

UPPER SAUCON TOWNSHIP

Comprehensive Recreation Plan & Open Space Plan



Patrick Stasio, CPRP

- **Project Team introductions / schedule**
- **Mission and Goal Statements**
- **Area demographics / projected population growth**
- **Ideas gathered from Committee and Public meetings**
- **Survey and Wikimapping data – discussion on survey future**
- **Review current Recreation Plans**
- **Review key points in existing ordinances**
- **Review existing data maps**
- **Review Open Space connections**
- **NRPA matrix / benchmarks**
- **Next steps**



The Consultants

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Township Contacts

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The Committee

Phil Spaeth – Township Supervisor

John Inglis – Township Supervisor, Park and Recreation

Commission, Vice Chair

Kimberly Stehlik – Past Township Supervisor

Todd Bergey – Southern Lehigh School District

Thomas Gettings – Environmental Advisory Council, President

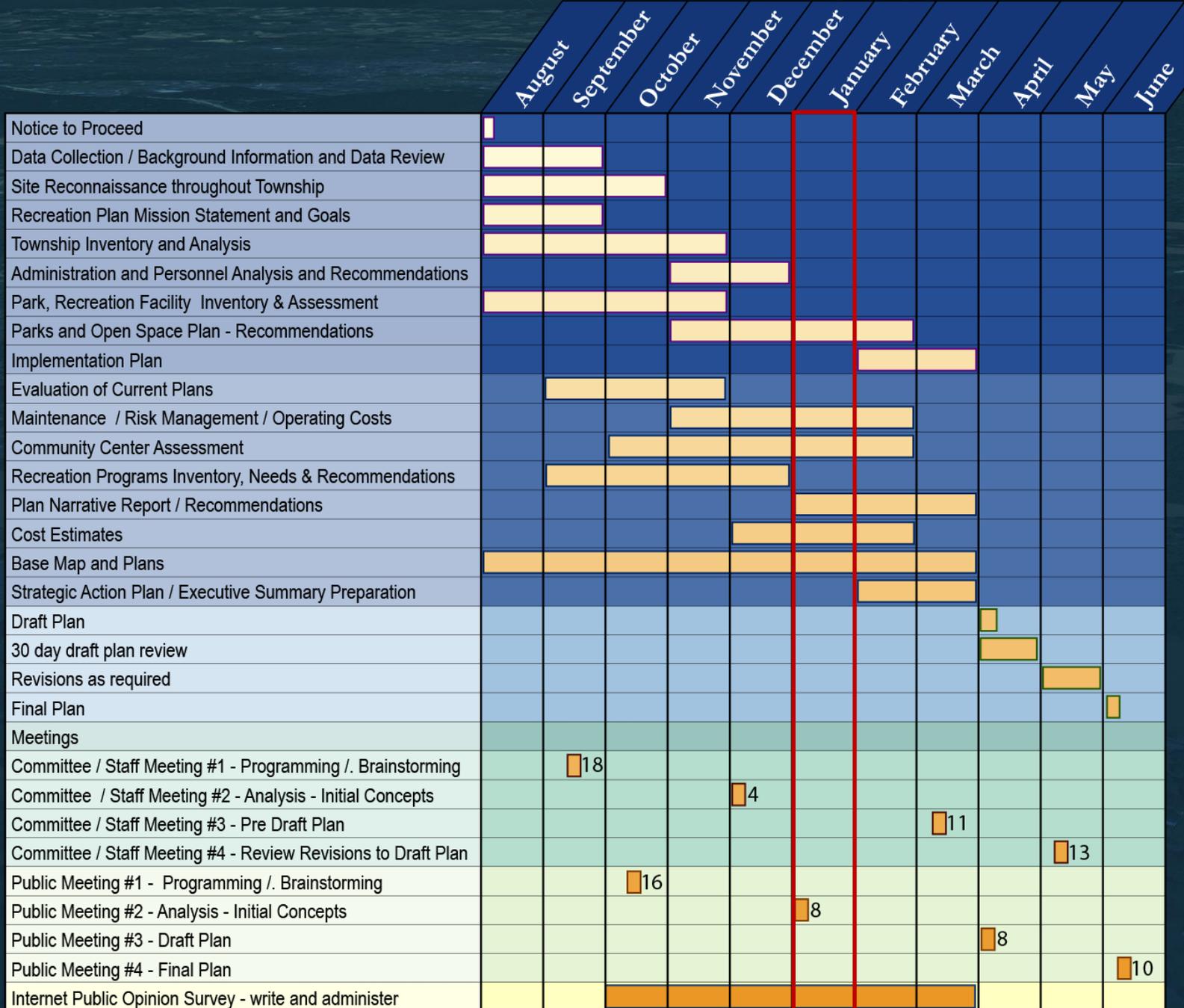
Robert Kassel – Resident

Lloyd Ohl – Resident

Bridget Graver – Resident (Soccer League)

Chris Wayock – Resident (Lacrosse League)

Project Schedule



Public Meeting 2

The mission of Upper Saucon Township's Comprehensive Recreation and Open Space Plan is to enhance access and opportunities to a wide range of recreational and open space facilities and resources toward the benefit of the environment and the community.

Create a sustainable plan for parks, recreation and open space that provides equitable access and opportunities to all residents while preserving the rural, agricultural and suburban characteristics and natural resources that make Upper Saucon Township a unique community.

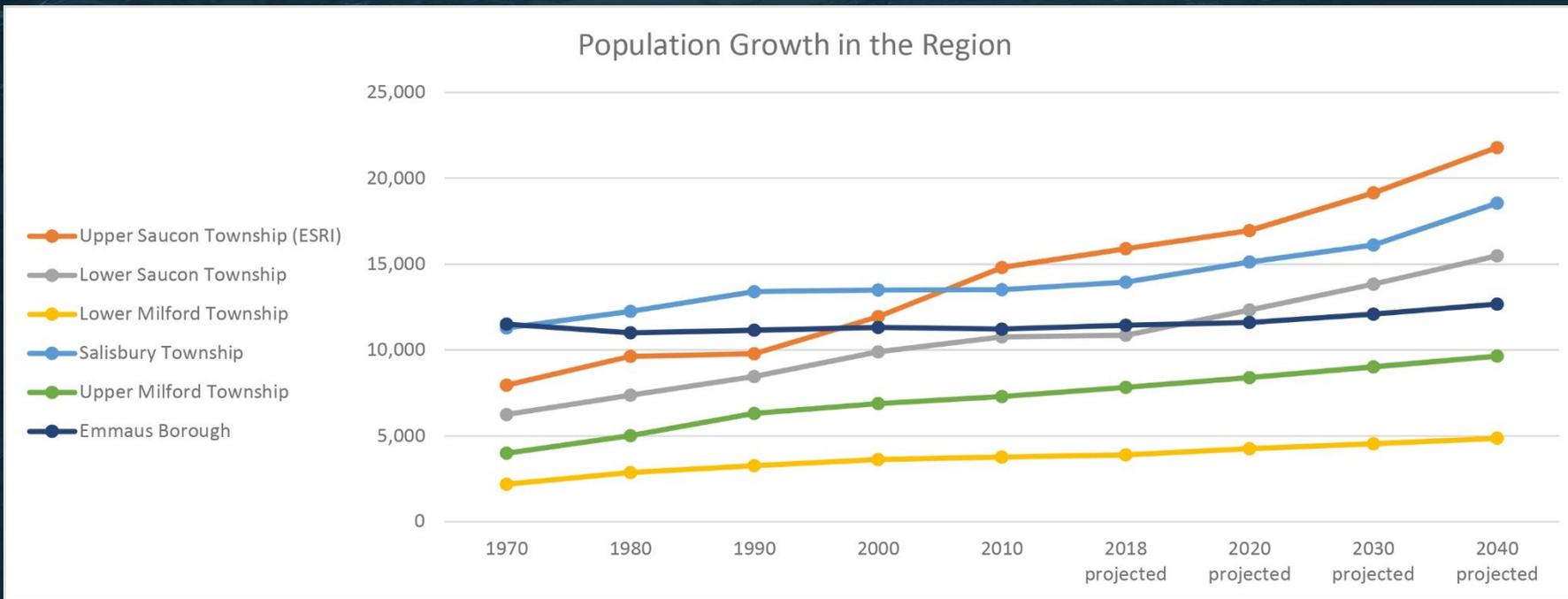


Upper Saucon Township population change from 2000 to 2017: 30% (ESRI)

Lehigh County population change from 2000 to 2017: 18%

Upper Saucon Township is the fastest growing township in the region (population growth based on ESRI projections) 21,793 by 2040

Plan for new recreational opportunities for the growing population



Source: US Census Bureau, 2013-2017 American Community Survey (ACS); LVPC and ESRI

Population by age group

- Current largest age group is 35 – 54 followed by 15-19
- Median age for Upper Saucon Township: 42
- Largest increase of population from 2000 to 2017: 60+
- Plan needs to account for all age groups

Population by Age Group			
	2000	2017	% of Change
under 5	632	547	-14%
5 to 9	823	1151	40%
10 to 14	897	1106	23%
15 to 19	1106	1505	36%
20 to 24	730	1134	55%
25 to 34	1035	1279	24%
35 to 44	2081	2036	-2%
45 to 54	1975	2260	14%
55 to 59	741	1453	96%
60 to 64	526	1308	148%
65 to 74	813	1435	77%
75 to 84	466	598	28%
85+	114	331	190%
total pop	11939	16143	35%

Source: US Census Bureau, 2013-2017 American Community Survey (ACS)

Level of Education

- Nearly 46% of the population has a Bachelor's degree or higher compared to 29% for the County
- The Southern Lehigh School District is projected to grow by 7% by 2027- 2028

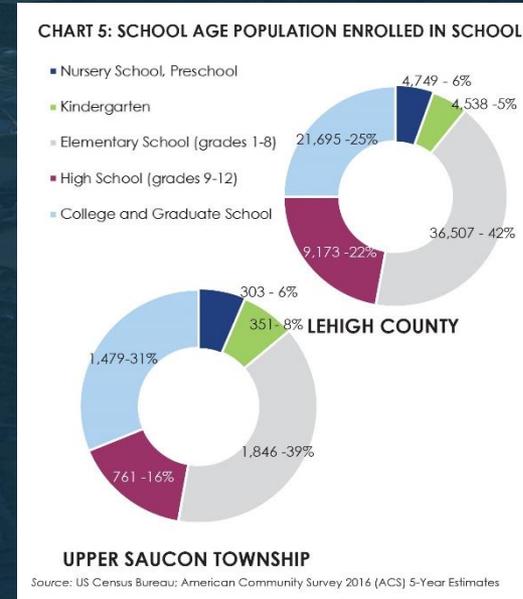
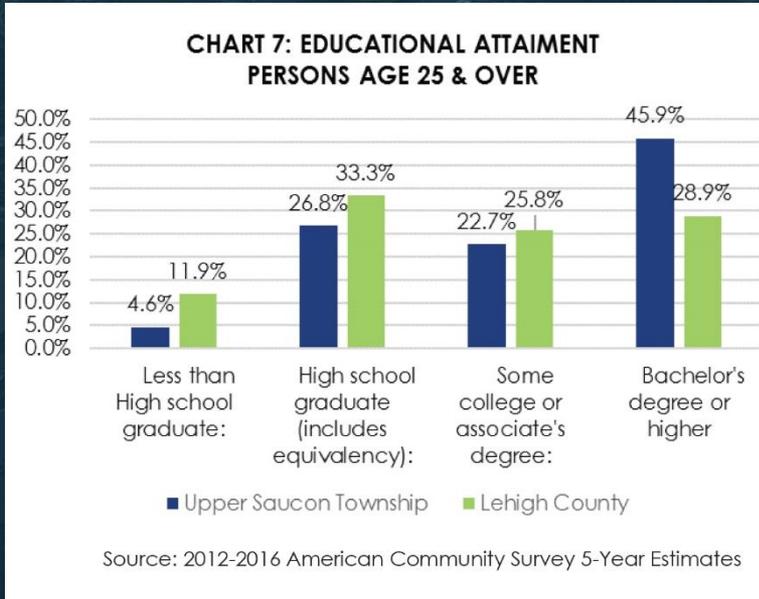
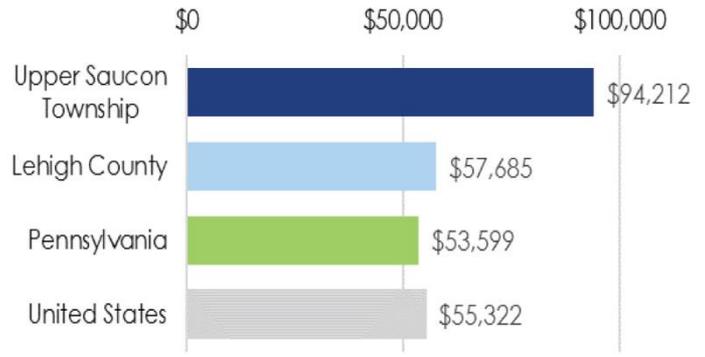


CHART 6: SCHOOL DISTRICT ENROLLMENT

School Districts	2012 - 2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018 ¹	Projected 2027-2028 ¹
Southern Lehigh	3,097	3,121	3,104	3,131	3,150	3,206	3,434
East Penn	8,152	8,058	8,071	8,035	8,077		
Saucon Valley	2,294	2,269	2,269	2,196	2,193		
Salisbury Township	1,590	1,615	1,540	1,566	1,595		

Sources: PA Dept of Education, Parkland School District and 2018 District-wide Facilities Feasibility Study¹
 Note: Study projections are based upon 400 new detached single-family homes through the 2027-2028 academic year in addition to units under construction in UST in 2018.

CHART 8: MEDIAN HOUSEHOLD INCOME 2016



Source: 2012-2016 American Community Survey 5-Year Estimates

Median income

- Higher median income compared to county, state, and country
- Larger disposable income for recreational purposes

Race

- Hispanic or Latino population has increased 117% from 2010
- Develop recreational programming that considers racial diversity

TABLE 4: RACE & ETHNICITY

	Upper Saucon Township		Lehigh County	
	Total	Percent	Total	Percent
Total	15,904	100.0%	358,792	100.0%
White alone	15,032	94.5%	282,360	78.7%
Black or African American alone	117	0.7%	24,174	6.7%
American Indian and Alaska Native alone	32	0.2%	701	0.2%
Asian alone	473	3.0%	11,680	3.3%
Native Hawaiian and Pacific Islander alone	8	0.1%	134	0.0%
Some other race alone	180	1.1%	29,356	8.2%
Two or more races:	62	0.4%	10,387	2.9%
Hispanic or Latino:	1,010	6.4%	78,318	21.8%

Source: 2012-2016 American Community Survey 5-Year Estimates

Goals

- Create an Open Space & Recreation Plan
- Revise Township Official Map
- Incorporate MS4 into land preservation
- Address Maintenance and provide plan
- Provide for everyone in the community
- Know existing % of Twp open space
- Protect habitat

Facts

- New Hopewell Community Park
- New dog park by UST Community Park
- 2017 Masterplan report for Benckini & Haring tracts
- Flint Hill Farms has great community outreach

- Jewish Day Camp is for sale
- Trail crossing on Flint Rd is hazardous
- Money is available through partners
- Playing fields are overused
- 12 year cost return on turf fields
- There are a lot of deer
- Not a lot of resources for high school aged children
- Great Twp – school district relationship
- SL School District may have a turf field in within 3 years
- Penn State LV is looking for facilities
- Living Memorial Park is owned by school district
- Twp has good relationship with DeSales
- Promenade has community programming
- Study being done for 309 & 78 crossing

- Desales and youth soccer relationship in the works
- Complete Streets is included in new Comprehensive Plan
- Police consider area roads around schools to be hazardous to pedestrians
- Roads are narrow – no room for bikes or skateboarding
- Twp codes require open space from development
- Active effort to locate YMCA
- Grant for Reynolds property
- Paths to parks and open space
- Community gathering space
- Opportunities with private organizations
- Community tie in with other events
- Horse riding facility
- Bike park – pump track
- Agriculture tourism
- Farmers market
- Agriculture education
- More connections to Saucon Rail Trail
- Lighting for turf fields
- YMCA
- Safe connection across 309 / walking bridge
- Community garden
- Pickle ball courts
- Place ads in penny power for community outreach

Concepts

- Twp owned or supported community center
- Turf fields for organized sports
- More bicycle paths
- Bike lanes on roads
- More multi-use fields/field hockey
- Indoor pool facility

- Include exercise equipment along trails
 - Pocket parks
 - Amphitheater / bandshell
 - Mobile concert stage
 - Seating
 - Turf fields and lawn fields rotation
 - Large civic space for fairs, festivals, and other events
 - Shade structures / pavilions
 - Restrooms
 - CSA – Community Supported Agriculture
 - Pedestrian bridge across Preston Lane
 - Access to South Mountain trails
 - Volleyball courts
 - Public tennis courts
 - Soft domes for winter activities
 - Traffic calming devices
 - Update play equipment in some parks
- Connection of bike trails of east and west sides of Twp.

Partners

- Penn State LV
- DeSales University



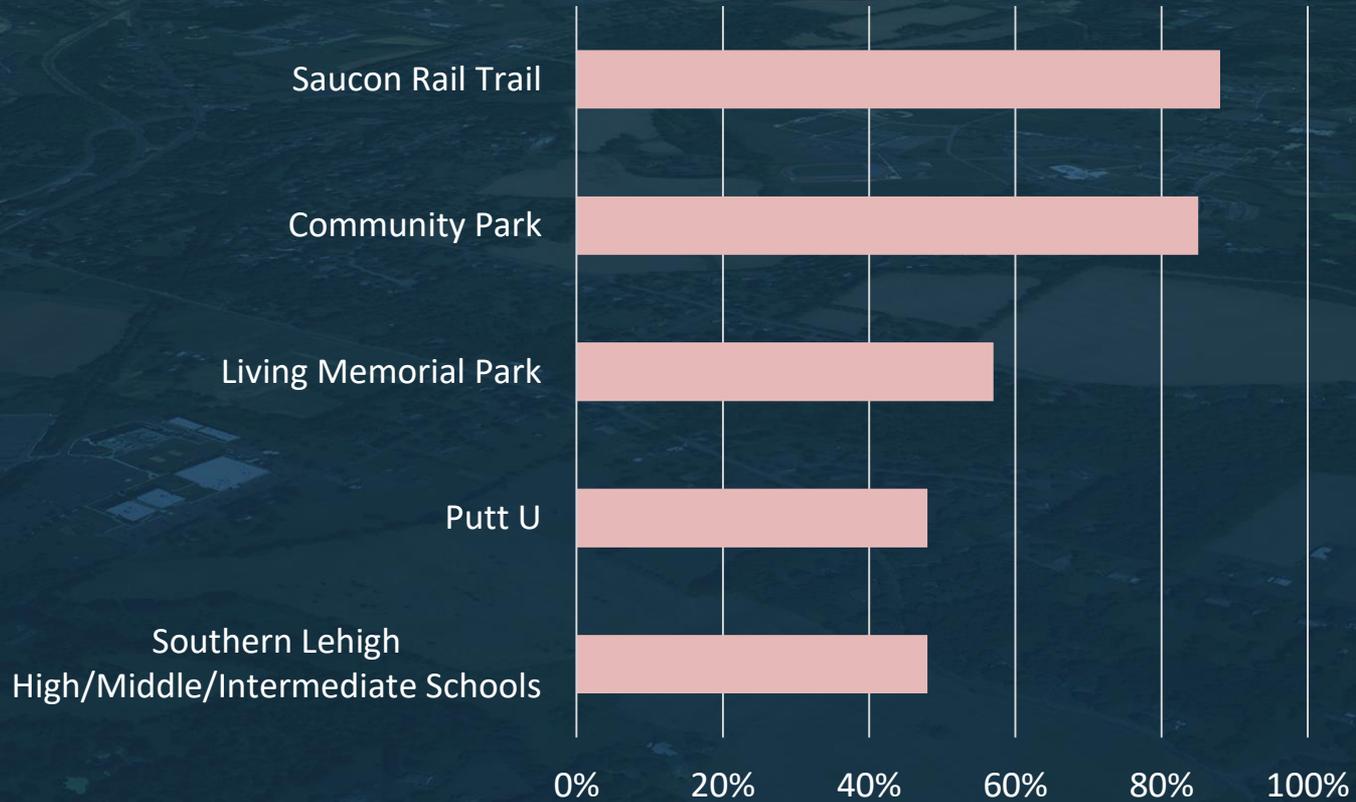
451 responses to date, www.surveymonkey.com/r/UpperSaucon

- 91% live in Upper Saucon
- 30% have lived in the Township for 21+ years
- 33% are between the ages of 35-44
- Average # of people in the household: 4
- 96% of households participated in recreational activities in the last year in parks in/around Upper Saucon
- 81% think that more public parks, natural areas and open spaces are needed in Upper Saucon
- 88% feel that parks, natural areas and open space are very important to the well-being and quality of life in Upper Saucon

451 responses to date, www.surveymonkey.com/r/UpperSaucon

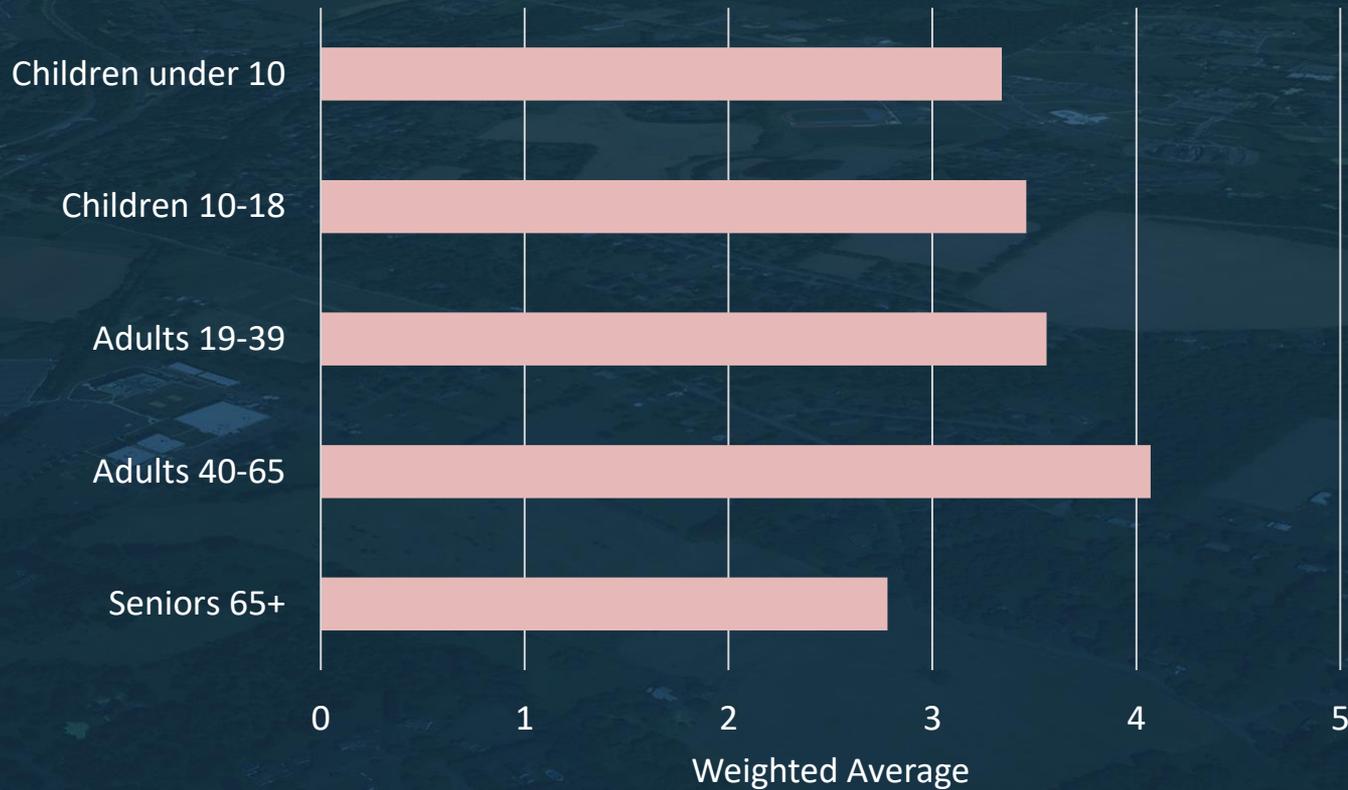
- 79% feel that the conservation of natural open space in Upper Saucon is very important
- 75% feel that passive recreation activities are very important
- 73% think Upper Saucon should consider the development of a community center and 57% think it should be funded by local tax dollars
- 86% view agricultural lands as valuable to the quality of life in Upper Saucon
- 85% view local food production as important to the quality of life in Upper Saucon

- Which parks, natural areas, open space areas or schools do you visit for recreation purposes?

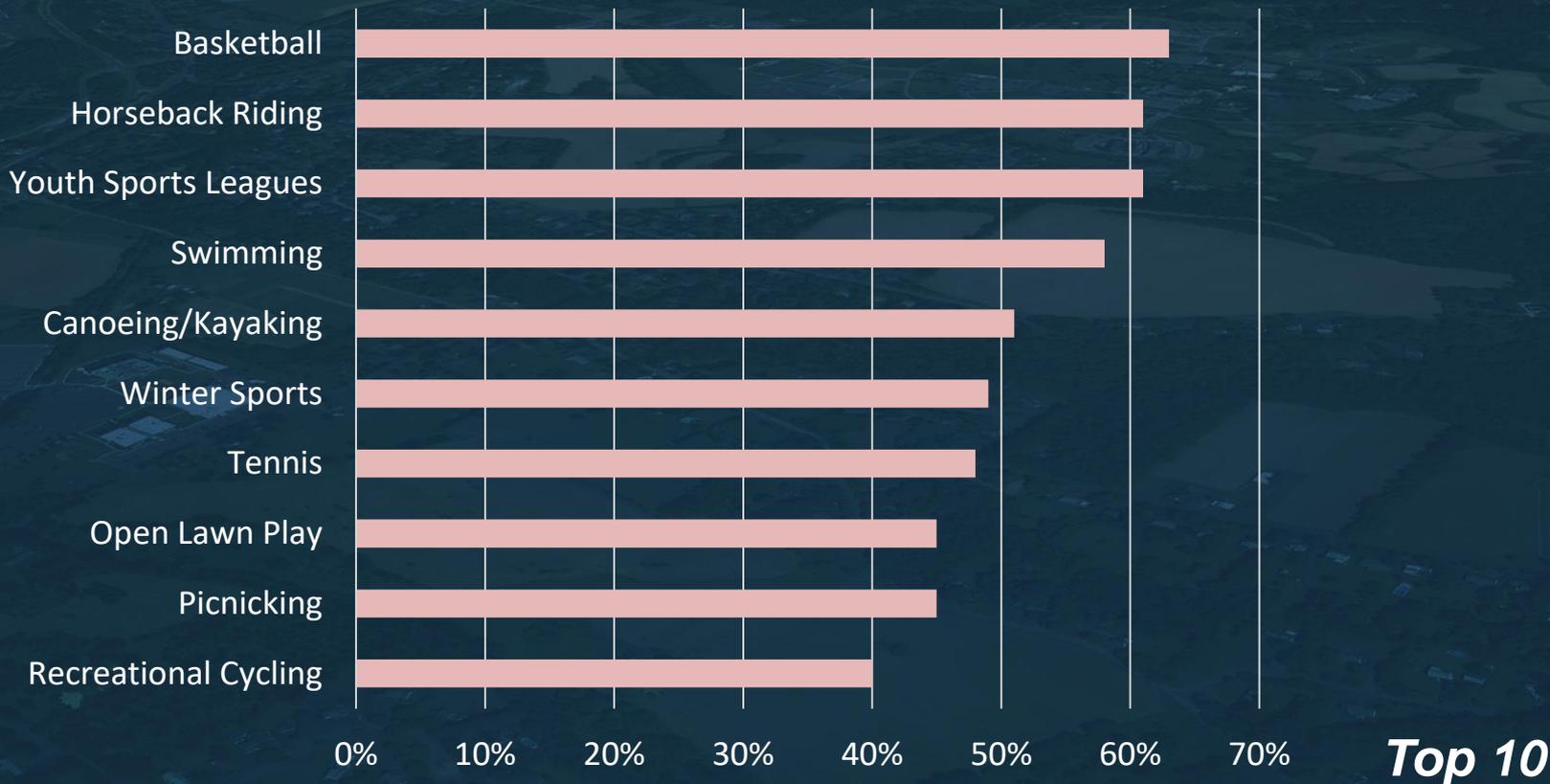


Top 5

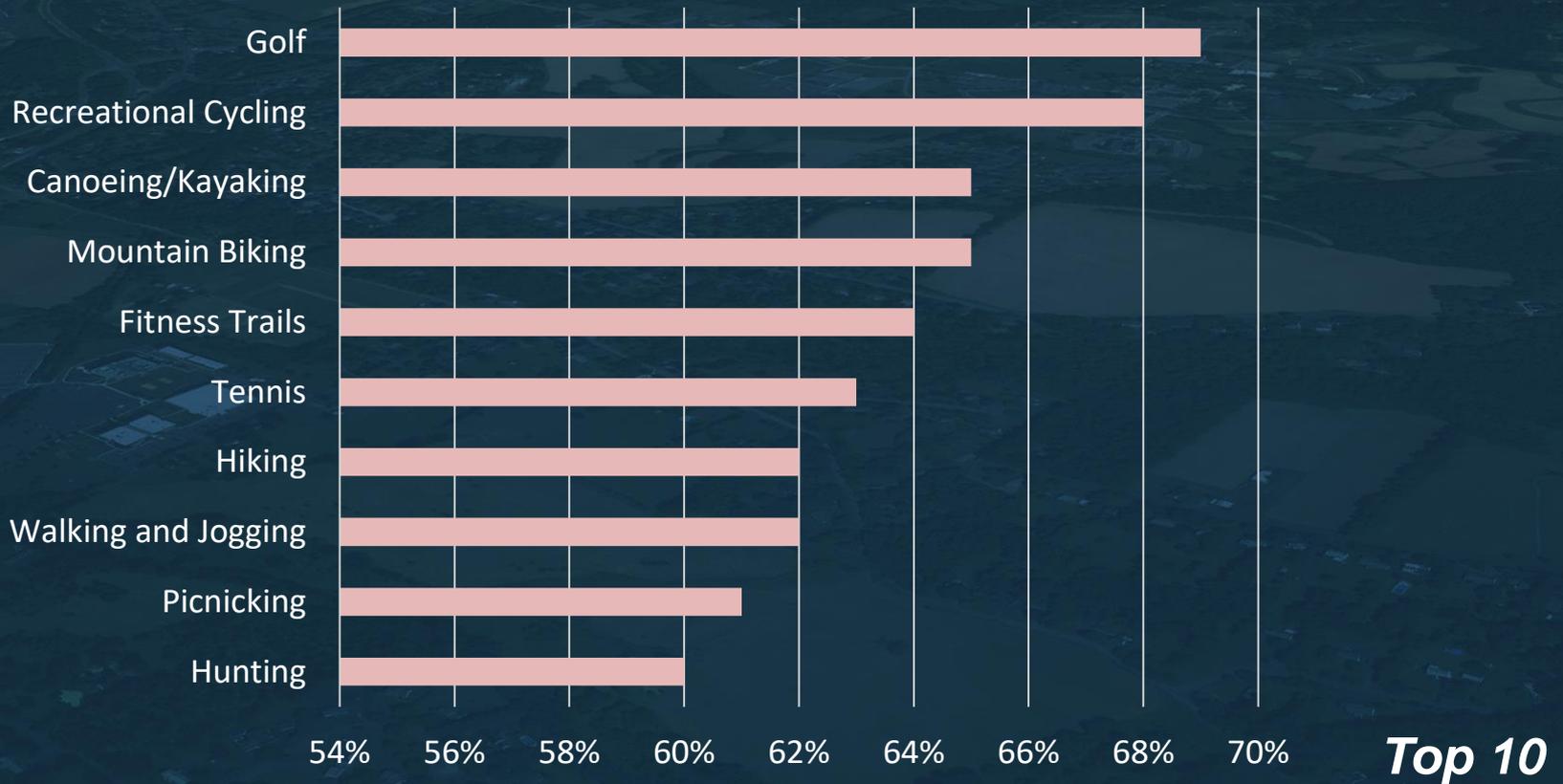
- How many trips have the members of your household made to parks, natural and open space areas in the last year?



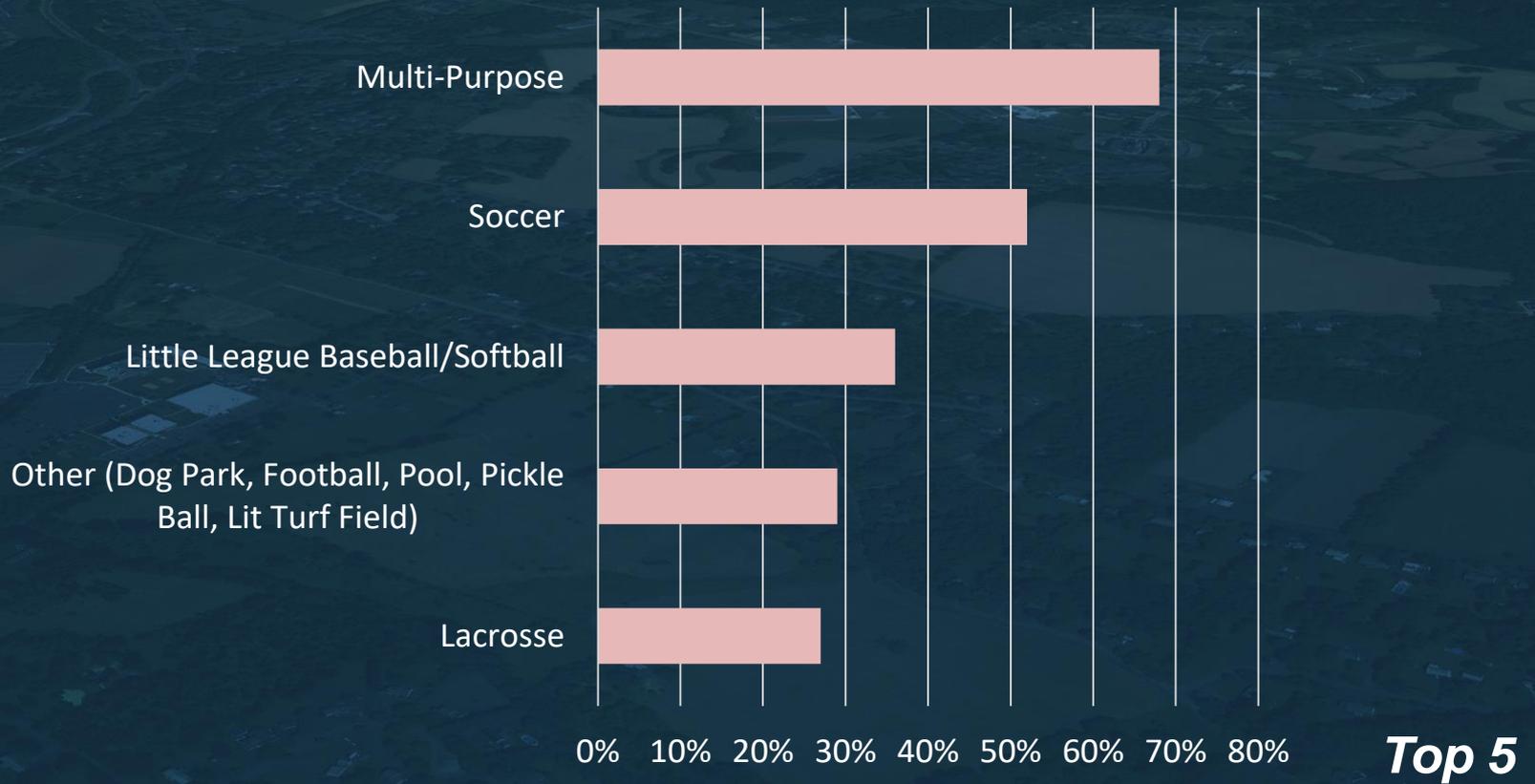
- What activities do you participate in and around Upper Saucon Township? (Children 10-18)



- What activities do you participate in and around Upper Saucon Township? (Adults 40-65)



- Which sports do you feel are in need of fields?
(39% of respondents think Upper Saucon needs more fields)



- Which priorities should Upper Saucon focus on in this plan?



- Which gyms do you visit for fitness or recreation purposes?

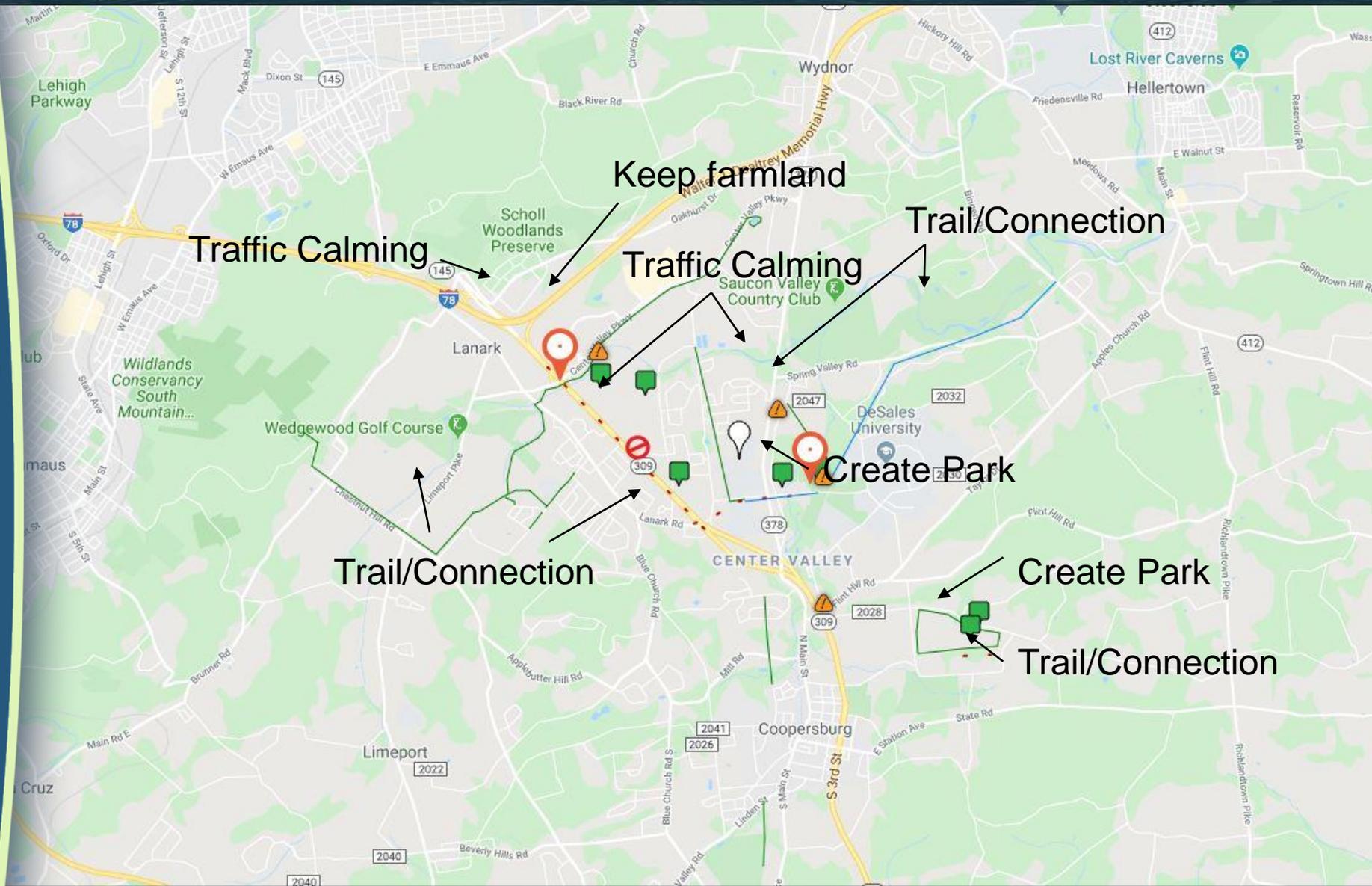


- Which facilities should be included in a potential community center?
(74% of respondents think Upper Saucon should consider this facility)



What we learned from Survey:

- Majority of respondents feel that parks, open space, natural areas and farms are very important to the quality of life in Upper Saucon
- Majority of respondents think Upper Saucon should consider the development of a community center
- There is a need to preserve open space and natural resources in Upper Saucon



29 respondents drew trails, pointed out areas, and provided comments

What we learned from Wiki mapping :

- Respondents recommended locations for traffic calming
- Residents want more trails that connect communities and schools to recreational and programming opportunities
- There is a need for connecting the two sides of the Township



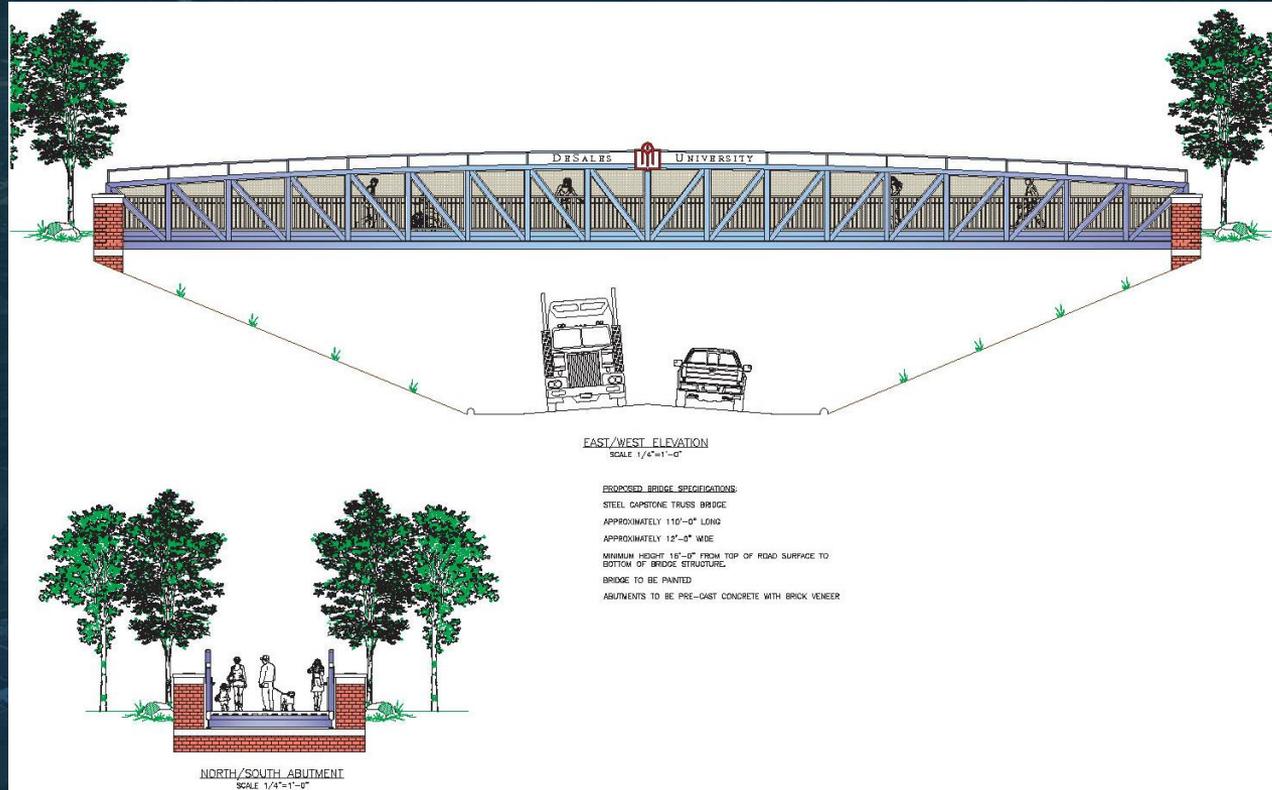
The new Hopewell Road Community Park (61 acres) (opens 2020, estimated completion 2021)



It will include

- 3 multi use fields
- 1 lacrosse field / multi use
- 2 volleyball courts
- 1 basketball court has been changed to 3 pickleball courts
- Amphitheater
- And other amenities

Saucon Rail Trail pedestrian bridge over Preston Lane (moving through approval stages no timeline for completion)



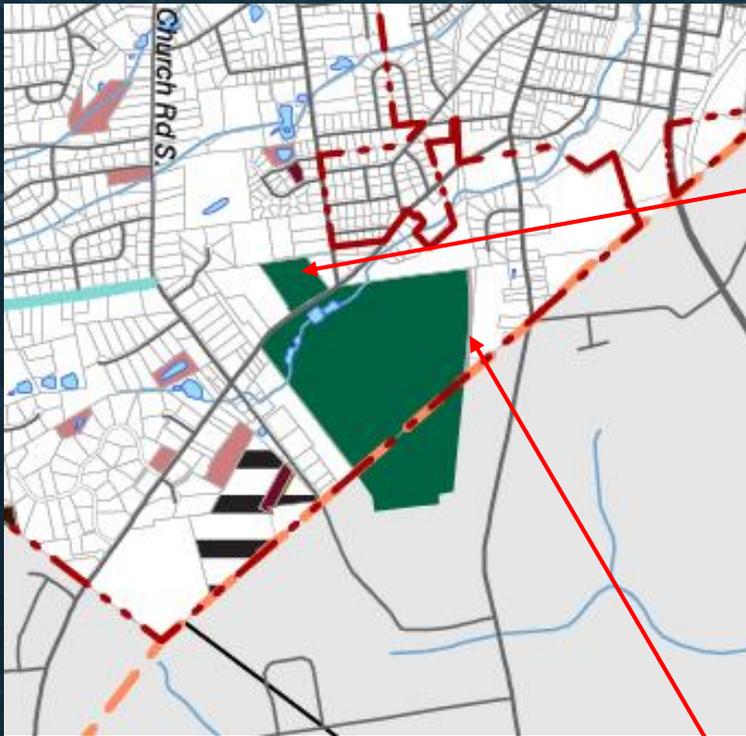
Additionally : Benckini Tract (16 acres) is currently going through revisions to the design – it is proposed to include a bicycle pump track

Pump Track at Water Street Park, Hellertown



Locust Valley Country Club – is closing and is planned to be developed as a retirement community.

- Land north of Linden Street to be donated to Upper Saucon Twp. Note: this is not identified on the Official Map
- ROW for Liberty Bell Trail will be given to Upper Saucon Twp



7.7 acres to UST

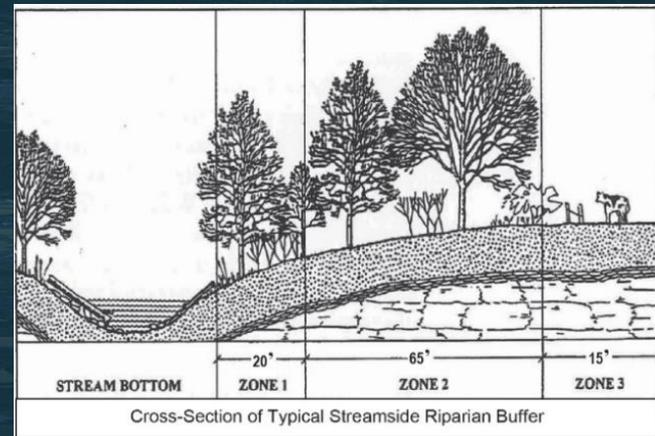


ROW for Liberty Bell Trail

Key Points

Existing Ordinances providing Environmental protection:

- **Riparian buffers** – 85' - 100' typ
- **Wetland buffers** – 50' from outside edge of wetland border
- **Floodplain zone** – provides permitted uses within floodplain zones such as farming, pasture and grazing, outdoor plant nursery, forestry, etc.
- **Carbonate geology** – protects important ground water
- **Steep slope** – any 15% and above, restrictions on development
- **Tree cutting** – restrictions of cutting down mature trees and tree replacement requirements
- **Well head protection zones** – protect quality and quantity of ground water being extracted from the public water system



Key Points

Other Existing Ordinances pertaining to recreation and open space:

- **Scenic roads –**
 - Beverly Hills Rd between Chestnut Hill Rd & Blue Church Rd S.
 - Chestnut Hill Rd between Beverly Hill Rd & Blue Church Rd
 - Wards Ln between Flint Hill Rd & Taylor Dr
 - Flint Hill Rd between Wards Ln & Wimmer Rd
 - Wimmer Rd between Flint Hill Rd & L. Saucon Rd



Beverly Hills Rd from Google Maps

Key Points

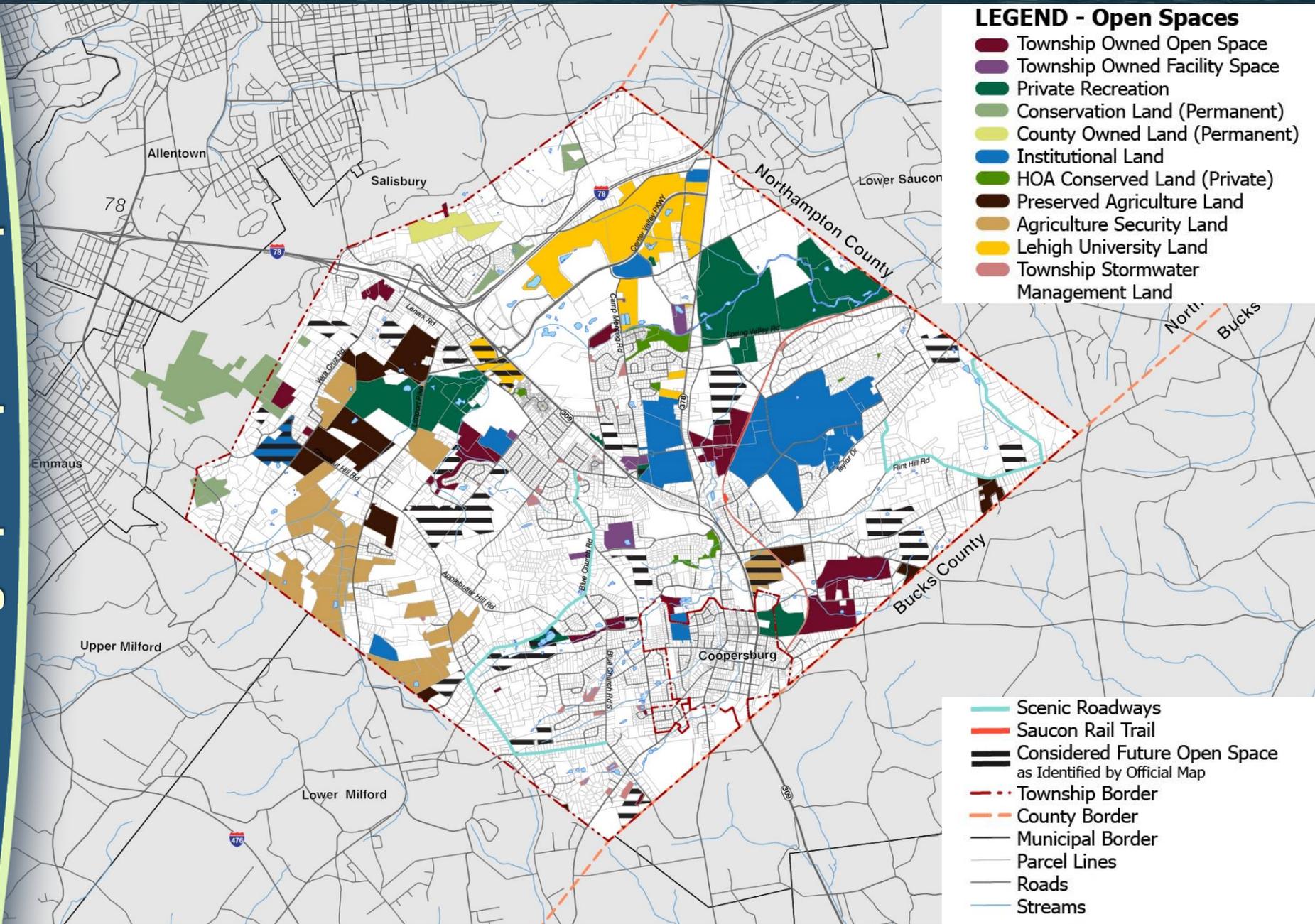
Other Existing Ordinances pertaining to recreation and open space:

- **Bicycle paths and recreation trails** – shall be provided if development lies on path identified on official plan and/or map
- **Park and recreation land** – all proposed subdivisions shall provide land for park or recreation use. In lieu, the developer may propose 1 or more of the following, subject to approval of the Board of Supervisors:
 - Land for park and/or recreation purposes
 - Payment of recreation fee
 - Construction of park and/or recreation facility
 - Private reservation of park and/or recreation land



Park space in Valley Green South Development

Existing Open Space Map



Existing Open Space Data		
Open Space	Acres	% of Twp Land
Upper Saucon Twp Total Area	15552	
Township Owned	397.13	2.6%
Lehigh County Preserved Land	19.8	0.1%
Conservancy Land	105.3	0.7%
HOA Conserved Land	56.03	0.4%
Saucon Rail Trail	27	0.2%
Total Permanent Open Space	605.26	3.9%
Private Recreation	1018	6.5%
Total Temporary Open Space	1018	6.5%

NOTE: Private Rec includes 31 acre Living Memorial Park (although owned by Southern Lehigh School District, it cannot be taken over while it is functioning as a successful park.)

Township owned parcels will increase by 7.7 acres with land donated by Locust Valley Country Club development

Definitions

Preserved Agricultural Land – is **permanent** preservation of farmland through the purchase of agricultural conservation easements (development rights).

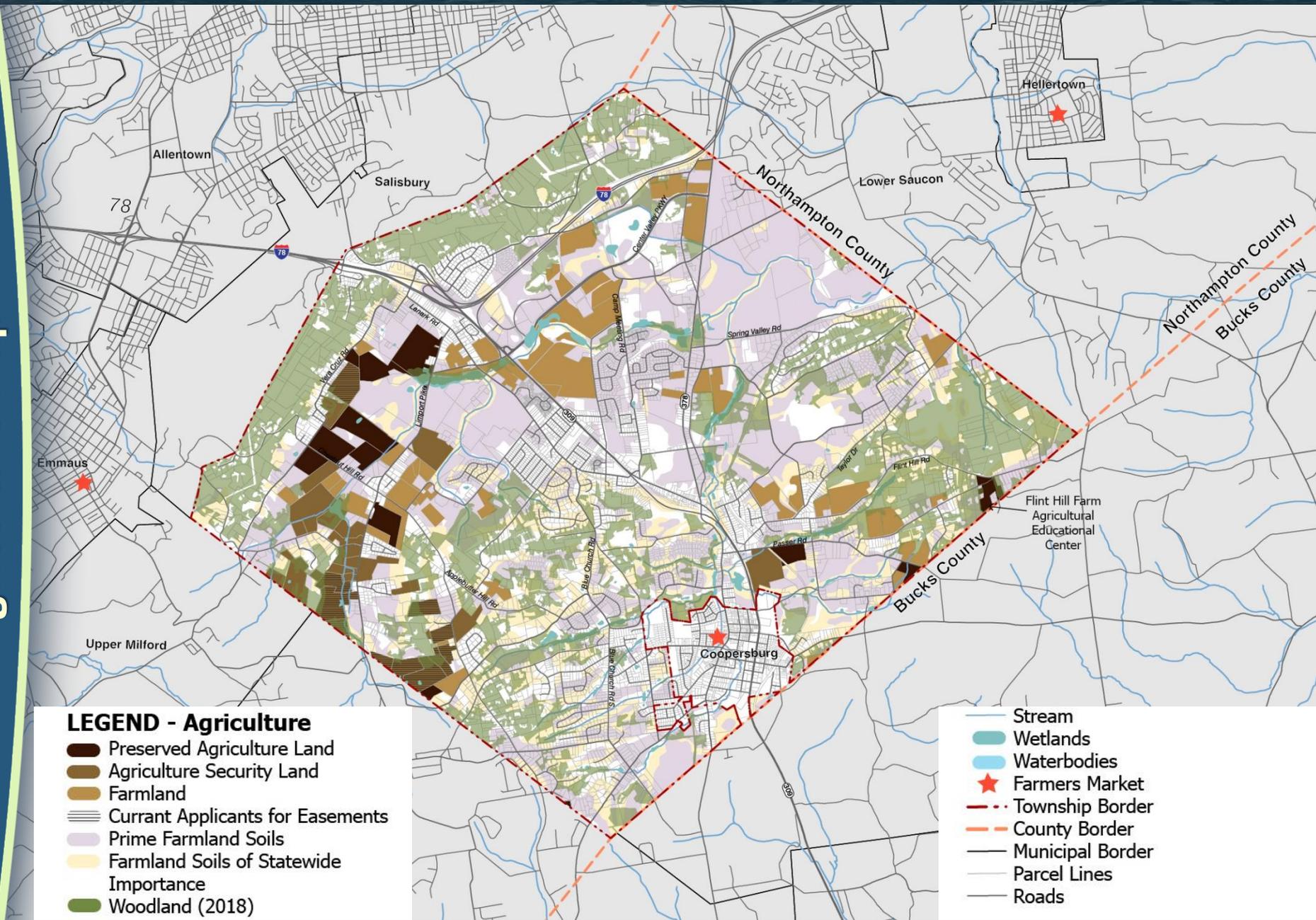
Upper Saucon Township currently participates in the **Municipal Partnership Program** with Lehigh County, providing more opportunities for farmland preservation within the Township.

Agricultural Security Area – is **not permanent** and does not restrict a landowner's ability to use the property for non-agriculture use.

They are created by local municipalities in cooperation with individual landowners who agree to collectively place at least 250 acres in an agricultural security area.

Landowners who are part of a 500 acre or more agricultural security area may be eligible for conservation easement.

Agriculture Map



Agricultural land is an industry that also provides benefits of open space.

Existing Open Space Data

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Upper Saucon Twp Total Area	15552	
Township Owned	397.13	2.6%
Lehigh County Preserved Land	19.8	0.1%
Conservancy Land	105.3	0.7%
Agriculture Easements	343.2	2.2%
HOA Conserved Land	56.03	0.4%
Saucon Rail Trail	27	0.2%
Total Permanent Open Space	948.46	6.1%
Private Recreation	1018	6.5%
Agriculture Security	658.8	4.2%
Total Temporary Open Space	1676.8	10.8%



**Lehigh County
Pennsylvania**

Percent of farms that:

Have internet access **79**

Farm organically **2**

Sell directly to consumers **23**

Hire farm labor **34**

Are family farms **98**

Total and Per Farm Overview, 2017 and change since 2012

	2017	% change since 2012
Number of farms	381	-22
Land in farms (acres)	74,511	-2
Average size of farm (acres)	196	+25
Total	(\$)	
Market value of products sold	79,216,000	-13
Government payments	1,063,000	+52
Farm-related income	2,340,000	-34
Total farm production expenses	58,361,000	-23
Net cash farm income	24,258,000	+29
Per farm average	(\$)	
Market value of products sold	207,916	+11
Government payments (average per farm receiving)	15,188	+167
Farm-related income	14,444	-27
Total farm production expenses	153,179	-2
Net cash farm income	63,669	+64



**Lehigh County
Pennsylvania**

Land in Farms by Use (%) ^a

Cropland	85
Pastureland	3
Woodland	6
Other	7

Acres irrigated: 382

1% of land in farms

Top Crops in Acres ^d

Corn for grain	21,643
Soybeans for beans	18,519
Forage (hay/haylage), all	10,212
Wheat for grain, all	5,441
Vegetables harvested, all	1,522

Market Value of Agricultural Products Sold

	Sales (\$1,000)	Rank in State ^b
Total	79,216	26
Crops	57,259	11
Grains, oilseeds, dry beans, dry peas	24,216	10
Tobacco	-	-
Cotton and cottonseed	-	-
Vegetables, melons, potatoes, sweet potatoes	(D)	4
Fruits, tree nuts, berries	3,157	10
Nursery, greenhouse, floriculture, sod	(D)	8
Cultivated Christmas trees, short rotation woody crops	547	16
Other crops and hay	5,494	25
Livestock, poultry, and products	21,957	35
Poultry and eggs	(D)	18
Cattle and calves	(D)	(D)
Milk from cows	4,291	50
Hogs and pigs	(D)	30
Sheep, goats, wool, mohair, milk	110	33
Horses, ponies, mules, burros, donkeys	716	11
Aquaculture	93	22
Other animals and animal products	174	30

Impact of Development and Preservation of Farmland

Development of the "100-Acre Farm" - Costs to the Community

Calculate the Public School Costs for the Development

100	Farm Area Acres
<u> x 0.66</u>	Dwelling Units per Acre (Average lot = 1.5 acres per home)
66	New Homes
<u> x \$7,526</u>	Public School Costs Per Home
\$496,716	Public School Costs for the 66 New Homes Per Year

Calculate the Public School Revenues from the Development

66	New Homes
<u> x \$3,377</u>	Average School Tax Revenues Per Home (RE and EIT)
\$222,882	Public School Revenues for the 66 Homes Per Year

Calculate the Annual Net Shortfall from the Development

\$222,882 (revenues) - \$496,716 (costs) = -\$273,834 (shortfall) Per Year

Preservation of the "100-Acre Farm" - Savings for the Community

Purchase the Conservation Easements

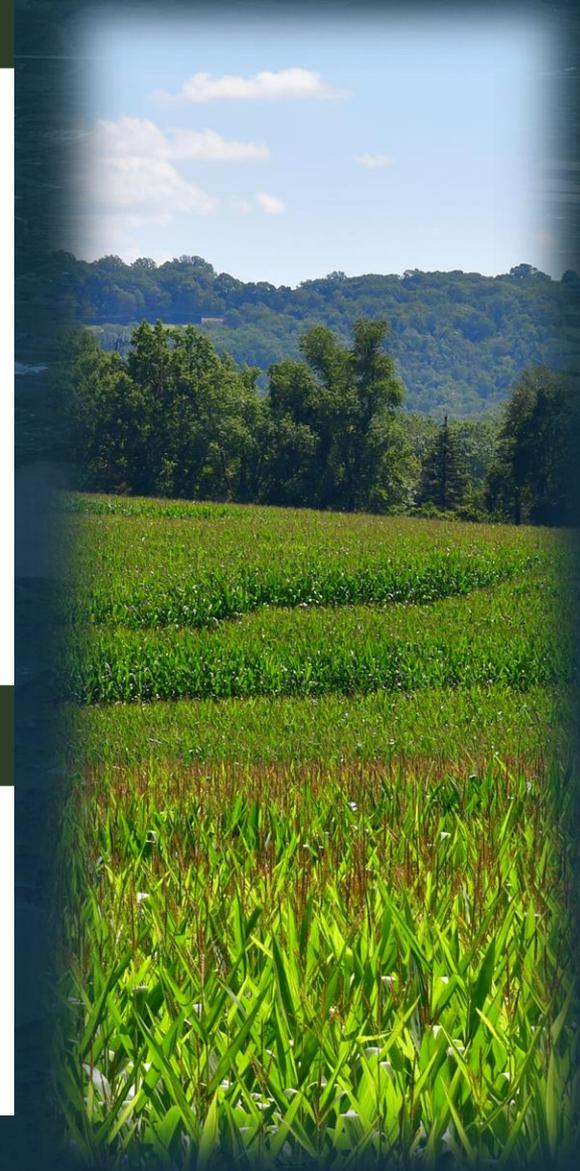
Calculate the Cost to Purchase the Conservation Easements

100	Acres Purchased
<u> x \$16,982</u>	Average Cost Per Acre - Easements Purchase
\$1,698,200	Purchase Price of the Easements

Calculate the Break Even Period

\$1,698,200 / \$273,834 (shortfall) = 6.2 Year Break Even Point

Information from Opportunity Knocks: Open Space is a Community Investment – Heritage Conservancy



Estimating the Value of Open Space in the Lehigh Valley

- **Natural System Services**

- The current green infrastructure along streams reduces tax dollars by avoiding more than \$110.3 million annually in expenditures for water supply (\$45.0 million), disturbance (flood) mitigation (\$50.6 million) and water quality (\$14.7 million)
- Natural areas provide over \$22.4 million annually in pollination and \$2.5 million in biological control services to agriculture, backyards and the natural landscape

- **Air Quality**

- Air quality services provided by trees removing pollutants are estimated at \$48.2 million annually
- Without carbon storage by trees, damage due to increased carbon emissions would cost \$111.2 million to mitigate

Information from Lehigh Valley Return on Environment, 2014 – Lehigh Valley Planning Commission

Estimating the Value of Open Space in the Lehigh Valley

- **Outdoor Recreation**

- An estimated \$795.7 million is spent on outdoor recreation each year in the Lehigh Valley. This represents the amount of money that residents in the Lehigh Valley spend on outdoor activities and their total impact on the economy
- Recreational activity on open space in the Lehigh Valley creates an estimated 9,678 jobs both inside and outside the Lehigh Valley. These jobs generate about \$58.9 million in state and local taxes

- **Property Value**

- The average premium afforded each home within $\frac{1}{4}$ mile of protected open space is \$14,600 in the Lehigh Valley (parks, natural areas, conservation easement, agricultural easement)
- The total real estate premium attributed to living within $\frac{1}{4}$ mile of protected open space in the Lehigh Valley is more than \$1.8 billion

Information from Lehigh Valley Return on Environment, 2014 – Lehigh Valley Planning Commission

Natural Resources – includes woodlands, hydrography, geology, topography, floodplains, and important natural areas.

- **Provides habitat and maintains biodiversity**
- **Protect and enhance water quality**
- **Recharge groundwater aquifers**
- **Provide aesthetically pleasing areas**
- **Provide recreation and learning opportunities**



Greenways – a corridor of undeveloped land preserved for recreational or environmental use

- **Saucon Creek Greenway** – regional – identified by Lehigh Valley for use as a conservation and multi-use greenway
- **Pennsylvania Highlands Greenway** – statewide – identified by the Highlands Conservation Act of 2004 as a scenic greenway and is one of PA's major greenway corridors

Slopes – **steep slopes 15%+**

- Protecting steep slopes helps reduce erosion problems and assist in providing better water quality

Carbonate Geology – **protects important potable ground water areas**

- Area is defined by porous sediment rock and limestone
- Due to quick percolation of bedrock, ground water recharge is effected by quantity and quality of surface water



Hydrology

Streams – assessed by Pennsylvania DEP

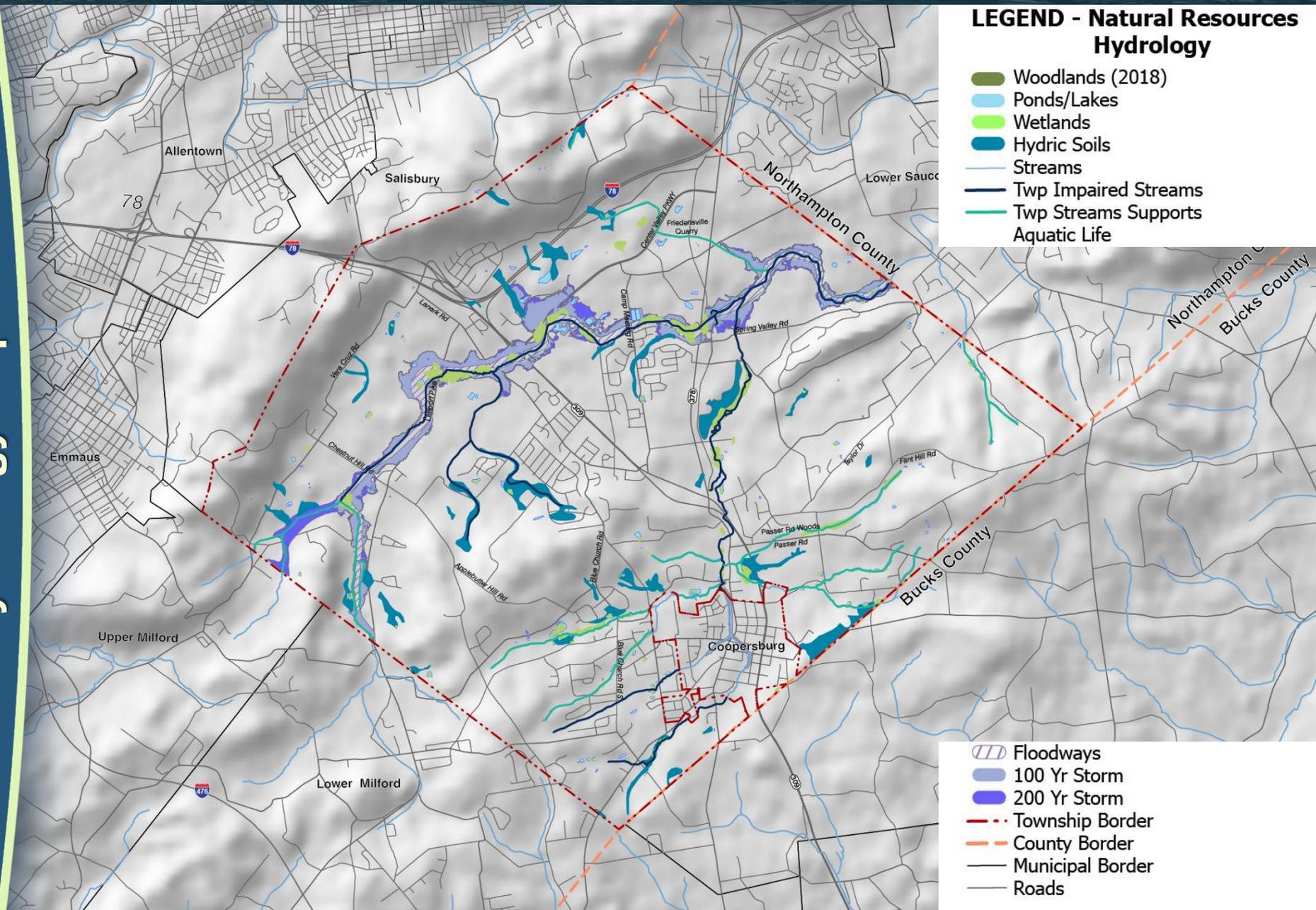
- Impaired streams – pollution has hindered the use of the stream for use for potability, recreation, fishing, or aquatic life.
- Supports aquatic life – stream is able to support diversity of aquatic life as defined by PADEP



Floodways – 100 year and 500 year storm

- Flood zone maps produced by FEMA to be used to both reduce flood losses and protect the natural resources and function of floodplains
- FEMA is currently updating flood zone maps of Lehigh County. Completion of process will be in 2021

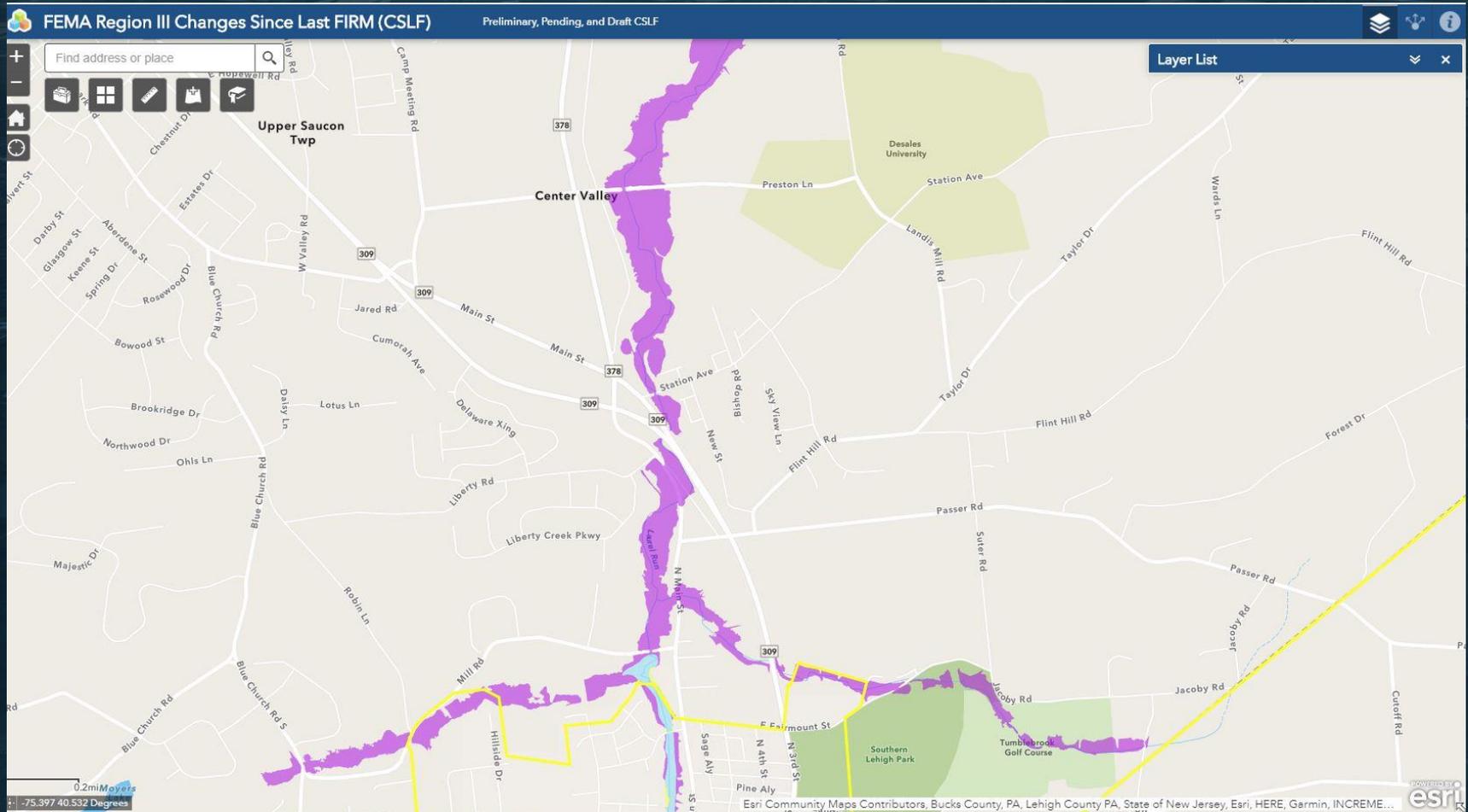
Hydrology Map



Preliminary, Pending, and Draft Flood Zone changes

The new draft flood zones can be accessed by <https://arcg.is/f8j8u>

Flood Zones Preliminary



Noticeable changes from last map – Purple color is added flood zones

- Laurel Run flood zone
- Increase of flood zones to some tributaries of Saucon Creek

Community Parks general definition by NRPA

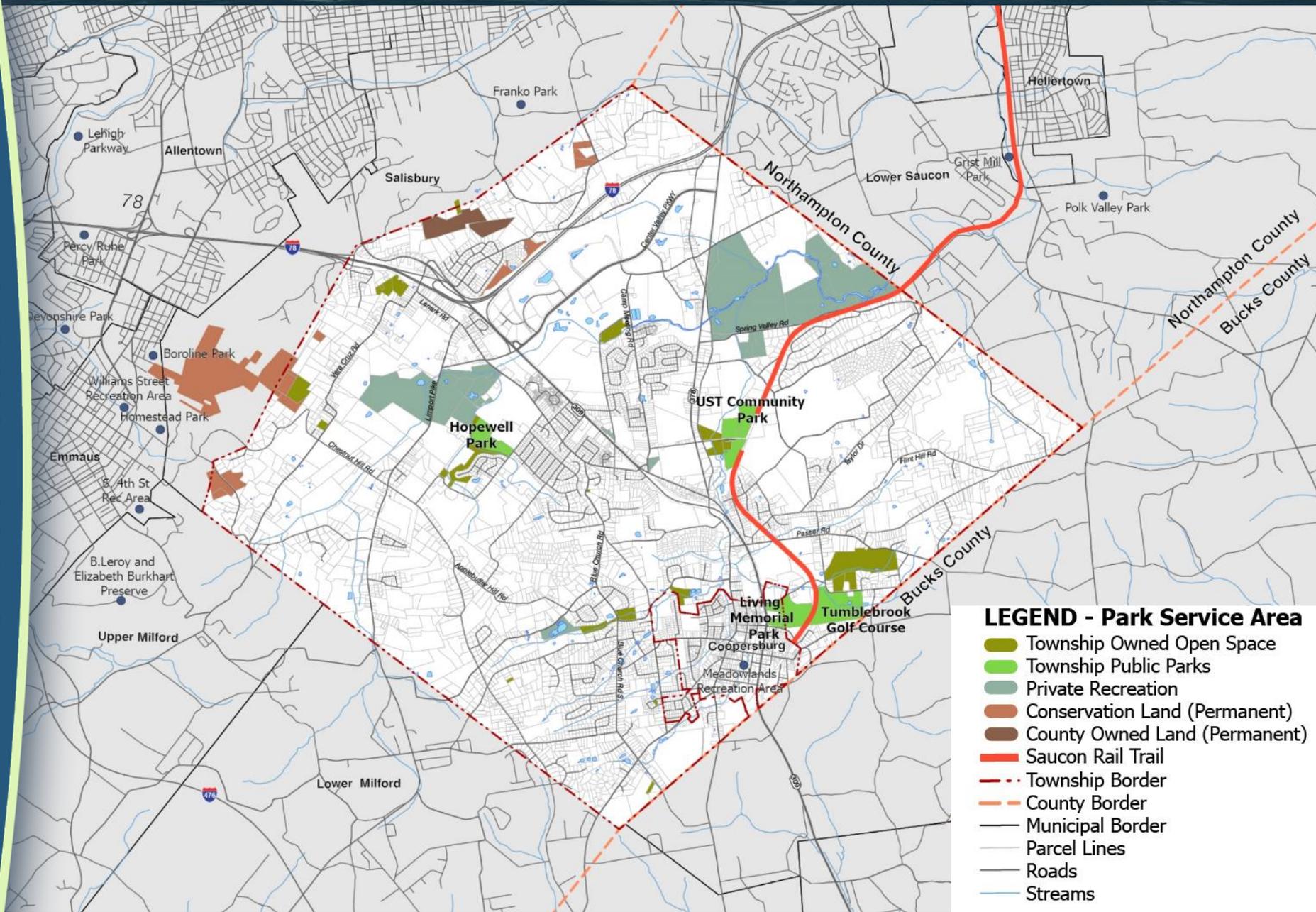
Park, Recreation, Open Space and Greenway Guidelines –

- Serves to meet the needs of several neighborhoods or large area of the community
- Allow for group activity
- Developed for both active and passive recreation
- Service area should be .5 to 3 mile radius
- Size is best determined by demographics, population, resource availability and recreation demands. Optimal size is 30-50 acres (Upper Saucon Community, Hopewell, and Living Memorial Parks are over 30 acres in size)
- Should preserve unique landscapes within the community and/or provide recreation opportunities not available within the area served

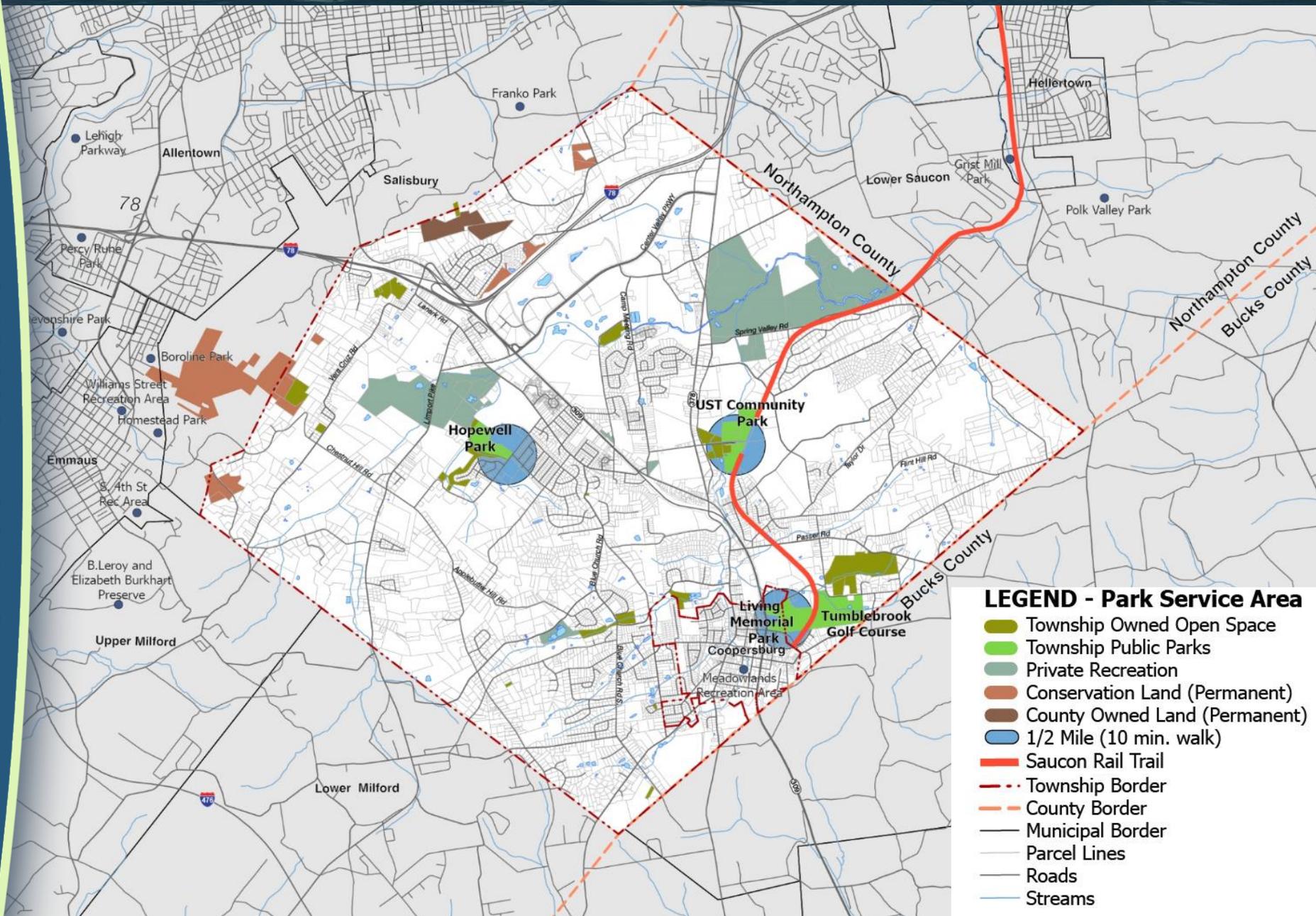
Neighborhood Park –

- Serves recreational and social focus of the neighborhood
- Focus is informal active and passive recreation
- Service area should be no larger than .5 miles
- 5-10 acres is optimal size
- Examples – Grist Mill Park, Hellertown & Boroline Park, Emmaus (Upper Saucon does not have any Neighborhood Parks)

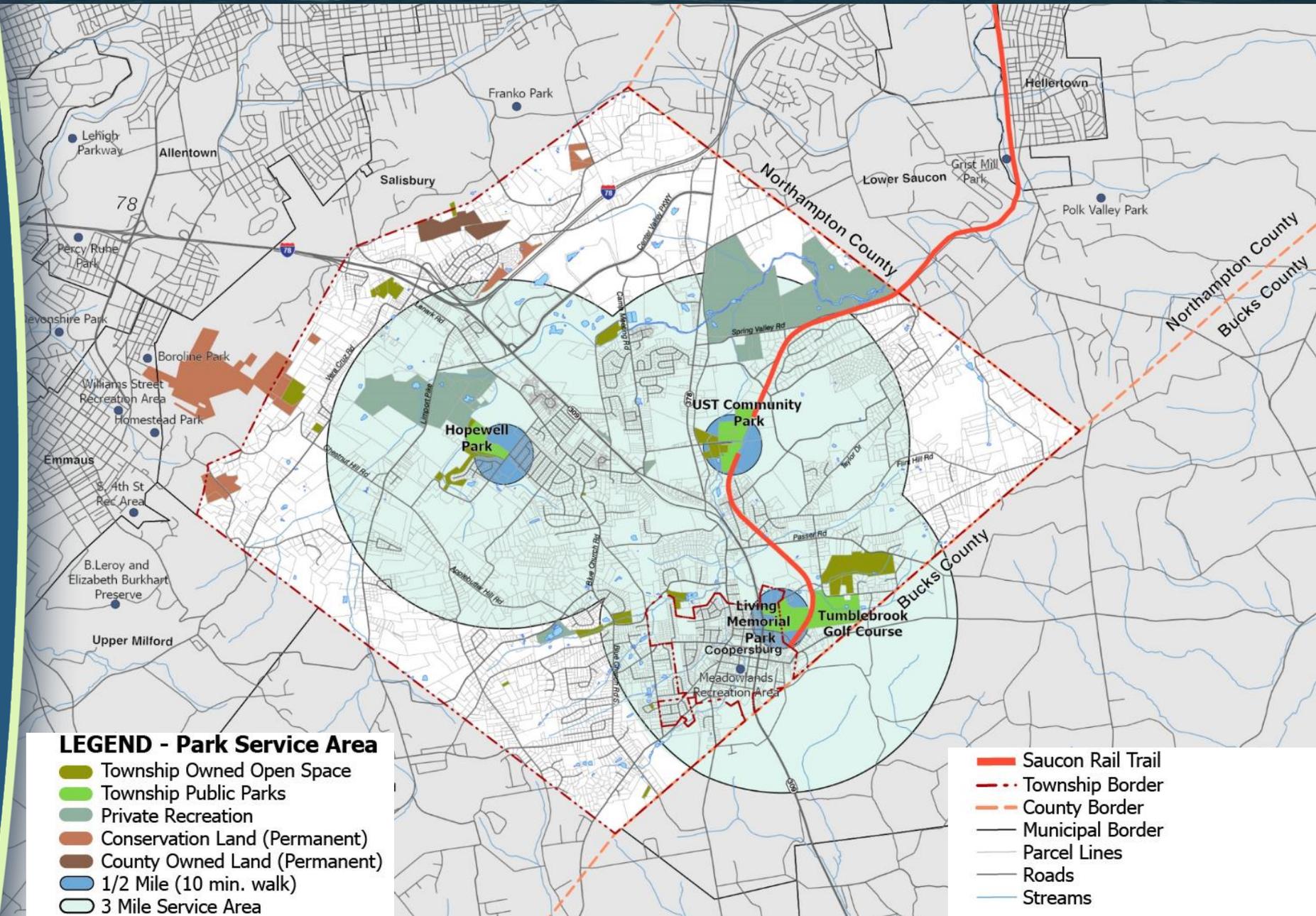
Park Connections



Park Connections



Park Connections



LEGEND - Park Service Area

- Township Owned Open Space
- Township Public Parks
- Private Recreation
- Conservation Land (Permanent)
- County Owned Land (Permanent)
- 1/2 Mile (10 min. walk)
- 3 Mile Service Area

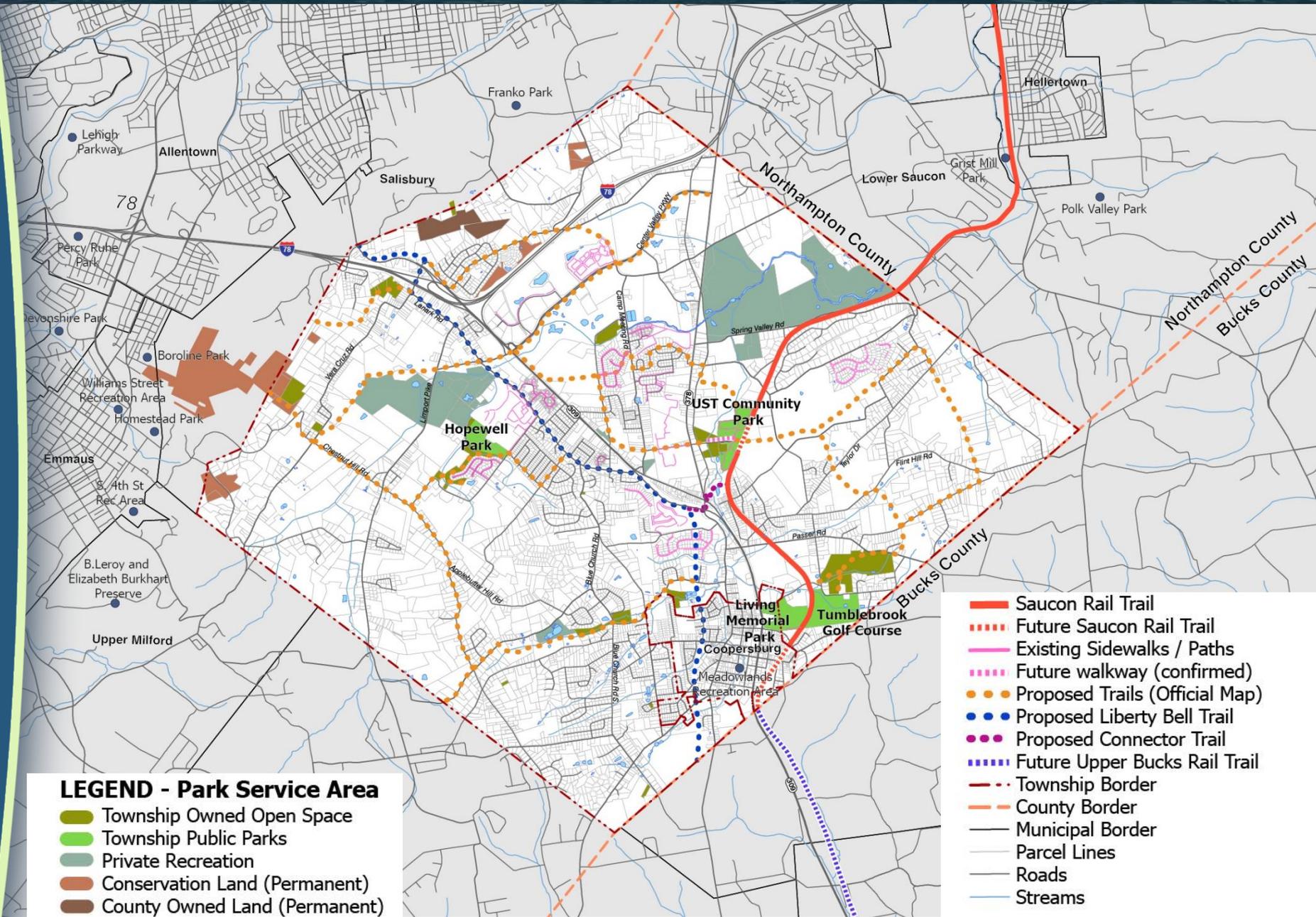
- Saucon Rail Trail
- Township Border
- County Border
- Municipal Border
- Parcel Lines
- Roads
- Streams

Connector Trails –

- Multi purpose trails that emphasize safe travel for pedestrians and bicyclist to and from parks and throughout the community



Park Connections



LEGEND - Park Service Area

- Township Owned Open Space
- Township Public Parks
- Private Recreation
- Conservation Land (Permanent)
- County Owned Land (Permanent)

- Saucon Rail Trail
- Future Saucon Rail Trail
- Existing Sidewalks / Paths
- Future walkway (confirmed)
- Proposed Trails (Official Map)
- Proposed Liberty Bell Trail
- Proposed Connector Trail
- Future Upper Bucks Rail Trail
- Township Border
- County Border
- Municipal Border
- Parcel Lines
- Roads
- Streams

National Recreation and Park Association (NRPA) understands that there is no single set of standards for parks and recreation to address the uniqueness of a community

- **2019 NRPA Performance Review- Park Facilities**

- Typically there is 11.8 acre of park land per 1,000 residents. **UST would need to add an additional 24 acres to meet this metric.**
- There is one playground for every 3,706 residents. **UST would need to add one more playground to meet this metric.**
- There is one recreation / community center for every 30,470 residents. **Threshold seen in the past is approx. 15,000 residents to consider a community center**

Upper Saucon Township was benchmarked with 9 municipalities of similar size, population and density throughout PA.

National Recreation and Park Association (NRPA) understands that there is no single set of standards for parks and recreation to address the uniqueness of a community

- 2019 NRPA Performance Review- Park Facilities (Using Upper Saucon projected 2040 population of 21,793)
 - Typically there is 11.8 acre of park land per 1,000 residents. UST would need to add an additional 91 acres to meet this metric.
 - There is one playground for every 3,706 residents. UST would need to add three more playgrounds to meet this metric.
 - There is one recreation / community center for every 30,470 residents. Threshold seen in the past is approx. 15,000 residents to consider a community center

Community Center Research

Community Center	Municipality(s)	Size of Community (2010 Census)	Year Opened	Building Size (Square Feet)	Number of Parking Spaces	Construction Costs	Debt Structure	Operating / Maintenance Costs
Montgomery Community and Recreation Center	Montgomery Township, Montgomery County	24,790	2015	32,000	662	\$11,000,000	Township Funds DCED Loan 400,000; repayment covered by revenue	\$ 849,000
Haverford Township Community Recreation and Environmental Center	Haverford Township, Delaware County	48,491	2012	35,000	319	\$9,000,000	6.5 Million from sale of former state hospital; Remaining aquired through grants.	\$ 400,000
Community Center of Darby Township	Darby Township, Delaware County	9,264	2006	4,800	7	\$2,670,000	bond \$1,700,000; Delaware housing authority \$200,000; Community Deveopment block grant \$777,000	
Greater Plymouth Community Center	Plymouth Township, Montgomery County	16,525	2000	76,000	203	\$14,000,000	Township budget	\$ 367,451
Friendship Center	Lower Paxton Township, Dauphin County	47,360	2000	62,000	293	\$9,500,000	Private fundraising; Area Center on Aging state and county grant; Township funding	\$ 2,600,000
Gauntlett Community Center	Marple and Newtown Townships, Delaware County	35,644	1972	15,508	86		Funded in part by a Recreation Improvement and Rehabilitation Act	\$ 95,000
Upper St. Clair Community and Recreation Center	Upper St. Clair Township, Allegheny County	19,385		76,000	662			

Community Center Research

Community Center	Building Size (Square Feet)	Construction Costs	Facilities															
			Fitness Center	Fitness Track	Gymnasium	Field House	Aerobics Studio	Locker Rooms	Natatorium	Classrooms	Multipurpose Room	Pavilions	Babysitting	Kitchen	Historical Room	Offices	Lounge	Climbing Wall
Montgomery Community and Recreation Center	32,000	\$11,000,000	X	X	X						X		X	X		X	X	
Haverford Township Community Recreation and Environmental Center	35,000	\$9,000,000	X	X	X		X	X		X	X			X		X		
Community Center of Darby Township	4,800	\$2,670,000									X							
Greater Plymouth Community Center	76,000	\$14,000,000	X	X	X			X	X	X	X	X	X			X		
Friendship Center	62,000	\$9,500,000	X	X	X	X		X	X	X	X	X		X	X		X	X
Gauntlett Community Center	15,508				X						X	X						
Upper St. Clair Community and Recreation Center	76,000		X		X		X	X	X	X	X		X	X		X		

Findings: In 2018 dollars, the average costs of a community center without a Natatorium are \$317 / SF and the average maintenance and operations costs are \$15 / SF.

Benchmarked Communities

- New Hanover Township, Montgomery County: *Population: 12,453*
- North Whitehall Township, Lehigh County: *Population: 16,154*
- Newberry Township, York County: *Population: 15,509*
- Cumru Township, Berks County: *Population: 15,341*
- Hilltown Township, Bucks County: *Population: 15,242*
- West Hempfield Township, Lancaster County: *Population: 16,426*
- North Fayette Township, Allegheny County: *Population: 14,520*
- Silver Spring Township, Cumberland County: *Population: 16,302*
- Stroud Township, Monroe County: *Population: 18,892*

Community Benchmarking

	Upper Saucon Twp	Average	Difference From Average	Difference From Maximum
2017 Population (ACS)	16,143	15,698	445	-2,749
Population Density (per sq/mi)	656	605	51	-126
# of parks	3	6	-3	-9
Park area (acres)	166	125	41	-131
Facilities				
Baseball / Softball	10	6	5	-4
Basketball	5	3	2	-2
Biking / Hiking Trails	2	3	-1	-5
Football	0	0	0	-2
Multipurpose Field	6	2	4	-4
Pavilion / Rental Space	3	4	-1	-4
Pool (SOLECO)	1	0	1	2
Tennis	1	1	0	-3
Skate Park	1	0	1	0
Soccer	5	1	4	0
Volleyball	3	1	2	1
Youth Play Areas	2	3	-1	-7
Disc Golf	0	0	0	-1
Hockey	0	0	0	0
Lacrosse	1	0	1	-2

Benchmarked Communities (Against Upper Saucon's projected 2040 population of 21,793)

- Buckingham Township, Bucks County: *Population: 20,306*
- Peters Township, Washington County: *Population: 21,881*
- Lower Township, Cape May County, NJ: *Population: 22,051*
- Upper Macungie Township, Lehigh County: *Population: 23,054*
- Montgomery Township, Somerset County, NJ: *Population: 23,059*
- Upper Providence Township, Montgomery County: *Population: 23,129*
- Roxbury Township, Morris County, NJ: *Population: 23,458*
- Derry Township Township, Dauphin County: *Population: 24,950*
- Moon Township, Allegheny County: *Population: 25,490*

Community Benchmarking

	Upper Saucon Twp	Average	Difference From Average	Difference From Maximum
2040 Population (ACS)	21,793 (2040)	22,917	-1,124	-3,697
Population Density (per sq/mi)	886	922	-36	-384
# of parks	3	8	-5	-14
Park area (acres)	166	343	-177	-796
Facilities				
Baseball / Softball	10	9	1	-8
Basketball	5	4	1	-3
Biking / Hiking Trails	2	4	-2	-9
Football	0	0	0	-1
Multipurpose Field	6	3	3	-8
Pavilion / Rental Space	3	4	-1	-7
Pool (SOLECO)	1	0	1	0
Tennis	1	3	-2	-5
Skate Park	1	0	1	0
Soccer	5	4	1	-6
Volleyball	3	2	1	-2
Youth Play Areas	2	6	-4	-10
Disc Golf	0	0	0	-1
Hockey	0	0	0	-2
Lacrosse	1	1	0	-4

2020 Preservation Priorities (DRAFT)

- Criteria and ranking for evaluating the suitability of potential open space preservation sites in Upper Saucon
- Meant to establish a relative priority ranking between parcels

Resource	Conservation Value (points)			
	3	2	1	0
Parcel Size	25 AC +	10-25 AC	5-10 AC	> 5 AC
Water Resources				
Headwaters	On Site	Adjacent Parcel		No Resource
Stream On Site (Water Quality)		CWF	WWF	No Resource
100 Yr. Flood Plain	75% +	50-75%	25-50%	> 25%
Land Resources				
Steep Slopes (dominates parcel)		25%+	15-25%	> 15%
Agricultural Soils		Prime	State Wide	
Woodlands Coverage	75% +	50-75%	25-50%	> 25%
Community Resources				
Adj. to Permanent Pres. Land		Openspace	Permanent AG	No Resource
Adjacent to Trails (existing or planned)	Existing	Off Road Route	On Road Route	No Resource
Historic Sites			Yes	No Resource
Public Water / Sewer Service Area			No	Yes

2020 Preservation Priorities (DRAFT)

- **Priority Reasons**
 - Concentration of Resources
 - Environmental Protection Function
 - Importance of Township Development / Conservation Goals
 - Community Identity / Cultural Heritage

- **Identity / rank parcels for potential open space preservation**
- **Refine Parks and Recreation mission statement and goals**
- **Discussion with staff members (Pat Stasio)**
- **Complete analysis and start plan narrative and recommendations**
- **Investigate implementation strategies**



Next Meetings

Committee Meeting 2 – Pre Draft Plan

March 11, 2020

6:30 – 8:30 PM

Public Meeting 3 – Draft Plan

April 8, 2020

6:30 – 8:30 PM

Thank you

Contact information

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