



William H. Laubach Memorial Park & Franko Farm Recreation Area



Master Site Development Plan
Salisbury Township, Lehigh County, PA.

William H Laubach & Franko Farm Recreation Area



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Bureau of Recreation and Conservation



WILLIAM H. LAUBACH & FRANKO FARM RECREATION AREA
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PREFACE

PURPOSE

The township has been working to improve their parks, which have not seen any major improvements, updates or renovations for decades. The township began to work towards this effort in 2009 when they wrote a new master plan for a neighborhood park on the western side of the township, Lindberg Park. Two Phases of renovations have been completed at Lindberg, with the help of DCNR. The township residents are very satisfied with the improvements to their park, and the park is busier than ever. The township scheduled a meeting with their DCNR recreation advisor to meet at Lindberg Park to discuss work for a next phase. When he did not arrive at the scheduled time, they called him. He said he was at a park that is really in need of a master plan! That park was William H. Laubach Memorial Park, in eastern Salisbury Township. It was the intention of the township to begin a master plan for Laubach Park after completing the Lindberg Park renovations, but upon the advice of their advisor they began the planning effort ahead of schedule.

While working on the Laubach Park plan, it became quickly apparent that the 14 acres of land available at Laubach Park could not meet the athletic field needs of the large active youth sports organization in eastern Salisbury Township, the SYA. Looking for other township land that serves the same population, the township decided to expand the study to include a large community park only 1.5 miles away from Laubach Park. Franko Farm was planned in 1994 to be a passive park, but pressures from the SYA prompted the installation of active athletic fields there in 2005. This was seen as a positive development by residents, as more visitors became aware of this remote park and its amenities. The township recreation committee became fearful that Franko Farm would fall victim to additional unplanned installations of athletic facilities, like Laubach Park. Franko Farm and Laubach Park are being planned together, and will be developed together, to improve both parks for the benefit of the adjacent neighborhoods and the township community.

GOALS

The goals of the Laubach Park & Franko Farm Master Plan are:

- Solve two predominant concerns at Laubach Park; Stormwater runoff and Vandalism.
- Provide recreation opportunities for all ages and abilities in eastern Salisbury Township
- Improve the health of the pond and rehabilitate Trout Creek in Laubach Park
- Create an integrated passive and active recreation experience at both parks
- Develop a vegetation management plan for Franko Farm
- Provide ADA connections at both parks
- Upgrade facilities to meet current standards
- Plan innovative improvements to provide activities for all age groups
- Phase the work to fit with the townships budget

FORMAT

This study is based on and follows the 2016 DCNR scope of work for park planning projects.



A. Public Participation



1. Study Committee Meetings

This master plan began as the Laubach Park Master Plan and Connections Study. The plan was later expanded to include Franko Farm Recreation area, as it became quickly apparent that the recreational needs in eastern Salisbury Township cannot be met at Laubach Park. The two parks serve the same part of the township; eastern Salisbury Township. Laubach Park is 14 acres and encumbered with groundwater and stormwater issues. Franko Farm is 93.72 acres with plenty of undeveloped land for additional facilities. The decision was made to create a master plan for the two parks simultaneously after the Key Person interviews and three Laubach Park committee meetings had been conducted. The Laubach Park study committee was then expanded to include residents of Salisbury Township who use and are familiar with Franko Farm. The original seven meetings proposed for the Laubach Park Master Plan were extended to twelve meetings, with the approval of the committee, to be held on the third Monday of each month, coinciding with the regularly scheduled meeting time of the Recreation Advisory Committee. Meetings for the Laubach Park Plan began on July 20, 2016. Franko Farms was added to the schedule in November, after approval from DCNR to include it. The background assessment and information were reviewed at the January 18, 2016 meeting. From that meeting, both parks were discussed at each meeting. The meeting place was the Salisbury Township Municipal Building.



There were no meetings scheduled for the months of December or July due to presumed low vacation or holiday attendance, or to give the consultants adequate time to prepare for the public meetings held in the months of April and August. Meeting agendas and minutes were posted on a client web page created by the consultant for the study committee.

2. Advertised General Public Meetings

There were two advertised public meetings held to gather public opinion concerning the proposed renovations to Laubach Park and Franko Farm. These meetings were held on April 18, 2016 and on August 15, 2016 at the Salisbury Township Municipal Building.

A power point presentation and site design drawings were presented by URDC at each public meeting. The first meeting attended by over 30 residents. The DCNR process, scope of work and objectives were explained to the public. The plans were well received as everyone wants to see improvements at Laubach Park. Residents like the idea of active recreation at Franko Farm, as long as it does not detract from the natural feel of the park. Most residents feel that additional recreational opportunities at Franko Farm will bring more people out to that park. Residents' most overwhelming concern was that improvements to Laubach Park would increase stormwater runoff to their properties near the park. Laubach Park neighbors want to protect the nice pond view they have from their homes.



The public meetings were attended by the study committee, two members of the township's board of commissioners who serve on the study committee, members of the recreation committee, the public works director, as well as the acting township manager, Cathy Bonaskiewich. Copies of the advertisements for the public meetings were posted to the client's web page and can be found in Appendix C of this report.

3. Key Person Interviews

Key person interviews were held during the month of August in 2015 for the Laubach Park plan. Twelve interviews were held regarding the future direction for Laubach Park. The Salisbury Youth Association, the public works department, the police department, the recreation director, a commissioner, and two members of the Environmental Advisory Committee, school teachers, business people and residents from the neighborhood were interviewed. Responses were used to formulate ideas for the renovation of the park and to gauge how important certain activities at the park are to residents. It was through the Laubach Park key person interviews that the idea of expanding the sports programming to Franko Farms was suggested. Four additional interviews were conducted for Franko Farm; the park manager, the police chief, a nearby resident and the consultant who wrote the original master plan for Franko Farm. The athletic association was re-interviewed for their views on the Franko Farm property.

The interview responses can be found in Appendix A of this report.

4. Surveys

An online survey was launched at the beginning of the project for students at the Salisbury Township High School who expressed an interest in participating by providing input for the Laubach Park Franko Farm plan. There were 33 students who took part by responding to the survey. The students were provided with the link to the client webpage where the survey was posted. The survey results were then posted to that client webpage with the survey.

Most students that participated in the survey live in the Laubach Park neighborhood and visit the park on a weekly basis. Basketball was by far the most popular activity, followed by the playground, specifically the swings. Franko Farm was considered by many students to be kind of remote, with not much to do there. Most students did not want to see Laubach's facilities relocated to Franko Farm, although they agreed that Laubach Park is overcrowded and somewhat scary. The students were concerned about vandalism and "sketchy" characters, the graffiti and appearance of the aging pavilion and rest room structures. Many said the park feels unsafe at times, especially in the wooded area and around the pavilion. Students were strongly in favor of improving the quality of the pond and in the rehabilitation of the banks of the Trout Creek.

The student survey results tabulation can be found in Appendix B of this report.



A public survey was distributed to residents who attended the first public meeting on April 18, 2016. A total of 30 surveys were distributed and 11 were filled out and returned at the meeting. Some couples in attendance filled out the survey together, so there were 14 total respondents. Respondents reported that they visit Laubach Park almost daily to walk around and watch sports. All residents are concerned about storm water runoff and vandalism at the park. Residents liked the master plan but wanted assurances that no additional stormwater would be created that would add water to the pond or the creek, which flood their properties during times of heavy rain. They liked the idea of the walking paths and they want privacy for their homes from any pathways that are installed. Residents had no objection to the loss of the softball field and the tennis courts at Laubach Park, if it provides more open space for walking, native vegetation and an expansion of the riparian buffers.

Residents love the grass pathways at Franko Farm and would like to see them expanded. They appreciate the need for paved pathways around the pond, connecting also to comfort stations and pavilions, the community gardens, and the active recreation facilities.

The survey tabulations from the first public meeting can be found in Appendix D of this report.



B. Background Information & Data

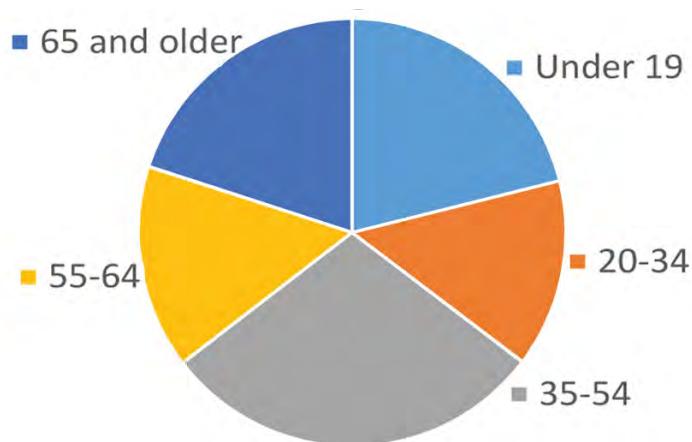


1. Community Population, Size, Character, and Geographic Location

a. Population

Salisbury Township is home to 13,505 Pennsylvanians (2010 census.) Salisbury Township is comprised of two disconnected land areas; western Salisbury Township and eastern Salisbury Township, due to annexations of its lands in the early 1900's by the City of Allentown and the Borough of Emmaus. The subject parks, William H Laubach and Franko Farm Recreation Area, lie in eastern Salisbury Township. The community of Salisbury Township can be described in the following ways:

- The average household size is 2.47. 84.7% of all housing units are owner-occupied, with 15.4% occupied by renters.
- Each age group is well represented in the population of Salisbury Township.
 - 21.1% of the population is under the age of 19
 - 14.2% of the population is between the ages of 20 and 34
 - 29.2% of the population is between the ages of 35 and 54
 - 15.4% of the population is between the ages of 55 and 64
 - 20.0% of the population is age 65 and older.



- The median household income was \$52,935.00. The per capita income was \$28,073.00. 3% of the population lives below the poverty line.
- The population of Salisbury Township has not significantly increased or decreased from the year 2000 to the year of the latest census, 2010.



The community of eastern Salisbury Township surrounding Laubach Park can be described in the following ways:

- The 2010 census data from Ward 1 shows a total population of 4917 persons.
- Within this number, 542 persons (approx. 11%) are of Hispanic origin, 197 persons (approx. 4%) are African American, and 44 (less than 1%) persons are Asian.
- There are 1894 households in this area of the township. It is of lower economic status generally than is the population in the western part of the township.

The community of eastern Salisbury Township surrounding Franko Farm can be described in the following ways:

- The township political district is Ward 2. The 2010 census data from Ward 2 shows a total population of 2793 persons.
- Within this number, 173 persons (approx. 6%) are of Hispanic origin, 47 persons (approx. 2%) are African American, and 32 persons (approx. 1%) are Asian.
- There are 1113 households in this area of the township.

b. Size

Salisbury Township is a suburban land area of 11.25 square miles, located in northeastern Pennsylvania, in central Lehigh County. The township is one of the smallest in Pennsylvania. 19.4% of Salisbury Township's land is preserved for parks and recreation.

c. Character

Laubach Park lies in a neighborhood surrounded by two collector roads, and two mountains, in a moderately dense neighborhood; Zoned R4. The park is in Ward 1, the largest ward in the township, which contains Walking Purchase Park, Laubach Park, Dodson and River Road play lots. The Salisbury Township High School and Truman Elementary Schools are located in the same neighborhood as Laubach Park. Harry S. Truman Elementary School is less than half a mile away from the park. The Salisbury Township High School is 1.5 miles from Laubach Park. The Academy for the Performing Arts Charter School is located on Emmaus Avenue, only 0.2 miles from Laubach Park.

Franko Farm lies near the top of South Mountain overlooking Allentown and Laubach Park. Franko Farm is accessible from Emmaus Avenue on Honeysuckle Road with two entrances on Black River Road. The land on the mountain is zoned CR, or conservation residential. The neighborhood surrounding the park is rural, with large lots and no water or sanitary services. Water for the homes comes from individual wells and individual drain fields provide sanitary services. South Mountain is sparsely developed, and recent land acquisitions provide protection from further development.

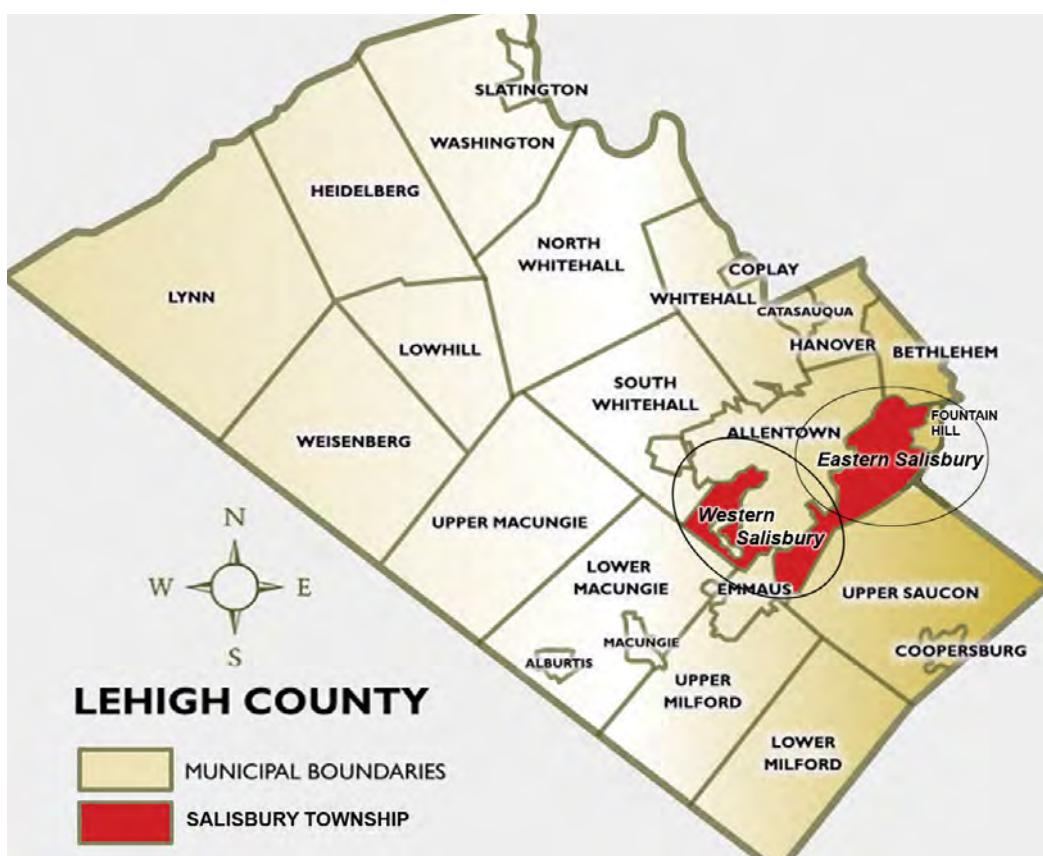


d. Geographic Location

Salisbury Township is in the Lehigh Valley in northeastern Pennsylvania. The Lehigh Valley area is defined by three medium to small cities; nearly contiguous, with expanding suburban neighborhoods and shopping areas. The three cities; Easton, Allentown and Bethlehem are the urban centers within the Lehigh Valley. Salisbury Township shares borders with the City of Allentown, to the west and north, the Borough of Emmaus, to the west, and the Borough of Fountain Hill to the east.

The Lehigh Valley is a moderately hilly land area, surrounded by Blue Mountain, South Mountain, and Lehigh Mountain. Most of the steep slopes occur along streams and rivers. Pockets of forest and farmland exist but are threatened by increasing development. Laubach Park lies in a low spot between Lehigh and South Mountains. Franko Farm is near the top of South Mountain.

The state highway transportation system makes Salisbury Township accessible from many outside areas. Interstate 78 passes through Salisbury Township from east to west, connecting to State Route PA-33 to the east of Salisbury Township, creating easy access for residents of the area to and from New York City and New Jersey. The Pennsylvania Turnpike's Lehigh Valley access, carrying travelers to Philadelphia and Interstate 95 South is a short distance from Salisbury Township.



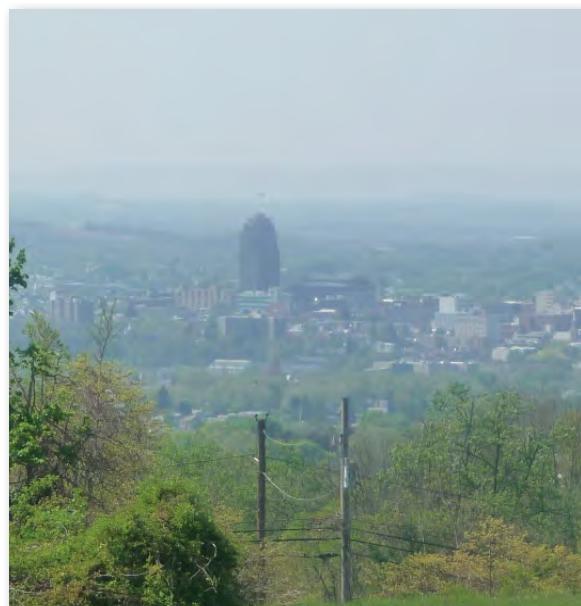
2. Natural Resources at Laubach Park and Franko Farm.



Laubach Park - Trout Creek

The 93.72 acre Franko Farm is also home to a spring fed pond. The ponds water level is self-regulating, and the township installed a 10' wide native grass riparian buffer around it. There are wooded steep slopes on the parks property in the North West corner, encompassing about 13 acres. Native hardwoods can be found in these mature woods, with not much understory. Grass lined paths follow the woods edge. There is a wonderful view of the City of Allentown visible from the parking lot by the existing farmhouse and from the community garden.

Laubach Park sits between Lehigh and South Mountains, in a wet area known for a high water table, seeps and springs. The 14 acre park is home to a small spring-fed pond and the headwaters of the Trout Creek, a tributary to the Little Lehigh Creek. Trout Creek has an existing 15' riparian buffer. The Department of Environmental Protection has classified the waters of Trout Creek as High Quality Cold Water Fishery. (HQ-CWF). The vegetation in the park near the pond includes some native hardwoods such as hickory and oak, with some invasive and noxious vegetation in the understory and edges. The Salisbury Township Natural Resource Inventory found no invasive species at the park. The land surrounding the pond is planted with shade and ornamental trees, shrubs and evergreens. The park property line is shared with residential lots to the east, west and south.



Franko Farm - View to Allentown



3. Salisbury Township Park and Open Space System

a. Environmentally Protected Areas

Environmentally protected lands in Salisbury Township include parks, lands preserved in co-ordination with Wildlands Conservancy, and properties with Forest Stewardship Plans. Forest Stewardship Plans are in effect for property adjacent to the Robert Rodale Reserve, and property adjacent to Gauff Hill. Rodale Reserve and Gauff Hill are unique natural areas in the eastern part of Salisbury Township, not far from Laubach Park. These areas have been identified by the Lehigh Valley Planinng Commission as environmentally sensitive. The attached Natural Features Composite Map is copied from the Salisbury Township Comprehensive Plan-2012.

b. Parks and Open Space Lands in Salisbury Township

Salisbury Township has doubled opportunities for recreation within the past 2 decades. The Township owns or co-owns approximately 1854.36 acres of public recreation land. Large tracts on South Mountain, Lehigh Mountain and in Lehigh Parkway have been preserved through the combined efforts of Salisbury Township, PADCNR, Wildlands Conservancy, and the City of Allentown.

The following table provides a list of Salisbury Township's current park and open space holdings:

Name of Park	Type of Use	Size	Public or Private
Berger Park	Active	0.24 Acres	Public
Buehler Preserves	Passive & Conservation	36.69 Acres	Public
Cedar Crest Gardens	Active	3.15 Acres	Public
Devonshire Park	Active	13.12 Acres	Public
Dodson Park	Active	2.83 Acres	Public
Emmaus Borough Open Space	Active	19.89 Acres	Shared Public
Franco Farm Recreation Area	Active & Passive	93.72 Acres	Public
Green Acres Park	Active & Passive	2.88 Acres	Public
Truman School Recreation Area	Active	4.42 Acres	Public
Klines Lane Athletic Field	Active	22.99 Acres	Public
Laubach Park	Active & Passive	14.11 Acres	Public
Linderg Park	Active & Passive	19.76 Acres	Public
Little Lehigh Parkway	Passive	18.95 Acres	Shared Public
Louise Lane Park	Active	0.93 Acres	Public
River Road Playground	Active & Passive	0.63 Acres	Public



South Mountain Preserve	Passive & Conservation	321.83 Acres	Public
Robert Rodale Reserve	Passive & Conservation	481.67 Acres	Public
Salisbury School District	Active	16.07 Acres	Public
South Mountain Big Rock Park	Passive & Conservation	55.71 Acres	Public
South Mountain Reservoir	Passive & Conservation	115.35 Acres	Public
Lehigh Mountain / Walking Purchase Park	Active, Passive & Conservation	602.29 Acres	Public



Identification Signs for Laubach Park and Franko Farm

c. Existing Recreation Areas in Eastern Salisbury Township

The following table lists the recreational facilities, both public and private, that are located in Eastern Salisbury Township:

Name of Park	Type of Use	Size	Public or Private
Truman School Recreation Area	Active	4.42 Acres	Public
Laubach Park	Active & Passive	14.11 Acres	Public
Dodson Park	Active	2.83 Acres	Public
Franko Farm Recreation Area	Active & Passive	93.72 Acres	Public
River Road Play Lot	Active	0.63 Acres	Public
Salisbury Sr. High Recreation Area	Active	11.66 Acres	Public
South Mountain Big Rock County Park	Passive & Conservation	55.71 Acres	Public
Walking Purchase Park	Passive & Conservation	602.29 Acres	Public
South Mountain Grove	Active and Passive	35.22 Acres	Private



4. How Laubach Park and Franko Farm fit into the Salisbury Township Park System

Laubach Park is the only public neighborhood park serving this densely residential area of eastern Salisbury Township. The 14 acre park is home base for the active Salisbury Youth Association, the eastern Salisbury Athletic Association (SYA). The SYA serves between 400-500 eastern Salisbury Township families. The organization began in 1946 as a baseball team for 10-12 year old boys. The SYA serves to provide athletic training for area youth who are then be ready to play on the townships high school teams. Laubach Park, until recently, housed the only athletic facilities on public park land in eastern Salisbury Township. The school district will share fields, but the SYA must pay and work with the schools schedule.



Laubach Park - Baseball & Football Field

Laubach Park was purchased by the township in 1967 for use as an open space for passive recreation with a shallow pond and creek. In the early 1970's a pavilion, access road, playground, tennis, basketball courts and one baseball field were installed to serve eastern Salisbury Township residents. In 1987, an expanding SYA petitioned the township to install two additional ballfields at Laubach Park. The SYA paid the construction costs. The SYA also installed 2 T-ball fields at Dodson Street Park, a 2.8 acre parcel of land at the border of Fountain Hill that the township leases from Lehigh County. The organization used the T-ball outfields at Dodson Street for soccer practices. About 10 years later the SYA needed a place to play football at night. A bank of lights was added on the east side of Laubach Park and the field placed over the existing baseball field outfields.

Since the year 2000, a flagpole, concession stand, illuminated scoreboard, additional night lighting, and announcement system have been added by SYA. The SYA acknowledges that Laubach Park is crowded and their fields and facilities are not as good as the home fields where they visit. In 2005 the SYA was in need of a full size soccer field and a baseball field with a 300' baseline. They petitioned the township to provide these facilities at Franko Farm. The group still maintains 3 baseball fields at Laubach Park and 2 T-ball fields at Dodson St. Park.

The Laubach Park neighborhood residents must access recreational facilities outside of the neighborhood by vehicular transportation due to Susquehanna Street and Emmaus Avenue and steep slopes that surround this neighborhood. Susquehanna Street has seen an increase in traffic with the Arts Quest entertainment venue and casino in Bethlehem. The local residential streets surrounding the park are narrow with no sidewalks or bicycle lanes. Neighborhood residents and students walk to Laubach Park, making this park a well utilized and busy neighborhood park. The township organizes Summer Playground programs at four of its parks. Laubach Park is the only park in eastern Salisbury Township to host the summer program. 80 - 100 children enroll each year with an average daily attendance between 25 - 40 children.



Franko Farm is the only community park over 50 acres with active and passive facilities in Salisbury Township. All the other large park holdings over 25 acres in the township are dedicated to conservation and passive uses. The original 71 acres of land was purchased in 1993 to develop as a passive park, providing a place for walking and wildlife viewing for eastern Salisbury Township residents. Residents were seeking passive recreational opportunities because their neighborhood park, Laubach, had become over run with athletic facilities and events.

The Franko Farm Master Plan was adopted in 1994 with planned amenities that included two parking areas, two pavilions, gravel and mulched walking paths, a pond gazebo, a community garden and native planting. The farmhouse was to remain on the property to be used for community meetings. The township added 16.81 acres to the park in 2003, by purchasing an adjacent PPL parcel, and an additional 5 acres was given to the township by a developer in 2016, bringing the total acreage to 93.72. The existing passive facilities were installed in two initial development phases. SYA needs soon drove the township to approve installation of a 90' baseball and full size soccer field at the park in 2005. Franko Farm serves as a community park, with both active and passive facilities. Franko Farm is the only park in the township where dog walking is permitted. The park has the only full size soccer field in eastern Salisbury Township. The township does not own land between Laubach Park and Franko Farm. Local roads connect the two parks which are only 1.4 miles apart. The local roads leading to Franko Farm are steep and narrow, so most visitors use vehicular transportation to access that park. A major PPL transmission line easement cuts through both Laubach Park and Franko Farm Recreation Area.

After the township purchased Franko Farm, other large tracts of conservation lands were purchased on South and Lehigh Mountains. These include Lehigh Mountain/Walking Purchase Park, Robert Rodale Reserve and Big Rock Park. These passive areas were created through partnerships with Wildlands Conservancy, the City of Allentown, Salisbury Township and Lehigh County. These natural lands provide hundreds of additional acres of passive recreation opportunities for eastern Salisbury Township residents.

The attached map entitled Existing Recreation Resources and Connections shows the geographical relationship of eastern Salisbury Township's conservation areas and parks.



Franko Farm - Interpretive Wildlife Sign along Gravel Path



5. Existing Community Planning

a. Salisbury Township Recreation and Open Space Plan (2005)

Recommendations for Laubach Park included reworking several elements of the park, to include handicapped parking, to expand walking paths, and to explore options for the pond area.

Public comment about Laubach Park included,

- "spread activities between all the parks, so Laubach isn't so busy."
- "Laubach is too dark and hidden, invites riff raff."
- "Laubach is too small to handle sports and public use."
- "Laubach has too little playground equipment",
- "Security in the summer would be wise"
- "Laubach Park could use some sprucing up"
- "used to enjoy skating on the pond at Laubach"
- "The eastern side of Salisbury has very little and our playing fields are deplorable compared with surrounding communities",
- "remove pond at Laubach, add parking, and rearrange facilities. Create separate facilities for recreation and sports activities"
- "Laubach is filthy (the pavilion) and no responsibility from kids"
- "we use the Emmaus Community Park, it seems more challenging for our grand kids and seems safer"
- "solve the drainage problems at Laubach next to the food stand".

Generally residents surveyed during the writing of the Open Space Plan were in favor of providing additional venues for neighborhood residents of all ages. Residents felt there are plenty of activities for children ages 5-18, but older residents expressed an interest in more walking paths. Dog owners expressed an interest in being able to walk and run their dogs at township parks.

Plan recommendations for Franko Farm included vegetating the entire perimeter of the pond to discourage Canada Geese. The plan also recommended installing portable toilets for use during the soccer and baseball seasons, as well as a water spigot. Installation of groups of shade trees near the pavilions and parking lots was the long term recommendation of the 2005 open space plan.

The public survey distributed during the planning process revealed that 43% of households surveyed visited Laubach and Franko Farm during the past year, making them the most popular parks in eastern Salisbury Township. The frequency of use reported by respondents was most often either weekly or several times a year. 17% of respondents were active in SYA. Development or expansion of walking paths and maintenance were listed as top priorities for future actions.

Specific public comments about Franko Farm included:

- "Franko could use a basketball court and a baseball field"
- "Franko Park could use playground equipment"



"Franko Farm should be more developed for youth sports; field at Truman is too wet, and Laubach is too small"

"Franko Farm should have more bicycle rated trails, especially after biking up Honeysuckle Road to get there!"

"Could we have ice skating at Franko Farm since it was taken away at Laubach?"

"Eastern Salisbury needs better quality playing fields, they are deplorable."

"Preserve woods and South Mountain natural areas"

"Walking trails at Franko could be better maintained"

"We walk at Franko Farm, it is close to us and seems clean and well maintained"

- b. Salisbury Township Comprehensive Plan (2012) recommends using the 2005 Parks, Recreation and Open Space Plan to help guide park, recreation and open space improvements. The 2012 Comprehensive Plan recommends the following actions for Salisbury Township's Parks, Recreation and Open Space:

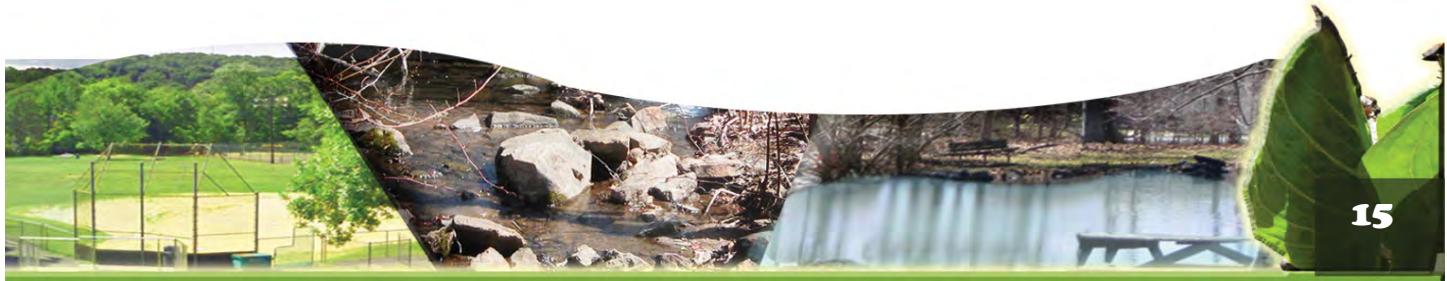
- Explore additional recreational programs that could be provided to serve all age groups.
- Use the Salisbury Township Recreation Advisory Committee to provide input on needed park improvements and recreational programs.
- Incorporate PA DCNR's Top 10 Best Green/Sustainable Practices when applicable in the redevelopment of the parks in the township.

Community Development and Revitalization goals include "establish pathways and connections to parks, schools and other key activity nodes." Recommended actions to accomplish this goal include:

- Prepare a pathways plan using a variety of different forms of pathways, bike lanes and informal walkways
- Establish pathways and connections to parks, schools and other key activity nodes.
- Work with PennDOT to designate Susquehanna Street and Emmaus Avenue as Complete Streets. This will help to facilitate alternative transportation connections between parks and schools in eastern Salisbury Township.
- Update the Salisbury Township Parks, Recreation and Open Space Plan. (2005)

- c. Salisbury Township Natural Resource Inventory (2011) was written by the Lehigh County Conservation District for the purpose of identifying environmental assets and challenges in the township's parks. Laubach Park observations included invasive species, stream bank degradation and stormwater feed directly into the pond. Franko Farm observations included heavy presence of invasives with some acres made up of entirely invasive species, which need to be eradicated.

- d. Lehigh Valley Comprehensive Plan (2030) states the following goal for all municipalities: "Provide and maintain adequate space and facilities to meet the recreation needs of Lehigh Valley residents," further stating that current recreation activity trends and local demographics should be studied when planning new recreation facilities and programs, including meeting the needs of the handicapped.



Implementation actions included:

- Prepare and implement park and recreation plans,
- encourage private sector participation in development of park and recreation areas,
- commit the financial resources and efforts needed to maintain existing recreation facilities,
- Take advantage of grant programs.

e. Lehigh Valley Greenways, Bethlehem Trail Feasibility Study, Allentown Connects

These plans were written by the Lehigh Valley Planning Commission, and the Cities of Allentown and Bethlehem to promote the development of trail systems within the Lehigh Valley, connecting them to regional and statewide trail networks. Laubach Park is isolated by collector streets and steep slopes. Lehigh Mountain/Walking Purchase Park to the north is proposed to be connected to the Bethlehem Trails hub and to Allentown Greenways by on and off road routes. The residents of Salisbury Township would benefit from connections to neighboring trail networks and connections between the large recreation areas if Complete Streets could become a reality.

f. PA Statewide Comprehensive Outdoor Recreation Plan (2014-2019)

This plan was written by the state of Pennsylvania to assist Pennsylvania communities in capitalizing upon natural assets and delivering facilities and programs that encourage residents to get outdoors. Findings of the plan included:

- Walking is still the most popular activity; in neighborhoods, with dogs, and on trails.
- Half of the population of residents in PA recreate outside at least once per week.
- The recreational venue of choice is overwhelmingly local parks
- 77% of respondents agree that parks trails and open space are an essential component of our health care system and improve our physical health and fitness.
- 58% of respondents agreed that greenways and trails should connect neighborhoods with schools, shopping, parks and open spaces.

The plan established 5 top priorities based on a vigorous public survey that determined what the residents of Pennsylvania want to be able to do outdoors. The five priorities are:

- Health and Wellness

The plan recommends reconnecting residents to the outdoors by providing experiences and opportunities for residents of all ages and abilities. Communities should develop and promote modes of alternative transportation. Communities should partner with health care organizations to promote outdoor and active lifestyles.

- Local Parks and Recreation





Study Committee Walking in Laubach Park along Trout Creek

The plan recommends connecting residents to local parks by providing programs that meet the needs of all residents. Communities should look to create partnerships that will build on or expand outdoor recreation opportunities. Local governments should mindfully invest in their local parks and be aware of emerging trends like sustainability and those involving demographic shifts.

- Tourism and Economic Development

Recreational events should be organized and marketed to residents to encourage participation. Community leaders should develop and implement plans to communicate the benefits of recreation to the community. Recreation based businesses should be supported through partnerships to encourage promote community recreation opportunities.

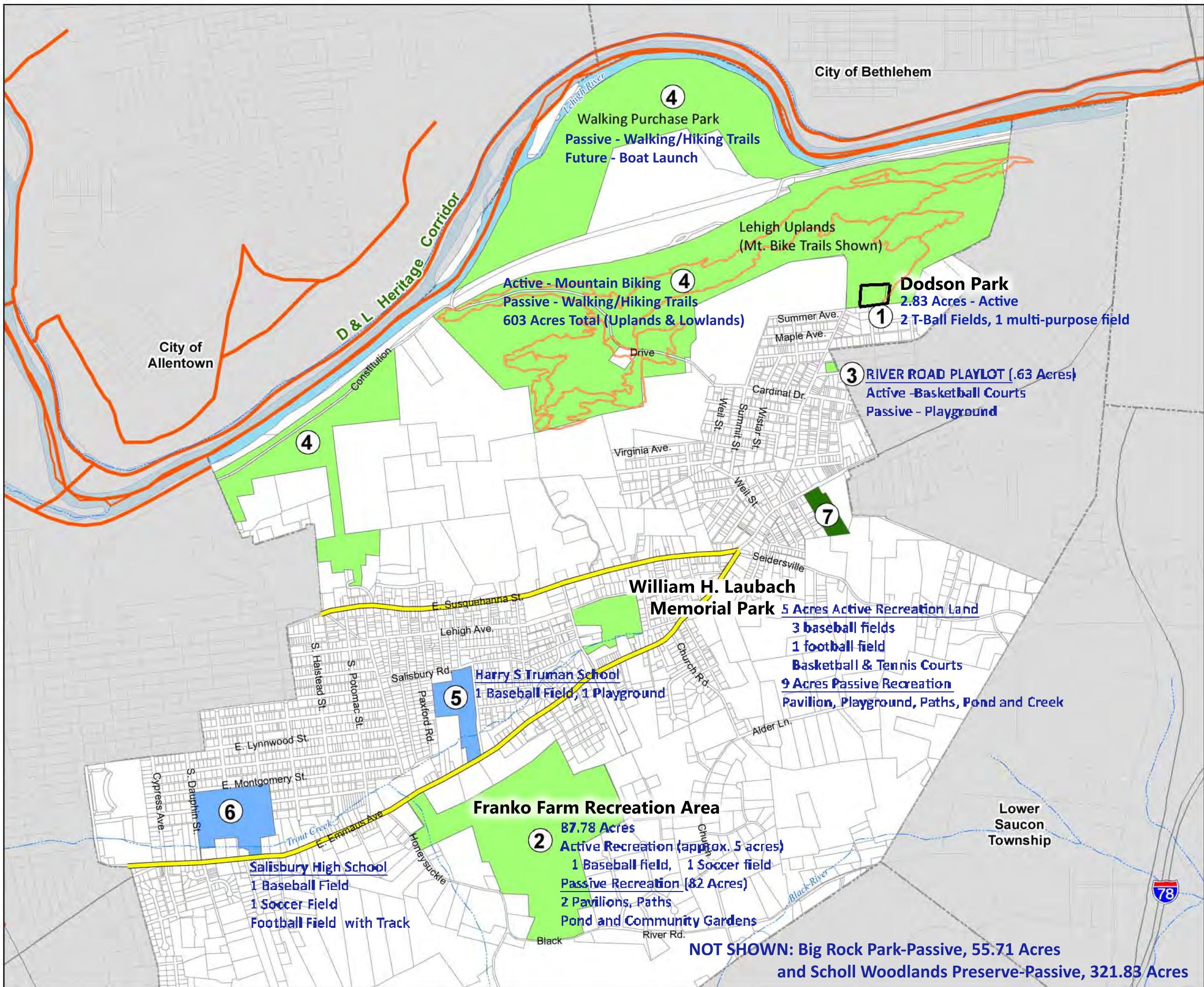
- Resource Management and Stewardship

Natural resources should be protected. Facilities that are meeting the needs of residents, should be maintained, and community leaders should plan for renovations to facilities so that industry standards continue to be met. Wildlife viewing, fishing and hunting should be provided to cultivate support for the protection of fish and wildlife.



Eastern Salisbury Township

Existing Community Recreation Facilities & Connections



Public Recreation

1. Dodson Park
2. Franko Farm Recreation Area
3. River Road Playlot
4. Walking Purchase Park

Public Schools and Recreation Areas

5. Harry S. Truman Elementary School
6. Salisbury Township Senior High School

Private Recreation

7. Kids Peace Broadway Campus

— Proposed Complete Streets

— Existing Bike Trails

Base Information Provided By:

Lehigh Valley Planning Commission.

0 1,500 3,000 Feet



Urban Research & Development Corporation
28 West Broad Street Bethlehem, Pennsylvania 18018 610-865-0701

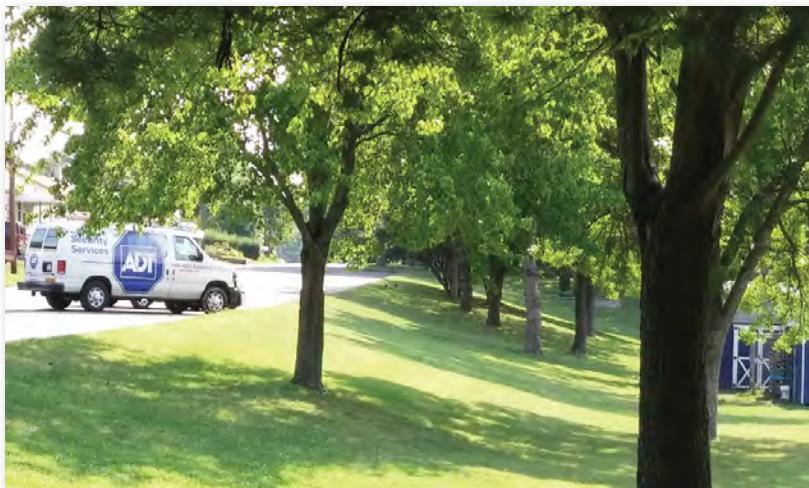
C. Site Information & Analysis



1.1 LAUBACH PARK - Introduction to and Description of the Site

- a. Physical, Natural and Cultural resources of the site
 - Physical resources

Laubach Park consists of two adjacent parcels that together equal 14.1 acres. Residential backyards adjoin the park property to the east, south and west. The homes to the south are separated from the park by Trout Creek. The homes to the east are separated by on lot fencing and landscaping, some of which overlaps the park property. The homes to the west are separated from the park by the pond overflow "brook."



Pull In Parking on Lehigh Ave. at Laubach Park

Access to the park is from one of two collector streets, Susquehanna Street or Emmaus Avenue, both PennDOT roads. The speed limit on these local highways is 35 and 40 mph, with few signals or stops along the routes. This makes them difficult for pedestrians or cyclists to cross. Fairview Road, also a PennDOT street, joins the two collectors and borders the park to the west. Lehigh Avenue, a local street borders the park to the north.

A 30 car parking lot is located on Fairveiw Road. A 27 stall parking area is located on Lehigh Avenue. The township installed 30 pull in angle parking spaces along Lehigh Avenue to alleviate vehicular congestion in the neighborhood during SYA football games at Laubach Park. The streets around the park do not have sidewalks or curbs. People walk and bike in the streets.

Circulation through the park for vehicles and pedestrians is an 8' wide bituminous path that connects the parking areas on the west side of the park. The wide path crosses Trout Creek on a 10' wide concrete bridge. The path is in fair condition, is moderately sloped and is frequently full of debris from wash outs at the top of the park and Lehigh Avenue.

There is a PPL high power transmission line crossing over the park and the pond on the west side of the park within an existing 60.0' easement. The ladder type tower was just replaced with a 100' tall T-pole. During the installation, PPL clear cut through 4 properties on the west side of the park and removed several trees around the pond. There is a 20.0' sanitary easement crossing the park along the southern border near the creek. The park is served by sanitary, electric and water utility services.



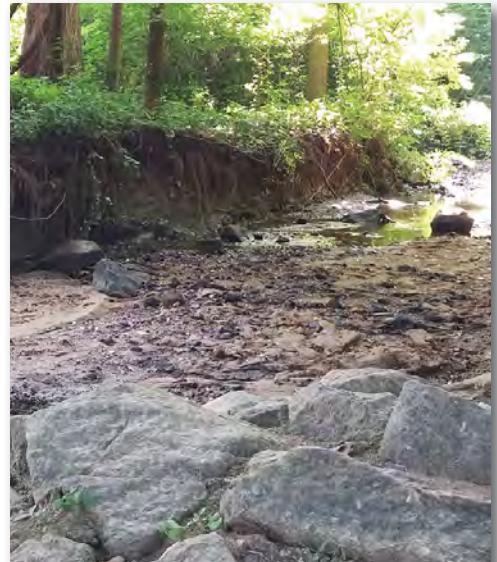
Existing recreational facilities include 2 baseball fields with overlapping outfields, also used as a football field. Pylons, lighting, a scoreboard and multiple sheds are installed as support structures for these activities. A softball field with sheds, benches and field fencing and a playground are installed within the Trout Creek floodplain. 2 tennis courts lie in the middle of the park, uphill from a pavilion. Basketball courts are to the east and adjacent to the Lehigh Avenue parking lot. A pond is located in the North West corner of the park, west of the parking lot. A man made "brook" serves as overflow between the pond and Trout Creek.

ADA access to facilities at Laubach Park is limited. A handicapped person can access the park by vehicle and there are parking spaces designated for handicapped users but no paths to facilities from the parking areas would meet today's ADA criteria. The pavilion can be accessed by vehicle on the wide bituminous path, but the restrooms and the playground area are not ADA accessible. The athletic facilities, pond and creek are not accessible.

There are a few benches in the park. Concrete and wood benches are placed around the pond. Plastic coated metal benches are located near the basketball courts and playground. There is a memorial tree planted near the pond and a built memorial to an SYA president on the hill overlooking the largest baseball field, which is named in his honor.

- Natural Resources

Laubach Park lies in a valley between Lehigh Mountain and South Mountain, and the headwaters of Trout Creek were formed in this natural drainage basin that collects water from both mountains. The area near the headwaters and on Lehigh Mountain is known for seeps and there are seeps in Laubach Park. Stormwater management is a well-documented problem for the township in the Laubach Park neighborhood and within the park itself. The township has installed storm drains on Lehigh Avenue to divert stormwater to the pond. The township has installed waffle drains in the park to help keep lawn areas and fields dry. The storm inlets discharge directly to the pond and the drain lines discharge directly into Trout Creek. Both water bodies have suffered the negative effects of this direct stormwater discharge.



Trout Creek at Vehicular Access Bridge

Trout Creek is a HQ-CWF, (high quality cold water fishery) that drains to the Little Lehigh Creek, another HQ-CWF to the west of the park. The pond drains to Trout Creek by way of a man made rock lined channel. The pond is spring fed and shallow, with some catfish able to survive the warm environment there. There are seeps near the pond that can be felt as one walks around on the lawn that surrounds the pond. Trout Creek has an average 12' buffer of trees and scrubby vegetation. The banks of the creek are eroded and there is silt loading on the curves. The park



facilities located at elevations of 525 and lower are inundated with water several times during the year. This includes the playground, softball field and parts of the pavilion. Stormwater rushes into the site from the north and Lehigh Avenue and from between the homes on the east side of the park. The baseball dug out's, although they are at the top of site, flood with stormwater regularly during the playing season.



Laubach Park - Wash out on slope up to Tennis Courts

The topography of the site is gently sloping from north to south at an average slope of 5%. The high point of the site lies along Lehigh Avenue, to the north. The low point is Trout Creek. The baseball field was installed by cutting the field into the slope at the top of the park. This created steep (10-15%) slopes to the north and east of the field.

There is one soil in the park, WaB2, or Washington Silt Loam, 3-8%, moderately erodible. Washington soils are deep and well drained, with a high available moisture capacity. Depth to bedrock is typically between 3 and 15'. The underlying material is glacial till or frost churned material weathered from limestone. The underlying limestone puts the site at risk for sinkhole development. The underlying geology is Allentown Dolomite. The native vegetation was oak, maple, walnut, hickory, chestnut and yellow poplar.

The western and southern borders of the park are wooded. There are native hardwoods within the wooded area along with some invasive species. The area around the pond is scattered with trees. Small ornamental trees are dotted along the eastern and northern borders of the park nearer the athletic facilities. The PPL easement has been clear cut and no trees may be planted within this easement. This wooded area within the park is dark, not maintained and feels unsafe. It also blocks visibility between the pavilion and playground areas and the pond and parking lots.





1.2 FRANKO FARM - Introduction to and Description of the Site

a. Physical, Natural and Cultural Resources of the Site

- Physical Resources

Franko Farm consists of 93.72 acres of land. The home sites near the park are large and predominately wooded. A new development is being installed to the east. One residential lot is located in the south-east corner of the park. Two homes are located adjacent to the park on the west border. The original farmhouse is on the property and is rented to the ex-township Chief of Police who serves as park care taker. A concrete block building located in the south west corner of the park is used by the township maintenance department and by the police. There is a fenced police training facility behind this building.

Access to the park is from Emmaus Avenue via Honeysuckle Road, a winding steep local road. The park's western most boundary touches Honeysuckle Road at the entrance to the township recycling center. The two parking areas in Franko Farm are accessible from Black River Road, a local rural road that weaves up over South Mountain from Lower Saucon Township to Honeysuckle Road. The speed limit on Salisbury Township roads is 35 mph, unless posted otherwise. The larger parking lot, a paved softly curved linear configuration, holds 56 vehicles, an adequate size for most athletic events. A smaller 20 car lot lies adjacent to the farmhouse for community gardeners and municipal employees.



Franko Farm – Primary Park Entry on Black River Rd.

Pedestrian circulation through the park is on gravel and ten foot wide mowed pathways. The existing paths are remnants of numerous pathways installed as part of the development of the 1994 master plan. These were gravel or mulched paths, and most are overgrown with vegetation to the point that they are barely visible. Paths leading to the pavilions and to the pond gazebo are more pronounced.

PP&L uses the large parking lot to access its 5 acre major transmission line easement, ranging between 60 and 100' wide, that cuts through Franko Farm from south-west to north-east. The utility company has clear cut vegetation in the easement, leaving a wide swath of rough un-navigable vegetation which divides the park in two.





PPL Vegetation Management in Franko Farm

The farmhouse is serviced from electrical poles on Black River Road. There is electrical service to the pond pump. No public water service exists on the site. The farmhouse is serviced by an on-site well. A well house is located between the farmhouse and the concrete block police building. No public sewer service exists in the park. The farmhouse has a drain field installed. Portable toilets are used by the township and the SYA for their needs during the season.

Existing public recreational facilities include a 90' baseball field with fencing and a storage building, a full size soccer field, a sand volleyball court, 2 pavilions with grills, a pond with a gazebo, gravel pathways, mowed pathways, interpretive signs, benches, parking and a community garden.

ADA access to facilities at Franko Farm is rudimentary. There are paths leading to facilities, but the surfaces and materials do not consistently meet ADA guidelines. A handicapped person can access the park by vehicle and there are paved parking spaces designated for handicapped. The part of the site to the south of the power line easement is gently sloped to allow accessibility, but north of the power line easement, slopes increase and ADA accessible pathways would require grading and switchback configurations. There are no trail systems on the mountain that could connect to Franko Farm.

- Natural Resources

The topography of the site is gently sloping from south to north in the area which was once home to the farming operations, and more steeply sloped to the north past the power line easement.

The following soils and soil characteristics are found on the site:

Cokesbury Silt loam (CoB) – This soil type is poorly drained, with slow surface runoff and a high water table during winter and spring. Typically found on slopes between 0-8% in upland depressions or along the base of steep slopes. Depth to bedrock ranges from 6 to 10', with depth to fragipan of 20-30", typically gravelly.

Gladstone Gravelly loam (GeB and GeC) – Very deep well drained soils occurring on upland divides and rolling foothills. Depth to bedrock is 5' or more. This soil type is a gravelly silt loam with partially hydric soils. Runoff is medium. Slopes vary: GeB has slopes between 0-8%, GeC is found on slopes of 8-15%.



Gladstone Gravelly loam (GfB) – Very deep well drained soils occurring on upland divides and rolling foothills. Depth to bedrock is 5' or more. Runoff is medium. Gladstone gravelly loam is very bouldery and partially hydric. on slopes of 0 - 8%.

Glenville silt loam (GnA) – Very deep moderately well drained to poorly drained soils found on upland flats, footslopes, or drainage headways. Depth to bedrock 60", depth to fragipan 15 - 30". These soil types are found on slopes between 3-8% and are partially hydric.

Neshaminy Silt loam (NaB and NaC) – Deep and very deep, well drained soils typically found on uplands and extremely boudery. Depth to bedrock is 48". The soils are partially hydric and found on slopes of 3-8% (NaB) and 8-15% (NaC).

Neshaminy gravelly silt loam (NhD) – Deep and very deep, well drained soils typically found on uplands and extremely boudery. Depth to bedrock is 48". This soil is extremely bouldery and found on slopes of 8-25%, also partailly hydric.

Bedrock geology at the park is Yba. Micorporthite alaskite (mesoproterozoic) Pale pink white or buff weathering, pinkish white, medium to coarse grained, massive, moderately foliated granite composed of microcline microperthite, quartz, oligoclase, and trace amounts of hornblende and/or biotite, zircon, apatite, and magnetite.

Nearly 15 acres of the park is transitional forest like, with large shrubs, small trees and some invasive plants. These transitional areas are remnants of lands once tilled for farming. 20 acres, the largest contiguous wooded area on the site, is found in the northwestern corner of the park property. These mature woodlands occupy an area which was never farmed due to the steep slopes found here. The soil is gravelly with visible rock outcrops. Native hardwoods in the woods include oak, maple and tulip trees. Shade trees were planted during the development of the master plan throughout the area south of the power line easement.

Franko Farm sits at the top of the Little Lehigh Creek Watershed, a high quality cold water migratory fishery. Most of the stormwater from the park flows down South Mountain to the north to the Trout Creek headwaters in Laubach Park. A very small portion of the Franko Farm land, in the south-east corner, drains to Black River and the Saucon Creek Watershed. Black River is a cold water migratory fishery, but is not rated as high quality.

There is a small spring fed pond on the Franko Farm property. The pond has been planted with a native grass buffer and the level of water in the pond fluctuates within the buffer. There is a pipe running from a well near the farmhouse to pump water into the pond if levels get low, but this is not typically necessary. The pond overflow is a pipe that discharges water onto Black River Road. The pond has sunnies that can be caught fishing from the gazebo.



William H Laubach Memorial Park & Franko Farm Recreation Area

- Cultural Resources

The past farming history of the Franko Farm site has been largely destroyed. The suggestion of farming operations remains in the community gardens, which are well used. The stone farmhouse and summer kitchen remain on the site and have seen upgrades. The garage building currently used by the police department and public works was not an original structure, but was added during the time the Franko's owned the property. The 1994 master plan recommended the farm house as a meeting place for committees such as the Environmental Advisory Board and the Recreation Committee. If the home is vacated in the future, it will need to be updated to current codes for public use. A small display depicting the history of the site could be created for display at this time.



Franko Farm Stone Farmhouse



LEGEND

- Park Property Line
- Road Right of Way
- Contour Line - 1'
- Contour Line - 5'
- PPL Power Line Easement
- PPL Access Easement
- Pond Water Boundary
- Cartway
- Fence
- Overhead Wires
- Underground Electric
- Water Lines
- Storm Drain Pipes
- Woods
- Buildings
- Gravel Pathways
- Grass Pathways
- Pond Buffer Planting
- Soil Boundary
- Soils
- Existing Trees
- Handicap Parking

SITE DATA
Salisbury Township - Lehigh County, PA

SITE: 93.7194 ACRES
ZONING: CR: Conservation Residential
SOILS:

Cokesbury Silt Loam (CoB)
Gladstone Gravelly Loam
(GeB) (GeC) (GfB) (GfD) (Gff)
Glenville Silt Loam (GnA),
Neshaminy Silt Loam (NaB), (NaC)
Neshaminy Gravelly Silt Loam (NhD)
Udorthents (Ua)

UNDERLYING GEOLOGY: Allentown Dolomite
TOPOGRAPHY: 15-25 Acres - 15-25% Slope

35-45 Acres - 10-15% Slope
15-25 Acres - 5-10% Slope

WATER: Spring Fed Pond, No Wetlands or Streams
WATERSHEDS: Little Lehigh Creek (HQ-CWF), Saucon Creek (CW-MF)

EASEMENTS: PPL (5 acres)

UTILITIES: Onsite Water, Drain Fields, Electricity

PPL Easement Access Road. Gravel surface through park to easement

90' Baseball Field with 300' Outfield

Full Size Soccer Field

4-5' wide Gravel Pathways, .3 mile loop
Encroached with Vegetation

PPL Easement. Clear Cut, 5 acres
Restrictions include building,
grading and tree planting

10' Wide Mowed Grass Pathways
in loop system,
approx. .75 miles in length

Cell Tower.
Access from Recycling Center

Community Gardens
Original Farmhouse and Parking Lot
Garage Used by Township Police Department

Transitional Woodland previously farmed. Large percentage of
invasive plant species present. (Between 20 - 40 acres)

Salisbury Township Recycling Center Access from Honeysuckle Road
Located at site of small abandoned quarry

Mature Woods on Steep Slopes with limited understory present.
(Between 13 - 25 acres)

GRAPHIC SCALE 1" = 200'
0 200 400

Park metes and bounds shown are
based on Deeds and Plans of Record.

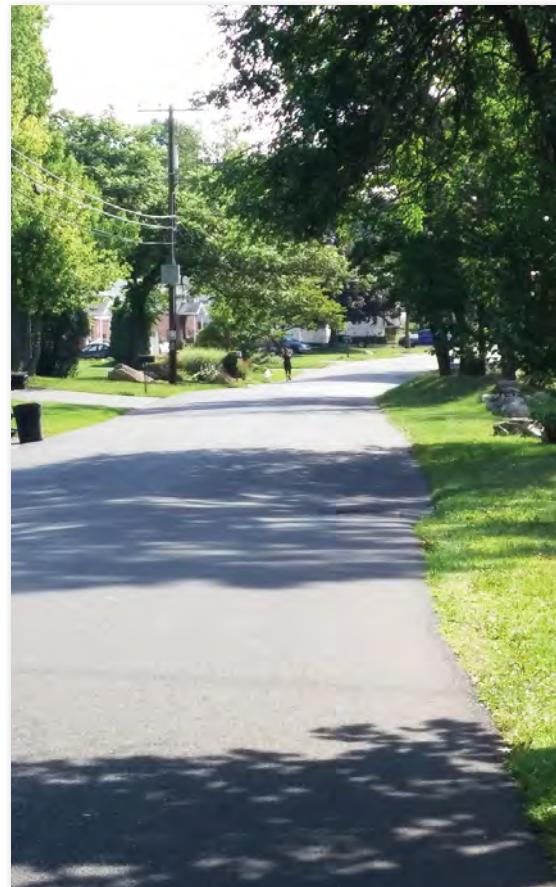
2.1 LAUBACH PARK - Use Analysis

The haphazard development of the active athletic facilities at Laubach Park brought overcrowding and environmental degradation. Laubach Park is well used and appreciated by the community primarily for its location. The crowded overlapping athletic facilities prohibit the use of the park for passive recreation so that the park does not meet the needs of all residents.

a. Advantages of the Site

This site is well suited to a public neighborhood park for the following reasons:

- The park is surrounded by a moderately dense suburban population. The park is home base for the SYA, an active youth sports organization that provides opportunity for youths from 500 area families.
- Laubach Park has the potential to provide both passive and active recreational opportunities for many users and age groups.
- The spring fed pond and Trout Creek are environmentally significant features that deserve to be protected. Riparian buffers offer habitat for birds, amphibians and small wildlife.
- The pond and creek provide opportunities for interactive environmental education.
- The natural topography of the site is about a 5% grade, allowing facilities to meet ADA requirements with some modification. The township's aging residential population would benefit from this kind of modification.
- Working with the existing grades and topography, storm water can be managed on the site, before entering Trout Creek. This will help to alleviate the degradation of the stream banks and silt loading that is evident now.
- This 14.1 acre park is large enough to accommodate a half mile long, multi use trail around it's perimeter.
- The park is served by water, gas, sanitary and electric utilities.
- The park is 2.0 miles south of Lehigh Mountain Bike Trail network and Walking Purchase Park. Franko Farm is located atop South Mountain, visible from Laubach Park. Laubach Park visitors can be made aware of nearby recreational venues with maps or directional signs located within Laubach Park.



Dog walker on Lehigh Ave across from Laubach Park



- Funding and Financial Stability

Communities are encouraged to develop partnerships and to seek out all available funding sources to develop, maintain and promote local recreational opportunities.

6. Public Participation

a. Key Study Committee

A group of 20 individuals involved in the community participated in the master plan process by serving on a Key Study Committee. They attended monthly meetings, public meetings, and responded to surveys and questionnaires. After it was determined that Franko Farm would be added as a second master plan, the group committed to 4 additional meetings. Meeting Minutes were posted on the client project webpage.

b. Key Person Interviews

Fourteen persons with knowledge of Laubach Park and the community were interviewed. Five additional interviews were held concerning Franko Farm. Interview results are attached in Appendix A of this report.

c. Public Meetings

There were 2 public meetings held to gather public opinions in support of the planning for Laubach Park and Franko Farm. An article appeared in the Salisbury Press after the first public meeting in April, followed with an article in the Morning Call on May 31, 2016 about proposed improvements being planned for the parks. A second public meeting was held on August 15, 2016 for final public review and comment.

d. Surveys

There was a student survey provided on line for students from the Salisbury High School. A committee member, Brian Muschitz, promoted the survey. Results are attached in Appendix B of this report. A survey was also handed out during the first public meeting. Results from the public survey are attached in Appendix D of this report.

e. Client Web Page

A web site was set up for the Key Study Committee to access the plan as it was taking shape, meeting minutes, upcoming meeting agenda and other information relevant to the project. Committee members could email comments to the consultant with regard to Draft Plan Sections, sketches and survey results.



b. Disadvantages of the Site



Fairview Rd., a PennDot Rd to Laubach Park

- Non-vehicular access to the park is limited by lack of sidewalks and narrow cartways.
- The required protection easements from streams and water bodies reduce the area within the park available for active recreation by more than half.
- The recreation areas close to this park are not accessible by alternative transportation.
- The wooded area along the western property line blocks visibility in the park and contains noxious vegetation.
- There is no land on which to expand the park unless the township purchases adjacent residential lots as they become available in the future.
- Storm water runoff has a negative impact on all elements in this park.
- The baseball fields have overlapping outfields and share those outfields with football in the fall. This eliminates the possibility of fall ball for youth whose passion is baseball.
- The sports lighting and noise from the loudspeakers is a source of irritation for the neighbors whose homes are adjacent to the park.
- The On-site parking and on street parking is fully utilized during sporting events, and there is no additional room to create more parking on the site.

c. Environmental Concerns

- The existing wooded areas in the park contain invasive species. This area should be cleared of invasive species and planted to support wildlife.
- The existing riparian buffer along Trout Creek is narrow, the banks of the creek are eroded, and the stream bed is silt loaded. When the stormwater problem has been dealt with effectively, the banks of the creek and riparian buffer should be restored.
- The water quality of the pond is poor, due to the direct discharge from street inlets. Stormwater will need to be managed in a more natural way to improve water quality in the pond.
- A hydrology study should be undertaken to determine how much water is coming to the park before any development improvements are undertaken.
- All future development within the park will have to comply with any DEP and MS4 regulations for storm water management applicable to the HQ-CWF creek.



2.2 FRANKO FARM - Use Analysis

The top gently sloping part of the site has been used in various ways, for farming and now for recreation. The development of the active athletic facilities brought more users to this community park.

a. Advantages of the Site

This site is well suited to a public community park for the following reasons:

- The park is large. There is enough land to accommodate many uses and to attract many types of users.
- The large flat area at the top of this mountain is ideal for ADA accessibility and for further development of accessible facilities and amenities.
-



Looking west across the park from the main parking lot

- The park is located in a rural residential neighborhood, with good vehicular access and established activities.
- The addition of the athletic facilities brought the park to the attention of more residents. There is room at Franko Farm for additional active facilities, and additional passive facilities, with room for separation between them.
- The soccer field installed at the park is the only full size soccer field in eastern Salisbury Township.
- The existing spring fed pond is well visited and has been planted to create a habitat for birds, amphibians and small wildlife. There is additional land to expand wildlife habitat and to physically connect habitats to the existing wood lands on the property to the north.
- The park is served by some existing utilities, including water and electric utility services.
- Franko Farm has a Facebook Page, and visitors post scenes of many activities that take place there, in all seasons of the year.



b. Disadvantages of the Site

- Access to the park, is limited to vehicular travel. Cyclists do travel Honeysuckle Road, but recreational cyclists and families would find the steep slopes difficult to navigate.
- The recreation areas close to this park are not accessible by alternative transportation due to parcel ownership.
- The land south of the power line easement is reverting to scrubby transitional forest which includes invasive and noxious vegetation.
- The northern portion of the site is wooded and steeply sloped. There are pockets of very gravelly soils.
- The water table on the southern portion of the site can be high during the year. The pond is spring fed and the basement of the farm house needs to be pumped out during times of seasonal high water.
- The existing 90' baseball field has been graded with the home plate area being lower than the outfield.
- The PPL power line easement restrictions do not allow this land to be used for any building, or object over 10' in height.

c. Environmental Concerns

- The existing scrub areas in the park are known to contain some invasive species. These areas could be cleared of invasive species and planted with species that would provide food and shelter for wildlife.
- PPL and a cell phone tower company both have access to the park. Both are clearing and removing vegetation and trees from the park. The township should ensure that no high value trees are removed by these utilities, and that any and all disturbed ground will be returned to an environmentally positive condition. High value trees should be evaluated for replacement cost and the money used for native tree planting on the site.
- All future development within the park will have to comply with any DEP and MS4 regulations for storm water management applicable to the Little Lehigh Creek Watershed.

3. Pennsylvania Natural Diversity Inventory (PNDI)

A Pennsylvania Natural Diversity Inventory search was conducted in conjunction with the grant application for this Master Plan. The search results indicated there would be no impact from the development of Laubach Park or from the development of Franko Farm on any species or resources of special concern to the State of Pennsylvania.

A new search was done in conjunction with this master plan to rule out the possibility of conflict with a bat species of concern added to the list in May of 2015. There are still no conflicts. Copies of the receipts can be found in Appendix E and F of this report.



D. Activities & Facilities Analysis



1. Community Needs

The needs of community residents have driven the process for the redevelopment of Salisbury Township Parks since 2005 with adaptation of the Salisbury Township Parks, Recreation and Open Space Plan. The township wrote a master plan for a park in western Salisbury Township, Lindberg Park, in 2012. After this master plan was written the township applied for grant and community match money and has seen the Lindberg Park Master Plan through nearly 5 phases of development. One objective of the Lindberg Park Master Plan was to increase accessibility both to the park and within it. There are a number of handicapped residents that visit Lindberg Park on a daily basis since accessibility improvements have been installed. Meeting the needs of the handicapped in Eastern Salisbury Township will be a goal of this master plan as well, both in Laubach and in Franko Farm Recreation Area.



Tennis Court access does not meet ADA criteria

A. Laubach Park is the second largest neighborhood park in the township and is the focus of this master plan study with an eye towards renovation. As part of the planning process, Key Persons, a Key Study Committee, a group of interested high school students and the public provided insights as to current problems and what a successful outcome might look like. The following recommendations were the result of this yearlong study:

- There are too many active and not enough passive recreational opportunities at Laubach Park.
 - Provide accessible pathways through the entire park.
 - Integrate active and passive facilities in the park.
 - Relocate the playground and pavilion closer to Lehigh Avenue to improve accessibility, reduce vandalism and prevent the frequent flooding of these facilities.
 - Basketball is the most popular activity among school aged kids and basketball courts must remain as an available activity.
-
- Relocate the tennis courts which are poorly located and not often used.
 - Relocate one ball field and the football field to eliminate over lapping outfields, worn out turf and to improve the condition of all fields.
 - Improve the water quality of the pond to provide a suitable habitat for fish, so that fishing contests can be held again.
 - Create a wetland around the pond to cleanse and cool stormwater. Discontinue direct stormwater discharge into the pond.
 - Restore the banks of Trout Creek and the riparian buffer and provide limited access for visitors.
 - Improve visibility and sight lines through the park, especially between the pavilion, playground and the pond to deter vandals.
 - The SYA would like a building for storage and concessions, which would allow them to



- eliminate nearly 12 sheds currently located within the park.
- A hydrology study should be undertaken with a goal of managing stormwater naturally, prior to any development.
- Remove the internal parking on Lehigh Ave, placing all parking along Lehigh Avenue. Renovate the lower parking lot.

B. Franko Farm Recreation Area is the only park land owned exclusively by the township that is large enough to serve as a community park. The park is currently a mix of both active and passive facilities and the focus is towards the addition of recreation opportunities while preserving the rural natural feeling of the park. As part of the planning process, Key Persons, a Key Study Committee, a group of interested high school students and the public provided insights as to current problems and what a successful outcome might look like. The following recommendations were the result of the yearlong study:

- Maintain the natural grass walking paths that provide access to the natural and quiet areas of this large park.
- Install one 90' baseball field to replace the field being removed at Laubach Park.
- Integrate new active and existing passive facilities within the park, do not group all of the active facilities together.
- The best location for the athletic facilities is south of the power lines, where grades are level to gently sloping. The existing ballfield at Franko Farm is in better condition than the fields at Laubach, due to the stormwater issues at Laubach Park.
- An additional ballfield and a multipurpose field installed at Franko Farm would meet current and future needs for the SYA. Enrollment in the youth sports group has been steady for many years.
- Franko Farm would be an excellent place to install tennis courts. There is more land to build courts, they will be close to parking, and to the school district. The school district has no courts and is using the courts at Lindberg Park because there are only 2 courts at Laubach.
- Installing a Disc Golf Course at Franko Farm would provide development and would provide an activity for older youth.
- The gravel pathways which are overgrown should be paved to improve access to the pavilions, pond, community gardens, ball fields, soccer field and sand volleyball court.
- Evaluate the farmhouse for use as a community center for passive activities and for a potential addition to add active uses in winter. Modifications to the structure will be required for public use.
- The farmhouse could house a small historical exhibit about the township and the Franko Farm site.
- Invasive vegetation should be removed and reforestation of the transitional woodlands should take place. A plan to maintain and manage the 13 existing wooded acres should be undertaken.



William H Laubach Memorial Park & Franko Farm Recreation Area

C. Dodson Street Park is a 2.83 acre parcel the township leases from Lehigh County. The SYA has two (2) 40-50' diamond T-Ball fields at Dodson Street, and the outfields of those 2 fields for soccer practices for young children. The SYA and the study committee have agreed that Dodson Street Park will continue to be used by the youth sports organization for T-Ball as there is no other land available and suitable for this use.



Dodson Street Park
T-Ball fields

2.1 Facilities Analysis

A. ACTIVE FACILITIES PROPOSED FOR LAUBACH PARK.

Participation rates have been provided by SYA, the sports organization that registers residents and schedules the fields. Participation rates within the youth organization have been steady for the past 10 years although the Salisbury Township School district population is declining slightly. NOTE: Facility sizes based on the Army/Airforce Technical Manual for the Planning and Design of Outdoor Sports Facilities.

2 - Basketball Courts.

Existing Facility to be relocated to create space for a full 70' baseball field and outfield.
Condition Court Surface is in Good Condition.

Chain nets are in poor condition and are unpopular with users.

Level of Use High level of use in all seasons when weather permits.

Type of Use Unstructured use. SYA runs a summer league depending upon interest.



Spectators	More seating near the courts is desired by users.
Size	The courts are 50x84, NCAA sized for high school aged play.
Orientation	Existing courts are East/West. New courts shall be North/South as recommended.
Slope	Shall be a maximum of .08% on a bituminous surface. Due to the existing slopes at the site, a wall may be required.



Basketball Courts at Laubach Park

1 - 70' Baseball Field with 200' Outfield (Frank Adamcik Field)

Existing Field to Remain

Condition	Fair Condition. Built In dugouts flood, field is unplayable in wet weather. Outfield is bumpy.
Level of Use	High level of use from early spring into summer.
Type of Use	Structured Use. Practices or games daily. SYA has 13-14 teams (175 kids), using all 3 fields at Laubach Park. This 70' field is used for 4 teams, kids aged 13 to 14 years Fall ball can not be played at Laubach due to football season and field overlap.
Spectators	Bleachers are available for spectators but no ADA access is provided.
Size	70' skinned infield, 200' foul lines with 200' outfield
Orientation	Current orientation shall remain as South/West
Slope	Baselines and home plate should be level. This facility will remain where it is with grading revisions to improve playing conditions.

1 - 60-70' Baseball Field with 200' Outfield (shared outfield with Frank Adamcik Field)

Existing field to be relocated

Condition	Poor Condition. Field can be unplayable in wet weather, Field grading is incorrect, slopes are not level, thin outfield turf
Level of Use	High level of use in spring and summer, SYA has 13-14 teams that use all 3 fields at Laubach Park.
Type of Use	Structured. Practices and games daily. The 60-70' field is used for 2 teams, kids aged 8 to 12 years.
Spectators	Bleachers are available for spectators but there is no ADA access.
Size	60' skinned infield, 200' foul lines and 200' min. center outfield
Orientation	Field will be oriented North/East
Slope	Baselines and home plate should be level. This facility will shift to the west about 50' to provide full 200' outfields for both remaining baseball fields.



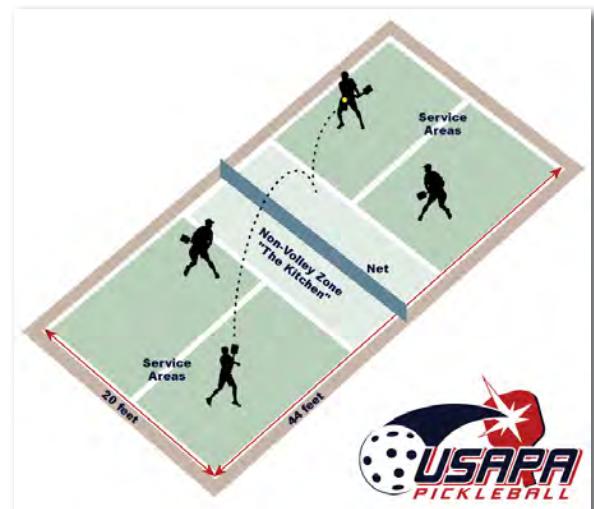
William H Laubach Memorial Park & Franko Farm Recreation Area

1 - Football Field

Existing Condition	Field to be relocated to remove overlap with two baseball outfields Poor Condition. Field is bumpy, uneven, improperly graded, with thin turf and soggy conditions in wet weather
Level of Use	Goal posts and lighting are installed, these will be relocated. High Level of use in fall.
Type of Use	Structured. Practices every night of the week. Games played at High School due to poor field conditions at Laubach Park. SYA will use the field for soccer practices in spring and summer months. 160-175 kids are enrolled in the SYA Soccer program. The one full size soccer field in the township is at Franko Farm.
Spectators	Bleachers are moved from the baseball fields for spectators
Size	160'x360' with 12.0' unobstructed perimeter. NCAA Jr. Football League
Orientation	Northwest/southeast on long axis if fall play is anticipated. Ideal orientation will not be attainable due to the land area available. The SYA has approved the proposed new field location to minimize grading and to lessen the disruption of the baseball season.
Slope	Longitudinal crown with 1% slope to the sides. Ideal grades will not be attainable at Laubach Park with existing 4-5% slopes and the land area available for the field. 2% will be most likely.

2 - Pickle ball Courts

Proposed Level of Use	New facility Anticipated to be high This activity can be enjoyed by less mobile adults and young children Summer Playground needs a court surface for programmed activities Summer Playground enrolls 30-40 kids for a 6 week summer program
Type of Use	Unstructured
Spectators	Benches will be provided, not many spectators anticipated
Size	20'x44' court, total playing area 34'x64' preferred. 2 courts require 68' x 64' (USAPA, USA Pickleball Association)
Orientation	North/South preferred
Slope	0.8-1% preferred. This may require a wall around the courts at one end, due to the existing grades at Laubach Park.
Fence	Vinyl coated chain link fence, similar to that used around tennis courts



B. PASSIVE FACILITIES PROPOSED FOR LAUBACH PARK

1 - Playground

Existing Condition	To be relocated with some existing and some new equipment Poor - located in Floodplain Under water in wet weather, mulch floats out
Level of Use	Spray feature disabled and buried due to rusting High; after Basketball this was the second most popular feature of the park among high school students, esp. the swings
Type of Use	Summer Playground, 30-40 kids use the playground in summer
Size & Layout	Unstructured Facilities will be relocated uphill, with .10 to .25 acres anticipated for playground area. Manufactured pieces will be upgraded, more natural elements added and splash pad will be installed.
Seating	Benches and gathering spaces will be incorporated into the playground Playground will be inclusive and accessible to all

Laubach Park Pavilion & Rest Room Building



1 - Pavilion

Existing Condition	To be Removed, New pavilion to be installed outside of floodplain Poor - Dark damp smelling structure, frequently vandalized, floods during wet weather Rest rooms and storage integral to structure
Level of Use	Rest rooms not ADA, dark, dilapidated and vandalized High. Rented in summer. Used as a teen hang out on summer nights
Type of Use	Summer Playground, 30-40 kids use the pavilion in summer Summer Playground is structured. Other uses unstructured.
Size & Layout	Restrooms to be opened by police dept. on a daily basis, not always opened due to vehicular and pedestrian inaccessibility New Pavilion sized to accommodate wheelchair access around picnic tables New restrooms would be in a separate location and ADA accessible



William H Laubach Memorial Park & Franko Farm Recreation Area

Pond/Wetland

Pond Condition	Existing, Wetland is Proposed Poor, stormwater is directly discharged into pond water. Pond water is too warm in summer to support fish. Rocks around pond edge prevent geese but do little for water quality. There are seeps in the lawn around the pond.
Wetland	New wetland area proposed to be engineered as a forebay to the pond to cleanse and cool the stormwater
Setbacks Access	Native plants will be installed throughout the area and on pond banks 50' setback required in township ordinances Limited access to the pond will be provided via deck platforms and/or a boardwalk through the area meeting ADA criteria
Education	Interpretive Signs will explain the benefits of wetland areas and the types of plants found there.
Special Needs	A comprehensive hydrology study is necessary to determine the size and structure of all proposed drainage facilities, including the proposed wetland.



Laubach Park Pond Overflow Pipe

Trout Creek Riparian Buffer and Bank Rehabilitation

Trout Creek Condition	Headwaters. HQ-CWF. Poor. Banks are eroded to a depth of 2-4' with silt loading evident on curves. Bridge crossing from Fairfield Road parking lot is designed to allow the creek to overflow the bridge deck, but debris clogs pipes under the bridge.
Setbacks	50' setback required in township ordinances. Existing softball field located within the riparian buffer area and floodplain will be removed.
Access	No formalized access to or near the creek. Trout Creek is not recognized as a natural feature of the park. Proposed pathway along creek will guide visitors through an enhanced riparian buffer
Education	Interpretive signs will explain function of riparian buffer and types of plants found there. Salisbury High School students have expressed an interest in being involved with the restoration.
Special Needs	Stormwater issues upstream need to be studied and be resolved first





Laubach Park Pond Overflow Pipe

Wooded Area

Existing Condition	Dense vegetation along west property line including quality hardwoods. Grove of trees are mature, native hardwoods mixed with noxious vegetation that has filled the understory along the property line
Proposed	During the writing of this report, PPL has clear cut their powerline easement which crossed through Laubach Park and over the pond. Many trees were felled. Trees removed in development will be replaced with native hardwoods, planted through-out the park and along the proposed perimeter path. Invasive plant species will be removed

Perimeter Pathway

Proposed	Perimeter Pathway would be 8' in width, pervious bituminous Grades would meet ADA criteria, maximum 5% longitudinal slope and 2% cross slopes. Length around perimeter of park will be .5 to .6 miles.
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C. SUPPORT FACILITIES PROPOSED FOR LAUBACH PARK

1 - Storage/Concession Rest room Building

Existing	SYA has 12 sheds, dotted around the park. One of the sheds houses the concession stand, which is an essential funding source for SYA.
Proposed	A permanent structure to be located centrally in the park and close to utilities. The building could house rest rooms, concessions, and storage for both the township and the athletic association. This would eliminate the need for multiple sheds.



*Laubach-Concession and Storage Sheds
(note bare turf)*



William H Laubach Memorial Park & Franko Farm Recreation Area

Other Athletic Facilities

Existing The SYA has night lighting, a score board, and seating among the amenities that it uses in support of its youth athletic programs.

Proposed The SYA should continue to negotiate with the township to install amenities the organization needs as those needs arise.

Internal Access Pathways

Pedestrian Access To all facilities, meeting ADA criteria. Paths would be pervious bituminous, a minimum of 6.0' in width, with a maximum longitudinal slope of 5.0% and a cross slope of 2.0%

Vehicular Access. Provide access to storage building with a single lane drive signed for Authorized Vehicles Only. 12-16' wide and paved.

Parking

Existing The number of existing spaces is adequate to meet the needs of the visiting public, with some overflow needed during sporting events. 30 Spaces. Drive-In angled parking along Lehigh Ave., no HC spots. 30 spaces. On site lot accessible from Lehigh Ave. Poor condition and slopes exceed ADA requirements, although 1 handicapped space is provided. This lot will be removed to maximize land available for recreation.

Proposed 29 spaces. On site lot accessible from Fairview Road. Irregular in shape and partially located within the Trout Creek floodplain. One Handicap space provided with no access aisle.

Proposed 38 spaces. Add Drive-in angled parking on Lehigh Avenue west of existing. 2 ADA spaces with access aisle to new sidewalk. Pervious paving and concrete curb will be used to guide stormwater to a vegetated swale, minimizing stormwater runoff into the park. A row of street trees will be planted behind the new parking spaces to beautify the view from the homes across the street.

Proposed 37 Spaces. Renovate existing Drive-In angled parking. Add 2 spaces meeting ADA with access aisle, sidewalk and curb inlets directing stormwater to a vegetated swale, minimizing runoff into the park.

Proposed 31 Spaces. Renovating the Fairview Road Lot, to include pervious pavement, and a van accessible ADA parking space. An accessible pathway shared with the access drive will lead into the park.

Stormwater Management

Existing Waffle drains and pipes from street inlets directly discharge stormwater into the pond and Trout Creek

Proposed Use vegetated channels to carry water from east to west along Lehigh Avenue, behind parking spaces and pedestrian walk, gathered in pipes



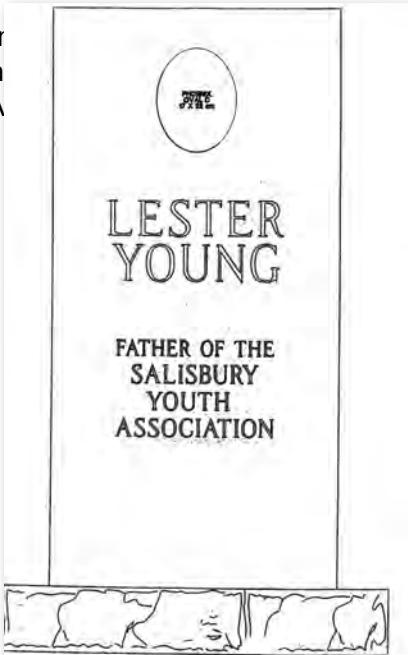
Special Needs: along parking area and draining to the engineered wetland
 Swale may be created on the site to carry stormwater to floodplain
 Hydrology Study will be required to determine size of structures needed.
 The township has undertaken this step as of the writing of this report.

Benches

Existing	Thermoplastic coated benches can be found through-out the park
Proposed	Locate to maximize views of surrounding mountains, to create gathering spaces, to provide places for solitude, to observe nature Select durable attractive materials and designed to reflect the natural environment Site on 12' x 5' bench pads of pervious bituminous asphalt 5'x5' wheel chair resting/turn around areas and ADA

Signs

Existing	Aluminum Rules and Regulations Signs Aluminum HC parking space signs Wooden Park Identification Sign
Proposed	New Park Identification Sign Funding Identification Signs as applicable Age Appropriate Signs for Play Equipment Interpretive Signs for Natural Areas Vegetation Establishment Signs



Memorials

Existing	Baseball Field Memorial dedicated to Frank Adamcik behind the 90' ball field
Proposed	A memorial tree lies in lawn area north of the pond A memorial dedicated to Lester Young, a founding father of the SYA

Deck/Fishing Platform

Proposed	Located within the wetland/pond area providing access to the pond for fishing, also protecting the enhanced riparian buffer around the pond. ADA accessible throughout the pond area, and accessible from paths, sidewalk and the boardwalk through the wetlands. One larger platform adjacent to the pavilion, and one smaller platform across the pond from the pavilion. Install Interpretive signs with information on local fish species. Install Interpretive signs with the benefits of wetlands.
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2.2 Facilities Analysis

A. ACTIVE FACILITIES PROPOSED FOR FRANKO FARM.

Participation rates have been provided by SYA, the youth organization that registers kids and schedules the fields. Participation rates have been steady for at least the past 10 years. The Salisbury Township School district population is declining slightly. NOTE: *The Army/Airforce Technical Manual for the Planning & Design of Outdoor Sports Facilities* is referenced for field sizes and orientation.

1 - 90' Diamond Baseball Field

Existing Condition	Facility to remain. Good Condition. 3 rd base stays damp for a period. Outfield is higher than backstop.
Level of Use Type of Use	High level of use in both spring and fall ball seasons. Structured use. Practices or games daily.
Spectators Size Orientation Slope	SYA has 3 teams (36 kids) that play spring ball at Franko and 4-6 (72 kids) teams that play fall ball at Franko. The 90' field is used by kids aged 14 years and up. The baselines can be adjusted to 70' for use by younger players. There are bleachers set up and no ADA access to this field. 90' skinned infield, with 300' foul lines and outfield. Field is oriented north-east. Existing infield conditions are a .05% slope, the outfield is sloped at about 2.0% towards home plate.



Franko Farm - Existing Baseball Field

1 - 90' Baseball Field

Proposed Facility Condition	Area proposed will require minimal grading to install this field.
Level of Use Type of Use	High level of use in all spring and fall Structured Daily use. SYA has 3 teams (36 kids) that play spring ball at Franko and 4-6 teams (72 kids) that play fall ball at Franko. A second 90' diamond at Franko Farm and the renovation of the fields at Laubach Park will give the SYA 2 90' fields, 2 70' fields and 2 T-Ball fields.

This will meet the needs of the organization for many years to come.



Spectators	There are ADA accessible pathways planned to, from and around all athletic facilities at Franko Farm. Benches and wheelchair resting areas will be provided at all facilities for spectators.
Size	90' skinned infield, with 250' foul lines and a 300' deep pocket outfield.
Orientation	Field will be oriented south-west.
Slope	Infield conditions will be a .01- .05% slope, the outfield will be sloped at 1-2.0% towards the outfield, or the outfield will be crowned to drain water away from home plate.

1 - Soccer Field

Existing Condition	This is the only full size soccer field in eastern Salisbury Township. Level, good condition.
Level of Use	High level of use in fall in soccer season.
Type of Use	Structured use with practices daily. The SYA has 120 youth in the soccer program. The existing field is used both ways, in the north east orientation as a full size field and in a perpendicular orientation for small side soccer practices. Soccer games are played at Salisbury High School.
Spectators	There is no ADA access to the soccer field, or benches or bleachers.
Size	330' x 195' including a 10' perimeter spectator area.
Orientation	Field is oriented in an east-west direction when used as a full size field.
Slope	The field is crowned in the center with side slopes of 1-2.0% towards drainage swales.

1 - Multi Purpose Field

Proposed Condition	Could be developed into a full size soccer field if needed. The site is transitional wood land, with nearly level grades. Fine grading and seeding would be required and the land could be maintained as lawn.
Level of Use	Moderate, during all times of the year. If used by SYA, higher use in spring and fall are anticipated.
Type of Use	Un-structured use anticipated at present time. Practices could be held here if need arises. Can be used for any pickup games by park visitors.
Access	There is no access to this part of the park north of the power line easement. The plan includes an access road with a small parking area.
Spectators	There is no ADA access to this area. An expanded network of accessible paths is proposed. There is no need for benches or bleachers anticipated at this time.
Size	330' x 195' including a 10' perimeter spectator area, graded but unmarked.
Orientation	Field will be oriented in a north east direction.
Slope	The field would be sloped at 1-2.0% as would be required to be converted to a more permanent structured use in the future.



William H Laubach Memorial Park & Franko Farm Recreation Area

4 - Tennis Courts

Proposed Condition	To expand and replace courts being removed from Laubach Park.
Level of Use	Location proposed is transitional woodland with slightly sloping grades.
	Moderate, during all times of the year. If used by the school district, which currently travels west to use the courts at Lindberg Park, higher levels of use in spring and fall are anticipated.
Type of Use	Un-structured use anticipated at time of installation. School district may want to schedule use of new courts due to proximity to school.
Spectators	There is no ADA access to this area. An expanded network of accessible paths is proposed. with benches and wheel chair resting pads.
Size	240' x 120' for four courts. Lindberg Park in western Salisbury Township has 4 courts that are very well used by adult leagues and the high school. The Franko courts are proposed to be installed as two sets of two courts to reduce grading and blend the courts into the existing natural setting.
Orientation	Courts would be oriented in a north south direction.
Slope	The courts would be located on a slightly sloping area within Franko Farm. The proposed slope on the courts would be less than 1%. The courts will be sited to minimize the grading required.

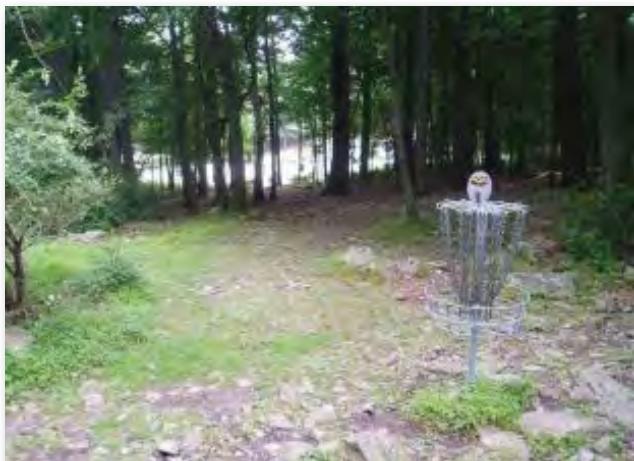
1 - Disc Golf

Proposed Facility Condition	Site is transitional wood, with moderately sloping grades.
Level of Use	Light to moderate, during all times of the year. If used by clubs, higher use is anticipated. If designed and sanctioned by the PDGA the course could be used for tournaments and doubles events.
Type of Use	Un-structured use anticipated at present for use by park visitors. The closest course to Franko Farm is at Lehigh University, 3.5 miles apart. Lehigh's 18-Hole course offers lots of elevation changes in a densely wooded area with short fairways.
Access	There is no access to this part of the park north of the power line easement. The plan includes an access road with a small parking area. The disc golf course itself, will include paths.
Spectators	There is proposed ADA access to this area. A need for benches is not anticipated at this time.
Size	A 9-Hole disc golf course requires approximately 5 acres of land. An 18-Hole course may be designed on an area between 11 and 40 acres, depending on the level of play the course is designed to support. <i>(Professional Disc Golf Association - PDGA)</i>
Orientation	Not critical. All orientations are acceptable.
Slope	Follows existing contours. The committee was quite excited about adding this activity at Franko Farm because the development has minimal impact.



1 - Sand Volleyball Court

Existing Condition	May be relocated to accommodate extended access road and reduce facility crowding.
Level of Use	Good. Maintenance and edging could be improved but sand stays clean and dry.
Type of Use	Moderate, during the summer months.
Spectators	Un-structured use.
Size	There is no ADA access to this area although it is not far from the access road. An expanded network of accessible paths will provide access and benches with wheel chair resting pads.
Orientation	29.5' x 59' play surface with a 10' lawn perimeter which is currently unmarked.
Slope	Court is oriented in a north south direction.
	The court is located on a nearly level lawn area in Franko Farm near the baseball field. New court would be located behind new baseball field.

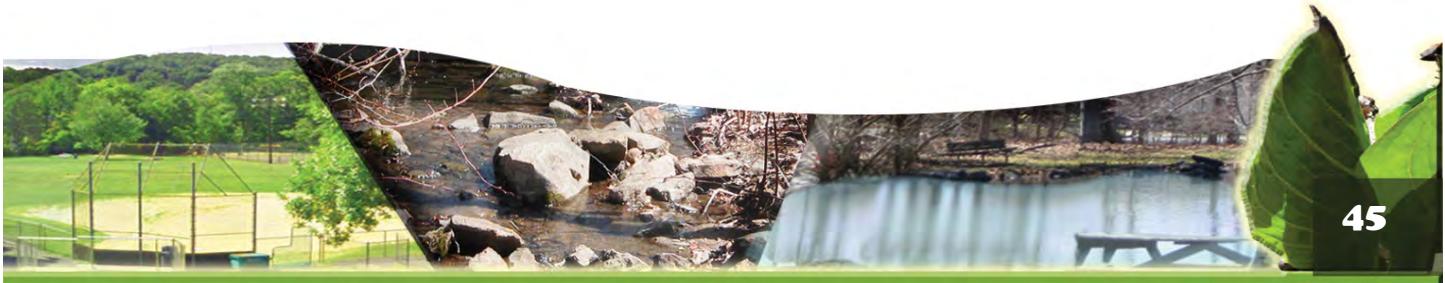


Disc Golf at South Mountain Park (Lehigh University Course) & Sand Volleyball at Franko Farm

B. PASSIVE FACILITIES PROPOSED FOR FRANKO FARM

Playground area

Proposed Level of Use	Natural play area, no township run playground program at this park.
Type of Use	Moderate. When athletic events or social events are being held, this would provide a good recreational opportunity for toddlers and parents.
Size & Layout	Unstructured
Seating Access	Playground area will be located close to existing pavilions and within eye-site of most of the active facilities. Any manufactured pieces would be selected to provide social, physical and educational opportunities. Natural elements will be included. Benches will be located near to the playground. The playground will be designed to be inclusive.



2 - Pavilions

Existing Condition	Pavilions will Remain Good - newer structures with wood posts, metal roofs and picnic tables.
Level of Use	High. Rented in summer for events.
Type of Use	Unstructured.
Size & Layout	Sized to accommodate wheelchair access in aisles between picnic tables. Two rows of wooden tables, 4 per row. Open simple pavilions with concrete floors, trash receptacles and grills directly adjacent to each pavilion.

Pond

Existing Condition	With Gazebo installed on built island within the pond. Good, pond is spring fed and self regulates with aerator installed Native plants around edges prevent geese and improve water quality Gazebo installed to overlook the pond and to provide fishing spot is showing signs of decay and needs parts replaced.
Setbacks	50' setback required by township ordinances is met with existing buffer planting. Planting is growing and reducing water surface area.
Access Education	ADA access via gravel and wooden paths to the gazebo Interpretive Signs along the gravel paths around the pond explain the benefits of wetland buffers and plants found there. The signs were installed during development of the 1994 master plan. They are faded.

Woods/Transitional Woodlands

Woods Condition	Existing on steep slopes south of the power line easement Mature woods, native trees and limited ground cover Invasive and noxious vegetation germinating and taking root in transitional wooded areas bordering the mature woods
Setbacks	Franko Farm is in the Conservation District Zone which limits development to land within this zone
Access	Viewing access to woods is on wide grassy paths which are not ADA accessible. There are no pathways through the woods on the steep slopes
Education	Interpretive Signs installed during development of the 1994 master plan located along the grass paths explain the benefits of forested ecosystems and the plants and wildlife found there.
Special Needs	A Forest Conservation Plan should be undertaken for Franko Farm, focused on the woods and transitional wooded areas. This plan may include ways to improve the health of the existing 20+ acres of woods, a plan for the transitional woods to promote sustainability and the development of a healthy forest ecosystem, to remove and prevent the spread of undesirable plant species, and a tree harvesting plan.



Community Garden Plots

Existing Level of Use	In a fenced area to behind the farm house
Type of Use	High. The plots are all rented yearly with a waiting list.
Size & Layout	Unstructured
Seating	The current configuration will be expanded in the proposed layout to provide for additional users. There is plenty of land and enough parking to accommodate an expansion.
Access	Benches will be located around the perimeter of the garden area. Access will be improved to meet ADA criteria. There are raised beds for handicapped gardeners, but no access to the garden from the parking lot. The pathways through the garden do not meet ADA criteria. The expanded garden area will provide ADA access.

Abandoned Quarry

Existing Condition	Western side of the site, north of the powerline easement
Access	Used by township public works for public recycling center
Signs	Access is a narrow gravel drive with parking off of Honeysuckle Road
Security	Identification Sign for residents to locate the center from the road.
	A barrier to keep curious residents from walking into the area may be a future consideration.



Franko Farm - Community Gardens

C. SUPPORT FACILITIES PROPOSED FOR FRANKO FARM

Athletic Support Facilities

Existing	SYA has a wooden storage shed in the park near the baseball field for baseball, soccer and maintenance equipment needs.
Proposed	The shed will remain near the existing field, unless a larger storage facility is needed to house storage for athletics and for the township. Other amenities, like those present at Laubach Park may be proposed to the township for consideration on an as needed basis. The township recognizes the importance of youth athletic opportunities and the role that SYA plays in meeting that need. This must be balanced with the passive recreation facilities that are the primary focus for development at Franko Farm.



William H Laubach Memorial Park & Franko Farm Recreation Area

Pedestrian Access

Existing	Existing gravel pathways were installed in a looping system about a half mile in length leading to the pavilions and the pond gazebo. The pathways have become narrower due to vegetation creep and some are nearly invisible. The pathways do not provide access to all facilities. Wide mowed grass paths loop through the transitional wooded area north of the power line easement. Residents love the grass paths, but they are not ADA accessible.
Proposed	The existing gravel pathway system will be expanded and converted to a sustainable and permanent material providing access to all facilities, both active and passive. Pervious bituminous or a flexible recycled content material may be used to construct wider accessible paths. The natural grass pathway system will also be maintained and expanded to provide access to more of the site's natural wooded areas.
Size/Slope	The accessible paved loop pathway will be 8'-10' wide, .6 to .8 miles long, with a maximum longitudinal slope of 5.0% and a cross slope of 2.0%. The secondary pathways leading to all facilities will meet ADA criteria, will be a minimum of 6.0' in width, with a maximum longitudinal slope of 5.0% and a cross slope of 2.0%.

Vehicular Access.

Existing	The main existing paved parking lot was constructed over the PPL access road back to the power line easement. The utility access road extends past the parking area to the easement and along it. The SYA uses the access road past the parking lot to get to the storage shed and the existing 90' ball field.
Proposed	The access road will be extended, improved and paved to provide access for the disc golf, multi-purpose field and tennis courts, all proposed to be located north of the power line easement.

Parking.

Existing.	The 50 spaces present now is adequate to meet the needs of the visiting public, even during sporting events. ADA spaces are provided and meet ADA criteria. The proposed active recreational facilities will require additional parking.
Proposed	Parking will be added as needed along the extended access drive, with additional ADA spaces and access aisles meeting the most current ADA standards. Access to facilities from parking will be improved.
Existing	There is a small lot west of the existing farm house used by walkers and community gardeners. This lot will remain as it is. ADA spaces are provided, but no accessible route exists to facilities.
Proposed	There is room to expand this lot if the expanded garden and farmhouse



renovations require additional spaces. Access from the parking lots will be improved to meet ADA criteria.

Stormwater Management

Existing	Grass swales direct stormwater from the soccer and baseball fields to sheet flow down the mountain.
Proposed:	Storm water will be infiltrated on the site with any new facilities installed using rain gardens, meadows, bio-swales and pervious pavement.

Benches

Existing	There is limited seating throughout the park. Benches are backless and do not meet ADA accessibility guidelines for benches.
Proposed	Locate seating to maximize views of surrounding mountains and the City of Allentown, to create gathering spaces, to provide places for solitude and to observe nature. Materials will be durable, attractive and designed to meet ADA criteria. Bench pads of pervious bituminous, adjacent to trail will provide 5'x5' wheel chair resting/turn around areas and ADA access.

Signs

Existing	Aluminum Rules and Regulations Signs Aluminum HC parking space signs Wooden Park Identification Sign Interpretive Signs
Proposed	Funding Recognition Signs as applicable Rules and Regulations for Playground & Disc Golf Age Appropriate Signs for play equipment Interpretive Signs for Transitional woods Vegetation Establishment Sign Lawn Establishment Sign



Bench and Interpretive Sign at Franko Farm

Rest Rooms

Existing	Portable toilets are installed and removed each season. The township provides two units, one is labeled accessible, and the SYA provides two units near the ballfield. There is no sanitary system serving the top of South Mountain. The cost to have portable toilets serviced is a burden for the SYA.
Proposed	Permanent buildings, centrally located to facilities, and accessible. These units would either be composting or would have to be pumped out. The number of units proposed would be 2 men, 2 women and one family style .



William H Laubach Memorial Park & Franko Farm Recreation Area

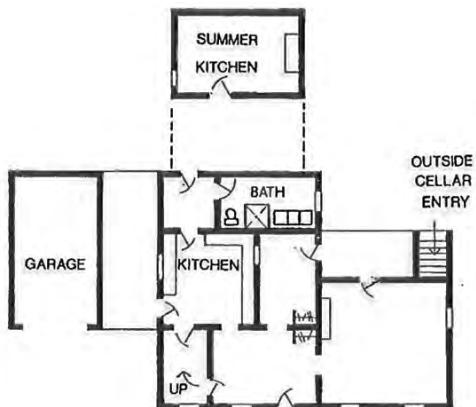
Stone Farm House

Existing

The farm house was proposed in the 1994 master plan to be converted to a meeting space and community center. Since that time, the former chief of police of Salisbury Township requested residence in the farmhouse. He and his wife have an agreement with the township to provide caretaker services at the park. They take care of the community garden, maintain the farmhouse and inform public works and/or the police if any maintenance or security issues need to be addressed.

Proposed

When the home is vacated, the plan to use the building as a community center should be re-examined. There would be significant modifications required to update the home for public use. The existing structure could be modified for use as an activity center, meeting location, for historical exhibits or as an environmental center. There is enough land around the building to install an addition to provide a space for indoor activities should this be desired by the township in the future.



EXISTING HOUSE PLAN



Franko Farm - Behind Garage and Canine Training Area

Garage Building

Existing

A cement block garage is located just off of Black River Road on the western corner of the property. The garage is used by the police department to house vehicles. There is a fenced area behind the garage that the police department uses as a training facility.

Proposed

The building looks dilapidated. When the farmhouse is renovated and redesigned for community use it would be desirable to include aesthetic improvements to the garage building.



E. Design Considerations



1.1 Laubach Park - Site Limitations and Advantages

A. Limitations

Natural features at Laubach Park pose some limitations to what can be successfully installed at this park. The land slopes from north east to south west at a 5% slope, which will accommodate ADA access, but field installations will require more grading. Vegetation allowed to creep into the park from the natural areas has diminished sight lines and created dark places where vandalism is a problem for police, residents and park visitors. The pond and Trout Creek create wet areas that flood existing facilities. These water bodies and the buffering required to ensure their sustainability encompass nearly 8 acres of the available 14 acres of land. An existing high water table and seeps require additional stormwater facilities to be carefully engineered so as to be sustainable and to promote the health of the water bodies on the site. The active facilities at the park have been crammed into 6 acres, with overlapping turf in poor condition. The park is fixed at 14 acres, which is too small for the number of active athletic facilities it now contains.



B. Advantages

The Laubach Park site is ideally located for use as a neighborhood park and residents enjoy having this park within walking distance to their homes and schools. The natural features provide potential for passive recreational opportunities such as walking, observing nature and possibly fishing. The SYA provides an important outlet for youth in eastern Salisbury Township to become involved in organized sports. Parents in this lower economical demographic may not always be available or willing to transport children to practices and games but Laubach Park is within walking distance of schools. SYAs field needs include 6 baseball fields, 2 soccer fields and 1 football field. Not all of these needs can be successfully met at Laubach Park.

Laubach - Pond with algae bloom and no buffer

1.2 Franko Farm - Site Limitations and Advantages

A. Limitations

The existing power line easement, owned and maintained by PPL, is a negative for the Franko Farm site. The easement limits nearly any type of facility installation within its 60' width due to the restrictions which state no building and no permanent structures over 10' in height including vegetation. Any athletic facilities sited to the north of the easement are physically removed from those sited to the south by hundreds of feet. Storage and restroom locations are typically closer to the active core of a park, but the easement makes a centrally located rest room impossible.



The north side of the easement is accessible via the stone utility access road and gravel paths. The vegetation within the easement has been clear cut and the land left in a brush-cut state. The utility has plans to brush cut once or twice a year. No restoration to restore it to a park like condition is planned. This creates an unsafe and unusable space for the township. Other limitations at the site are the existing topography. South of the easement, about 19 acres of the park is level to nearly level. North of the easement, grades increase, with about 22 acres of woods on slopes between 15 and 25%. Vegetation on the land south of the power line and not in the mature woods is transitional woodlands. There are many invasive plants growing here. The township needs a vegetation and forest management plan for Franko Farm. A third limitation of Franko Farm is accessibility. The park is safely accessible only by vehicle, although experienced cyclists can navigate the steep slopes of Honeysuckle Road. There is an abandoned quarry used by the township for recycling on the site as well as a cell tower. These areas are closed to park visitors. Franko Farm has limited utilities, unlike Laubach Park, this site is serviced by electricity. There is no public water or sanitary lines in the neighborhoods surrounding the park. Water is sourced from wells and drainfields provide sanitary services. To provide comfort stations at the park, the township currently contracts with a portable toilet company.

B. Advantages.

South of the power line easement, 18 acres of the park has been developed on level to nearly level land. All of the current recreational facilities at the site, with the exception of some of the natural grass walking paths are located here. Baseball and soccer fields were installed together near the Black River Road entrance and parking lot. The lot was installed following the power line easement access road.



Franko Farm - Looking east along easement with mature woods in view

The passive recreational facilities at Franko Farm are well separated. The pond, gazebo and pond buffer planting provides an accessible natural water feature. The farmhouse is in good condition and with some renovation could provide a meeting and gathering place for community and group activities. The building could be expanded to include a large space for indoor recreation should the township desire an indoor recreation facility in the future. There is enough land north of the power line easement to install a disc golf course, tennis courts and a multi-purpose lawn area, by extending and paving the power line access road farther into the park. These facilities are desired by residents, the SYA, and the school district, and Laubach Park simply does not have the land available for quality facilities. There is enough land south of the easement at Franko Farm to install an additional baseball field to meet the needs of the SYA, which cannot be fit into Laubach Park. Franko Farm is well suited for use as a community park because it is large enough to provide active and passive recreational opportunities in a thoughtful well-spaced and accessible layout.



2. Public Health and Safety. Laws and Regulations.

The most applicable public health and safety issues at Laubach Park concern accessibility and Playground Safety.

The most applicable public health and safety issues at Franko Farm concern accessibility and the safety of facilities. If the township decides to create a public space in the stone farmhouse at a future date, the building will need upgrades to meet current building codes.

The Pennsylvania Construction Code Act (Act 45 of 1999) established basic requirements in Pennsylvania for a Uniform Construction Code to be followed by all building enterprises. Salisbury Township elected to administer and enforce the UCC locally, using their own employees or a certified third party agency. In 2008 the Pennsylvania State Assembly established a Uniform Construction Code Review and Advisory Council to review Triennial International Code updates and advise the General Assembly and the Department as to whether changes should be adopted, adopted and revised, or not adopted as part of the Pennsylvania UCC. The UCC Administration and Enforcement regulation adopted the following codes for use throughout the Commonwealth of Pennsylvania, effective as of the end of 2009. These codes will be referenced and enforced as they pertain to all future development endeavors that take place at Laubach Park and at Franko Farm.



- ***International Building Code 2009***
- ***International Energy Conservation Code 2009***
- ***International Existing Building Code 2009***
- ***International Fire Code 2009***
- ***International Fuel Gas Code 2009***
- ***International Performance Code for Buildings & Facilities 2009***
- ***International Wildland - Urban Interface Code 2009***

Girl with Walker entering Lindberg Park, Salisbury Township

3. Americans with Disabilities Act

The Americans with Disabilities Act prohibits discrimination based on disability. Disability is defined as a physical or mental impairment that substantially limits a major life activity. The Department of Justice (DOJ) publishes ADA regulations. The DOJ's titles II and III regulations addresses state and local government facilities, including additional design requirements.

Title II provides that those facilities that are constructed or altered by, on behalf of, or for the use of a public entity shall be designed, constructed, or altered to be readily accessible to and usable by individuals with disabilities.



A. Laubach Park.

Modifications and updates made to the facilities at Laubach Park shall comply with the most recent ADA Standards. Existing slopes at the site are close to the maximum allowable slopes for an ADA accessible route, so that care must be taken in the design and construction of pathways and facilities to provide access by the 13% of residents who suffer from physical, mental and/or sensory disabilities. In choosing accessible elements to provide, priority should be given to elements that will provide the greatest access for the largest number of users at the park.

- A perimeter path to access all parking, community gathering and comfort facilities.
- Accessible routes to all existing and proposed active and passive facilities
- Accessible playground facilities including inclusive play components
- Support amenities like benches and drinking fountains that meet ADA criteria
- Modify parking to provide accessible spaces and access aisles meeting ADA criteria

Section 240 of the 2010 ADA Standards discusses modifications to existing play components and play grounds, and provides information on the minimum number and types of play components required. The playground at Laubach Park will be re-created to provide inclusive play features.

B. Franko Farm

Modifications and updates made to the facilities at Franko Farm shall comply with the most recent ADA standards. Slopes in the 18 acres south of the PPL easement are level to gently sloping; naturally meeting ADA criteria. Slopes north of the easement may exceed the maximum ADA allowable slopes. This may limit the accessibility of the most remote areas of the park for visitors with physical disabilities. Signs will be posted on trails and pathways to alert users to the conditions ahead on all pathways. In choosing accessible elements to provide, priority should be given to elements that will provide the greatest access for the largest number of users at the park, including but not limited to:



- An accessible looping paved pathway system to access parking, community gathering places and accessible comfort stations.
- Accessible routes to all existing and proposed active and passive facilities, including the pond gazebo
- Accessible playground facilities including inclusive play components
- Support amenities like benches and drinking fountains that meet ADA criteria
- Parking with accessible spaces and access aisles meeting ADA criteria
- Provide accessible route to the raised garden beds in the community garden
- In converting the farmhouse to a public recreation venue, the building shall be fully accessible and shall provide indoor rest rooms that meet ADA criteria



4. Topography

A. Laubach Park

The topography at Laubach Park before disturbance is generally about 5% in slope. This will make facility locations challenging so that ADA regulations can be met. Athletic facilities require the most modification to slopes due to the large areas they encompass and the minimal grades that standards dictate. The ball field at Laubach Park has been cut into the slope, creating a 25-30% slope to the east and north sides of the field. There is no access to the field from the on street parking on Lehigh Avenue. A positive aspect of the cut is that the rest of the land is sloped at a rather gentle 2-3% from the field down to the creek. Additional re-grading will be required to meet grade requirements for renovations to the athletic fields that will remain at Laubach Park.

B. Franko Farm

The topography at Franko Farm is generally 1-2% or less in the 18 acres south of the PPL easement. The topography is generally steeply sloping in the western 22 acres to the north of the power line easement. The topography is gently to steeply sloping in the remainder of the park north of the power line easement. Planned facilities will be designed with the existing topography in mind, to minimize disturbance while providing accessibility for all visitors and to maintain the passive nature of the park.

5. ASTM and the Consumer Product Safety Commission

The U.S. Consumer Product Safety Commission (CPSC) protects the public from unreasonable risks of injury or death associated with the use of the consumer products that fall under the agency's jurisdiction. Playground equipment falls under the jurisdiction of the CPSC. The CPSC and the National Safety Council have developed the following guidelines for safety and age segregation at public playgrounds. These guidelines will be used to develop the new play area at Laubach Park. Any existing play equipment that could be relocated to the new play area must meet the safety criteria and age segregation criteria of the CPSC Guidelines for Public Playground Safety. Equipment that does not meet the guidelines will be discarded. Proper safety and fall zones will be provided with surfacing that meets the most recent requirements of the CPSC and the ASTM.

ASTM International, formerly known as the American Society for Testing and Materials (ASTM), is a globally recognized leader in the development and delivery of international voluntary consensus standards. Today, some 12,000 ASTM standards are used around the world to improve product quality, enhance safety, facilitate market access and trade, and build consumer confidence. Some of the materials proposed for use at both Laubach Park and Franko Farm that shall meet ASTM standards would include the plastics used in playground equipment, play area surfacing, and all epoxy and/or coated metals used for fencing and site furnishings.



6. Maintenance and/or Establishment of Riparian Buffers

A. Laubach Park.

The greatest existing natural resource at Laubach Park is Trout Creek and the pond, neither of which has been adequately protected. Stormwater, grading and thinning of the natural buffers have resulted in unhealthy waters.

The pond should have a 50' buffer of native wetland grasses surrounding it. The rock edging surrounding the pond should be removed. This edge attempts to create a permanent border around the pond and prevents the water from rising and falling through a natural grass floodplain which would cleanse and cool stormwater. If the pond received water from storms and springs only, a natural grass buffer would be an effective step in creating a healthy pond ecosystem. This pond, however, receives direct stormwater discharge from storm sewer inlets, piped into the pond through a 24" pipe. This condition has deteriorated the water quality, creating an environment that supports only warm water fish species. This master plan will propose the creation of an engineered wetland to slow, retain, cool and cleanse stormwater before it enters the pond.

Trout Creek begins in Laubach Park. At this point in time the creek banks are eroded, in some areas to a depth of 5.0', and the water course is silt loaded. The riparian buffer is a tenth of the depth that it should be. The storm drainage into the creek was installed to keep athletic fields dry. This direct discharge will be eliminated. Stormwater will be caught and diverted before it enters the park where it will travel in vegetated swales to the wetland area surrounding the pond. The fields to remain will be regraded and vegetated swales will carry stormwater to rain gardens located just outside of the riparian buffer. Impervious court surfaces will be reduced with the elimination of the tennis courts, and pervious pavement will be installed for all pathways and access drives. Once this has been accomplished, the work of stream bank restoration can begin. This will involve the installation of natural coir logs or living branches to rebuild the banks, removal of invasive plants, adding native riparian shrubs, and expanding the buffer to its full 50' width.



Laubach - Riparian Buffer Trout Creek

B. Franko Farm

The only water in Franko Farm is the spring fed pond. The pond has the beginnings of a 50' buffer surrounding it planted with native riparian buffer grasses and perennials. Native riparian grasses clean and cool stormwater and help to create a healthy pond ecosystem. This pond buffer should be preserved and protected to keep the water environment healthy.



7. Protect Environmentally Sensitive Areas

Since passage of the Safe Drinking Water Act, our nation has enjoyed one of the safest and cleanest supplies of drinking water in the world. Protecting water at the source is the first critical step in a multiple-barrier approach.

A. Laubach Park

This park is the site of the headwaters of Trout Creek, part of the Little Lehigh Creek Watershed. The Little Lehigh Creek watershed is specially protected through DEP and all development plans must meet strict ABACT (anti-degradation best available combination of technologies) criteria. Both Trout Creek and the spring fed pond require a 50.0' buffer from earth disturbance or grading as required in the Salisbury Township Zoning Ordinance. The township also has an MS-4 (municipal separate storm sewer system) plan and is working towards complete compliance with the plan. Illicit discharge detection and elimination is one of the requirements of the plan. The stormwater situation at Laubach Park should be addressed as part of this requirement of the plan.

The proposed installation of vegetated swales, wetlands, pervious pavements, enhanced riparian and pond buffers will preventing stormwater from flowing untreated to the pond, Trout Creek, and ultimately to the Little Lehigh Creek Watershed.



*Mature Woods
at Franko Farm*

B. Franko Farm

Water from Franko Farm flows down hill to Emmaus Avenue and to Trout Creek in Laubach Park. Trout Creek is a HQ-CWF and is a part of the Little Lehigh Creek watershed. The Little Lehigh Creek watershed is specially protected through DEP and all development plans must meet strict ABACT (anti-degradation best available combination of technologies) criteria. The proposed facility development in Franko Farm will require the installation of vegetated swales, pervious pavements and an enhanced pond buffer to will cleanse and infiltrate stormwater on the site.



The area most in need of protection is the 20+ acres of mature woodland. These woods will require more in-depth study to determine the extent of valuable hardwoods and to assess the health of the woods in supporting wildlife. Many of Pennsylvania's forests have been reduced to small pockets and deer browse has eliminated healthy understory plants that provide food and shelter for wildlife. Ferns, native pachysandra, columbine, sedges, lobelia and other native groundcovers common to Allentown Ecoregion 67a should be plentiful in the forest understory. The pockets of successional woodland in 35 acres of the park should be evaluated to determine the condition of the vegetation growing there. Will this vegetation transition to healthy wooded ecosystems, or are invasive plant species likely to predominate? Any invasive plants should be eradicated, for these pockets of vegetation provide a wonderful opportunity to create an environment that supports wildlife. Interpretive signs exist along the grass paths. Although faded, they were created and installed to inform the public concerning the benefits of wildlife and the specific plants and animals found on the site. A plan to provide for the future growth of this vegetation and the woods is an urgent need. This large tract of park land should not be left unmanaged.

8. Sustainable Site Design and Green Infrastructure

A. Sustainable Sites Initiative.

Sustainable Neighborhood Park Landscape Design Principles to be incorporated into the Laubach Park Master Plan:

- Conserve and protect water resources
- Create and enhance riparian buffers
- Design natural stormwater management systems to infiltrate stormwater on the site
- Create contiguous areas of native plantings and remove invasive plants in the buffer areas.
- Maximize the use of porous paved surfaces
- Buffer athletic turf fields with areas of low maintenance native grasses to assist in the removal of chemicals used in field maintenance
- Implement green building practices in all proposed structures and renovations to existing structures
- Utilize local volunteer groups; Master Watershed Specialists, high school students, the township Environmental Advisory Committee, to implement improvements and spread public awareness
- Protect valuable woodlands and native vegetation
- Minimize earth disturbance through sensible facility location

The core message of the Sustainable Sites Initiative is that any landscape holds the potential both to improve and to regenerate the natural benefits and services provided by ecosystems in their undeveloped state. The installation and maintenance of native vegetation and protecting water bodies on the site will provide multiple environmental benefits. The Initiative's Guidelines and Performance Benchmarks 2009, focuses on measuring and rewarding projects that protect, restore and regenerate ecosystems. The rating system covers all stages of site development from site selection to landscape maintenance. The 2013 Prerequisites and Credits will be referenced when designing the improvements to take place at Laubach Park and Franko Farm.



William H Laubach Memorial Park & Franko Farm Recreation Area

B. United States Green Building Council. LEED.

The LEED green building rating system -- developed and administered by the U.S. Green Building Council, is designed to promote design and construction practices that reduce the negative environmental impacts of buildings while improving visitor health and well-being.

A LEED certified architect will be consulted to evaluate the most sustainable way to construct all new buildings at both Laubach Park and Franko Farm, including pavilions, concessions and storage buildings, rest rooms, all renovations to the existing farm house as well as any future additions to the structure to meet the needs and safety requirements of the public.

C. DCNR Green Principles

DCNR's green principles are a starting point and continual benchmark for keeping the revitalization of both Laubach Park and Franko Farm on track to meet program goals. The green principles most applicable to future development at both parks are:

- Promote groundwater infiltration and manage stormwater naturally
- Protect and enhance riparian buffers
- Plant trees, using natives where possible
- Manage invasive plants and landscape with native plants
- Use regional and recycled content materials for construction
- Provide opportunities for passive recreation and interaction with nature
- Control and Protect Water Resources
- Use interpretive signs and/or programming to educate the public
- Use renewable energy for power where possible

As the township moves from Master Plans to development plans, the green principles will remain a guiding force for what takes place at these parks.

9. Green Materials and Designs

A. The Cost Benefit of Green Design and Materials

Green design concepts can add between 2 and 5%, at 2012 market prices, to the initial cost of a project. Those costs are typically recovered within 10 to 15 years, as maintenance and repair expenses are significantly lower. The concept is to utilize materials and methods that utilize less energy and less waste in production and transportation to the site, resulting in a final product that will require less upkeep and repair over a longer life. At Laubach Park and Franko Farm, maintenance free building materials would reduce the need for painting, esp. at the pavilion. The numerous SYA sheds at both parks need frequent maintenance, and having one building per park to house supplies for all groups that require storage, would produce a positive environmental impact.



B. The Cost Benefit of Low Impact Design and Maintenance

Native plants require less water, fertilizer, pruning, and if sited correctly will be more likely to survive. Turf grass costs, on average, 1000 dollars per acre per year to maintain.

Laubach Park, at 14 acres in overall size, with approx. 9 acres in turf grasses, costs the township 9,000 dollars per year. High maintenance turf grasses are needed for the athletic fields, but the renovated field area will cover only 6 acres. The land around the pond, the riparian buffers, and the rest of the site can be planted with native seed mixes, grasses, native trees and shrubs. Trees and shrubs will be massed to allow for easier maintenance. This will reduce the need and frequency of mowing and turf maintenance. Native plants will be selected based on the site conditions where they will be introduced.



Laubach Park Ball fields

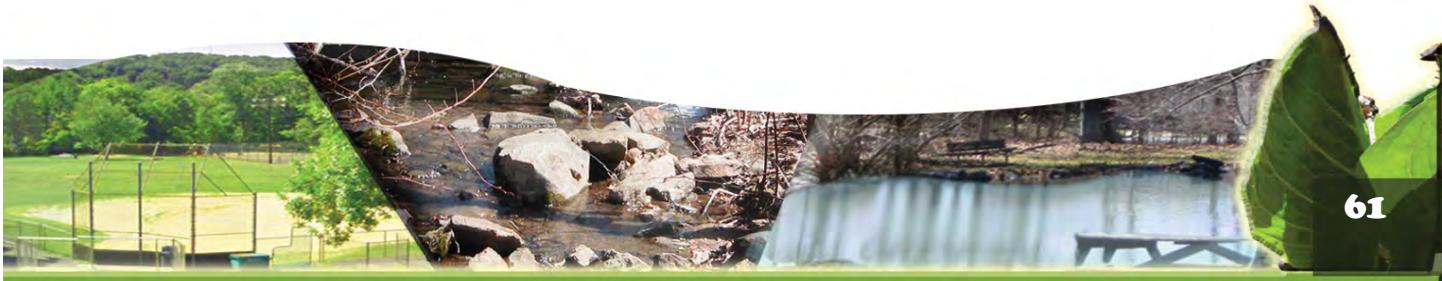


Franko Farm Natural Mowed Pathways

Franko Farm currently has 19 acres of turf to mow in addition to the grass pathways that loop around the site for about ¾ of a mile. The proposed development plans will add paths and a 3 acre multi-purpose field. This could cost the township 24,000 dollars per year. Much of the turf grass at the park, outside of the active recreational field areas can be replaced with natives. Native plants and trees should be used whenever possible. The 35 acres of transitional woodland proposed for native plants and trees will allow for many varieties of natives to be introduced, reducing maintenance at the site.

C. Life Cycle Costs of Specific Alternative Green Materials

The Master Site Plans for both Laubach Park and Franko Farm will include options for each phase of development. As development proceeds, options will be explored and analyzed on the basis of initial costs, sustainability, life cycle, projected maintenance costs, and environmental benefits.





Laubach Park - View of the Pond before power line company came through and cut trees down

10. Historic Areas and Structures

A. Laubach Park.

The pond generates the most historical reflection among residents. They remember skating and fishing at the pond before it was excavated and became a stormwater detention area. This plan will attempt to restore the pond to its original condition so that fishing may again become popular, and if liability issues can be overcome, ice skating in winter.

B. Franko Farm.

The farm house is the remaining historic structure at Franko Farm. The home has been added to by its occupants and is no longer in its original condition. The home is currently occupied and additional alterations have been made to the interior, as well as to the exterior. The home is a reminder of a bygone way of life, the farm. The township has plans to preserve the structure, and a small informational display within the structure to explain the history of the building and the site would preserve the history of place for future generations.



F. Design Process



1.1 LAUBACH PARK - Preliminary Alternative Sketch Drawings

The Key Study Committee, the Key Person interviews, the public and student surveys provided the public input used to formulate three initial concepts. The un-planned development that formed Laubach Park as it exists, has resulted in a park with two distinct parts. Wet and wooded parts of the park contain passive recreation facilities and within the 6 acres where the park is sunnier and drier, 4 courts and 4 fields have been co-mingled. The committee considered what should be retained, what should be renovated and what should be relocated. Accessible pathways, a perimeter trail and stormwater controls were discussed. The responses to these discussions formed the basis for each one of three concept plans that were presented to the committee for review and comment. One key objective identified by the committee is that the renovations to the park create a more integrated feel, with a blending of active and passive recreational opportunities, more like Lindberg Park, the park in western Salisbury that is being rehabilitated. The PA Outdoor Recreation Plan was reviewed and used as a reference when determining priorities. The initial three concepts created and presented included the following priority elements:

Providing recreation opportunities for all ages and abilities

- Provide ADA access to all facilities
- Install a Perimeter and Secondary Pathways
- Two Baseball Fields, Basketball Courts and a Football field will remain
- Install a small paved area for summer playground program use
- Stormwater Control and Water Quality Improvements with controlled access to the pond, wetland and Trout Creek with educational opportunities

Green Principle Renovations

- Renovate Pavilion and Rest rooms using maintenance free materials
- Renovate Playground to provide inclusive and nature play areas
- Renovate Parking Areas to improve access to facilities and provide infiltration areas
- Rehabilitate Pond and Creek environments with riparian buffer planting, rain gardens, vegetated swales and a wetland to capture and cleanse stormwater and reduce flooding downstream from the pond
- Remove invasive plants and provide groundcovers that reduce mowing and provide wildlife habitat
- Use Solar or LED dark sky compliant lighting where lighting is needed

Relocation

- Relocate Softball to other land owned by the township, most likely Franko Farm
- Relocate Tennis to other land owned by the township, most likely Franko Farm
- Relocate or minimize Parking
- Relocate Pavilion and Playground close to street for surveillance and access
- Keep Basketball close to street for surveillance



Concept A included all of the above priority elements, with the following distinctions:

- Two remaining ballfields, with 70' diamonds and 200' outfields had similar orientations, south-west. The Frank Adamcik field remains where it is.
- The football field was relocated to a north-south orientation.
- A second on-street parking area was created, removing interior parking
- Playground area and Pavilion are moved closer to Lehigh Avenue
- A new concession SYA storage building is located where the existing pavilion was, but closer to the football field with a small parking area

Concept B included all of the above priority elements in addition to the following:

- The Frank Adamcik field remains where it is, the second field shifts slightly north- west so the 200' outfields just touch. Orientations are south-west and north-east.
- The football field is relocated parallel with Trout Creek, an east-west orientation.
- Basketball is relocated close to Lehigh Avenue.
- The pavilion and playground are relocated to overlook the pond and closer to Lehigh Avenue.
- A two way drive with parking located along its length weaves through the park.
- Concession Stand, rest rooms and SYA storage is centrally located and near the access road.

Concept C included all of the above priority elements in addition to the following:

- The Frank Adamcik field remains where it is. The second field shifts to the south- west corner of available space. The football field is located in between the two baseball fields, retaining its current orientation, but the overlap is reduced.
- Pavilion and playground are moved closer to Lehigh Avenue.
- The interior parking lot is reconfigured at a larger size paralleling Lehigh Avenue.
- The basketball courts remain where they are.
- A large deck extends from the pavilion overlooking the pond.
- The concession stand is located in the middle of the park.
- A separate SYA storage building is located where the current pavilion is now.

Copies of all three concepts follow this page.



2.1 LAUBACH PARK - Evaluation of Preliminary Concepts

Three preliminary concepts were evaluated at a committee meeting and the following comments were made:

- A. The perimeter trail and access to facilities shown on all the concepts are must haves and high priority improvements.
- B. The wetland area shown on all concepts is a great idea, with the boardwalk on Concept A and the deck on Concept C.
- C. All concepts have the pavilion and playground closer to Lehigh Avenue, keeping these facilities drier and safer. The basketball courts should stay close to their current location so that police can more easily keep an eye on activity there.
- D. All concepts include thinning the vegetation on the western side of the park so that clear sight lines can be maintained throughout the park. New trees will be planted throughout the park, and along the new pathways.
- E. It is a good idea to relocate the tennis courts to Franko Farm and possibly add more courts, but the playground program will need a hard surface play area. Maybe a pickle ball court?
- F. 2 buildings should be enough. The pavilion independent from rest rooms, storage and concessions. These should be centrally located and accessible by vehicle.
- G. Scheme A has the following Advantages:

- ✓ Pavilion, large playground area and basketball close to the street.
- ✓ Keeps parking out of the park and adds more on-street parking making the best use of the available land.

Scheme A has the following Disadvantages:

- Installing the football field in the location shown would require more extensive grading and down time.
- The concession stand is too far south in the park, making it inaccessible.

H. Scheme B has the following Advantages:

- ✓ Field re-locations would require less down time for grading and seed establishment.
- ✓ Concession and storage is centrally located.
- ✓ Basketball is in a good location very close to the street.

Scheme B has the following Disadvantages:

- The driveway through the park would create a dangerous situation and would divide the park in two.

I. Scheme C has the following advantages:

- ✓ The large deck attached to the pavilion would be great for pond viewing
- ✓ The basketball courts remain where they are
- ✓ There is a large playground area

Scheme C has the following Disadvantages:

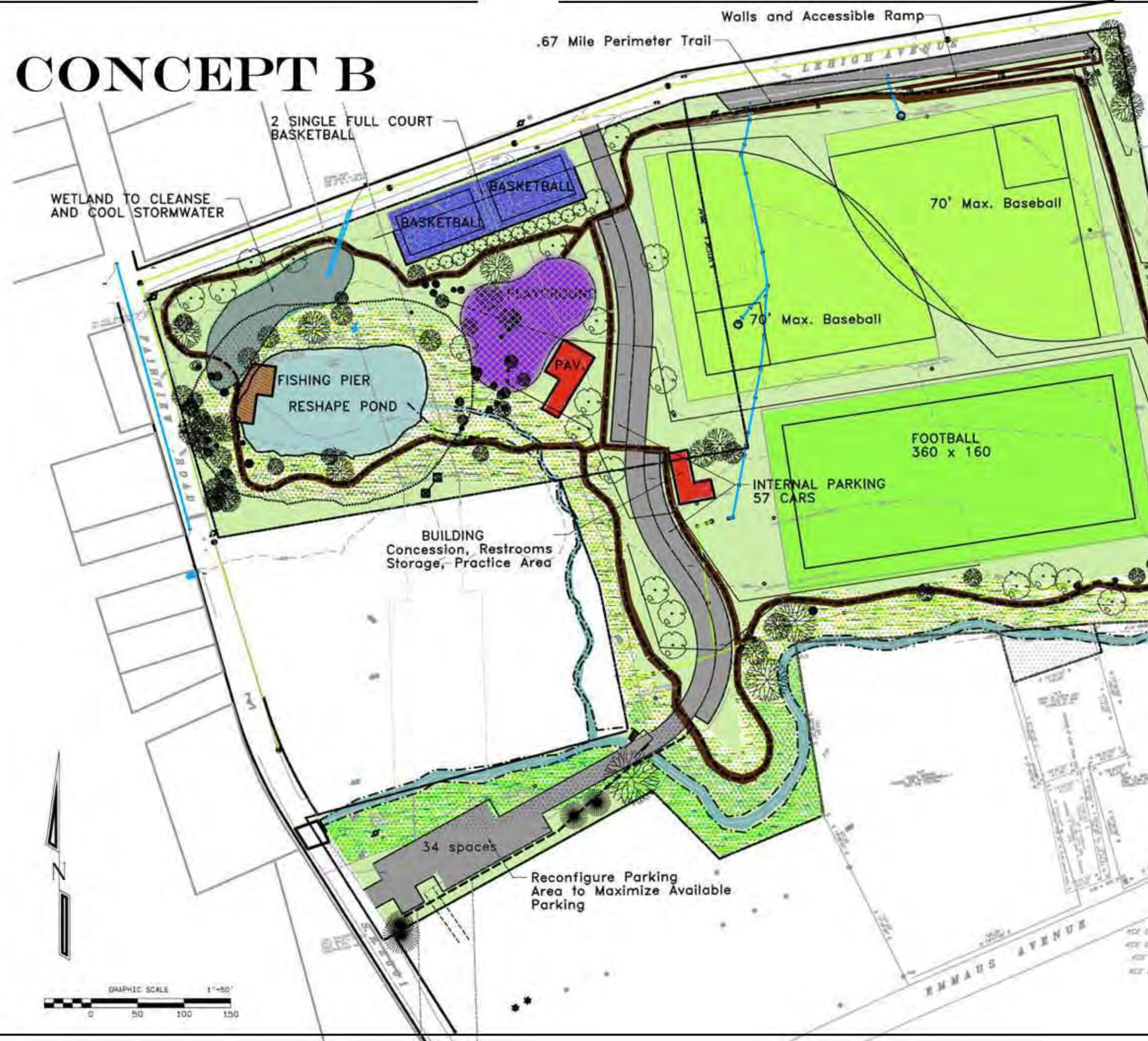
- There are 3 separate buildings - a higher cost to install.
- The concession stand/rest room building is not accessible by vehicle.
- The football field in-between the baseball fields will not allow the baseball fields to be used for the popular fall ball program



CONCEPT A



CONCEPT B



PLAN HIGHLIGHTS:

ACTIVE: 2 Ballfields with 200-250' outfields
Walls Behind Frank Adamcik Field
Football Field
Facilities out of wet area
Integral Building
Pavilion, Basketball and Restrooms
accessible & visible
Division of active and passive activities

PASSIVE: Parking Integral to the Park
Site lines through the park
Perimeter pathway
Fishing pier and wetlands
Close pavilion/RR/playground facilities
Room for planting in passive areas

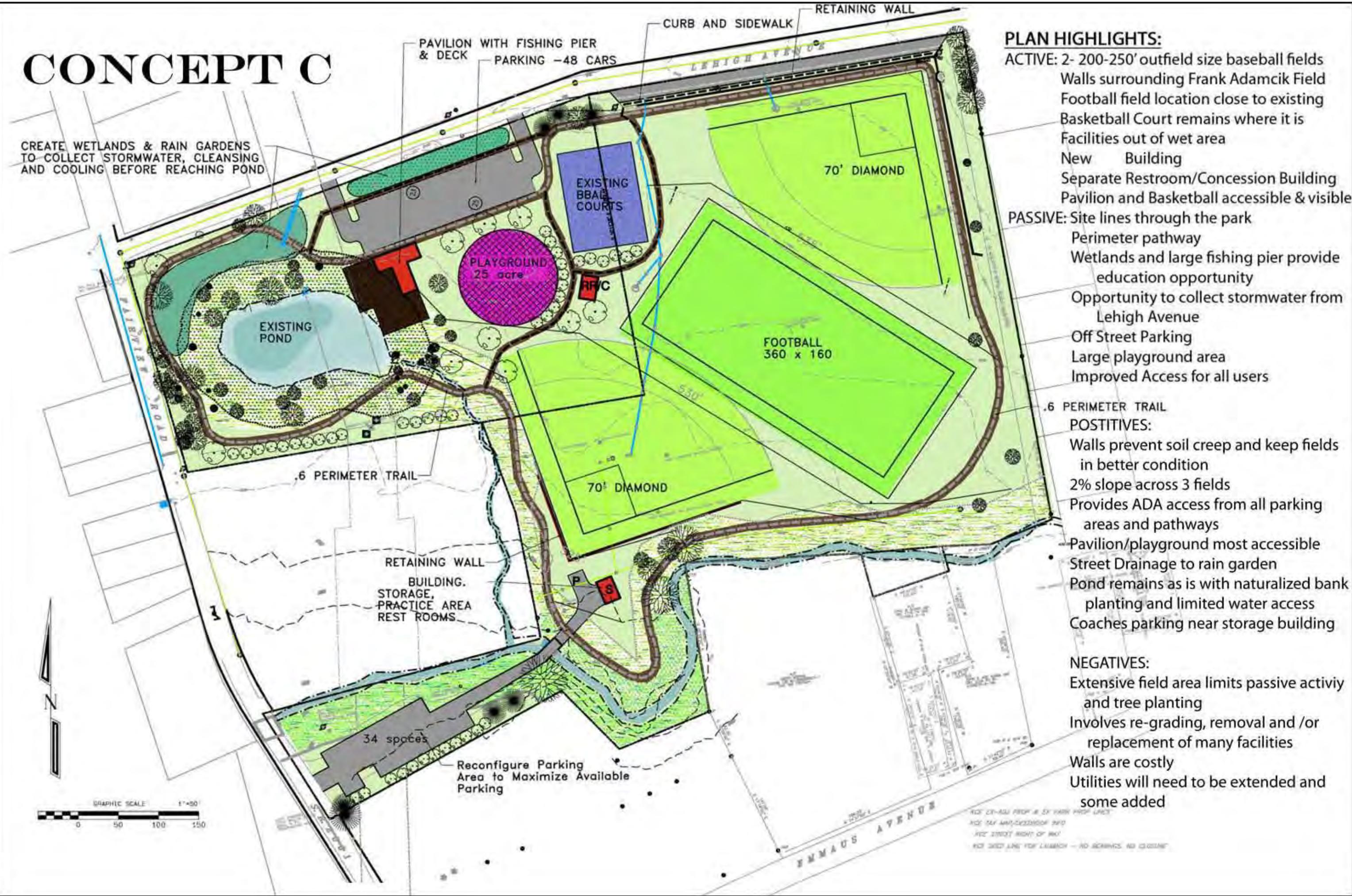
POSITIVES:

Separates uses
Large Playground Area
Walls prevent soil creep and keep fields in better condition
Minimizes Grading
Provides ADA access from all parking areas and pathways
Parking close to all facilities enhances accessibility
Location of building minimizes utility work
Limits Pond bank access
Education opportunities in wetland

NEGATIVES:

Involves minimal to major re-grading, removal and /or replacement of all facilities
Walls are costly
Bridge over Trout Creek would need to be replaced with wider, 2 lane bridge

CONCEPT C



3.1 LAUBACH PARK - Public Comment

Comments from the committee were used to create one concept for Laubach Park to present to the public. The plan was presented with the Franko Farm plan so the public could see the benefits of using both parks to provide for the needs of the community. A Draft Site Design Drawing was presented and a survey was handed out after the meeting. The following comments were received:

- A. The public in attendance was concerned about storm water. Residents who live around and near Laubach Park experience flooded basements and streets that turn into rivers during heavy rains. This is a long standing issue in this part of the township. Residents want assurances that none of the improvements being suggested would add to the storm water problems they face.
- B. There was positive response to the addition of pathways and ADA connections to facilities. People are excited about the idea of having more walking paths throughout the park.
- C. There was positive reaction to the concept of capturing water from Lehigh Avenue, directing it to vegetated swales and allowing it to infiltrate or flow to an engineered wetland area serving as a forebay around the pond to cleanse, slow and cool stormwater before it enters the pond. The public was also in favor of adding buffer areas around the existing water bodies, and restoring the banks of Trout Creek.
- D. Residents were concerned about the proximity of the perimeter path to the homes that adjoin the park. They agreed that a 20' buffer of fence and/or shrubs would be adequate. All are concerned about park visitors not respecting that their backyards are not part of the park property.
- E. The removal of a softball field and the tennis courts was not a concern. Residents asked if the football practice field would have lights, as the lights are invasive to some neighbors. The lights would be relocated with the field, and new luminaires would offer less light pollution. Not all residents are happy with the way the young ball players behave; the township cannot offer much beyond fencing and plant buffers.
- F. Pickle ball received some interest after it was explained, but some residents were not convinced it would be used.
- G. Funding and a time line for completion and budgeting were all questions from the public. They were informed that these issues will be addressed as the concept plan is finalized.
- H. The public survey revealed that most in attendance were aged 35 and older, they are residents of eastern Salisbury Township and most visit Laubach Park weekly. The top activities at Laubach are walking around and watching youth sports. The location of the park is its biggest asset, and the active recreation facilities are used most. Topping the list for facility renovations are the pavilion and rest rooms. Improvements most desired by residents include stormwater management, water quality, vandalism prevention and better maintenance. Adjoining property owners want a buffer between the park and their properties. Residents liked the proposed layout of amenities, the accessible walking paths and the addition of more off street parking which maximizes recreation land. Some residents do not want to see parked cars across from their homes.
- I. The student survey taken by 33 students at Salisbury High School correlated very well with the public opinions. Students love the location of the park, since they can and do walk to it; most visit several times per week. Basketball and the playground are the most used facilities. The pavilion and rest rooms are seen as most in need of renovation. Vandalism and the quality of the water in the pond were the greatest concerns for the students.



4.1 LAUBACH PARK - Final Draft Site Design Drawing

The draft Master Plan for Laubach Park was revised as per all public comment and reviewed at a committee meeting. The primary revision to the plan after the public meeting was the addition of a fence and border plants to clearly define the park boundary and provide privacy for adjoining home owners. A line of street trees was also added behind the proposed on-street parking and the swale shifted south. The Revised Draft Site Design Drawing was reviewed by the committee.

A. Stormwater and Water Quality Improvements:

1. On street parking will be graded to drain to an infiltration bed with pipe to carry storm water downstream to an engineered wetland. The wetland will be designed to preserve existing trees where possible.
2. Concrete curb with inlets will be installed along the parking spaces to keep stormwater runoff from sheet flowing into the park and direct it into the vegetated swale.
3. The engineered wetland, pervious pavement and vegetated swales will be sized based on the results of a hydrology study.
4. Underground springs and hydrostatic pressure water will be evaluated
5. Provide 50' riparian buffers for the pond and Trout Creek. Work with grant funding and Master Watershed Programs to restore the stream bank along Trout Creek.

B. Facility Renovations:

1. Relocate the pavilion and playground areas closer to Lehigh Avenue with access to the new on-street parking and new sidewalk. The playground equipment will be relocated if it is cost effective to do so. The pavilion will be new construction.
2. Remove the Tennis Courts, which are not heavily used, to create more land for adequately sized athletic fields, which are too crowded on the site and share worn out turf.
3. Relocate Football Field and accessory structures to provide a multi-use field that does not share turf with any other facilities.
4. Provide a new pickle ball court for older adults and young children.
5. Regrade middle baseball field so that the two ball fields remaining at Laubach Park provide full unshared turf grass for 60-70' diamonds.
6. Relocate basketball courts to accomplish number 5, keeping courts close to the road.
7. Provide a new building for facility storage, concessions and accessible rest rooms. This will require an limited use access drive from the lower parking lot, which will be reconfigured to provide a few parking spaces near the building for maintenance and township personnel.

C. Supporting Improvements:

1. Install a paved perimeter pathway around the park. The pathway will meet ADA criteria including slope requirements and will provide access to facilities.
2. Provide secondary pathways meeting ADA criteria including slope requirements to create walking loops and access to all facilities. Around the pond and through the wetlands these paths may take the form of boardwalks which will provide pond access. Fishing/wildlife observation piers are planned.
3. Benches with wheel chair turning spots will be located throughout the park.



4. A memorial to SYA founder Lester Young is planned. A community fund raising drive is in progress in support of the installation of this memorial. All existing memorials in the park will be preserved in the design of the park.
5. The township does not allow bicycles in the park, so bicycle racks will be provided for cyclists who choose to ride to the park.
6. New native specimen shade and ornamental trees will be added to the park in addition to those installed in the riparian buffers. The trees will add beauty and shade, while providing food and shelter for wildlife. Existing trees will be preserved if at all possible.
7. Fencing will be installed around the playground and along the eastern property line. Sustainably sourced and locally available products will be specified.
8. If security lighting is desired, there is electrical service at the site. Lighting may be required for the parking areas, on the streets and on the exterior of the proposed buildings.
9. Signs. A new park sign will be created for Laubach Park. This will meet the new sign standards set up in the creation of the sign for Lindberg Park. Other signs will explain rules, designate ADA parking, warn visitors as to the depth of a water body, provide information on the function of vegetated swales, wetlands and riparian buffer zones, and to inform visitors where the pathways lead and how long they are. A kiosk may be set up to post community events and news.

5.1 LAUBACH PARK - Final Public Comment

The Second Public Meeting was held on August 15, 2016 and was attended by the committee members and about 30 residents who reviewed each plan and spoke with the consultants. These were the comments received about the Laubach Park plan:

1. The plan is well done. We hope the improvements will start soon.
2. Trash receptacles are needed, especially in the basketball court area.
3. One resident who lives across from the park on Lehigh Avenue, does not like the idea of the additional pull in angled parking being proposed. Otherwise, she liked the plan.
4. Vehicles travel too fast on Lehigh Avenue and on Fairview Road.
5. The resident who uses the lower parking lot to access her driveway was pleased that her needs were accommodated with the plan.
6. The natural playground concept was well received.
7. The deck overlooks for the pond were well received and it was mentioned that they should be installed in an earlier phase.
8. Everyone was pleased with the location of the new proposed pavilion.
9. Pond overflow through the homes on the west park border was discussed. This should be remediated with the installation of the wetland area and will be addressed by the hydrology study.
10. A few residents had not heard of pickle ball and where not sure it should be installed.
11. The perimeter trail concept was well received and residents are ready to walk on it.
12. The property owners on the east border want to know when the lines will be evaluated and borders finalized.

Traffic will slow with the addition of more on street parking. Trash receptacles are included in the estimate. The hydrology study will be undertaken by the township prior to development.



2.1 FRANKO FARM - Preliminary Alternative Sketch Drawings

The Key Study Committee, Key Person interviews and the student survey provided the public input used to formulate three initial concepts. These groups responded to questions posed early on in the master plan process for Laubach Park to determine if additional township owned lands were available to help meet the needs of the SYA whose facilities have over-run Laubach Park. Franko Farm was the logical choice for the following reasons:

- Franko Farm is 92.73 acres in size; more than six times as large as the 14 acre Laubach Park.
- Franko Farm has both active and passive facilities
- Franko Farm serves the population of eastern Salisbury Township and is a distance of 1.4 miles from Laubach Park.
- Relocating some athletic facilities to Franko Farm would allow both parks to meet the needs of residents of all ages and abilities.

A priority for the renovations to Franko Farm was that the passive nature of the park be maintained. Any additional active recreation relocated here must be placed away from passive paths and visually buffered. Un-planned development saw the installation of a 90' baseball and full size soccer field on 5 acres at Franko Farm. These active facilities were installed with little land in-between them, resulting in an unsafe condition where foul balls from the baseball field can fly into the soccer field. The new plan should look at all of the land at Franko to determine the best placement, lowest development costs and minimal disturbance for any future development. The committee considered what types of facilities currently located at Laubach Park might be suitable at Franko Farm, and what facilities would not be a good fit. Three concept plans were presented to the committee that included the following priority elements:

Providing recreation opportunities for all ages and abilities

- Provide ADA access to all facilities, existing and proposed
- Restore and lengthen the existing gravel loop meeting ADA criteria. Install additional mowed grass pathways through the entire park property.
- Maintain and accentuate the view to Allentown.
- A 90' Baseball Field should be installed to replace the field being removed from Laubach Park. Tennis Courts should be added to Franko Farm, and expanded. A multi-purpose lawn area and a Disc Golf course should be added.
- The Community Gardens should be expanded and ADA access provided to the raised beds.
- A natural playground would be a good fit near the pavilions and athletic fields
- Extend paving on the PPL access road to bring vehicular access to the park north of the PPL easement, adding parking as necessary. Work with PPL to accomplish this.



Green Principle Renovations

- Expand the pond buffer to encourage biodiversity
- Remove invasive plants in the transitional woodlands, use native grasses for the mowed grass pathways to reduce mowing and provide wildlife habitat
- Any new buildings should use maintenance free, recycled and local materials
- Use Solar or LED dark sky compliant lighting if lighting is needed
- Write a Forest Conservation Plan including an inventory of existing tree species to ensure the sustainability of the existing woods, and create a plan to expand the woods by planting quality native hardwoods as invasive plants are removed from the transitional vegetated areas of the park.
- Use pervious pavements for paved accessible pathway surfacing.
- Create green roads within the park for wildlife movement.

Concept A included all of the above priority elements, with the following distinctions:

- Add 1 90' ball field south of the power line easement in the flat open lawn area.
- Relocate and expand the community gardens and provide access.
- Install 2 tennis courts where the community gardens are now.
- Install a playground area near the new ball field
- Install a large multi-purpose lawn area north of the power line easement
- Extend and pave the access road with a parking area at the end of it.
- Install an 18' disc golf course through the acres north of the powerline easement.

Concept B included all of the above priority elements in addition to the following:

- Install 2 70-90' baseball fields north of the PPL easement.
- Extend and pave the access road to access the new ball fields and install additional parking
- Install 3-4 Tennis Courts south of the PPL easement in the flat open lawn area.
- Install a large nature playground south of the PPL easement in the flat open lawn area.

Concept C included all priority elements in addition to the following:

- Relocate the soccer field to the flat open lawn area south of the PPL easement to eliminate the conflict with the baseball foul balls.
- Install 3-4 Tennis Courts in the area where the soccer field is now.
- Add a small playground area south of the PPL easement.
- Install a full size soccer field and a 90' baseball field north of the power line easement.
- Extend and pave the access road and including additional parking along its length.

Copies of all three concepts follow this page.



2.2 FRANKO FARM - Evaluation of Preliminary Concepts

The three preliminary concepts were evaluated at a committee meeting and the following comments were made:

- A. The additional pathways and access to facilities shown on all the concepts are high priority improvements. All of the pathways to the south of the PPL Easement should be paved. The natural pathways to the north of the easement should remain as wide grass pathways and should be expanded into the new parcel owned by the township.
- B. The access road should be paved and extended through and beyond the PPL easement to provide public access to the north part of the park for any new facilities. Additional parking can be added along this road as needed. The existing access PPL has is unpaved, causing compaction and erosion of the existing soils.
- C. The community gardens should be ADA accessible, since they do provide raised beds for the handicapped. The gardens also have a waiting list and should be expanded.
- D. All concepts include mention of removing invasive vegetation from the transitional wooded areas north of the PPL easement. Continuing to leave vegetation uncontrolled is not in the best interests of the township, wildlife, or park visitors.
- E. A Forest Conservation Plan focused on sustainability and expansion should be created for the 60+ acres of the park north of the power line easement. This plan should be a priority.
- F. The active facilities should remain in their current locations to the south of the power line easement. Keeping the fields closer together makes logistical sense for parking and storage needs. Relocation costs are higher than what would be gained by relocating any of these facilities.
- G. Scheme A had the following advantages:
 - ✓ Keeps organized sports in the area south of the easement.
 - ✓ Adds Disc Golf, an activity not available in the township currently.
 - ✓ Tennis courts can be expanded to 3 courts in the available space.
 - ✓ ADA access to all facilities is feasible without extensive grading at the site. Locating additional facilities north of the easement in the gently sloped areas will require less grading
 - ✓ Paving the disappearing gravel pathways will be more sustainable.

Scheme A has the following disadvantages:

- The tennis court location seems forced, requires relocation of the community gardens, and takes away from the view to Allentown
- Location of playground might be too close to foul line of new baseball field

H. Scheme B had the following advantages:

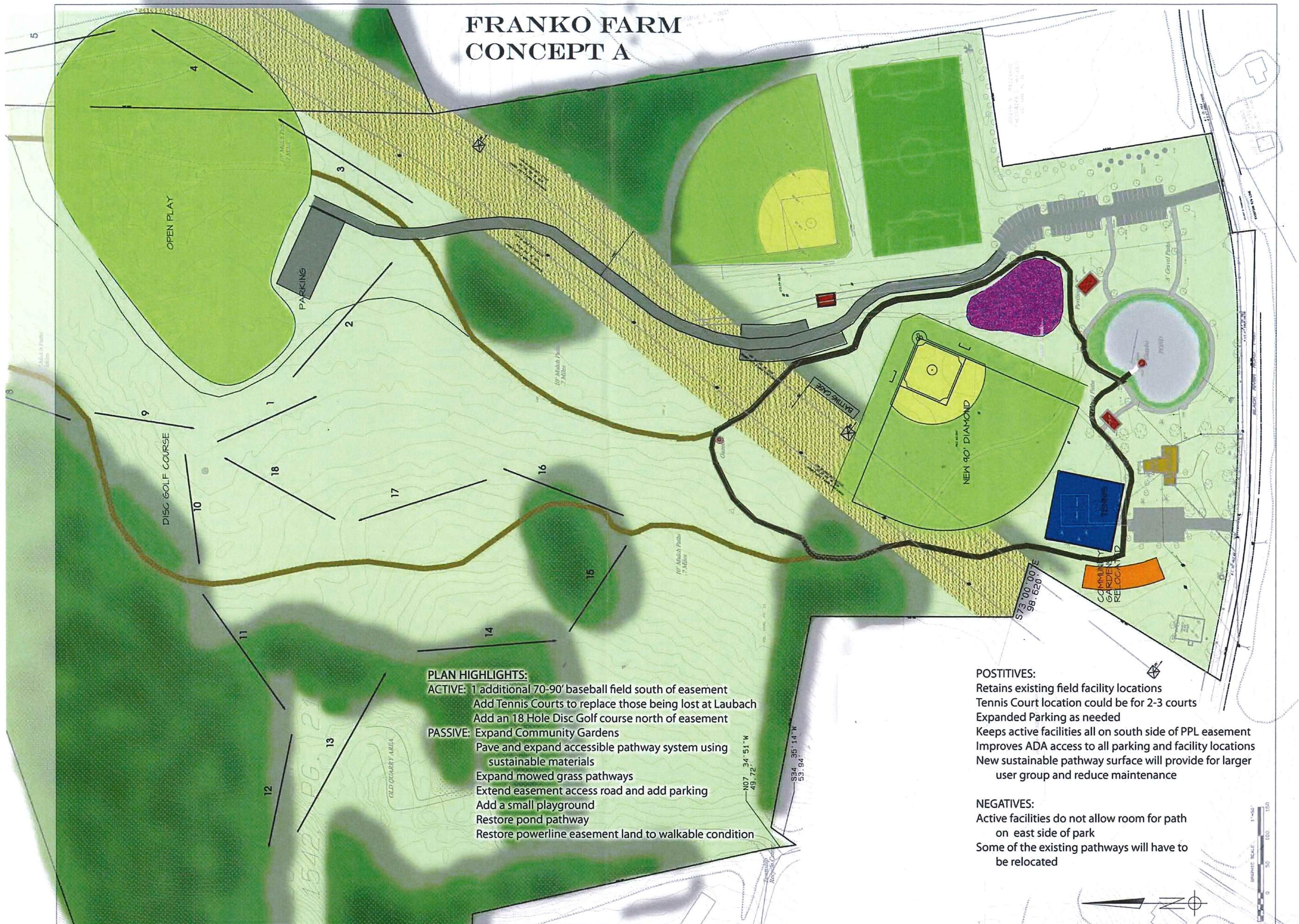
- ✓ The large open flat lawn area south of the power line easement would require minimal grading for the installation of tennis courts and a natural playground. The area has room to expand the tennis courts to 4 courts.
- ✓ The entrance and south part of the park would retain its passive look and feel.
- ✓ The Community Gardens remain where they are, preserving the view to Allentown.

Scheme B had the following disadvantages:

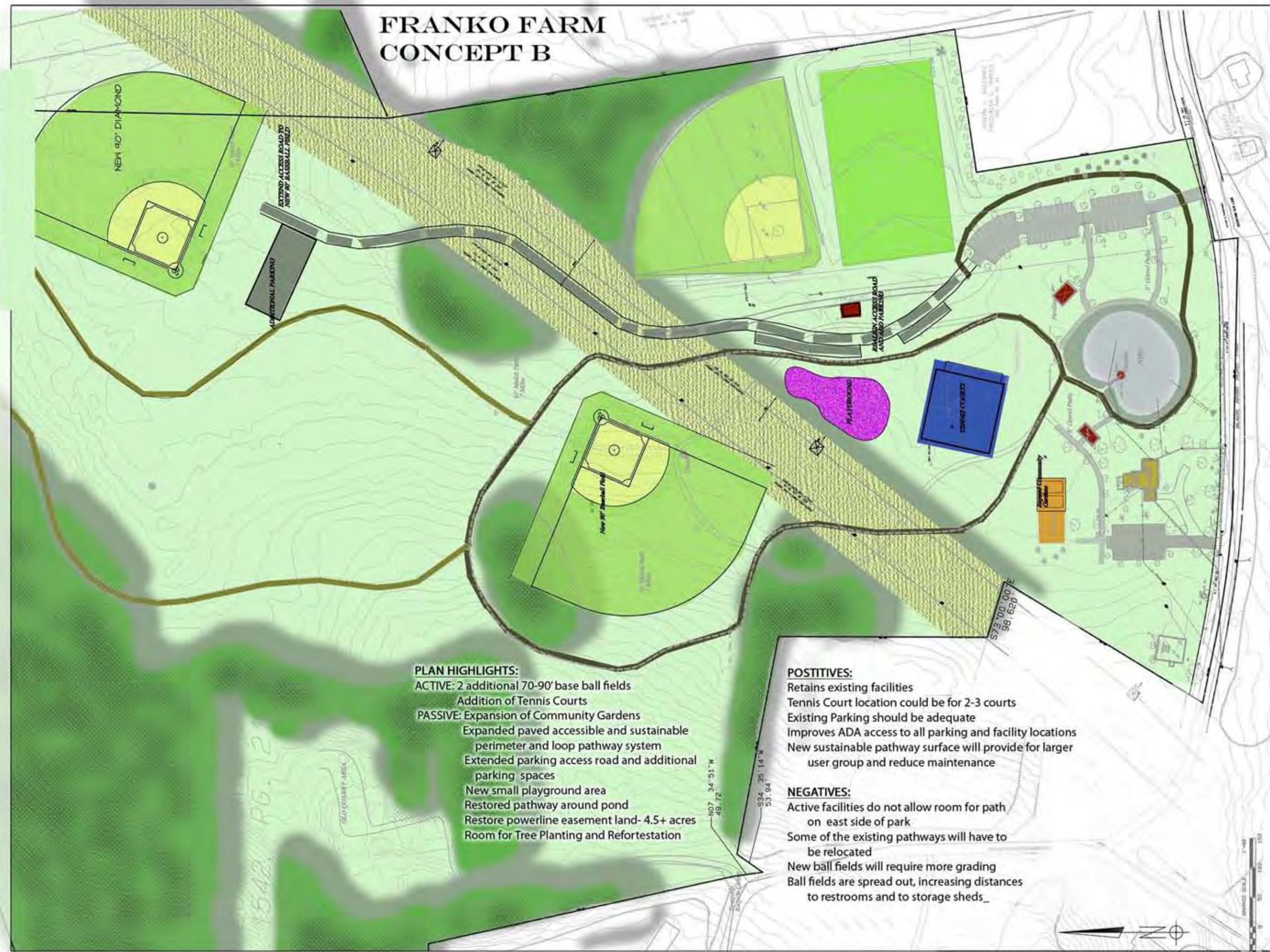
- Locating the Baseball fields north of the easement would require more grading.
- The fields would be too far apart, making maintenance and the location of a central storage unit and rest rooms difficult.



FRANKO FARM CONCEPT A



FRANKO FARM CONCEPT B



FRANKO FARM CONCEPT C

PLANT QUALITY TREES IN AREAS OF TRANSITIONAL WOODLAND & REMOVE INVASIVES

NEW 90' BASEBALL FIELD

NEW SOCCER FIELD

EXISTING 90' BASEBALL FIELD



REFURBISHED SOCCER FIELD

PLAN HIGHLIGHTS:

- ACTIVE:** An additional 70'-90' baseball field
- An additional full size soccer field
- Add Tennis Courts to replace those being lost at Laubach
- PASSIVE:** Expand Community Gardens
- Pave and expand accessible loop path using sustainable materials
- Expand grass pathways
- Extend parking access road adding parking spaces
- New playground
- Restore pathway around pond.
- Restore land clear cut by power company
- Remove Invasives and Reforest transitional woodlands

PLANT QUALITY TREES IN AREAS OF TRANSITIONAL WOODLAND & REMOVE INVASIVES

POSTITIVES:

- Retains existing baseball field
- Tennis Court location could be for 2-3 courts
- Expanded Access and Parking makes good use of easement lands
- Improves ADA access to all parking and facility locations including perimeter pathway on east side of park
- More spacing between facilities to allow for buffering and better integration of facilities
- New sustainable pathway surface will provide for larger user group and reduce maintenance

NEGATIVES:

- Existing pathways will have to be relocated
- New athletic fields will require more grading
- Athletic fields are spread out, increasing distances to restrooms and to storage sheds

GRAPHIC SCALE 1-500

0 50 100 150

- I. Scheme C had the following advantages:
- ✓ Relocating the soccer field would prevent the foul base balls from hitting soccer players, or the need for a fence between the two existing activities.
 - ✓ Placing the soccer field in the flat open lawn area would not overlap with the powerline easement and would require minimal grading.
 - ✓ There is adequate room for 4 tennis courts where the soccer field is now, and room for a pathway around it. Grading required would be minimal and swales are already in place.
 - ✓ The view to Allentown is preserved.
 - ✓ Reforestation areas will extend naturally from the existing wooded areas.
- Scheme C had the following disadvantages:
- The distance between active organized sports facilities makes storage and access logically difficult.
 - The location of the community gardens and the soccer field are in conflict.

3.2 FRANKO FARM - Public Comment

Comments from the committee were used to create one concept for Franko Farm to present to the public. The plan was presented with the Laubach Park plan so the public could see the benefits of using both parks to provide for the needs of the community. A Draft Site Design Drawing was presented and a survey handed out after the meeting. The following comments were received:

- A. Most public comment concerned the walking paths. The residents who use Franko Farm mostly walk the natural grass pathways in the park. They want to provide ADA access and pathways, but do not want to pave all of the pathways. They love the natural grass pathways.
- B. There was mixed response to the addition of tennis courts which in the current design, would block the view to Allentown.
- C. Not everyone is in favor of the disc golf course, favored by the study committee. Some want the park to remain as it is.
- D. There was positive reaction to enlarging the Community Garden, adding to the pond buffer, adding a restroom building and installing an informal natural playground.
- E. There was positive response to the removal of noxious vegetation and planning for and managing the forested area.
- F. Respondents were in favor of amenities such as drinking fountains, benches and wild life viewing areas. They also are in favor of sports support facilities like bleachers, benches, batting cages and bull pen areas.
- G. Funding, a potential timeline for completion and budgeting were all questions asked by the public. The consultant stated these issues will be addressed at the second public meeting when the final site designs are presented.
- H. The public survey revealed that most in attendance were aged 35 and above, are residents of eastern Salisbury Township and most visit the park on a seasonal basis. The top activity at Franko Farm is by far walking, with wildlife viewing, picnicking and youth sports as the next most popular activities of park users. The grass walking paths are perceived as the biggest asset at Franko Farm. Topping the list for improvements most desired by residents was improving vegetation management and poor water quality in the pond. Residents liked the proposed layout of amenities,



the accessible walking paths and the access road, although there are a few people who do not want any additional facilities at the park.

4.2 FRANKO FARM - Final Draft Site Design Drawing

The draft Master Plan for Franko Farm was revised as per all public comment and reviewed at a committee meeting. The primary revision to the plan after the public meeting was relocation of the tennis courts. The Revised Draft Site Design Drawing was reviewed by the committee. The following plan elements were reviewed:

A. Restoration:

1. Restore, pave and extend the gravel loop pathway system. The new paved loop pathway, with connecting spurs to facilities, will provide ADA access for all, with the exception of all of the disc golf course.
2. The transitional woodlands should be restored to a healthy condition by removing noxious plants and installing quality hardwoods. The woods should remain as they are.

B. New Facilities

1. The 4 tennis courts would be well placed north of the easement with the access road extended. The courts should be screened with vegetation and separated into two court banks to minimize grading. The courts in this location would not be directly visible upon entering the park, which will preserve the natural look of the park now.
2. The PPL access road should be paved and extended. Parking should be placed along its length as needed.
3. A 90' baseball field as shown is the best location for this facility. The land there is nearly level and minimally vegetated. The township will need approval from PPL for the slight overlap into the easement. Storage and batting cages located behind the backstop will be less visible upon entering the park and will still be logically accessible.
4. The community gardens should remain where they are and may be expanded to meet need. Accessibility must be improved if we are providing raised beds for the handicapped.
5. Lengthening and paving the existing gravel pathways to create a walking loop is good. The paved paths should connect to the existing grass pathways.
6. A playground would be a good addition, but it should consist of more natural elements to fit into the park, and not a large modular component system.
7. The disc golf course is a great idea.
8. Extending the grass pathways would be a great improvement.
9. Providing benches and a special seating area for the view to Allentown is a great concept.



5.2 FRANKO FARM - Final Public Comment

The Second Public Meeting was held on August 15, 2016 and was attended by the committee members and about 30 residents who reviewed each plan and spoke with the consultants. These were the comments received about the Franko Farm Recreation Area Final Master Site Design Drawing:

1. An objection was raised concerning the small parking area placed to access the tennis courts, disc golf course and multi purpose field to the north of the power line easement. The objection was that this parking area is not visible from the road so that bad things could go on there and this resident is building a home on Black River Road. The back of his property will be adjacent to the most easterly section of Franko Farm. The police would also have to drive an extra 1600' back there and back out to check the lot at dusk when the park closes.
2. A security gate and motion lighting was discussed.
3. One resident living near the park stated there are kids who walk back into the park now, but there is no access to get back there to see what might be going on. This resident likes the idea of improving access to the back of the park and feels parking there will be necessary for facility access.
4. The pedestrian seating area at the Allentown viewshed received favorable comments.
5. Paving and extending the gravel trail system received favorable comments.
6. The natural playground concept received favorable comments.
7. Residents are concerned that the township still allows hunting at the park. Many say the hunters are messy and leave trash around. They can be rude to dog walkers who disturb the silence. The township will need to continue to evaluate the positives and negatives of allowing hunting on the property.
8. Dog walking should continue to be permitted at Franko Farm.
9. The PPL easement land should be restored and converted to an aesthetically pleasing land area that could be walkable.
10. Forest conservation and vegetation management received positive comments.
11. The pond surface area is shrinking from the vegetated buffer and the gazebo is falling apart.
12. The concept of converting the farmhouse for community use received many positive comments. Residents would love to have a community center, which would be the first in the township. Residents value the presence of the current caretaker and do not want to proceed with any work until for whatever reason he is not in residence at the home any longer.

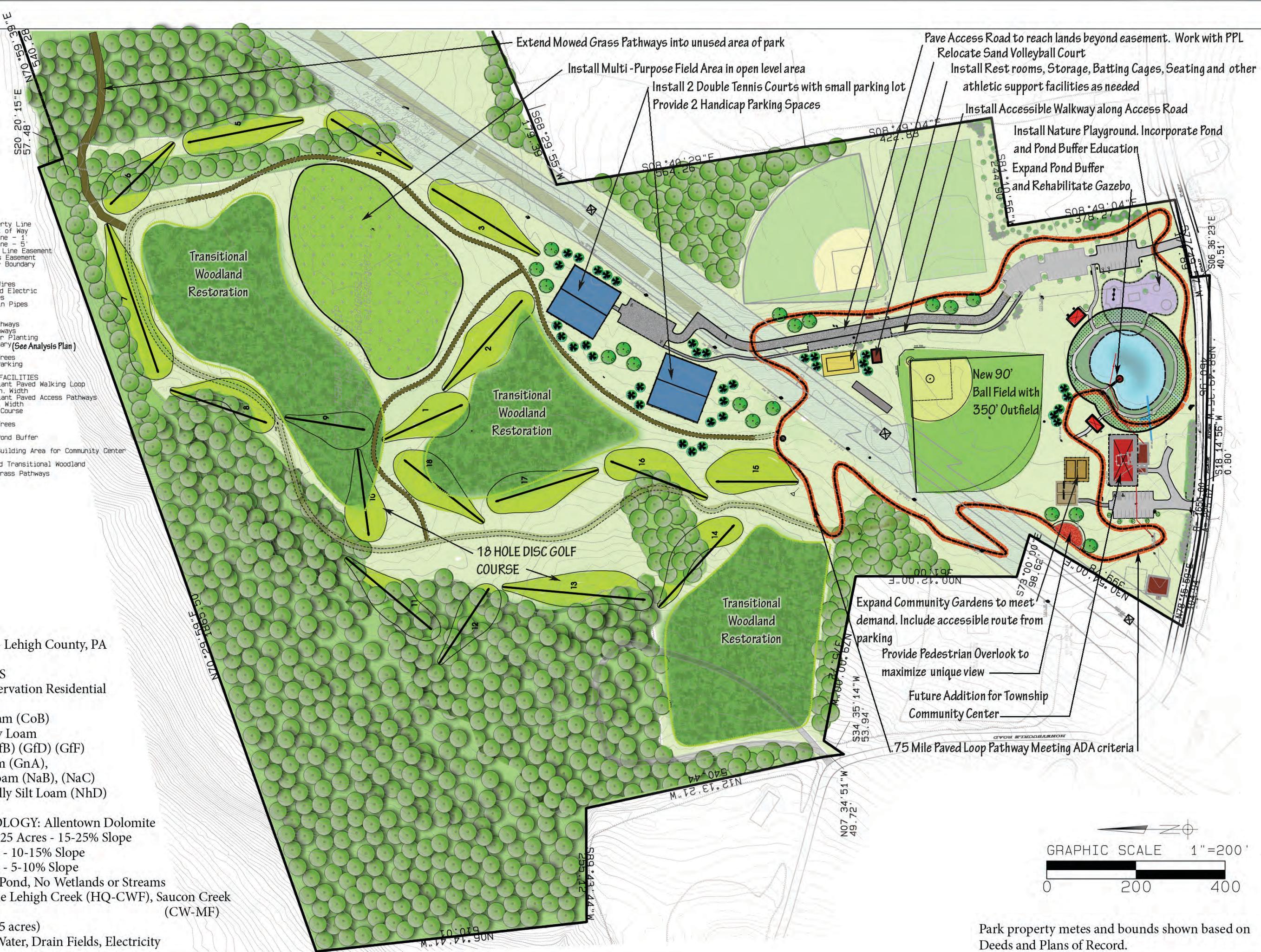
The final plan will retain the small parking area behind the easement, as determined by greater public opinion and the committee. They all agree that formalized access to the back of the property is a good idea. A security gate and motion lighting will be added to the estimate. A new gazebo will be added to the estimate, made to resist water damage and of maintenance free materials. When the farmhouse is vacated, the township will need to retain an architect to evaluate the structure and plan for public use.

The Final Franko Farm Recreation Area Master Site Design Drawing follows this page.



William H Laubach Memorial Park & Franko Farm Recreation Area





FRANKO FARM RECREATION AREA

Master Site Design Drawing

Salisbury Township, Lehigh County, Pennsylvania

Date: 8-24-16

11-07-16



Owner: Salisbury Township
2900 South Pike Avenue, Allentown, PA

G. Design Cost Estimates & Phasing



William H Laubach Memorial Park & Franko Farm Recreation Area

Laubach Park began to be developed in 1972, and since that date has seen very little in the way of major renovations to the facilities installed at that time, which were a pavilion, rest rooms, and a baseball field. 2 baseball fields, a football field, sheds, fences and other amenities associated with the active SYA has brought major changes to the landscape and user interface of the park. The park is no longer well balanced and does not provide quality athletic facilities or an enjoyable park experience for those not using the athletic fields. The courts have been well maintained, drainage structures have been installed everywhere and have been moderately successful, but have caused major damage to Trout Creek. Vegetation has been allowed to creep into the park creating dark places. The pavilion and playground are placed in the floodplain and with limited access, vandalism is an ongoing problem at the park. Every aspect of the park needs to be updated to meet the standards and needs of township residents.

Franko Farm was developed more recently and the facilities there are in good condition, with the exception of the trails, which have become overgrown with lawn grasses and are no longer visible. Franko Farm is the larger of the two parks; at 93 acres, Franko is sized to provide recreation opportunities for the entire community, rather than just the neighborhood. The township has recognized through this process that Franko Farm is under-utilized, while Laubach Park is over-utilized. A goal of this dual park master plan has become to balance recreation between the two parks.

The proposed development work has been broken into several phases, divided between the two parks, in project amounts that the township can manage financially. One of the guiding principles of the development plan is to keep as many of the athletic fields available for play as is possible. These phases can be combined, performed in a different order as development proceeds and needs may change. The estimates provided are based on recent bids for work of a similar nature that were completed in 2015-16. There are typically obstacles that remain undisclosed until construction begins which result in cost increases and cannot be anticipated. The townships Public Works Department may be able to complete some of the work themselves under the direction of the township engineer or landscape architect to defray costs. All estimates include ten percent for bonding, 10% for contingency, 25% for engineering, and 2-3% for permitting.

The following page shows the proposed Phases 1-3.

- The work is proposed to begin with a large effort in Laubach Park to resolve stormwater issues, to protect and improve water quality in the pond, and to begin to alleviate the silt loading and degradation in Trout Creek.
- The second phase, also in Laubach Park will provide for the public by moving the pavilion and playground up out of the floodplain and closer to Lehigh Avenue. This phase will also clear sight lines by removing noxious vegetation and planting native shade trees.
- The third phase will provide access to the park for all users with the installation of an accessible paved perimeter trail. This would be similar to one the township has installed in Lindberg Park, which has been hugely successful. The trail would weave through the riparian buffer which would be enhanced as part of the project.



SUBJECT PARK	WORK TO BE ACCOMPLISHED	UNITS	UNIT COST	TOTAL COST
1 - LAUBACH STORMWATER IMPROVEMENTS				
	Hydrology Study	1 EA	60000 EA	\$60,000.00 *
	New Bit Pave Parking	2000 sy	75 SY	\$150,000.00
	New Curb	1800 LF	30 LF	\$54,000.00
	Remove bit. Curb	450 LF	15 LF	\$6,750.00
	ADA Parking Paint and Signs	1 LS	2000 EA	\$2,000.00
	New Concrete Sidewalk	800 SY	85 SY	\$68,000.00
	Vegetated Berms/Swales	1000 LF	18 LF	\$18,000.00
	Inlets to Veg Swales	10 EA	2500 EA	\$25,000.00
	Engineered Wetland/Forebay	1400 SY	85 SY	\$119,000.00 *
	Spillway & Channel Modification	1 LS	45000	\$45,000.00 *
	*Item costs depend on results of Hydrology Study			\$547,750.00
2 - LAUBACH NEW PAVILION & PLAYGROUND				
A	Demo Existing Pav/Restroom	1	12000 LS	\$12,000.00
	Clear & Grub-Remove Invasives &			
	Improve Sight Lines	1.2 ac	7500 Acre	\$9,000.00
	Fine Grade & Seed	43560 sf	0.5 SF	\$21,780.00
		20 lb	45 /lb	\$900.00
	Build New Pavilion	1	125000 LS	\$125,000.00
	Install Lighting	4	750 EA	\$3,000.00
	Electrical Wiring Costs	1	5000 LS	\$5,000.00
B	Install New Native Trees	10 EA	850 EA	\$8,500.00
				\$185,180.00
	B Natural & Inclusive Playground			\$300,000.00
	Splash Pad within Play area	1 LS		\$125,000.00
	Benches and Bench Pads	6 EA	5500 EA	\$33,000.00
				\$458,000.00
3 - LAUBACH PERIMETER PATHWAY - 8' wide				
	Excavate and Install Stone base for .6 mile Pervious Path	25600 sf	5 SF	\$128,000.00
	Top with Flexipave	25600 sf	10 SF	\$256,000.00
	Grading and Seeding	40000 sf	0.5 SF	\$20,000.00
	Bench Pads & Benches	10 ea	5500 EA	\$55,000.00
	Install Buffer on East Prop. Line	1 LS	24000	\$24,000.00
	Enhance Rip Buffer along creek	800 LF	25 LF	\$20,000.00
				\$503,000.00



William H Laubach Memorial Park & Franko Farm Recreation Area

Phases 4 through 7 shift the focus of development back to Franko Farm.

- The first facility to be installed will be the tennis courts, which will require the extension of the access road, grading and buffer planting. The new roadway could be paved, or it could be installed as a gravel road depending upon financial resources. The township may also elect to install all four courts at one time. The school district has offered to explore the possibility of providing financial assistance in the construction of the tennis courts at Franko Farm.
- The fifth phase of work in Franko Farm will be the rehabilitation and extension of the gravel pathways that will be paved and widened to provide an accessible walking loop and access to all facilities.
- The disc golf course and the large multi-purpose lawn area will be installed in the sixth phase and the natural grass pathways will be extended into the parcel that is currently not used.
- The proposed seventh phase will be to install the 90' baseball field. While this field is under construction, a forest conservation plan could be prepared. When the construction of the field is complete, the forest rehabilitation can begin. The forest conservation plan could be undertaken at any time, but the rehabilitation work should not begin until the disc golf, tennis and grass pathway routes have been established. The rehabilitation work can be accomplished in small phases while other things are going on by working with the Penn State Master Gardeners program and local grant funding sources.

Unaccessible Portable Handicapped Restroom at Franko Farm



SUBJECT PARK	WORK TO BE ACCOMPLISHED	Units	Unit Cost	Total Cost
4 - FRANKO				
	INSTALL TENNIS COURTS			
	Install 2 Dbl Tennis Courts	3000 SY	90 SY	\$270,000.00
	Fence	960 LF	55 LF	\$52,800.00
	Seed Disturbed Area	200 LB	45 /LB	\$9,000.00
	Grading	1 LS	50000 LS	\$50,000.00
	Extend Access Road with Paved Walk Adjacent	2600 SY	75 SY	\$195,000.00
	Paved 9000 sf parking inc. 2 HC spaces w signs	1000 sy	75 SY	\$75,000.00
	Install AutoLocking Security Gate	1 LS	10000 LS	\$10,000.00
	Install Lighting at Parking Lot	4 EA	2500 EA	\$10,000.00
	Install Native Trees	20 EA	600 EA	\$12,000.00
				\$683,800.00



SUBJECT PARK	WORK TO BE ACCOMPLISHED	Units	Unit Cost	Total Cost
5 - FRANKO	INSTALL PAVED WALKING PATH			
	Excavate - .75 miles, 8' width	32000 SF	5 SF	\$160,000.00
	Install Flexipave	32000 sf	11 SF	\$352,000.00
	Grading and Seeding	50000 sf	0.5 SF	\$25,000.00
	Create Pedestrian Node - View	175 sf	20 SF	\$3,500.00
	Bench Pads & Benches	10 EA	4000 EA	\$40,000.00
				\$580,500.00
6 - FRANKO	INSTALL DISC GOLF & EXTEND GRASS PATHWAYS			
	18 Holes	18 EA	2000 EA	\$36,000.00
	Clearing, Grubbing and Regrading:			\$0.00
	a. Clear Multi purpose field area			\$0.00
	b. Clear for Grass paths			\$0.00
	c. Regrade PPL Easement	15 AC	7500 AC	\$112,500.00
	Re-seed & Fine Grade All	300 lb	45 /lb	\$13,500.00
				\$162,000.00
7 - FRANKO	REHABILITATE VEGETATION & HABITAT			
	A INSTALL 90' BASEBALL FIELD			
	Earthwork	6000 CY	6 CY	\$36,000.00
	Redistribute Topsoil & Seed	1700 CY	7 CY	\$11,900.00
	Replace Storage Shed	1 EA	10,000 EA	\$10,000.00
	Install Rest Room	1 EA	80,000 EA	\$80,000.00
	Install batting cages and fencing	1 LS	70,000 LS	\$70,000.00
				\$207,900.00
	B Prepare A Forest Conservation and Management Plan	1 EA	45,000 EA	\$45,000.00
	Work the plan in stages with Master Gardeners & Small Grants	1 LS	250,000 LS	\$250,000.00
				\$295,000.00



William H Laubach Memorial Park & Franko Farm Recreation Area

With a new baseball field being established at Franko Farm, work can begin on the baseball fields at Laubach Park in the eighth phase of work at the parks.

- Phase eight will include the removal of the tennis courts and the softball field so that the lower part of the park can be regraded and seeded for the football field. Football practices can be held at the high school or at the new multipurpose field area at Franko Farm. A pickleball court will also be installed in this phase to replace the court surface being lost. The tennis courts at Laubach are often used for other activities.
- The ninth phase will expand the community gardens and see the installation of a natural play area at Franko Farm.
- Phase Ten back at Laubach, will be to regrade the 60-70', 200' outfield base ball field. This will require the basketball courts to be removed and relocated, which will be done in the same phase. Secondary access pathways to all facilities will be a part of this phase, which will

SUBJECT PARK	WORK TO BE ACCOMPLISHED	Units	Unit Cost	Total Cost
8- LAUBACH	RELOCATE FOOTBALL FIELD & INSTALL PICKLEBALL			
	Remove Tennis Courts	1515 SY	20 SY	\$30,300.00
	Remove and Regrade Softball area for football field	1600 CF	5 CF	\$8,000.00
	Fine Grade Football field area and seed - 3 acres	14520 SY	3 SY	\$43,560.00
	Reinstall Goal Posts/Lighting	3000 EA	6 EA	\$18,000.00
	Provide Dark Sky Luminaires	4 EA	15000 EA	\$60,000.00
	Install PickleBall Courts	800 SY	90 SY	\$72,000.00
				\$231,860.00
9 - FRANKO	INSTALL NATURE PLAY AREA			
	Install Natural Inclusive Play area	1 LS	325000 LS	\$325,000.00
	Expand Community Gardens	1 LS	750 LS	\$750.00
	Add Secondary Access Pathways	10560 SF	15 SF	\$158,400.00
	Add Benches with Bench Pads	6 EA	5500 EA	\$33,000.00
				\$484,150.00
10 - LAUBACH	ADJUST FIELDS			
	Relocate Basketball	1340 sy	90 sy	\$120,600.00
	Remove Existing Basketball	1340 SY	20 SY	\$26,800.00
	Recondition Mid Baseball field	1	40000 LS	\$40,000.00
	Install Secondary Access Pathways	9600 sf	16 sf	\$153,600.00
	Install Lester Young Memorial	1 EA	250 EA	\$250.00
	Install Native Trees	20 EA	600 EA	\$12,000.00
				\$353,250.00



complete ADA access at Laubach Park. Native trees will be installed in all phases of work at Laubach Park. This will create a quiet natural look at the park.

- The eleventh phase is to provide a single building at a central location in the park to meet the storage, comfort and concession needs of all of the groups that use the park. This will include the township maintenance staff, the youth association and the recreation program. This phase will require access to the building, which will be accomplished by running an access road across the existing bridge to the new building, where a few parking spots will be provided.
- The twelfth phase will be to provide access to the pond, once water quality issues have been dealt with and the riparian buffer has had time to establish. Residents will want to get closer to the water for fishing or to observe wetland wildlife or vegetation. The method proposed is to build a boardwalk through the wetland with interpretive signs and a platform for fishing across from the pavilion platform.
- The last phase of planned development will involve the farmhouse. The 1994 Master Plan recommended conversion of the farmhouse to a community building. The township wants to retain this idea in this plan. The possibility also exists in the distant future that the township may desire to install an indoor recreation facility adding on to the farmhouse. Farnko Farm has the available land to accommodate a community feature such as a recreation center.

SUBJECT PARK	WORK TO BE ACCOMPLISHED	Units	Unit Cost	Total Cost
11 - LAUBACH	INSTALL REST ROOMS & CONCESSIONS			
	Rest room building w. storage			\$150,000.00
	Connect to Utilities			\$10,000.00
	Install access road	670 SY	75 SY	\$50,250.00
	Improve lower lot	400 SY	75 SY	\$30,000.00
	Install Creek Buffer Plants	300	50 lf	\$15,000.00
				\$255,250.00
12 - LAUBACH	POND ACCESS BOARDWALK/DECKS			
	Boardwalk	500 lf	200 LF	\$100,000.00
	New Fishing Piers	2800 sf	50 sf	\$140,000.00
	Trees	20 ea	500 ea	\$10,000.00
	Benches	10 ea	4500 ea	\$45,000.00
				\$295,000.00
13 - FRANKO	FARM HOUSE RENOVATION AND EXPANSION			
	Architectural Assessment		1 LS	\$50,000.00
	Remodel Interior to Create Access		These Items will require architectural study which will determine costs. Future activities	
	Create Historical Display			
	Indoor Recreation Addition			
	Additional Parking may also be required depending on size of building expansion			



Undertake Hydrology Study to Plan Accurately for Size of Wetlands, Vegetated Swales and other Stormwater Treatment Methods before undertaking Park Development and Rehabilitation

- Undertake Hydrology Study to Plan Accurately for Size of Wetlands, Vegetated Swales and other Stormwater Treatment Methods before undertaking Park Development and Rehabilitation**

1 Create 38 On-Street Parking Spaces, with 3 HC spaces with access aisles. Install curb and inlets to collect water and direct it to the Vegetated Swale. Leave parking islands to save existing trees.

1 Create Wetland/Forebay to slow and cleanse stormwater before it enters the pond. Vegetated swale will collect and infiltrate stormwater from parking areas, draining it to the wetland.

11 Restore Banks of Trout Creek and Expand Riparian Buffer to 50.0'. Plant with native trees, shrubs and grasses.

11 Reconfigure Lower Parking lot for additional spaces, including an HC space. Maintain existing Driveway access.

11 Install 15.0' planting strip behind concrete sidewalk for Street Trees

2 Install New Pavilion with ADA compliant access to parking

10 Relocate Basketball Courts

1 Redesign 37 on-street parking spaces, providing 2 HC spaces with access aisle, installing new Sidewalk, Concrete Curb and Drain Pipes to carry storm water to Vegetated Swale

1 Vegetated Swale

3 .6 Miles ADA compliant Perimeter Access Pathway, 8.0' minimum width.

10 Shift second Little League field west, eliminating outfield overlap, providing two(2) 200-250' Outfields

3 Install border with fence and evergreens between adjacent homes and park property

12 Install Boardwalks and Pond Viewing/Fishing Platforms

2 Install 50' Riparian Pond Buffer with Native Grasses, Trees and Shrubs. Provide Pedestrian Access Points to Water Bodies.

2 New Inclusive Playground Area with Splash Pad

10 Install ADA compliant secondary access pathways with a 6.0' minimum width.

11 Install Rest Room, Concessions and Storage Building with drop off and turn around room for authorized vehicles.

3 .6 Miles ADA compliant Perimeter Access Pathway, 8.0' minimum width.

PPL Easement

11 Paved Access Drive for Authorized Maintenance Vehicles. 12.0' Min. Width.

8 Relocate FootBall Field from between Little League outfields. Tennis Courts will be removed and relocated. Softball field will be removed.

8 Install paved court surface to be used for Pickleball.

New Native Shade Trees (typ.)

New Native Shade Trees (typ.)

TROUT CREEK - Headwaters.
HQ-CWF stream in the Little Lehigh Creek Watershed. Poor conditions include eroded banks, silt loading, thin riparian buffer with invasive plants.

SITE DATA. Site: 14.1 Acres.
Zoning: R4-Medium Density Residential
Soils: Washington Silt Loam (WaB2)
Topography: 3-8% slope, NE-SW
Water: Trout Creek, HQ-CWF & Spring Fed Pond
Watershed: Little Lehigh Creek.
No wetlands or vernal pools
Required Riparian Buffer: Fifty Ft (50.0')

LEGEND

 - Development Phase Number. This park will be developed in coordination with another Salisbury Township Park, Franko Farm.
 - Contour-1' Contour-5'
 - Subject Prop. Property Line
 - Proposed Prop. Property Line
 - Monument Found
 - Magnetic Reading Found
 - Existing Trees
 - Existing Buildings
 - 50' Riparian Buffer
 - Washington Silt Loam-WaB2
 - Proposed Contour-5'
 - Proposed ADA Pathways 6' Min. Width
 - Proposed ADA Sidewalk 6' Min. Width
 - Proposed HC Parking w. Access Aisle
 - Proposed Vegetated Seals
 - Proposed Engineered Wetlands
 - Proposed BoardWalk
 - Proposed Storm Drain Infiltration Pipe
 - Proposed Trees and Evergreens
 - Proposed Riparian Buffer Restoration
 - Proposed New Buildings

GRAPHIC SCALE

1" = 60' 36 0 6 120' N

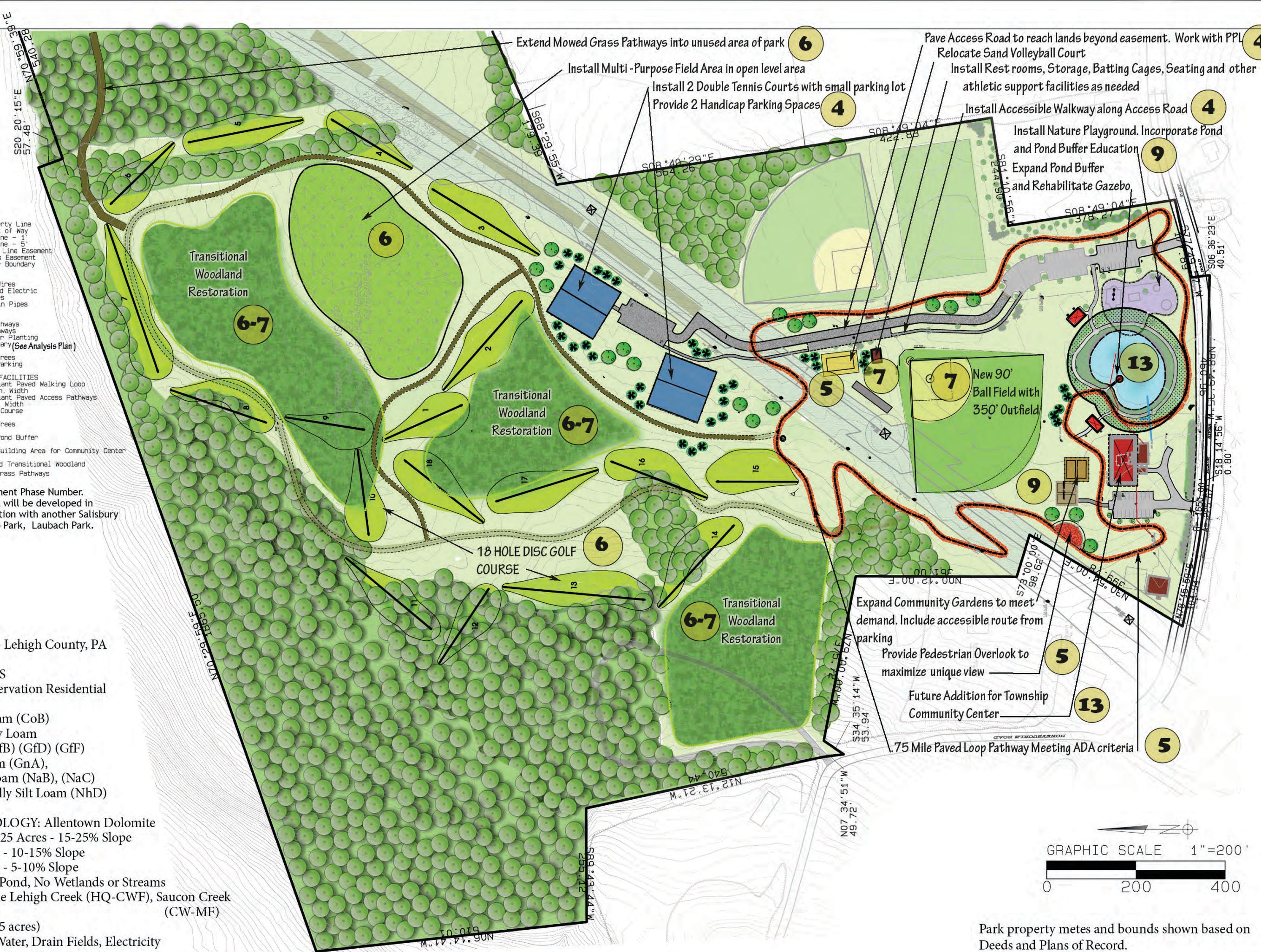
WILLIAM H LAUBACH MEMORIAL PARK
Master Site Design Drawing - PHASING PLAN
Salembury Township, Lebanon County, Pennsylvania

Date:
8-24-16
11-07-16

Owner:
Salisbury Township
2900 South Pike Ave., Allentown, PA



Urban Research & Development
Recreation & Community Research,
Planning & Design for 48 years
URDC URDC.com



FRANKO FARM RECREATION AREA

Master Site Design Drawing - Phasing Plan
Salisbury Township, Lehigh County, Pennsylvania

Date: 8-24-16

11-07-16



Owner: Salisbury Township
2900 South Pike Avenue, Allentown, PA

H. Maintenance, Operating Costs, and Revenue



The maintenance of a public park is crucial to creating a place the community wants to use and visit often. A steady revenue stream is necessary to provide the maintenance and programming for an attractive and safe public park. This does not happen without solid planning and community support. An ongoing commitment by the municipality and Township residents will be critical in upgrading and maintaining park improvements.

1. Existing Maintenance and Operations

a. Departments and Staffing

The Salisbury Township Public Works Department is in charge of maintaining all park facilities, as well as streets and public works within the township. Daily tasks at the parks include trash collection, mowing, and general debris cleanup, in addition to calls from residents or other departments with maintenance requests. Pavilions and rest rooms are serviced three times a week and after events. Trails are swept twice a year and ball fields are conditioned prior to spring and fall ball seasons. Yearly duties include playground safety checks and re-mulching, tree pruning and turf reseeding and fertilization, as well as fence repair or replacement and court resurfacing. The department added two staff members in 2016 to assist with park maintenance. If a tree needs to be taken down or major pruning is needed, the township contracts with an outside vendor. The police department is responsible to open and close the park and pavilion restrooms at each park daily.

The townships annual general fund budget provides money for the necessary upkeep of facilities at all parks. The fund does not provide for improvements and renovations, such as providing safe and inclusive play spaces or ADA accessibility to facilities in the township's parks. The money for improvements is budgeted separately and planned for each year.

The athletic associations assist with field maintenance by providing materials and equipment during the baseball season to keep the fields in good condition. They will also drag the fields as needed between the times that public works adds infield mix or cuts the grass.

b. Administration

Several municipal departments and the Recreation Advisory Committee coordinate the management of the parks. The Public Works Department follows a yearly maintenance "to do list" provided by the Recreation Advisory Committee. This committee conducts inspections, plans events and proposes new amenities. The Recreation Director guides the Recreation Advisory Committee, administers the Summer Playground Program, and schedules the use of the baseball fields and the pavilion. The environmental advisory committee looks over the health of the water bodies and woodlands. They support



environmental improvements at the parks and plan clean up and earth day events. The Board of Commissioners reviews the yearly budget and approves any proposed capital expenditures. There is a small line item in the township budget, within each department, for training. The annual budget for Salisbury Township does not break out expenditures for Parks and Recreation. These expenses fall under the Department of Public Works. Public Works does not break out expenses related to individual parks within the township.

2. Sustainable Design Recommendations to Improve Maintenance and Reduce Operating Costs

a. Facilities

- Pavilion & Restrooms - The concrete block buildings in the older parks, like Laubach, require paint every few years, as do the support poles, fascia and rest room doors. The recommendation for updating these structures would involve rebuilding with maintenance free products like CMU block, coated metals, and stainless steel, locally sourced and manufactured. Wooden elements exposed to the elements shall be wrapped with aluminum. New LED lighting could be installed to reduce electricity costs. Waterless urinals, and flow regulators for toilets and sinks are some of the options that would reduce operating costs. New restroom facilities should be analyzed to ensure they are cost effective across their projected life spans. Franko Farm does not have public water or sanitary service, so the rest rooms will be portable units or a permanent unit with underground storage that needs to be pumped out periodically.

The township currently budgets 1000 dollars per year for materials and about 1800 dollars annually for labor to service the pavilion and rest rooms.



- Playground - There is a small playground at Laubach Park. The existing playground pieces are a modular unit and swings. The modular piece is updated every 10-15 years. The swing frame is an older style, but the seats are updated. The swing frame does need to be painted. The base material in the fall zone around each piece of play equipment is Wood Carpet mulch. The depth of this base is replenished each spring, but it washes out at Laubach with the spring floods. The fall zone provided falls short of minimum current standards. These findings would suggest that education is needed within the public works department to meet and maintain current playground safety standards.



William H Laubach Memorial Park & Franko Farm Recreation Area

The plans for both parks target improvement of ADA access to facilities. The best way to ensure compliance and access for the physically handicapped at a playground is to install solid safety surfacing. The initial costs are higher than a mulched surface, but with routine sealant, the safety surface can last up to 10 years. The township will have an inclusive playground installed in 2017 at Lindberg Park with a poured in place surface. Life cycle expenses can be calculated after this installation. A safe accessible surface can be used at a natural playground, like the one proposed for Franko Farm.

Solid play surfaces, wide walkways, gathering spaces and native plant pockets will reduce the need for lawn mowing in playground areas. The selection of play equipment can be simplified to singular pieces along a "play trail" to avoid the expense of the component pieces. Newer pieces of play equipment should be constructed from safe, recycled and sustainable materials, requiring less maintenance.

The township currently budgets 2000 dollars per year for mulching the playground pieces and spends roughly 1536 dollars for labor to provide general playground clean up and repairs during the year.



*Lindberg Parks
new Flexible
Pervious
Trail during
install - 2015*

- Paved Surfaces - The new multi-use pedestrian trail the township has installed at Lindberg Park is made using recycled rubber, locally sourced granite and an environmentally friendly binder. It meets ADA criteria and is pervious. Maintenance requires yearly vacuuming, but lawn grasses will not creep in and cover it up like they have at Franko Farms gravel trails. Pervious paving has a higher installation and maintenance cost than standard bituminous paving, although pervious pavement does not require land to be used for vegetated infiltration areas. The pavement material used at Lindberg Park will be evaluated for life cycle costs as the township sees how well it weathers. The bituminous pathway replaced was heaved and cracked after 40 years of use. Costs should be explored in relation to the environmental advantages achieved as well.

The township budgets 300 dollars per year for parking lot materials, and spends 864 dollars to plow and re-stripe the lots if needed. It is unlikely that maintenance costs for the parking lots will be decreased.



- Vegetation - The appearance of the proposed native plant communities may take some getting used to, but large masses of native plantings will save the township maintenance costs in the long run. When the invasive plants are removed, the seed bank for these plants will no longer exist, therefore reducing the need to weed. Initially, for the first two growing seasons, maintenance will be intensive and will include watering, mulching and weeding out any invasive plants that emerge. As the plantings mature, they will become more sustainable and will require only occasional weeding. Community support from schools, environmental groups and residents will be a critical aspect in ensuring the success of these plantings.

The township budgets 1550 dollars for materials and spends upwards of 500 dollars per acre to mow grass, trim shrubs and spray for weeds at neighborhood parks.

b. Administration and Personnel

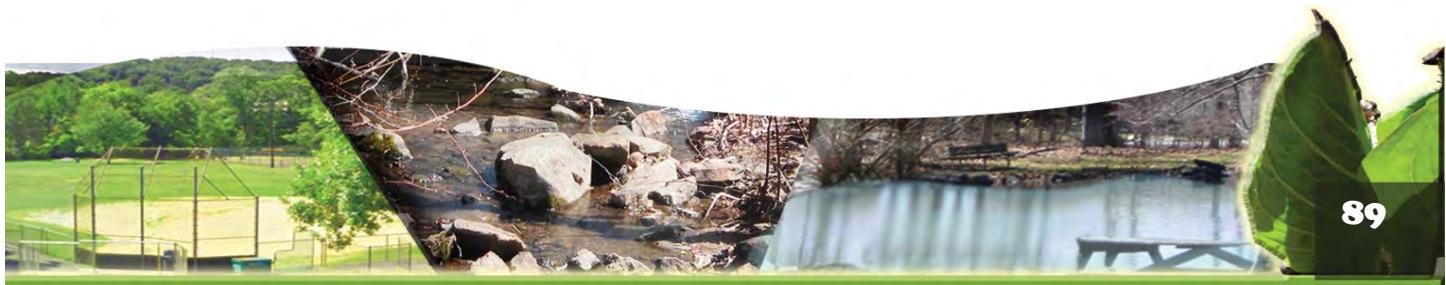
Salisbury Township's administrative staff is adequate to provide the guidance and support needed to implement and maintain programs and facilities at the parks. Stronger relationships with area businesses, community organizations and residents need to be developed. Businesses can provide essential funding to make development possible. Volunteer groups can provide important ideas, complement the labor force and contribute to the funding of improvements. Groups that are involved from the concept and design phases will take ownership in the park and will be excited about providing future assistance as needed. The SYA has taken a lead role in fundraising through the years and they plan to actively participate in the development of Franko Farm and Laubach Park.

c. Equipment and Supplies

The public works department is well equipped with equipment and supplies to perform the necessary maintenance at the parks. There is an adequate amount of funding each year for the purchase of equipment, minor equipment and small tools. What is required to enhance maintenance at the townships parks is a redistribution of available public works personnel for parks maintenance. Numbers specific to park maintenance were not available from the Department of Public Works.

d. Programming

The Recreation Director and the six member Recreation Advisory Committee determine most park events and programming. There is a small budget that provides for the needs of the director and the committee. The committee is creative and these volunteers have a long history in Salisbury Township. As the master plan moves towards development, the committee and its members will take an active role in getting the community involved in support of park improvements. This may require creative use of the township's web site and some colorful posters at the parks, but should not require additional staffing.



3. REVENUES

Revenues are collected for the use of the pavilions, which are fully rented most summer weekends. The revenue generated from pavilion rental does not cover any one line item in the recreation budget section of the public works department budget.

Salisbury Townships general fund budget incorporates the Public Works Department Budget, within which lies expenses related to Recreation and Parks. The township is small in terms of population, at 13505, and size, at 11 square miles, of which nearly 20% is park or conservation land. There is a capital construction fund for existing buildings the township owns. There is a very small capital construction budget for the public works department. Like most municipalities, personnel and material expenses have risen dramatically and there is little in terms of a budget surplus. The township must seek partners and grant funding to keep its beautiful parks updated and useable.

Tax revenues are the principal source of recreation and park funding for the majority of Pennsylvania's municipalities. Some municipalities inform the public as to what percentage of their taxes are being used for Recreation and Parks. Some charge a per capita tax for recreation. Referendums can be a way to increase the funding stream towards an objective that the public has expressed an interest in, such as updating park facilities. The township must then be sure that each park receives updates so that residents across the township feel their dollars are being well spent.



Lindberg Park Annual Egg Hunt

Increase revenue from parks. In Salisbury Township additional income from parks and recreational programs should be evaluated to see if the public would be amenable to provide support to update and enhance facilities they already use. Charging fees can leave some residents un-served if they can't afford the fee. Athletic organizations can be charged to lease the fields they call home, and can be required to provide their own routine maintenance. Community wide events can be a successful source of revenues.



I. Security



Costs presented in the preceeding tables were estimates of probable development costs. Costs generally increase yearly and there are many factors to consider in each phase of development, so that these costs provide a general guideline, but as plans are engineered and detailed, true costs will become more apparent.

That being said, there are many ways to offset costs of development.

Partnerships with local businesses, such as hospitals, insurance agencies and banks are examples. Many large businesses offer yearly grant opportunities that help communities with projects such as these.

Youth sports associations are active fund raisers. The SYA has paid for the installation of many amenities at Laubach Park to benefit the youth in their programs. The SYA has paid for the installation of fields, fences, lighting and multiple storage buildings. The purpose of this plan is to channel those energies in a way that benefits the organization and the community as a whole. The SYA has begun to fund raise for the improvements proposed in this report.

The local Penn State Extension service has Master Gardener and Master Watershed programs that provide volunteers for environmental undertakings like removing invasive plants and riparian buffer restoration. Grants are available from the Lehigh Valley Greenways for environmental and trails efforts.

PA DCNR has an excellent printed guide to funding sources on their website in categories that include environmental improvements, revitalization, educational programming, access improvement and reforestation. Funding sources range from private entities to national programs.

<http://www.dcnr.state.pa.us/brc/elibrary/resourcestaf/funding/index.htm>



1.1 Laubach Park Existing Security Issues

Security at Laubach Park is a problem for township. The director of public works, the police chief, the recreation director and township residents all complain about vandalism at the park.

The areas most vandalized are the restrooms and the pavilion, due to the limited access to the area, the fact that these facilities are not visible from the street and are surrounded by trees. The white painted walls of the rest rooms were targeted by vandals in mid-July of 2016 with graffiti so vulgar that the rest rooms were closed indefinitely. This left the playground program participants to use the portables installed near the basketball courts. The walls of the pavilion, which are green concrete block, are also frequent targets, and the wooden posts and support beams, all display hand carvings. The basketball courts are close to Lehigh Avenue and most residents have no issues with the users there.

There was a light post with a security camera installed and funded through a crime prevention program. The program lost funding and the township does not have the police staff to operate and monitor security cameras. The police department is responsible for opening and closing the rest rooms at the parks at dawn and at dusk. At Laubach Park the rest rooms are behind the pavilion in the wooded area of the park. At dusk it is dark and un-lit. The police close the rest rooms well before dark most nights and do not open them until the sun is up in the mornings. Many survey respondents stated the pavilion and rest rooms are a frightening place to be when the sun is not out, which is the antithesis of what a neighborhood park should be.

The speed of traffic on Fairview Road is a concern for residents, but the police have monitored the road and average speeds are at or under the posted limit. The local roads adjacent to the parks are typically posted at 25 MPH and the police have found that the average speeds are below the posted speed. Fairview Road became the responsibility of the township after being a PennDOT road during the writing of this report.

1.2 Franko Farm Existing Security Issues

Security at Franko Farm is not a serious issue as reported by the director of public works, the police chief, the recreation director. The pavilions are wide open, made of maintenance free and vandal resistant materials, located within eye site of parking. There are no permanent rest room buildings to vandalize in this park. This park is located in a rural area and most residents who visit this park access it by car. Residents near to the park have reported there are kids who do enter the park on foot and head for the wooded area.

The bigger issue at Franko Farm is that the township allows hunting on the property in the fall. Hunters are given permits to hunt at Franko Farm and at Lehigh Mountain. Most hunters that apply for the permit are not Salisbury Township residents. This is a contentious issue in the township. There have been attempts throughout the years to have hunting prohibited at Franko Farm. These attempts have met with defeat. A notice is provided to hunters that they stay away from the active areas of the park. This does not; however, preclude them from the woods, and there are grass lined pathways that meander along the edges of the mature woods and through the transitional woodlands.



2.1 Laubach Park Security Recommendations

The master plan has addressed the vandalism at the pavilion and rest rooms in several ways. Due to the location of the pavilion and it being continually flooded, the plan recommends moving the pavilion up to and accessible from Lehigh Avenue. This will make the structure visible from the road. It will be visible from the neighboring homes and to police cruisers. The structure itself will be open and constructed with maintenance free materials that cannot be carved into. Graffiti could still be painted on, but with lighting and visibility it is hoped that the incidence of this behavior will be greatly reduced. Motion lights should be considered to discourage anyone from lingering past dark.

Lehigh Avenue has street lighting, but the poles are far apart and the luminaires are mercury-sodium. The light level is minimal. The township should consider adding street lights and switching from mercury sodium to LED for a brighter safer feeling near the park. There are many times in spring and fall that athletic events do not finish until dusk. With the added onstreet parking, visibility on the street becomes an important safety issue.

The rest rooms will be modernized and will be part of the concessions and storage building, located centrally with in the park in accordance with the new master plan. Doors will be locked on a timer so that the police will no longer be responsible, although the building will be accessible by vehicle. Motion sensor lighting will be installed to prevent vandalism. This building will be visible from Lehigh Avenue, so the light will be seen if activated.

Additional parking on the street will reduce travel speeds and the new sidewalk will connect to the street to provide a safe place for residents to walk.

2.2 Franko Farm Existing Security Issues

Security was discussed with the key study committee. They are not concerned about increased vandalism to the pavilion or rest rooms as current park visitors are responsible and the police presence in the morning and evening encourages visitors to comply with closing times.

Additional facilities will bring additional users. It was decided by the committee that if at sometime in the future, vandalism at night does become a problem, gates could be installed at the entrances to the parking areas. The gates could be automatic locking or not. Another idea to control vandalism at the park is to install motion sensor lighting in areas that are vandalized. Security lighting would alert adjacent property owners to a trespass occurring near their properties so they could alert police. The resident tenant in the farmhouse, the retired chief of police of Salisbury Township, is always watching out for suspicious activity at the park.

With the addition of tennis, disc golf, the multi-purpose lawn area and an access road further back into the park past the PPL easement, the draw of this park for hunters may be lessened. The township may also, once again, attempt to withdraw this park from available hunting locations.

The safety of children using the proposed playground, which is somewhat close to the pond, the entrance drive and Black River Road is a potential safety concern. The master plan recommends and shows a new natural play area with fencing surrounding it, to provide a safe secure play



experience for all children and the adults who accompany them.

3. Posted Rules and Policies

The posted rules for all parks in Salisbury Township are comprehensive and complete. Signs at Laubach Park include: Park Hours and Rules, Do not feed Waterfowl, Restricted Access

Signs at Franko Farm include: Park Hours and Rules, No Vehicles, Community Garden Rules, Do Not Feed Waterfowl, Dog Waste and Leash Rules, Permitting Hunting Rules, No Skating, Swimming or Diving Deep Water Warning Sign.

The need for additional signs will be evaluated as use issues arise and signs may help to resolve them. This will happen during the development of each park.



Signs posted at Franko Farm near parking lot and near pond



Appendices



APPENDIX A

Key Person Interview Results

1 INTERVIEWEES

Frank Adamcik, Jeff Rothrock	SYA
Kayla Trenge, Genny Baillie	Neighborhood Youth Representative, Recreation Director
William Fitzpatrick, Susan Young	Charter School of the Performing Arts, Truman Elementary
Gloria Hinkle	Neighborhood Resident
Chief Alan Stiles	Chief of Police - Salisbury Township
John Andreas	Director - Salisbury Township Public Works
Kreg Ulery, Bob Agonis	Environmental Advisory Committee
Bob Martucci	Commissioner - Salisbury Township
Darryl Wentz	M&T Bank
Randy Soriano	Township Manager

2 ISSUES

History Park was initially passive with only one baseball field. Ice Skating was a popular activity in winter on pond. Pond was shallow water until it was excavated for fishing. Sports came in and began to develop active facilities. Very swampy land.

Surrounding Neighborhood

Traffic during football season can be problematic for residents. Streets are narrow with parked cars on both sides. On street pull in parking has helped. Football games held at HS has helped. Sports lighting does shine into residents homes, but season is not long. Loudspeakers can be overly loud during games and can be heard in homes.

Access Two formalized access points are parking areas with HC parking spots. Parking spots may not meet ADA requirements of 2%. No ADA accessible way from parking to all facilities. No path from on street pull in parking spaces to facilities. Lower parking area is remote, hidden and may draw vandals. Cars have been vandalized. Signs are not visible due to overgrowth of surrounding vegetation. Park location is unknown to most except locals. Two collector streets, Susquehanna Street and Emmaus Avenue are PennDOT as is Fairview Road.

Police cannot drive through the park and it is their responsibility to open and close rest rooms. Because pavilion rest room area is remote police close it when convenient and sometimes before sports teams are done for the night. SYA has supplied its own portable toilets for participants.

Storm Water This is a very big problem at the park. Water comes from Lehigh Mt., across Susquehanna Street. Does not get caught in inlets - sheet flows through properties to Lehigh Ave., some is picked up in inlets there and is drained to pond. Some sheet flows

into the park. Baseball dugouts have been raised but are still wet after a rain. Waffle drains have been installed throughout the park to keep fields dry. Turf is still soggy after rains. Playground has drainage underneath but can still be wet. Pavilion area can have standing water after a rain. Water volume washes out grass seed and cuttings onto tennis courts and down path towards pavilion. PennDOT was contacted about stormwater issues but no solutions to the problems were provided.

Vegetation	Wooded area is too dark and not maintained. Darkness encourages vandalism and illicit activities. Woods block views between pond/parking and playground/pavilion. Noxious vegetation.
Water	Trout Creek is a HQ CWF that is eroded and silt loaded. The headwaters of this creek are at the park. Riparian buffer is thinner than 150' required by DEP. Creek is not used. Creek can flood lower part of the park, new bridge was installed from lower lot to pavilion that allows the water to flow over the bridge. Watershed is the Little Lehigh Creek.
	Pond is naturally spring fed. Depth is shallow and water is warm. Trout cannot survive summers in the pond. Overflow rock lined channel has been created to drain overflow from pond to Trout Creek, but lawn above the pond is typically wet. Pond is aerated with an airline. Geese were a problem that was eliminated with assistance from DEP.
Users	800 kids enrolled in SYA use park in spring, summer and fall. 75% of SYAs programs operate from Laubach Park. SYA uses 2 baseball fields, 1 softball field, the shared turf football field, the basketball courts and holds events at the pavilion. Summer Playground Program operates in summer at Laubach Park. Daily attendance is 60+ for first two weeks with a regular attendance of 30-40 kids. Program uses the playground, pavilion and tennis courts. Tennis courts are used by school team players who live nearby. Only tennis courts on the east side. Pavilion is used by Truman Elementary for a picnic day

3 WISH LIST

<u>ACTIVITY / FACILITY:</u>	<u>COMMENT</u>	<u># RESPONSES</u>
<u>BASEBALL:</u>	Dugouts on grade with roofs vs. sunken. Should have own restroom closer to fields. Outfields need better grading. Slopes on ball fields are opposite of what they should be. Worst facilities in the league. Vegetation is overgrown near ball fields and sports facilities. Tournament Configuration for baseball is the dream. SYA needs a 20x30 storage building, climate controlled.	2 2 2 1 1 1
<u>CONCESSION STAND:</u>	could use utility upgrades. Gas and water.	2

<u>ACTIVITY / FACILITY:</u>	<u>COMMENT</u>	<u># RESPONSES</u>
<u>SECURITY LIGHTING:</u>	in parking lots, along Lehigh Ave., and at the pavilion.	2
<u>SPORTS LIGHTING:</u>	should not be a nuisance to neighborhood residents.	3
<u>PARKING:</u>	is at its limit, more parking would be good	4
<u>PLAYGROUND:</u>	Is well used and liked. Overhead Sprinkler should be replaced. Playground should be in more visible location. Updated equipment would be a plus.	2 2 1 1
<u>CIRCULATION AND ACCESS:</u>	More paths, ADA routes, more benches, perimeter trail like Lindberg Getting to the park is more difficult with Susquehanna Street and Emmaus Avenue, no safe places to cross. No sidewalks. Improve visibility of signs to find the park	6 2 1
<u>POND:</u>	Create wetlands or a wetland/pond area to clean and cool stormwater. Install fountain. Ice skating was fun. Ice skating is too much liability. Fishing was a good activity and should be reinstated. Water should be tested and quality improved. Access to and around the pond should be provided in a safe way. Edges should be planted with appropriate materials not mowed to the edge. Boardwalk through the pond area could be possibility.	1 1 2 3 1 4 2 1 2
<u>TROUT CREEK:</u>	Should be more a part of the park. Improve riparian buffer, eliminate noxious weeds. Restore stream bank. Provide limited access points and path along the creek	2 1 1 1
<u>WOODS:</u>	Should be subject of tree identification survey. Keep quality trees and thin out weedy, dead and invasive species. Improve visibility in the park, make woods less dangerous	1 3 2
<u>PAVILION:</u>	Needs improvement. Rest rooms especially need improvement. Location should be closer to the road or more visible. Rest rooms should be an independent of the pavilion and closer to areas of higher use.	2 3 3 1
<u>VANDALISM:</u>	Community Officer Program & cameras do work, but funding to make these programs possible is not in the budget. Vandalism should be better controlled	1 3

<u>ACTIVITY / FACILITY:</u>	<u>COMMENT</u>	<u># RESPONSES</u>
<u>STORMWATER:</u>	Address MS4 requirements in any plans for improvement. The park needs better or more stormwater controls.	1 6
<u>MAINTENANCE:</u>	Could be better, too many weeds.	3

OTHER FACILITIES TO CONSIDER:

Community Garden

Investigate other areas to locate athletic fields. Land between Franko Farm and Emmaus Ave. - township does not need the wetland part of it

Use Pavilion slab to create Skate Park

Fitness Trail

Stage Area

Re-landscape the park using native plants

2 additional memorials dedicated to people who started sports leagues

FUNDING SOURCES:

Special events.

Item donations.

Ask groups that are active in the community: Rodale, Banks, Lions, volunteers, Masons, VFW

Playground companies have programs that use volunteer labor to install (Kaboom)

Charlie - Park Superintendent

History – Frank & Ethel Franko had 10,000 chickens and 200 pigs on the farm

Barns and Buildings- most removed. Stone home and large garage remain. Police and Township Public Works Dept. use garage for equipment and to store vehicles. It is filled most of the time. Charlie and his wife have been in the house for 21 years, since he retired from the police force where he was chief of police.

The park is used frequently all year, with winter being the slowest time.

Team sports fields generate the most activity. Especially when they have special events. Parking can be full to overflowing and the grass is used for overflow.

There was no objection to the athletic facilities coming to Franko from residents. Most live well off of the road on wooded lots and the activities at the park do not bother them.

The home in the corner of the park in front of the soccer field is empty now!!!!!!!!!!!!!!

The fish pond is stocked and the policy is catch and release but not everyone releases. Kids fish from the wall surrounding the gazebo and from the gazebo itself. Ducks and geese were more prevalent before the cat o nine tails were installed. Now the cat o nine tails are expanding into and around the pond area and ducks and geese do not stay there. The pond is very deep, about 20' deep and it does not run dry. On occasion Charlie will pump water from a well into the pond, just to make sure the well is still working. The overflow for the pond is piped to Black River Road, it flows down towards the garage in a swale and then down Honeysuckle Road.

There has been no overflow from the pond for many years, and no water has been added for about 2 years now.

There is a dog training group that uses the park in an area half way between the garage and the house. One day a week for about 8 weeks. Dogs are allowed in the park and a lot of people come to walk dogs daily, about 10 cars every morning.

The second parking area nearer to the house and garage can hold 20 cars.

Deer hunting is allowed during archery season only. Other small animals can be seen around in the park but are not permitted to be hunted. Charlie has trapped and caught possum, raccoon, cats, skunks and groundhogs.

There are 2 walking trails. A 1 mile loop and a half mile loop inside of the 1 mile loop. The grade is not too steep, mostly level.

Picnics are held at the pavilions in the summer. The pavilions are rented and there are 2 grills at each pavilion. No music is allowed at events because of the nearby residents.

There are no rest rooms, just a port a potty near the house. Kids knock them over if they are too remote.

Recycling Center is located in Franko Park for eastern Salisbury Township. Western Salisbury has one over at Devonshire. They are open on Tues. and Sat. on alternate weeks for 10 months out of the year. Charlie and 2 other men run the recycling center. Lawn wastes and grass are accepted. Compost and Mulch are available to residents.

No Lighting in the park. It is not desirable to have activity after dark.

Community Garden. 18 gardens and 4 handicapped raised garden areas. Fenced in with 4.0' fence. All gardens are rented at 15 per year. Township provides compost and mulch. The 4 hc gardens are not used by hc persons, and are rented anyway. There is a waiting list for the garden plots. Most users are older. They use the plots till they can't do the work anymore.

ALAN STILES - Interviewed by Phone to find out about Hunting at Franko Farms
Chief Stiles said there are a lot of permits, Cathy has exact numbers and cost of permits
Most permittees are not from Salisbury Township
Permittees can hunt during archery season at Franko, Instructed not to hunt in the wooded areas
Permittees can also hunt at Walking Purchase
Every time issue comes up at supervisors for review, hunting supporters show up in droves
May be difficult to limit hunting at Franko Farms
Jr hunters, under age 14 must hunt with an adult. Available at Walking Purchase
Records from 2004 to now. In 2015 155 Permits, only 29 were residents, 170 highest # of permits granted

MARTHA ULERY - Walker and Resident near to Franko Farms
Likes to walk on the wide grassy path parking at the farmhouse lot
Sees small birds and rabbits, no deer
PPL Easement area was sprayed now is just mowed seasonally
Vegetation is mostly open, providing good views, esp. from farmhouse lot
You can see Allentown and some of the fireworks in July
Wet on grass path only in very rainy times
Grass path is nice and very wide
Gravel path leading to grass path has some maintenance issues, ruts and grass invasion
Loop paths are nice, would be nice to add more
Athletic area is separated from the rest of the park. Integration would be nice
Roads are not safe for walking.
Lots of dog walkers at Franko, some are off leash
Porta potty for athletics, and an HC one for the pavilions
Pond is spring fed, sunnies and lots of insects
Ticks in the park.
Meadow that was installed was nice, maintenance did not mow it in the fall
Now no meadow
Lots of berries on the grass path, some poison ivy growing around them
Gazebos are in horrible shape. repair or replace
Lots of elements (benches and educational type signs) that were installed are no longer there, no replacement or repair, they just get partially removed and the sign posts left there.
Kids live close to the athletic fields. No problems with having them there.
Playgrounds should be left at Laubach, not everything should be at Franko, No Dog Park
Franko is more remote and open. Not a busy neighborhood park feel.
Community Gardens could be expanded if need was there
Lehigh Mountain is very rugged for walking compared to Franko Farm
Franko is very pretty in all seasons

FRANK ADAMCIK & JEFF ROTHEROCK, SYA - Interviewed at Township Building to find out how best to divide team sports between Laubach and Franko
Sign Ups are going on now and for 2 more months.
Kids registered for Spring Baseball will form 18 teams, from T-Ball thru to 15-16 yr. olds
Girls registered for Spring Softball will form 5 teams
Soccer (spring also) has 160-175 kids sign up per season.

Fields Available and Use:

2 teams play at Devonshire, which has one field that is adjusted to 60/70/80' bases
3 teams play at Franko, which has 1 field, adjusted to 60/70/80' bases
12 teams play at Laubach, which has 3 overlapping fields, 60/70' bases
4 teams play at Dodson, which has 2 T-Ball fields. 30-40' bases

Soccer Practices can be held at Dodson, but the field there is very small.
Soccer games can be held at Franko; the full size field is used for small side soccer, older kids play here too

Fall Baseball cannot be held at Laubach due to field conflict with the football program
Fall Ball has enough kids signed up for 4-6 teams, the program cannot take more kids
Fall Ball is played at Franko and Devonshire
Devonshire has a training clinic in the fall for all levels of play, school district runs this in cooperation with Hamilton Park and SYA

Other Comments/Concerns

Field Maintenance is done by township staff.
Maintenance is good enough to get by, but could be better
The baseball field at Franko is too close to the soccer field, foul balls hit by older kids are a danger to youngsters playing soccer. A fence would help.

Needs:

SYA could utilize 1 90' baseball field up at Franko, keeping all the older kids at Franko for baseball
SYA could utilize an additional soccer/multipurpose field at Franko, This could be rented to other leagues looking for fields to generate income.
SYA needs a permanent batting cage area at Laubach.
SYA would like to see permanent restrooms, the temp ones are over used and get gross in-between maintenance times. Everyone uses them, including adults who play Basketball at Laubach.
SYA would like a large maintenance facility at Laubach for equipment that is now kept in the township municipal buildings basement, with a concession stand and restrooms integral to it. Would also be used to provide a space for batting practice when weather is inclement. They have started a building fund to begin to save for this project, which could be a match for future grant money.

APPENDIX B

SALISBURY HIGH SCHOOL STUDENT COMMITTEE SURVEY RESULTS			
1	Live Near LP	33	
33 TOTAL RESPONDANTS	YES	29	
	NO	4	
2	If not where		
Franko Farm	1		
Devonshire	1		
Lindberg	1		
Not Answered	1		
Walking Purchase			
3	Do you visit LP		
YES	31		
NO	2		
4	How often		
Daily	5		
Weekly	7		
Monthly	9		
Quarterly/Summer Months	7		
Infrequently	3		
Never			
5	What do you do		
Walk around	5		
Basketball	16		
Hang Out	11		
Football	2		
SYA Cheering	1		
Play tennis	1		
Play with Sibs/younger kids	4		
Picnic/Play	3		
Watch Baseball	3		
6	LP best features		
Serenity	1		
Basketball Courts	15		
Snack Stand	2		
Playground (most modern)(swings)	5		
Dugouts?	1		
Tennis Courts for Tennis	1		
Tennis Courts (for stuff other than tennis)	3		
Natural Area, Creek/Pond	7		
Baseball/football field	5		
Pavilion	1		
Nothing-all with grafetti or just gross	1		
		1	
7	LP Worst features		
Needs Updating	3		
Poor Lighting	2		
Vandalism/Sketchy People	4		
Pond - gross	6		
Fields - overgrown	2		
Water Fountains	2		
Tennis Courts	1		
Bathrooms	10		
Playground	6		
Pavilion	9		
Landscape and Layout	1		
Bball Court rims and nets/More Courts	5		
Woods	2		
8	SYA participant		
YES	17		
NO	15		
9	How do facilities compare?		
Pavilion -graffetti, trash, Bathrooms-gross,dirty	2		
Bathrooms too far away and Gross	1		
Better & More Courts at other facilities	7		
No lighting for Basketball	2		
Too Crowded, no soccer fields	1		
Better field maintainance at other parks	4		
Other Parks nicer, more open, less sketchy	4		
10	(See Sheet 2)		
11	Additional Facilities		
Wall Ball Wall/any wall	1		
Better Backboards & Rims/Lighting/More Courts	5		
More benches	2		
None	11		
Football field, separate from baseball fields	1		
bathrooms	2		
Street Hockey Rink	1		
Brighten up the park, Redo Parking Lots	2		
Disk Golf	1		
A soccer field	3		
Another snack stand in lower part	1		
Picnic Tables & Gazebos in the Woods	1		
Improve Security	1		
Lawn area for other activities	1		

SALISBURY HIGH SCHOOL STUDENT COMMITTEE SURVEY RESULTS

12 Class/School Visits	YES	10	15 Move some athletics to Franko				
	NO	23					
13 What was the activity							
Field Day/Activities	5						
Played sports	2						
Played Baseket ball	2						
Played on Playground, sat in pavilion	2						
14 Improvements for School Use							
Classroom environment near woods/pond	4						
Have Environmental Events for HS	1						
Air conditioned bathrooms, firepit in winter	1						
More Benches	4						
Fence around Basket ball	1						
Overall renovation/update/clean	1						
discourage graffetti	4						
Improve police surveillance	4						
Make it Safer-There are drugs and violence	5						
Encourage more family events	1						
Thin out the woods	2						
Improve bathrooms	2						
Improve water fountains	1						
Internet Access/Wifi	1						
Improve basketball rims/backboards/lighting	2						
None	8						
	OK		Reno-	Create	Add a Path		
10 Action Plan for Existing Facilities	As Is		vate	Move	Remove	Wetland	Around Pond
Large Ball Field	18		14	0	1		
Small Ball Field	12		13	0	8		
Softball Field	16		11	0	6		
Basketball Courts	6		27				
Tennis Courts	13		19	0	1		
The Pond	1		0	0	3	16	13
Concession Stand	9		24				
Woods and Nature Trail	4		0	0	Thin Woods & Remove Weeds (29)		
Playground	4		13	5	Expand It (11)		
Pavilion	3		24	6			
Restrooms			28	5			
Pathways and Trails	7		24	0	Add More Paths (2)		
		2					

APPENDIX C

PROOF OF PUBLICATION

THE PRESS GROUP NEWSPAPERS

East Penn Press * Parkland Press * Northwestern Press * Whitehall-Coplay Press
* Northampton Press * Salisbury Press * Catasauqua Press * Bethlehem Press

ALLENTEOWN, LEHIGH COUNTY, PENNSYLVANIA

Commonwealth of Pennsylvania)
)
County of Carbon) ss.

Scott A. Masenheimer, being duly sworn according to law does depose and say:

1. THAT The Press is a group of weekly newspapers of general circulation published weekly, by The Times News, LLC. Its place of business is Allentown, Lehigh County, Pennsylvania.
2. THAT The Press was established on April 9, 1959.
3. THAT the affiant is the Publisher of The Press newspapers and as such is authorized by the owner, The Times News LLC, to take this affidavit.
4. THAT the affiant is not interested in the subject matter of the notice or advertising.
5. THAT all of the allegations of this affidavit as to time, place and character of publication are true.
6. THAT copy of the notice or advertising attached hereto was printed and published in the regular editions and issues of The Press on the following dates:

MARCH 30, 2016

Scott A. Masenheimer

Sworn to and subscribed before me, this 15th day of
April A.D., 2016

Patti L. Solt

PUBLIC NOTICE
NOTICE OF PUBLIC MEETING

SALISBURY TOWNSHIP WILLIAM H. LAUBACH PARK
& FRANKO FARM RECREATION AREA MASTER SITE PLAN

Notice is hereby given that the Salisbury Township Laubach Park & Franko Farm Park Master Plan Study Committee will be holding its first public meeting on Monday, April 18, 2016 at 6:30 p.m. in the Board Room at the Salisbury Township Municipal Building, 2900 S. Pike Ave., Allentown, PA 18103 to discuss the first draft of the William H. Laubach Park & Franko Farm Recreation Area Master Site Plan. The Township has received funding through the PA Department of Conservation and Natural Resources to undertake this study. Urban Research Development Corporation of Bethlehem has been retained as the consultant. A Key Study Committee has been meeting with URDC in the development of the Plan. The scope of work is to develop a master plan for both Laubach Park & Franko Farm Park that provides for the preservation and enhancement of natural ecosystems, the needs of youth sports, recreation facilities for all ages and abilities, and for sustainable stormwater and forest management systems. Concept plans will be presented for public review and comment. Come and share your ideas so that the Township can plan accordingly.

Cathy Bonaskiewich
Acting Township Manager/Secretary

Mar. 30

NOTARIAL SEAL

Patti L. Solt, Notary Public
Borough of Lehighton, Carbon County
My Commission Expires March 17, 2019

**WILLIAM H. LAUBACH PARK MASTER PLAN
&
FRANKO FARM RECREATION AREA
PARK MASTER PLAN**

PUBLIC OPEN HOUSE

Monday, August 15, 2016

**6:00 to 7:30 PM . Salisbury Township Municipal Building
2900 South Pike Avenue, Allentown**

Salisbury Township, in cooperation with PA DCNR,
has undertaken park planning efforts to revitalize,
renovate and develop recreational facilities at
Laubach Park and Franko Farm

You are invited to Review and Comment on the
Final Site Design Development Plans that have been designed to:



- Provide for the preservation & enhancement of the natural ecosystems at the parks
- Provide for the needs of youth sports at Laubach and Franko Farm
- Provide recreation facilities for all ages and abilities at both parks
- Provide for sustainable stormwater and forest management systems



APPENDIX D

In what part of Salisbury Township do you live East xxxxxxxxxxxx (11)

West x

Other x

Including yourself, list the number of people in each age group that reside in your home

<5	1	5 to 12	1,1
12 to 18	1	19 to 24	
25 to 35	1	35 to 54	2,2,1,1,2,1(9)
55 to 64	2,1 (3)	65 >	1,1,1,1,2,1,1(8)

If you visit Laubach and/or Franko Farm, how often do you visit?

LAUBACH	Monthly	Weekly	xxxxxx (6)
	Daily	xxx	Seasonally xx
FRANKO	Monthly	x	Weekly x
	Daily		Seasonally xxxxxxxx(8)

If you visit Laubach and/or Franko Farm, what activities do you enjoy when you visit?

LAUBACH			
playground	xxxxx	5	
walking	xxxx	4	
youth sports	xxxx	4	
pond	xxx	3	
Watching Wildlife	xx	2	
Pavilion	x	1	
basketball	x	1	
use of fields for recreation	x	1	
FRANKO			
walking	xxxxx	5	
wildlife viewing	xx	2	
soccer games	xx	2	
pavilion & Gazebo	xx	2	
dog walking	x	1	

What do you think is Laubach/Fronko farms best feature or asset?

LAUBACH			
close to home	xxxxxxxx	7	
walking around	xxx	3	
Playground	xxx	3	
Youth Sports	xx	2	
Pond/Creek	xx	2	
it is a park for many uses , passive and active	xx	2	
FRANKO			
walking trails	xxxx	4	
picnic/pavilions	xx	2	
serenity & beauty	x	1	
habitats for wildlife and birds	x	1	
pond and gazebo	x	1	
pond	x	1	

What conditions do you think need to be addressed at Laubach Park?

Additional Thoughts

stormwater/flooding major concern that reno's will affect homes along park

basketball courts invite sketchy characters from Allentown

would like to more in the park as a "senior", would like to try PickleBall!

rules are not enforced, no police or maintenance.

rules are not enforced, no police or maintenance listen to local residents.

would like to walk dog in designated area in Laubach

What conditions do you think need to be addressed at Franke Farm?

Additional Thoughts (Franko)

would enjoy playing disc golf x
signs to keep dogs leashed! x
Play equipment for special needs kids x
No tennis, disc golf or baseball, no additional paved access x
Not enough maintenance, no regard for bordering homes x

Are there other parks in the township/county that you visit frequently?

no xxx
Cedar Beach, Emmaus Community Park x
Lindberg x

What is the primary reason you frequent the park listed above?

Family Picnics, Swimming Pool x
close to w.salisbury home, kids love it, walking path x

Is there anything you would like to see on the master plan for Laubach park that was not addressed during the presentation?

Consideration for paper alley along property. Residents were told responsibility lies for 10' on homeowners. xx

Dog Walking Trail xx
No, I like the Master Plan xx

Is my exit is being maintained in the lower parking lot? I live at 1451 Fairview and pull out into the lower lot on Fairveiw.
Can't exit at upper drive due to hedges. Nearly run over at my mailbox, traffic flies on Fairview x

Native Plants along Stream x
Drainage and Security Cameras xx

Is there anything you would like to see on the master plan for Franko Farm that was not addressed during the presentation?

No, I also like this master plan x
No x
Improve Habitat for Wildlife x

Names were provided

30 Surveys Distributed. 13 Returned. Many were given to couples in attendance who answered together.

APPENDIX E

PNDI Project Environmental Review Receipt

Project Search ID: 20151019536013

1. PROJECT INFORMATION

Project Name: **Laubach Park Master Plan**

Date of review: **10/19/2015 3:01:06 PM**

Project Category: **Recreation,Campgrounds/parking lots, playgrounds**

Project Area: **11.2 acres**

County: **Lehigh** Township/Municipality: **Salisbury**

Quadrangle Name: **ALLENTOWN EAST ~ ZIP Code: 18103**

Decimal Degrees: **40.592175 N, -75.420816 W**

Degrees Minutes Seconds: **40° 35' 31.8" N, -75° 25' 14.9" W**



2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

Note that regardless of PNDI search results, projects requiring a Chapter 105 DEP individual permit or GP 5, 6, 7, 8, 9 or 11 in certain counties (Adams, Berks, Bucks, Carbon, Chester, Cumberland, Delaware, Lancaster, Lebanon, Lehigh, Monroe, Montgomery, Northampton, Schuylkill and York) must comply with the bog turtle habitat screening requirements of the PASPGP.

3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission

RESPONSE: No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources

RESPONSE: No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission

RESPONSE: No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service

RESPONSE: No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.*) is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. For cases where a "Potential Impact" to threatened and endangered species has been identified before the application has been submitted to DEP, the application should not be submitted until the impact has been resolved. For cases where "Potential Impact" to special

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5. ADDITIONAL INFORMATION

The PNDI environmental review website is a **preliminary** screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552, Harrisburg, PA.
17105-8552
Fax:(717) 772-0271

U.S. Fish and Wildlife Service

Pennsylvania Field Office
110 Radnor Rd; Suite 101, State College, PA 16801
NO Faxes Please.

PA Fish and Boat Commission

Division of Environmental Services
450 Robinson Lane, Bellefonte, PA. 16823-7437
NO Faxes Please

PA Game Commission

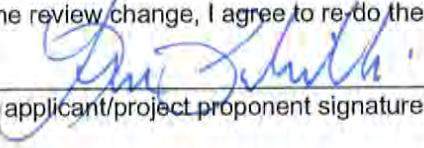
Bureau of Wildlife Habitat Management
Division of Environmental Planning and Habitat Protection
2001 Elmerton Avenue, Harrisburg, PA. 17110-9797
Fax:(717) 787-6957

7. PROJECT CONTACT INFORMATION

Name: Len Policelli
Company/Business Name: Urban Research & Development
Address: 28 West Broad St.
City, State, Zip: Bethlehem, PA., 18017
Phone:(610) 865-0701 Fax:()
Email: lpolicelli@urdcc.com

8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.


applicant/project proponent signature 10/19/2015
date

1. PROJECT INFORMATION

Project Name: **FrankoFarm Master Plan Update**

Date of review: **11/18/2015 9:56:21 AM**

Project Category: **Recreation,Other**

Project Area: **83.9** acres

County: **Lehigh** Township/Municipality: **Salisbury**

Quadrangle Name: **ALLENTOWN EAST ~ ZIP Code: 18103,18015**

Decimal Degrees: **40.580331 N, -75.423490 W**

Degrees Minutes Seconds: **40° 34' 49.2" N, -75° 25' 24.6" W**



2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

Note that regardless of PNDI search results, projects requiring a Chapter 105 DEP individual permit or GP 5, 6, 7, 8, 9 or 11 in certain counties (Adams, Berks, Bucks, Carbon, Chester, Cumberland, Delaware, Lancaster, Lebanon, Lehigh, Monroe, Montgomery, Northampton, Schuylkill and York) must comply with the bog turtle habitat screening requirements of the PASPGP.

3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission

RESPONSE: No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources

RESPONSE: No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission

RESPONSE: No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service

RESPONSE: No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.*) is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

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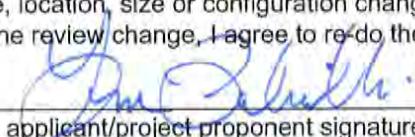
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applicant/project proponent signature

11/18/2015

date