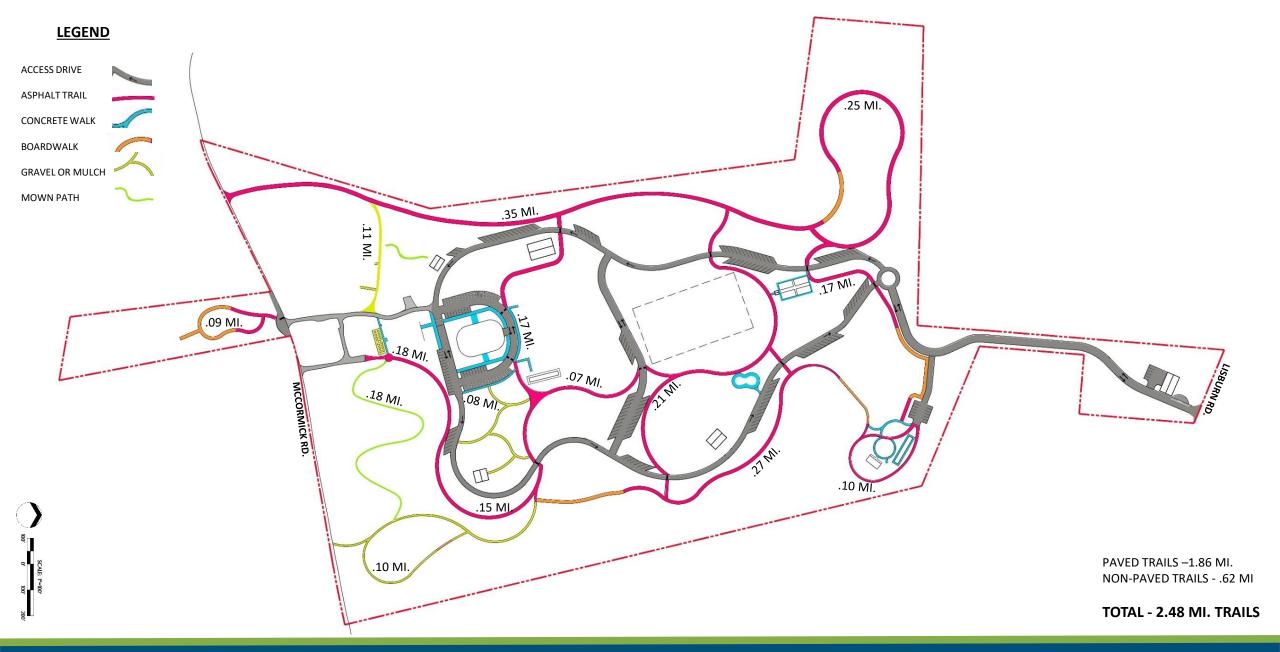








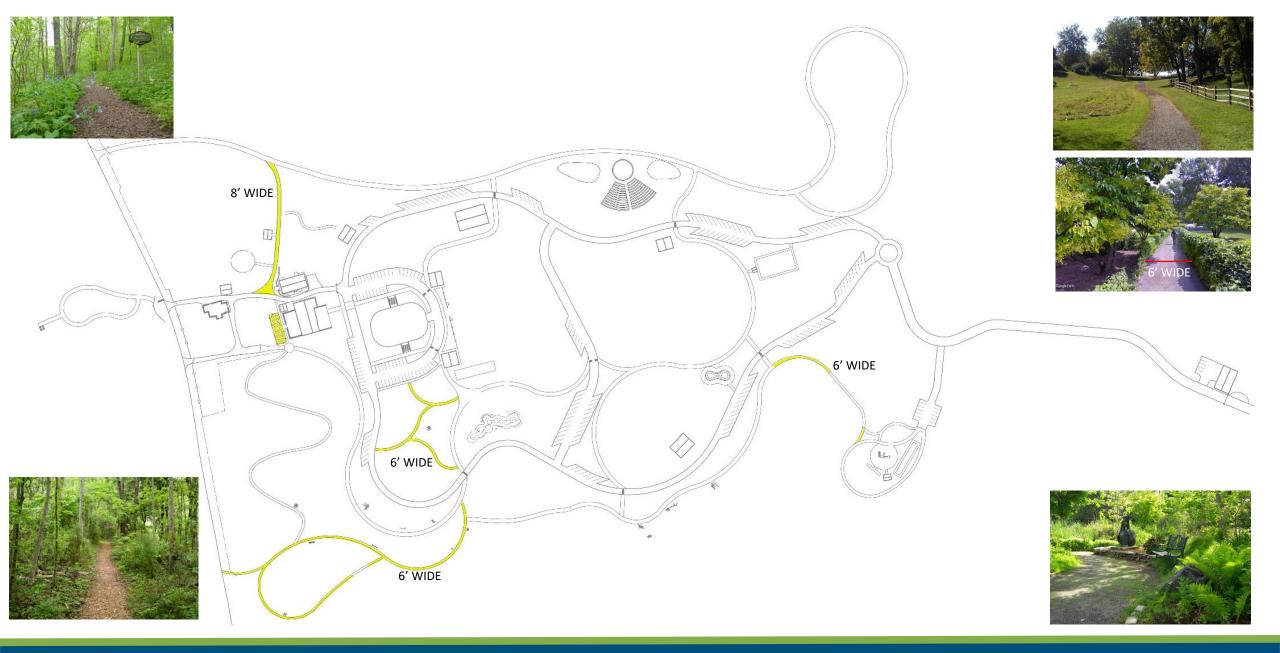




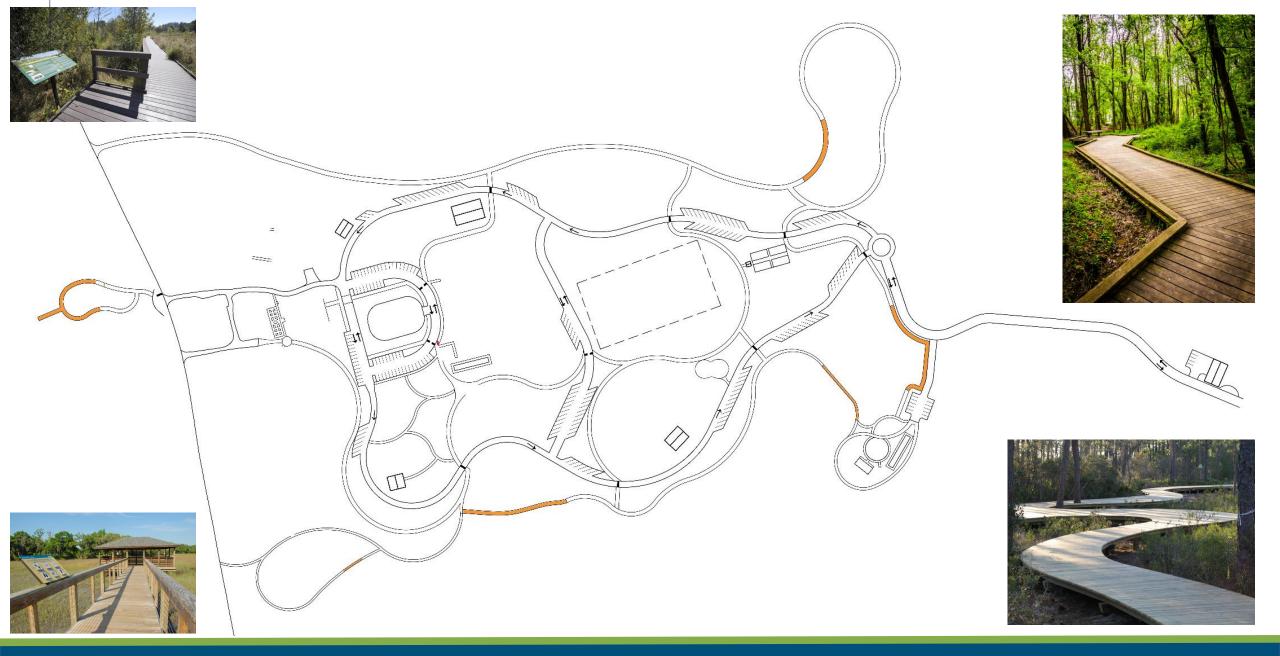




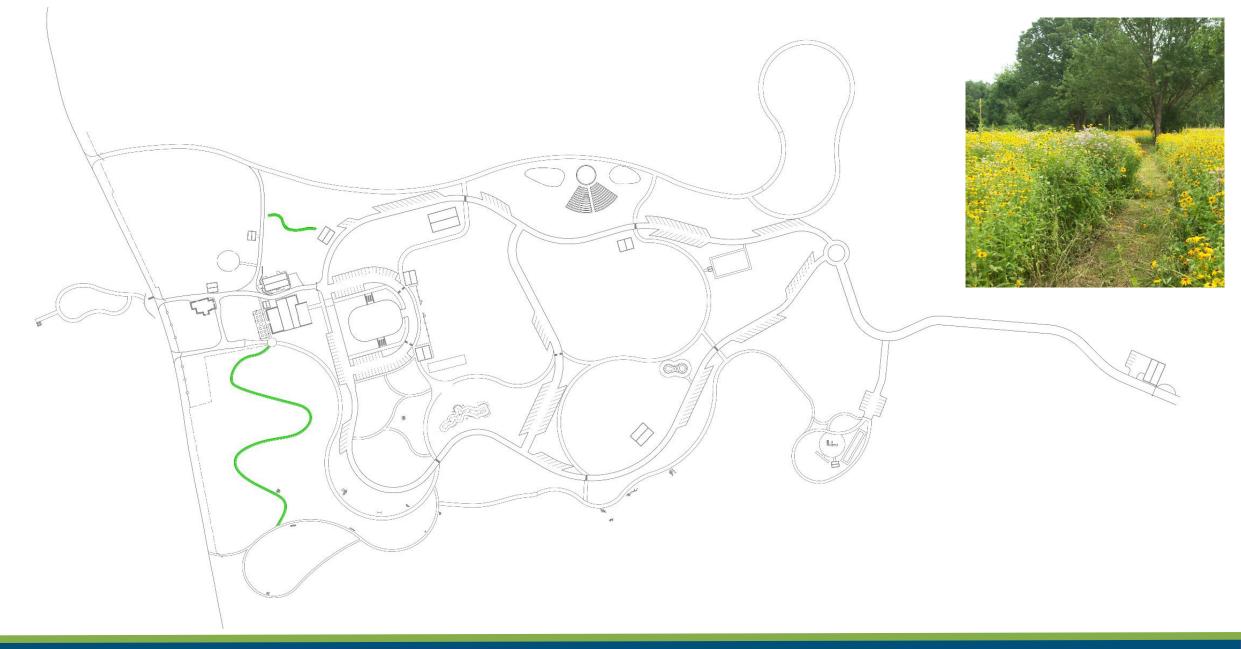




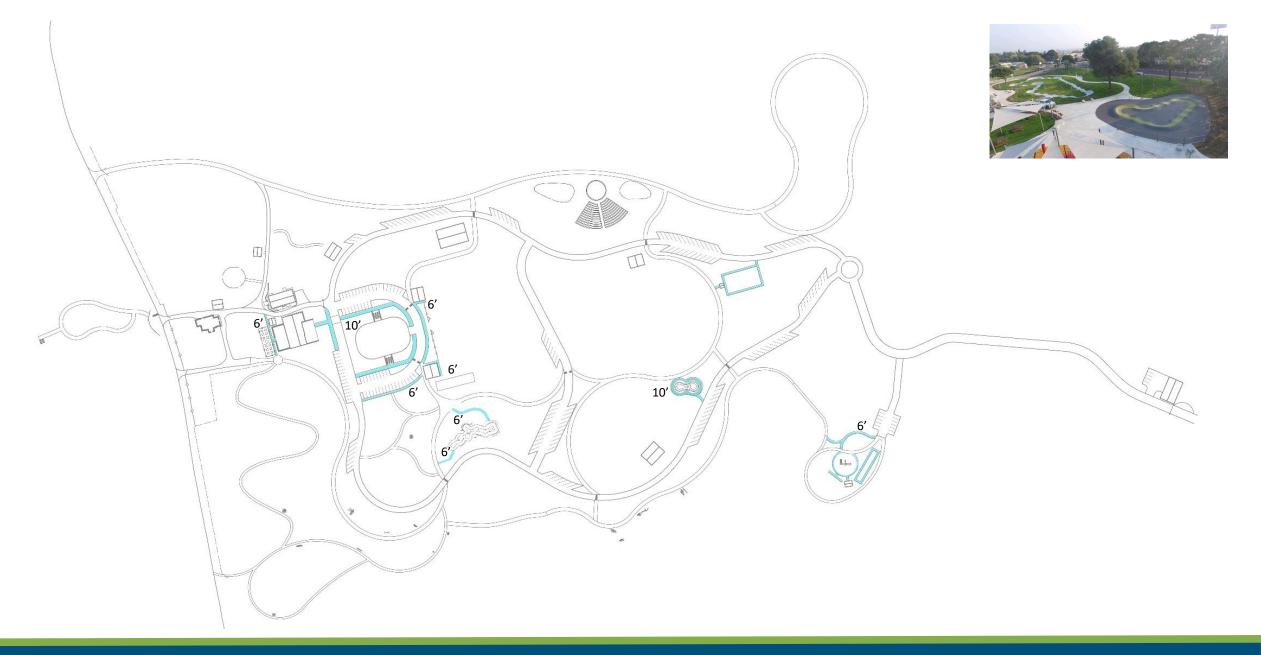




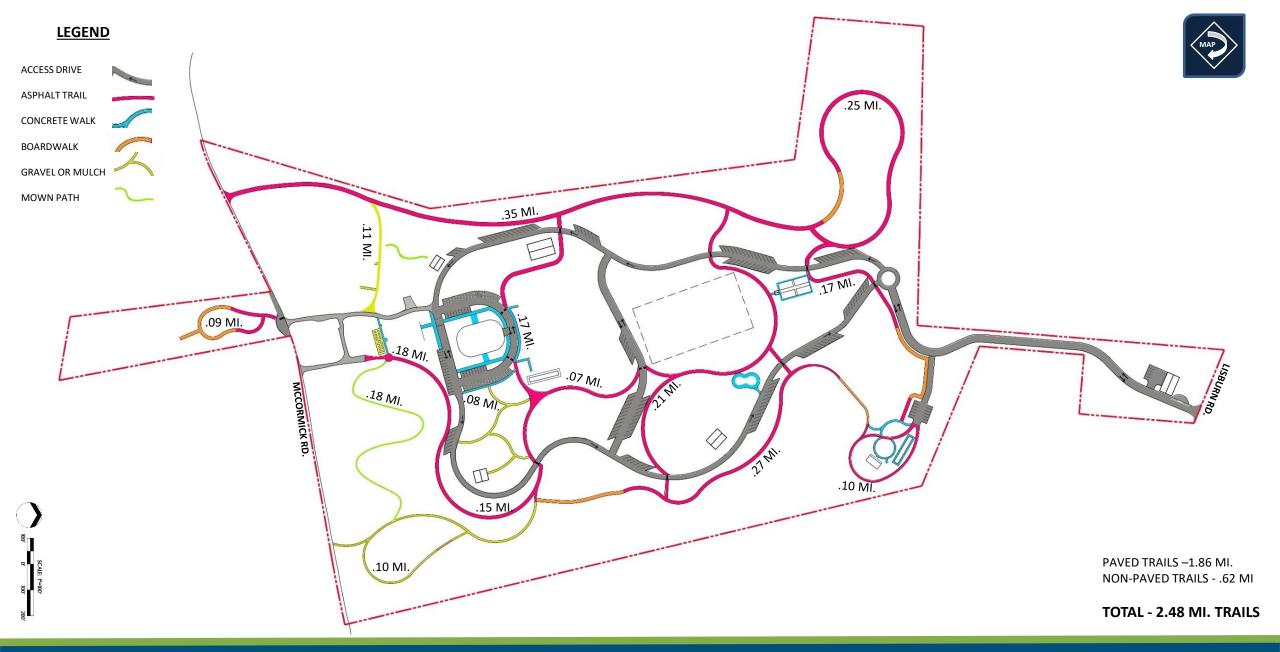














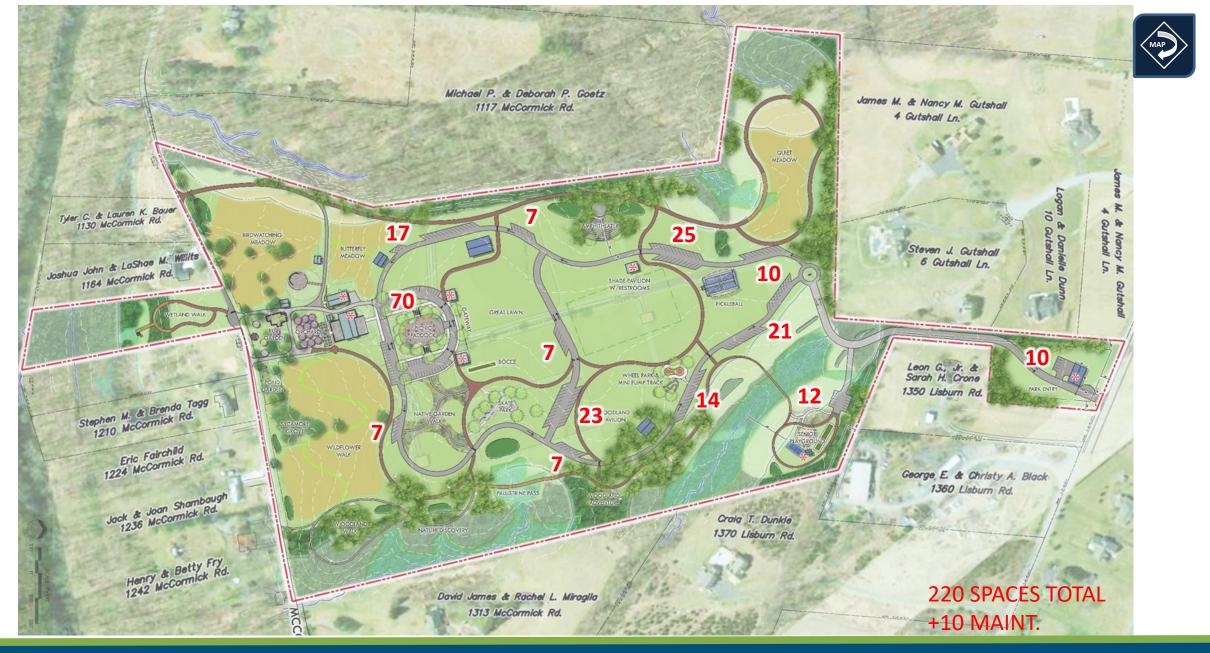




Existing Structures

















1 – ENTRY SIGN(S)









2 – PARK KIOSK

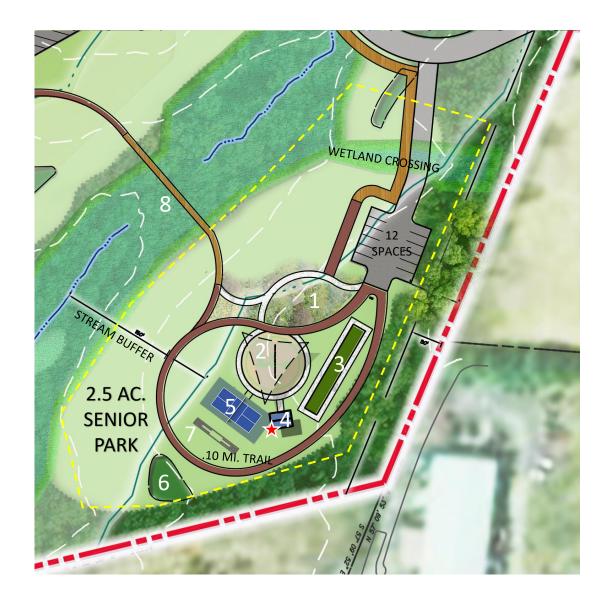
3 -GATEHOUSE & SIGN

LANDSCAPE CHARACTER





4 – MAINTENANCE BUILDING W/ CORNER GATEHOUSE









- BUTTERFLY GARDEN







3 - BOCCE

4 - PAVILION W/RESTROOMS 5 - PICKLEBALL







6 - RAIN GARDEN

7 – HORSESHOE PIT

8 - CREEK CROSSING







1 – WETLAND BOARDWALK



2 – MEADOW HABITAT



3 – VEGETATED BUFFER



4 – PAVED PERIMETER TRAIL



5 – SCULPTURE IN MEADOW



WOODLAND EDGE



6 – LOUNGE POCKETS



7 - PICKLEBALL



8 –PLANTED CIRCLE W/SIGN

















1 –GREAT LAWN PAVILION (360)

EXISTING PAVILION

2 – GATEWAY PAVILIONS/KIOSKS







3 – EXISTING GATEWAY

EXISTING PAVILION

4 – BOCCE

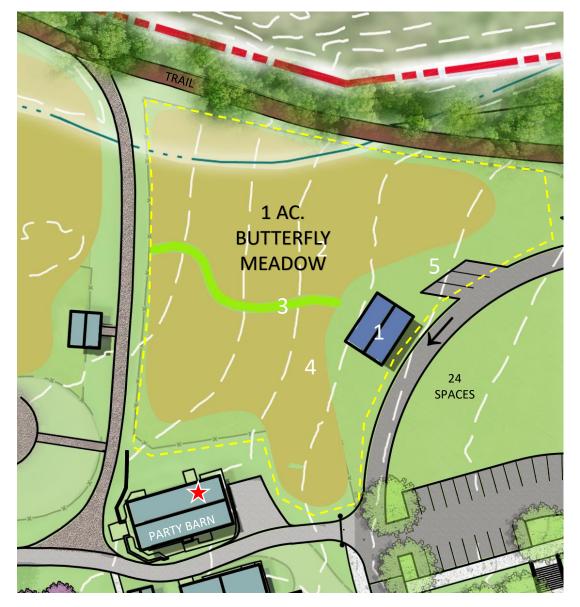




PICNICS

COMMUNITY FESTIVALS







EXISTING SITE WITH PARTY BARN



2 – BUTTERFLY HABITAT



4 – BUTTERFLY HOUSE



1 – MEADOW PAVILION (60)



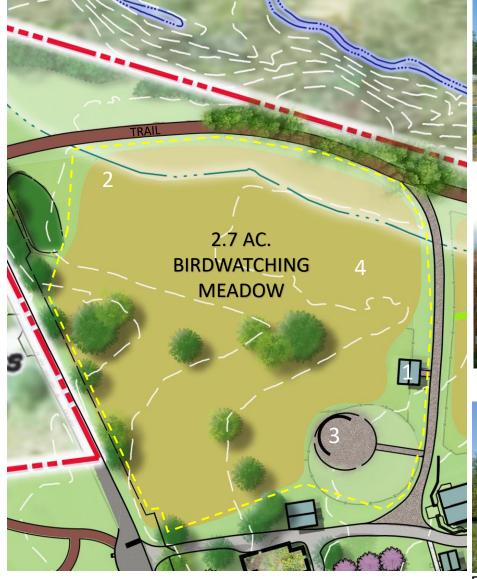
3 - MOWN PATH





5 – INTERPRETIVE SIGNAGE













EXISTING STRUCTURE

1 – OBSERVATION HUT

2 – QR CODE SIGNAGE

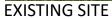






3 – SCULPTURAL BIRD BLIND

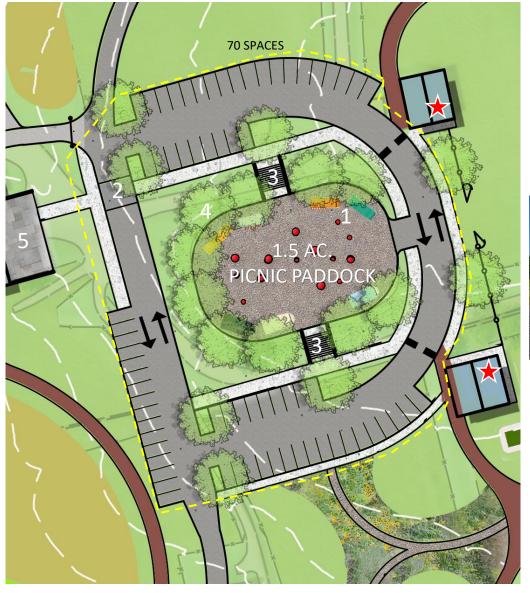






4 – COLORFUL NESTING BOXES













1 – FOOD TRUCKS WITH TABLES (EVENT FLEX SPACE)



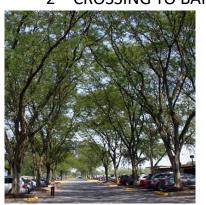
EXISTING SITE



2 – CROSSING TO BARN



3 -STAIR ENTRY



4 – SHADE TREES



5 - BARN PATIO EVENT SPACE







1 - BARN PATIO



3 – NATIVE ORCHARD



4 - NATIVE ORNAMENTAL TREES



2 – HERITAGE GARDEN



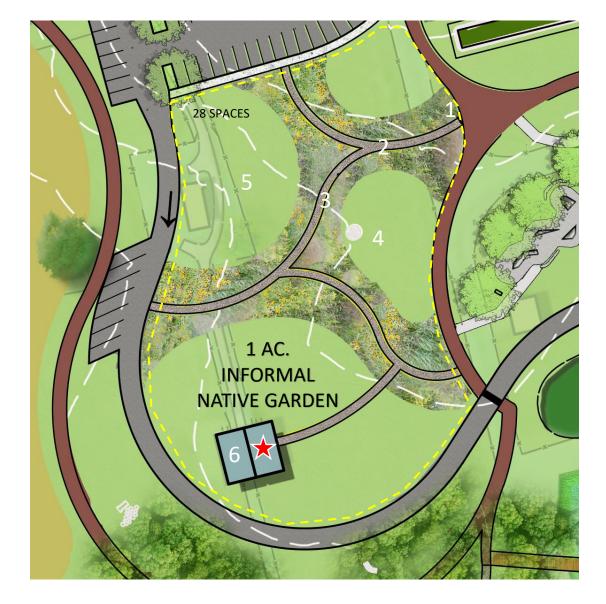


5 – POND















1-SIGNAGE







2 –INFORMAL PLANTING WITH GRAVEL PATH





4 –ART ELEMENT

5 -LAWN POCKETS

6 – PAVILION / RESTROOM













1 - WOODLAND W/ NATIVE FLOWERS







3 – RAIN GARDENS







10 – PERGOLA SWING







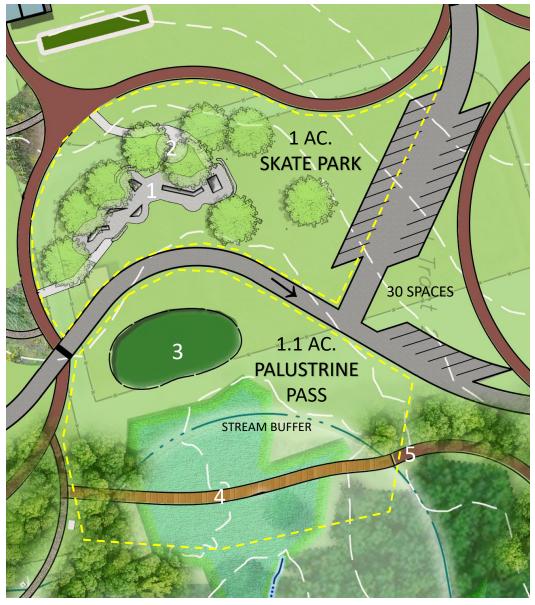




















EXISTING SITE

1 – CONCRETE SKATE PARK







EXISTING SITE

2 - PICNIC VIEWING AREA 3 - STORMWATER EDUCATION







EXISTING WETLAND

4 -WETLAND CROSSING

5 - WOODLAND ENTRY















2 – ENTRANCE MAP, BOLLARDS, BENCHES 5 – WETLAND BOARDWALK/ STRUCTURE



3 - PAVED MEADOW PATH



4 – WOODLAND BOARDWALK





BENCHES ALONG WALK



INTERPRETIVE SIGNAGE



INTERPRETIVE SIGNAGE







