



# **MASTER SITE DEVELOPMENT PLAN SUMMARY REPORT**

**BOROUGH OF CRAFTON, ALLEGHENY COUNTY, PA**

**CRAFTON PARK  
NOBLE PARK**

**LINWOOD PARK  
CLEARVIEW TRAIL**

**CREEKSIDE PROPERTY  
PUBLIC WORKS PROPERTY**

**FEBRUARY 2023**

**Borough of Crafton**  
**RESOLUTION NO. 2023-003**  
**APPROVING THE CRAFTON BOROUGH**  
**MASTER SITE DEVELOPMENT PLAN SUMMARY REPORT**

**WHEREAS**, the Borough of Crafton recognized the need to adopt a comprehensive document addressing its parks and recreation sites that guides future planning efforts for Borough of Crafton;

**WHEREAS**, Borough staff, officials, residents, consultants, and stake holders engaged in a multi-year effort to determine how the community wanted to see their Borough advance these civic assets;

**WHEREAS**, those efforts resulted in the preparation of the Master Site Development Plan Summary Report and integral components plans, in compliance with all project provisions as stipulated by the Pennsylvania Department of Conservation and Natural Resources; and

**WHEREAS**, Council of the Borough of Crafton desires to approve said Master Site Development Plan Summary Report.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the Borough of Crafton, in regular meeting assembled and by authority of the same:

**SECTION 1.** That Council of the Borough of Crafton hereby adopts and approves the Master Site Development Plan Summary Report. A copy of said Master Site Development Plan Summary Report shall be maintained in paper and digital form by the Borough of Crafton. Said Plan shall be made available to the public-at-large.

**SECTION 2.** That the Mayor, President of Council, and Borough Manager are hereby authorized to take any and all action, and to sign any and all documentation, to carry this Resolution and the complete Master Site Development Plan Summary Report into full force and effect.

**RESOLVED** this 9th day of February 2023.

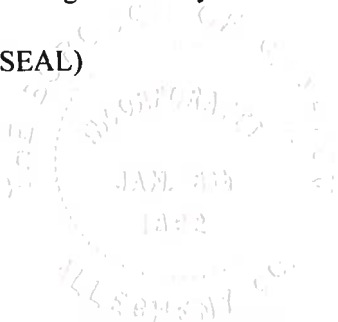
ATTEST:

BOROUGH OF CRAFTON

By: Carissima J. Kerns  
Carissima Kerns  
Borough Secretary

By: John Oliverio  
John Oliverio  
President, Borough Council

(SEAL)





Public Open House

# ACKNOWLEDGMENTS

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Special thanks to Cynthia Dunlap of PA Department of Conservation and Natural Resources for providing advice and oversight related to the overall planning-design process.

This project was financed in part by a grant from the Community Conservation Partnerships Program, using the Keystone Recreation, Park and Conservation Fund, under the administration of the Pennsylvania Department of Conservation and Natural Resources, Bureau of Recreation and Conservation. BRC-TAG-26-226

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## BOROUGH MAYOR

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Crafton Park

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# CHAPTER 1

## BOROUGH CONTEXT AND CIRCUMSTANCE



*Linwood Park*

# OVERVIEW AND PURPOSE

## MASTER SITE DEVELOPMENT PLANS

A part of realizing a vision for each of the Borough's properties studied as part of the planning effort is the preparation of a Master Site Development Plan. Borough officials hope to leverage many elements — wooded hillsides, invaluable streamside settings and expansive green spaces as well as passive and outdoor-oriented recreation of these treasured properties — for the benefit of present and future residents as well as for the long-term economic development and quality-of-life goals Crafton established by the as part of its Joint Comprehensive Plan. A Planning-Design Team consisting of landscape architects, community planners and civil engineers, joined with the public and a Steering Committee to develop each of the Master Site Development Plans (MSDPs) and its related assessments over the course of 8-months. The following document summarizes the Planning-Design Team and Steering Committee's key conclusions and recommendations. The summary includes abstracts of the important facts or influences, the input and ideas garnered through an extensive community engagement process, and final design recommendations and cost projections — both capital and operating. As such, the series of Master Site Development Plans represent a 15- to 20-year vision for each property, recommend both short-term and long-term improvements and recreational investments to accommodate and support on-going public use.

## PLANNING-DESIGN PROCESS

The Master Site Development Plan was created over the course of an 8-month time period. The planning-design effort officially kicked-off in August 2021 and utilized extensive on-going public engagement and input throughout the process. In total, hundreds of people participated in the effort by expressing their

concerns, aspirations and ideas for the future of the Borough's five properties. This participation was invaluable in creating a final Plan for each location and is the basis for the Borough resident's overwhelming support.

The planning-design process undertook successive cycles to:

1. Find/determine facts and perceptions;
2. Define goals and principles to guide the synthesis and refinement of ideas;
3. Obtain public input regarding the wants/ desires/needs of the community;
4. Ideate concepts and refine into a single, unified vision for each location;
5. Project implementation, operational and maintenance costs;
6. Define actions and next steps; and
7. Build consensus towards plan adoption and implementation.

## PLANNING-DESIGN FUNDING

In 2020, Crafton Borough secured funding from the Commonwealth of Pennsylvania to develop Master Site Development Plans for five properties that the Borough currently owns or to which it has long-term access agreements that permit public use of the property. Additionally, a portion of the grant was earmarked for studying the Creekside Property itself. This particular Master Site Development Plan identifies the development constraints and opportunities related to the property and also recommends uses and facilities that satisfy local and regional recreational needs as well as celebrate the place's unique location, terrain, urban nature and its streamside setting along Chartiers Creek. The funding received from



the Commonwealth was in the form of a grant from the Community Conservation Partnerships Program, using the Keystone Recreation, Park and Conservation Fund, under the administration of the Pennsylvania Department of Conservation and Natural Resources, Bureau of Recreation and Conservation. Consequently, the Planning-Design Team has prepared the Master Site Development Plan and its supporting documents in accordance with the Bureau's grant requirements and planning standards.

## PLANNING-DESIGN GOALS

Early in the planning-design process, the Steering Committee outlined 5 important topics or points of focus for the Master Site Development Plan to address or tackle. These topics or points of focus represent major issues or opportunities that the community aspires to resolve or further leverage. They emerged from the Steering Committee's site walks and the discussions/conversations/debates facilitated during the Committee meetings. Subsequently, the Planning-Design Team formulated a series of goals to better frame or articulate the substance of the topics and to provide a basic metric to for the Steering Committee and the public to evaluate the success of the Master Site Development Plan in addressing the important topics.

### **Connectivity**

- Create pedestrian and bicycle connections to attract both residents and local visitors and to improve safety and the level of non-car dependent mobility when travelling between the Borough's various parks, trails and public lands.
- Link Crafton Park to Chartiers Creek via an interconnected network of paved, universally accessible and earthen 'challenge' trails.

### **Accessibility and Equity**

- Remove or remedy existing accessibility barriers and obstacles (such as stairs, hillsides, raised floors, etc.) to achieve a high level of mobility and inclusion.

- Incorporate functions, activities and amenities that are attractive to a wide cross-section of the residents – embrace an '8 to 80' philosophy.



*Clearview Trail*

### **Safety and Security**

- Elevate park and trail user/visitor safety and reduce property damage by instituting Complete Streets and Crime Prevention Through Environmental Design principles.
- Improve user/visitor perceptions of security and overall comfort levels through night-time lighting, remote monitoring and visibility from public rights-of-way.
- Address safety issues related to facility/amenity locations, orientation, setbacks, buffer zones and surface treatments.
- Reconsider the Borough's policies for park and trail visitation hours, etc. as a means of fostering natural surveillance.

### **Functionality**

- Provide functions, activities and amenities that residents currently need or anticipate wanting in the future.

- Extend the duration of a park or trail visit by broadening its recreational, social and leisure options.
- Re-purpose or re-imagine under-utilized improvements or investments.
- Overcome the physical constraints characterizing each property by finding synergies and ways for uses, activities, and infrastructure investments to simultaneously coexist.

### Diversity

- Create inclusive spaces where users of all abilities, ages, income levels and interests can enjoy recreational, social and leisure pursuits and feel a sense of belonging.
- View the Borough's parks, trails and public lands as a "common ground" where people come together to socialize, to recreate and to recharge.
- Broaden the public perception of the Borough parks and trails to be places that support and promote physical, social, mental and spiritual wellness.

## COMMUNITY ENGAGEMENT

Soil studies and terrain analyses provide qualitative information about a site. Demographic research and field observations provide useful quantitative measurements or observations. But none of those tactics allow for any insight into the public perception of a place or a proposed development such as a park or a trail. In order to develop a meaningful and balanced Master Site Development Plans for the Borough's six properties, the community was called upon for their input and aspirational ideas. For long-term development projects such as parks and trails, community engagement and participation is not simply important - it is absolutely essential! Additionally, the Steering Committee considered the current health circumstance of the COVID-19 pandemic and formulated an engagement strategy that prioritized public safety over a multitude of in-person events, meetings and discussions.

## ENGAGEMENT OPPORTUNITIES AND INPUT

### Steering Committee

The Crafton Borough Council appointed a Steering Committee to guide the master planning process. The Steering Committee was composed of representatives from Borough Council, the Borough Administration, the Borough's Parks and Recreation Committee, its Planning Commission and several at-large residents that over the years had expressed a keen interest in the development and upkeep of the community's parks and trails.

The Steering Committee was charged with the day-to-day oversight of the project, the review of interim studies, analyses, conceptual designs, cost estimates and implementation strategies. In this capacity, the Steering Committee was responsible for offering final recommendations to the Borough Council. While not the final decision maker on implementing the Plan, the Steering Committee was largely the vision behind the Plan and its range of proposed improvements.



*Public Open House at the Crafton Park Band Shell*

### **Parks and Recreation Survey (#1)**

The Parks and Recreation Survey was designed to obtain resident input on their household composition, how they currently used the Borough’s parks and trails as well as their desires/aspirations for new activities or amenities that are not currently offered or available. A series of 12 multiple choice or write-in questions were incorporated into the survey and took a



*Public Open House at the Crafton Park Band Shell*

respondent approximately 8 to 10-minutes to complete. Nearly 390 responses were received by the Borough over the course of 3-weeks; this participation rate should be considered as “excellent to phenomenal”! Given the Borough’s 2020 population count, the 390 responses reduce the survey’s error margin to 5% or less thereby making the survey input a very accurate portrayal of community preferences. Finally, the 390 responses represent input from approximately 15% of the Borough’s 2,700 households. This contrasts well with the common metric or goal for public park surveys to obtain feedback from a minimum of 10% of a community’s households. Consequently, the Borough has significantly exceeded this baseline metric.

The Steering Committee prepared and published via on-line media channels and outlets such as the Borough’s website an initial digital survey. The on-line distribution was supplemented with email notifications sent to the parents of students in the Carlynton School District. Paper-based copies of the Parks and Recreation

Surveys were made available to residents who requested hard copy versions. The hard copy surveys were manually tabulated and the results analyzed/isolated from the digital results in order to maintain data integrity. The responses, however, were consistent with the on-line input; no bias appears to exist. The Steering Committee felt that this distribution strategy was the best in balancing the desire for the broadest participation possible with overall cost and on-going public safety concerns during the extended COVID-19 period.

The below Word Cloud denotes the key words or phrases that the public repeatedly used or expressed throughout the initial engagement effort.

### **Public Open House**

As a means of supplementing the Steering Committee’s knowledge and insights as well as the resident input gleaned from the Parks and Recreation Survey (#1), the Borough and the Steering Committee hosted an outdoor public open house in Crafton Park (at the Bandshell) in early December 2021 to view the initial design diagrams and to provide more pointed, specific feedback for six properties that were studied in-depth. The open house was attended by

**CREEK TRAIL NATURE  
MINI GOLF BIKING SKATE  
GREAT DOG PARK  
FAMILY TRAIL CLEAN  
COMMUNITY GARDEN  
COMMUNITY PLAYGROUNDS  
CRAFTON PARK KIDS  
WALKING POOL**

a selection of Steering Committee Members, Planning-Design Team representatives, recreation stakeholders in the community (such as the Community Farm) and the general public. More than 40 persons attended throughout a 2-hour period to view large-scale illustrations of the

concept diagrams, to participate in one-on-one discussions and to provide additional thoughts/comments vis-à-vis a second survey – the Parks and Trails Enhancement Survey (#2).

### ***Parks and Trails Enhancements Survey (#2)***

The Parks and Trails Enhancements Survey was designed to obtain resident input on each conceptual design being proposed for one of the Borough's six properties. A 2-question set was developed for each park and trail in order to get residents to opine about the general design and the proposed additions/modifications/changes as well as the specific amenities and features being proposed. This survey also included 2 general questions which were intended to ascertain resident priorities relative to where the Borough should focus its early (or short-



term) effort and investments. The Parks and Trails Enhancements Survey took a respondent approximately 12 to 15 minutes to complete and garnered over 110 responses throughout its 3-week duration. While this participation rate is substantially less than the first survey, it produces a standard margin of error margin of 10% or less thereby making the survey an accurate portrayal of community preferences.

### ***Public Meeting***

The Public Meeting held on March 24, 2022 provided an opportunity for attendees to learn more about the MSDP report. Approximately 10 members of the public attended. The project team reviewed the report and the master planning process, and then discussed the priority projects identified as essential improvements for each of the parks. Few questions were posed, but one important comment suggested that the

Crafton Park Band Shell should be evaluated structurally to identify the probable costs of renovation compared to the construction of a new band shell. During the time following the meeting, an online survey was shared to gather feedback on specific sections of the report for the



*Resident responses to the initial concept plans*

team to incorporate moving forward. Overall, few comments were received, and the plan appeared to be generally well-received by the public and the Steering Committee.

## **SUMMARY OF COMMUNITY INPUT**

Brief summaries of the various meetings, surveys and discussions that occurred throughout the 6-month long engagement process are outlined in the following discussion. The summary is organized in the chronological order that each community engagement opportunity occurred. Additionally, the important highlights related to the meetings, surveys and events are noted as well. A detailed summary of the Parks and Recreation Survey and the Parks and Trails Enhancements Survey have been incorporated in this document's Appendices. Specific statistical tabulations, analyses and open-ended, write-in responses are included in these summaries.

### ***Parks and Recreation Survey (#1)***

In a period spanning mid-November through early December 2021, nearly 390 respondents offered their opinions on how they use the

Borough's current recreational facilities and what they would like to see in the future. A broad range of residents/households (old versus young, single persons to five-person families, etc.) weighed-in. Crafton Park was the most readily visited Borough property; surprisingly, Clearview Trail was more visited than either of the neighborhood parks (Noble and Linwood) by a two to one ratio. Most residents visit the Borough's parks and trails for walking/biking opportunities, community events, playgrounds, enjoying nature or swimming. As for future aspirations or desires, residents would like to see additional nature trails, benches, restrooms, bike paths, social gathering spaces, playgrounds and gardens.

*A detailed summary of the Parks and Recreation Survey is included in Appendix B of this document.*

### **Public Open House**

The first public meeting was held at the Crafton Park Bandshell and Amphitheater on December 10, 2021. The setting permitted an open-air unveil of the initial conceptual designs for the parks and trails and allowed participants to be actively involved in the planning process, interacting and engaging with the Planning-Design Team and Steering Committee Members. The residents offered a wide range of constructive comments, concerns, and suggestions on both site-specific and Borough-wide recreational issues. The most important insight was the reaction to the proposed designs and the public's general sentiment that the Steering Committee was on 'the right track' and had an accurate pulse of the community and they wanted to see in the future. Another important point gleaned from the discussions/feedback, was that some of the historic or more community-driven amenities (such as the Community Farm, Putt-Putt or the Bandshell) don't necessarily have a membership list or visitation log as robust as the Community Pool's number of annual subscribers. However, these amenities make Crafton a more complete and inclusive community and significantly contribute to its quality of life and cultural 'soul'.

### **Parks and Trails Enhancements Survey (#2)**

The Parks and Trails Enhancements Survey was available for public input between mid-December 2021 and mid-January 2022. Approximately 110 opinions were collected by the close of



*Public Open House at the Crafton Park Band Shell*

the survey and give an accurate representation of the overall public's opinion. The design of the survey allowed a respondent to individually critique each proposed design (an illustration of the conceptual design was embedded with the property-specific survey questions). The first question asked respondents to rate the appeal of the proposed design on a scale from 1 to 10 (with 1 being 'highly appealing' and 10 being 'not appealing'). None of the conceptual designs presented to the public scored greater than 3.4 (remember a score of 1 is 'highly appealing'; and a score of 10 is 'not appealing') and numerous parks (inclusive of Noble, the Creekside Property and the Public Works Property) scored less than 2.5! These scores validate that the Steering Committee has a great feel of the community's needs and aspirations.

Additionally, the survey asked respondents to indicate which design ideas resonated the most with their family. As a whole, anything related to walking and biking, nature, water access, social spaces as well as non-traditional recreational pursuits appear to be preferred by residents. A detailed summary of the Parks and Recreation Survey is included in Appendix C of this document.

## KEY ENGAGEMENT TAKE-AWAYS

Following 6 months of active community engagement, the following appear to be where residents want to see the Borough make more investments in the future:

### ***Broad-Brush Activities and Pursuits***

1. Trails and Pathways
2. Spontaneous Play
3. Dog Areas (Runs or Parks)
4. Children's Playgrounds
5. Nature/Environmental Study/  
Appreciation
6. Fitness and Climbing
7. Social Spaces
8. Sport Courts

### ***Specific Amenities***

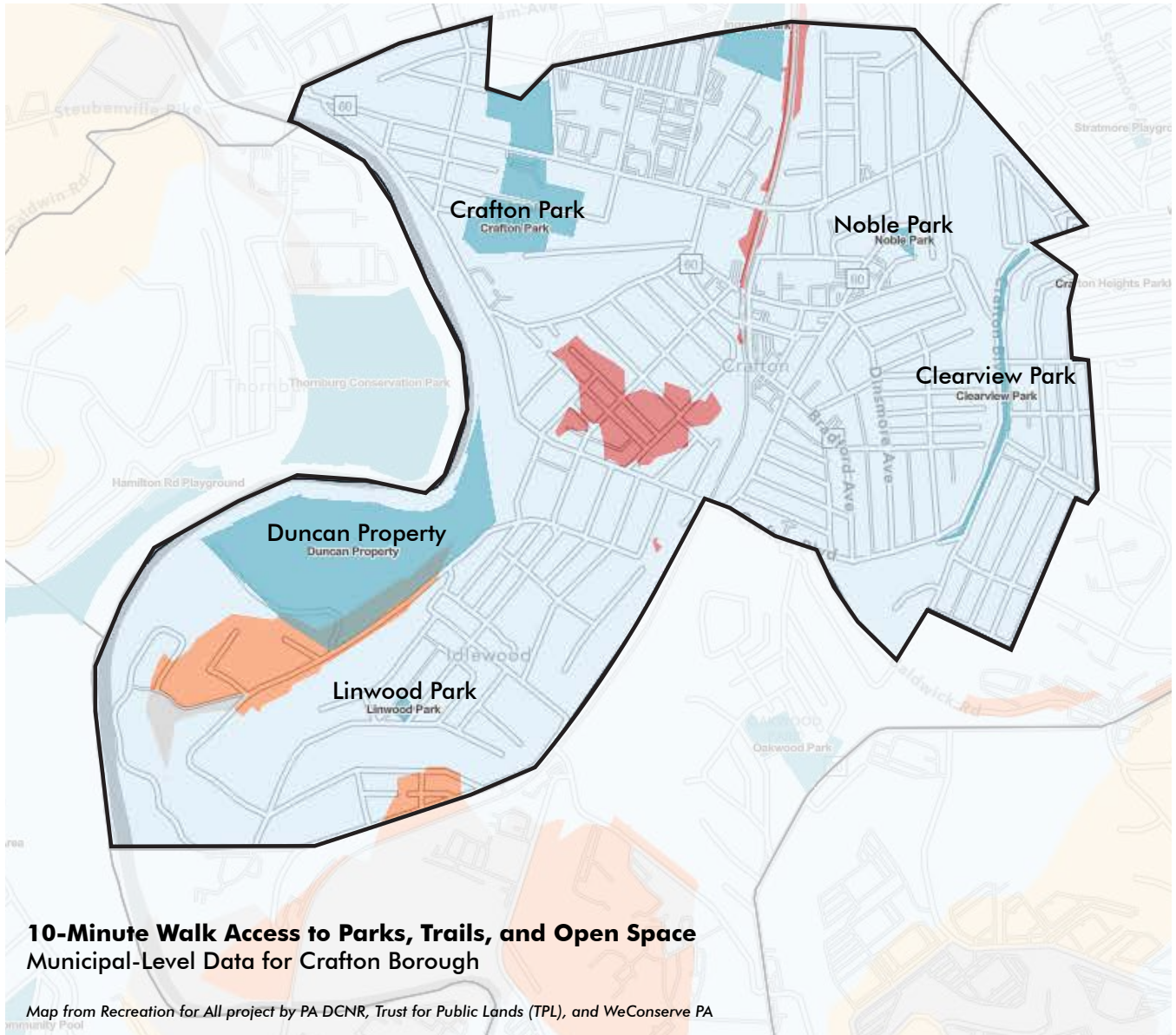
1. Trees
2. Restrooms
3. Lighting
4. Benches
5. Connections to Crafton Boulevard

### ***Early Investments Should Be Prioritized or Directed Towards:***

1. Crafton Park
2. Noble Park
3. Public Works Property

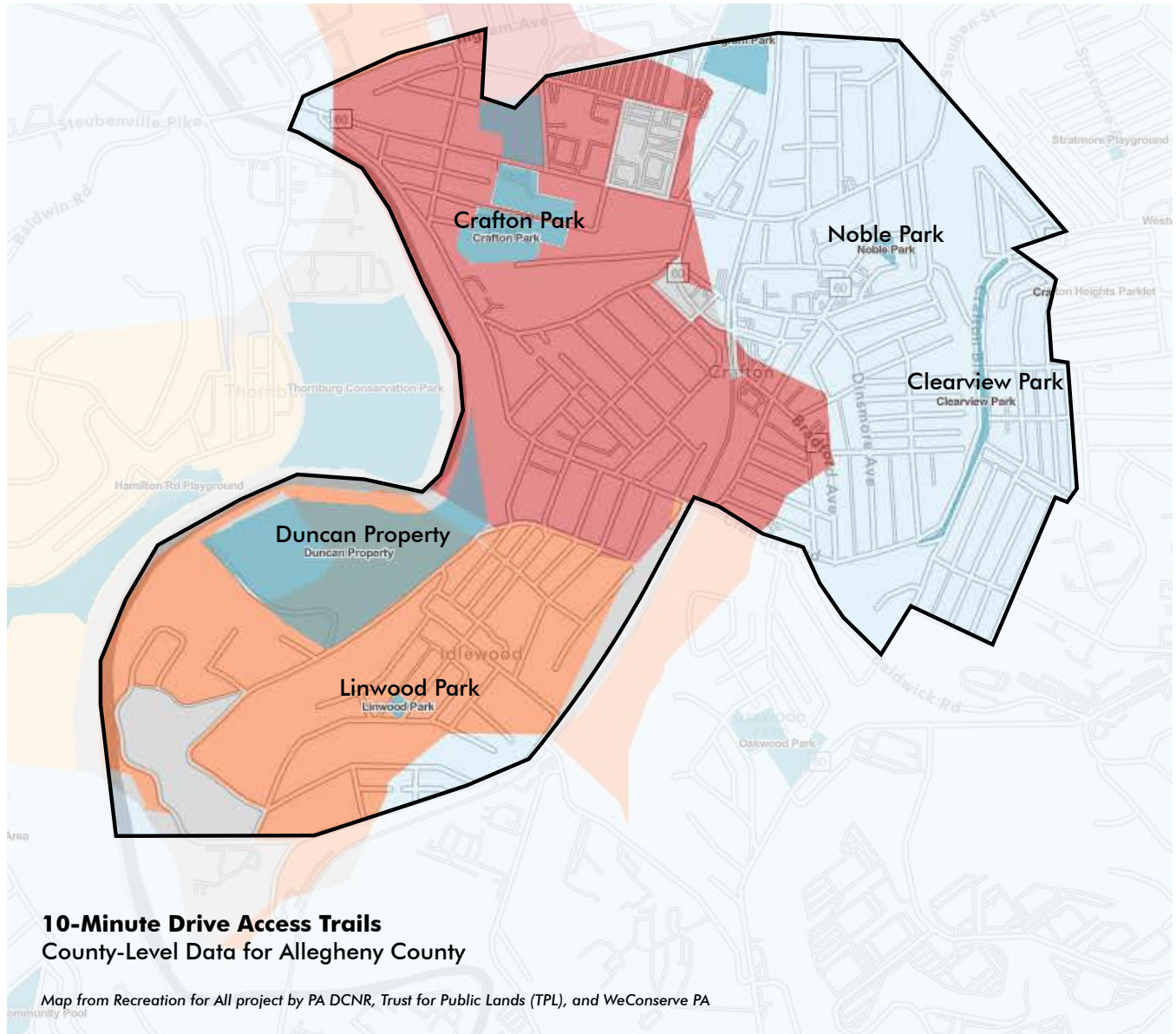
# PARK ACCESS

As part of the Recreation for All initiative, the Pennsylvania Department of Conservation and Natural Resources (PA DCNR) has worked with the Trust for Public Lands (TPL) and WeConserve PA to develop maps illustrating community access to parks, trails, and open space. These studies support the recommendations for the improvements to parks and expansion of connections throughout Crafton.



The 10-minute walk access to parks, trails, and open space map shows areas of medium need near Linwood Park and areas of high need near the north and central portions of the Borough. The Master Site Development Plans and the additional recommendations aim to address these areas of need. Suggested improvements at Linwood Park would increase the amenities available in that area, and the designation of the Creekside Property as a park would improve access for residents in central Crafton. Additional recommendations for the Borough would expand alternative methods for accessing the parks through the designation of trails. Please see Chapter 2 for more information.

It is important to note that the Duncan Property (currently referred to as Creekside Property and CIT Fields by the Borough) is shown on the maps as Open Access Land, but this area is not open to the public at this time. The recommendations in this report suggest designating this property as a public park, but until then, it is recommended that the Borough notify TPL and/or PA DCNR that the symbol on these maps should change to reflect the current status of the property.

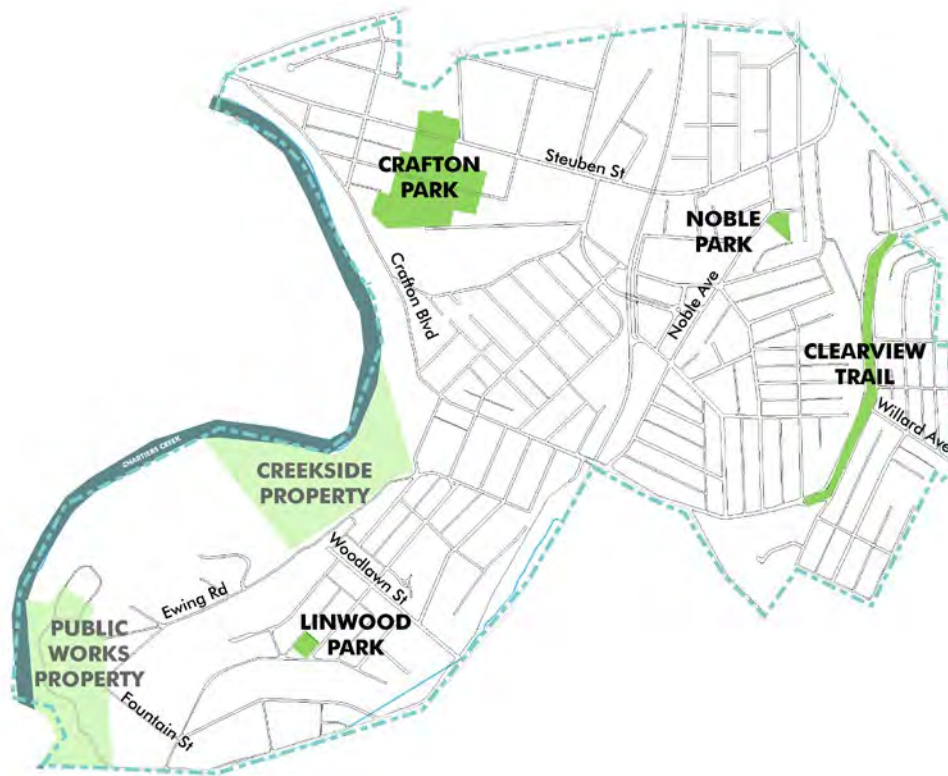


The 10-minute drive to trailheads map provides a county-wide evaluation of trail access. Major trails, such as the Erie to Pittsburgh Trail or the Great Allegheny Passage (GAP) are shown at a regional scale. Chartiers Creek Trail would fill an important role in addressing the need for trail access in Crafton, but its unofficial designation prevents it from being recognized as a formal recreation opportunity. The additional recommendations in this report suggest formalizing the Creekside Trail and the consideration for other trails throughout the Borough to improve connectivity. Please see Chapter 2 for more information.



# EXISTING PARK FEATURES

These maps indicate the amenities and features currently available at the 6 project sites covered in this report. Because the Public Works Property and the Creekside Property are not yet developed, they do not have any existing amenities. Please also see the maps of the Proposed Park Features in Chapter 2 for the recommended amenities. For additional existing conditions information, please see the Appendix.



## Legend



## Key



**CRAFTON PARK**  
10.7 acres



**NOBLE PARK**  
0.66 acres



**LINWOOD PARK**  
0.55 acres



**CLEARVIEW TRAIL**  
2.83 acres

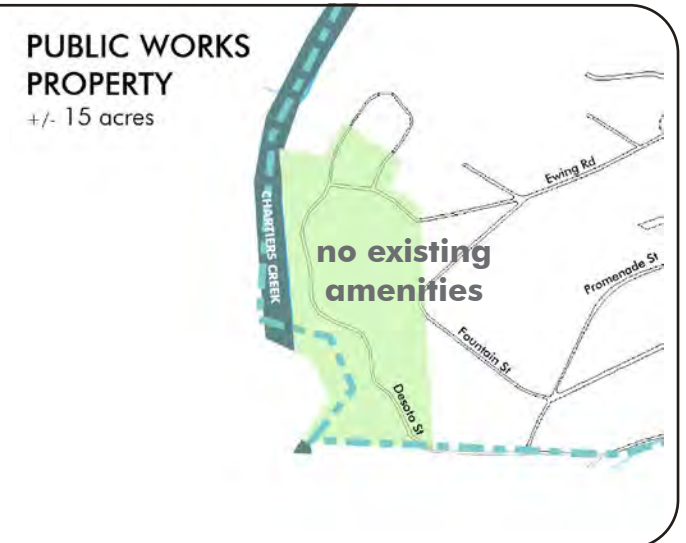


**PROPOSED PARKS**

**CREEKSIDE PROPERTY**  
+/- 25 acres



**PUBLIC WORKS PROPERTY**  
+/- 15 acres



# CHAPTER 2

## SITE CONCEPTS AND RECOMMENDATIONS



*Crafton Park*

## INTRODUCTION

Following the Parks and Recreation Survey (#1), a concept diagram was created for each property. These diagrams established an initial development program which was based on the public feedback gleaned from the Parks and Recreation Survey (#1). The concept diagrams served as a starting point for Steering Committee discussion and reactions. The concept diagrams were then re-thought, refined or transformed into the MSDPs. The MSDPs were used to communicate the preferred vision for the property, to estimate potential improvement costs and to identify short-term and long-term development priorities. The initial MSDPs were further scrutinized by the public via the Parks and Trails Enhancement Survey (#2). This not only

asked the residents to weigh-in on the specific recommendations for each property's proposed design, but also asked residents which park or trail improvements should be implemented earlier rather than later and what amenities or future investments are most desirable. The final MSDP's represent modifications or refinements made by the Steering Committee as per the input captured through the Parks and Trails Enhancement Survey (#2). In addition to the MSDPs, other recommendations for the Borough have been included. These recommendations apply to parks throughout the system and have been identified as important considerations throughout the process of developing the MSDPs.



*Crafton Park*

## BOROUGH-WIDE RECOMMENDATIONS

The following recommendations apply to the Borough's operation of the parks and to the entire system of parks. They have been identified throughout the master planning process and aim to fulfill the Borough's short- and long-term needs for their parks while being consistent with the goals for park and trail access and mobility recommended by PA DCNR and the Trust for Public Lands.

Designate the northern portion of the Public Works property as a public park.

Designate the entirety of the Creekside Property as a public park.



*Creekside Property*

Consider designating the 'Parkview Trail' from Idlewood Station to Crafton Boulevard as a public trail. (See Other Opportunity Areas at the end of this section for more information.)

Determine whether designating the 'Parkview Trail' from Idlewood Station to Crafton Boulevard as a public trail is practical. (See Other Opportunity Areas at the end of this section for more information.)



*Parkview Trail*

Amend or repeal the Borough Ordinance #154-2A regarding the prohibition of dogs in Crafton Park and on the Public Works property.

Amend or repeal the Borough Ordinance #154-5 regarding the closing of parks at dusk based on the addition of lighting.

Form the 'Parks Partners Work Group' or designate Planning Commission to develop partnership agreements and use/joint use arrangements with the Community Farm, the Crafton Performing Arts Association, CIT, other groups; formally codify those agreements.



*Benches at Crafton Park*

Develop detailed architectural standards and amenities palettes that establish uniform standards for building/structure walls, columns, roofing, paving, landscape/plant materials, site furniture, lighting, signage, etc. Complete a Trail Feasibility Study of the Chartiers Creek Trail.

Produce an Outdoor Recreation Facility Feasibility Study of the Joint Use of the CIT Fields.



*Chartiers Creek Trail*

In the interest of funding improvements to the Band Shell, consider coordinating with the Crafton Performing Arts Association (CPAA) to expand the use of the Band Shell to other groups in the community or region, with CPAA serving as the host organization. Determine a schedule that provides ample opportunities for CPAA’s use while times for organizations to rent the facility to help offset the anticipated cost of the improvements or the construction of a new Band Shell. Please see Chapter 4 for additional discussion on this topic.



*Aerial view of Crafton Park from the Sled Riding Hill*

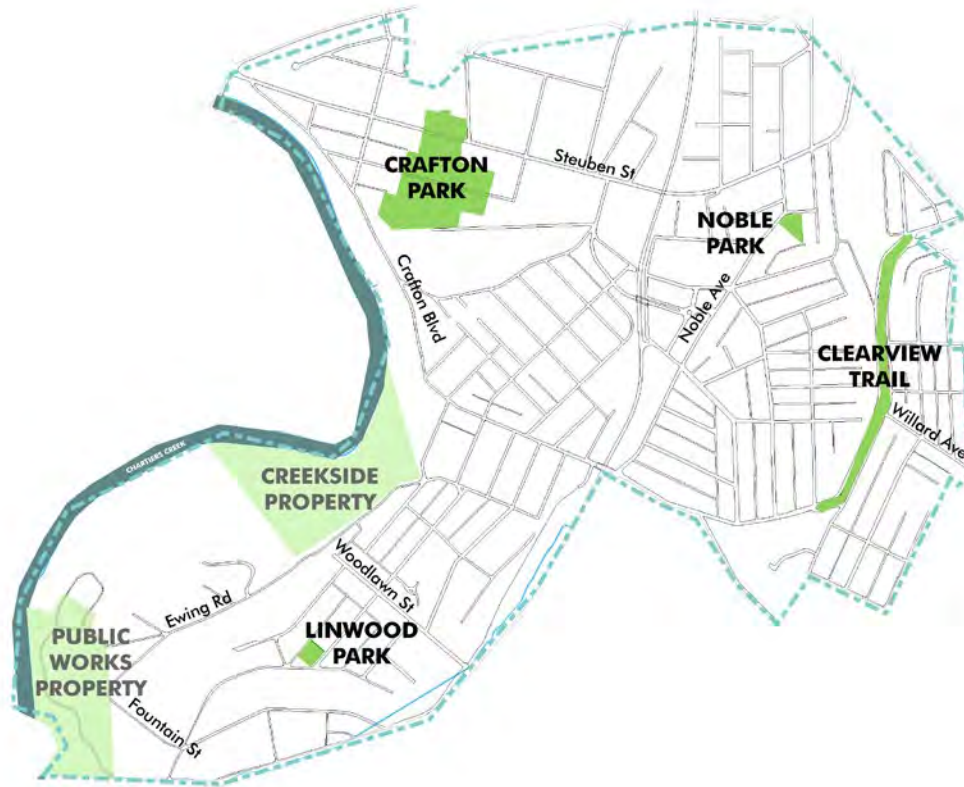
Enhance the park and recreation information available via the Borough’s website and Facebook page by publishing the amenities and activities available at each park/property.



*CIT Fields at Meyer & Middleton Park*

# PROPOSED PARK FEATURES

These maps indicate the amenities and features that are recommended for the 6 project sites covered in this report. Some amenities at the parks would be removed, some would be renovated, and others would be added new, as indicated by the various colors of symbols. Because the Public Works Property and the Creekside Property are undeveloped, all of their amenities would be new.



### CRAFTON PARK

10.7 acres



### NOBLE PARK

0.66 acres



### LINWOOD PARK

0.55 acres



### CLEARVIEW TRAIL

2.83 acres



### CREEKSIDE PROPERTY

+/- 25 acres



### PUBLIC WORKS PROPERTY

+/- 15 acres





# CRAFTON PARK

Crafton Park consists of 10.7 acres of space with soils including Urban, Gilpin-Weikert-Culleoka silt loam, and Rainsboro silt loam soils. Please see Appendix K for NRCS soil maps.

## ISSUES AND OPPORTUNITIES

As the main park in the Borough, Crafton Park serves as the central green space of the community, providing open space for recreation activities. It functions as an extension of residents' backyards. However, it is currently segmented by Afton Avenue and Steuben Street, and it could benefit from improvements to its cohesion and overall system of pedestrian circulation. Other areas worth consideration include the existing band shell and the underutilized ballfield. With improvements, these spaces would better serve the community and the park as a whole could stand out as the heart of the community.



The Sled Riding Hill at Crafton Park

## ISSUES

Community members expressed an interest in improving the flow and cohesiveness throughout Crafton Park. Afton Avenue and Steuben Street cut through the park, causing the space to seem disjointed, visually and physically.

Amenities are clustered around Steuben Street, but visitors cannot stroll freely from one to another without having to cross the road. Improving the flow through the park will help it feel like one connected space, rather than three separate areas.

Crafton Park is a property that was funded by the Land and Water Conservation Fund (LWCF) as follows, but the park lacks the signage necessary to indicate the use of this funding. *This property, or interest in property, was either acquired with, developed or donated as a match for funds provided by the Pennsylvania Department of Conservation and Natural Resources. The source of the funds is Land and Water Conservation Fund Act, 54 U.S.C.A. §§ 200301-200310 et seq., provided through the National Park Service. This property, or any portion of it, may not be converted to purposes*

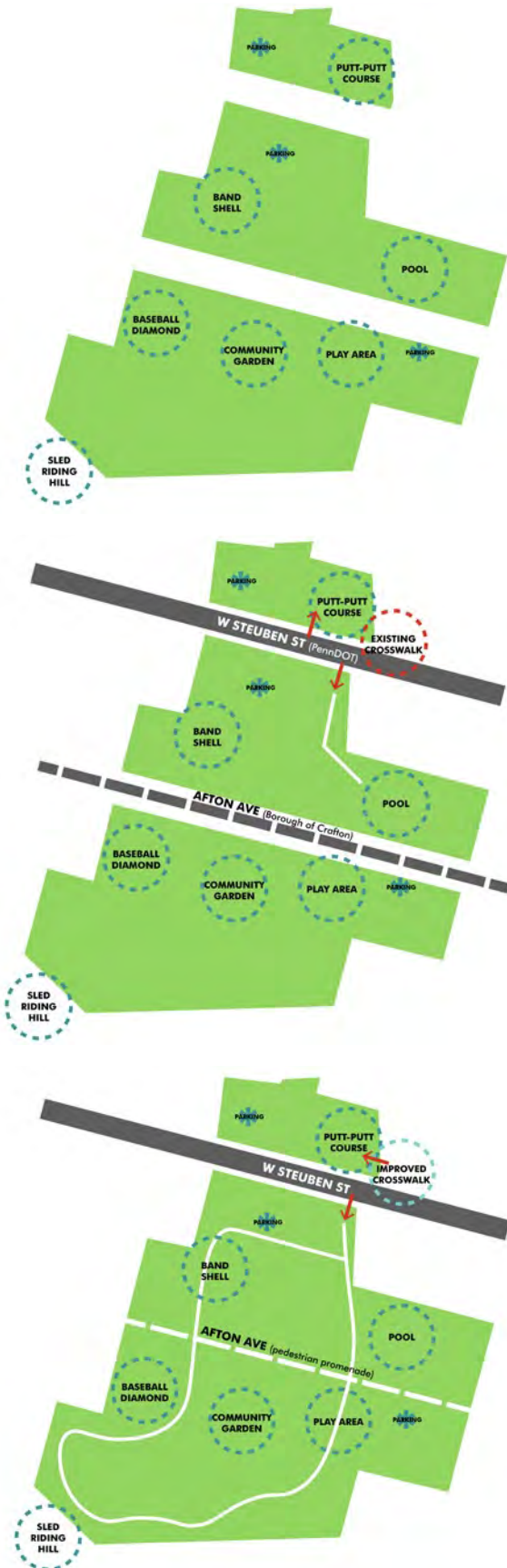
*other than those authorized under the Act for property acquired and/or developed with Department funds. No change of use and no transfer of ownership, control, or interest in this property may occur, and no encumbrance may be placed on this property, without the written consent of the Department or its successor. The restriction in this paragraph applies to both the surface and subsurface of the property. This restriction has the effect of a covenant running in perpetuity with the land and is binding upon the owner(s) of the property and upon all subsequent owners, successors, and assigns. This restriction is enforceable by the Department and its successors.*

Please see Appendix D for more information.



Steuben Street currently divides the Putt Putt Course from the rest of the park.

## CRAFTON PARK SPATIAL ANALYSIS AND USER PERCEPTIONS



### *Three Separate, Disjointed Parts*

Crafton Park is divided into three sections: the putt-putt course to the north, the band shell and the pool in the middle section, and the baseball diamond, community garden, and play area to the south. Its segmentation is likely the result of parcels being added to the park from the surrounding area as they became available. However, this resulted in a lack of fluidity for pedestrian and bike circulation throughout the park. The park lacks a cohesive experience integrating all three areas.

### *Traffic Flow and Visitor Safety*

Not only is Crafton Park segmented into three areas, but these sections are separated by roads. Afton Avenue, which is a road owned by the Borough of Crafton, is closed for part of the year to increase visitor safety. However, Steuben Street is a major road operated by PennDOT with approximately 11,000 average daily trips. The crosswalk at Steuben Street does not align with the current location of the putt-putt course entrance, leading visitors to run across the road without using the crosswalk. These conditions are unsafe and detract from visitors' experiences at the park.

### *A People-First, Cohesive Approach*

To address these issues, the Team has proposed a rethinking of the circulation throughout the park. It is recommended that Afton Avenue is closed permanently to serve as a pedestrian promenade (with maintenance vehicle access as needed). To address the conditions at Steuben Street, the Team suggests relocating the putt-putt entrance to encourage visitors to use the improved crosswalk to increase safety. If the band shell will be relocated, it could serve as a focal point at the end of the central green space. A loop trail around the park would help the three sections of the park feel like one cohesive space.

## ISSUES



The baseball field is located in a small depression, resulting in drainage issues. It is frequently wet, which limits its ability to be used for games. The field could be converted to a space that is less dependent on dry soil conditions.



The baseball field lacks an accessible route to the seating area or field. This prevents spectators, players, or coaches with limited mobility from using this area.



The band shell requires some significant repairs for the roof and electric utilities within the building. The current location also limits the audience seating area due to its proximity to the parking area. The lawn becomes muddy in wet conditions and does not offer accessible seating. The orientation causes the audience to look into the setting sun during performances. Overall, the current band shell prevents it from providing the maximum benefits to the Crafton Performing Arts Association (CPAA) and their audiences.



Afton Avenue's use as a vehicular drive contributes to the disjointed feeling of the park. It is closed off to vehicles during the warm months, but it still visually creates separation. The road is open to vehicles in the off-season, which creates unsafe conditions for park visitors who continue to use the park. Afton Avenue could become a pedestrian promenade to eliminate car traffic and create a more cohesive experience across the park.



Aging amenities throughout the park are unsightly and could be unsafe. As they are replaced, standardized amenities throughout all of the Borough's parks should be considered to improve maintenance efficiency and to create visual consistency.



Some of the foundations at the pavilions are showing signs of wear. Repairs and regular maintenance will ensure that the pavilions are safe and enjoyable for visitors to use.



Currently, the location of the entrance to the putt-putt course encourages pedestrians to cross at the middle of the street, rather than using the intersection at Steuben Street and Linden Avenue. Crossing outside of the crosswalk on a busy street like Steuben is unsafe for pedestrians.

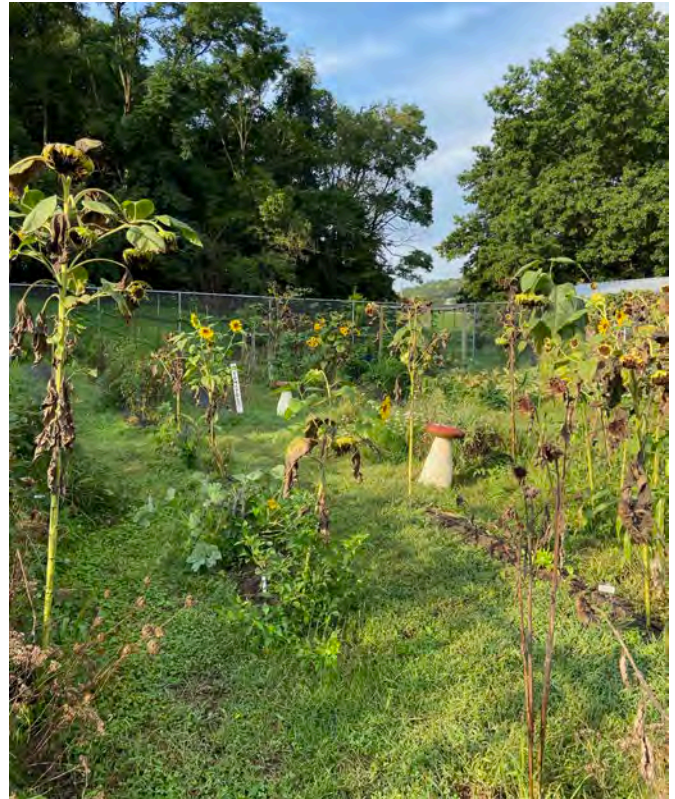


This sidewalk along Steuben Street leads pedestrians to Crafton Park, but it is small and only connects to a side path to the pool. Visitors are likely to cut through the parking lot off of Steuben Street to get to other areas of the park because no better connections exist.

## OPPORTUNITIES



This aerial photograph shows a view of Crafton Park from over the sled riding hill and Crafton Boulevard. From here, it is easy to see how the park does not look like a single, cohesive green space. Improvements to the flow of pedestrian circulation through the park can improve the experience.



The Community Garden lacks an accessible route and accessible garden beds. Adding these amenities to the garden can expand opportunities for more garden users.



This photo illustrates the success of renovating parking and play areas to improve accessibility. It serves as an example of the types of improvements needed in other parks, such as Noble and Linwood.



Due to accessibility and drainage concerns, the ballfield could be repurposed for other uses. The plans recommend a dog run and a spontaneous play area.



There are a few opportunities to address the concerns at the band shell. It could be renovated, and a concrete pad could be added to offer an accessible seating area and reduce mud. However, this would not address the concerns about the building’s orientation and proximity to the parking area.

The existing building could also be repurposed, and a band shell could be constructed. The new facility would have an improved orientation, a maximized seating area, and it could better support musical and performing arts events with intentionally designed spaces such as dressing rooms, a backstage area, and restrooms for performers.



With other improvements to the existing putt-putt course, there is an opportunity to add green infrastructure for stormwater storage beneath the course. Green infrastructure projects will help further address the Borough’s stormwater management goals.



Members of the Community Garden intended to use the Earl Hoffman Shelter to collect rainwater in a cistern. Improvements to the shelter can extend this opportunity to the gardeners.



Due to accessibility and drainage concerns, the ballfield could be repurposed for other uses. The plans recommend a dog run and a spontaneous play area.

## IMPORTANT DESIGN OBJECTIVES

1. Improve pedestrian and bicycle safety for visitors.



2. Create a more cohesive, flowing and safe green space; view Crafton Park as the 'heart of the community' and its cultural, social and leisure hub.
3. Re-orient the stage and amphitheater lawn to improve evening audience viewing/comfort and eliminate drainage issues.



4. Incorporate contemporary amenities, activities or improvements (such as pickleball) that attract new visitors, broaden seasonal appeal/attraction or extend the period of a park visit.
5. Re-purpose under-utilized amenities or areas.
6. Expand the pathway system to further walking/biking opportunities and to improve universal accessibility.
7. Create a pathway width hierarchy that is based on expected pedestrian-bicycle loads.



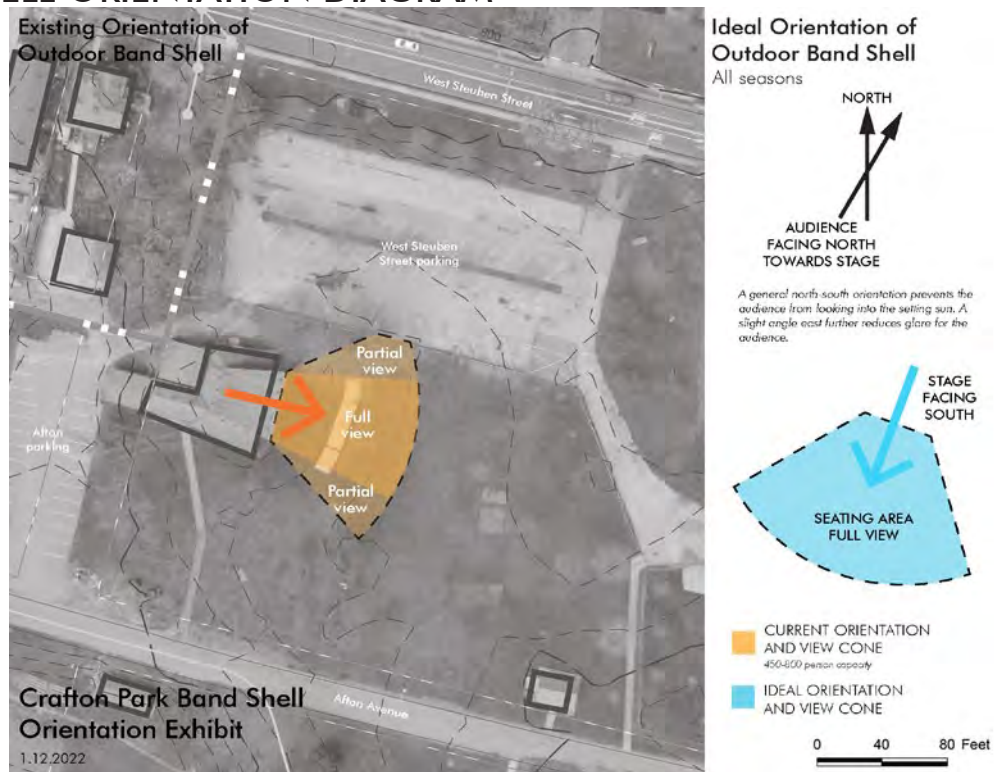
8. Re-imagine the hillside nearest Crafton Boulevard by adding access and recreational activities.
9. Integrate green infrastructure improvements into the Park and where possible create synergistic, multi-purpose opportunities.

# INITIAL CONCEPT DIAGRAM



1. Relocate/re-orient the Bandshell and Stage and create a large green space to expand the audience area and usable lawn area; the current bandshell/stage and amphitheater orientation forces the audience to look into the setting sun creating user discomfort; the placement of the bandshell/stage also tightly adjoins the existing parking area which limits the 'view cone' and constraints a large audience and creates poor sightlines for the audience in the outer flanks.
2. Create a perimeter pathway system to expand safe, accessible walking and biking opportunities.
3. Relocate the Community Farm to another site/property within close proximity to Crafton Park; expand the Park's open, spontaneous green space accordingly.
4. Construct additional permanent restrooms.
5. Incorporate social spaces near the playground and pavilions.
6. Develop a green infrastructure project beneath the putt-putt; reconstruct the putt-putt facility.

## BAND SHELL ORIENTATION DIAGRAM





# CRAFTON PARK MSDP



As the Borough’s main park, Crafton Park provides recreational opportunities to many residents throughout the community. The Master Site Development Plan aims to expand the variety of amenities available and to improve the visitor experience and safety, to ensure all of the various user groups can enjoy the park and feel welcome there.

PRECEDENT IMAGES



## COST ESTIMATION

This table summarizes the costs associated with the recommended improvements for Crafton Park. The detailed cost estimate can be found in Appendix A.

Crafton Park	
Category	Estimated Cost
Putt-Putt	\$770,125
Afton Meadow	\$1,217,305
Sledding Hill	\$275,000
Promenade	\$213,750
Sun Lawn	\$29,425
Pickleball Courts	\$80,000
Meditation Garden	\$45,000
Community Garden	\$25,000
The Lounge	\$110,000
Dog Run	\$75,750
Spontaneous Play	\$319,395
Lighting	\$465,000
General Improvements	\$634,275
Other related costs	\$1,572,233
<b>Total</b>	<b>\$5,832,258</b>

## GENERAL RECOMMENDATIONS

In accordance with its participation in the LWCF program, previous improvements implemented in Crafton Park using these funds need to be indicated with signage in the park. It is recommended that a space be designated within the park for all of the acknowledgments related to funding contributions. A highly visible location, such as at the proposed park entrance along Steuben Street, could become this space.

Given the conditions and lack of accessibility at the existing band shell, there is an opportunity to create a long-term plan to construct a new band shell with expanded functionality for performers. Constructing a new band shell would address concerns with the existing facility’s condition, orientation, and audience viewing area. It would also position the new band shell as a focal point at the end of the large green space through the park. Trees will screen the parking lot from view, and an extended sidewalk will offer a convenient connection from the Afton Meadow viewing area to the parking lot. With the back of the band shell facing the parking lot, there are opportunities for signage or a mural to enhance the entrance experience from the Steuben Street parking lot. The existing facility could be



*A mural on the band shell would celebrate the new space converted to a Performing Arts complex to be used for additional workshop space.*

In the short term, the use of the existing band shell should continue as it does today. However, there are some repairs that will be needed to ensure the facility can continue to function until a new band shell is constructed.

The Crafton Park MSDP plan also recommends re-grading the area along Crafton Boulevard to create an off-street parking area for the sled riding hill and the hillside slide. Two ADA parking spaces should be included, as well as a walkway to the trailhead. The trailhead will require signage indicating that it is a Challenge Trail due to its steep grade.

## RECOMMENDATIONS FOR CRAFTON PARK

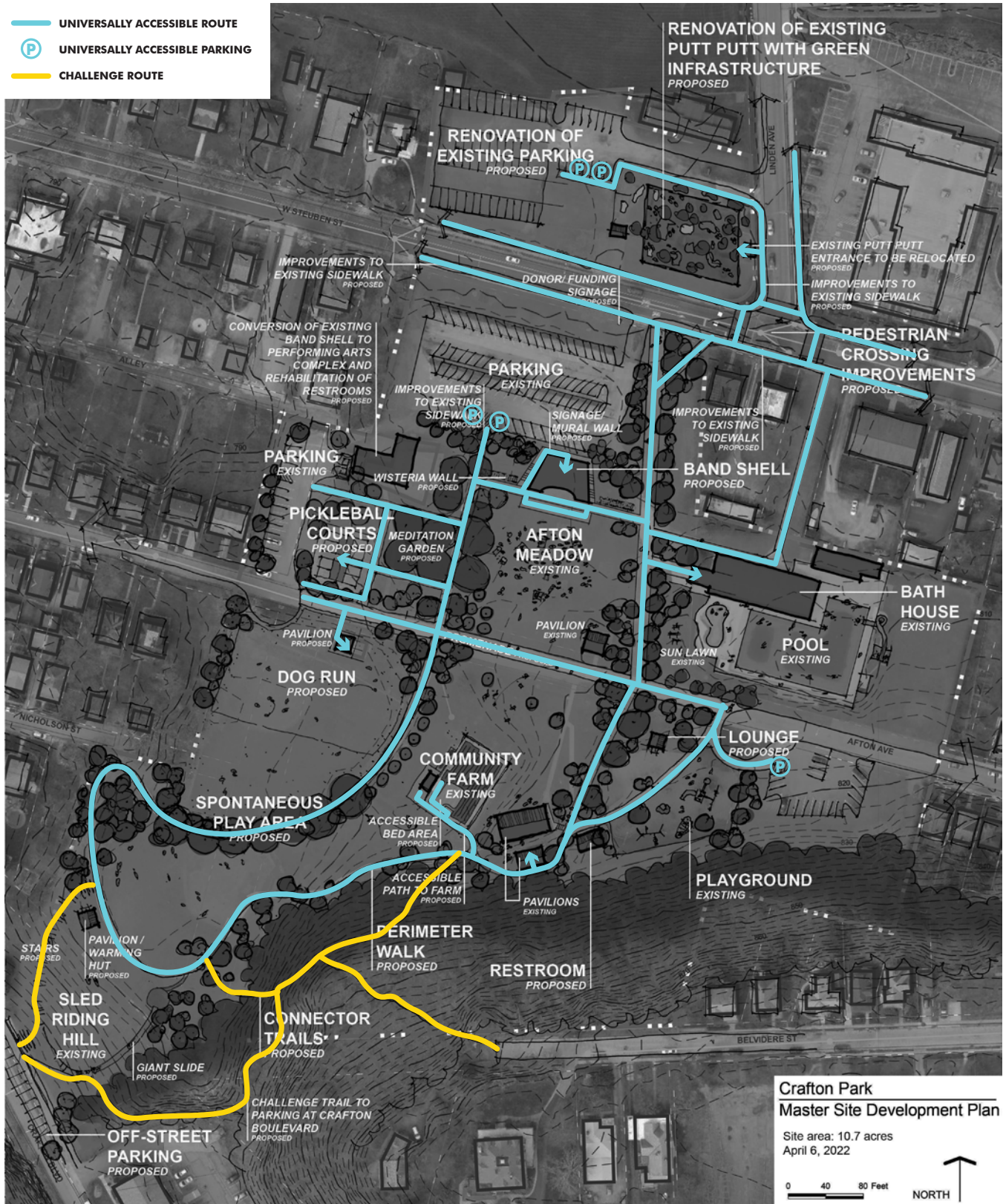
1. Relocate/re-orient the Bandshell and Stage; create the Afton Meadow; repurpose the existing Bandshell for 'back of house' support, maintenance and storage.
2. Close Afton Avenue permanently and convert the existing cartway to a pedestrian/bicycle promenade; integrate pervious pavement as pavement sections need to be replaced; provide cul-de-sac-style turnaround at the terminal ends of Afton; provide break-away security bollards to permit emergency vehicle access.



3. Re-purpose the ballfield as a dog run and spontaneous play area; remove/relocate fencing accordingly.
4. Create a perimeter pathway system that loops from the Steuben Street parking area to the Crafton Boulevard hillside back to the Pool and the intersection of Steuben Street and Ingram Avenue.
5. Implement a pedestrian-bicycle enhancement project at the that incorporates improved universal mobility, safety features and traffic calming techniques.
6. Provide a universally accessible route from the newly created perimeter pathway to the Community Farm; re-orient the Farm access gate to address the accessible route.
7. Construct an additional permanent restroom building/comfort station between the existing pavilions and the existing playground.
8. Integrate a social space near the playground that introduces hammocks, Adirondack chairs, an outdoor fireplace/firepit.
9. Develop a green infrastructure project beneath the putt-putt; reconstruct the putt-putt facility in a naturalized style/appearance.
10. Formalize access routes (earthen trails and concrete stepping stones) to Crafton Boulevard and connect the new access routes to the Creekside via a pedestrian-bicycle crossing at Crafton Boulevard.
11. Explore the feasibility of constructing a ground slide on the hillside adjacent to Crafton Boulevard; add a small pavilion at the base of the hill to provide dining/gathering in Spring/Summer/Fall and to serve as a warming hut in the Winter.
12. Complete a past improvement project by adding fifteen (15) off-street parking spaces on Crafton Boulevard; renovate the existing parking area north of Steuben Street; convert under-utilized court space in this area to additional off-street parking.
13. Revise several Borough policies related to park hours and dog walking within the parks.
14. Add additional benches and improve area and safety lighting.
15. Install signage indicating the receipt and use of the grant funding from the Land and Water Conservation Fund (LWCF) to become compliant with the grant's requirements.

# CRAFTON PARK ACCESSIBLE ROUTES

- UNIVERSALLY ACCESSIBLE ROUTE
- P UNIVERSALLY ACCESSIBLE PARKING
- CHALLENGE ROUTE



The Master Site Development Plan for Crafton Park merges existing amenities with proposed improvements to reinforce the park as the ‘heart of the community’. Currently, some existing amenities, such as the Band Shell, do not provide universal accessibility, thus limiting the enjoyment of these spaces by every member of the community.



*The existing Band Shell seating area is not accessible.*

The Plan recommends several improvements to expand universal accessibility in Crafton Park. The construction of a new Band Shell should be accompanied by a designated universally accessible seating area. The addition of the perimeter walk will require some site grading to ensure that the path is within the slope limits of accessibility standards. Improved access to the Community Farm, and connections to the dog run and pickleball courts, offer a variety of recreation opportunities throughout the park. Site amenities, such as benches, picnic tables, drinking fountains, and litter/recycling receptacles should be selected to be accessible as well.

Challenge trails at the back of the site provide connections on steep and rugged terrain. These earthen trails are not anticipated to comply with universal accessibility guidelines. Signage describing the nature of these trails should be posted at each trailhead.



*Recent improvements have made strides in providing universal access.*

# NOBLE PARK

Noble Park is a 0.66 acre park with Urban soils. Please see Appendix K for NRCS soil maps.

## ISSUES AND OPPORTUNITIES

Noble Park is a neighborhood park that provides a few activities, but it could become a model park for the community. It lacks parking, but there is potential for collaboration with the Verizon parking lot next door. This park is also very close to Noble Avenue and the home next to it. Addressing these concerns and providing fresh amenities would create a recreation destination for the surrounding community.

## ISSUES

Noble Park faces challenges regarding a lack of accessibility and a lack of cohesion throughout the park. Inaccessibility prevents the park from being able to be used by all members of the community. Additionally, the park was designed at a time when neighborhood parks only offered a few amenities and visitors did not spend much time there. As a result, its features do not appear to work together as a whole, which prevents the park from having an identity.



Noble Park exhibits reactionary design decisions. For example, the playground was installed close to the road, which resulted in the construction of the fence. Together, these design decisions reduce the cohesion of the park features and, in the case of the playground location, reduce the safety of park users. A redesign of the park as a whole can create a unified space that is safe and enjoyable for visitors.



The bench does not have an accessible route to it, and it is likely not designed to be used by a visitor with mobility concerns. The bench is showing wear and should be updated. As amenities are replaced, a standard style should be selected to ensure the parks are cohesive and amenity maintenance is standardized.



The mulched play areas are not edged, which results in the mulch creeping out and spilling over. It is also likely that the mulched area lacks drainage, causing old mulch to decompose under the new mulch that is added as replenishment. The mulched play surface is not accessible. As a result, there is no accessible route to the play equipment.

## OPPORTUNITIES

Previously, neighborhood parks were seen as spaces within walking distance of the community that offered programming for a short visit. All neighborhood parks had similar programming, such as a basketball court and a playground. However, the idea of what a neighborhood park can be has changed. Of course, these spaces are still walkable for the community, but each park should become a destination with its own identity. Through the creation of unique programming, the neighborhood parks can each offer distinct experiences and opportunities. Their use can be maximized by reducing the number of spaces dedicated to a single use (such as a court only for basketball) and increasing the number of multiuse spaces. Multiuse spaces could include a court designed for multiple sports (such as basketball and pickleball), or a seating area that doubles as a small event space. These spaces help maximize the opportunities in each park and may contribute to increased visitation and longer stays.



The existing basketball court is in good condition. Its use could be expanded by renovating it to add pickleball striping. Creating a space that offers more than one type of activity can increase use and visitation.



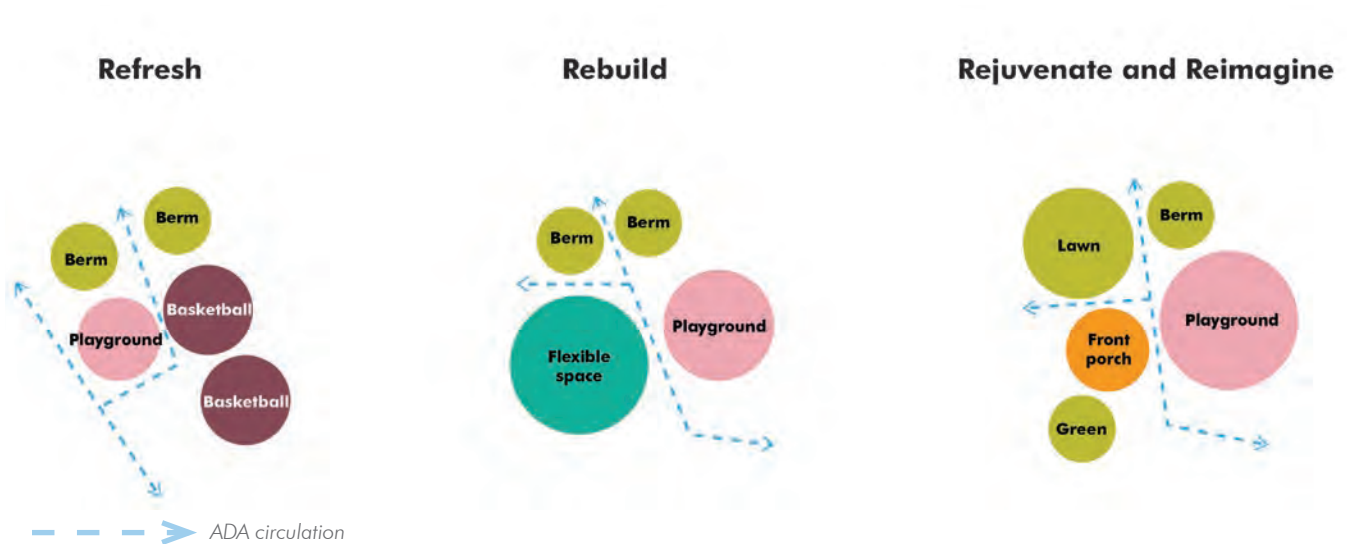
One of the main sidewalks into the park is constrained by its proximity to the adjacent private property. Shifting the path away from the property boundary can create a wider entryway and make it feel more connected to the park.



## IMPORTANT DESIGN OBJECTIVES

1. Expand the overall recreation and leisure offerings to appeal to residents of all ages, interests and levels of mobility.
2. Envision the Park as ‘more than just a neighborhood facility’.
3. Address the lack of off-street parking.
4. Maintain cherished aspects/elements such as the wall and basketball courts.
5. Utilize ‘lost space’ for recreation, art or social places.
6. Improve circulation.

## INITIAL CONCEPT DIAGRAM



1. Renovate the basketball court as a multi-sport facility.
2. Improve the Park’s porosity from the street by introducing a ‘front porch’ of social spaces.
3. Provide seasonal/portable restrooms/comfort station.
4. Explore the feasibility of non-traditional, personal recreational pursuits such as fitness and climbing.

# FINAL MSDP



Because of its size and relatively flat topography, Noble Park provides opportunities for a diverse selection of amenities. It could become a model park for the community, to illustrate the heightened potential for neighborhood parks in Crafton. Amenities ranging from the Front Porch to a destination playground, fitness equipment, and improved accessibility throughout the site ensure that visitors of all ages and abilities could spend plenty of time in this park.

# PRECEDENT IMAGES



## RECOMMENDATIONS FOR NOBLE PARK

1. Provide a universally accessible paved area or terrace in the 'Front Porch' that can accommodate food truck/carts; provide in-ground potable water, sewage and electric connections for the food trucks to use if feasible.
2. Animate the 'Front Porch' with a series of trellis structures and swings as well as exterior-grade comfort games such as ping pong, foosball and cornhole; erect a weather-proof 'share board' so that equipment, balls and bags can left at the Park for others to use.
3. Install a splash pad within the Front Porch to further animate the space and to generate a comfortable ambient noise to counter the traffic sound from Noble Road.
4. Renovate and transform the existing basketball court to a multi-sport court including pickleball courts, volleyball, or other sports; provide night-time sport lighting that casts no illumination on the adjoining properties.
5. Maintain the existing screen wall along the southern baseline of the multi-sport court; use the wall's vertical surface as a mural or artistic sign to create branding and identity for Noble Park.
6. Create a climbing and fitness area to the south of the multi-sport court; use the back side of the existing screen wall as a practice wall for holds and routes; provide an area for battle ropes, tire tosses, bouldering and free climbing.
7. Construct two (2) universally-accessible pedestrian promenades with benches and lighting; the sidewalk widths of the promenades should be sized according to the anticipated pedestrian loads and should be a minimum of 12' wide each.
8. Improve the existing playground and expand the overall amenity to become a destination-type inclusive playground; utilize natural materials and integrate creative play spaces.



9. Provide a permanent restroom/comfort station in a centralized location; connections to public sewer and potable water should be established.
10. Develop a rain garden with a naturalized landscape treatment in the area of the alley.
11. Approach Verizon and secure a right to public access agreement to utilize Verizon's existing, under-utilized off-street parking spaces; provide a direct pedestrian connection to this parking area.
12. Add additional benches and improve area and safety lighting throughout Crafton Park.
13. Revise several Borough policies related to park hours and dog walking within some or all of the Borough's parks.



Noble Park has gentle topography that easily lends itself to universally accessible routes throughout the site. The recommended amenities, including play equipment, fitness/ climbing equipment, and table games should be accessible whenever possible. Poured rubber safety surfacing is recommended for the fitness area because of its accessible nature. The Master Site Development Plan for Noble Park also recommends two accessible on-street parking spaces on Sidney Street, connected to the park with a crosswalk. The appropriate detectable warning strips should be installed on the sidewalk at the ends of the crosswalk. The parking spaces should have signage to indicate that they are accessible and reserved for use. A ramp to the driveway east of the park provides access from this parking area, if the parking area is permitted for shared use for Noble Park.



*The existing play surface is not universally accessible.*



*The relatively level nature of Noble Park provides opportunities to expand the accessibility of the site.*

## COST ESTIMATION

This table summarizes the costs associated with the recommended improvements for Noble Park. A detailed cost estimate is available in Appendix A.

Noble Park	
Category	Estimated Cost
Destination Playground	\$302,937
Splash Pad	\$500,000
Front Porch	\$195,305
Fitness Area	\$275,000
Natural Play Area	\$94,000
Renovated Multi-Sport Court	\$33,125
General Improvements	\$297,750
Lighting	\$112,500
Other related costs	\$630,212
<b>Total</b>	<b>\$2,440,829</b>



*Offering an accessible route into the park is important to ensure all visitors can enjoy the space*

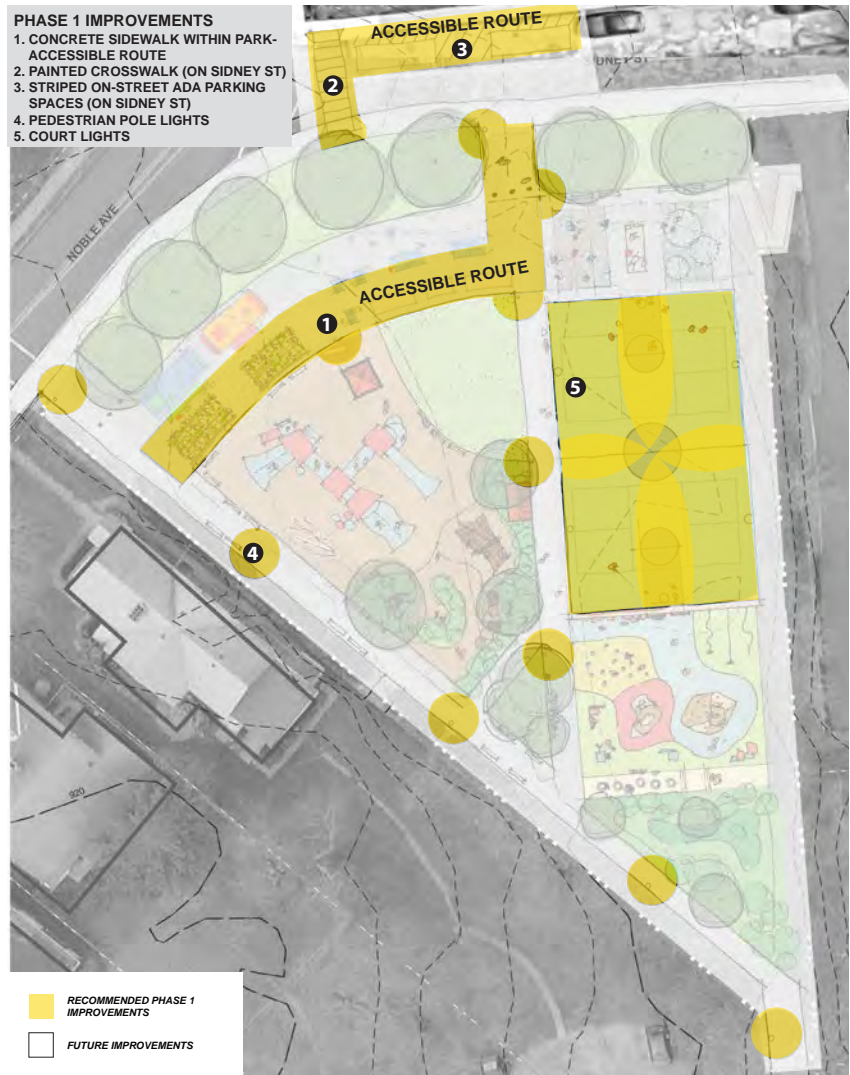
## NOBLE PARK PHASING CONSIDERATIONS

Over the years, Noble and Linwood parks have received incremental improvements, but the Borough has found that they have not received as much visitation as they should for neighborhood parks. As a result, the parks are the focus of early implementation efforts to increase and improve the available amenities.

Due to its size and gentler terrain, Noble Park has the opportunity to become a model park, with destination play equipment, splash pads, and other exciting amenities. However, these improvements will require more long-term capital planning to enact. As a result, Phase 1 focuses on the essentials for Noble Park, including court and site lighting to improve safety, and accessible on-street parking spaces and a crosswalk at Sidney Street.

Implementing the other parts of this master site development plan will require coordination and planning of Borough resources and the leveraging of other potential funding opportunities. Because of these factors, the distinction of additional phases is unclear and the next steps will depend on identified funding opportunities and prioritization at the Borough level.

### PHASE 1





# LINWOOD PARK

*Linwood Park is a 0.55 acre park with Urban soils. Please see Appendix K for NRCS soil maps.*

## ISSUES AND OPPORTUNITIES

In its current condition, accessibility and program opportunities at Linwood Park are limited due to its steep topography and small size. This park could benefit from universally accessible routes, refreshed amenities, and a welcoming entrance for the community.

## ISSUES

Linwood Park is a neighborhood park that contains standard park amenities, but lacks cohesion, identity, and accessibility. Neighborhood parks used to be designed to each include similar amenities and serve as walkable recreation opportunities for the community, but they were not intended for long visits. The park was not designed as a whole, but rather several parts to serve the community, causing a lack of park identity.

Linwood Park presents notable challenges due to its small size and steep grade. Currently, there are no accessible routes into the park. The small lot creates challenges for incorporating accessible routes and increasing programming.

Linwood Park is currently accessible only by two sets of steep stairs connected to the sidewalk along Linwood Avenue. The stairs do not have a landing and are not accessible to users with limited mobility.

The second set of stairs from Linwood Avenue lead visitors up to the main park entrance, indicated by the Linwood Park lettering on the wall. These stairs are also steep and lack a landing. The main entrance to the park is not accessible. Additionally, the top of the stairs ends at the wall, creating a narrow corridor to enter into the park. The closeness of the vegetation and lack of lighting could make visitors feel unsafe up-on entering.





The sidewalk along Linwood Avenue poses safety and accessibility concerns. It is too steep to be accessible with a wheelchair. It is also very narrow and has vegetation growing through the control joints. The photo shows that there may also be drainage concerns here. All of these conditions prohibit the use of the sidewalk by wheelchair users, and it could pose challenges to visitors with other mobility concerns or parents with small children.



The chain link fence around the lower basketball court is damaged. The support pole at the corner is crooked and the bottom of the fence is not held down, resulting in it curling up from the court surface.

## OPPORTUNITIES

Despite its challenges, Linwood Park still holds opportunities for reimagining what a neighborhood park can look like. Reevaluating and redesigning the space as a whole can create a distinct identity for Linwood Park. By offering unique amenities and multiuse spaces, the park can evolve into a walkable recreation destination within the neighborhood. These improvements can extend the length of visits and may increase park visitation.

The main entrance to the park is located along the wall with the Linwood Park lettering on it. This entrance feels unwelcoming and unsafe due to the lack of visibility and lighting. In conjunction with other improvements to the park, the replacement of the wall with a sunken play area would increase visibility and create a more welcoming experience.



The upper basketball court can be accessed with a sidewalk to the gate. The area shown in the photo presents an opportunity for accessible parking connected to the alley behind the park. The sidewalk could provide a route from the parking area to the basketball. Additionally, court renovations can create space for pickleball, which further expands opportunities to users with limited mobility.

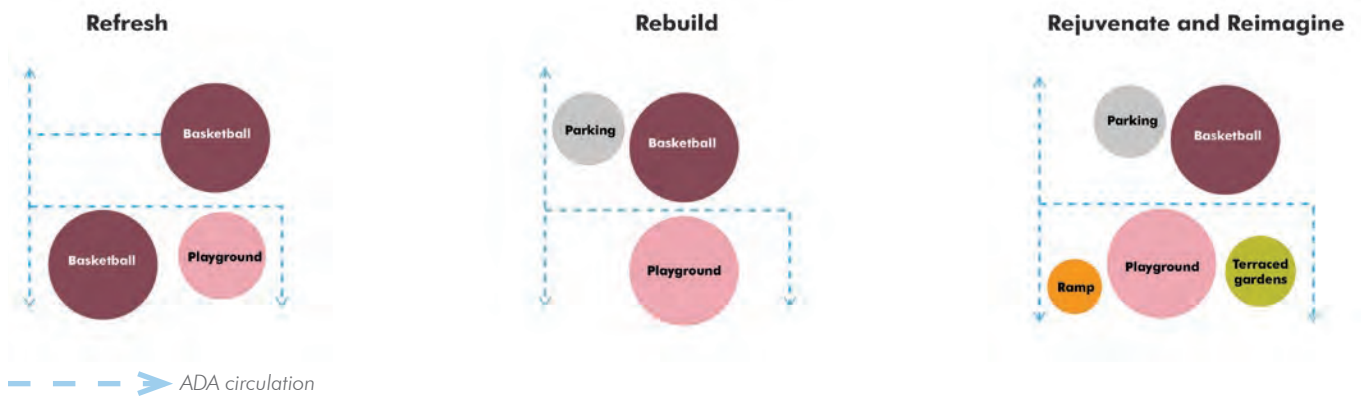


The play equipment and fall surfacing in Linwood Park is in good condition, but the play area lacks accessibility. An accessible route through the park and to the play area can improve the visitor experience.



Because the site has two basketball courts, the lower court could be replaced with a sunken play area with fall surfacing. The conversion of the court to a multiuse play area will create more diversity in the recreation opportunities in the park. Additionally, the removal of the wall behind this court will improve visibility at the park entrance. When entering the park from Linwood Avenue, visitors would see the gathering and play space instead, creating a more welcoming experience.

## INITIAL CONCEPT DIAGRAM

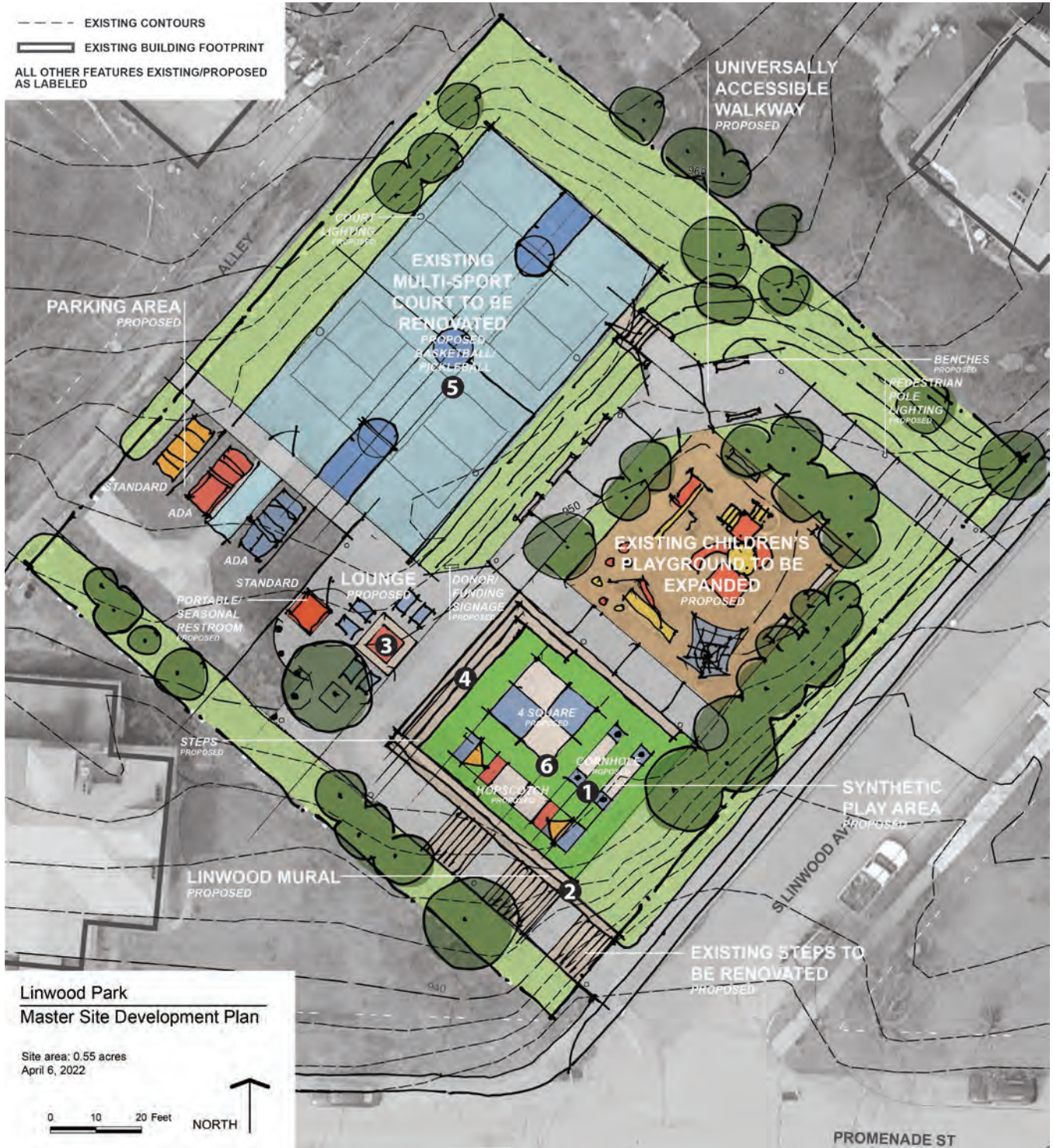


1. Renovate the existing basketball court as a multi-sport facility.
2. Develop a universally accessible walking route that bisects the property and eliminates some steps/stairs.
3. Provide an off-street parking area and a seasonal/portable restroom/comfort station.
4. Integrate social spaces and 'back yard' game areas that are attractive to a broader cross-section of Borough residents.

## IMPORTANT DESIGN OBJECTIVES

1. Expand the overall recreation and leisure offerings to appeal to residents of all ages, interests and levels of mobility.
2. Provide non-athletic amenities and activities that are attractive to local residents.
3. Create a small amount of universally accessible off-street parking.
4. Maintain cherished aspects/elements such as the screen wall and the basketball court.
5. Utilize 'lost space' for recreation, art or social places; minimize the amount of landscaping that needs on-going attention from Public Works.
6. Improve circulation and create a universally accessible route throughout the Park itself; eliminate unnecessary steps/stairs.
7. Increase use and visitation by enhancing visibility vis-à-vis sight lines and night-time safety/area lighting.

# FINAL MSDP



Similar to Noble Park, Linwood Park is another neighborhood park that could benefit from expanded amenities and more options for activities. However, this site is constrained by steep topography and the small size of the lot. Linwood Park is located between two areas identified to have medium need for park access within a 10-minute walk. Improvements to accessibility and the development of multi-use spaces increase the variety of activities for visitors and ensure that all visitors are able to access and enjoy the space in an even greater capacity than before.

# PRECEDENT IMAGES



## RECOMMENDATIONS FOR LINWOOD PARK

1. Construct a small (4 spaces total) parking area accessible from the alley; provide 2 universally accessible parking spaces with an ADA-compliant loading zone and 2 conventional parking spaces.
2. Provide a universally accessible pedestrian walkway from the off-street parking area to the northern-most park entrance along Linwood Street; border the walkway with benches.
3. Create a social space (the Lounge) at the top of the southern-most stairs/steps and adjacent to the off-street parking area; the social space should incorporate such a fire pit and Adirondack chairs.
4. Develop a 'sunken' play area next to the Lounge that integrates seat-steps, a synthetic surface suitable for comfort games such as hop-scotch, four square or cornhole; erect a weather-proof 'share board' so that equipment, balls and bags can left at the Park for others to use; the 'sunken' play area can also be used as an intimate amphitheater and stage for story-telling, movies in the park and other social gatherings.



5. Renovate and transform the basketball court to a multi-sport court including pickleball courts, volleyball, etc...; evaluate the feasibility of providing night-time sport lighting that casts no illumination on the adjoining properties.



6. Maintain the existing screen wall at the top of the southern most stairs/steps; use the wall's vertical surfaces for murals, an artistic sign and vertical activities complementary with the 'sunken' play area's comfort games.



7. Improve the existing children's playground and expand the overall amenity to add a few more play structure elements.



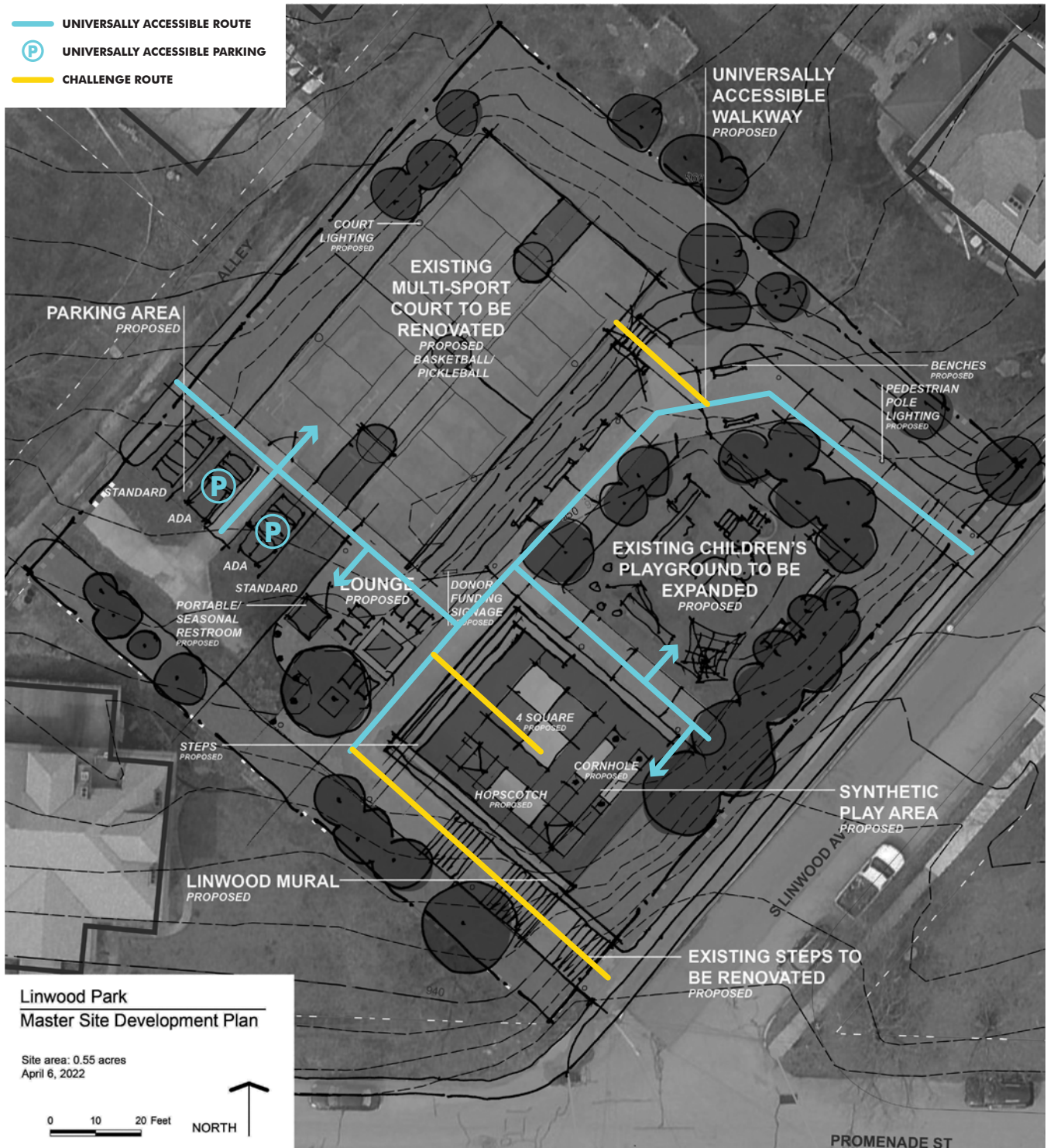
8. Construct an overlook between the 'sunken' play area and the renovated children's playground.
9. Provide a seasonal/temporary restroom/comfort station near the Lounge; also place the facility along the accessible route.
10. Add additional benches and improve area and safety lighting throughout the Linwood Park.
11. Revise several Borough policies related to park hours and dog walking within the parks.





# LINWOOD PARK ACCESSIBLE ROUTES

- UNIVERSALLY ACCESSIBLE ROUTE
- P UNIVERSALLY ACCESSIBLE PARKING
- CHALLENGE ROUTE



Linwood Park  
Master Site Development Plan

Site area: 0.55 acres  
April 6, 2022



Unlike Noble Park, Linwood Park faces some challenges due to the topography on site. Although not every route on the site can be accessible, the Master Site Development Plan shows how the site's accessibility could be expanded, particularly to provide a stair-free connection to the sidewalk along Linwood Avenue. A small parking area with two (2) ADA spaces further supports access to the park. The synthetic play area should use a poured rubber safety surfacing or other accessible, synthetic surface. Additional play equipment selected for the expansion of the children's playground should be accessible as well.



*Linwood Park is only connected to the sidewalk by stairs.*



*The existing rubber safety surfacing is an accessible option for play areas.*

## COST ESTIMATION

This table summarizes the costs associated with the recommended improvements for Linwood Park. The detailed cost estimate can be found in Appendix A.

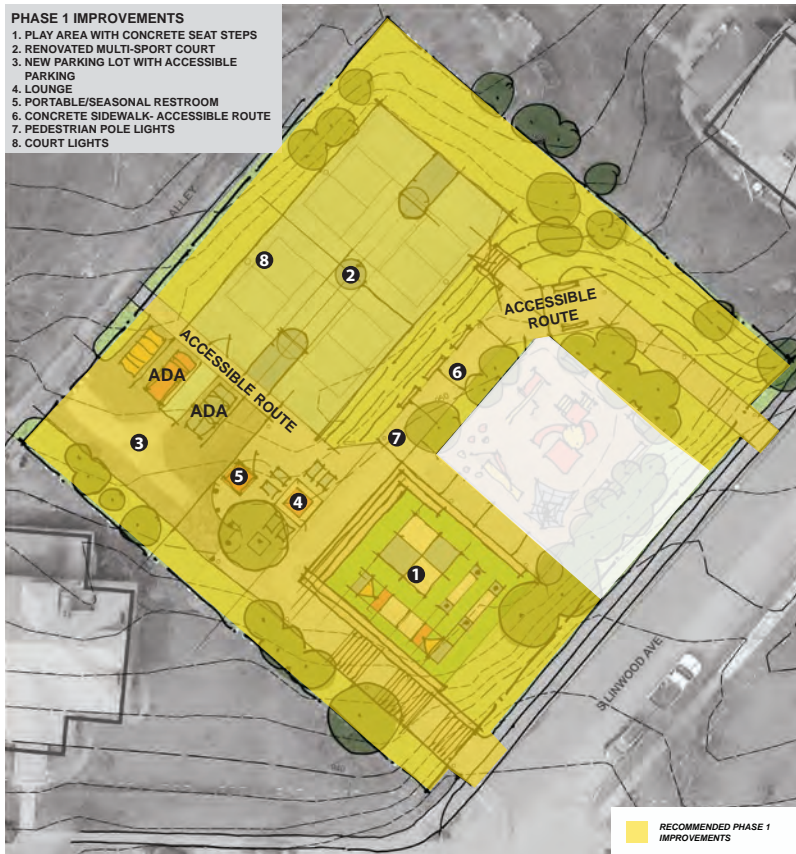
Linwood Park	
Category	Estimated Cost
Renovated Children's Playground	\$100,000
Synthetic Play Area	\$79,592
Renovated Multi-Sport Court	\$33,125
New Parking Lot	\$22,317
General Improvements	\$97,750
Lighting	\$51,500
Other related costs	\$154,349
<b>Total</b>	<b>\$538,633</b>



# PHASING FOR LINWOOD PARK

## PHASE 1

- PHASE 1 IMPROVEMENTS**
1. PLAY AREA WITH CONCRETE SEAT STEPS
  2. RENOVATED MULTI-SPORT COURT
  3. NEW PARKING LOT WITH ACCESSIBLE PARKING
  4. LOUNGE
  5. PORTABLE/SEASONAL RESTROOM
  6. CONCRETE SIDEWALK- ACCESSIBLE ROUTE
  7. PEDESTRIAN POLE LIGHTS
  8. COURT LIGHTS



As with Noble Park, Linwood Park has received small improvements over time, but the Borough hopes to increase the park’s visitation through improvements to the amenities. Early implementation, highlighted in yellow for Phase 1, focuses on improving accessibility and creating multi-use spaces in the park. The playground renovations are reserved for Phase 2 because the playground at Linwood Park is fairly new and some of the other improvements, such as creating an accessible route, are more urgent in nature.

## PHASE 2

- PHASE 2 IMPROVEMENTS**
1. EXPANDED CHILDREN'S PLAYGROUND



## CLEARVIEW TRAIL

Clearview Trail covers 2.83 acres and has Gilpin-Weikert-Culleoka silt loam and Urban-Culleoka silt loam soils of varying steepness. Please see Appendix K for NRCS soil maps.

### ISSUES AND OPPORTUNITIES

Clearview Trail provides opportunities for casual walking throughout the eastern part of the neighborhood. However, it is underutilized due to the condition of the trail, its lack of lighting, limited amenities, and other concerns. Improving the conditions along the trail could encourage residents to more regularly visit the trail. By addressing these concerns and reframing Clearview Trail as a linear park, residents would have more welcoming and enjoyable experiences at this site.



### ISSUES

The various sets of stairs used to access the park pose several concerns. The stairs are in varying conditions and are not uniform along the trail. The materials are inconsistent, and it should be



determined which materials are most appropriate for public use. Because stairs are the main access for the trail, the space is not accessible to people with strollers or wheelchairs.

The trail lacks visibility due to overcrowding vegetation and the absence of lighting. These conditions cause visitors to feel unsafe, resulting in reduced visitation, especially when the days are shorter or when the vegetation grows particularly thick. Evenly spaced lighting and regular vegetation maintenance along the trail can contribute to a more park-like experience, thus improving visitor perceptions and experiences.

## OPPORTUNITIES

To address concerns of safety and lack of use, Clearview Trail should transform from a trail into a linear park. The trail is in close proximity to lots of homes, and it spans a large section of the community. It has the opportunity to serve many residents as a space to walk the dog, go for a run, push a stroller, or even sit and read. Small improvements, such as adding lighting and maintaining trailside vegetation, can go a long way to improve visitors' perceptions of safety.

The existing gravel trail surface is not accessible to visitors using strollers or wheelchairs. By installing a solid trail surface (in conjunction with the addition of ramps at access points) the park can be used by more visitors.



Because park access is only provided by stairs, the trail is not usable for people with limited mobility. Accessible ramps should be considered to enable visitors with strollers, wheelchairs, or difficulty walking to still be able to use the park. These accessible entrance points could provide opportunities to create entrance notes with additional seating, lighting, and wayfinding information to improve visitor experience.



Clearview Trail is intended to provide an opportunity for daily activity and leisurely strolls. As such, it is recommended that the slope does not exceed 5%, except at entrance nodes where ramping and handrails may be necessary. These improvements will enable residents of various ages and abilities to access the trail and enjoy it frequently.

In addition to the other recommended improvements to Clearview Trail, the path should be renovated to become ADA accessible along its entire length and at connections to the adjoining streets and neighborhoods. To achieve this, it will need to meet the Americans with Disabilities Act (ADAAG) requirements for smooth, sturdy surfacing; a minimum of five-foot width (or three-foot width with passing zones); and be clear of tripping hazards. While the ADAAG requirements allow path slopes up to 8.3%, it is recommended that the trail does not exceed 5% to foster its leisurely and frequent use. When necessary, a ramp with an 8.3% slope is acceptable to provide access to nearby streets. Compliance with all ADA accessibility requirements for Clearview Trail as well as other Borough trails is a mandatory requirement for most grants or public funding sources. Consequently, achieving a high level of accessibility is important at Clearview Trail and throughout the Borough's parks.

## IMPORTANT DESIGN OBJECTIVES

1. Expand the selection of amenities along the Trail.
2. View Clearview Trail as a 'linear'-type park.
3. Provide a small number of parking spaces to support trail users/visitors.
4. Improve the 'vertical' connections and universal accessibility between Clearview Avenue and Crafton Boulevard.
5. Provide lighting and signage.
6. Remove the invasive and poisonous vegetation.

## INITIAL CONCEPT DIAGRAM

**Refresh**



**Rebuild**



**Rejuvenate and Reimagine**



1. Improve the trail surface to conform with ADA regulations and rules for grade, firmness and slip resistance.
2. Designate a small number of existing on-street parking spaces along Clearview Avenue for trail visitors.
3. Develop a universally accessible ramp from Clearview Avenue to Crafton Boulevard near the intersection of East Crafton Avenue.
4. Install area and safety lighting along the Trail.
5. Rehabilitate the existing stairs/steps at the intersections of Clearview Avenue and Harris Avenue.
6. Erect interpretative signs to explain and celebrate the history and heritage of the trolley line/corridor.

# FINAL MSDP (NORTHERN SECTION)



The plan for Clearview Trail recommends improvements that will make the site feel more like a park, rather than a trail, to increase access, safety, and comfort for visitors. These recommendations include entry nodes with seating and signage, lighting, a paved trail surface, accessible ramps, and vegetation management practices to promote more regular visitation by a wider variety of residents. Crafton has been identified as an area with limited access to trails. Providing safe and enjoyable experiences at Clearview Trail could help fill the need for trail access at a local scale.



# FINAL MSDP (SOUTHERN SECTION)



## COST ESTIMATION

This table summarizes the estimated costs for improvements to Clearview Trail. The detailed cost estimate is included in Appendix A.

Clearview Trail	
Category	Estimated Cost
Trail/Linear Park	\$115,700
Respite Nodes	\$52,500
Parking	\$42,180
Lighting	\$135,000
Other related costs	\$164,285
<b>Total</b>	<b>\$509,665</b>

## RECOMMENDATIONS FOR CLEARVIEW TRAIL

1. Pave Clearview Trail in asphalt and improve the drainage of the trail tread.



2. Identify and sign 2 locations along Clearview Avenue as areas with reserved trail parking spaces; the first area (consisting of 3 parking spaces total) should be located between Willard Avenue and Clearview Extension; the second area (consisting of 3 parking spaces total; one of which should comply with ADA regulations) should be designated in the area between Crotzer Avenue and Keever Avenue.
3. Develop a universally accessible ramp from Clearview Avenue to Crafton Boulevard near the intersection of East Crafton Avenue; the design of the ramp (e.g. its width, landing locations and dimensions, railing and handgrip standards, etc.) should comply with ADA regulations and rules.
4. Reconstruct the existing stairs/steps at the intersections with East Crafton Avenue; incorporate benches and signage and

landscaping in this area as well as the Harris Avenue stair/step connection to create seating/meeting locations.

5. Install area and safety lighting along the Trail.

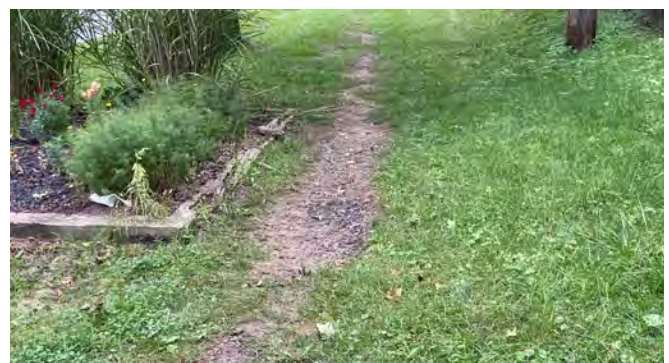


6. Thin the tree canopy to open up visibility and sight lines from the adjoining neighborhoods; eradicate invasive (such as grape vine, Knotweed, and poisonous plants such as Poison Ivy and Poisonous Sumac) vegetation; partner with Land Force, the Student Conservation Association or the Western Pennsylvania Conservancy to plan, assist and/or complete the effort.
7. Erect interpretative signs to explain and celebrate the history and heritage of the trolley line/corridor.
8. Implement the proposed intersection design with Sarah Street as funding becomes available.
9. Renovate the trail to ensure it is ADA accessible and under 5% slope for its full length.

# CLEARVIEW TRAIL ACCESSIBLE ROUTES



Because Clearview Trail is an existing trail, the Master Site Development Plan Recommendations primarily focus on improving safety and access. The Plan recommends paving the trail surface with either asphalt or crushed limestone. Although asphalt is preferred for its durability, crushed limestone can be accessible to wheeled devices, such as wheelchairs or strollers, when installed properly. In its current state, the trail can only be accessed at either end, or by stairs at two locations in the middle. Ramps should be provided at the entry nodes to increase the number of access points into the trail and to provide users with more options for entering and exiting.



*Clearview Trail presents universal accessibility challenges due to its surfacing and the use of stairs to access the trail from the street.*

## CREEKSIDE PROPERTY

Creekside Property consists of approximately 25 acres and has soils including Gilpin-Upshur complex, Gilpin-Weikert-Culleoka silt loam, Huntington silt loam, and Urban-Culleoka complex on steep slopes. Please see Appendix K for NRCS soil maps.

### ISSUES AND OPPORTUNITIES

Creekside Property is undeveloped and offers a clean slate for a new park. The site lacks pedestrian and vehicular access and parking, but it could provide an opportunity for water access and a connection to the Chartiers Creek Trail. The Creekside Property also offers one of the largest contiguous blocks of tree canopy and grassland in the Borough, creating a recreation experience that stands out from the others in the community.



### ISSUES

Because this site has not yet been developed as a park, a Phase I Environmental Site Assessment should be conducted to determine if the site has any potential health or safety concerns. This study will evaluate current and past uses of the site to identify any potential contaminants. The Phase I assessment will determine if a Phase II Environmental Site Assessment is necessary. The Phase II assessment includes on-site testing of the soil and water to search for any hazards identified in the Phase I assessment.



The property is steep and because it is undeveloped, there is currently no access throughout the property or to the stream. This terrain provides the opportunity for challenge trails, but the earthen surface and slopes will prevent them from being ADA accessible. Other parts of the site will be able to accommodate accessibility with modifications to grading.



The dense vegetation on site could pose some challenges for creating and maintaining safe trails. It will be important that the trails have adequate visibility to ensure users feel safe and comfortable.

## OPPORTUNITIES

This site is the only area in Crafton with a contiguous wooded canopy of significant size that could become a park. This patch of forest has a higher ecological value than other parks within the system because of its size and clump-like shape (as opposed to a linear shape like Clearview Park). It is important to conserve this space for both its ecological and recreational value.

This property is undeveloped and offers a clean slate for new programming. As such, it offers a different recreation experience compared to other parks in the system and has the potential to become an important recreation amenity for Crafton.

Given its location along Chartiers Creek, the site also has the potential for a water access point. Modifications to the streambank may be possible if completed in accordance with applicable regulations. Regionally, Pittsburgh has made major investments to its riverfronts, with an emphasis on celebrating the urban waterfront. The Creekside Property site has an opportunity to become Crafton's waterfront.

The Creekside property is undeveloped and provides opportunities for new recreation amenities. It is covered by a large swath of forested land, which could provide recreation opportunities and experiences that are not available anywhere else in the Borough.



The Creekside property is bordered by CIT Fields and the old roadbed along Chartiers Creek. Given its proximity to these existing recreation amenities, Creekside property could draw visitors and provide a unique experience for them. Its location along Chartiers Creek creates the opportunity to provide a water access point for fishing or kayaking.

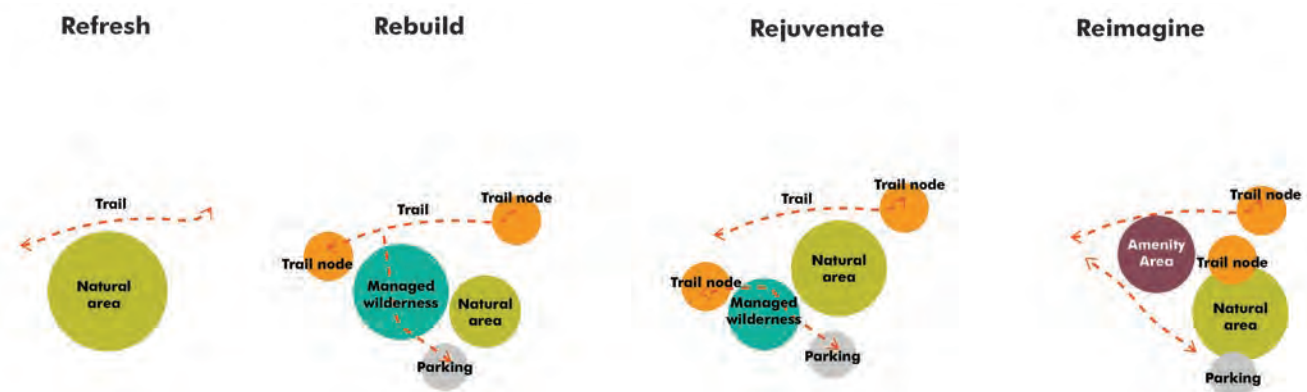


The Creekside property is adjacent to the CIT Fields property. An existing road through the CIT property could provide a vehicular connection to Creekside property. There is also an opportunity to connect these sites with a trail, but it will require management of invasive species to ensure the trail is safe and accessible for visitors.

## IMPORTANT DESIGN OBJECTIVES

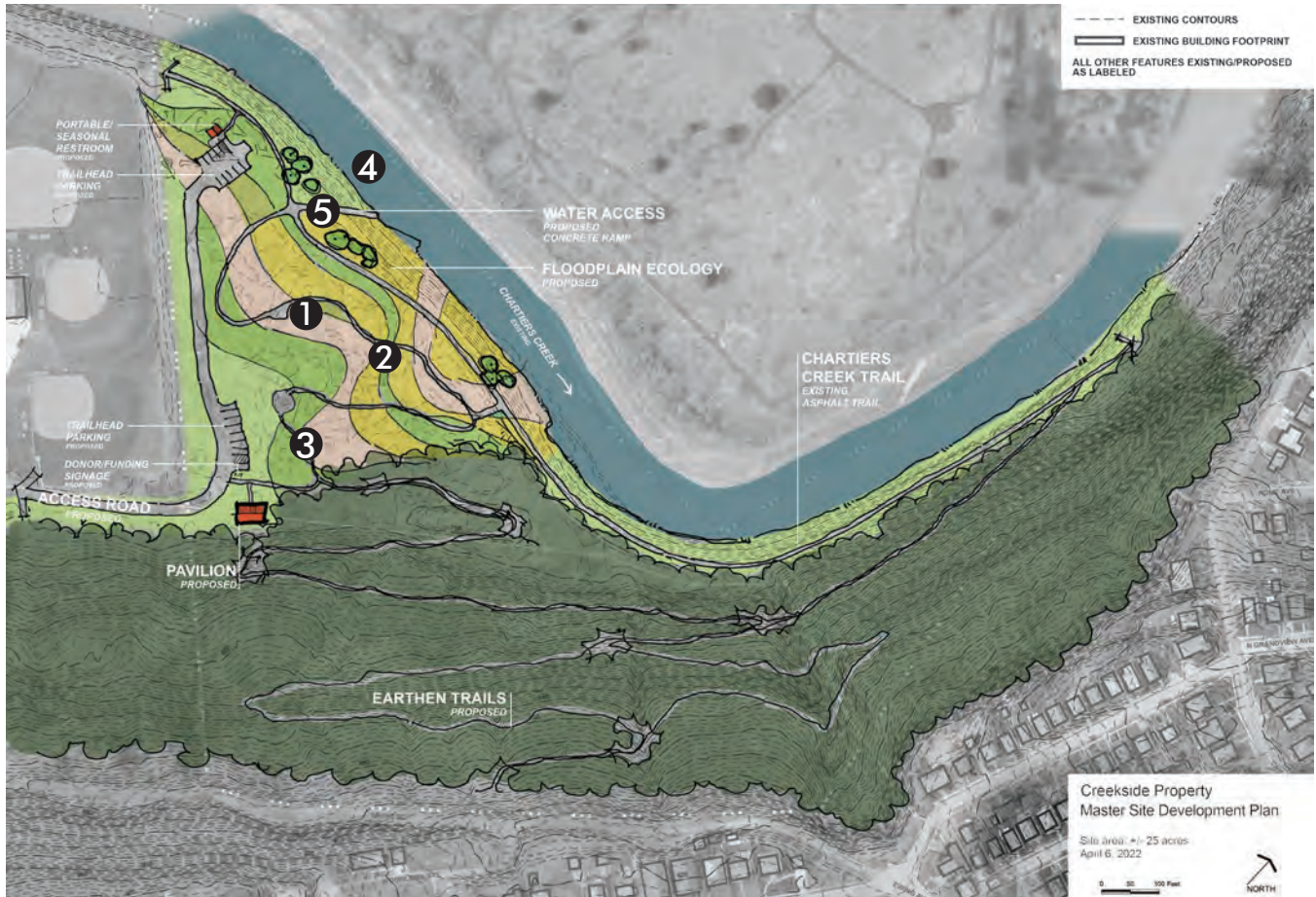
1. Provide pedestrian, bicycle and vehicular access to the property.
2. Respect the unique character, setting and urban nature that typifies the property; use a 'white glove' approach to minimize human intrusion and capital investments and to conserve the natural character of the place.
3. Interpret and strengthen the Creek's water edge and floodplain area.
4. Create a small amount of universally accessible off-street parking to serve the Chartiers Creek Trail as well as the property's visitors/users.
5. Develop water access to Chartiers Creek.
6. Connect the Chartiers Creek Trail to Crafton Park via a system of earthen trails that traverse the steep hillside.

## INITIAL CONCEPT DIAGRAM



1. Build an access road from the CIT property to the Chartiers Creek Trail.
2. Relocate the Borough's Community Farm to take advantage of the rich, fertile floodplain soils; expand the facility for additional community participation and create universally accessible garden plots; provide 16 off-street parking spaces for the Community Farm.
3. Construct an inter-connected system of earthen trails that traverse the property in a series of switchbacks and climbs; connect Chartiers Creek to Crafton Boulevard and Crafton Park.
4. Develop a trailhead (with 16 off-street parking spaces, benches and a bike repair station and a seasonal/portable restroom/comfort station).
5. Erect a pavilion on the edge of the floodplain; situate the pavilion near the Community Farm's parking area and the earthen trail system.

# FINAL MSDP



To maintain the wooded, undeveloped character of the site, the plan recommends nature trails and a water access ramp for canoes and kayaks. The Creekside Property provides recreation experiences that are unique to this site because it is so densely wooded, creating an opportunity for minimal development because it is appropriate here. The Chartiers Creek Trail runs along the creek on this site, which provides opportunities for connections to other recreational sites throughout the Borough. If the Chartiers Creek Trail becomes formalized, the Creekside Property could become an exciting and unique stopping point along the way. The integration of Chartiers Creek Trail and the installation of a water access point would expand these unique recreation opportunities for residents. Additionally, the designation of a public park here could help serve the identified area of high need for park access in a 10-minute walk in central Crafton.

## COST ESTIMATION

This table provides an overview of the estimated costs associated with the recommended improvements for Creekside Property. The detailed cost estimate is included in Appendix A.

Creekside Property Category	Estimated Cost
Earthen Trails	\$93,800
Asphalt Trails	\$99,775
Water Access	\$20,000
Trail Head 1	\$76,137
Trail Head 2	\$13,202
Floodplain Ecology	\$25,000
Other related costs	\$158,653
<b>Total</b>	<b>\$486,567</b>

# PRECEDENT IMAGES





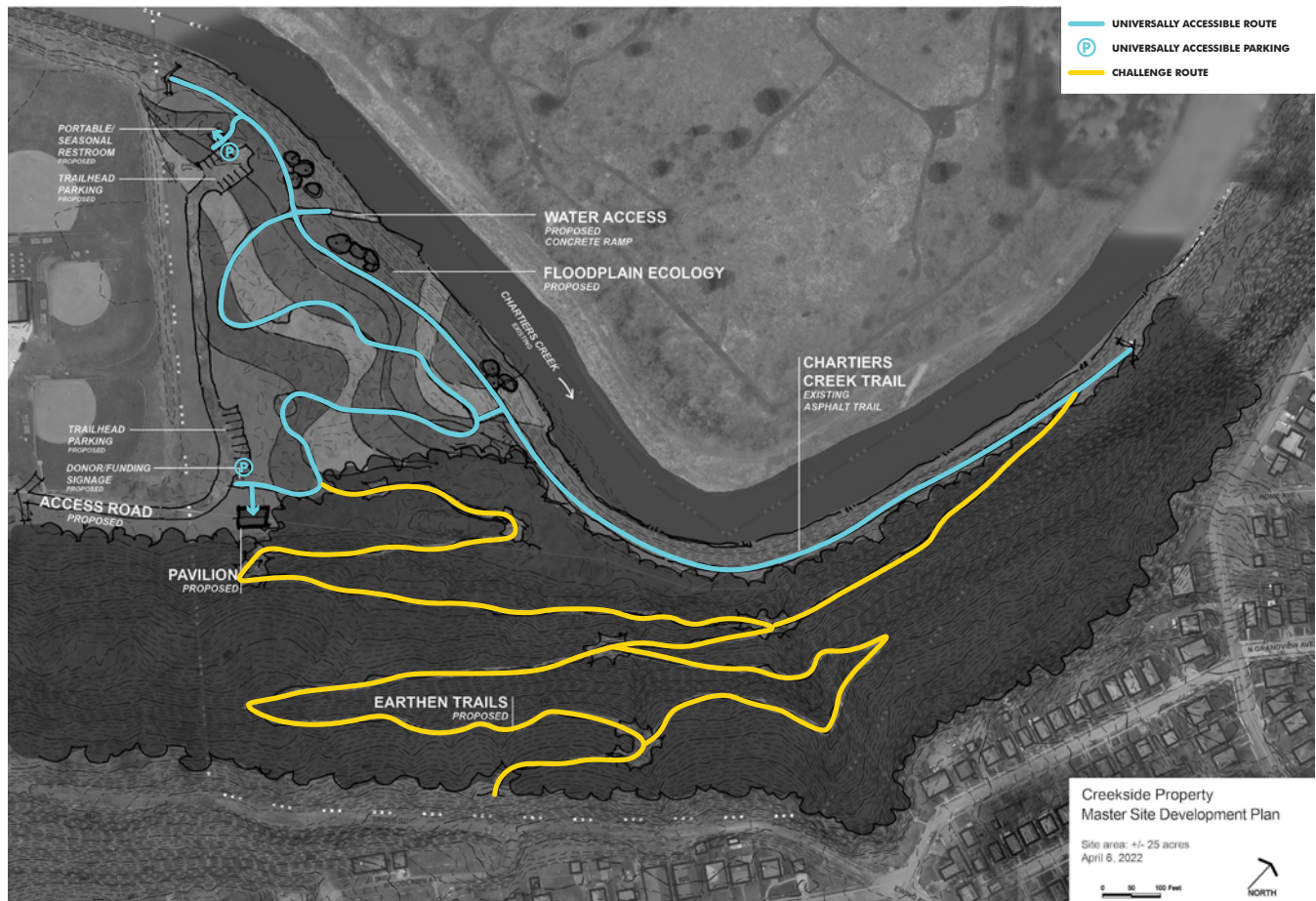
## RECOMMENDATIONS FOR CREEKSIDE PROPERTY

1. Construct a gravel access road and two small parking areas; one parking area (12 to 16 spaces total) should be easily accessible to the Chartiers Creek Trail and the water access; the other parking area (10 spaces total) should be located near the edge of the floodplain (toe of the hillside) and the pavilion; both parking areas should provide at least 2 universally accessible parking spaces with an ADA-compliant loading zone each; these accessible spaces should be paved with asphalt or concrete in order to comply with the ADA regulations and rules for grade, firmness and slip resistance.
2. Improve the Chartiers Creek Trail (based on the general alignment of the existing creekside pathway) by installing concrete or asphalt pavement and drainage improvements; pave the Trail to meet current ADA regulations and rules for grade, firmness and slip resistance.
3. Restore the floodplain area by re-contouring the ground surface and implementing a native landscape protocol; consider following the RK Mellon Foundation’s riparian restoration strategies or the opportunity to obtain carbon credits; incorporate a series of 2’ wide accessible trails and boardwalk structures within the floodplain; provide small interpretative stations, seating areas and bird blind structures along the trails for nature and ecological study.
4. Develop a network of 1.5’ to 2’ wide earthen trails to traverse the hillside and to provide a connection between the Chartiers Creek Trail and Crafton Boulevard/Crafton Park; design the trail system as a ‘challenge network’ and minimize earth moving operations and soil disturbances. Install signage at trailheads indicating the challenging nature of the trails to inform users of the conditions.
5. Erect a small pavilion at the transition of the hillside and floodplain area; situate the pavilion in close proximity to the parking area and the trail network.
6. Build a water access ramp designed for human-powered vessels (canoe, kayak, paddleboard, etc.) near the Chartiers Creek Trail trailhead; utilize an asphalt paving and concrete mattress design; provide canoe/kayak ramps as per the standards of Venture Outdoors or Riverlife.



7. Provide a seasonal/temporary restroom/comfort station near the Chartiers Creek Trail; locate the facility along an ADA-compliant accessible route.
8. Name the property Creekside Park and officially designate the property as a community park.
9. Establish Borough policies related to operating hours and dog walking within the parks.

## CREEKSIDE PROPERTY ACCESSIBLE ROUTES



The Master Site Development Plan for the Creekside Property is intended to provide an immersive experience in nature. At a minimum, the four (4) accessible parking spaces, connections to the pavilion and restroom, and a connection to the Chartiers Creek Trail should be paved in asphalt and designed to universal accessibility standards. The Floodplain Ecology area has topography that is gradual enough to be able to provide accessible trails. While the short-term may include mowed trails that are not accessible through this area, the long-term plan should include provisions for an accessible trail surface, such as crushed limestone, throughout the Floodplain Ecology area. The earthen trails on the wooded hillside traverse steep terrain, and challenge trail signage should be provided at each trailhead.



*The flat floodplain area lends itself to accessible trails, while the steep hillside above is better suited to challenge trails.*

## PUBLIC WORKS PROPERTY

The Public Works Property covers approximately 15 acres and has Gilpin-Upsher complex, Huntington silt loam, and Newark silt loam soils. Please see Appendix K for NRCS soil maps.

### ISSUES AND OPPORTUNITIES

The Public Works property does not currently have any recreational amenities or public access. Its use for Public Works storage and facilities results in the site's lack of character and sense of place. However, this site along Chartiers Creek presents opportunities for efficient layouts of recreation amenities and connections to the Chartiers Creek Trail.

### ISSUES

Because the site is largely undeveloped, a Phase I Environmental Site Assessment is recommended to identify any potential environmental safety concerns on the site. The Phase I assessment will evaluate and past and current uses to determine the potential for contamination, and it will be used to decide if a Phase II assessment is necessary. The Phase II Environmental Site Assessment includes testing soil and water on-site to check for the presence of contaminants identified in the Phase I assessment.

As a result of the site's use for Public Works operations, there are areas of old or discarded materials. These items will need to be removed and properly disposed of in preparation for the development of the site.

The varied terrain and previous uses of the site will require grading to prepare the site for the installation of sport fields. As mentioned in the introduction, a Phase I environmental assessment should be conducted to verify the site is safe for the public to visit.

Because the site was used for Public Works operations, it lacks pedestrian and bike access, and it does not have clear vehicular access. The Public Works facilities and materials are scattered throughout the site, but there is an opportunity to cluster their facilities in one location to improve efficiency and create open spaces for recreation programming.



## OPPORTUNITIES

The location of the Public Works property along Chartiers Creek could be used to extend the experience of the Creekside property. Consideration should be given for the extension of the Chartiers Creek Trail to connect the Public Works property to Creekside and Crafton Park.

The Public Works property is almost entirely undeveloped and serves as a clean slate for new recreational programming. It provides enough space to construct two full-sized sports fields. The ability to have multiple sports fields at one site maximizes efficiency. The Public Works site can be promoted as a park for organized athletics, which will allow the other parks in the system to serve roles as community gathering and socializing spaces.



The undeveloped nature of the site means that its potential to offer many recreational amenities can be maximized. However, the photo illustrates that the site can be muddy and may have

drainage concerns. Appropriate stormwater management strategies will need to be included to minimize impacts to Chartiers Creek nearby.



The site's proximity to Chartiers Creek offers opportunities for fishing and seeing wildlife. It is important to proactively plan for stormwater management to protect the stream and its benefits for wildlife and recreation. Improvements to the existing riparian buffer should be considered. In addition to sports fields, the site has the potential to offer nature-based recreational amenities. Its location creates the opportunity for creek access, such as a pebble beach for fishing. The Chartiers Creek trail could be extended to the Public Works property to connect from Crafton Park.

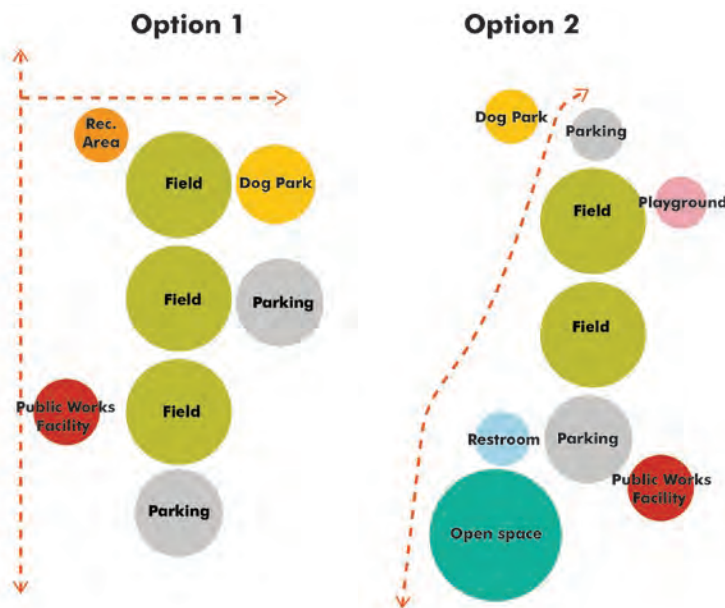
Because this existing building on site is planned for demolition, there is an opportunity to clear this part of the site, which provides enough space for the installation of a sports field and a parking area. The Public Works facilities will then be clustered at the southern end of the site to optimize the use of their facility spaces.



## IMPORTANT DESIGN OBJECTIVES

1. Focus the recreational development of the Public Works Property on active, organized athletics or recreational activities that require larger green spaces such as dog parks.
2. Envision the Public Works Property as ‘the complement’ to Crafton Park and as a regional amenity.
3. Build an access road and off-street parking areas in a series of development phases.
4. Develop a series of athletic fields that meet contemporary dimensional standards, setbacks and parking requirements.
5. Improve the Chartiers Creek Trail and provide trail-oriented amenities such as trailheads, etc.
6. Expand water access for fishing, canoeing, kayaking and paddle boarding.

## INITIAL CONCEPT DIAGRAM



1. Accommodate the Borough’s future Public Works facility.
2. Build an access road and off-street parking areas.
3. Create an athletic complex for rectangular field sports such as soccer, football, lacrosse and field hockey.
4. Pave Chartiers Creek Trail.
5. Construct an additional (upstream) water access with nearby parking to accommodate fishing, canoeing, kayaking and paddle boarding.
6. Integrate facilities for sporting pursuits such as dekhockey and skateboarding.
7. Develop a dog park and canine training area.

# FINAL MSDP



By designating an area for Public Works operations, this site could become an open space ideal for recreational amenities such as sports fields. This plan includes two long-term alternatives based on how remaining space could be used in the future as funding becomes available. The site could also be connected to other recreation destinations using the Chartiers Creek Trail. Designating a park here would also expand access to the identified medium-need areas for park access in a 10-minute walk at the southern end of the Borough.

## PRECEDENT IMAGES



## COST ESTIMATION

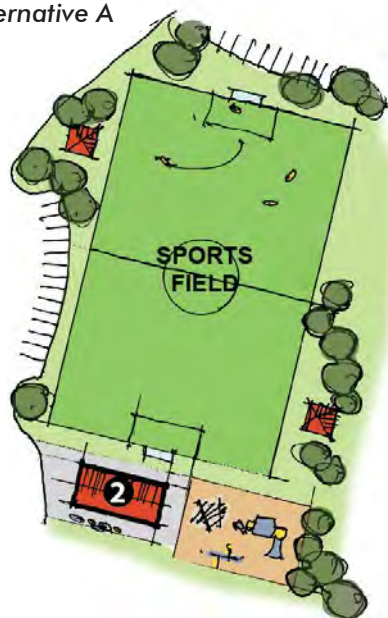
This table lists the categories of estimated costs for improvements to the Public Works Property. The Short-Term improvements include the Spontaneous Play Area shown on the plan. There are two long-term options, illustrated again below, that the Borough could decide to pursue as funding becomes available. Either of the long-term options would replace the Spontaneous Play Area and would result in additional costs. A detailed cost estimate for the Public Works Property and its alternative options is included in Appendix A.

Public Works Property- Short Term	
Category	Estimated Cost
Access/Parking	\$778,937
Cobble Beach and Trails	\$200,625
Dog Park	\$220,000
Spontaneous Play Area	\$170,000
Children's Playground	\$159,000
Comfort Station	\$577,875
Turf Field	\$1,190,000
Lighting	\$407,500
General Improvements	\$527,500
Other related costs	\$1,629,139
<b>Total</b>	<b>\$5,860,576</b>

Public Works Property- Long Term Alt A	
Turf Sports Field	\$1,095,000
Other related costs	\$353,138
<b>Total for Addition of Alt A</b>	<b>\$1,448,138</b>

Public Works Property- Long Term Alt B	
Dek Hockey	\$250,000
Skate Park	\$250,000
Other related costs	\$161,250
<b>Total for Addition of Alt B</b>	<b>\$661,250</b>

Long-Term Alternative A



Long-Term Alternative B





## RECOMMENDATIONS FOR PUBLIC WORKS PROPERTY

1. Construct an access road and off-street parking areas; size the number of off-street parking spaces based on the desire for a regional destination; however, explore the feasibility of utilizing pervious pavement or ‘grass pave’ construction to reduce the visual and environmental impact of the parking areas; consider imposing a ‘cap’ on the total number of parking spaces to be developed in the long-term (such as 140 or 150 spaces).
2. Improve and repave the Chartiers Creek Trail with concrete or asphalt to comply with the ADA regulations and rules for grade, firmness and slip resistance.



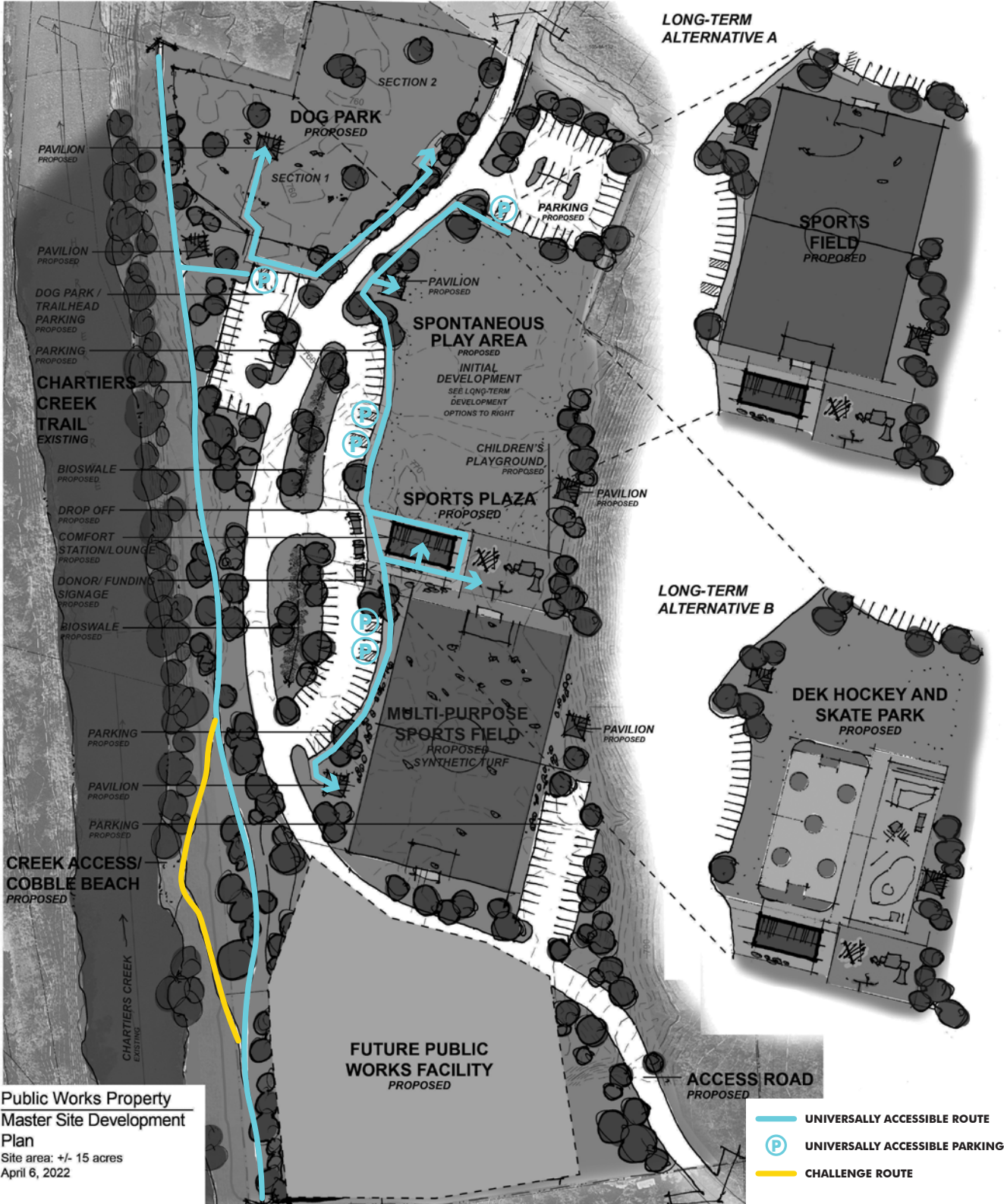
3. Develop a rectangular athletic field, a spontaneous play area and a centrally located Sports Plaza with permanent restrooms/comfort facilities as well as a Sports Lounge; erect a children’s playground that is also centrally located to the Sports Plaza; evaluate the feasibility of using synthetic turf for the athletic field in order to maximize usage and minimize maintenance needs.
4. Provide a large dog park with canine fitness/training equipment as a contrast to the dog run proposed for Crafton Park.
5. Consider the development of a synthetic field as a means of accommodating multiple field sports and maximizing hours of play without overburdening the playing surface.

6. Install rain gardens and bioswales along the access road to handle with a naturalized landscape treatment in the area of the alley.
7. Explore the feasibility of developing a dek-hockey rink and/or skatepark as a replacement to the spontaneous play area as part of future development phases; the modification should be based on facility demands, the availability of capital funds and the viability of partnerships for construction, operations and on-going upkeep.
8. Install an upstream water access ramp consisting of a concrete articulated mattress and concrete pavement.
9. Improve an existing ‘beach’ along Chartiers Creek to promote fishing, bird watching and nature appreciation; provide universally accessible pathways to access the improved cobble beach.
10. Add benches as well as area and safety lighting along the access road and the athletic area; minimize area lighting in parking areas and along the Chartiers Creek Trail.
11. Designate (officially) a portion of the Public Works property as a community park.



12. Establish Borough policies related to operating hours and dog walking within the property.

# PUBLIC WORKS PROPERTY ACCESSIBLE ROUTES



## PUBLIC WORKS PROPERTY ACCESSIBLE ROUTES

Unlike the neighborhood parks, visiting the Public Works property will require a personal vehicle. The Master Site Development Plan provides accessible parking spaces and sidewalks throughout the site. Amenities such as the pavilion, children’s playground, benches, litter receptacles, tables, and gates to the dog park should all be accessible. The Plan recommends a paved connection to the Chartiers Creek Trail. The connection to the cobble beach and water access point is identified as a challenge route due to the slopes of the bank of Chartiers Creek, and should include the appropriate signage.



*Paving the Chartiers Creek Trail will provide an accessible connection from the Public Works Property to other parks throughout Crafton.*



*Accessible amenities, such as picnic tables, are an essential part of site improvements.*

## OTHER OPPORTUNITY AREAS

### CIT FIELDS

The CIT Fields are an existing athletics complex located along Chartiers Creek. The Fields are owned, operated, and maintained by C.I.T Baseball and Softball Association, a non-profit registered in Pennsylvania. The organization opened the fields at Meyer and Middleton Park in the spring of 2000. Using entirely volunteer-based efforts, CIT Baseball and Softball hosts various athletic programs inclusive of softball, baseball, and tee ball. The complex at Meyer and Middleton Park includes five fields of different sizes: Wheat, James, Deluzio, Kowatic, and Lynch.



The CIT fields are the single largest such facility in Crafton; Carlynton School District's track, football field, and baseball diamond; the Bishop Canevin facilities; and Crafton Park's Captain Jason West Memorial Field are the closest existing facsimiles. The only other location where a smaller athletic complex could be developed is at the Borough's Public Works Property. This area is located just upstream from CIT Fields.

The Crafton Park MSDP recommends that the park property strengthen its role as the community's heart or gathering spot and offer a different set of non-organized play activities and amenities that current residents seem to be seeking. In order to achieve that objective, the MSDP has suggested that the Captain Jason West Memorial Field be re-purposed as a spontaneous play area (an open turfed field suitable for all types of play and not oriented towards or maintained for athletics). This re-purposing will leave the Borough at a deficit for 'diamond' fields.

## CIT FIELDS

Additionally, the Public Works Property is currently under development for the Public Works facility. While the property is large enough to accommodate two (2) rectangular athletic fields, there is not enough space to construct diamond fields. Consequently, the Borough may want to work with CIT to better understand the community's current and anticipated needs/demands for diamond fields. The long-term potential of a partnership or joint venture could have significant benefits the community and should be better understood. As such, the Steering Committee recommends that the Borough:

1. Form a CIT Work Group (Borough and CIT representatives).
2. Assist CIT to apply for a PA DCNR C2P2 Master Site Development Plan (MSDP) grant application; CIT wants to be the applicant/grantee so that the Borough is not encumbered from pursuing other grants.
3. Include specific tasks for maintenance, operations, and ownership/partnerships into the MSDP work scope.
4. Prepare a right-of-first refusal agreement with CIT in case the property is ever put up for sale/or marketed.
5. Develop a working agreement and public access/use agreement with CIT in the short-term.

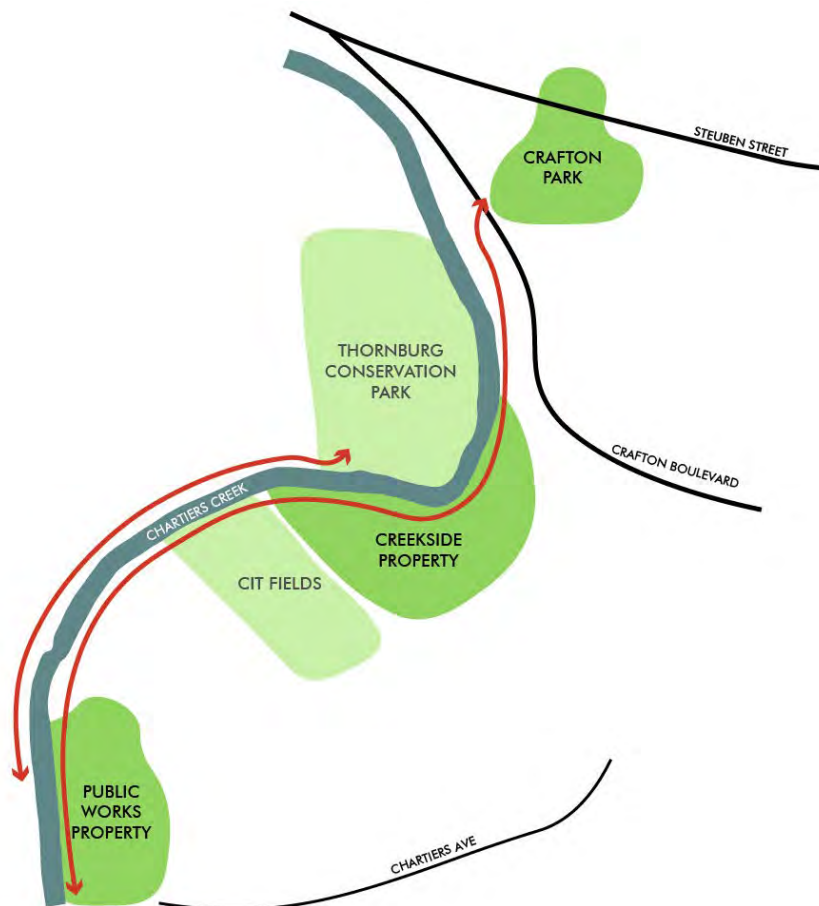


## CHARTIERS CREEK TRAIL

The Chartiers Creek Trail is an existing, unimproved earthen trail that parallels Chartiers Creek and then extends to Crafton Boulevard. The trail is located on land owned by a variety of property owners and consequently is not a designated public trail or facility. While the trail is largely situated along the top bank of the Creek, it appears to be on land under the control of the US Army Corps of Engineers. The Thornburg Conservation Park and its trails are located on the opposing bank of Chartiers Creek and are heavily frequented by hikers, bird watchers and dog walkers. Its location on the Creek’s bank is very similar to the Crafton side. Despite the Chartiers Creek Trail being an unofficial facility, it is also heavily trafficked by residents. Trailheads and signage kiosks have been installed at several locations and the trail has its own social media and internet presence and following.



The current alignment of this impromptu trail connects the Borough’s Public Works Property to the CIT Fields to the Borough’s Creekside Property and then onward to Crafton Boulevard. Crafton Park is located on the other side of Crafton Boulevard. This potential pedestrian-bicycle connection is more than 2 miles in length and would create an amenity that residents have strongly expressed a desire in seeing/developing/using in the community.



## CHARTIERS CREEK TRAIL



Although Chartiers Creek Trail is not formalized, it has some signage at its access points. If the trail became a formalized, public trail, standardized maps and signage would ensure visitors are able to find their way and enjoy their time spent here.



The existing trail runs along the CIT Fields at Meyer and Middleton Park and the Creekside Property owned by the Borough. These sites, in addition to the Public Works Property to the south and Crafton Park to the north, would offer a series of recreational amenities all along the trail.



Chartiers Creek Trail is a recreation amenity already enjoyed by the residents of Crafton throughout the year. Creating a designated, public trail would ensure routine maintenance and safe access for the community members who use it.

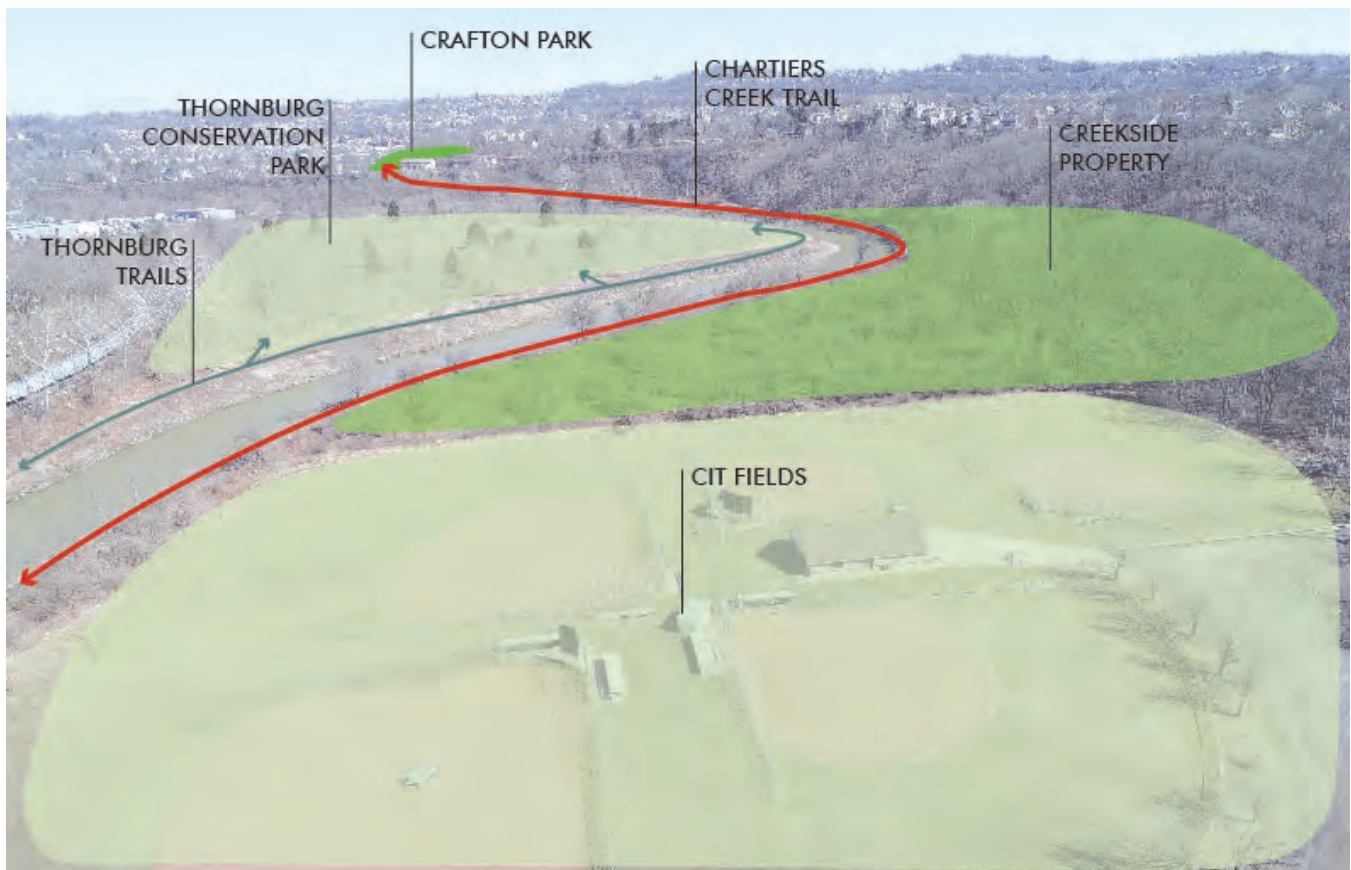


This picture shows the baseball diamond in Crafton Park in the bottom left corner, the sled riding hill in the middle, and Chartiers Creek Trail running parallel to Crafton Boulevard along the wooded hillside. Formalizing the ownership and maintenance of Chartiers Creek Trail could create a continuous connection from Crafton Park to the Creekside property, CIT Fields, and the Public Works property.

## CHARTIERS CREEK TRAIL

While a detailed evaluation and plan of the Chartiers Creek Trail falls outside of the scope of this study, its benefits cannot go un-noted. As with the CIT Fields, the Steering Committee suggests that the Borough pursue the following:

1. Apply for a PA DCNR C2P2 Trails and Greenways grant application to perform a Trail Feasibility Study; the Borough should be the applicant.
2. Form a Trail Steering Committee that includes the property owners, local residents, Borough officials, stakeholder representatives from the Corps of Engineers, PA DEP, the Chartiers Trail/Greenway, Thornburg Conservation Park, etc.
3. The Trail Feasibility Study work scope should include specific tasks for corridor mapping, ownership/easements, rights-of-way clearances, legal considerations, safety/security, bridge/creek crossings, flooding/US Army Corps of Engineer constraints.
4. Post the trail as "Use at Your Own Risk" until the land area/corridor can be secured.





## CHARTIERS-PARKVIEW (AKA BUSWAY) TRAIL

The Borough of Crafton as well as two (2) other property owners control a former paper street along the Port Authority of Allegheny County's West Busway. This corridor stretches from the West Busway's Idlewood Station to Crafton Boulevard. The trail, similar to the Chartiers Creek Trail, is unofficial and has never been formerly designated by the Borough as a public facility.



However, given that the Borough controls much of its length and can create an important dimension of alternative mobility in the community, evaluating the long-term feasibility and cost to making it another linear park like Clearview Trail may want to be pursued by Borough Council. The unofficial trail could actually be further extended as a combination of 'sharrow' streets (shared vehicular-bike streets) and protected bike lane improvements. Sharrows and protected bike lanes could be added westerly along Crafton Boulevard and contra-flow protected bike lane (starting at Home Avenue) to connect to the sled riding hill at Crafton Park and the potential future Chartiers Creek Trail. Sharrows could also be added easterly on Crafton Boulevard to link to the Clearview Trail. Additionally, sharrows could be installed on Chartiers Avenue from the Idlewood Station to the Public Works Property. A direct connection from the Crafton Station on the West Busway to Crafton Boulevard is not

possible, so a connection along Noble Avenue, with an additional extension to Noble Park, is recommended instead. This concept, if proven feasible, could provide a significant recreational and wellness amenity to residents as well as an alternative transportation mode to residents who rely on non-automobile movement (e.g. transit, walking, and bicycling).

Sharrow improvements do not create bike lanes, as it does not create or add road space nominally reserved for bicycles. Instead, it is meant to be used in situations where cyclists and drivers must coexist in the same lane.

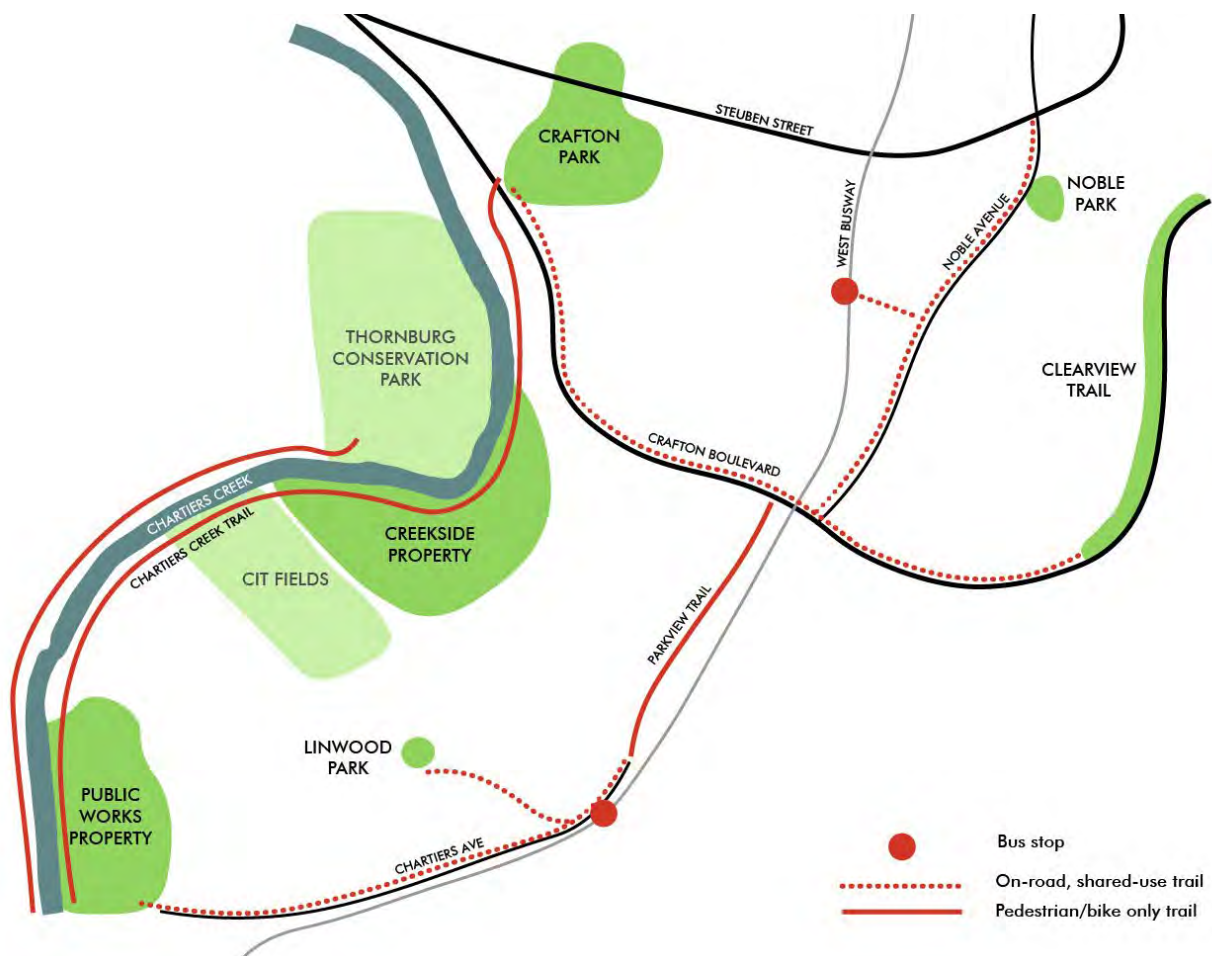


If the Borough sees the merit in the Busway Trail and related mobility investments, they may want to consider its feasibility analysis as a separate planning effort from the Chartiers Creek Trail recommendation. The Chartiers Creek Trail circumstance fits nicely with the PA DCNR trail feasibility study criteria and would likely be a competitive grant application. The Busway Trail and the associated on-road extensions departs to some degree from the typical PA DCNR trail project. Rather, the elected body may want to consider separately applying for an Active Allegheny (aka Active Transportation) grant offered through Allegheny County. This grant is funded in part through the Allegheny County Health Department and has selection criteria/considerations related to environmental justice, health/wellness, and social inequities. As a cursory analysis, the complexion/composition of portions of the surrounding neighborhoods (US Census block groups) appear to meet the grant requirements.

## CHARTIERS-PARKVIEW (AKA BUSWAY) TRAIL

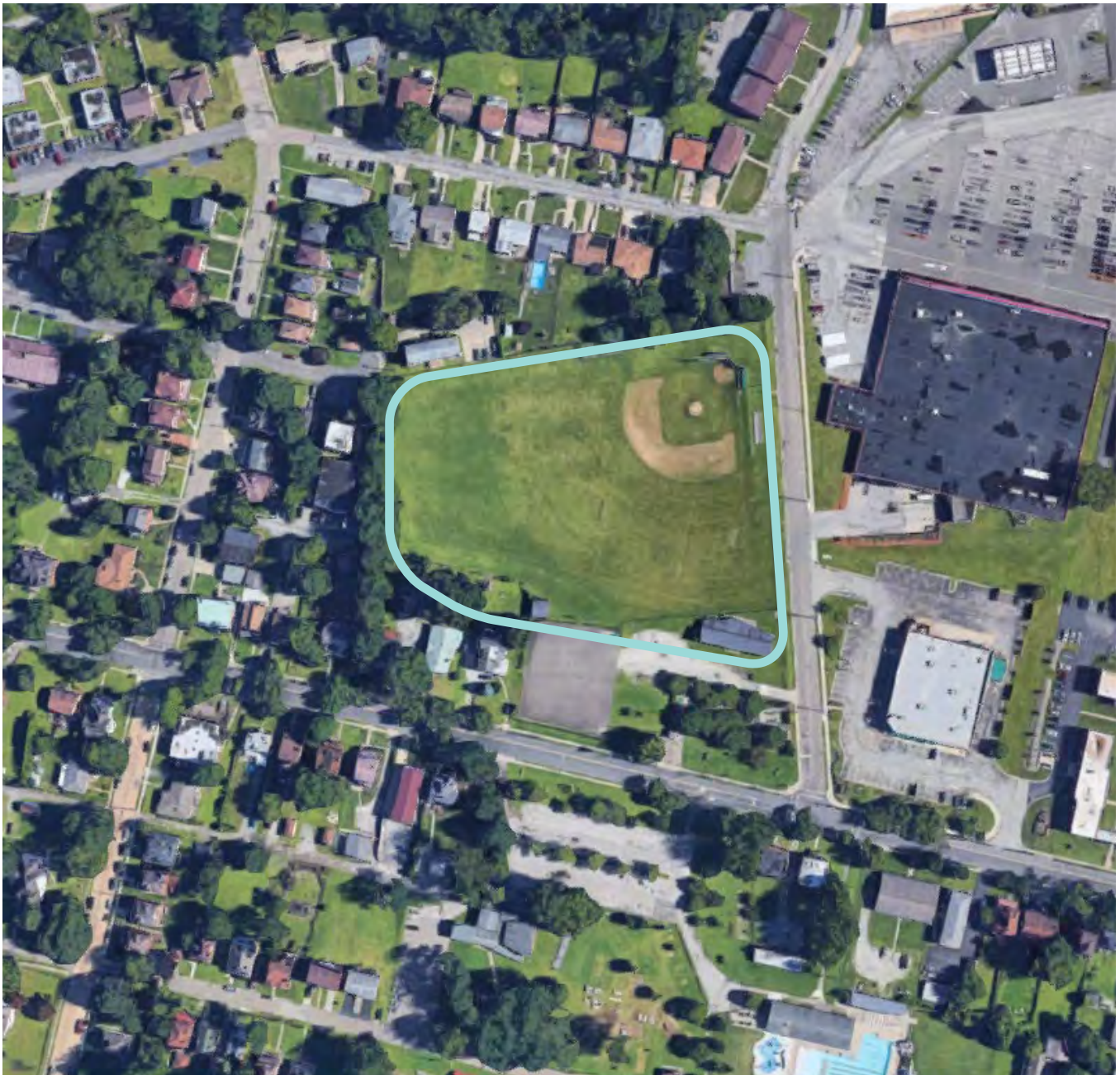
Consequently, the Steering Committee suggests that the Borough pursue the following related to the Busway Trail:

1. Apply for an Active Transportation grant to produce a Borough-wide Active Transportation Plan; the Borough should be the applicant.
2. Form an Active Transportation Steering Committee including the property owners, local residents, Borough officials, stakeholder representatives from the Port Authority, Allegheny County and potentially PennDOT. There also should be some crossover with the Chartiers Creek Trail's Steering Committee to ensure that the interface between trails segments and the planning efforts coincide.
3. The Active Transportation Plan's work scope should include specific tasks for corridor mapping, ownership/easements, rights-of-way clearances, legal considerations, safety/security, intersections/crosswalks, one-way street constraints, signage, lighting and signalization.



## LINDEN FIELD

The Borough of Crafton has a fourth future opportunity area to expand recreational opportunities in the community. This area, commonly referred to as Linden Field, is owned by the Carlynton School District and is situated immediately north of Crafton Park's Putt-Putt Course. This area is large enough to support scholastic ball game and has been used as such in the past. In recent times, the area has been considered for disposition by the School District and/or redevelopment for different purposes. However, given its past use and juxtaposition to Crafton Park could be seamlessly repurposed for municipal use.



*Linden Field is located north of Crafton Park, near the putt-putt course.*

## LINDEN FIELD

Differing from the other properties because of School District ownership, a preparation of a master site development plan or the completion of a feasibility study may need to be preceded by a joint use agreement between the Borough and School District. Some state agencies such as the Pennsylvania Department of Conservation and Natural Resources restrict their grant monies to be used at school district properties without a joint use agreement, a 30-year lease agreement or the like. Consequently, it is recommended that the Borough approach the School District to initiate a discussion on future possibilities for Linden Field and then proceed accordingly.



# CHAPTER 3

## IMPLEMENTATION PRIORITIES AND ACTIONS



*Noble Park*

## ACTIONS AND PRIORITIES

The purpose of the Master Site Development Plans for each of the six (6) parks or properties is to address maintenance problems and to formulate recreational enhancements that are reflective of community needs and aspirations. The ideas and considerations generated through the planning-design effort were intended to set a long-term vision for each place while also focusing on the everyday resident needs for recreation, socialization and wellness as well as issues related to equity, access and longevity. This approach requires the Borough to be mindful of the ‘big picture’ while addressing immediate needs and making incremental decisions on spending and

development activities. To aid the Borough in their vigilance, the recommended park improvements were evaluated based on their implementation significance as well as their need or priority. This hierarchal structure allows short-term park improvements to occur in a thoughtful, methodical and coordinated manner without compromising the long-term vision that may be lost because of a intermediate decision.



*Accessibility improvements at Crafton Park*

## ACTIONS AND PRIORITIES

The implementation significance of a recommended improvement relates to the underlying purpose of the improvement and the issue to be resolved or the opportunity being leveraged. Based on the recommended park improvements slated for Crafton's parks, the Steering Committee classified them into three (3) categories or typologies of implementation significance. The fourth category is used for proposed park properties. These categories include:

### **ESSENTIAL**

corrective actions or interventions that address issues related to the public's life, safety and/or security, deferred maintenance or code compliance deficiencies

### **ADAPTIVE**

investments that re-purpose or rehabilitate existing facilities to broaden functionality and increase resident appeal or interest

### **INAUGURAL**

improvements to undeveloped sites that broaden site functionality and provide recreational amenities and activities that were not previously available

### **ASPIRATIONAL**

enhancements or improvements that 'raise the bar' in the Borough's recreational offerings and are transformative in nature

In addition to the categories of implementation significance, each recommended improvement has been prioritized into three (3) timeframes that span the next 15 years. The timeframes are intended to frame the implementation periods of where investments and construction activities should be planned and executed. The priority timeframes are as follows:

### **IMMEDIATE**

implemented between 2022-2025

### **MODERATE**

implemented between 2026-2032

### **LONG-TERM**

implemented between 2033-2038

The Borough feels that all Essential recommendations should be addressed in some manner over the course of the next ten (10) years. Improvements that are related to equity, access, life safety and security are considered critical and should be implemented as soon as fiscal resources can be made available. Many aspirational improvements, those that are 'raising the bar', have generally been assigned moderate to long-term priority status. However, that doesn't mean those improvements are being pushed into the future. Rather, many of these need a significant amount of early planning and coordination (for example obtaining permits and funding) in order to ready future development and construction. Their planning priority has been considered accordingly and integrated into this Action Plan.

# PRIORITIZATION TABLES

The following tables were used during the prioritization exercise conducted at Steering Committee Meeting #9. Each member could place 6 dots on their top priorities for the park system. The darker blue dots show in-person responses to the exercise. Some committee members participated virtually, and their responses are indicated with the lighter blue dots. This exercise brought attention to the Committee’s short- and long-term visions for Crafton’s parks.

Improvement	Required Components	Cost	Implementation Significance	Planning Priority	Construction Priority
<b>Crafton Park</b>					
Putt-Putt	Renovated putt-putt course with green infrastructure	\$350,000	Adaptive	5-10 years	5-10 years
	Improvements to (3) crosswalks	\$340,500	Essential	1-4 years	1-4 years
	Parking lot renovations	\$79,625	Essential	1-4 years	1-4 years
Afton Meadow	Band shell, including ramps and access	\$937,500	Aspirational	1-4 years	10-15 years
	Afton meadow	\$279,805	Aspirational	5-10 years	10-15 years
Sledding Hill	Warming hut (20'x20') with fire pit and seating	\$25,000	Adaptive	5-10 years	5-10 years
	Hillside slide with steps	\$250,000	Adaptive	5-10 years	5-10 years
Promenade	Promenade	\$213,750	Essential	1-4 years	1-4 years
Sun Lawn	Sun lawn at pool	\$29,425	Adaptive	5-10 years	5-10 years
Pickleball Courts	Pickleball courts (2)	\$80,000	Adaptive	5-10 years	5-10 years
Meditation Garden	Meditation garden allowance	\$45,000	Adaptive	5-10 years	5-10 years
Community Garden	Community Garden improvements	\$25,000	Adaptive	5-10 years	5-10 years
The Lounge	Hammocks (8), poles (16), seed, topsoil	\$100,000	Aspirational	10-15 years	10-15 years
	Pavilion (20'x20')	\$10,000	Aspirational	10-15 years	10-15 years
Dog Run	Dog run area	\$65,750	Essential	1-4 years	1-4 years
	Pavilion (20'x20')	\$10,000	Essential	1-4 years	1-4 years
Spontaneous Play Area	Spontaneous play area	\$319,395	Adaptive	5-10 years	5-10 years
General Improvements	Perimeter walkway (6' wide asphalt)	\$92,625	Adaptive	1-4 years	5-10 years
	Restroom building	\$180,000	Essential	1-4 years	1-4 years
	Trails (4' wide asphalt)	\$39,425	Adaptive	5-10 years	5-10 years
	Conversion of stage to Performing Arts Facility	\$100,000	Aspirational	5-10 years	10-15 years
	Concrete sidewalk	\$222,225	Essential	1-4 years	1-4 years
Other related costs	Site prep, grading, mobilization, contingencies, etc.	\$1,435,169			

Total Cost for Essential Improvements	\$1,111,850
Total Cost for Adaptive Improvements	\$1,255,870
Total Cost for Aspirational Improvements	\$1,427,305
Total Cost for Crafton Park Improvements	\$5,230,194
Percentage of Cost for Essential Improvements	21%
Percentage of Cost for Adaptive Improvements	24%
Percentage of Cost for Aspirational Improvements	27%

Improvement	Required Components	Cost	Implementation Significance	Planning Priority	Construction Priority
<b>Linwood Park</b>					
Renovated Children's Playground	Playground equipment renovation allowance	\$100,000	Adaptive	5-10 years	5-10 years
	Concrete step seats	\$36,250	Adaptive	5-10 years	5-10 years
	Painted mural	\$13,750	Adaptive	5-10 years	5-10 years
	Poured-in-place play surface	\$29,593	Adaptive	5-10 years	5-10 years
Renovated Multipurpose Court	Resurface basketball court	\$31,125	Adaptive	5-10 years	5-10 years
	Pickleball equipment	\$2,000	Adaptive	5-10 years	5-10 years
New Parking Lot	Parking area	\$16,317	Essential	1-4 years	1-4 years
	ADA ramp with detectable warning strip	\$2,500	Essential	1-4 years	1-4 years
	Handicap parking signs (2)	\$500	Essential	1-4 years	1-4 years
	Ballards (6)	\$3,000	Essential	1-4 years	1-4 years
General Improvements	Benches (9)	\$9,000	Adaptive	5-10 years	5-10 years
	Porta-potty	\$5,000	Essential	1-4 years	1-4 years
	Lounge games allowance	\$15,000	Aspirational	10-15 years	10-15 years
	Landscape improvements allowance	\$7,500	Adaptive	5-10 years	5-10 years
	Bike racks (2)	\$5,000	Essential	1-4 years	1-4 years
Concrete sidewalk	\$56,250	Essential	1-4 years	1-4 years	
Other related costs	Site prep, grading, mobilization, contingencies, etc.	\$137,739			

Total Cost for Essential Improvements	\$88,567
Total Cost for Adaptive Improvements	\$229,218
Total Cost for Aspirational Improvements	\$15,000
Total Cost for Linwood Park Improvements	\$470,524
Percentage of Cost for Essential Improvements	19%
Percentage of Cost for Adaptive Improvements	49%
Percentage of Cost for Aspirational Improvements	3%

 In-person response  Virtual response



# PRIORITIZATION TABLES

Improvement	Required Components	Cost	Implementation Significance	Planning Priority	Construction Priority
<b>Noble Park</b>					
Destination Playground	Destination playground	\$250,000	Adaptive	1-4 years	5-10 years
	Paured-in-place play surface	\$52,937	Adaptive	5-10 years	5-10 years
Splash Pad	Splash pad including utilities, pumps, etc.	\$500,000	Aspirational	5-10 years	10-15 years
Front Porch	Concrete sidewalk	\$140,505	Essential	1-4 years	1-4 years
	Trellis swings	\$15,000	Aspirational	10-15 years	10-15 years
	Asphalt pavement	\$13,300	Essential	1-4 years	1-4 years
	Concrete benches (3, 4x12)	\$1,500	Aspirational	10-15 years	10-15 years
	Game allowance	\$25,000	Aspirational	10-15 years	10-15 years
Fitness Area	Fitness area and climbing wall	\$250,000	Aspirational	5-10 years	10-15 years
	Tire area (poured-in-place surface and equipment)	\$12,500	Aspirational	10-15 years	10-15 years
	Mural	\$12,500	Adaptive	5-10 years	5-10 years
Natural Play Area	Natural play area (wooden features and wood mulch)	\$94,000	Adaptive	5-10 years	5-10 years
Renovated Multisport Court	Basketball court renovations	\$31,125	Adaptive	5-10 years	5-10 years
	Pickleball equipment	\$2,000	Adaptive	5-10 years	5-10 years
General Improvements	Landscape improvements allowance	\$12,500	Adaptive	5-10 years	5-10 years
	Restroom building	\$180,000	Essential	1-4 years	1-4 years
	Bollards	\$12,000	Essential	1-4 years	1-4 years
	Benches (23)	\$34,500	Essential	1-4 years	1-4 years
	Bike racks (4)	\$10,000	Essential	1-4 years	1-4 years
	Lawn area	\$17,500	Adaptive	5-10 years	5-10 years
	Rain garden	\$31,250	Essential	1-4 years	1-4 years
	Lighting		Essential	1-4 years	1-4 years
Other related costs	Site prep, grading, mobilization, contingencies, etc.	\$593,929			

Total Cost for Essential Improvements	\$421,555
Total Cost for Adaptive Improvements	\$472,562
Total Cost for Aspirational Improvements	\$804,000
Total Cost for Noble Park Improvements	\$2,292,046
Percentage of Cost for Essential Improvements	18%
Percentage of Cost for Adaptive Improvements	21%
Percentage of Cost for Aspirational Improvements	35%

Improvement	Required Components	Cost	Implementation Significance	Planning Priority	Construction Priority
<b>Clearview Trail</b>					
Trail	4' wide asphalt trail surface	\$100,700	Essential	1-4 years	1-4 years
	Excavation, subgrade prep, and grading	\$10,000	Essential	1-4 years	1-4 years
	Allowance for 2 signs	\$5,000	Essential	1-4 years	1-4 years
Respite Nodes	Concrete sidewalk	\$30,000	Essential	1-4 years	1-4 years
	Benches (6)	\$7,500	Essential	1-4 years	1-4 years
	Concrete stair repair allowance	\$15,000	Essential	1-4 years	1-4 years
Parking	Asphalt for on-street parking	\$42,180	Essential	1-4 years	1-4 years
Other related costs	Site prep, grading, mobilization, contingencies, etc.	\$120,747			

Total Cost for Essential Improvements	\$210,380
Total Cost for Adaptive Improvements	\$0
Total Cost for Aspirational Improvements	\$0
Total Cost for Clearview Trail Improvements	\$331,127
Percentage of Cost for Essential Improvements	64%
Percentage of Cost for Adaptive Improvements	0%
Percentage of Cost for Aspirational Improvements	0%

 In-person response
  Virtual response

# PRIORITIZATION TABLES

Improvement	Required Components	Cost	Implementation Significance	Planning Priority	Construction Priority
<b>Public Works Property</b>					
Access/Parking	24' wide asphalt access road with concrete curb	\$363,375	Essential	1-4 years	1-4 years
	Parking lots	\$415,563	Essential	1-4 years	1-4 years
Cobble Beach and Trails	6' wide asphalt multi-purpose trail	\$92,625	Aspirational	5-10 years	10-15 years
	Cobble beach	\$108,000	Inaugural	1-4 years	5-10 years
Dog Park	Dog park pavilions (2, 20'x20')	\$20,000	Inaugural	5-10 years	5-10 years
	Dog park amenities	\$200,000	Inaugural	5-10 years	5-10 years
Spontaneous Play Area	Spontaneous play area	\$150,000	Inaugural	5-10 years	5-10 years
	Pavilions (2, 20'x20')	\$20,000	Inaugural	5-10 years	5-10 years
Children's Playground	Poured-in-place play surface	\$84,000	Aspirational	10-15 years	10-15 years
	Playground equipment	\$75,000	Aspirational	10-15 years	10-15 years
Comfort Station	Comfort station/restrooms	\$540,000	Essential	1-4 years	1-4 years
	Concrete pavement around comfort station	\$37,875	Essential	1-4 years	1-4 years
Turf Field	Turf field	\$1,080,000	Aspirational	5-10 years	10-15 years
	Turf field maintenance equipment allowance	\$75,000	Aspirational	10-15 years	10-15 years
	Goal posts/nets allowance	\$15,000	Aspirational	10-15 years	10-15 years
	Pavilions (2, 20'x20')	\$20,000	Aspirational	10-15 years	10-15 years
General Improvements	Site amenities allowance (40 benches, 20 trash receptacles)	\$80,000	Essential	1-4 years	1-4 years
	Bioswale/rain garden	\$262,500	Inaugural	1-4 years	5-10 years
	Landscape allowance	\$150,000	Inaugural	5-10 years	5-10 years
Other related costs	Site prep, grading, mobilization, contingencies, etc.	\$1,532,719			

Total Cost for Essential Improvements	\$1,436,813
Total Cost for Inaugural Improvements	\$910,500
Total Cost for Aspirational Improvements	\$1,441,625
<b>Total Cost for Public Works Property Improvements</b>	<b>\$5,321,657</b>
Percentage of Cost for Essential Improvements	27%
Percentage of Cost for Inaugural Improvements	17%
Percentage of Cost for Aspirational Improvements	27%

Improvement	Required Components	Cost	Implementation Significance	Planning Priority	Construction Priority
<b>Creekside Property</b>					
Earthen Trails	42" wide tamped earth trail	\$93,800	Inaugural	5-10 years	5-10 years
	4' wide asphalt trail	\$89,775	Inaugural	1-4 years	5-10 years
Asphalt Trails	Mile marker allowance	\$10,000	Inaugural	5-10 years	5-10 years
	Concrete cells for boat launch	\$20,000	Aspirational	1-4 years	10-15 years
Water Access	Pavilion	\$37,500	Inaugural	5-10 years	5-10 years
	Porta-potty	\$5,000	Essential	1-4 years	1-4 years
	Parking area (12 spaces/2 ADA)	\$32,788	Essential	1-4 years	1-4 years
	ADA parking signs (2)	\$850	Essential	1-4 years	1-4 years
Trailhead 1	Parking area (8 spaces/2 ADA)	\$12,353	Essential	1-4 years	1-4 years
	ADA parking signs (2)	\$850	Essential	1-4 years	1-4 years
Trailhead 2	Parking area (8 spaces/2 ADA)	\$12,353	Essential	1-4 years	1-4 years
	ADA parking signs (2)	\$850	Essential	1-4 years	1-4 years
Floodplain Ecology	Floodplain ecology allowance	\$25,000	Aspirational	5-10 years	10-15 years
Other related costs	Site prep, grading, mobilization, contingencies, etc.	\$158,652			

Total Cost for Essential Improvements	\$51,840
Total Cost for Inaugural Improvements	\$231,075
Total Cost for Aspirational Improvements	\$45,000
<b>Total Cost for Creekside Property Improvements</b>	<b>\$486,567</b>
Percentage of Cost for Essential Improvements	11%
Percentage of Cost for Inaugural Improvements	47%
Percentage of Cost for Aspirational Improvements	9%

 In-person response  Virtual response

# PRIORITIZATION EXERCISE TAKEAWAYS

The prioritization exercise resulted in three main takeaways to guide park planning and decision making.

## TAKEAWAY #1: ELEVATE THE NEIGHBORHOOD PARKS

Crafton’s neighborhood parks, Noble, Linwood, and Clearview, rose to the top of the priorities list. These parks are important to meet the daily needs of residents who live nearby. Improvements to park conditions and amenities will make a significant improvement in the community’s ability to enjoy these parks often and to spend longer visits there.



## TAKEAWAY #2: OPPORTUNITIES AT THE PUBLIC WORKS PROPERTY

The Public Works Property presents a unique opportunity. The new Public Works Facility will be constructed over the next few years, coinciding with the improvements to neighborhood parks, which are the highest priority. Once the facility construction is complete, significant progress should also be complete on the neighborhood parks, which will allow the Borough to focus on the development of a sports complex on the Public Works Property.

Creating a sports complex is a high priority because some of the recommendations in the MSDPs result in the repurposing of sports fields.

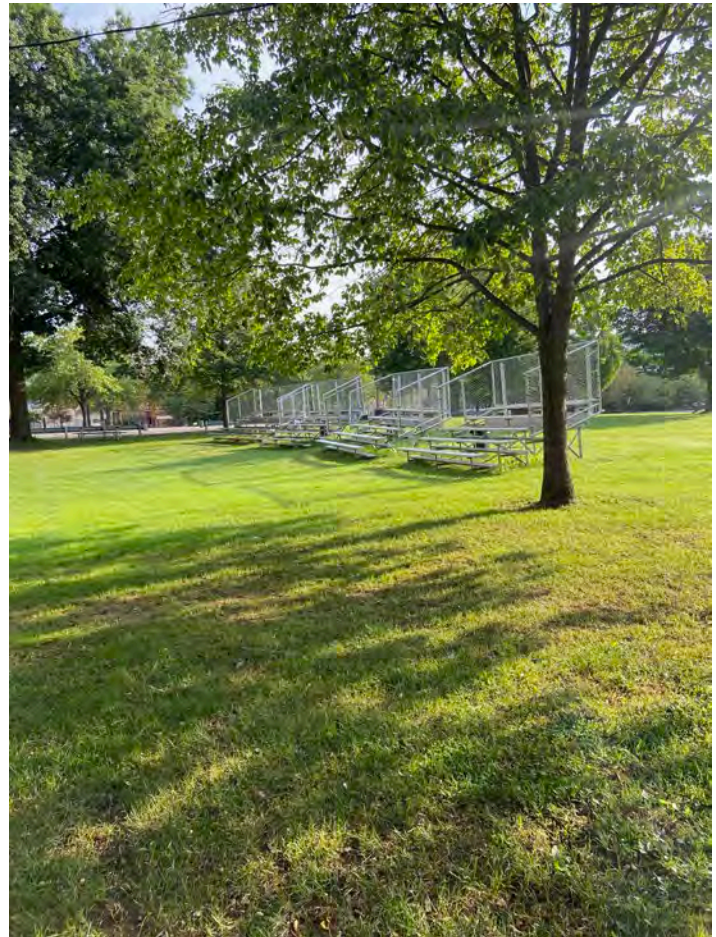
The sports complex recommended for the Public Works Property will provide the amenities and supporting infrastructure desired at modern sports facilities, such as field lighting, adequate parking and drainage, playgrounds, and restrooms, to support organized athletics in the Borough.



### TAKEAWAY #3: CRAFTON PARK IMPROVEMENTS

As the community's main park, Crafton Park has been the Borough's primary focus over the years. As a result, the Steering Committee indicated that improvements to the neighborhood parks should be prioritized over the major improvements to Crafton Park, such as the construction of the new band shell or the implementation of the perimeter walkway.

However, many of the recommendations for Crafton Park are fairly small and may be implemented alongside the neighborhood park improvements. For example, designating Afton Avenue as a permanent pedestrian walkway is a quick, low-cost improvement that can increase safety and improve the experience for park visitors year-round.



# CHAPTER 4

## REVENUE AND OPERATIONS AND MAINTENANCE DISCUSSION



*Clearview Trail*

## REVENUE DISCUSSION AND CONSIDERATIONS

The facilities in Crafton’s park system do not generate significant revenue. However, there are a few opportunities in Crafton Park such as the putt-putt course, with its recommended renovations, the pool, and the Band Shell. Because the contents of this report have focused on considerations and recommendations for the Band Shell, its potential to generate revenue is an important component in this discussion.



*Crafton Park’s putt-putt course*

The Band Shell at Crafton Park is currently used for six annual performances by the Crafton Performing Arts Association (CPAA), but there is growing interest in the community to welcome other organizations to perform at Crafton Park. Considering the scale of funding needed for renovations or the construction of a new Band Shell, the Borough may seek to coordinate with CPAA to determine a schedule for allowing other local or regional organizations to rent the Band Shell. This partnership would allow

CPAA to select its preferred dates and times for performances at the Band Shell, while extending the unused dates and times to other organizations. As the host organization, CPAA would have the opportunity to contribute to the process of welcoming other groups. The facility rental could be used to generate the funds needed for construction or renovations.



*The existing Band Shell*

To accomplish the needed and desired improvements throughout the park system, the Borough may also want to consider forming corporate and/or philanthropic partnerships. Significant amenities and spaces, such as large stands of trees, the Meditation Garden in Crafton Park, restrooms, pavilions, sports fields, or the Band Shell could be partially or completely funded through such partnerships.

Philanthropic and corporate partnerships and any memorials in the parks will require additional consideration and planning. Although memorials do not generate revenue, they are related on the basis of funding and ownership. It will be important for the Borough to determine and codify terms for funding contributions/donations, naming rights, and ownership of spaces or amenities supported through these types of contributions.

# ESTIMATED OPERATIONS AND MAINTENANCE COSTS

The following tables list the estimated operations and maintenance costs associated with the improvements for each park. These estimates were formed with the assumption that Public Works or Borough Staff would be completing the listed tasks. Volunteer opportunities were listed where appropriate, such as assisting in the spring and fall cleanup. All of the functions could be bid out to external contractors, but some tasks are better suited to this than others. For example, portable restroom services and maintenance should be contracted to a third-party vendor. These cases have been indicated in the tables with a footnote.

These estimates have been based on 2021/2022 costs, however rapid inflation and rising fuel prices may result in additional costs. The estimates will need to be updated as the Borough is ready to move forward with them.

Crafton’s Public Works Department currently tracks maintenance spending as totals, rather than itemizing the cost associated with individual tasks or parks. This is not an uncommon practice in park management and maintenance. However, the report recommends identifying and monitoring costs for each item to better understand the scale of time and funds required to maintain the parks.

The following charts show the estimated costs associated with each park’s recommended improvements. However, this does not reflect the efficiencies gained by completing multiple tasks at a time in one park. The Borough may see additional benefits not identified in the charts.

## LINWOOD PARK

Linwood Park Operations and Maintenance Costs

Item	Quantity	Unit	Unit Cost Low*	Unit Cost High*	Frequency Apr to Oct (25 weeks)*	Frequency Nov to Mar (27 weeks)*	Annual Total Low	Annual Total High	Possible Volunteer Completion	Notes
<b>Expanded Children’s Playground</b>	15	Hours	\$40	\$66			\$600	\$990		
Rubberized Fall Surfacing					Annually					
Tree Trimming/Maintenance					Annually					
<b>Lawn Areas</b>	15	Hours	\$40	\$72			\$600	\$1,080		
Mowing					Weekly					
Top Dressing/Overseeding					Annually				✓	
<b>Spring/Fall Cleanup</b>	15	Hours	\$40	\$72			\$600	\$1,080		
Spring/Fall Cleanup					Spring/Fall				✓	
<b>Shrubs and Trees</b>	15	Hours <sup>1</sup>	\$40	\$72			\$600	\$1,080		
Weeding and Pruning					Spring/Fall				✓	
Replenish Mulch					Annually				✓	
Remove Old Mulch and Replace					Every five years				✓	
Invasive Species Maintenance/Removal					Spring/Fall				✓	
<b>Hard Paving</b>	10	Hours	\$40	\$72			\$400	\$720		
Repair Holes/Cracks					Annually					
Sealing					Annually					
<b>Snow Removal</b>	1	Unit Price	\$150	\$400			\$150	\$400		
Snow Removal					Average of 20 times/season <sup>2</sup>					Assuming snow removal related to all snow events greater than 1" (average of 20/season)
<b>Synthetic Play Area</b>	15	Hours	\$40	\$72			\$600	\$1,080		
Rubberized Fall Surfacing					Annually					
<b>Multi-Sport Court</b>	5	Hours	\$40	\$66			\$200	\$330		
Maintain surfacing					Annually					
<b>Portable Restroom <sup>3</sup></b>	0	Hours	\$0	\$0			\$0	\$0		
<b>Trash and Litter Removal</b>	25	Hours	\$40	\$72			\$1,000	\$1,800		
Weekly					Weekly					
<b>Vandalism and Graffiti Removal</b>	10	Hours	\$33	\$60			\$330	\$600		
Bi-Annual					Biannually				✓	
<b>Lighting</b>	5	Hours	\$33	\$60			\$165	\$300		
Bulb/Fixture Replacement					Annually					
<b>Operations</b>	Varies						\$0	\$0		
Liability Insurance	1	Year			Annually		\$0	\$0		
General Insurance	1	Year			Annually		\$0	\$0		
Safety; Police; assumes 2-3 patrols per day, 7 days/week	1	Week			Weekly		\$0	\$0		
							<b>Labor Total</b>	<b>\$5,245</b>		
							<b>Operations Total</b>	<b>\$0</b>		
							<b>Grand Total</b>	<b>\$5,245</b>		

Notes:

1. With a number of different options for landscape maintenance in the market, two hourly rates were included based on regional industry averages. Outliers exist below the low end and above the high end. This estimate does not include any volunteer efforts or donated time. Identified tasks are calculated based on hourly rates and based on a 25-week spring/summer/fall season.
2. Typically 15-20 days per year in Pittsburgh have new snow that totals at least one inch (NOAA’s 1991-2020 Climate Normals as compiled by Current Results). Snowstorms of over five inches happen on average about one time per year. For the purposes of this estimate, snow removal is estimated at 20 times per year.
3. Portable restrooms should be contracted through a bidding process to a third-party vendor for providing the service and maintaining the restrooms.

# CRAFTON PARK

## Crafton Park Operations and Maintenance Costs

Item	Quantity	Unit	Unit Cost Low*	Unit Cost High*	Frequency Apr to Oct (25 weeks)*	Frequency Nov to Mar (27 weeks)*	Annual Total Low	Annual Total High	Possible Volunteer Completion	Notes
<b>Existing Playground</b>	100	Hours	\$40	\$66			\$4,000	\$6,600		
Rubberized Fall Surfacing					Annually					
Tree Trimming/Maintenance					Annually				✓	
<b>Lawn Areas</b>	60	Hours	\$40	\$72			\$2,400	\$4,320		
Mowing					Weekly					
Top Dressing/Overseeding					Annually				✓	
<b>Spring/Fall Cleanup</b>	80	Hours	\$40	\$72			\$3,200	\$5,760		
Spring/Fall Cleanup					Spring/Fall				✓	
<b>Trees, Shrubs, and Planters</b>	80	Hours <sup>2</sup>	\$40	\$72			\$3,200	\$5,760		
Weeding and Pruning					Spring/Fall				✓	
Replenish Mulch					Annually				✓	
Remove Old Mulch and Replace					Every five years				✓	
Invasive Species Maintenance/Removal					Spring/Fall				✓	
<b>Hard Paving</b>	50	Hours	\$40	\$72			\$2,000	\$3,600		
Repair Holes/Cracks					Annually					
Sealing					Annually					
<b>Snow Removal</b>	1	Unit Price	\$550	\$1,600			\$550	\$1,600		
Snow Removal					Average of 20 times/season <sup>3</sup>					Assuming snow removal related to all snow events greater than 1" (average of
<b>Hammock Grove</b>	20	Hours	\$40	\$66			\$800	\$1,320		
Maintenance					Annually					
<b>Dog Run</b>	60	Hours	\$50	\$72			\$3,000	\$4,320		
Fence Maintenance					Spring/Fall					
Top Dressing/Overseeding					Annually					
Aerating soil					Annually					
Trash collection					Twice weekly					
<b>Spontaneous Play</b>	5	Hours	\$40	\$72			\$5,000	\$9,000		
Mowing					Weekly					
Top Dressing/Overseeding					Annually					
<b>Trail Paving</b>	25	Hours	\$40	\$72			\$1,000	\$1,800		
Repair Worn Areas					Annually				✓	
Material Replenishment					Annually				✓	
<b>Band Shell/Stage</b>	10	Hours	\$40	\$66			\$400	\$660		
Electrical/Sound/Lighting Systems					Annually					
Stage Surface Maintenance					Annually					
Roof Maintenance					Annually					
<b>Restroom Maintenance</b>	150	Hours	\$50	\$80			\$7,500	\$12,000		
Cleaning					Twice daily					
Trash removal					Daily, plus additional during special events					
<b>Pickleball Courts</b>	5	Hours	\$40	\$66			\$200	\$330		
Maintain surfacing					Annually					
<b>Putt Putt Course<sup>4</sup></b>	10	Hours	\$40	\$72			\$400	\$720		
Maintenance					Annually					
<b>Trash and Litter Removal</b>	200	Hours	\$40	\$72			\$8,000	\$14,400		
Twice weekly					Twice weekly					
<b>Vandalism and Graffiti Removal</b>	25	Hours	\$33	\$60			\$825	\$1,500		
Bi-Annual					Biannually				✓	
<b>Lighting</b>	5	Hours	\$33	\$60			\$165	\$300		
Bulb/Fixture Replacement					Annually					
<b>Operations</b>	Varies						\$7,020	\$9,360		
Liability Insurance	1	Year			Annually		\$0	\$0		
General Insurance	1	Year			Annually		\$0	\$0		
Custodial Services <sup>5</sup>	15	Hours	\$9	\$12	Weekly		\$7,020	\$9,360		
Safety; Police; assumes 2-3 patrols per day, 7 days/week	1	Week			Weekly		\$0	\$0		
							<b>Labor Total</b>	<b>\$42,640</b>	<b>\$73,990</b>	
							<b>Operations</b>	<b>\$7,020</b>	<b>\$9,360</b>	
							<b>Grand Total</b>	<b>\$49,660</b>	<b>\$83,350</b>	

Notes:

- Separate maintenance items and specific staff personnel are assigned to operation functions for the pool. These costs have not been included in this estimate.
- With a number of different options for landscape maintenance in the market, two hourly rates were included based on regional industry averages. Outliers exist below the low end and above the high end. This estimate does not include any volunteer efforts or donated time. Identified tasks are calculated based on hourly rates and based on a 25-week spring/summer/fall season.
- Typically 15-20 days per year in Pittsburgh have new snow that totals at least one inch (NOAA's 1991-2020 Climate Normals as compiled by Current Results). Snowstorms of over five inches happen on average about one time per year. For the purposes of this estimate, snow removal is estimated at 20 times per year.
- No maintenance cost estimates have been provided for potential subsurface green infrastructure improvements for the putt-putt course. These costs should be accounted for as part of the Borough-wide source separation project and its related maintenance.
- Custodial Services are assumed as two (2) visits per day as a 'worst case' scenario.



# NOBLE PARK

## Noble Park Operations and Maintenance Costs

Item	Quantity	Unit	Unit Cost Low*	Unit Cost High*	Frequency Apr to Oct (25 weeks)*	Frequency Nov to Mar (27 weeks)*	Annual Total Low	Annual Total High	Possible Volunteer Completion	Notes
<b>Natural Play Area</b>	20	Hours	\$40	\$66			\$800	\$1,320		
Replenish and Rake Certified Wood Mulch					Annually				✓	
Remove Old Certified Wood Mulch and Replace					Every five years				✓	
Tree Trimming/Maintenance Including Mulch Areas					Annually					
<b>Destination Playground</b>	25	Hours	\$40	\$66			\$1,000	\$1,650		
Rubberized Fall Surfacing					Annually					
<b>Lawn</b>	15	Hours	\$40	\$72			\$600	\$1,080		
Mowing					Weekly					
Top Dressing/Overseeding					Annually				✓	
<b>Spring/Fall Cleanup</b>	25	Hours	\$40	\$72			\$1,000	\$1,800		
Spring/Fall Cleanup					Spring/Fall				✓	
<b>Trees and Shrubs</b>	25	Hours <sup>1</sup>	\$40	\$72			\$1,000	\$1,800		
Weeding and Pruning					Spring/Fall				✓	
Replenish Mulch					Annually				✓	
Remove Old Mulch and Replace					Every five years				✓	
Invasive Species Maintenance/Removal					Spring/Fall				✓	
<b>Hard Paving</b>	15	Hours	\$40	\$72			\$600	\$1,080		
Repair Holes/Cracks					Annually					
Sealing					Annually					
<b>Snow Removal</b>	1	Unit Price	\$200	\$450			\$200	\$450		
Snow Removal					Average of 20 times/season <sup>2</sup>					Assuming snow removal related to all snow events greater than 1" (average of 20/season)
<b>Splash Pad<sup>3</sup></b>	10	Hours	\$50	\$100			\$500	\$1,000		
Operations					Annually					
Equipment Inspection					Annually					
<b>Rain Garden</b>	15	Hours	\$40	\$60			\$600	\$900		
Weeding					Bi-weekly				✓	
<b>Fitness Area</b>	15	Hours	\$40	\$66			\$600	\$990		
Rubberized Fall Surfacing					Annually					
Sand Replacement/Replenishment					As needed					
<b>Multi-Sport Court</b>	5	Hours	\$40	\$66			\$200	\$330		
Maintain surfacing					Annually					
<b>Restroom Maintenance</b>	50	Hours	\$50	\$80			\$2,500	\$4,000		
Cleaning <sup>2</sup>					Twice daily					
Trash removal					Daily					
<b>Trash and Litter Removal</b>	50	Hours	\$40	\$72			\$2,000	\$3,600		
Weekly					Weekly					
<b>Vandalism and Graffiti Removal</b>	10	Hours	\$40	\$72			\$400	\$720		
Bi-Annual					Biannually				✓	
<b>Lighting</b>	5	Hours	\$40	\$72			\$200	\$360		
Bulb/Fixture Replacement					Annually					
<b>Operations</b>	Varies						\$0	\$0		
Liability Insurance	1	Year			Annually		\$0	\$0		
General Insurance	1	Year			Annually		\$0	\$0		
Safety; Police; assumes 2-3 patrols per day, 7 days/week	1	Week			Weekly		\$0	\$0		
							<b>Labor Total</b>	<b>\$12,200</b>	<b>\$21,080</b>	
							<b>Operations</b>	<b>\$0</b>	<b>\$0</b>	
							<b>Grand Total</b>	<b>\$12,200</b>	<b>\$21,080</b>	

Notes:

1. With a number of different options for landscape maintenance in the market, two hourly rates were included based on regional industry averages. Outliers exist below the low end and above the high end. This estimate does not include any volunteer efforts or donated time. Identified tasks are calculated based on hourly rates and based on a 25-week spring/summer/fall season.
2. Typically 15-20 days per year in Pittsburgh have new snow that totals at least one inch (NOAA's 1991-2020 Climate Normals as compiled by Current Results). Snowstorms of over five inches happen on average about one time per year. For the purposes of this estimate, snow removal is estimated at 20 times per year.
3. The utilities cost estimates for the Splash Pad have been included in the OPDC for Noble Park in the Report Appendix.
4. Custodial Services are assumed as two (2) visits per day as a 'worst case' scenario.

# CLEARVIEW TRAIL

## Clearview Trail Operations and Maintenance Costs

Item	Quantity	Unit	Unit Cost Low*	Unit Cost High*	Frequency Apr to Oct (25 weeks)*	Frequency Nov to Mar (27 weeks)*	Annual Total Low	Annual Total High	Possible Volunteer Completion	Notes
<b>Spring/Fall Cleanup</b>	30	Hours	\$40	\$72			\$1,200	\$2,160		
Spring/Fall Cleanup					Spring/Fall				✓	
<b>Trees and Shrubs</b>	70	Hours <sup>1</sup>	\$40	\$72			\$2,800	\$5,040		
Weeding and Pruning					Spring/Fall				✓	
Invasive Species Maintenance/Removal					Spring/Fall				✓	
<b>Hard Paving</b>	15	Hours	\$40	\$72			\$600	\$1,080		
Repair Holes/Cracks					Annually					
Sealing					Annually					
<b>Trail Paving<sup>2</sup></b>	20	Hours	\$40	\$72			\$800	\$1,440		
Repair Worn Areas					Annually				✓	
Material Replenishment					Annually				✓	
<b>Trash and Litter Removal</b>	25	Hours	\$40	\$72			\$1,000	\$1,800		
Weekly					Weekly					
<b>Vandalism and Graffiti Removal</b>	10	Hours	\$40	\$72			\$400	\$720		
Bi-Annual					Biannually				✓	
<b>Lighting</b>	5	Hours	\$40	\$72			\$200	\$360		
Bulb/Fixture Replacement					Annually					
<b>Operations</b>	Varies						\$0	\$0		
Liability Insurance	1	Year			Annually		\$0	\$0		
General Insurance	1	Year			Annually		\$0	\$0		
Safety; Police; assumes 2-3 patrols per day, 7 days/week	1	Week			Weekly		\$0	\$0		
							<b>Labor Total</b>	<b>\$7,000</b>	<b>\$12,600</b>	
							<b>Operations Total</b>	<b>\$0</b>	<b>\$0</b>	
							<b>Grand Total</b>	<b>\$7,000</b>	<b>\$12,600</b>	

Notes:

- With a number of different options for landscape maintenance in the market, two hourly rates were included based on regional industry averages. Outliers exist below the low end and above the high end. This estimate does not include any volunteer efforts or donated time. Identified tasks are calculated based on hourly rates and based on a 25-week spring/summer/fall season.
- If the trail will be paved in asphalt, consider snow removal for snow events greater than 1". Snow removal is not recommended for decomposed granite/limestone trail surface.

# CREEKSIDE PROPERTY

## Creekside Property Operations and Maintenance Costs

Item	Quantity	Unit	Unit Cost Low*	Unit Cost High*	Frequency Apr to Oct (25 weeks)*	Frequency Nov to Mar (27 weeks)*	Annual Total Low	Annual Total High	Possible Volunteer Completion	Notes
<b>Floodplain Ecology Area</b>	60	Hours	\$40	\$72			\$2,400	\$4,320		
Mowing					Twice annually					
Flood Debris Cleanup					As needed				✓	
<b>Spring/Fall Cleanup</b>	60	Hours	\$40	\$72			\$2,400	\$4,320		
Spring/Fall Cleanup					Spring/Fall				✓	
<b>Shrubs and Trees</b>	70	Hours <sup>1</sup>	\$40	\$72			\$2,800	\$5,040		
Weeding and Pruning					Spring/Fall				✓	
Invasive Species Maintenance/Removal					Spring/Fall				✓	
<b>Hard Paving</b>	15	Hours	\$40	\$72			\$600	\$1,080		
Repair Holes/Cracks					Annually					
Sealing					Annually					
<b>Trail Paving</b>	60	Hours	\$40	\$72			\$2,400	\$4,320		
Repair Worn Areas					Annually				✓	
Material Replenishment					Annually				✓	
<b>Portable Restroom<sup>2</sup></b>										
<b>Canoe &amp; Kayak Launch/Water Access</b>	45	Hours	\$35	\$66			\$1,575	\$2,970		
Post-flood inspection and maintenance					Average of 16 times/year					Based on the average number of high water events, 16 times a year has been estimated
Routine maintenance					Monthly					
Repairs					Annually					
<b>Trash and Litter Removal</b>	25	Hours	\$40	\$72			\$1,000	\$1,800		
Weekly					Weekly					
<b>Vandalism and Graffiti Removal</b>	10	Hours	\$40	\$72			\$400	\$720		
Bi-Annual					Biannually				✓	
<b>Lighting</b>	5	Hours	\$40	\$72			\$200	\$360		
Bulb/Fixture Replacement					Annually					
<b>Operations</b>	Varies						\$0	\$0		
Liability Insurance	1	Year			Annually		\$0	\$0		
General Insurance	1	Year			Annually		\$0	\$0		
Safety; Police; assumes 2-3 patrols per day, 7 days/week	1	Week			Weekly		\$0	\$0		
							<b>Labor Total</b>	<b>\$13,775</b>	<b>\$24,930</b>	
							<b>Operations Total</b>	<b>\$0</b>	<b>\$0</b>	
							<b>Grand Total</b>	<b>\$13,775</b>	<b>\$24,930</b>	

Notes:

- With a number of different options for landscape maintenance in the market, two hourly rates were included based on regional industry averages. Outliers exist below the low end and above the high end. This estimate does not include any volunteer efforts or donated time. Identified tasks are calculated based on hourly rates and based on a 25-week spring/summer/fall season.
- Portable restrooms should be contracted through a bidding process to a third-party vendor for providing the service and maintaining the restrooms.

# PUBLIC WORKS PROPERTY SHORT-TERM

## Public Works Property Operations and Maintenance Costs

Item	Quantity	Unit	Unit Cost Low*	Unit Cost High*	Frequency Apr to Oct (25 weeks)*	Frequency Nov to Mar (27 weeks)*	Annual Total Low	Annual Total High	Possible Volunteer Completion	Notes
<b>Children's Playground</b>	15	Hours	\$40	\$66			\$600	\$990		
Rubberized Fall Surfacing						Annually				
Tree Trimming/Maintenance Including Mulch Areas						Annually			✓	
<b>Lawn Areas</b>	50	Hours	\$40	\$72			\$2,000	\$3,600		
Mowing					Weekly					
Top Dressing/Overseeding						Annually			✓	
<b>Spontaneous Play</b>	40	Hours	\$40	\$72			\$1,600	\$2,880		
Mowing					Weekly					
Top Dressing/Overseeding						Annually				
<b>Synthetic Field (cost for 1 field)</b>	50	Hours	\$50	\$80			\$2,500	\$4,000		
Maintenance (fluffing)					Weekly during athletic season (Mid-March-Mid-November)					
<b>Dog Run</b>	70	Hours	\$50	\$72			\$3,500	\$5,040		
Fence Maintenance						Spring/Fall				
Top Dressing/Overseeding						Annually				
Aerating soil						Annually				
Trash collection					Twice weekly					
<b>Spring/Fall Cleanup</b>	60	Hours	\$40	\$72			\$2,400	\$4,320		
Spring/Fall Cleanup						Spring/Fall			✓	
<b>Shrubs and Trees</b>	60	Hours <sup>1</sup>	\$40	\$72			\$2,400	\$4,320		
Weeding and Pruning						Spring/Fall			✓	
Invasive Species Maintenance/Removal						Spring/Fall			✓	
<b>Hard Paving</b>	20	Hours	\$40	\$72			\$800	\$1,440		
Repair Holes/Cracks						Annually				
Sealing						Annually				
<b>Snow Removal</b>	1	Unit Price	\$550	\$1,600			\$550	\$1,600		
Snow Removal						Average of 20 times/season <sup>2</sup>				Assuming snow removal related to all snow events greater than 1" (average of 20/season)
<b>Trail Paving</b>	10	Hours	\$40	\$72			\$400	\$720		
Repair Worn Areas						Annually			✓	
Material Replenishment						Annually			✓	
<b>Restroom Maintenance (weekdays)</b>	100	Hours	\$50	\$80			\$5,000	\$8,000		
Cleaning					Twice daily					
Trash removal					Daily, plus additional during events					
<b>Cobble Beach</b>	20	Hours	\$40	\$66			\$800	\$1,320		
Material Replenishment						As needed				
Flood Debris Removal						Average of 16 times/season			✓	Based on the average number of high water events, 16 times a year
<b>Blossoms</b>	15	Hours	\$40	\$66			\$600	\$990		
Weeding						Annually				
					Every other week during growing season				✓	
<b>Trash and Litter Removal</b>	200	Hours	\$40	\$72			\$8,000	\$14,400		
Daily					Daily during athletic season					
<b>Vandalism and Graffiti Removal</b>	10	Hours	\$40	\$72			\$400	\$720		
Bi-Annual						Biannually			✓	
<b>Lighting</b>	5	Hours	\$40	\$72			\$200	\$360		
Bulb/Fixture Replacement						Annually				
<b>Operations</b>	Varies						\$8,008	\$10,920		
Liability Insurance	1	Year				Annually	\$0	\$0		
General Insurance	1	Year				Annually	\$0	\$0		
On-Site Staff (part time)	10	Hours				Weekly	\$0	\$0		
Custodial Services <sup>3</sup>	14	Hours	\$11	\$15		Weekly	\$8,008	\$10,920		
Safety; Police; assumes 2-3 patrols per day, 7 days/week	1	Week				Weekly	\$0	\$0		
						<b>Labor Total</b>	<b>\$31,750</b>	<b>\$54,700</b>		
						<b>Operations Total</b>	<b>\$8,008</b>	<b>\$10,920</b>		
						<b>Grand Total</b>	<b>\$39,758</b>	<b>\$65,620</b>		

Notes:

1. With a number of different options for landscape maintenance in the market, two hourly rates were included based on regional industry averages. Outliers exist below the low end and above the high end. This estimate does not include any volunteer efforts or donated time. Identified tasks are calculated based on hourly rates and based on a 25-week spring/summer/fall season.
2. Typically 15-20 days per year in Pittsburgh have new snow that totals at least one inch (NOAA's 1991-2020 Climate Normals as compiled by Current Results). Snowstorms of over five inches happen on average about one time per year. For the purposes of this estimate, snow removal is estimated at 20 times per year.
3. Custodial Services are assumed as two (2) visits per day as a 'worst case' scenario.

# PUBLIC WORKS PROPERTY LONG-TERM ALTERNATES

## Public Works Property Long-Term Alternatives Additional Operations and Maintenance Costs

Item	Quantity	Unit	Unit Cost Low*	Unit Cost High*	Frequency Apr to Oct (25 weeks)*	Frequency Nov to Mar (27 weeks)*	Annual Total Low	Annual Total High	Possible Volunteer Completion	Notes
<b>Alternative A Synthetic Field (add 1 field)</b>	50	Hours	\$50	\$80			\$2,500	\$4,000		
Maintenance (fluffing)					Weekly during athletic season (Mid-March-Mid-November)					
<b>Remove Spontaneous Play Area</b>	-40	Hours	\$40	\$72			-\$1,600	-\$2,880		
Mowing					Weekly					
Top Dressing/Overseeding					Annually					
<b>Long Term-Alternate A Additional Operations and Maintenance Costs</b>							<b>\$900</b>	<b>\$1,120</b>		
<b>Total Operations and Maintenance Costs under Alt A</b>							<b>\$40,658</b>	<b>\$66,740</b>		
<b>Alternative B</b>	50	Hours	\$50	\$75			\$2,500	\$3,750		
Dek Hockey Surface Maintenance					Annually					
Skate Park Equipment and Surface Maintenance					Bi-weekly					
Equipment Inspections					Monthly					
<b>Reduced Spontaneous Play Area</b>	-25	Hours	\$40	\$72			-\$1,000	-\$1,800		
Mowing					Weekly					
Top Dressing/Overseeding					Annually					✓
<b>Long-Term Alternative B Additional Operations and Maintenance Costs</b>							<b>\$1,500</b>	<b>\$1,950</b>		
<b>Total Operations and Maintenance Costs under Alt B</b>							<b>\$41,258</b>	<b>\$67,570</b>		



## OVERVIEW

A key point in realizing the improvements recommended in the Master Site Development Plans is funding. Funding for trails, park development or rehabilitation, accessibility improvements, and conservation activities can come from a variety of different sources. Public sources such as grants are a common method used to bolster municipalities' funding capabilities, and they are available at federal and state levels. Some examples of organizations that offer grants include PA DCNR, PA DEP, and USDA, in addition to many others. Private funding sources, such as municipal funds, bond obligations, and philanthropic grants are other sources of capital for park development projects, but they tend to fulfill a smaller portion of the total capital for projects compared to the public funding sources.

Together, grant cycles and municipal funding cycles become a key component in driving the phasing and timing of improvements. An important aspect of grant-writing is the actual strategic sequence or order of grant requests, the permissibility of coupling or 'matching' funds from different grant programs, and the appropriate means of using public monies versus private donations to avoid cost escalations or overly restrictive bidding processes/requirements. So that the project's overall funding strategy can be fully optimized, the Borough of Crafton, its partners, and its community stakeholders should review relevant grant programs to stay abreast of the specific conditions and requirements.



## POTENTIAL FUNDING SOURCES

This list presents a summary of Pennsylvania-based grant programs applicable to the Crafton Parks Master Site Development Plans. There are also grants available for the sites identified in the Other Improvement Areas section, but such grants have not been included in this list because the Opportunity Areas will require further exploration. The following pages contain more detailed information and descriptions about the listed grant programs, as well as their associated general conditions or requirements. It is important to note that these are not exhaustive lists, and during the 10- to 15-year time span for some projects, additional funding sources may become available. Staying informed about other potential grant opportunities could provide great benefits for the park development plans.

DCED Greenways, Trails And Recreation Program

DCNR Community Conservation Partnership Program (C2P2)

DCNR Riparian Forest Buffer Program

DEP Growing Greener Environmental Stewardship Fund

USDA/ NRCS Environmental Quality Incentives Program

Community Development Block Grant (CDBG)

Land And Water Conservation Fund (LWCF)

Recreational Trails Program (RTP)

Local Business Community Program

People for Bikes

Pennsylvania Parks Fund

National Fish And Wildlife Foundation Grant

The North Face Grant

KEEN's Kids Grant

REI

Rails-to-Trails Conservancy

2021 AARP Community Challenge Grant

The Asphalt Art Initiative Grant

# GRANT AND FUNDING SOURCE DETAILS

## Legend

- M - Municipal
- N - Non-profit
- A - Authority
- F - For-profit

## Key Points Regarding Match Grants

1. When a project utilizes federal money, the project may not be funded entirely with federal money. The rest of the project is funded with either state or local money.
2. Also, state to state funds may be used to match each other. A project may have \$1 million verified in funding. This funding can be broken down into the following: PennDOT \$500,000, CFA \$250,000, and DCNR \$250,000. In this case, the CFA and DCNR grants may be used to match the PennDOT grant
3. Typically, there is a logical order in which grants are applied for so that other grants can be used as leverage. This is dependent upon the match requirement. For example, PennDOT and CFA grants have lower local match levels so they are at the top.

## Footnotes/Comments

1. CFA is administered through the PA DCED.
2. As per past experience with the developing PA DCNR, PA DEP and PA DCED grant applications, it is suggested that the owner groups contribute 10-20-% from capital resources or general operating expenses to the overall project as a means of demonstrating support for the project.

*Please see the tables on the following pages.*



# GRANT AND FUNDING SOURCE DETAILS

Source	Grant/Funding Source	General Scope/Improvement Work	Grant Ceiling	State	Local	Timeframe	The Grantee	
D CED (CFA) <sup>1</sup>	Greenways, Trails and Recreation Program	Projects involving development, rehabilitation and improvements to public parks, recreation areas, greenways, trails, and river conservation	\$ 250,000	85%	15%	February 1 - May 31	M	A N
DCNR	Community Conservation Partnership Program (C2P2)	Projects involving planning, acquisition and development of public parks, recreation areas, motorized/non-motorized trails, river conservation and access, and conservation of open space	\$ 200,000	50%	50%	Annually, January to April	M	A N
DCNR	Riparian Forest Buffer Program	Projects involving landowner outreach, buffer design, site preparation and buffer installation, plant materials and tree shelters, and short-term maintenance	Minimum of \$50,000	50%	50%	Annually, January to April	M	A N
DEP	Growing Greener Environmental Stewardship Fund	Projects involving the development of multipurpose trails, greenways, and parks in our communities	Unknown	85%	15%	May 14 - July 13	M	A N
USDA/NRCS Environmental Quality Incentives Program	Management	This program is a cost-share program that offset the costs of invasive species control, forest management and other overall improvements for forest health. If accepted into the program, costs for plan development are offset as are the actual costs of operations (i.e. herbicide application). If it remains in a non-public entity ownership, this is one option.  <a href="https://www.nrcs.usda.gov/wps/portal/nrcs/main/national/programs/finand/eqip/">https://www.nrcs.usda.gov/wps/portal/nrcs/main/national/programs/finand/eqip/</a>	Unknown	Unknown	Unknown	Unknown		
Community Development Block Grant (CDBG)	Planning	The Department of Housing and Urban Development provides grants for the benefit of low-income persons, aid in the prevention or elimination of slums and blights, and to meet urgent community needs. Funded projects include acquisition, demolition, rehabilitation of structures, construction of public facilities, provision of handicap access, historic preservation, community planning, and energy conservation.	*Request Amount: Varies. State program Max \$750,000; Loan \$500,000-\$140 Million	Unknown	Unknown	Unknown		
Land and Water Conservation Fund (LWCF)	Development	The goal of the Land and Water Conservation Fund is the creation and maintenance of high quality recreation resources through the acquisition and development of public outdoor	Provides matching funds	Unknown	Unknown	Unknown		
Recreational Trails Program (RTP)	Development	The federally administered Recreational Trails Program (RTP) uses federal gas excise taxes to fund recreation of trails and their facilities. Eligible projects may receive up to 50 percent of the total project cost. RTP funds may be used to build new trails. Towns, villages, cities, counties, tribal governing bodies, school districts, state agencies, federal agencies or incorporated organizations may apply for project funds.  <a href="https://parks.ny.gov/grants/">https://parks.ny.gov/grants/</a>	Up to 50 percent of the total project cost	Unknown	Unknown	Unknown		
Local Business Community		Businesses large and small recognize the benefit of bicycling, walking, and related infrastructure as economic drivers and indicators of quality of life. Businesses and communities of all sizes have expressed interest in investing in bicycle and pedestrian infrastructure that fosters healthy and active communities, creates recreation and transportation choices, and improves quality of life. Support from the business community is often the result of strong relationship-building	Unknown	Unknown	Unknown	Unknown		
People for Bikes Community Grants Program	Development	People for Bikes is a national organization working to make bicycling better throughout the United States through programs and advocacy work. People for Bikes has funded numerous infrastructure projects and education and encouragement programs. Since it first founded in 1999, the program has awarded 347 grants in 49 states, including nine in the State of Wisconsin. Seven of the projects focused on trail development or were related to trail access. The most recent trail-related project to use this funding source was entitled "Moving Platteville Outdoors: Improving and Extending the Roundtree Branch Recreational Trail" in 2014. The \$10,000 grant was awarded to Platteville Community Arboretum to provide trail upgrades and safe access to adjacent destinations.  <a href="https://www.peopleforbikes.org/grant">https://www.peopleforbikes.org/grant</a>	Unknown	Unknown	Unknown	Unknown		

Source	Grant/Funding Source	General Scope/Improvement Work	Grant Ceiling	State	Local	Timeframe	The Grantee
Pennsylvania Parks Fund		The Pennsylvania Parks Fund is a fiscally-sponsored project of the nonprofit organization Social Good with the goal of funding national, state, county, city, borough, and township parks as well as national and state forests. There are funds for each county in Pennsylvania. Their goal is to support projects that will benefit local communities to help them become healthier and happier places to live and work. It looks like their grant initiative will begin in 2023.	Unknown	Unknown	Unknown	January 2-March 31, 2023	
National Fish and Wildlife Foundation	Programming	Awards competitive grants through our programs to protect and conserve our nation's fish, wildlife, plants and habitats. The Foundation works with public and private partners in all 50 states and U.S. territories to solve the most challenging conservation problems.  <a href="https://www.nfwf.org/apply-grant/application-information">https://www.nfwf.org/apply-grant/application-information</a>	Unknown	Unknown	Unknown	Unknown	
The North Face	Programming	Explore Fund Grant Since 2010, the Explore Fund Grant program has created access and driven equity in the outdoors by funding hundreds of nonprofit organizations around two themes: Enabling Exploration and Loving Wild Places. <a href="https://www.thenorthface.com/about-us/outdoor-exploration/explore-fund.html">https://www.thenorthface.com/about-us/outdoor-exploration/explore-fund.html</a>	Unknown	Unknown	Unknown	Unknown	
Keen	Programming	KEEN's KIDS Grant Program funds the best grassroots organizations immersing kids in the outdoors. Since 2014, our partners have brought thousands of youth outside for recreation, nature-based education, and environmental stewardship, actively building a future full of formative experiences and lasting values built in nature.  <a href="https://www.keenfootwear.com/giving-back.html">https://www.keenfootwear.com/giving-back.html</a>	Unknown	Unknown	Unknown	Unknown	
2021 AARP Community Challenge Grant		Examples given on the call: Benches, murals, transportation access training, bike fix it stations, bike racks, crosswalk improvements, bike lanes, garden beds, sculpture or art installed No match requirement	\$ 10,000	Unknown	Unknown	Unknown	Unknown
Bloomberg Philanthropies	Development/ Construction	The Asphalt Art Initiative grant program is supporting pilot projects in U.S. cities to demonstrate the impact of asphalt art projects and encourage cities to develop their own processes for implementing these low-cost activations effectively. Sixteen winning cities were announced in June 2020, and projects will be installed in 2020 and 2021. Applications are now open through April 30 for additional U.S. cities to apply. <a href="https://asphaltart.bloomberg.org/grants/">https://asphaltart.bloomberg.org/grants/</a>	\$ 25,000	None	None	End of April	Fiscal Agent: An organization with 501 (c)3 nonprofit status that can receive the grant funds and be responsible for managing the distribution and procurement required



*Clearview Trail*

## **APPENDICES LIST**

### **APPENDIX A**

MSDP COST ESTIMATES

### **APPENDIX B**

CRAFTON PARKS AND RECREATION SURVEY #1 RESULTS

### **APPENDIX C**

CRAFTON PARKS AND TRAILS ENHANCEMENTS SURVEY #2 RESULTS

### **APPENDIX D**

LWCF DEED RESTRICTIONS

### **APPENDIX E**

CPAA HISTORICAL STAGE INFORMATION

### **APPENDIX F**

PNDI RESULTS

### **APPENDIX G**

CHARTIERS-PARKVIEW TRAIL PARCELS MAP

### **APPENDIX H**

PROPERTY TITLES/DEED SEARCHES

### **APPENDIX J**

EXISTING CONDITIONS MAPS

### **APPENDIX K**

SOIL MAPS

### **APPENDIX L**

FLOOD ZONE MAPS