



UPPER SAUCON TOWNSHIP

Comprehensive Recreation Plan & Open Space Plan



Patrick Stasio, CPRP

Project Team introductions / schedule

Final Report Overview

Review Second Online Survey Responses

Review of Recommendations in the report

- Community Center
- Connections – Trails and sidewalks
- Open space land acquisition considerations
- Agriculture
- Historic and Cultural Resources
- Recreation and Programming
 - Administration / Operations
 - Programming
 - Active / Passive Recreation
 - Maintenance
- Funding

Q&A

Next Steps



The Consultants

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Pat Stasio, Certified Park & Recreational Professional

Township Contacts

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The Committee

Phil Spaeth – Township Supervisor

John Inglis – Township Supervisor, Park & Recreation Comm., Vice Chair

Kimberly Stehlik – Former Township Supervisor

Todd Bergey – Southern Lehigh School District

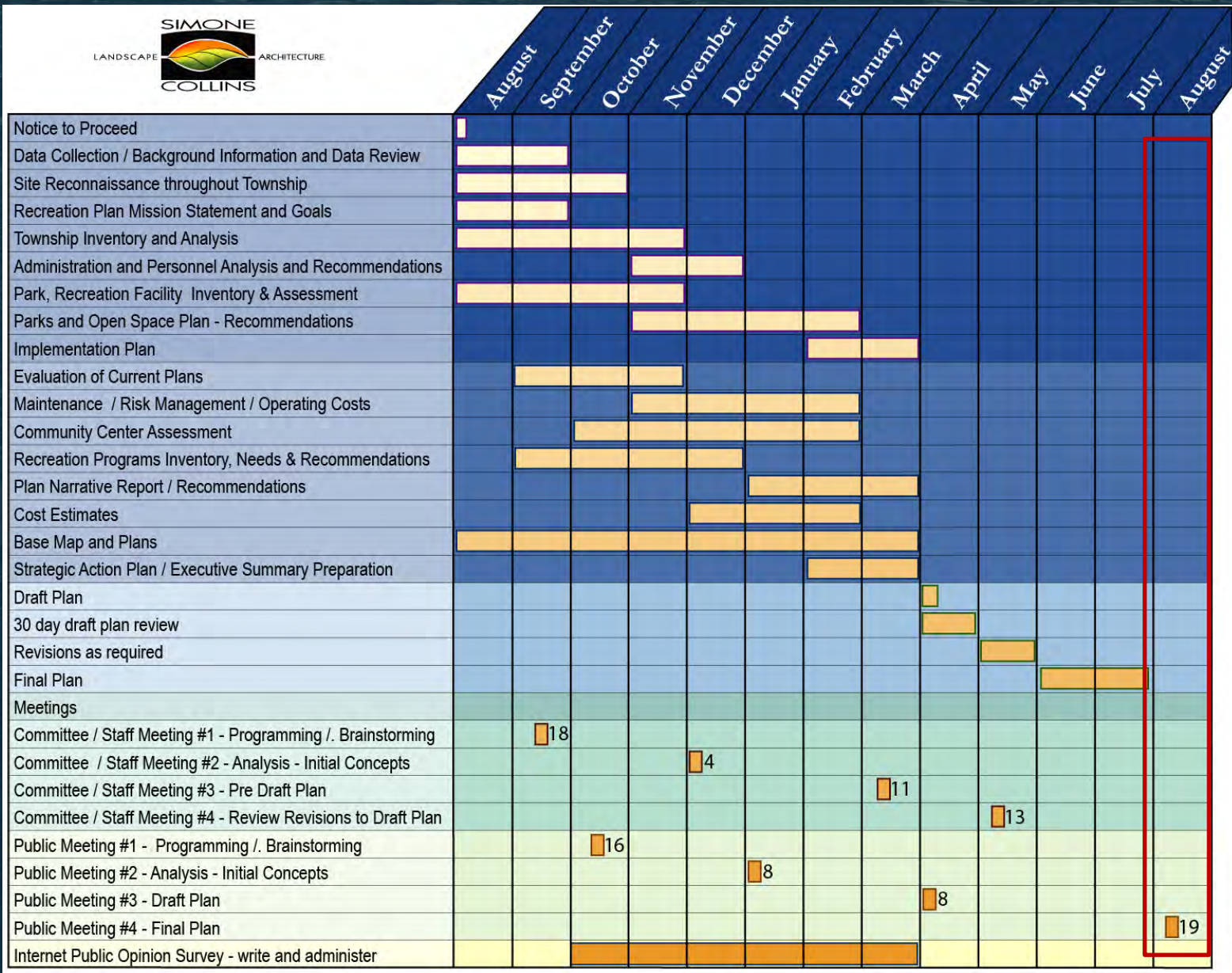
Thomas Gettings – Environmental Advisory Council, President

Robert Kassel – Resident

Lloyd Ohl – Resident

Bridget Graver – Resident (Soccer League)

Chris Wayock – Resident (Lacrosse League)



Original Public Meeting #4 Date – June 10, 2020

Public Meeting 4

Intro

- Purpose of Study
- Mission and Plan Goal Statements

Inventory & Analysis

- Survey
- Existing open space
- Existing connections
- Administration
- Maintenance

Recommendations

- Community Center
- Connections – Trails and sidewalks
- Open space land acquisition considerations
- Agriculture
- Historic and Cultural Resources

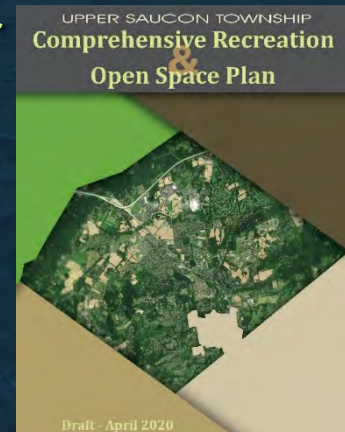
- Administration / Operations
- Programming
- Active / Passive Recreation
- Maintenance
- Funding

Implementation

- Implementation timeline
- Possible funding sources
- 5 yr. Estimated Maintenance Costs

Appendix

- Public Meetings
- Parcel Evaluations
- Complete surveys
- 2008 referendum newsletter
- Zoning and Official Map



Recommended Implementation Schedule

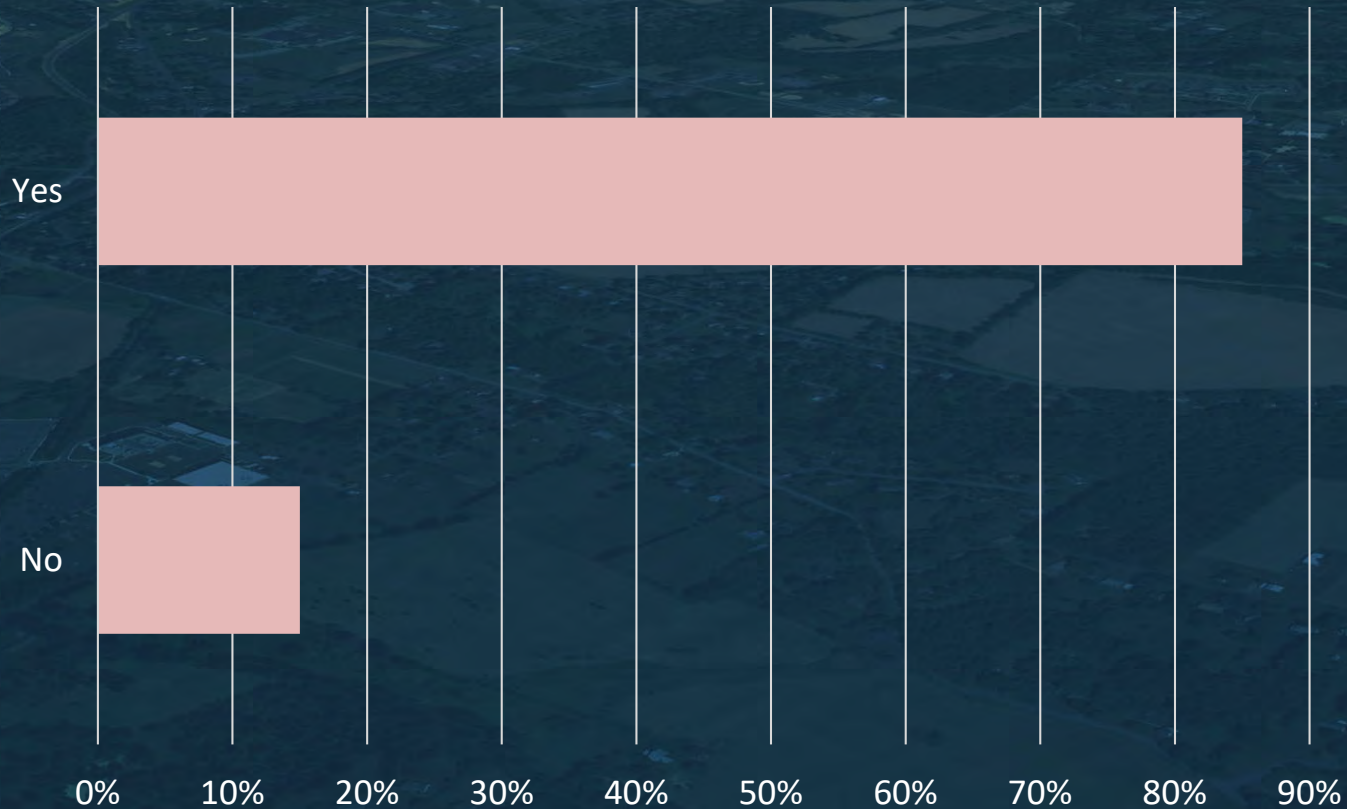
Timeframe	Partnerships	Funding Sources	Costs
Open Space Acquisition / Preservation			
Immediate (1-3)			
Prepare a comprehensive survey of historic resources	Coopersburg Historical Society, LVPC, PHMC, consulting firm	General funds, PHMC, National Trust for Historic Preservation	< \$100K
Add proposed parcels for land acquisition and proposed trails on the Official Map	Planning Commission, Board of Supervisors	General funds	< \$100K
Prepare an EIT referendum for open space use	Planning Commission, Board of Supervisors	General funds	< \$100K
Add Agrihood development into the current development zoning ordinances	Planning Commission, Board of Supervisors	General funds	< \$100K
Mid-term (1-5)			
Land acquisition for open space preservation	Property owners, Board of Supervisors, Planning Commission, Environmental Advisory Committee	DCNR, DCED, Penn Vest, Wildlands Conservancy, general funds	> \$500K

This plan has had two opinion surveys. The first examined views about parks recreation and open space. That survey had 467 responses.

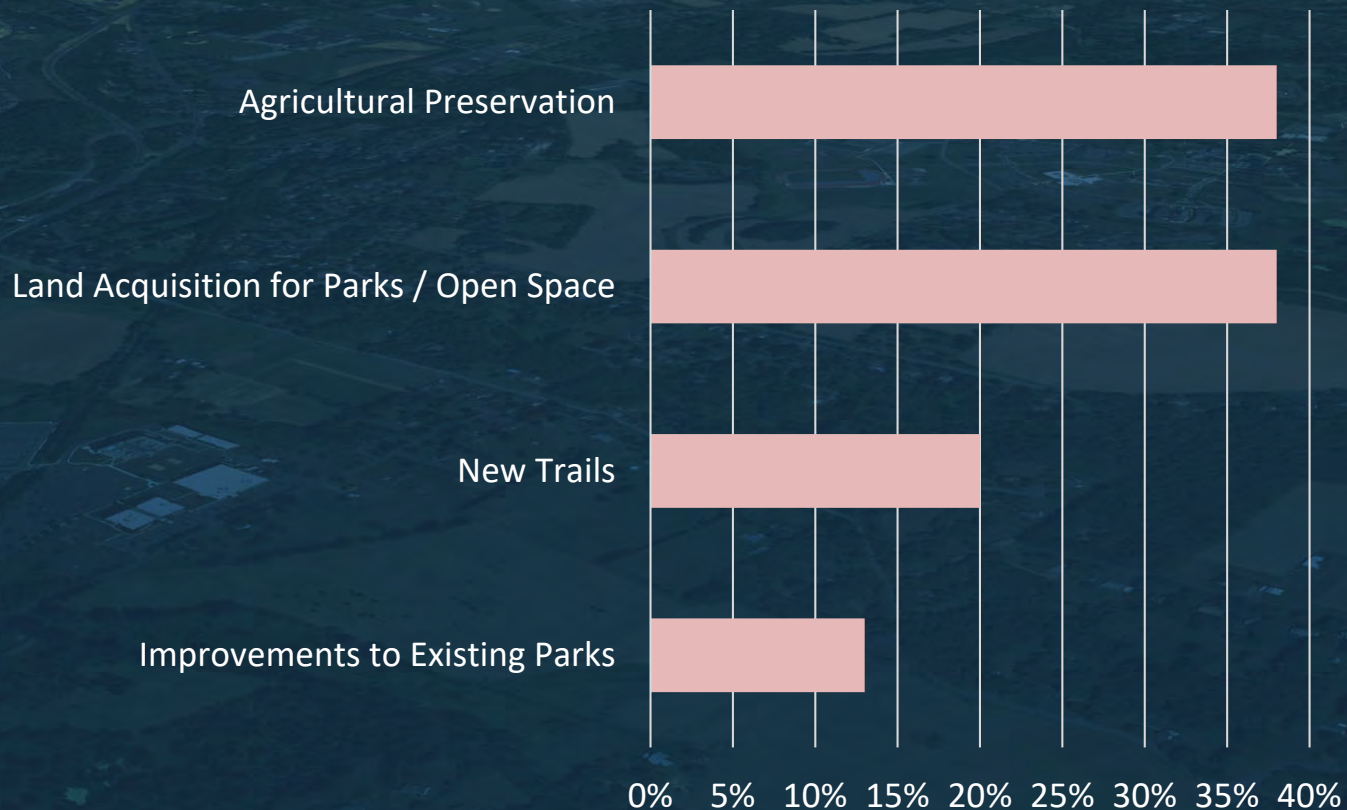
The second opinion survey asked a few questions about funding. It had 104 responses *This survey was open from January 31 – March 31, 2020*

- As background information, in November 2008, a narrow majority of the voters in the Township rejected a referendum that would have allowed the Earned Income Tax to be increased to finance the acquisition of real property to preserve open space.
- If the measure had passed, it would have generated approximately \$1.25 million annually for open space in the Township.
- If the Township were to place the same referendum on the ballot in the near future, a .25 increase would generate over \$2,033,500 million annually for land conservation. **The cost to the average homeowner would be about \$360.00 annually or about \$7.00 per week.**

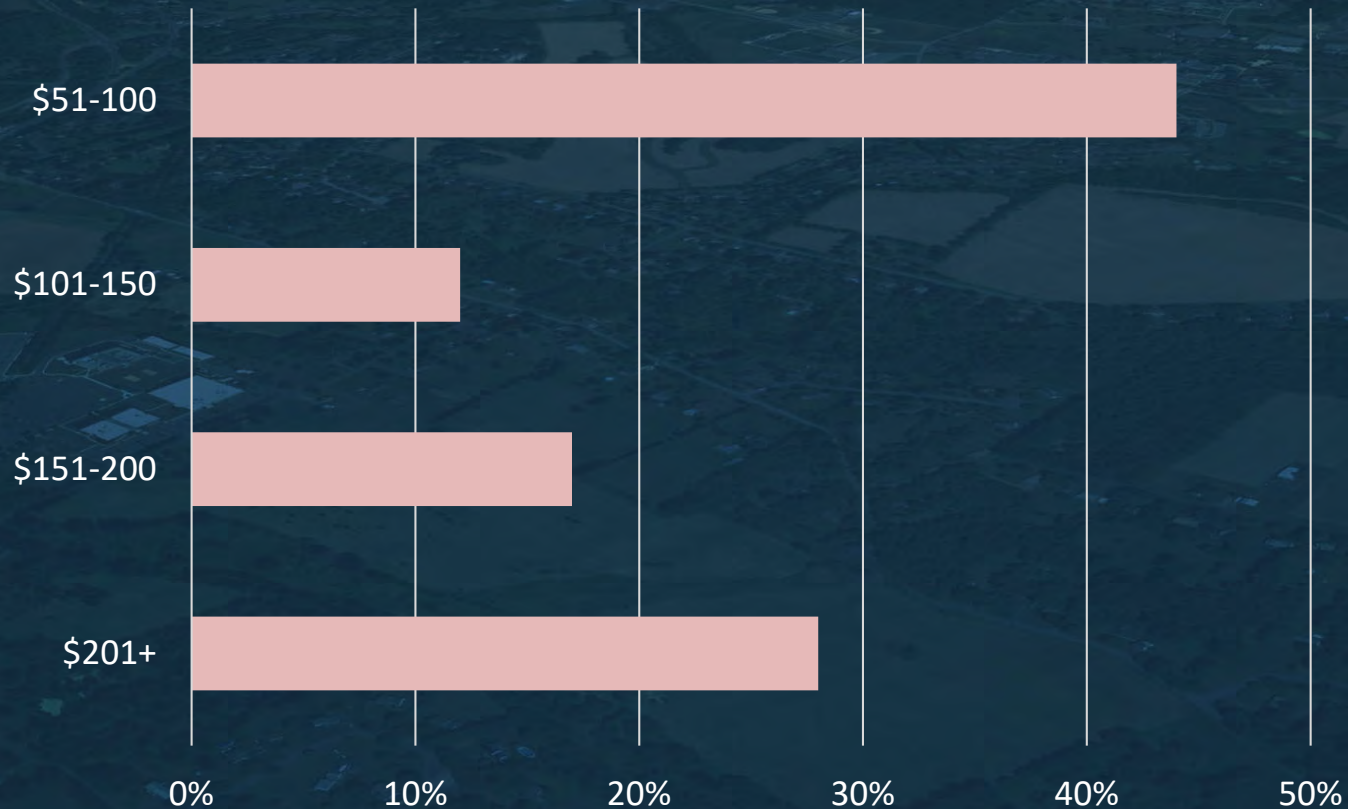
Opinion Survey #2 Should the Township place a similar measure on the ballot in the near future?



Opinion Survey #2 Please rank the order of importance as to how such funds might be allocated.



Opinion Survey #2 Please indicate how much you might be willing to pay annually to make sure the Township has the funds needed to build or acquire the types of facilities presented in the previous slide.



Community Center

- YMCA is currently working to locate in the Township
- IF – YMCA does not happen, the Township should be prepared to find alternative to provide a Community Center
- Report provides examples from other municipalities of costs to build and operate a community center.
- If the Township must pursue on its own, the first step would be a detailed feasibility study.

Montgomery Township
Community Recreation
Center

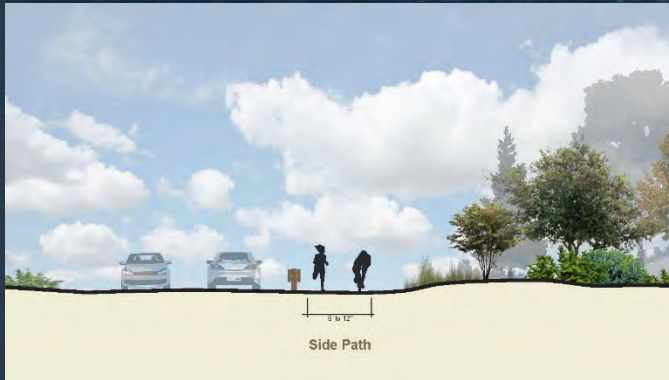


Public Meeting 4

Connectivity – Pedestrians and Cyclists

1. Township should complete a Comprehensive Connectivity Master Plan to provide needed detail to the general recommendations & to get funding
2. Township should prioritize a safe bike / ped crossing of Route 309 and connecting trails

Types of Trails – Off Road



Side Path

Shared use trail located immediately adjacent and parallel to a roadway.



Multi Use Path

Off road, two way pedestrian and bicycle trail.

Types of Trails – On Road



Bicycle Lane

Designated bicycle lanes within a roadway for exclusive use of the cyclist.

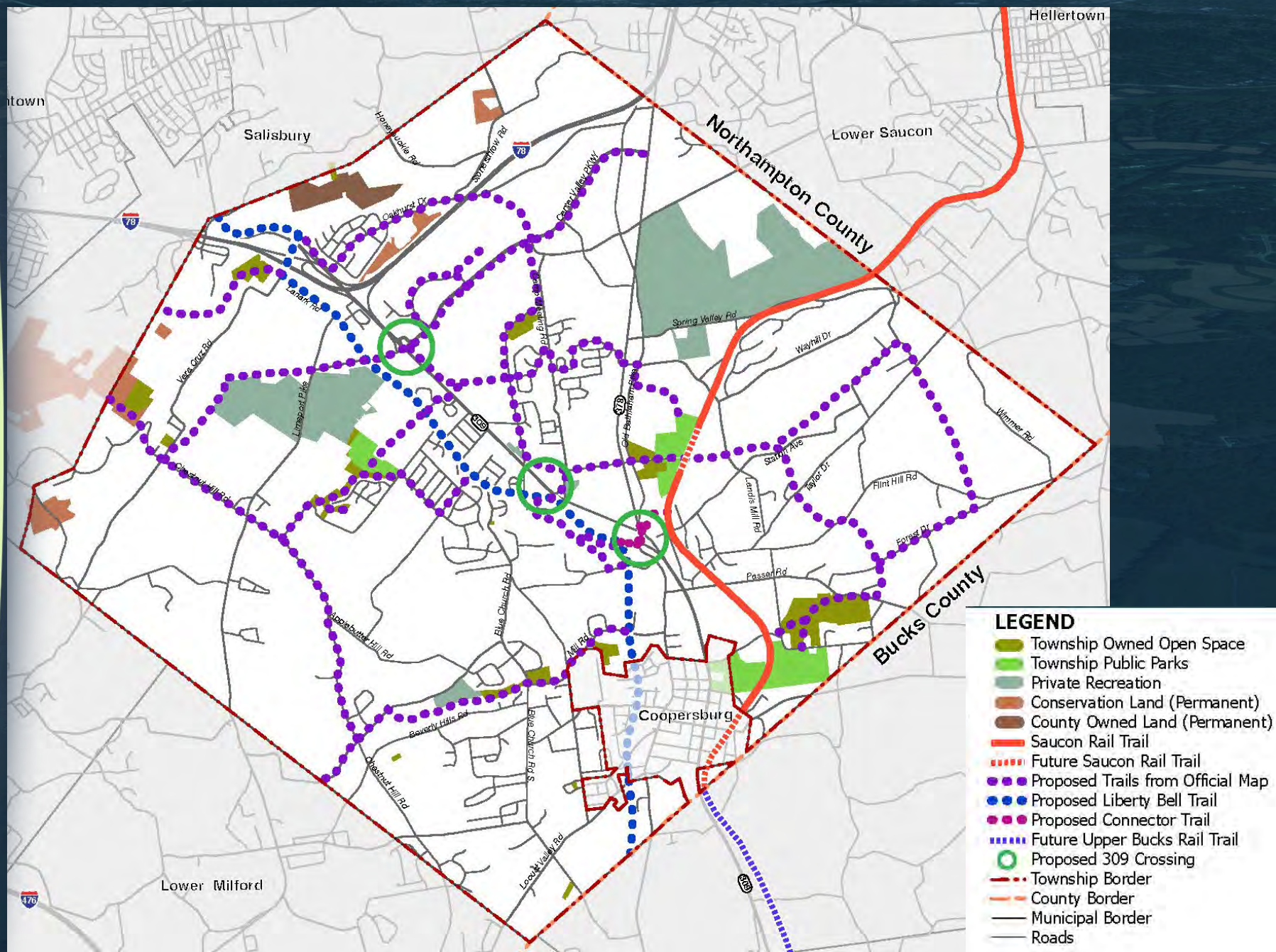


“ May Use Full Lane ” **

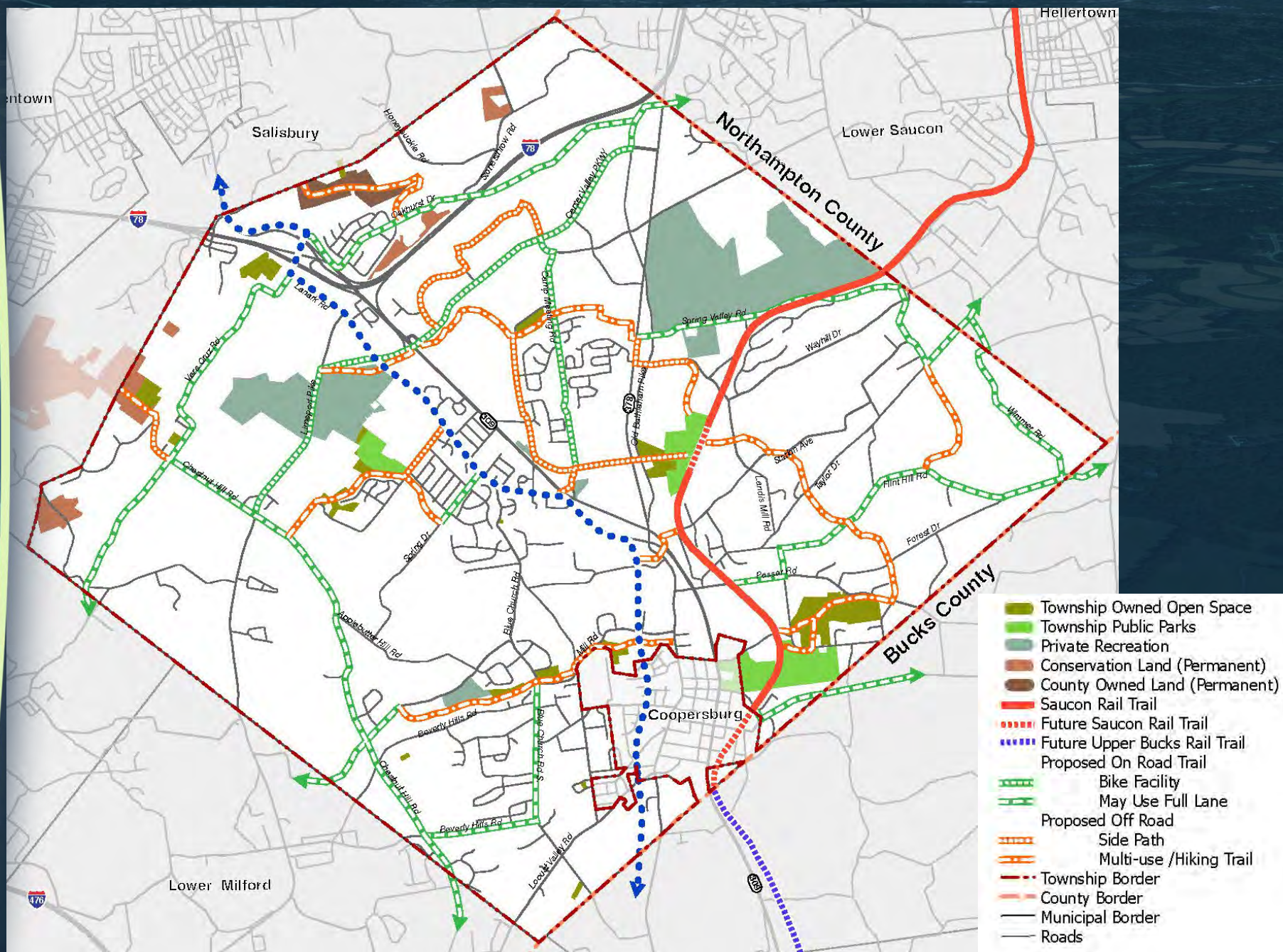
Signs are used to define the route and the cyclist shares the roadway with vehicular traffic.

** Formerly “share the road”

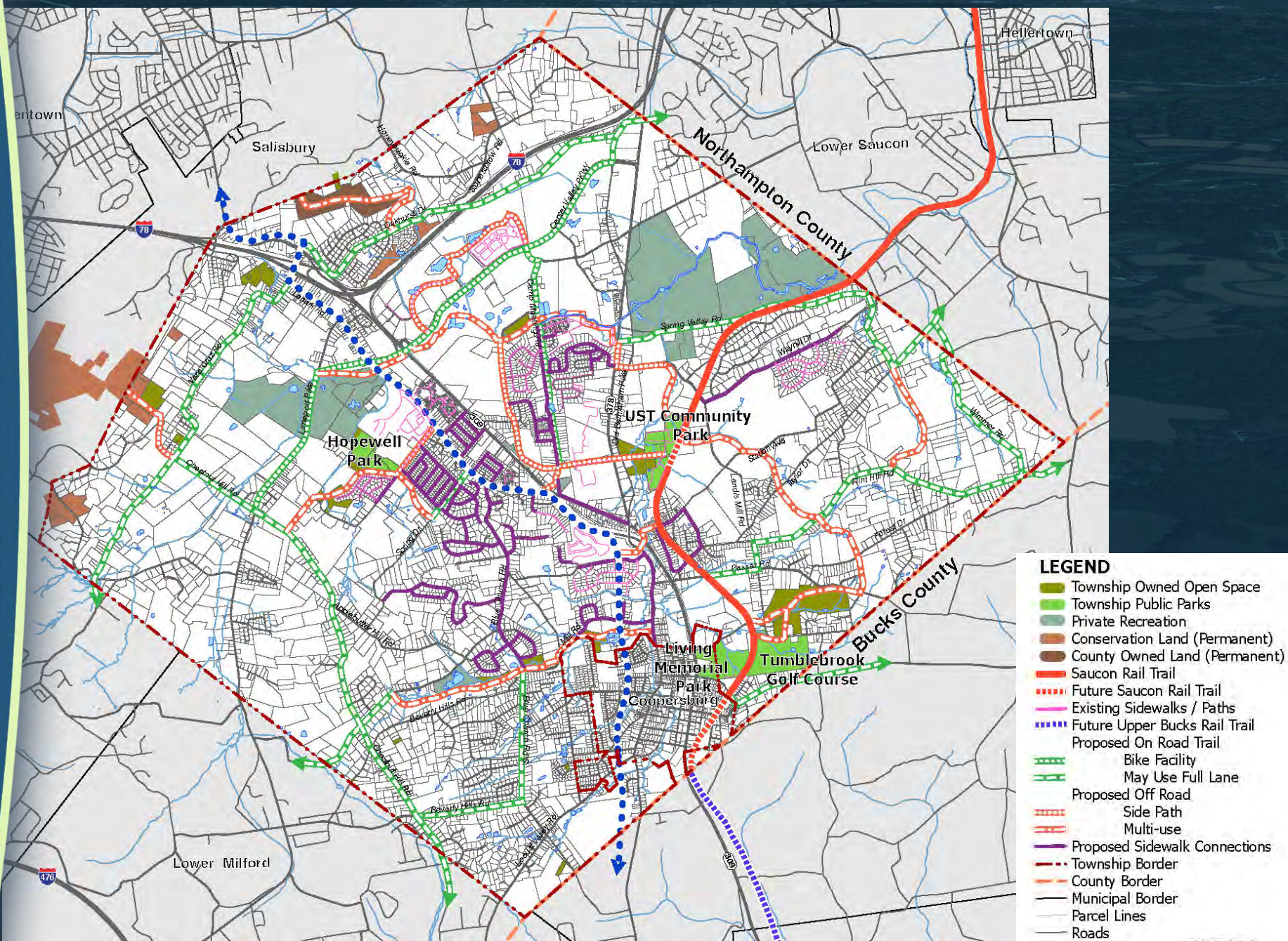
Existing and Proposed Connections from Official Map



Proposed Trails



Proposed Trails and Sidewalks



Proposed Trails and Sidewalks

Trails / Connectivity

Immediate (1-3)

Prepare a Comprehensive Connectivity Master Plan	Planning Commission, Park and Recreation Commission, Board of Supervisors, consulting firm	DCNR, DCED, Penn Vest	< \$100K
Design and build preferred safe crossing of Route 309 and suggested connections	Planning Commission, Board of Supervisors, PennDOT, consulting firm	DCNR, Penn DOT	< \$500K
Provide necessary signage for May Use Full Lanes on road trails	PennDOT, local bicycle organizations	DCNR, Penn DOT	< \$500K

Mid-term (1-5)

Design and build parts of Liberty Bell Trail	Planning Commission, Board of Supervisors, consulting firm	DCNR, DCED, Penn Vest	< \$500K
Design and build trails and sidewalk connections	Planning Commission, consulting firm	DCNR, DCED, Penn Vest	< \$500K

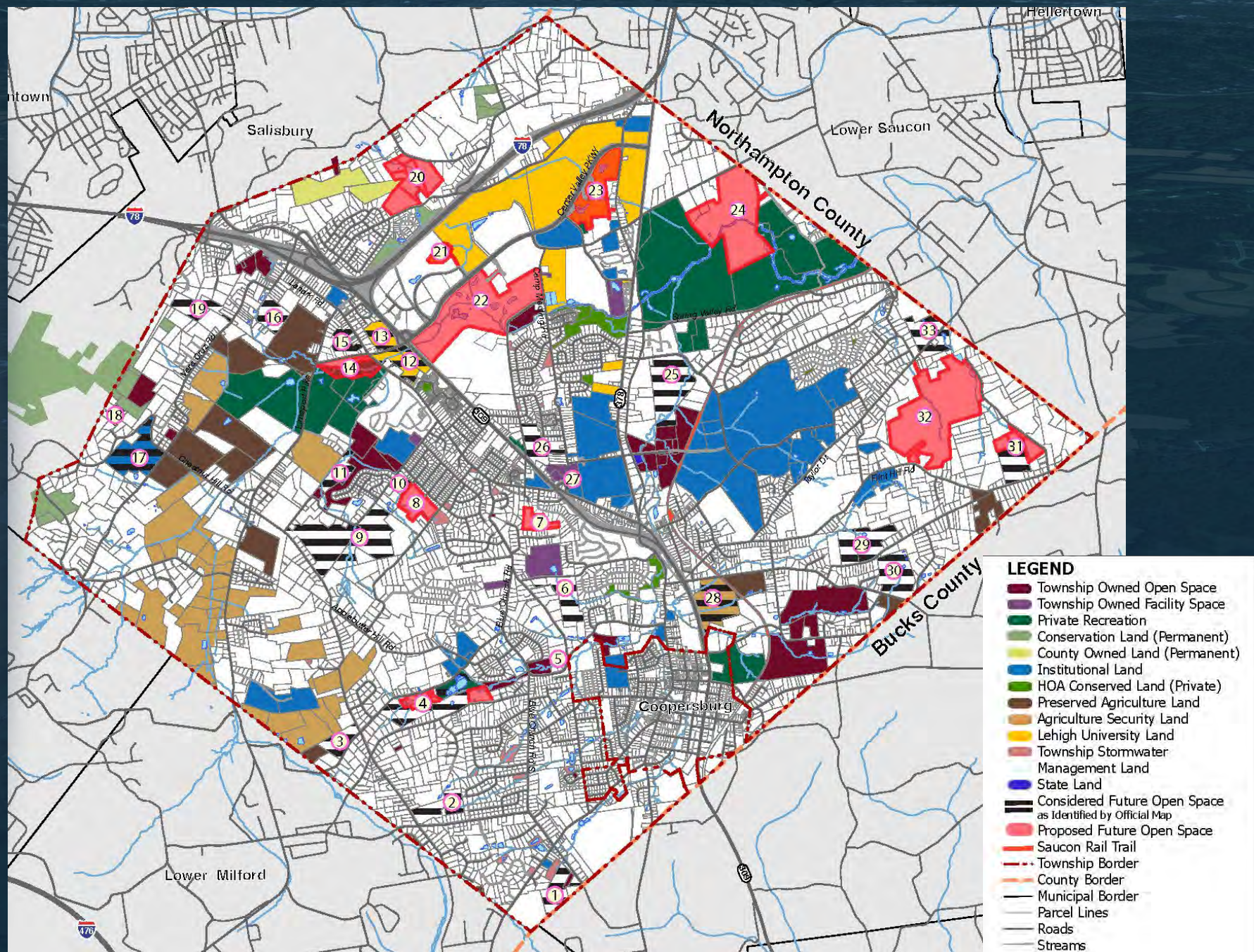
Proposed Trails and Sidewalks

Long-term (6+)			
Complete design and build of Liberty Bell Trail	Planning Commission, consulting firm	DCNR, DCED, Penn Vest	< \$500K
Continue to design and build trails and sidewalk connections	Planning Commission, consulting firm	DCNR, DCED, Penn Vest	< \$500K
Design and build additional preferred safe crossings of Route 309	Planning Commission PennDOT, consulting firm	DCNR, Penn DOT	< \$500K

Potential Acquisition of Open Space Parcels

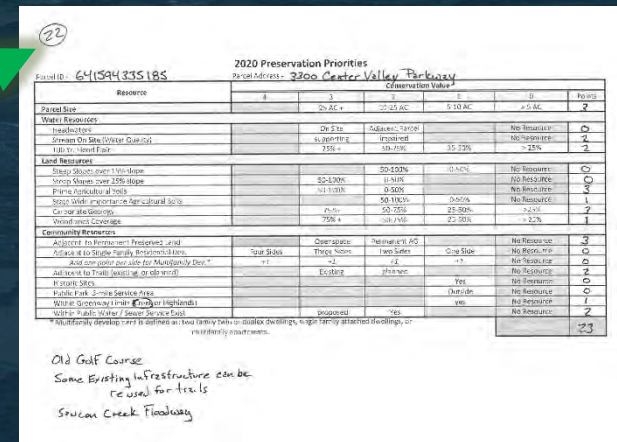
- Municipal acquisition of lands is complex
- Variety of dynamic factors
 - Landowner willing to sell
 - Nearby develop pressures
 - Adjacency to existing open space
 - Current economic conditions and land value
- Additional parcels are recommended by this plan to be added to Official Map.
- Inclusion on the Official Map provides the Township with opportunity to preserve some land for open space and / or recreation. **It does not mandate any action by the Township.**
- Township-owned park land and future park land should be deed restricted as open space, so land is permanently protected

Parcels to be considered for Open Space acquisition



Recommendations

20



2020 Parcel Preservation Priorities – Criteria and Evaluation Matrix

- 18 categories including parcel size, water, land, and community resources.
- 57 total parcels evaluated – not all or even most will ever be acquired.
- Points assigned to a parcel are a relative range of attributes – not all high scoring parcels will be acquired and not all low scoring parcels will be excluded

2020 Preservation Priorities

Parcel ID -

Parcel Address -

Resource	Conservation Value					Points
	4	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)		supporting	impaired		No Resource	
100 Yr. Flood Plain		75% +	50-75%	25-50%	> 25%	
Land Resources						
Steep Slopes over 15% slope			50-100%	0-50%	No Resource	
Steep Slopes over 25% slope		50-100%	0-50%		No Resource	
Prime Agricultural Soils		50-100%	0-50%		No Resource	
State Wide Importance Agricultural Soils			50-100%	0-50%	No Resource	
Carbonate Geology		75%+	50-75%	25-50%	>25%	
Woodlands Coverage		75% +	50-75%	25-50%	> 25%	
Community Resources						
Adjacent to Permanent Preserved Land		Openspace	Permanent AG		No Resource	
Adjacent to Single Family Residential Dev.	Four Sides	Three Sides	Two Sides	One Side	No Resource	
Add one point per side for Multifamily Dev.*	+1	+1	+1	+1	No Resource	
Adjacent to Trails (existing or planned)		Existing	planned		No Resource	
Historic Sites				Yes	No Resource	
Public Park 3-mile Service Area				Outside	No Resource	
Within Greenway Limits (Creek or Highlands)				yes	No Resource	
Within Public Water / Sewer Service Exist		proposed	Yes		No Resource	
						Final Points

* Multifamily development is defined as: two family twin or duplex dwellings, single family attached dwellings, or multifamily apartments.

Agricultural Recommendations

- Continue efforts to include farmland into ASA and Farmland Preservation Program
- Create outreach between farmers and local businesses
- Consider adding “Agrihoods” into residential zoning ordinances

Historical and Cultural Recommendations

- Strengthen partnerships with Coopersburg Historical Society and LVPC to identify historical sites
- Require a Cultural Resource Management Plan



Recreation and Programming Recommendations

Administration and Operations

- Add part-time Parks and Recreation Director – Full- time after 2-3 years
- Purchase software package
- Review recreation policies to develop fee structure
- Develop Memorandums of Understanding (MOU) with partners

Programming

Opportunities for programs

1. Contracted services opportunities
2. Community events - year-round, seasonal, or one time events
3. Offer programs designed to address environmental concerns, land stewardship, and sustainability.
4. New multi-purpose fields can accommodate field sports that are popular with residents from diverse backgrounds



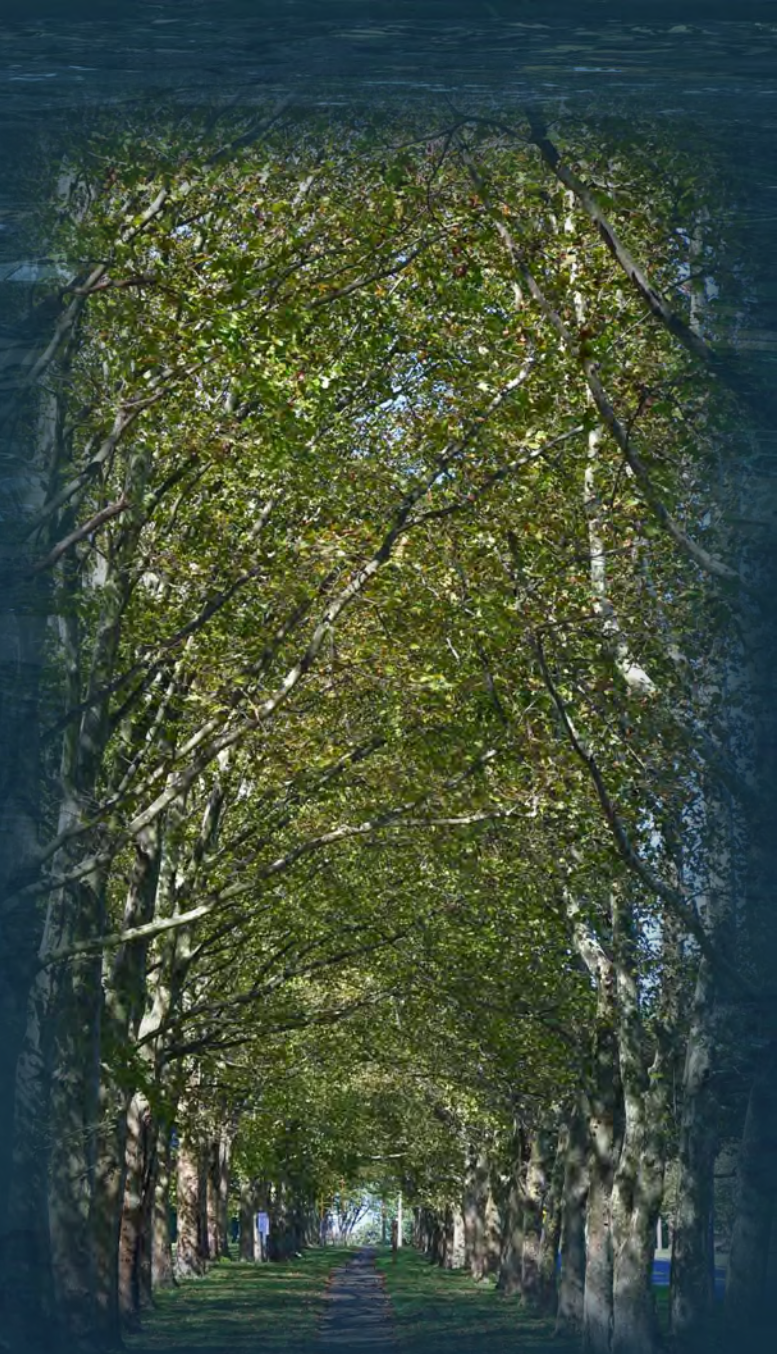
Recreation and Programming Recommendations

Active and Passive Recreation

- Add more fields if possible to allow for seasonal resting
- Increase field turf management
- Investigate synthetic field and where to best use
- Continue to understand recreational needs and field demands of community
- Implement master plans for Benckini and Haring tracts
- Partner with youth organizations and universities to explore field usage

Maintenance

- Add seasonal personnel
- Add at least one full-time maintenance worker
- Continue to offer educational workshops and seminars
- Provide clerical assistance to Roads & Properties Dept.



Funding

- Target various funding sources and partners
- Set programming fees to add revenue stream
- Dedicate a certain millage for parks and recreation to add revenue stream
- Revenue stream can also help fund capital improvements
- Prepare an EIT referendum for consideration by voters



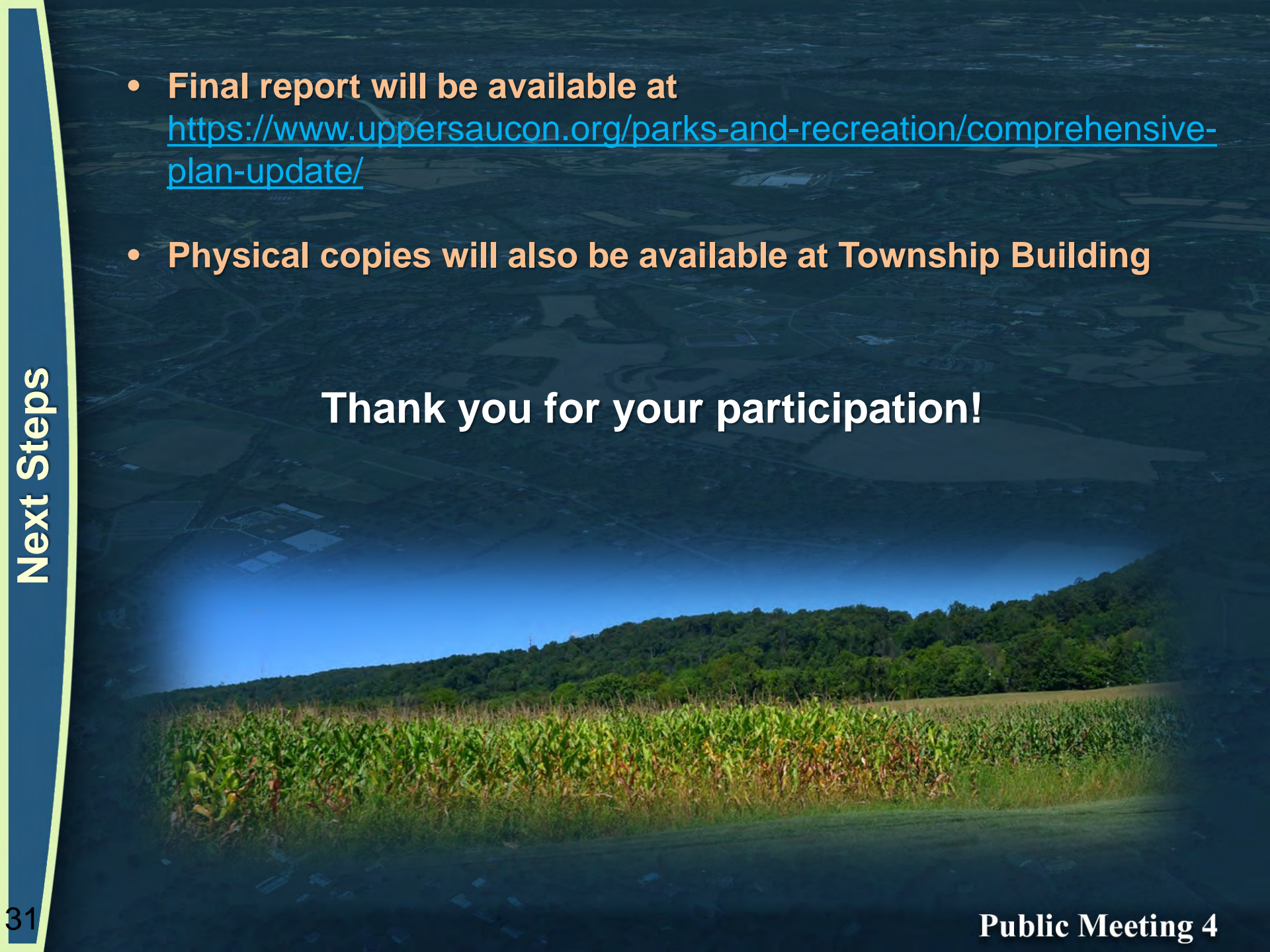
Funding – Fee-in-lieu of Land Dedication

- Under Township SALDO, proposed residential developments regulated by SALDO shall dedicate land for recreation
- If approved by the Board, a developer may pay a fee-in-lieu of the land dedication (currently \$5,000 for each approved dwelling unit)
- Analysis of regional municipalities whose MHI are within 25% of Upper Saucon's shows an average recreation fee of \$4,430
- Recommend to keep fee at \$5,000 for each unit, for 4 or more units

Recreation Fees in Nearby Municipalities			
Municipality	Median Household Income (MHI)	Percentage MHI is within Upper Saucon Township MHI	Recreation Fee
Upper Milford, Lehigh County	\$84,483	18%	\$3,150 / dwelling unit
South Whitehall, Lehigh County	\$79,169	23%	\$2,500 / dwelling unit
Solebury Township, Bucks County	\$123,438	17%	\$4,000 / dwelling unit
Newtown Township, Bucks County	\$118,250	13%	\$8,070 / dwelling unit
<i>Recreation Fee Average</i>			<i>\$4,430</i>
Note: Upper Saucon MHI is \$102,880 Source: ACS 5 Year Estimate, 2013-2018, U.S. Census Bureau; Municipal Saldo			

Questions & Answers



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- **Final report will be available at**
<https://www.uppersaucon.org/parks-and-recreation/comprehensive-plan-update/>
 - **Physical copies will also be available at Township Building**

Thank you for your participation!

Thank you

Contact information

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