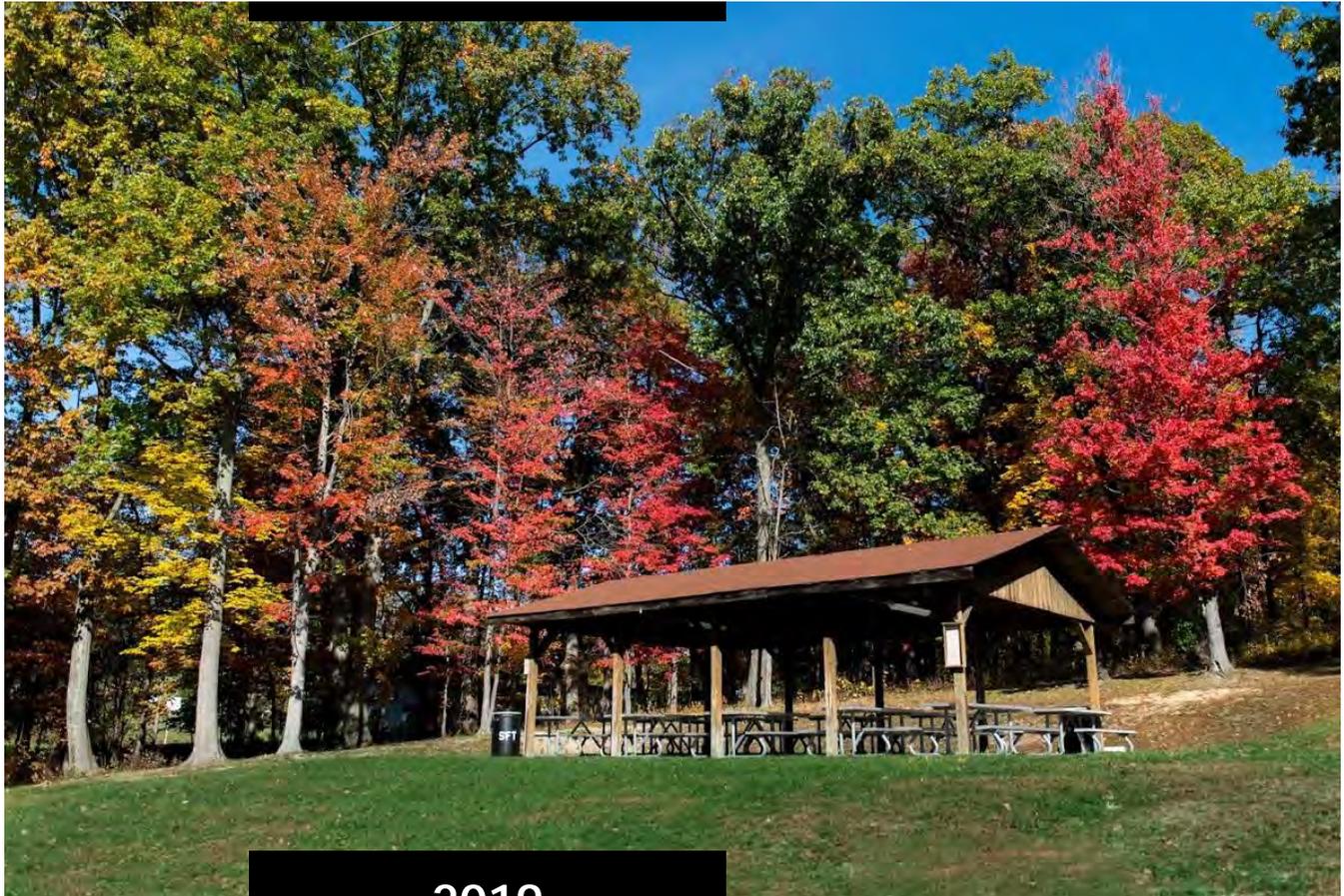




**SOUTH FAYETTE**  
**TOWNSHIP**  
A Community Growing Together

515 Millers Run Road  
Morgan, PA 15064  
southfayettepa.com



2019

# South Fayette Township

## COMPREHENSIVE RECREATION PLAN

Final Draft  
Last Revised: 10.09.2019



# acknowledgements:



**SOUTH FAYETTE**  
T O W N S H I P  
A Community Growing Together

## South Fayette Township:

John M. Barrett, Manager  
Paula Willis, Parks and Recreation Director

## Board of Commissioners:

Raymond Pitetti, President  
Gwen A. Rodi, Vice-President  
Joseph D. Horowitz  
Lisa Malosh  
Rebecca Sray

## Park & Recreation Board:

Carl Heibling, President  
Ronald Miller  
Deb Whitewood  
Timothy Mantick  
Mary Chambon  
Jason Mount  
Barbara Senatore

## Steering Committee:

Marylee Ainsworth  
Don Housley  
Jared Knox  
Katie Logan  
Jason Miller  
Nick Nickolas  
Anshu Rai  
Becky Sray



## Consultant Team:

James Feath, RLA, ASLA  
Kyle Beidler, RLA, ASLA  
Jim Watenpool, CPRP  
Christina Sarson, ASLA



# table of contents

ix	<a href="#"><u>Executive Summary:</u></a> <hr/>
	introduction
	process
	inventory & analysis
	participation
A-1	<a href="#"><u>Section A: Morgan Park</u></a> <hr/>
	analysis
	concept
	detail
B-1	<a href="#"><u>Master Plan B: Fairview Park</u></a> <hr/>
	phases & implementation
	cost estimate
	details
C-1	<a href="#"><u>Master Plan C: Boys' Home Park</u></a> <hr/>
	option 1: phases & implementation
	option 1: cost estimate
	option 2: phases & implementation
	option 2: cost estimate
	trail plan: agricultural preservation area
	trail plan: cost estimate
	details
D-1	<a href="#"><u>Master Plan D: Preservation Park</u></a> <hr/>
	phases & implementation
	cost estimate
	details
E-1	<a href="#"><u>Master Plan E: Treveskyn Park</u></a> <hr/>
	phases & implementation
	cost estimate
	details



# table of contents

F-1 Master Plan F: Sturgeon Park

phases & implementation  
cost estimate  
details

G-1 Implementation Sequence:

introduction  
“game plan” chart

H-1 Policy Recommendations

program and finance summary  
Fee-in-lieu and land dedication summary  
personnel summary

Appendix (bound separately):

A: facility inventories  
B: results of NRPA park metrics analysis  
C: public input survey results  
D: key person interview results  
E: park master plans  
F: implementation and recommendations  
G: funding sources





# Executive Summary

## Introduction

As “A Community Growing Together,” South Fayette Township takes great pride in providing a community ideal for residents and businesses to thrive. With the constant growth comes necessary change. South Fayette Township, in an effort to improve and update community recreation facilities, contracted Herbert, Rowland and Grubic, Inc. (HRG) to assist in the preparation of the 2019 Comprehensive Recreation Plan. This plan is an update to the 2005 South Fayette Township Parks Master Site Plans and the 2002 South Fayette Township Parks, Recreation and Open Space Plan.

The plan is organized around master plans for the Township’s six existing parks: Fairview Park, Morgan Park, Preservation Park, Boys Home Park, Treveskyn Park, and Sturgeon Park. Included in the plan for Preservation Park is a preliminary sketch for trail routes connecting Preservation and Boys’ Home Parks.

Following the park master plans are policy recommendations that support future development and improvements to recreation in the township.

## Trends in South Fayette Township

South Fayette is a Township located in Southwestern Allegheny County, about 17 miles from Pittsburgh, and close to the Pittsburgh Airport. Its 20.39 square miles encompass several

historic population centers including Morgan, Sturgeon, Sygan & Cuddy.

The Township has many hills and streams, all part of the Chartiers Creek watershed. Major transportation infrastructure is concentrated in the south of the Township with I-79 and PA-50. The Panhandle Trail runs along the northern border of the Township and intersects with the well-known Montour Trail just west of South Fayette – these rail trails are regionally significant infrastructure., as they provide recreational connectivity.

South Fayette’s suburban residential growth is accelerating, and is visible in its many newly-constructed or under-construction housing developments. The Township’s population was 14,416 in the 2010 Census –an increase of more than 48 percent since 1980. According to the 2017 U.S. Census estimate, the population has increased to 15,614. This rapidly growing population is driving increased needs for many athletic and recreational facilities within the Township.

The Asian and Indian population has grown faster than the general population in recent years. With an increase of 570% from the year 2000 through 2017, South Fayette is now home to an estimated 832 people of Asian descent (2017 estimate). This compares to a 25% increase in general population, according to American Fact Finder from the United States Census Bureau, as there were 12,271 residents in 2000 and 15,382 in 2010. A more diverse community is driving the changing recreational needs. Different sports have been introduced to the area, including cricket, as well as a need for additional event spaces to accommodate cultural celebrations and festivals.

### Process Summary

The process used to develop this plan consisted of a physical inventory and analysis conducted by the consultants, and a public engagement process where data was collected from residents and recreation participants using a variety of methods. A key component of this methodology was the Recreation Master Plan Steering Committee.

The Steering Committee was selected by the South Fayette Township Parks and Recreation Board. They provided oversight and participated in an interactive process of studying and planning. At monthly meetings, the Committee examined the

“A growing  
and more  
diverse  
population is  
driving changing  
recreational  
needs.”

results of inventories, analysis and data gathered from public input. They established the goals for each park, reviewed plans and provided feedback to the consultant. Detailed, collaborative goals and objectives assessments for each proposed park master plan were conducted by the Committee.

All data gathered by the Inventory and Analysis phase and the Public Engagement Phase are summarized below.

### Inventory & Analysis Summary

A detailed inventory of all six Township parks was conducted. The inventory collected data on the number, size, and condition of recreation facilities that are owned by the Township. Specific issues were also identified that should be addressed. Many of these issues are addressed in the Park Master Plans. The full results can be found in Appendix A of this plan.

The inventory indicated that South Fayette has a wealth of park and natural land, with many positive improvements under development. Highlights of South Fayette’s park system include the large fields at Preservation Park’s newly constructed soccer complex; beautiful natural areas at Fairview Park and Preservation Park; and the potential for new recreation facility development at the former Mayview Hospital and Treveskyn Park.

One major finding of the inventory was the prevalence of drainage issues in athletic fields. Morgan Park in particular is located almost entirely within the floodplain of Millers Run.

Access to the parks is generally difficult, with many of the parks that serve the entire Township being accessed from residential streets. Entrance and wayfinding signage was also inadequate at nearly all parks.

An analysis was conducted using the National Recreation and Parks Association (NRPA) Park Metrics and National Standards methods. Using both methods gives a comprehensive picture of South Fayette’s park and recreation assets in comparison to similarly-sized communities nationwide. While every community has its own unique needs, these comparisons provide a baseline to evaluate South Fayette Township and identify areas that can be improved to meet the needs of residents.

The Park Metrics analysis indicated that South Fayette has more park land area than the average community of its size. However, much of this land includes steep slopes, waterways, and an

“ The inventory indicated that South Fayette has a wealth of park and natural land, with many positive improvements under development.”

agricultural preservation area. The analysis indicated that the number of athletic and other recreation facilities provided in South Fayette was generally lower than in comparable communities.

The complete data generated by the Park Metrics and National Standards analysis can be found in Appendix B of this plan.

## Public Engagement Summary

While the NRPA Park Metrics indicates a generic baseline for community needs, the Public Engagement Process is essential to determining the unique recreation needs and values of the residents and park users of South Fayette Township. In addition to the Recreation Master Plan Steering Committee, the Public Engagement Process for this plan included a Public Input Survey and Key Person Interviews.

The Public Input Survey was administered online. Paper copies were made available at the South Fayette Township Library, located adjacent to the municipal building and Senior Center. Participation in the survey was significant, resulting in 815 total responses collected. The complete results of this survey are found in Appendix C of this plan.

Survey results indicated that Fairview Park was by far the most-used of the Township's Parks, with Morgan Park the second most visited.

Respondents indicated that more park support facilities were needed, including restrooms and picnic shelters. Most of the respondents (89.49%) supported the development of trails and multiuse trails connecting parks, schools, and neighborhoods. The most-needed athletic facilities were tennis courts (17.02%), multipurpose fields (12.39%), and artificial turf fields (10.01%). Respondents also indicated a need for more community gathering and event rental spaces.

In-depth Key Person Interviews were conducted with representatives from stakeholder groups in the Township. These included the School District Athletic Director; the Trails Committee; South Fayette Athletic Associations for Baseball, Football, Soccer, Boys' Lacrosse, and Girls' Lacrosse; a representative of the Pickleball and Senior communities; and the Pittsburgh Cricket Association.

The results of the interviews varied, but all Key Persons indicated that their organizations were interested in partnering

“The public engagement process is essential to determining the unique recreation needs and values of the residents”

with South Fayette Park and Recreation. There was consistent support for improving existing fields with artificial turf or lighting to alleviate competition for field use. The baseball and soccer associations serve the highest number of residents with approximately 700 and 600 participants. Complete results of the Key Person Interviews can be found in Appendix D of this plan.

## The Plan

Through the iterative planning processes described above, goals and objectives were determined for each of South Fayette’s parks. These provided the foundation and evaluation criteria for each park master plan. With the input of the Steering Committee, a concept was developed for each park.

Each of the following chapters focuses on one park, describing existing conditions and analysis as needed, and a proposed concept. A master plan is presented for each park, with the exception of Morgan Park (page A-1). Each master plan is divided into sequential phases with detailed descriptions and preliminary costs of proposed improvements. Full-scale master plans of each park can be found in Appendix E of this document.

Following the master plans is the implementation sequence or “game plan” for South Fayette Parks and Recreation. Phasing and cost information is aggregated into an implementable plan for capital planning and funding across the six parks.

The closing chapter provides analysis of staffing, maintenance, and financial assessments. Recommendations in this chapter are targeted to the Township’s needs.

By following the targeted recommendations of this plan, South Fayette Township can meet documented needs and continue providing recreational opportunities to residents and other park users for years to come.







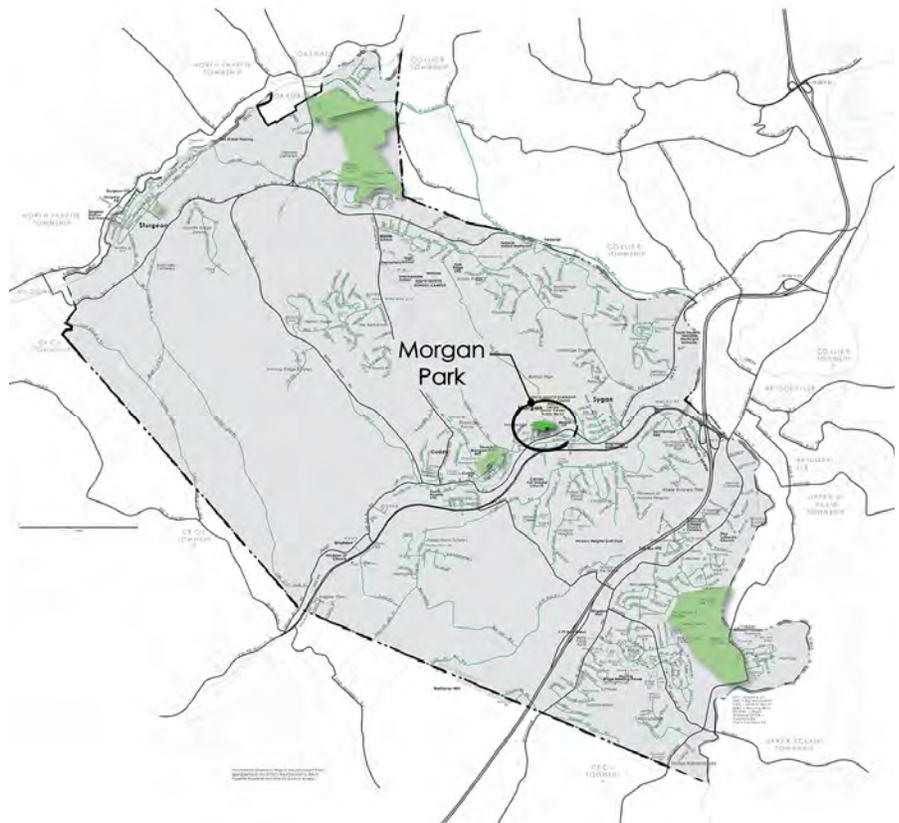
Morgan Park Playground

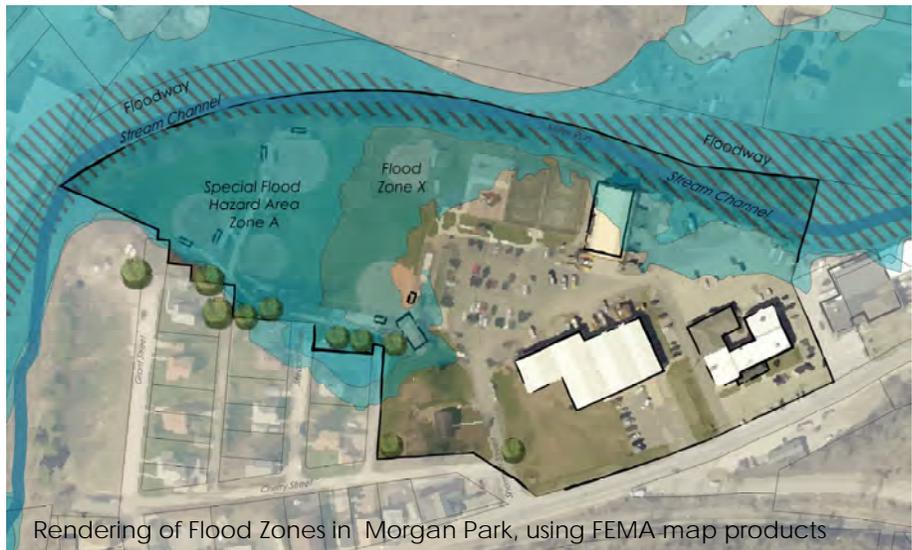
# Morgan Park Analysis



## Introduction

Morgan Park is the de facto community central park. It is located adjacent to the Township municipal offices, public works, library, and senior center. Most of the land area is occupied by five baseball/softball diamonds, and by a large parking area that is shared with Township public works. It is important as the home of the Township's popular baseball tournaments. For a complete inventory of park features and conditions, see Appendix A of this plan.





Rendering of Flood Zones in Morgan Park, using FEMA map products

Morgan Park

### Analysis

Morgan Park is constrained on all sides by South Fayette Township municipal buildings, residential areas, and Millers Run which borders the north edge of the park. The park is located in an industrial area, behind South Fayette Public Works on a shared access road, and across from industrial facilities on the opposite bank of Millers Run. This detracts somewhat from the park-like setting. Field visits documented a lack of physical separation between the park facilities and public works activities, where heavy equipment or materials stored on site could pose a hazard to park visitors, particularly children. In addition, municipal staff reported having concerns about air quality at this site due to emissions from an industrial facility on the opposite bank of Millers Run.

Morgan Park is unique among other Township parks in that it has the greatest concentration of ballfields. This makes it an important facility for baseball tournaments that benefit from several collocated fields. However, tournament and regular game play are often impacted by insufficient parking or field condition, mostly related to ongoing drainage issues that cause the infield surfaces to deteriorate and water to pond in pathways. In addition, none of the outfields are of regulation size or regular shape. The largest and most popular field, Field A, has an infield fence that falls 20' short of the Little League standard baseball

field. The two single-stall restrooms are too few to serve baseball tournaments, and not ADA accessible.

Analysis shows that the majority of Morgan Park is within the floodplain of Miller Run. Three ballfields fall within the Special Flood Hazard Area designated Zone A, which has a 1% annual chance of being inundated. Two ballfields and much of the playground, in Flood Zone X, have a 0.2% annual chance of flooding. (Source: Federal Emergency Management Agency Flood Insurance Rate Map, revised September 26, 2014) In 2004, Morgan Park was almost completely covered by flood water. The most recent park renovation, completed in 2006, was completed with funding to repair the devastation by floods. Concern about flooding is also a factor as the Township considers future investment in the municipal facilities in Morgan Park, including the Township offices, the public library, and the senior center.

Finally, municipal staff reported that the Public Works department has outgrown its facility, and the Township has been working to determine if can should be moved to an alternate location. Both removing the Public Works facility from Morgan Park, and expanding Public Works in its current location, have been considered. A move could potentially open up more recreation space in Morgan Park, but potential environmental hazards would need to be evaluated before determining how the Public Works land could be reused for recreation or other purposes.

## Morgan Park



Flooding in Morgan Park. Photo courtesy of South Fayette Township



Morgan Park funding sign. Photo courtesy of South Fayette Township

# Morgan Park

Additional concerns that should factor into planning for the future of Morgan Park include:

- Any investment made in Morgan Park must be made with the understanding that improvements will likely be impacted by flooding. The Township’s maintenance budget must account for maintenance and repairs in the event of both major and minor flood events.
- Morgan Park was built with funds from the Keystone Recreation, Park and Conservation fund from the Pennsylvania Department of Conservation and Natural Resources (DCNR). Properties that are acquired or developed with DCNR grant funding are not permitted to be converted to purposes/uses other than public recreation and conservation. Any land that is taken away from Morgan Park for an alternate use must be replaced with public park land elsewhere in South Fayette Township, subject to DCNR approval.

### Concept

Due to multiple constraints described in the analysis, it was determined that plans to invest in Morgan Park’s existing recreation amenities would be unlikely to result in the amount or

quality of recreation facilities that are needed to serve the residents of South Fayette.

However, until major decisions affecting the park are finalized, it is important that the park continue to serve existing users, including the South Fayette Baseball Association, the residents of the Morgan neighborhood and visitors to the senior center. It is recommended that ongoing and annual maintenance on the existing recreation facilities continue.

There are many opportunities for potential improvements in the event that Morgan Park will continue into the future as an essential part of township recreation. However, at this time new investments in Morgan Park are not recommended.

# Morgan Park



Flood damage to ballfields, 2004. Photo courtesy of South Fayette Township



Ballfields restored in 2006. Photo courtesy of South Fayette Township



### Riparian Buffer Detail A-1

In the case that changes are made to existing recreation amenities in Morgan Park, strong consideration should be given to establishing a riparian buffer.

A riparian buffer protects water quality and mitigates flooding. It protects water quality by filtering storm water runoff entering the stream. As flood waters rise, it also absorbs flood water and buffers the force of swiftly flowing waters. In this way, it mitigates flood damage to the land beyond the buffer.

It consists of native trees and shrubs planted at a close spacing and allowed to grow through natural forest succession. Activities and vehicle traffic that would compact the soil are



Morgan Park | Details

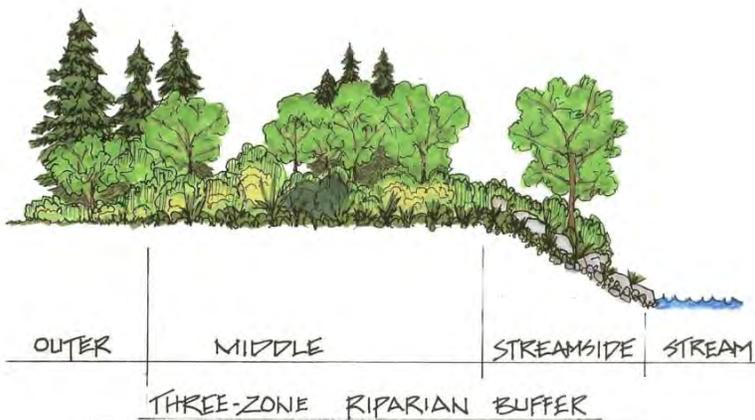
excluded from the buffer area. Uncompacted soil, held in place by plants' roots, is needed to absorb storm water.

The Pennsylvania Department of Environmental Protection (DEP) recommends an average minimum buffer width of 100 feet on each side of a waterway. However, this is intended to achieve overall stream quality improvements for the entire waterway, rather than for application to a short segment of stream bank.

According to the USDA National Agroforestry Center, many types of plants can be used in riparian buffers, but trees provide the best flood protection. Using trees and uncompacted soil to replace pavement, compacted soil, and grass along the streambanks in Morgan Park is likely to improve the impact of flooding directly behind the buffer, with greater protection gained from a greater area dedicated to riparian buffer plantings.

Trails are permitted in buffer areas and can add an educational or interpretive aspect by allowing trail users to observe the natural succession process.

With proper planning, a riparian buffer is simple to install and can involve volunteer labor. A riparian buffer strip is a recommended improvement to be included in any investment in Morgan Park.



A "three-zone" riparian buffer shows the general character of vegetation that can be installed at different buffer widths. A very narrow buffer typically does not have an "outer" zone.





Fairview Park

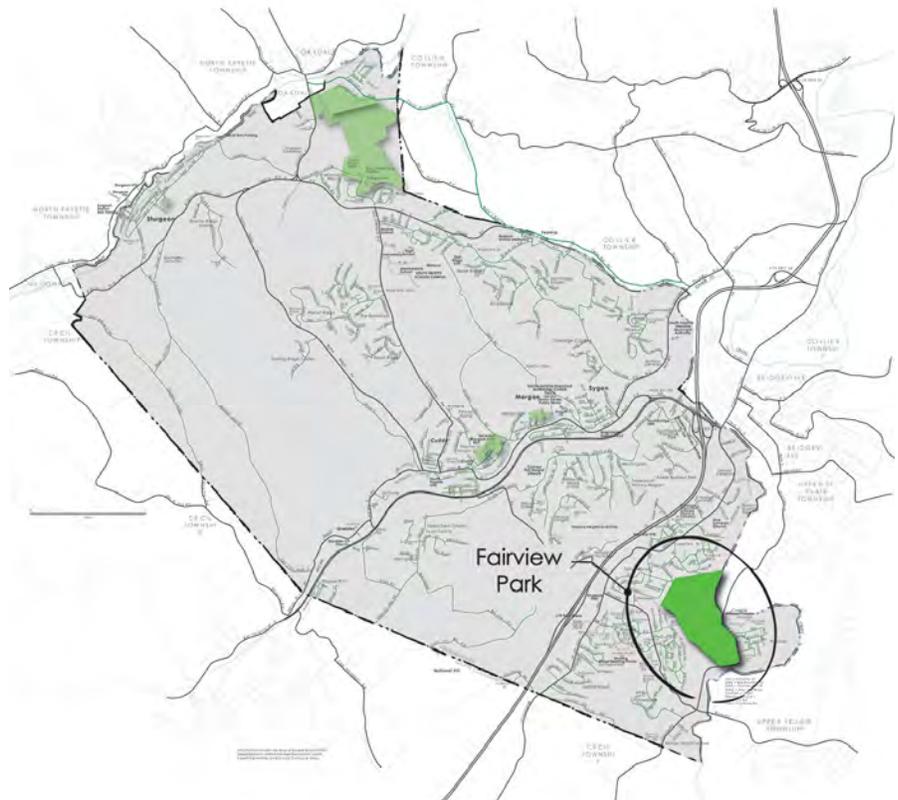
# Fairview Park Master Plan



## Introduction

Fairview Park is the center for athletics in South Fayette, with football, lacrosse, soccer, and baseball fields occupying most of the level land area. It is also home to the South Fayette Dog Zone, an unfenced free run pet area.

The property of the former Mayview Hospital was recently added to Fairview Park, making Fairview the second-largest park in the Township at 190 acres. For a complete inventory of park features and condition, see Appendix A of this plan.





## Fairview Park

### Analysis

Fairview Park has a large land area, but much of it is in steep, wooded slopes. Most of the athletic fields are located in low elevation areas and the two hilltops at either end of the park are undeveloped. The hilltop in the north portion of the park, a part of the Dog Zone, is a pleasant natural area with notable views.

Access to Fairview Park, like most other Township Parks, is through a residential neighborhood. Due to the amount of athletic activities in the park, there are often traffic conflicts in the area. Although many nearby residents walk their pets to the Dog Zone, there are no sidewalks leading into the park. The entrance crosses private property as well as a very narrow bridge, limiting the feasibility of a safe pedestrian route into the park. The addition of the Mayview property will add an access point at the opposite end of the park, but is unlikely to significantly reduce use of the existing entrance.

The concentration of quality athletic fields at Fairview presents the opportunity to fill Morgan Park's role as a tournament hub. The issues identified in the Fairview fields are relatively minor, but do increase field conflicts, primarily due to wet fields and lack of lighting.

Fairview Park is also home to the primary Township rental

facility, the Rotary Pavilion, which includes a kitchen and adjacent playground. The pavilion is heavily used, and there is an opportunity to provide additional large high-quality rental facilities that could generate revenue for the parks

Concept

Fairview will expand as the premier community park within the system and accommodate several of the existing facilities from Morgan Park. This expansion of the park will provide for additional venues capable of hosting tournaments & special events.

Fairview Park





# Fairview Park

**Phase B-1 | Playground Rehabilitation:** Demolish or replace playground equipment. Replace all wood fiber safety surface with low-maintenance pour-in-place rubber. Install ADA accessible paths at the Entrance Pavilion Playground.

**Phase B-2 | Community Splash Park and Little League Fields:** Construct a large (up to 500 square feet) splash park and large rental pavilion with kitchen and restrooms. Construct three Little League baseball fields and complete the parking area. Includes a drop-off loop drive and approximately 190 additional parking stalls.

**Phase B-3 | Free Run Dog Woods:** Install a proposed Free Run Dog Woods area on 5.5 acres of wooded slopes below the former Mayview Hospital property.

**Phase B-4 | Turf Fields:** Construct the proposed lacrosse field and install artificial turf surface on the three lacrosse and football fields. Complete paths as shown. During installation, restore drainage on football fields and install electrical conduit in preparation for Phase B-5.

**Phase B-5 | Baseball Fencing and Field B Lighting:** Add baseline fencing to Field A; replace fencing and resize Field B. Install standards and light fixtures on Field B; install electrical



## Master Plan B

infrastructure to support Phase B-4 and B-5.

**Phase B-6 | Community Event Space Improvements:** Construct additional parking, storage, and picnic area near the Rotary Pavilion. Consolidate Eagle Scout amenities and install ADA paths.

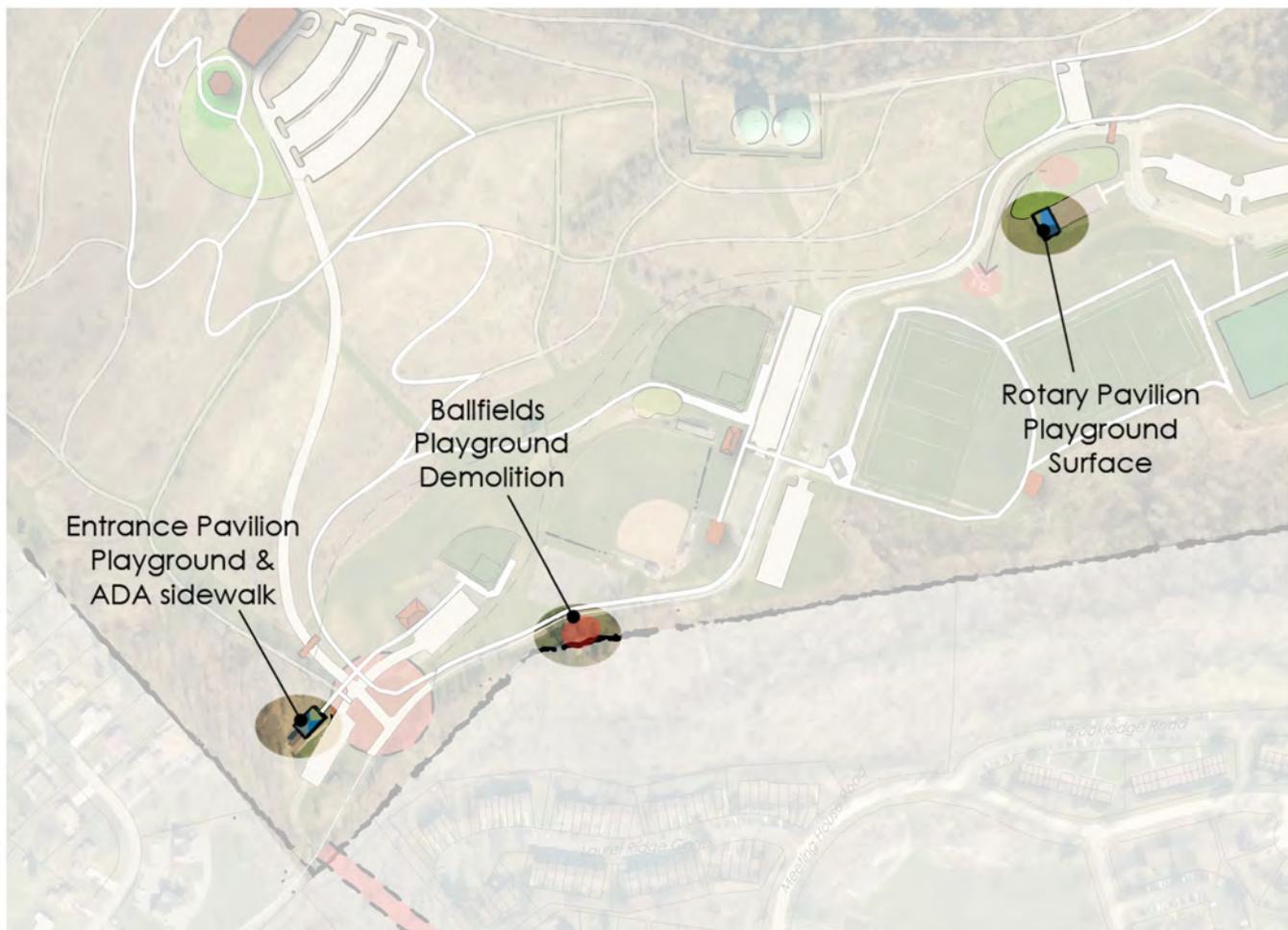
**Phase B-7 | Entrance Road and Sport Courts:** Realign roadways serving the Entrance Pavilion and existing tennis courts. Repave Entrance Pavilion parking and install ADA path to existing Entrance Pavilion restroom building. Rehab tennis and basketball courts.

**Phase B-8 | Softball Field and Pavilion:** Construct the proposed softball field with small shelter, play area, and necessary infrastructure.

**Phase B-9 | Nature Trail Network— West Trails:** Install proposed 1 mile paved loop with overlook and approximately 2 miles of aggregate surface trail network.

**Phase B-10 | Field Lighting:** Install standards and fixtures to light three lacrosse/football fields.

**Phase B-11 | Nature Trail Network— East Trails:** Includes paved trail from the Mayview Road park entrance and natural surface trails on wooded slopes.



## Playground Rehabilitation | Phase B-1

Various improvements are needed in Fairview Park’s three playgrounds for ADA accessibility and safety.

### Replace Entrance Pavilion Playground

The existing playground is in fair condition with several safety hazards, and is not ADA accessible. The proposed playground replaces all equipment and the safety surface, corrects a section of sidewalk that does not meet ADA standards, and extends the sidewalk to the proposed play surface.

### Demolish Existing Playground

The existing playground across Fairview Park Drive from baseball Field A is in fair condition, with old equipment, and is not ADA accessible.

### Rotary Pavilion Playground Surface

Replace wood fiber safety surface with low-maintenance pour-in-place rubber safety surface to improve playground quality and accessibility.

## Playground Rehabilitation | Phase B-1

### Estimate of Probable Costs

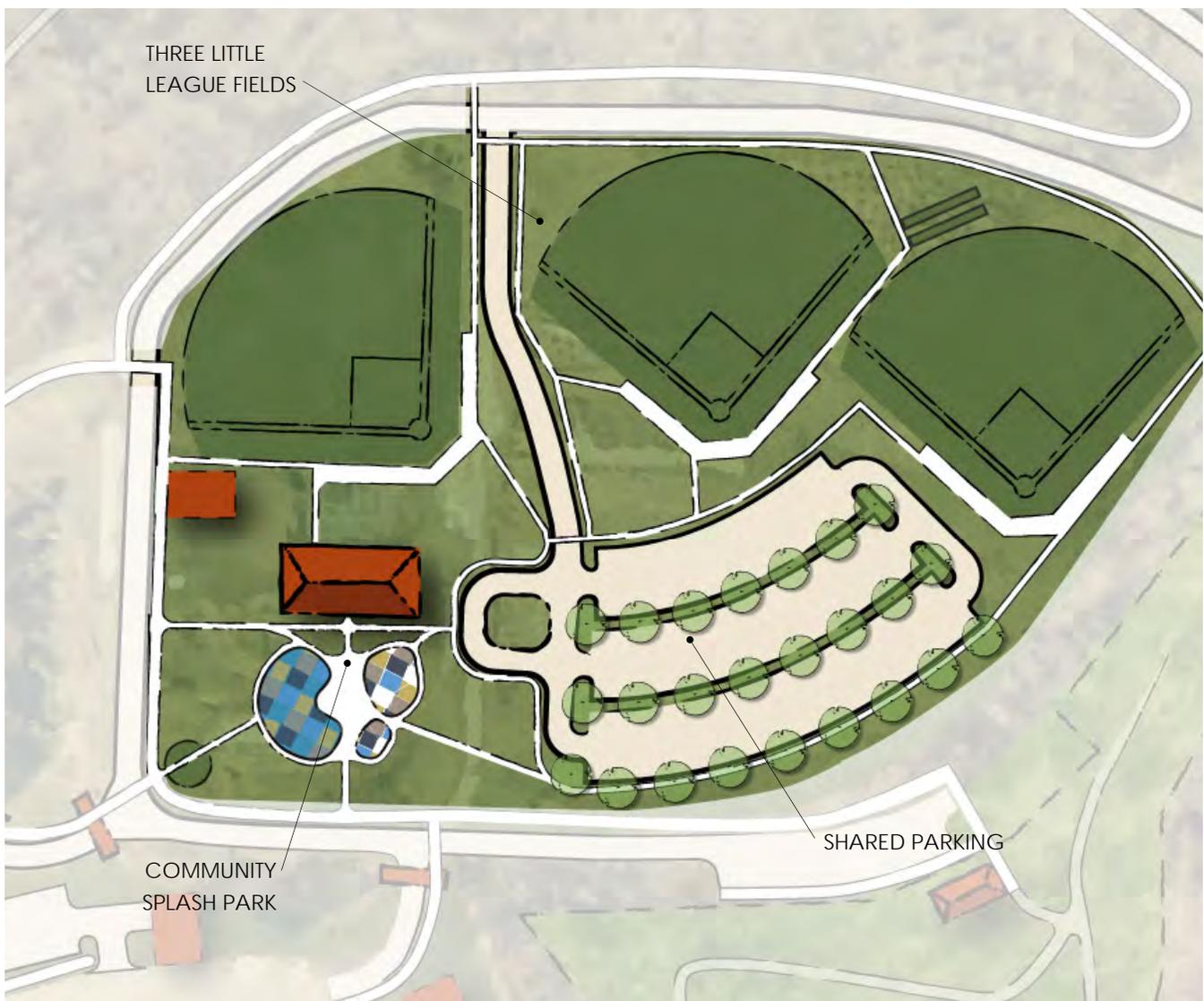
	Quantity	Unit	Unit Cost	Total
Demolition	1	LS	\$12,940	\$12,940
Entrance Pavilion Playground Equipment & Surface	1	LS	\$75,040	\$75,040
Entrance Pavilion ADA Sidewalk & Site Work	1	LS	\$3,560	\$3,560
Bench	1	EA	\$1,200	\$1,200
Rotary Pavilion Safety Surface & Site Work	2,280	SF	\$30	\$68,400

**Phase B-1 Total:**

\*Add 10% - 15% for design and engineering

**\$161,140**

\*Add 20% for mobilization and contingency



## Phase B-2

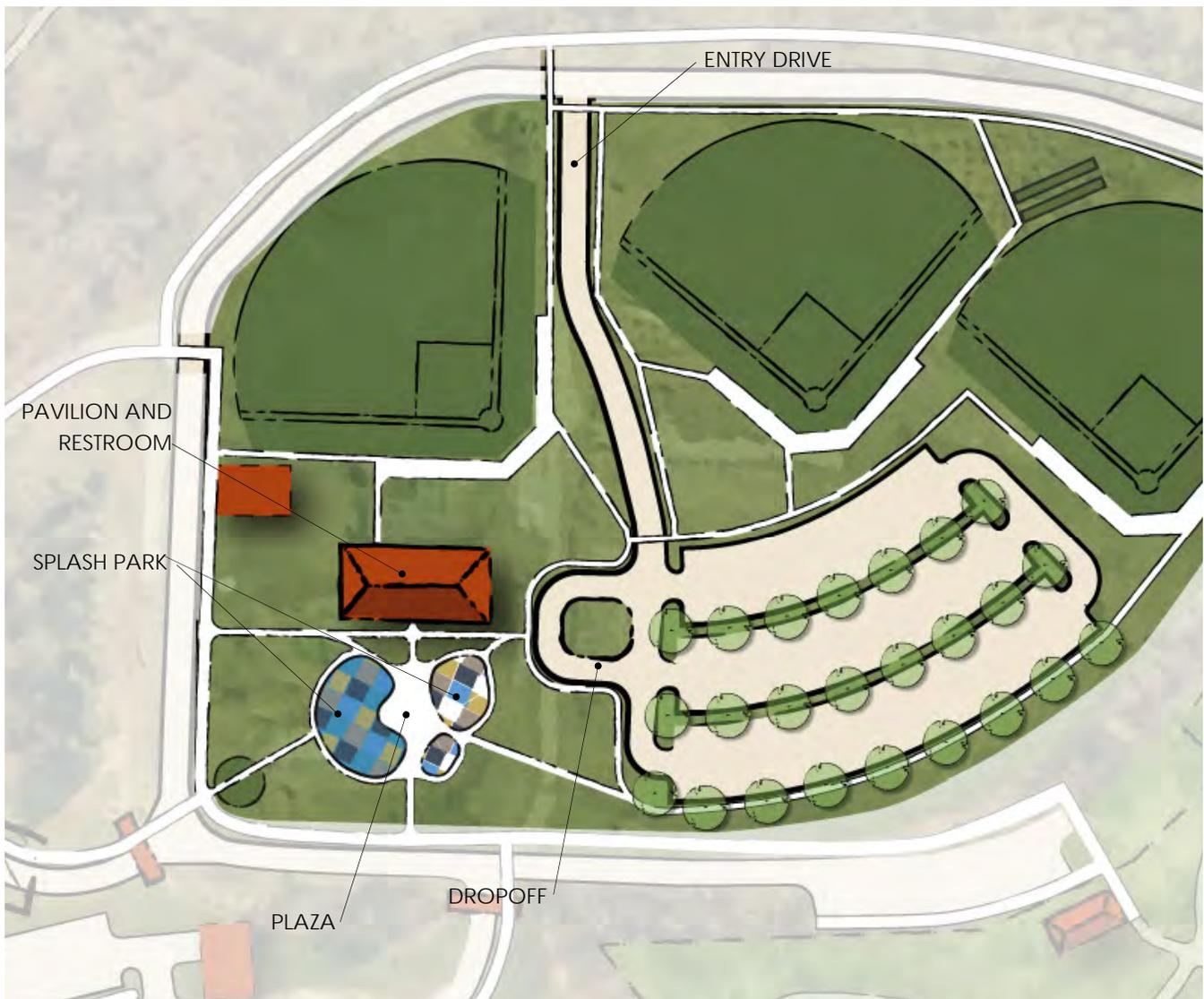
The former Mayview Hospital property is to be developed with a large community splash pad and Little League field complex. The two activity areas share a large parking lot that is sufficient to accommodate regular traffic for both, or larger volumes during an event such as a community gathering or baseball tournament.

Care should be taken during the detailed design of this phase to include areas of open lawn as shown. These areas can be used for community event setup, as well as unprogrammed areas to be used when the pavilion is rented. In the long term it will be important to properly grade the site to efficiently work all three ballfields into the available area and have adequate space between features.

# Community Splash Park and Little League Fields | Phase B-2

Summary—Estimate of Probable Costs

	For Detailed Costs See Page	Total
<b>Community Splash Park</b>	10-11	<b>\$1,540,600</b>
<b>Little League Fields</b>	12-13	<b>\$2,141,090</b>
<b>Phase B-2 Total:</b>		<b>\$3,681,690</b>
*Add 10% - 15% for design and engineering		
*Add 20% for mobilization and contingency		



## Community Splash Park | Phase B-2

A proposed large community splash park includes a second large rental pavilion for Fairview Park. These two high-demand features build on Fairview Park’s growing role as a center for large community gatherings and events. Parking and a dropoff area is included.

The splash park, proposed to cover 4,000 square feet, will have approximately 25 different in-surface and above-surface water features. At this size, a splash park can accommodate an estimated 100 children playing together. Because of its location near several athletic and picnic facilities, it can be assumed that the splash park will be visited both as a destination and by people who are already in Fairview Park for other activities.

Locating the splash park in a use area with the pavilion and proposed Little League fields will allow one large concession stand to serve both splash park and baseball visitors. The proposed pavilion should mirror the very popular Fairview Park Rotary Pavilion. In addition, a plaza with picnic tables is proposed for splash park visitors to use when the pavilion is rented.

## Community Splash Park | Phase B-2

### Estimate of Probable Costs

	Quantity	Unit	Unit Cost	Total
Clearing and grubbing	1	LS	\$5,000	\$5,000
Earthwork	1	LS	\$8,000	\$8,000
Drainage & storm water	1	LS	\$35,000	\$35,000
Parking, Striping & ADA Parking	8,280	SY	\$70	\$579,600
ADA parking signs	10	EA	\$750	\$7,500
Walking Path	1,400	LF	\$29	\$40,600
Large pavilion with restrooms and kitchen	1	LS	\$250,000	\$250,000
Picnic table and ADA picnic table, 16' length	18	EA	\$1,300	\$1,300
Bench	5	EA	\$1,200	\$6,000
Concrete Plaza	200	SY	\$100	\$20,000
Café table, ADA, with shade	6	EA	\$1,600	\$9,600
Waste receptacles	8	LS	\$1,000	\$8,000
Splash park safety surface	4,000	SF	\$30	\$120,000
Splash park features	1	LS	\$200,000	\$200,000
Water service and recirculation system	1	LS	\$150,000	\$150,000
Lighting & Electrical	1	LS	\$100,000	\$100,000

**Phase B-2 Total:**

**\$1,540,600**

\*Add 10% - 15% for design and engineering

\*Add 20% for mobilization and contingency



## Little League Fields | Phase B-2

Coordinate with the South Fayette Baseball Association for design and funding of improvements in this phase.

The number of fields that are needed at Fairview Park should be determined in the context of potential future changes to Morgan Park. In order to determine the amount of earthwork required, and whether walls or other structural earth retention improvements will be needed, a detailed survey of the Mayview site must be conducted after all developer filling and improvements have been completed.

This master plan assumes that three lighted fields will be needed. The proposed fields measure 200' from home plate to the outfield fence. The estimate shown includes fencing for all fields. Fields, regardless of the final number installed, should be oriented northeast and away from parking areas.

The total amount of shared parking provided for the ballfields, splash park, and pavilion in phase B-2 is 180 stalls plus 10 ADA stalls.

## Little League Fields | Phase B-2

### Estimate of Probable Costs

	Quantity	Unit	Unit Cost	Total
Earthwork	1	LS	\$47,000	\$47,000
Drainage and stormwater	1	LS	\$30,000	\$30,000
Baseball field installation with fence	3	EA	\$373,500	\$1,120,500
Dugout	6	EA	\$12,000	\$72,000
Scoreboard	3	EA	\$10,750	\$32,250
Bleacher w/ fall protection	6	EA	\$9,500	\$57,000
Walking Path & Pedestrian Pavements	3,960	LF	\$29	\$114,840
Batting cages	2	EA	\$5,500	\$11,000
Storage Shed	1	LS	\$6,500	\$6,500
Lighting & Electrical (if required)	1	LS	\$650,000	\$650,000

**Phase B-2 Total:**

**\$2,141,090**

\*Add 10% - 15% for design and engineering

\*Add 20% for mobilization and contingency



## Free Run Dog Woods | Phase B-3

The proposed 5.5 acre Free Run Dog Woods is designed to retain the off-leash, barrier-free feel of the existing Dog Zone, while adding additional amenities plus the safety and security of a fence. The fence is set on the steep slopes below the dog area to minimize visibility (see details in this chapter).

The proposed site has the advantage of a tree canopy that provides shade and a stimulating woodland environment for dogs. The maximum number of existing trees will be preserved to retain the character of the site. Brush will be removed to allow free movement of dogs, and better visibility for owners to supervise their pets.

Accessibility is improved at this site with dedicated parking and a paved sidewalk. The sidewalk extends only as far as the proposed small shelter, in order to preserve the natural character of the site and minimize the need for tree removal. The loop trail is a cleared path with natural earth surface. Picnic tables at the shelter and benches along the trail give dog owners a place to rest.

## Free Run Dog Woods | Phase B-3

### Estimate of Probable Costs

	Quantity	Unit	Unit Cost	Total
Clearing and Grubbing	1	LS	\$10,000	\$10,000
Earthwork	1	LS	\$1,575	\$1,575
Roadway & parking with striping	7,076	SY	\$70	\$55,000
ADA parking sign	1	EA	\$750	\$750
Walking Path	972	LF	\$29	\$28,188
Fence & Gates	3,010	LF	\$21	\$63,210
Shelter 12' x 20' with pad	1	EA	\$30,300	\$30,300
Picnic Table	2	EA	\$1,000	\$2,000
Natural Surface Loop Trail	868	SY	\$12	\$10,416
Bench	3	EA	\$1,200	\$3,600
Waste receptacle	1	EA	\$1,000	\$1,000
Dog waste stations	4	EA	\$500	\$2,000

**Phase B-3 Total:**

\*Add 10% - 15% for design and engineering

**\$208,039**

\*Add 20% for mobilization and contingency



## Turf Fields—Football and Lacrosse | Phase B-4

Coordinate with athletic associations for design and funding of improvements in Phase B-6.

This phase proposes artificial turf installation for the two existing fields, plus one full-size lacrosse field. The proposed lacrosse field replaces the small soccer fields, and requires the demolition of the existing trail around the perimeter of Baseball Field B.

Amenities in this phase are proposed to create a more complete sports field complex. Complete the network of asphalt trails around each field. Proposed football field spectator seating uses stone and earth terraces set into the existing bank, with wheelchair seating pads provided at either end. A storage building is proposed for football equipment.

Also in this phase, install electrical conduit to support field lighting (Phase B-8). This will help prevent disturbance of pathways, turf, or drainage structures in later phases.

## Turf Fields—Football and Lacrosse | Phase B-4

### Estimate of Probable Costs

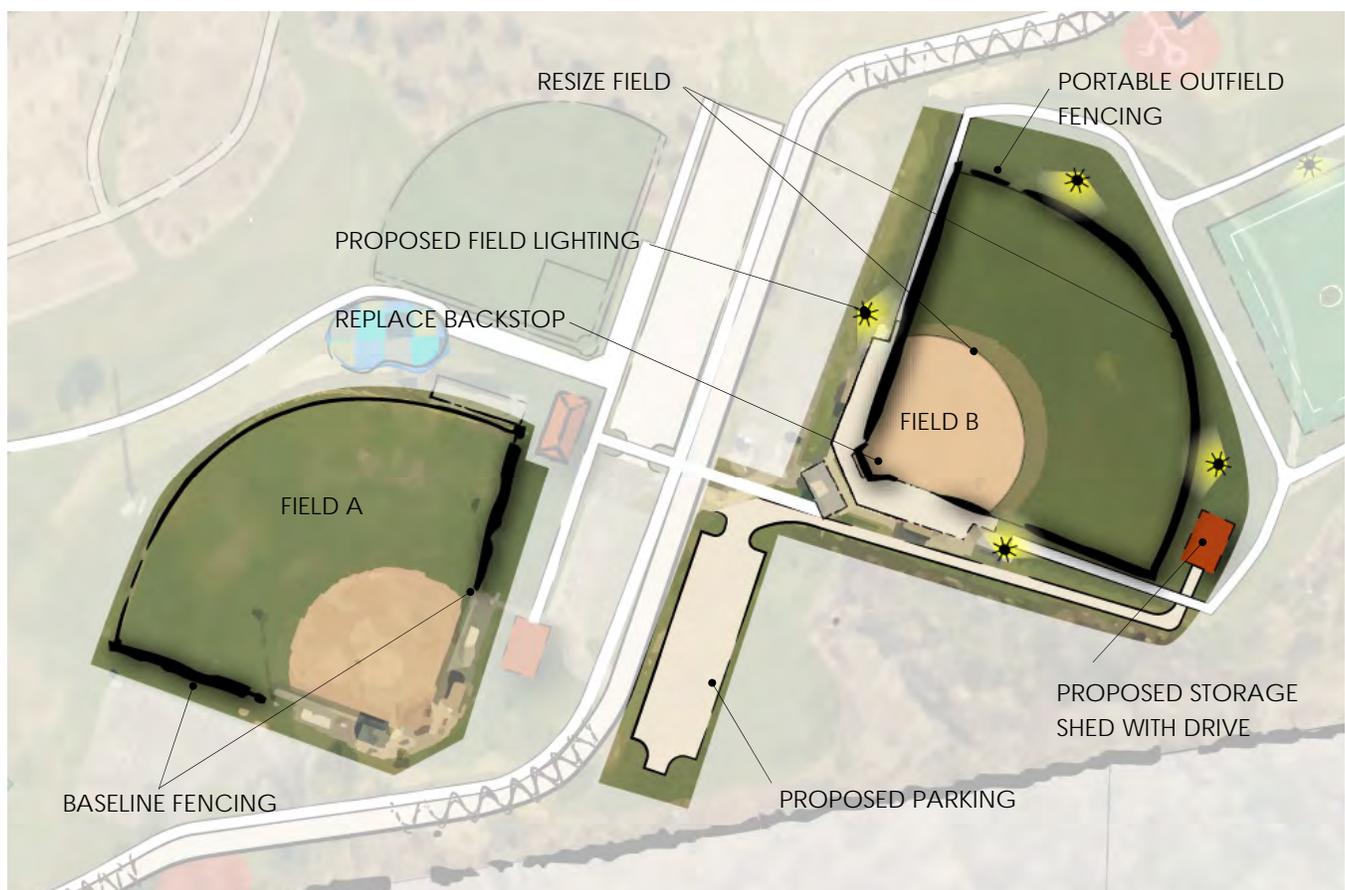
	Quantity	Unit	Unit Cost	Total
Demolition	1	LS	\$1,200	\$1,200
Excavation, fields	5,000	CY	\$35	\$175,000
Terrace Seating Area	600	LF	\$220	\$132,000
Seeding	1	LS	\$3,300	\$3,300
Striping	3	EA	\$1,000	\$3,000
Artificial Turf Installation with base, drains, and curb	3	EA	\$750,000	\$2,250,000
Walking Path	2,790	LF	\$29	\$80,910
Storage Shed	1	LS	\$6,500	\$6,500
Electrical service and conduit	1	LS	\$80,000	\$80,000

#### Phase B-4 Total:

**\$2,731,910**

\*Add 10% - 15% for design and engineering

\*Add 20% for mobilization and contingency



## Baseball Fencing and Lighting | Phase B-5

This phase improves Field B to match the size and condition of the popular Field A. It is important to engage the South Fayette Baseball Association in the funding and design phases of this project to ensure the needs of those using the facility will be met to the greatest degree possible.

Remove fencing to regrade the field and improve drainage. Repair or replace drainage structures as needed. Replace the backstop and add a portable outfield fence to match the dimensions of Field A. A portable mound will also be required.

Improving Field B will likely increase the amount of use in this area of the park. Construct an additional 23 parking stalls and one ADA parking stall in the “pit” area.

Complete baseline fencing on Field A to protect parked cars. Replace bleachers per inventory (Appendix A).

Prior to installation of electrical systems and field lighting on Field B, complete the design for lighting the existing football and proposed lacrosse fields (Phase B-8). Ensure that any electrical boxes and conduit that will be required in future phases are installed during this phase, to avoid duplicating costs for electrical equipment, excavation, etc. In addition, the park inventory (Appendix A) noted that Field A’s light standards were too low. Determine whether there are any cost efficiencies to renovating Field A lighting during the installation of Field B lighting.

## Baseball Fencing and Lighting | Phase B-5

### Estimate of Probable Costs

	Quantity	Unit	Unit Cost	Total
Demolition	1	LS	\$8,600	\$8,600
Earthwork (fill for parking)	1	LS	\$20,000	\$20,000
Regrade Field B	1	LS	\$10,000	\$10,000
Repairs to infield surface	1	LS	\$13,000	\$13,000
Topsoil & Seeding	7200	SY	\$3	\$21,600
Drainage & storm water	1	LS	\$25,000	\$25,000
Parking and roadway with striping	2,000	SY	\$70	\$140,000
ADA parking signs	1	EA	\$750	\$750
Walkways	70	LF	\$29	\$2,030
Backstop (Field B)	1	EA	\$20,000	\$20,000
Portable fence	500	LF	\$20	\$10,000
Portable pitching mound	1	EA	\$3,500	\$3,500
Bleacher w fall protection	2	EA	\$9,500	\$19,000
Baseline fencing (Field A)	1	LS	\$21,000	\$21,000
Storage Shed	1	LS	\$6,500	\$6,500
Lighting & Electrical	1	LS	\$300,000	\$300,000

**Phase B-45Total:**

\*Add 10% - 15% for design and engineering

\*Add 20% for mobilization and contingency

**\$620,980**



## Community Event Space | Phase B-6

South Fayette’s primary community event space is improved with sidewalks and additional parking, up to 50 stalls plus two ADA stalls. In addition to walkways, pedestrian safety can be enhanced with the use of traffic calming devices (see details on page B-32) and a painted crosswalk on Fairview Park Drive. A storage building (minimum 40’ x 60’) will be installed and dedicated to park equipment and events storage.

### Picnic Grove

Across Fairview Park Drive from the Rotary Pavilion is an existing oak grove. Retaining the existing tree canopy and installing furnishings is a simple way to create a pleasant picnic area. 90-degree parking can be added along the existing roadway at minimal cost, providing an additional nine stalls plus one ADA stall. Install ADA-accessible picnic tables and sidewalks close to the proposed parking to minimize damage to tree roots. The picnic grove will also serve as a trailhead for the wooded trail network proposed in phase B-12.

### Eagle Scout Projects

All stadium seating at the flagpole is improved with ADA accessible paths and concrete wheelchair seating pads. Selected garden elements and the sculpture from the Rotary Pavilion are relocated to the flagpole area to develop a concentrated node for hosting patriotic displays (marked in red on the drawing). Moving the sculpture opens up an uninterrupted lawn at the Rotary Pavilion for annual community event setup.

## Community Event Space Improvements | Phase B-6

### Estimate of Probable Costs

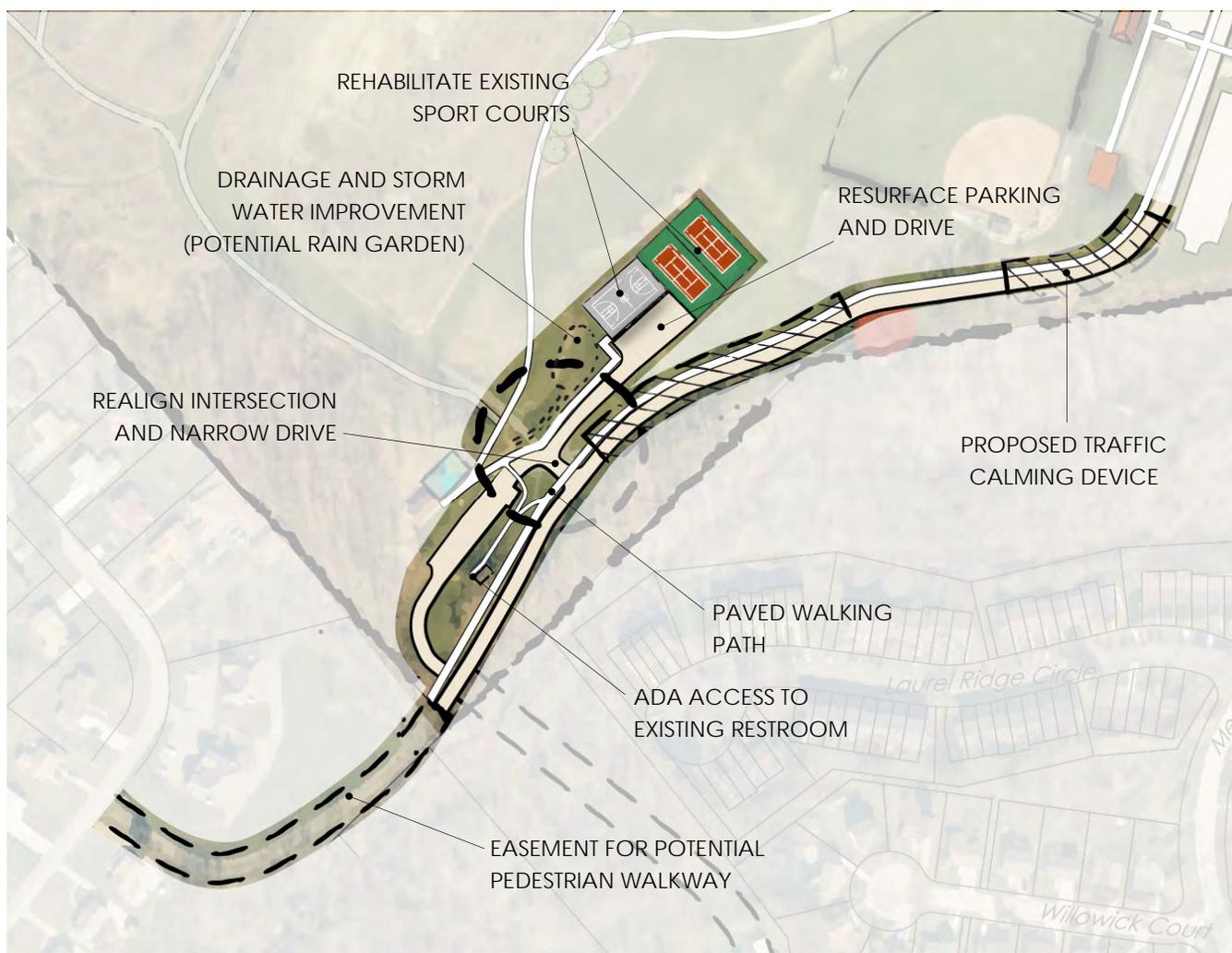
	Quantity	Unit	Unit Cost	Total
Demolition & relocation of garden elements	1	LS	\$2,000	\$2,000
Earthwork	1	LS	\$4,700	\$4,700
Drainage improvements	1	LS	\$8,000	\$8,000
Topsoil & Seeding	1	LS	\$1,000	\$1,000
Parking with striping	2,534	SY	\$70	\$177,380
ADA parking sign	3	EA	\$750	\$2,250
Traffic calming devices	1	LS	\$50,000	\$50,000
Painted crosswalk	3	EA	\$750	\$2,250
Walking path	1,970	LF	\$29	\$57,130
Concrete sidewalk & ADA seating	52	SY	\$100	\$5,200
Picnic table	6	EA	\$1,000	\$6,000
Storage shed	1	LS	\$6,500	\$6,500
Lighting & electrical service (parking)	1	LS	\$45,000	\$45,000

**Phase B-6 Total:**

**\$367,410**

\*Add 10% - 15% for design and engineering

\*Add 20% for mobilization and contingency



## Entrance Road and Sport Courts | Phase B-7

The intersection near the Entry Pavilion is narrowed to no greater than 24', and aligned closer to 90 degrees to reduce impervious paving, calm traffic, and increase safety. Because this area is close to the park entrance and highly visible, make improvements that are welcoming, attractive, and reflect the quality and care that is being invested in the rest of the park's amenities. The cost estimate accounts for some landscape and signage improvements to be specified during the design phase.

Existing drainage patterns direct water from the above hillside to sheet flow across the driveway between the pavilion and sport courts. Consider designing and installing a swale and rain garden to divert the flow away from the roadway. A rain garden could serve as a demonstration project and an educational element that enhances the proposed trail system.

The existing restroom and path are renovated or replaced to meet ADA standards. Sport court facilities are renovated in accordance with the findings of the park inventory (Appendix A).

Investigate the possibility of securing an easement to improve pedestrian access on the existing park entrance road (dashed line).

## Entrance Road and Sport Courts | Phase B-7

### Estimate of Probable Costs

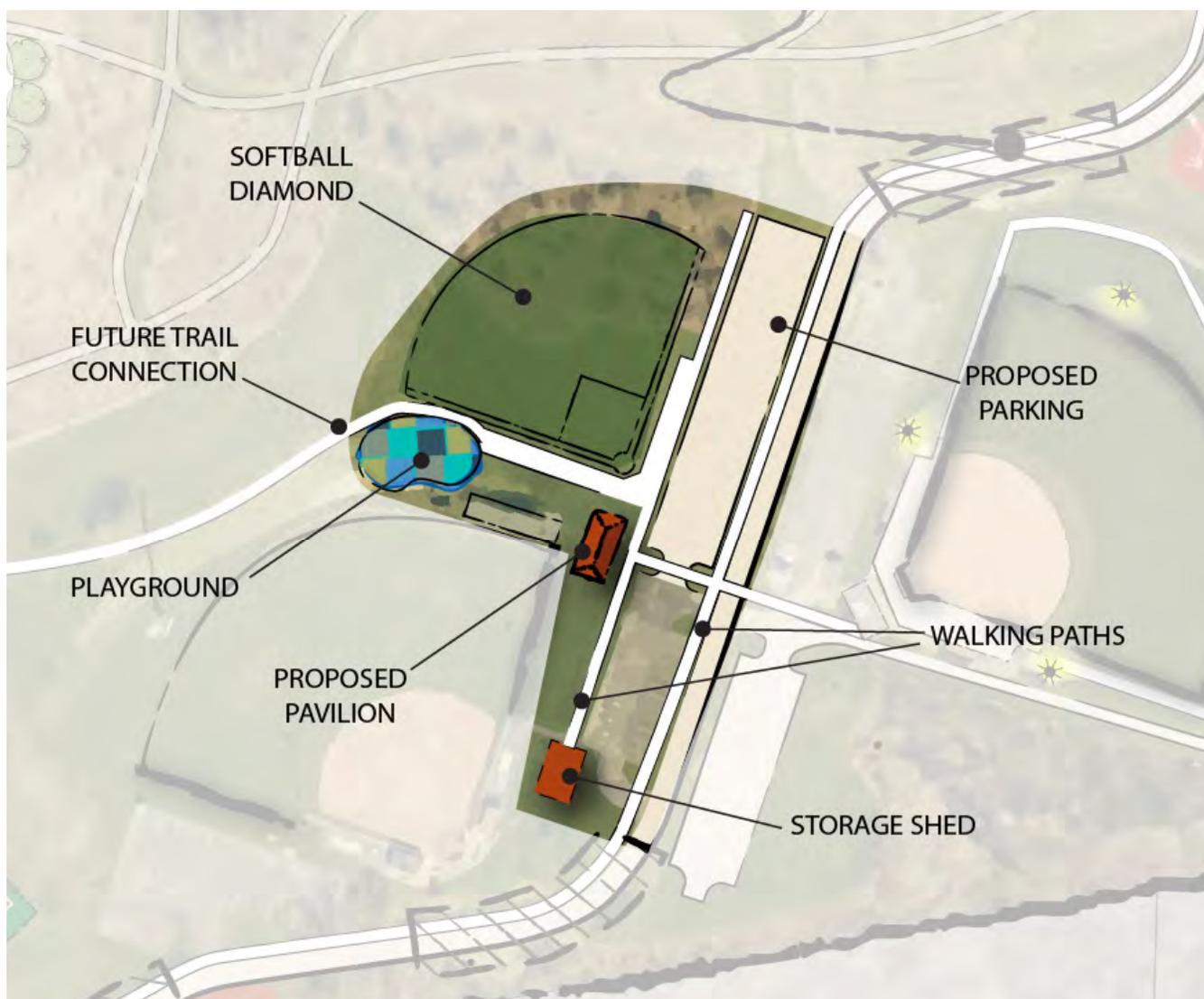
	Quantity	Unit	Unit Cost	Total
Demolition (drives, path)	1	LS	\$17,640	\$17,640
Earthwork	1	LS	\$8,000	\$8,000
Drainage improvements	1	LS	\$12,000	\$12,000
Mill and pave all roadways, parking lots, and basketball court	2,680	SY	\$18	\$48,240
Full depth pavement repairs to roadway as needed	1	LS	\$80,000	\$80,000
Parking lot striping	1	LS	\$1,500	\$1,500
ADA Parking sign (sport courts)	1	EA	\$750	\$750
Wheel stops (pavilion area)	15	EA	\$500	\$7,500
Walking path	1,960	LF	\$29	\$56,840
Traffic calming devices	1	LS	\$50,000	\$50,000
Painted crosswalks	2	EA	\$750	\$1,500
Crack repair (basketball court)	1	LS	\$8,000	\$8,000
Fence 10' ht (basketball court, parking lot side only)	95	LF	\$60	\$5,700
Court striping (basketball)	1	LS	\$1,900	\$1,900
Aluminum bench (basketball court)	2	EA	\$1,000	\$1,000
Basketball pole, hoop, backboard and net	2	EA	\$3,500	\$3,500
Crack repair (tennis court)	1	LS	\$1,500	\$1,500
Light fixture with outlet (restroom)	1	EA	\$500	\$500
Hot water heater (restroom)	1	LS	\$1,000	\$1,000
Topsoil and seeding	1	LS	\$1,000	\$1,000
Welcome sign and landscaping	1	EA	\$4,000	\$4,000
Rain garden and vegetated swale, if needed	1	LS	\$30,000	\$30,000

### Phase B-7 Total:

\*Add 10% - 15% for design and engineering

**\$342,070**

\*Add 20% for mobilization and contingency



## Softball Field and Pavilion | Phase B-8

A new softball field has the potential to accommodate regular season game play as well as tournaments. This phase completes the baseball improvements in Fairview Park and the gap in the sidewalk along Fairview Park Drive.

The softball field measures 200' along the foul line to the outfield fence, and a movable mound can be used to convert the field for Little League baseball tournaments. The field shares proposed amenities with Fairview A including a proposed pavilion, storage shed, and additional parking. This phase of the project also calls for a playground and trail connection to provide additional amenities for multiple user groups.

## Softball Field & Pavilion | Phase B-8

### Estimate of Probable Costs

	Quantity	Unit	Unit Cost	Total
Earthwork	1	LS	\$215,000	\$215,000
Drainage	1	LS	\$35,000	\$35,000
Softball diamond installation with fence	1	EA	\$373,500	\$373,500
Dugout	2	EA	\$12,000	\$24,000
Scoreboard	1	EA	\$10,750	\$10,750
Bleacher w/ fall protection	2	EA	\$9,500	\$19,000
Parking with striping	2,090	SY	\$70	\$146,300
ADA parking signs	4	EA	\$750	\$3,000
Walking Path & Pedestrian Pavements	1,068	LF	\$29	\$30,972
Playground	1	LS	\$118,400	\$118,400
Pavilion with pad	1	LS	\$55,000	\$55,000
Storage Shed	1	LS	\$6,500	\$6,500
Lighting & Electrical	1	LS	\$206,000	\$206,000

#### Phase B-8 Total:

**\$1,243,422**

\*Add 10% - 15% for design and engineering

\*Add 20% for mobilization and contingency



## Nature Trail Network—West | Phase B-9

The nature trail network includes a paved loop trail and a network of aggregate paths that generally follow the existing mown paths.

The paved loop is approximately one mile of trail, and can be accessed from parking areas at the Sport Courts or the proposed Softball Field. At the top of Fairview Park Hill, an overlook with seat wall is proposed to take advantage of the expansive view. Rows of trees shade the path, and enhance the effect of arrival at the overlook. Approximately two miles of additional trails are surfaced with limestone dust.

The existing “meadow” should be maintained by scheduled mowing, clearing, and the removal of invasive species. At nodes where paths converge, approximately every one-quarter mile of trail, include benches shaded by trees or pergolas (right).

See phase B-9, Entrance Road and Sport Courts, for a discussion of potential storm water improvements that could impact the trail entrance at this point.

## Nature Trail Network—West Trails | Phase B-9

### Estimate of Probable Costs

	Quantity	Unit	Unit Cost	Total
Clearing brush	1	LS	\$1,000	\$1,000
Earthwork & drainage	1	LS	\$4,000	\$4,000
Paved loop trail	5,100	LF	\$29	\$147,900
Compacted limestone dust trail	11,130	LF	\$12	\$133,560
Overlook paving	40	SY	\$100	\$4,000
Overlook seat wall	30	LF	\$150	\$4,500
Trail directional signage	1	LS	\$4,500	\$4,500
Trail interpretive signage	1	LS	\$5,600	\$5,600
Bench	9	EA	\$1,200	\$10,800
Invasive species removal	51	AC	\$2,500	\$127,500
Shade trees, staked with tree protectors	35	EA	\$500	\$17,500

**Phase B-9 Total:**

**\$460,860**

\*Add 10% - 15% for design and engineering

\*Add 20% for mobilization and contingency



## Field Lighting—Football + Lacrosse | Phase B-10

Coordinate with athletic associations for design and funding of improvements in Phase B-8.

Install standards and athletic lighting fixtures on both football fields and the proposed lacrosse field.

Light fixture symbols are shown for illustrative purposes only. The actual number and placement of fixtures to be determined by athletic lighting design professional.

## Field Lighting—Football and Lacrosse | Phase B-10

### Estimate of Probable Costs

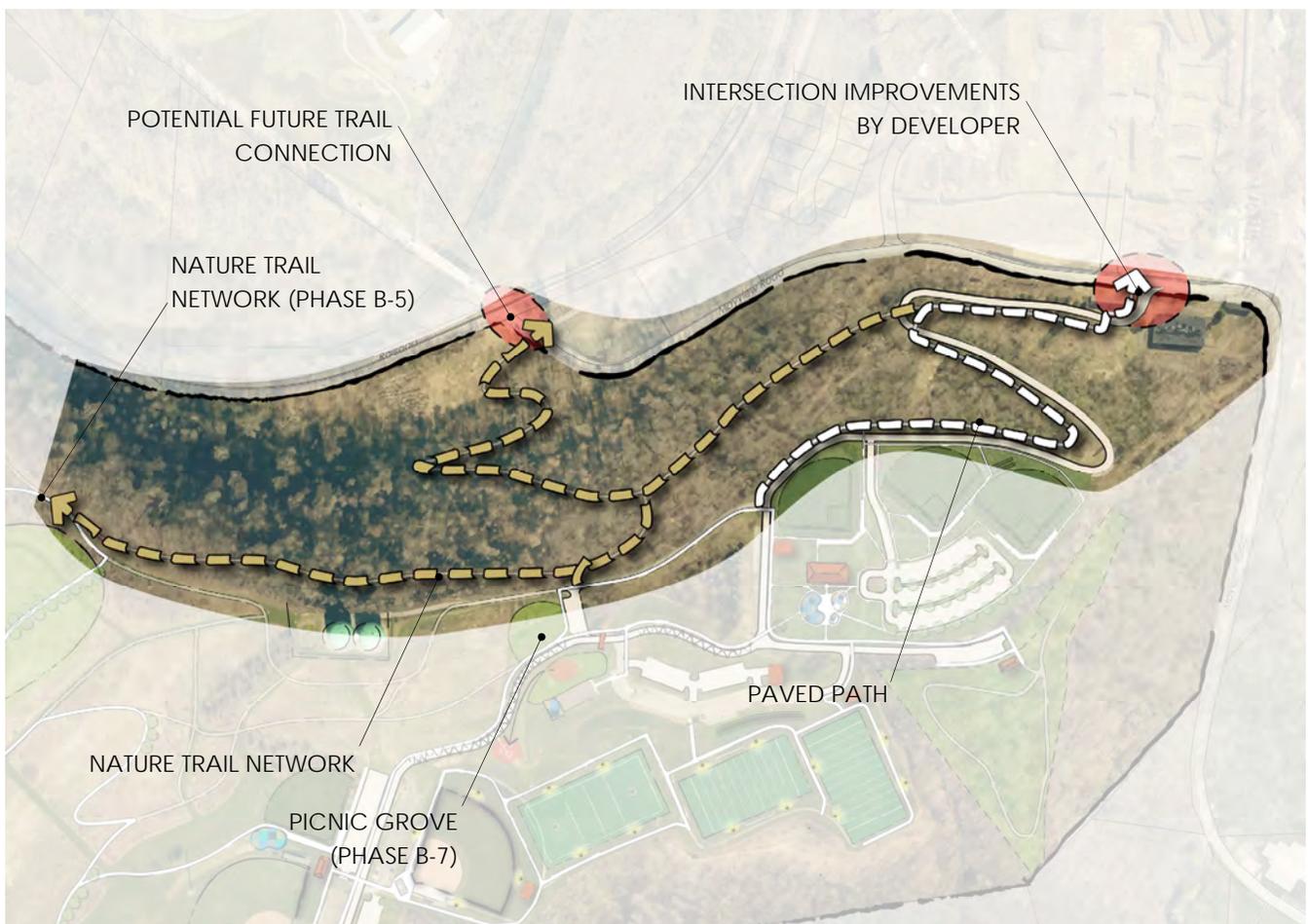
	Quantity	Unit	Unit Cost	Total
Lighting & electrical service per field	3	EA	\$250,000	\$750,000

**Phase B-10 Total:**

\*Add 10% - 15% for design and engineering

**\$750,000**

\*Add 20% for mobilization and contingency



## Nature Trail Network—East | Phase B-11

This phase proposes approximately 1 1/3 miles of additional trail. Paved trail provides a pedestrian connection from the top of Mayview hill to the intersection of Fairview Park Drive and Mayview Road. This intersection and the roadway are to be improved by the developer of the Hastings neighborhood. Ensure that trail crossings on this road are clearly marked, as drivers’ visibility is limited by sharp turns.

Unpaved trail traverses steep wooded slopes. While it connects to the nature trail network constructed in Phase B-5, these trails will be steeper and more difficult to traverse, and should be signed as such. Before constructing these trails, consider what uses will be allowed and ensure details are appropriate for the proposed uses.

No additional trailheads are proposed because the trail will connect to amenities that are constructed in previous phases. Ensure that benches are placed at more frequent intervals because of trail difficulty.

## Nature Trail Network—East Trails | Phase B-11

### Estimate of Probable Costs

	Quantity	Unit	Unit Cost	Total
Clearing brush	1	LS	\$6,000	\$6,000
Earthwork & drainage	1	LS	\$20,000	\$20,000
Paved trail	2,400	LF	\$29	\$69,600
Natural surface trail (steep slopes)	4,710	LF	\$16	\$75,360
Edge protection and barriers	1	LS	\$20,000	\$20,000
Trail directional signage	1	LS	\$2,000	\$2,000
Painted crosswalk	6	EA	\$750	\$4,500
Bench	8	EA	\$1,200	\$9,600

**Phase B-11 Total:**

**\$207,060**

\*Add 10% - 15% for design and engineering

\*Add 20% for mobilization and contingency

# Fairview Park | Details



Example of how a fence can be set on a slope below the main park area, reducing the visible profile of the fence.

## Free Run Dog Woods: Phase B-3

The character of the Dog Woods is one of the most important features.

First, the design must include a fence for safety and security of dogs and other park users, but every effort should be made to ensure that the Dog Woods retains a fence-free feel. Many dog owners prefer this type of facility to traditional dog parks. The technique used to achieve this is setting a typical chain link fence onto the steep slopes that surround the Dog Woods , so that the fence recedes into the landscape (see renderings, above and right).

Second, the design must retain the site’s natural character.

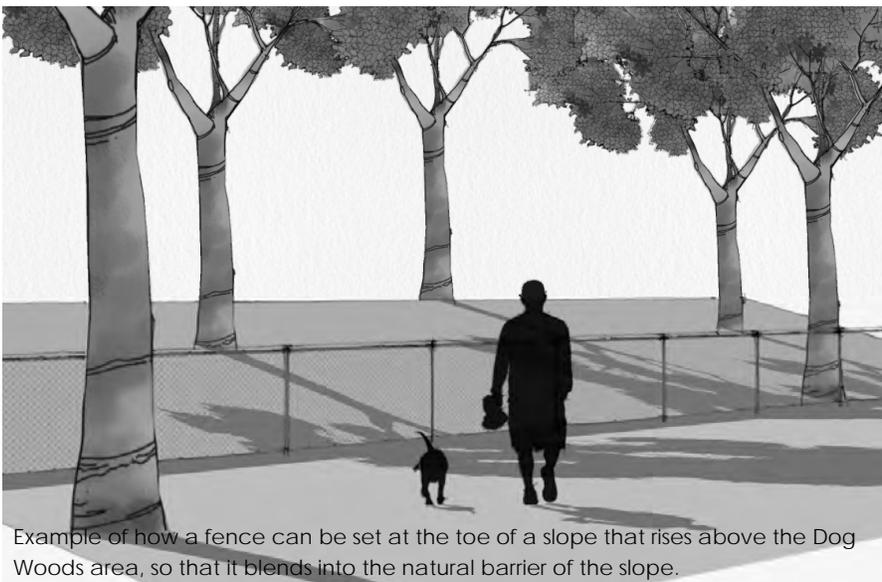
Fairview Park | Details

Preserve as many existing mature trees as possible to provide a stimulating environment for dogs. A shady tree canopy protects both dogs and their owners from excessive sun and heat, and shelters wildlife that provides interest. Paths should be natural surface and disturb the existing trees as little as possible. Clear brush to remove barriers to dogs' movement and allow owners to properly supervise their pets.

A well-designed example of the Dog Woods concept is the Bellevue Dog Woods in Bellevue, PA. It sets a precedent for interesting features that could be included if there is good stakeholder involvement, such as a water feature and an agility course.



Example of free run dog woods character ; Bellevue Dog Woods, Bellevue, PA



Example of how a fence can be set at the toe of a slope that rises above the Dog Woods area, so that it blends into the natural barrier of the slope.

Fairview Park | Details



### Traffic-Calming Devices

“Traffic calming” means slowing cars down to speeds that are safer for pedestrians and bicyclists. Many widely used traffic calming devices are available, and information about cost and appropriateness can be found in the Federal Highway Administration’s (FHWA) Traffic Calming e-Primer ([https://safety.fhwa.dot.gov/speedmgt/traffic\\_calm.cfm](https://safety.fhwa.dot.gov/speedmgt/traffic_calm.cfm)).

Chicanes are a traffic-calming measure that is easy to implement on existing roadways. Chicanes are commonly used in places where many people walk, such as residential neighborhoods and parks. The FHWA recommends they be installed on streets with

Fairview Park | Details

a speed limit of 35 mph or less.

Chicanes work by slightly narrowing the roadway and causing cars to drive in a somewhat serpentine pattern. This reduces the “speedway” effect that long, straight, unobstructed segments of road may have on drivers—causing them to exceed safe speeds.

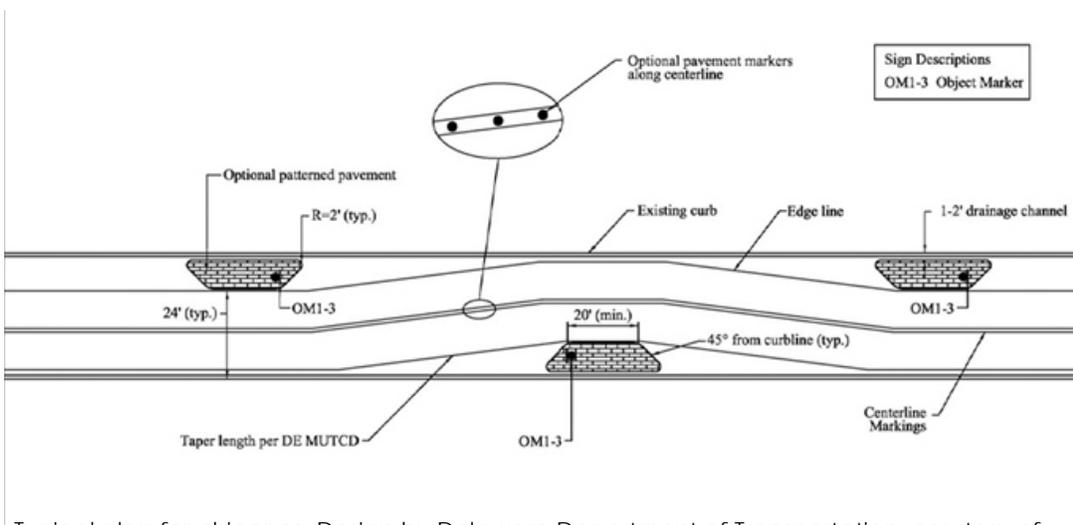
As in the examples shown here, chicanes are staggered so that two vehicles may pass the chicane simultaneously, but they generally slow down significantly to navigate safely.

Chicanes must have a vertical element that is visible to drivers, plows and maintenance vehicles when the chicane is covered by snow—such as the reflective signs placed in Graham Park’s chicanes (bottom photo).

Properly designed chicanes are safe for emergency vehicles, but cars traveling in the opposite direction will need to stop and allow the emergency vehicle to pass.

A typical set of three simple, landscaped chicanes installed on an asphalt street costs about \$10,000. If curbing or drainage structures must be modified, a set of chicanes can cost \$30,000 or more.

In Fairview Park, chicanes may be especially useful in areas where parking along the main park road is an issue. By narrowing the roadway, chicanes restrict maneuvering and reduce the lengths of pavement where parking is practical.



Typical plan for chicanes. Design by Delaware Department of Transportation, courtesy of <https://safety.fhwa.dot.gov>

Fairview Park | Details



Example of a simple, low-cost building set into the grade



Example of a unique custom building set into the grade

Future Consideration: Multiuse Indoor Facility

Indoor recreation and gathering spaces are in high demand in South Fayette Township, and with this proposed project, the Township has an opportunity to construct a unique and desirable facility. The proposed location is at the overlook on Fairview Park hill (Phase B-5). A low building set into the grade with windows facing the views would capitalize on this natural asset. Consider an extensive green roof with a simple lawn that could also be used as a recreation amenity (see above).

Green building sustainable site features can add educational value and reduce the number of utilities that must be extended to

the site. For example, solar power or geothermal heat could be used. Native plants and stormwater features such as permeable paving and rain gardens expand educational programming options.

Flexible indoor space sizes with movable walls with a high capacity of at least 200 people would benefit the Township. Having the ability able to divide the room up with movable walls makes the space more versatile and able to accommodate small meetings or classes. This space type is more likely to be used during weekdays (see examples of this concept below). Include ample storage space so recreation equipment and furnishings can be swapped to accommodate different events.



Fairview Park | Details





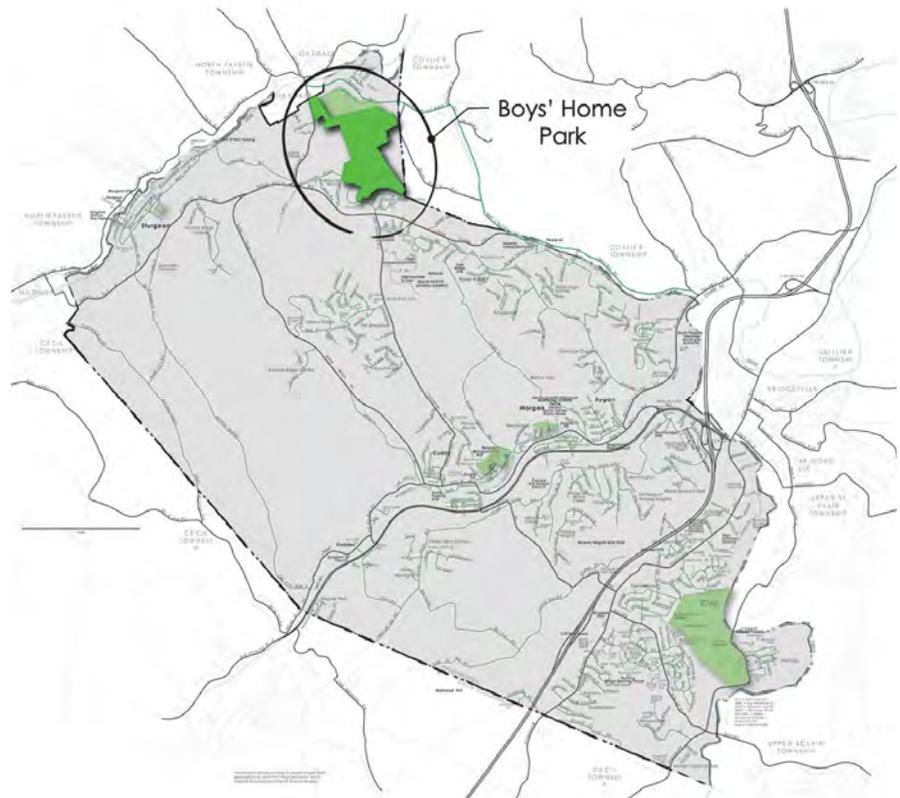
Boys' Home Park

# Boys' Home Park Master Plan



## Introduction

Boys' Home Park is named for the former Boys' Industrial Home of Western Pennsylvania. Today much of the original property is preserved under the Allegheny County Farmland Preservation Program. The preserved land is actively farmed, and is also open to hunting. Boys' Home Park has various existing recreation amenities and a municipal mulching facility, which are interspersed with remnants of the park's historic use. For a complete inventory of park features and condition, see Appendix A of this plan.





Boys' Home Park

Analysis

Boys' Home Park provides many useful recreation and municipal services, including Hogan soccer field, a small playground, a rental pavilion, and the township mulching facility. There are significant slopes between each of these facilities, so that each is a separate use area with its own ADA accessibility challenges.

Circulation is also difficult because layers of historic paved drives and walks are confusing and there is no clear main drive through the park. In addition, these paved areas are in poor repair and could present a hazard.

Access to the park is difficult, with secondary access through the cul-de-sac of a residential neighborhood. This limits the usefulness of the park for athletics or events that generate a large amount of car and bus traffic. The park is in a desirable location near the South Fayette Middle and High Schools, so there is opportunity for partnership with the school district to meet shared recreation needs.

Boys' Home Park has a unique character due to its historic features and topography. Existing historic walls should be maintained as long as they are not a safety hazard. The surrounding wooded slopes and preservation area add to the character of the site. With some investment in quality infrastructure and facilities, there is a great opportunity to create

an attractive and unique park atmosphere.

The agricultural preservation area extends to the north boundary of Boys' Home Park, and into the adjacent Preservation Park. Recreation activities that do not interfere with the agricultural use, and that maintain the site's rural character, are allowable under the preservation agreement. Existing farm roads on the land between the parks are used as bridle trails and by hunters. However, the routes are generally unimproved, without signage, and do not connect through the developed area of Preservation Park. At the stream that runs through the north end of Boys' Home, illegal dumping and stream bank erosion has degraded the quality of the otherwise beautiful natural environment.

### Concept

The most advantageous use Boys' Home Park would maximize the effect of the beautiful natural environment, but work within the limitations of its infrastructure. Two options are proposed, based on the potential for future partnerships. Finally, a trail plan is proposed to be implemented independently of the preferred option chosen for Boys' Home Park.

Option I proposes the construction of an eight-court Tennis Complex. The shape and character of Boys' Home Park lends itself to creating a high-end facility with a unique sense of place. Incorporate historic materials into the design, particularly stone walls and catalpa trees.

## Boys' Home Park





## Boys' Home Park

This option is the most advantageous for the township, which has an opportunity to expand its tennis lessons programming, and for the school district, which is in need of a tennis facility. However, the implementation of this option depends on cooperation of the township and school district during design and funding, of initial construction, as well as an operation and maintenance agreement.

Option II proposes many of the same park amenities, but a much smaller investment in tennis facilities with only two courts and small shade and restroom structures. This option would provide facilities sufficient for the township tennis program to expand, but would not be of use to the school district.

Both Master Plan Options include a larger, ADA-accessible playground with permanent restroom, and a multipurpose field that more efficiently uses the limited level area available within the park.

Supporting facilities are recommended to improve the overall functional and aesthetic quality of the park to match the quality of the proposed Tennis Complex, preserve agricultural character, and serve all residents and visitors to South Fayette Township with an interesting and beautiful park.

The following pages present illustrative plans and accompanying phased cost estimates for Boys' Home Master Plan Option I; Boys' Home Master Plan Option II; and a Proposed Trail Route Sketch Plan that covers the agricultural preservation area in both Preservation and Boys' Home parks.

# Boys' Home Park





## Boys' Home Park

**Phase C-1 | Boys' Home Playground:** Relocate the existing playground closer to the rental pavilion to improve ADA access, and upgrade the safety surface and equipment.

**Phase C-2 | Softball Cricket Pitch and Multipurpose Field:** At the existing playground area, a multi-use field is proposed to accommodate a cricket pitch; Hogan Soccer Field is relocated and expanded to U-14 size to make the best use of the large grass field.

**Phase C-3 | Boys' Home Central Lawn and Parking:** The Central Lawn builds on historic ele-



## Master Plan C | Option I

ments with an additional rental pavilion and gathering area.

**Phase C-4 | South Fayette Tennis Complex:** A tournament-quality tennis facility includes Upper and Lower Complexes with parking and support facilities at each. This proposed improvement depends on the mulching facility being relocated in conjunction with pending improvements to Public Works facilities.

**Phase C-5 | Trailhead:** A nature trail extending through the Agricultural Preservation land follows existing farm roads to connect Boys' Home Park to Preservation Park.



## Boys' Home Playground | Phase C-1

The existing playground is relocated and upgraded as part of the effort to improve the overall function, land use efficiency, and aesthetics of the park.

### Relocate

The existing playground is not ADA-accessible. Bringing the playground closer to the road and pavilion will decrease the cost of accessibility improvements. With just a small amount of resurfacing existing paths, it results in a complete and compact node of activity at the existing rental pavilion.

In addition, the existing medium-sized playground occupies the center of a large land area, breaking up one of the only large, level areas available in the Township parks. Moving it will open this land for more appropriate uses.

### Upgrade

The surface is upgraded to low-maintenance pour-in-place rubber safety surface. New and more extensive equipment is proposed to meet the anticipated increase in playground use that will come with the additional pavilion and other amenities proposed for the park.

## Boys' Home Park Playground | Option I | Phase C-1

### Estimate of Probable Costs

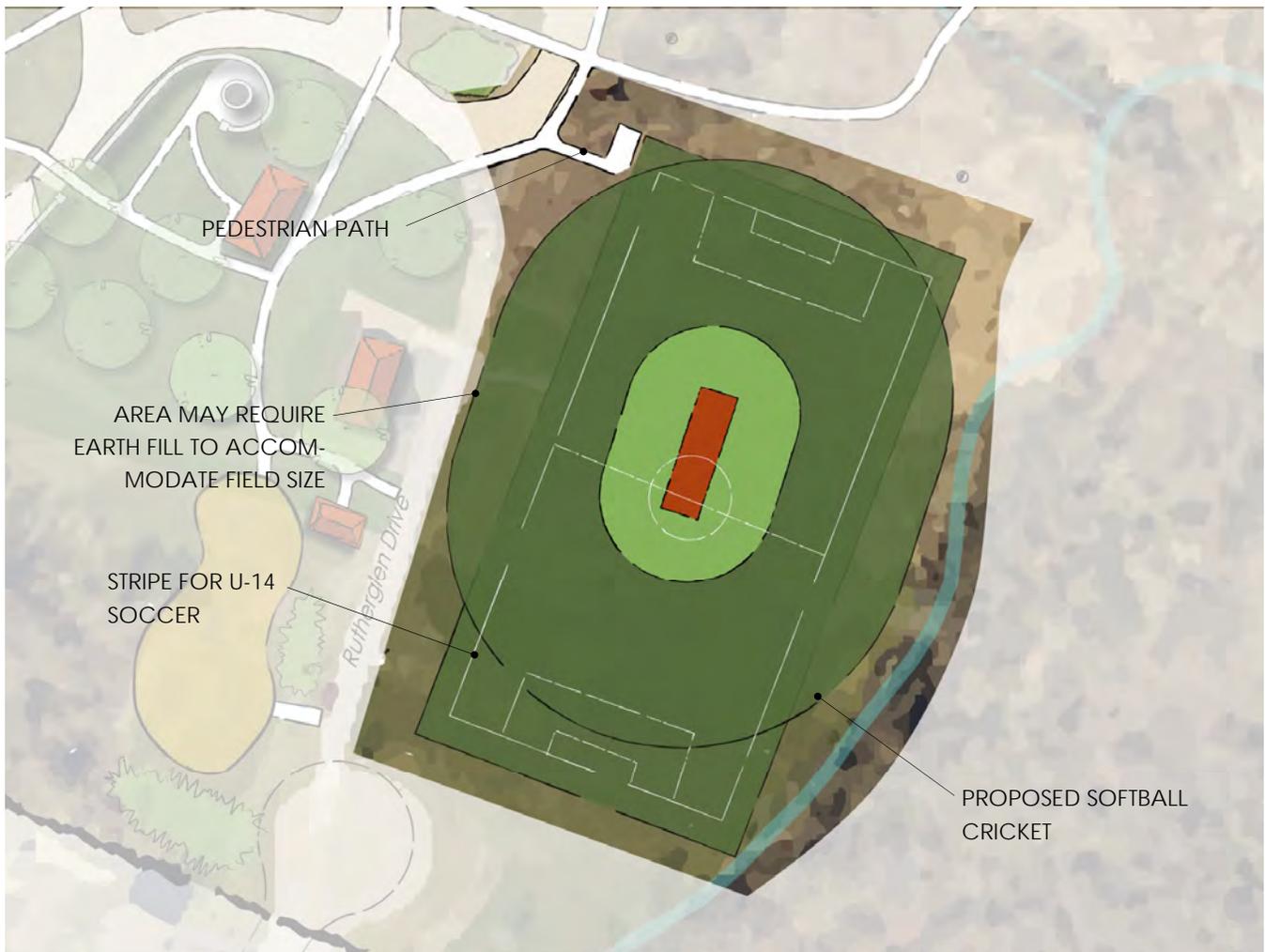
	Quantity	Unit	Unit Cost	Total
Demolition	1	LS	\$7,640	\$7,640
Playground site work	1	LS	\$12,000	\$12,000
Concrete Sidewalk	78	SY	\$100	\$7,800
Playground pour-in-place safety surface	6,600	SF	\$30	\$198,000
Play equipment	1	LS	\$183,600	\$183,600
Bench	4	EA	\$1,200	\$4,800
Landscape	1	LS	\$3,600	\$3,600

#### Option I Phase C-1 Total:

\*Add 10%-15% for design and engineering

\*Add 20% for mobilization and contingency

**\$417,440**



## Softball Cricket Pitch & U-14 Field | Phase C-2

Cricket is a growing sport in the Pittsburgh area, and the cricket league in South Fayette uses Fairview baseball field B nearly every weekend during their mid spring through mid autumn season. When Fairview B is converted to a lacrosse field, the sports’ seasons will conflict. The proposed cricket pitch provides a dedicated where cricket can be played.

The proposed field is a minimum of 80 yards wide and 95 yards long to accommodate softball cricket. Significant fill will be required to construct this size of field.

Overstripe the field for U-14 soccer, minimum 100 yards long and 50 yards wide.

The existing picnic area below the Rutherford Drive cul-de-sac is in poor condition. Demolish existing features.

Finally, add a small shade structure, 20’ x 14’ or similar, to the existing bleacher pad at Hogan soccer Field. Remove hazards as specified in the park inventory (Appendix A), to include fallen masonry blocks, any trip hazards on an existing sidewalk, and dying blue spruce trees along the field perimeter.

## Softball Cricket Pitch and Multipurpose (U-14) Field | Option I | Phase C-2

### Estimate of Probable Costs

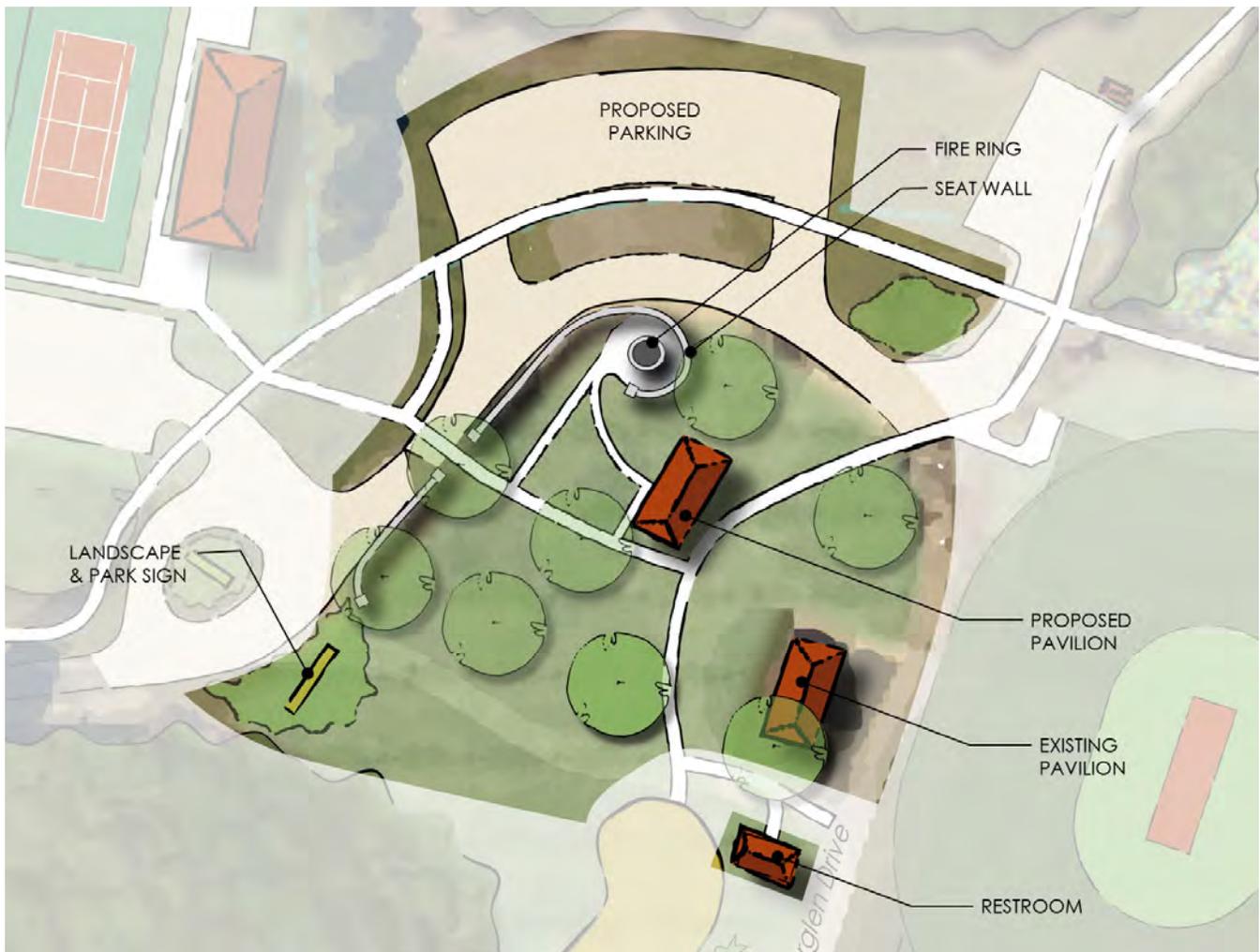
	Quantity	Unit	Unit Cost	Total
Demolition	1	LS	\$2,000	\$2,000
Clearing and grubbing	1	LS	\$2,000	\$2,000
Earthwork	12,000	CY	\$6.75	\$81,000
Field preparation	7850	SY	\$6	\$47,100
Field Striping	1	LS	\$1,200	\$1,200
Aluminum bench	2	EA	\$1,000	\$2,000
ADA access walking path	150	LF	\$29	\$4,350
Small shade structure (Hogan Field)	1	LS	\$25,000	\$25,000
Picnic table (Hogan Field)	2	EA	\$1,000	\$2,000

#### Option I Phase C-2 Total:

\*Add 10%-15% for design and engineering

**\$166,650**

\*Add 20% for mobilization and contingency



## Boys' Home Park Central Lawn | Phase C-3

### Central Lawn

The lawn builds on existing historic features, including large shade trees, to create a gathering place with a unique character. With a proposed second pavilion and repairs to the existing pavilion, the central lawn will be a desirable rental facility.

A proposed fire ring includes a stone façade seat wall that extends from and matches the historic stone walls. This feature enhances the Lawn as a central gathering place and can extend the season that the area is used, in particular during the hunting season.

### Support Amenities

A proposed parking lot provides up to 45 spaces to support the rental pavilions, playground, and soccer practice field. It doubles as overflow parking for tennis tournaments.

A precast restroom building between the existing rental pavilion and proposed playground is ADA accessible, and replaces the current practice of providing a portable restroom during the summer season. This is an important feature to support additional amenities that will extend the season of the park, such as the trails and fire ring.

## Boys' Home Central Lawn | Option I | Phase C-3

### Cost Estimate

	Quantity	Unit	Unit Cost	Total
Demolition (concrete)	1,080	SY	\$5	\$5,400
Pavilion 20' x 40' with Concrete Pad	1	EA	\$55,000	\$55,000
Concrete Sidewalk	290	SY	\$100	\$29,000
Fire Ring & Plaza	1	LS	\$7,000	\$7,000
Seat Wall	162	LF	\$150	\$24,300
Parking & Roadway with striping	2,150	SY	\$70	\$150,500
ADA signage	2	EA	\$750	\$1,500
Painted crosswalk	3	EA	\$750	\$1,500
Walking Path	150	LF	\$29	\$4,350
Precast Restroom with Utility Service	1	LS	\$75,000	\$75,000
Lighting & Electrical	1	LS	\$20,000	\$30,000
Landscape & Signs	1	LS	\$16,000	\$16,000
Maintain & repair existing facilities	1	LS	\$6,000	\$6,000

**Option I Phase C-3 Total:**

\*Add 10%-15% for design and engineering

**\$405,550**

\*Add 20% for mobilization and contingency



## South Fayette Tennis Complex | Phase C-4

### Upper Complex

Four lighted doubles courts are served by dedicated parking and ADA paths. An attractive pavilion contains a gathering area with café style tables and restrooms. This structure overlooks the stairs to the Lower Complex and can be sited and designed, if desired, to provide viewing for both levels of courts. A small plaza and landscape area at the pavilion adjoins a turnaround and dropoff.

### Lower Complex

Four lighted doubles courts with dedicated parking and ADA paths is served by a large pavilion is proposed to contain restroom and changing areas, as well as a gathering area with seating and tables. A large plaza fronts the building and provides a viewing area for the Lower Complex courts.

Two of the Lower Complex courts are proposed to include pickleball lines. The final location and specifications are to be determined based on rules of tournaments and needs of the tennis program.

### Accessibility and Circulation

A turnaround on the entry road is provided to accommodate tennis traffic. Both stairs and accessible paths are provided between complexes. All facilities are required to be ADA accessible.

## South Fayette Tennis Complex | Option I | Phase C-4

### Estimate of Probable Costs

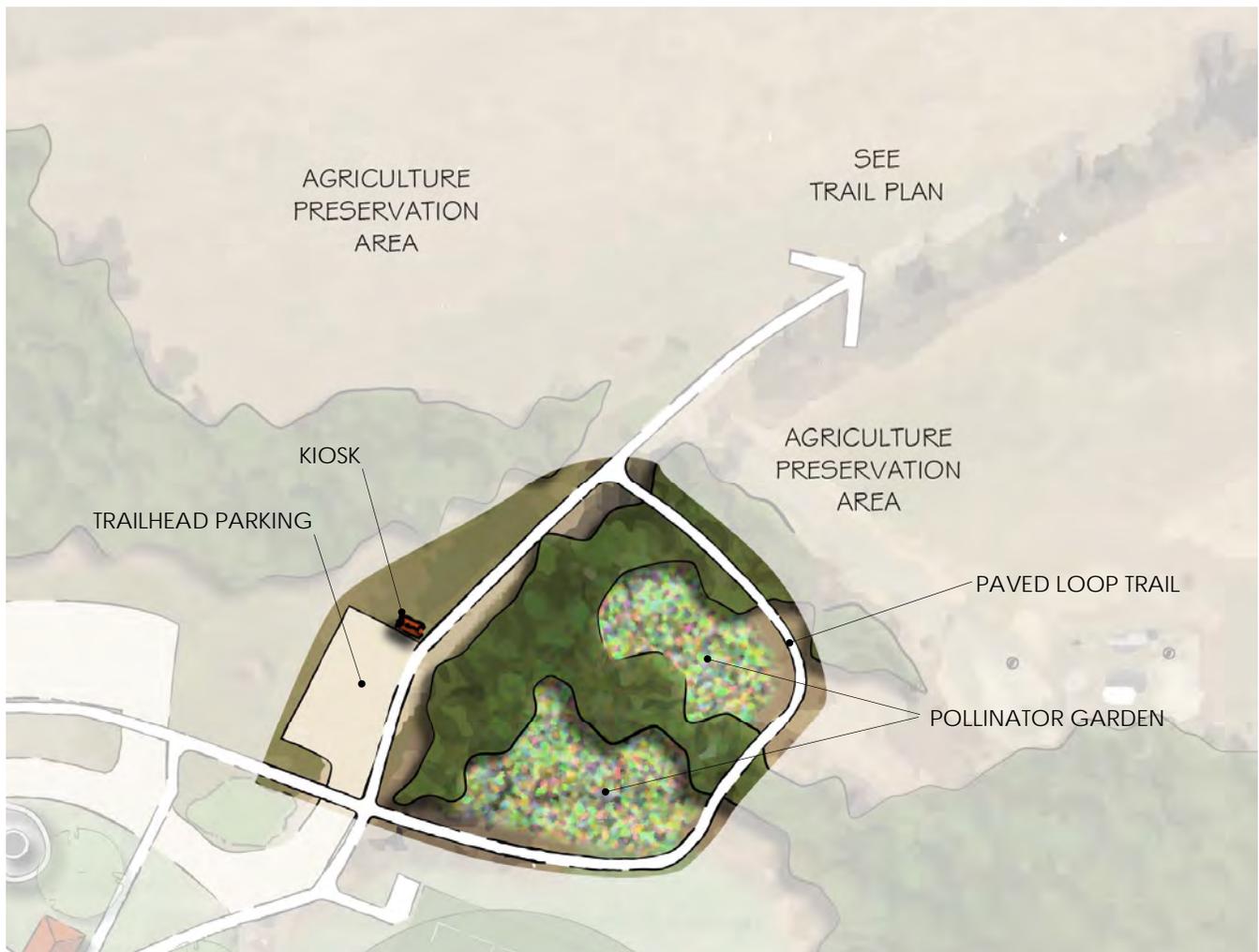
	Quantity	Unit	Unit Cost	Total
Earthwork and Drainage	1	LS	\$60,000	\$60,000
Structure (Upper Complex)	1	LS	\$400,000	\$400,000
Structure (Lower Complex)	1	LS	\$450,000	\$450,000
Tennis Court	8	EA	\$140,000	\$1,120,000
Parking & Roadway with striping	4,129	SY	\$70	\$289,030
ADA signage	4	EA	\$750	\$3,000
Concrete Sidewalk	3,245	SY	\$100	\$324,500
Walking Path	952	LF	\$29	\$27,608
Bench	10	EA	\$1,200	\$12,000
Waste receptacle	10	EA	\$1,000	\$10,000
Stair	1	LS	\$12,000	\$22,000
Lighting & Electrical	1	LS	\$140,000	\$140,000
Landscape	1	LS	\$30,000	\$30,000

**Option I Phase C-4 Total:**

\*Add 10%-15% for design and engineering

**\$2,888,138**

\*Add 20% for mobilization and contingency



## Trail and Preservation Area | Phase C-5

### Trailhead and Pollinator Garden

A trail network is proposed to connect Boys' Home Park through the Agricultural Preservation Area, to Preservation Park's Triple Tree node. See Trail Plan, page C-30.

The trailhead includes a kiosk with information about the Preservation Area and a trail map. A naturalized pollinator habitat garden is proposed to add aesthetic and ecological value to the drainage area below the trailhead.

### Potential Future Amenities

An 18-hole championship disc golf course has been proposed by local advocates Pittsburgh Flying Disc for the Preservation Area. Disc golf is potentially allowable by the requirements of preservation. Further exploration of feasibility, design, and maintenance requirements is needed. See Trail Plan, page C-30.

## Boys' Home Trailhead | Option I | Phase C-5

### Estimate of Probable Costs

	Quantity	Unit	Unit Cost	Total
ADA parking area with striping and signage	1	LS	\$5,000	\$4,330
Painted crosswalk	1	EA	\$750	\$750
Drainage improvements at trailhead	1	LS	\$6,000	\$6,000
Trailhead kiosk	1	LS	\$3,000	\$3,000
Bike rack	1	EA	\$800	\$800
Waste receptacle	2	EA	\$1,000	\$2,000
Pollinator garden loop trail	640	LF	\$29	\$18,560
Pollinator garden landscape	1	LS	\$2,400	\$2,400
Pollinator garden interpretive sign	2	EA	\$800	\$1,600

#### Option I Phase C-5 Total:

\*Add 10%-15% for design and engineering

**\$39,440**

\*Add 20% for mobilization and contingency



## Boys' Home Park

**Phase C-1 | Boys' Home Playground:** Relocate the existing playground closer to the rental pavilion to improve ADA access, and upgrade the safety surface and equipment.

**Phase C-2 | Boys' Home Central Lawn and Parking:** The Central Lawn builds on historic elements with an additional rental pavilion and gathering area.

**Phase C-3 | Trailhead:** A nature trail extending through the Agricultural Preservation land follows existing farm roads to connect Boys' Home Park to Preservation Park.



## Master Plan C | Option II

**Phase C-4 | Softball Cricket Pitch and Multipurpose Field:** At the existing playground area, a multi-use field is proposed to accommodate a cricket pitch with movable mound; a U-14 size soccer field is striped over the cricket pitch to make the best use of the large grass field. Includes minor repairs and a shade structure at the existing Hogan soccer field.

**Phase C-5 | Tennis and Pickleball Courts:** A tennis and pickleball facility is proposed for the existing mulching facility. This proposed improvement depends on the mulching facility being relocated in conjunction with pending improvements to Public Works facilities.



## Boys' Home Playground | Phase C-1

The existing playground is relocated and upgraded as part of the effort to improve the overall function, land use efficiency, and aesthetics of the park.

### Relocate

The existing playground is not ADA-accessible. Bringing the playground closer to the road and pavilion will decrease the cost of accessibility improvements. With just a small amount of resurfacing existing paths, it results in a complete and compact node of activity at the existing rental pavilion.

In addition, the existing medium-sized playground occupies the center of a large land area, breaking up one of the only large, level areas available in the Township parks. Moving it will open this land for more appropriate uses.

### Upgrade

The surface is upgraded to low-maintenance pour-in-place rubber safety surface. New and more extensive equipment is proposed to meet the anticipated increase in playground use that will come with the additional pavilion and other amenities proposed for the park.

## Boys' Home Park Playground | Option II | Phase C-1

### Estimate of Probable Costs

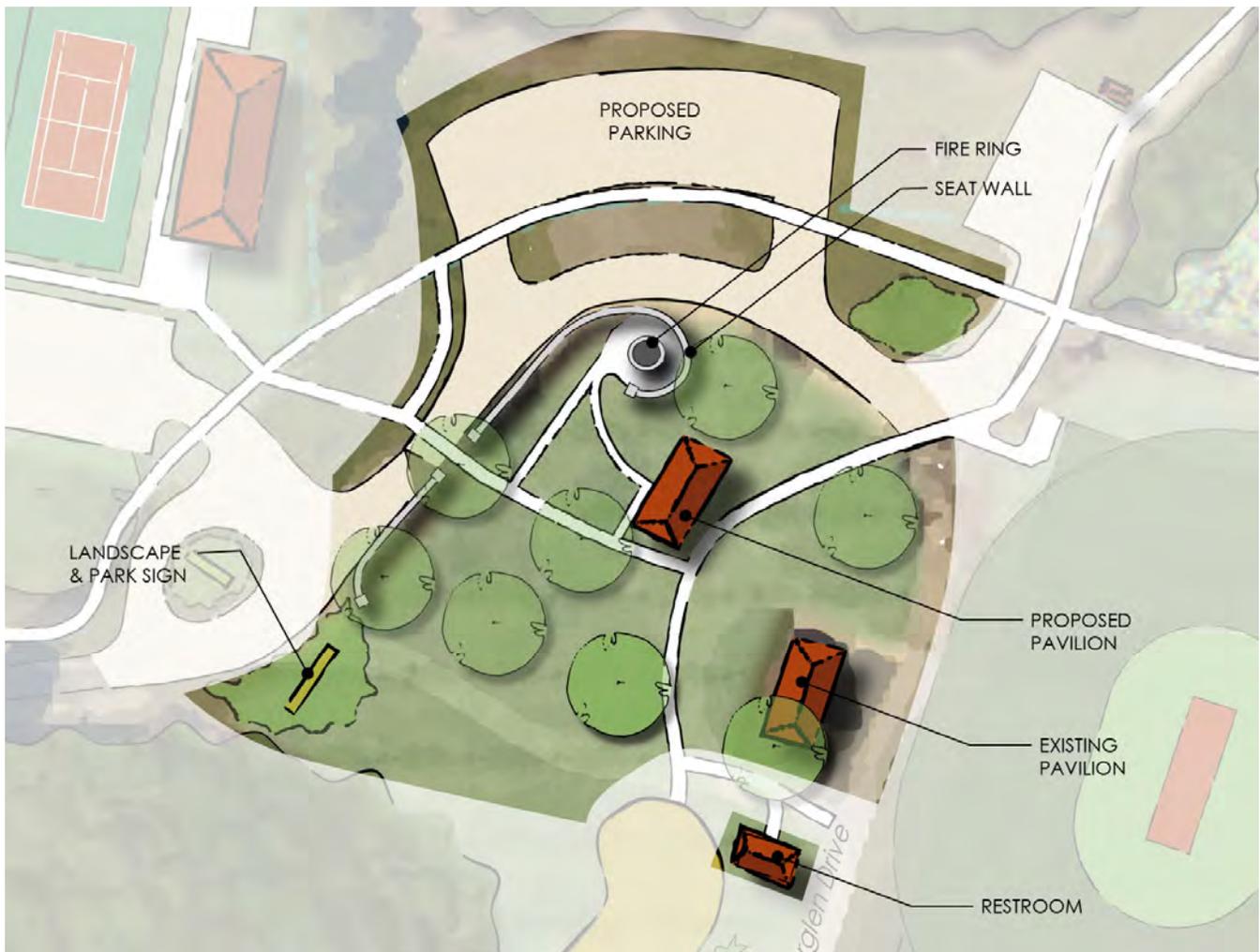
	Quantity	Unit	Unit Cost	Total
Demolition	1	LS	\$7,640	\$7,640
Playground site work	1	LS	\$12,000	\$12,000
Concrete Sidewalk	78	SY	\$100	\$7,800
Playground pour-in-place safety surface	6,600	SF	\$30	\$198,000
Play equipment	1	LS	\$183,600	\$183,600
Bench	4	EA	\$1,200	\$4,800
Landscape	1	LS	\$3,600	\$3,600

#### Option II Phase C-1 Total:

\*Add 10%-15% for design and engineering

\*Add 20% for mobilization and contingency

**\$417,440**



## Boys' Home Park Central Lawn | Phase C-2

### Central Lawn

The lawn builds on existing historic features, including large shade trees, to create a gathering place with a unique character. With a proposed second pavilion and repairs to the existing pavilion, the central lawn will be a desirable rental facility.

A proposed fire ring includes a stone façade seat wall that extends from and matches the historic stone walls. This feature enhances the Lawn as a central gathering place and can extend the season that the area is used, in particular during the hunting season.

### Support Amenities

A proposed parking lot provides up to 45 spaces to support the rental pavilions, playground, and soccer practice field. It doubles as overflow parking for tennis tournaments.

A precast restroom building between the existing rental pavilion and proposed playground is ADA accessible, and replaces the current practice of providing a portable restroom during the summer season. This is an important feature to support additional amenities that will extend the season of the park, such as the trails and fire ring.

## Boys' Home Central Lawn | Option II | Phase C-2

### Cost Estimate

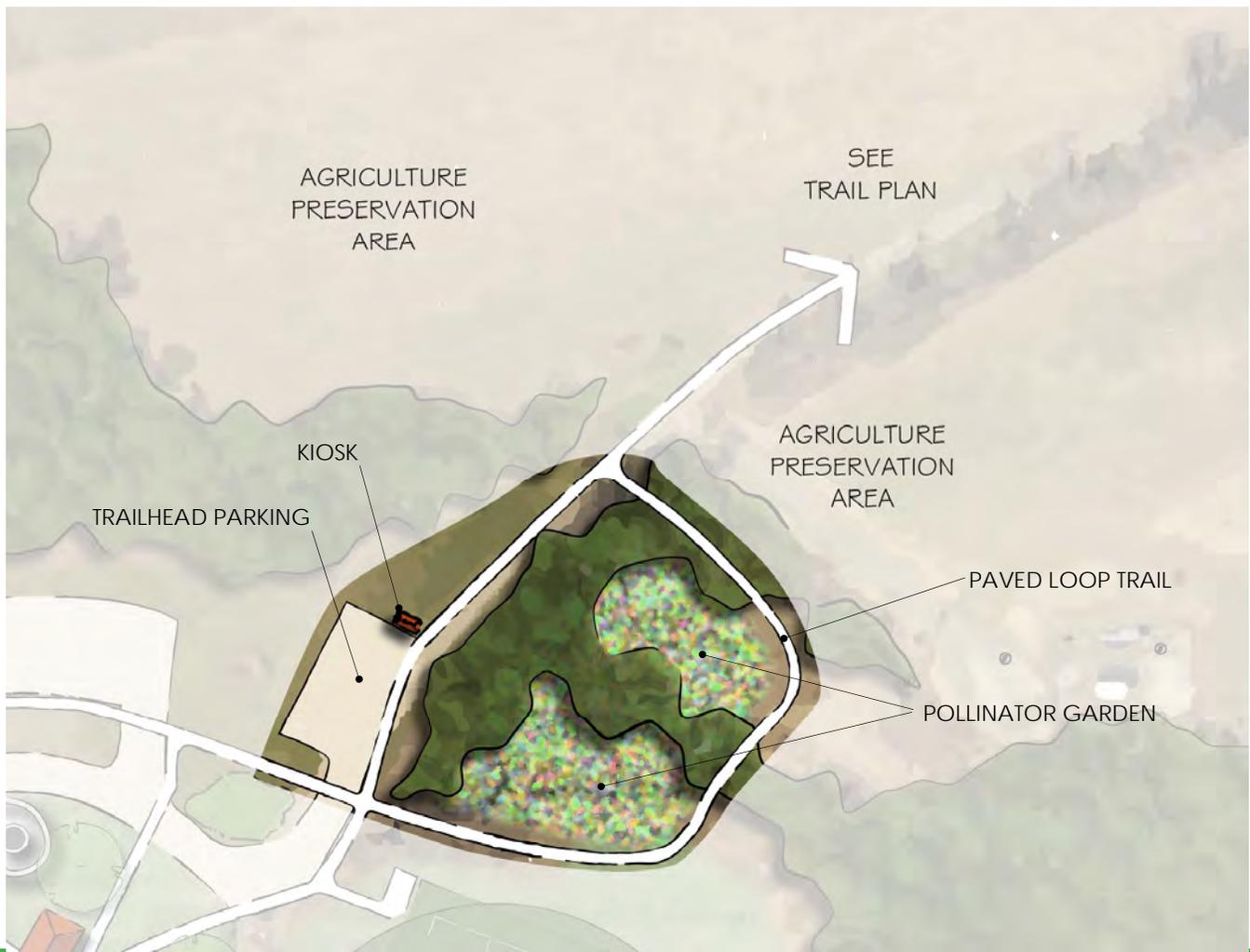
	Quantity	Unit	Unit Cost	Total
Demolition (concrete)	1,080	SY	\$5	\$5,400
Pavilion 20' x 40' with Concrete Pad	1	EA	\$55,000	\$55,000
Concrete Sidewalk	290	SY	\$100	\$29,000
Fire Ring & Plaza	1	LS	\$7,000	\$7,000
Seat Wall	162	LF	\$150	\$24,300
Parking & Roadway with striping	2,150	SY	\$70	\$150,500
ADA signage	2	EA	\$750	\$1,500
Painted crosswalk	3	EA	\$750	\$1,500
Walking Path	150	LF	\$29	\$4,350
Precast Restroom with Utility Service	1	LS	\$75,000	\$75,000
Lighting & Electrical	1	LS	\$20,000	\$30,000
Landscape & Signs	1	LS	\$16,000	\$16,000
Maintain & repair existing facilities	1	LS	\$6,000	\$6,000

**Option II Phase C-2 Total:**

\*Add 10%-15% for design and engineering

**\$405,550**

\*Add 20% for mobilization and contingency



## Trail and Preservation Area | Phase C-3

### Trailhead and Pollinator Garden

A trail network is proposed to connect Boys’ Home Park through the Agricultural Preservation Area, to Preservation Park’s Triple Tree node. See Trail Plan, page C-30.

The trailhead includes a kiosk with information about the Preservation Area and a trail map. A naturalized pollinator habitat garden is proposed to add aesthetic and ecological value to the drainage area below the trailhead.

### Potential Future Amenities

An 18-hole championship disc golf course has been proposed by local advocates Pittsburgh Flying Disc for the Preservation Area. Disc golf is potentially allowable by the requirements of preservation. Further exploration of feasibility, design, and maintenance requirements is needed. See Trail Plan, page C-30.

## Boys' Home Trailhead | Option II | Phase C-3

### Estimate of Probable Costs

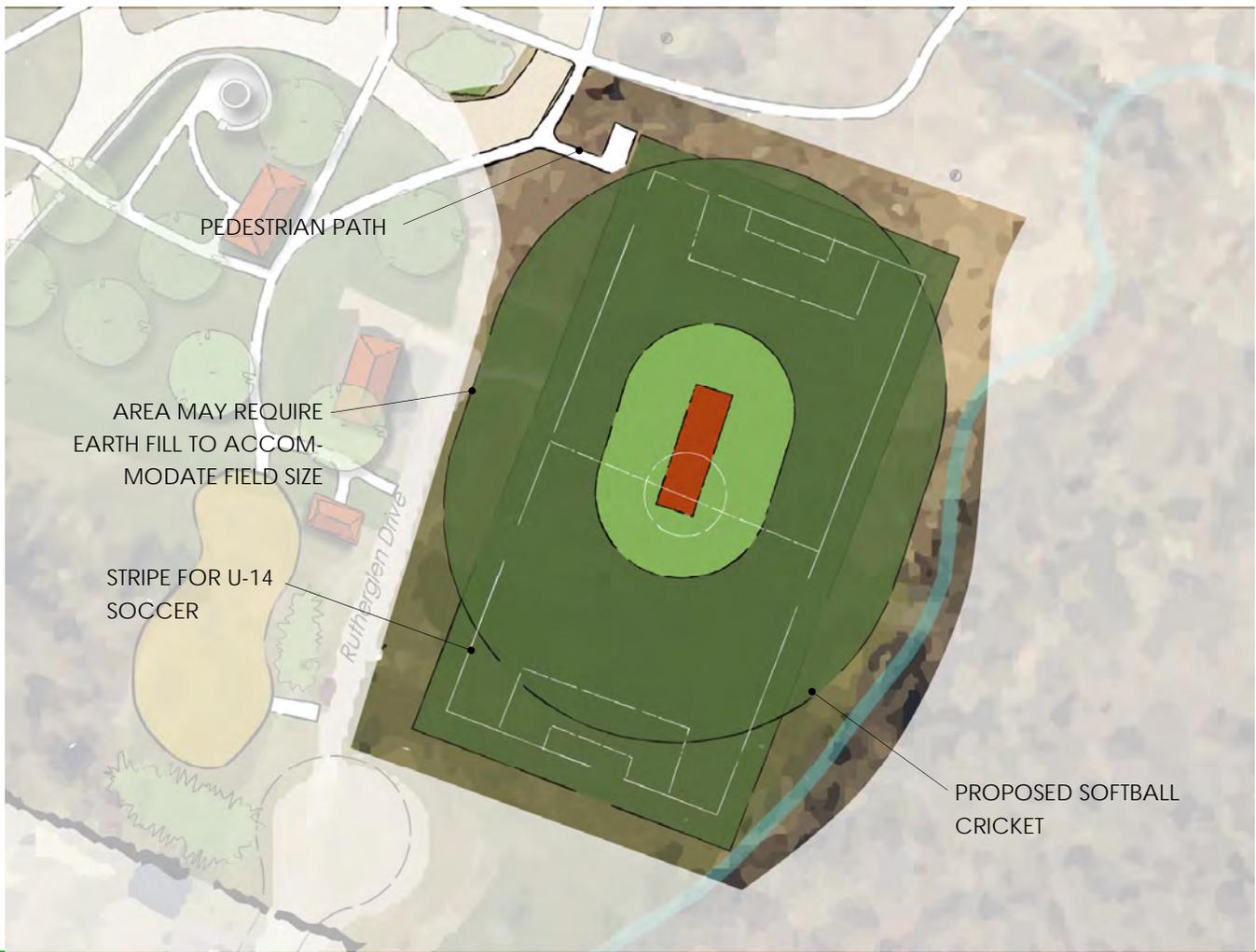
	Quantity	Unit	Unit Cost	Total
ADA parking area with striping and signage	1	LS	\$5,000	\$4,330
Painted crosswalk	1	EA	\$750	\$750
Drainage improvements at trailhead	1	LS	\$6,000	\$6,000
Trailhead kiosk	1	LS	\$3,000	\$3,000
Bike rack	1	EA	\$800	\$800
Waste receptacle	2	EA	\$1,000	\$2,000
Pollinator garden loop trail	640	LF	\$29	\$18,560
Pollinator garden landscape	1	LS	\$2,400	\$2,400
Pollinator garden interpretive sign	2	EA	\$800	\$1,600

#### Option II Phase C-3 Total:

\*Add 10%-15% for design and engineering

**\$39,440**

\*Add 20% for mobilization and contingency



## Softball Cricket Pitch & U-14 Field | Phase C-4

Cricket is a growing sport in the Pittsburgh area, and the cricket league in South Fayette uses Fairview baseball field B nearly every weekend during their mid spring through mid autumn season. When Fairview B is converted to a lacrosse field, the sports’ seasons will conflict. The proposed cricket pitch provides a dedicated field where cricket can be played.

The proposed field is a minimum of 80 yards wide and 95 yards long to accommodate softball cricket. Significant fill will be required to construct this size of field.

Overstripe the field for U-14 soccer, minimum 100 yards long and 50 yards wide.

The existing picnic area below the Rutherford Drive cul-de-sac is in poor condition. Demolish existing features.

Finally, add a small shade structure, 20’ x 14’ or similar, to the existing bleacher pad at Hogan soccer Field. Remove hazards as specified in the park inventory (Appendix A), to include fallen masonry blocks, any trip hazards on an existing sidewalk, and dying blue spruce trees along the field perimeter.

## Softball Cricket Pitch and Multipurpose (U-14) Field | Option II | Phase C-4

### Estimate of Probable Costs

	Quantity	Unit	Unit Cost	Total
Demolition	1	LS	\$2,000	\$2,000
Clearing and grubbing	1	LS	\$2,000	\$2,000
Earthwork	12,000	CY	\$6.75	\$81,000
Field preparation	7850	SY	\$6	\$47,100
Field Striping	1	LS	\$1,200	\$1,200
Aluminum bench	2	EA	\$1,000	\$2,000
ADA access walking path	150	LF	\$29	\$4,350
Small shade structure (Hogan Field)	1	LS	\$25,000	\$25,000
Picnic table (Hogan Field)	2	EA	\$1,000	\$2,000

#### Option II Phase C-4 Total:

\*Add 10%-15% for design and engineering

**\$166,650**

\*Add 20% for mobilization and contingency



## Tennis and Pickleball Courts | Phase C-5

### Courts

Two lighted doubles courts are proposed to replace the existing township mulching facility. Courts are striped for both tennis and pickleball, and served by dedicated parking and ADA paths. A small shade structure and restroom are important features to make sure that this facility is usable for all ages and abilities, because it is separated from the rest of the park.

A proposed storage facility should be large enough to accommodate pickleball equipment, as well as additional storage for maintenance equipment and other park facilities. Providing sufficient storage here could help eliminate the temporary storage sheds on Hogan Field.

While the site is generally flat, the surface is compacted and may need some renovation before any lawn area can be installed. In addition, the driveway is aligned to accommodate heavy equipment. The design for this feature should consider ways to improve visibility and safety for cars and smaller municipal vehicles.

## Tennis and Pickleball Courts | Option II | Phase C-5

### Estimate of Probable Costs

	Quantity	Unit	Unit Cost	Total
Earthwork and Drainage	1	LS	\$20,000	\$20,000
Small shade structure	1	LS	\$30,300	\$30,300
Precast restroom building with utility service	1	LS	\$93,000	\$93,000
Lighting & Electrical	1	LS	\$40,000	\$40,000
Tennis Court	2	EA	\$140,000	\$280,000
Parking & Roadway with striping	1,825	SY	\$70	\$127,790
ADA signage	2	EA	\$750	\$1,500
Concrete Sidewalk	280	SY	\$100	\$28,000
Park maintenance and storage shed	1	LS	\$20,000	\$20,000
Bench	2	EA	\$1,200	\$2,400
Waste receptacle	2	EA	\$1,000	\$2,000
Topsoil and seeding	3,500	SY	\$3	\$10,500
Entry sign and landscape	1	LS	\$3,000	\$3,000

**Option II Phase C-5 Total:**

\*Add 10%-15% for design and engineering

**\$658,490**

\*Add 20% for mobilization and contingency



## Boys' Home Park | Preservation Park

-  MAIN TRAIL ROUTE  
MIN. 10' WIDE WITH 10' VERTICAL CLEARANCE  
PAVED TO ACCOMMODATE AGRICULTURAL EQUIPMENT
-  FOOT PATH TRAILS  
PAVED WITH LIMESTONE DUST
-  POTENTIAL FUTURE ON-ROAD BICYCLE ROUTE  
TO THE PANHANDLE TRAIL

-  PROPOSED EXTENT OF DISC GOLF COURSE
-  PROPOSED TRAIL NODES TO BE DEVELOPED

# Proposed Trail Plan | Boys' Home Park and Preservation Park

## Estimate of Probable Costs

	Quantity	Unit	Unit Cost	Total
Clearing brush	1	LS	\$18,000	\$18,000
Main trail, min. 10' wide crushed stone with fines	5,430	LF	\$22	\$119,460
Foot paths, limestone dust surface	12,930	LF	\$12	\$155,160
Trail drainage and geotextile reinforcement	1	LS	\$10,000	\$10,000
Trail directional signage	12	EA	\$400	\$4,800
Trail interpretive signage	10	EA	\$800	\$8,000
Bench	16	EA	\$1,200	\$19,200
Stream bank restoration	1	LS	\$5,000	\$5,000
Potential Future Disc Golf Course	1	LS	\$80,820	\$80,820

**Proposed Trail Plan Total:**

**\$420,440**

\*Add 10%-15% for design and engineering

\*Add 20% for mobilization and contingency



Proposed Old Orchard Overlook

## Boys' Home Park | Details

### Nature Trail: C-5

The proposed nature trail connects the adjacent Boys' Home and Preservation Parks. The trail plan includes improvements to the surface of existing gravel- or earth-surface farm roads, as well as new crushed limestone foot paths that access wooded areas.

The existing farm roads are used for agricultural equipment and equestrian trails. The proposed main trail, about one mile long, follows the existing farm roads. A suitable surface such as crusher run stone with fines will be needed to support agricultural equipment on the main trail. For equestrian trails, a minimum clear trail width of 10' and a minimum vertical clearance of 10' is required.

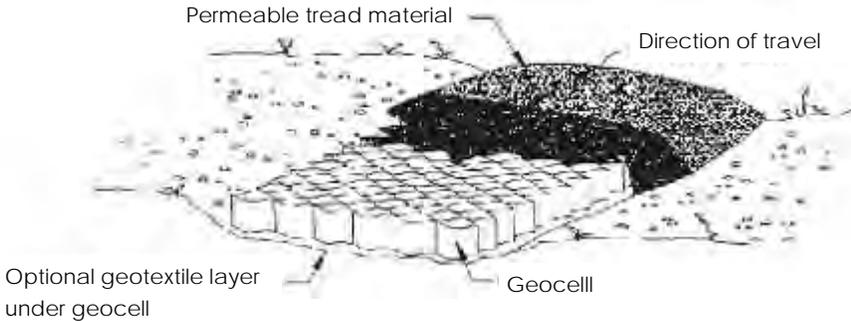
Secondary trails are proposed to be paved with limestone dust. Four secondary trail routes total about 2.4 miles. Two routes lead to proposed overlooks. Old Orchard Overlook is a short trail segment leading to a hilltop site that was a historic orchard and still has many old apple trees. Oakdale Overlook is a loop trail in Preservation Park that crosses steep wooded slopes to reach a hilltop overlooking the Oakdale neighborhood. The remaining two secondary trail routes will also serve the potential future disc golf course.

Existing conditions of the woodland and stream are eroded and polluted from illegal dumping. Removal of a substantial amount of waste, both bagged trash and bulky items, will be necessary to make conditions safe for trail users. Costs are estimated on the assumption that this work can be completed by township

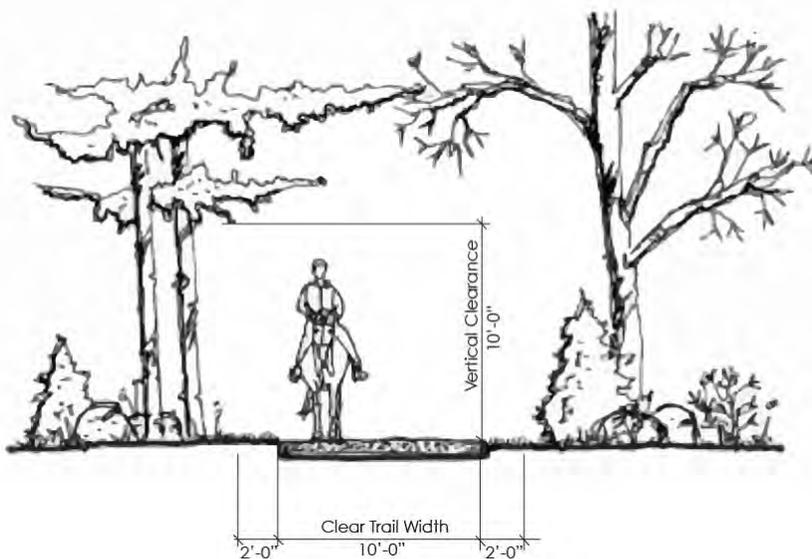
Boys' Home Park | Details

employees, but there may be additional costs associated with disposal. In some places, stream banks may need to be stabilized or hardened to prevent further erosion. To prevent trail washouts, ensure that planned foot path routes avoid eroding stream banks or drainage channels, or reinforce these areas as needed with riprap or natural stone, and native plantings where needed.

Existing uses of the Agricultural Preservation Area include hunting. During hunting season, close trails including the proposed disc golf course. Post seasonal signs at trailheads in Boys' Home and Preservation Parks, as well as at Adullam Drive and the overflow parking lot in Preservation Park. All permanent "park rules" signs and kiosks should include the dates of annual trail closures during hunting season.



One method of stabilizing trails using geosynthetic materials, from the US Forest Service publication "Geosynthetics for trails in Wet Areas."



Suggested equestrian trail dimensions from Frederick County, Maryland Bikeway and Trail Design Standards and Planning Guidelines



Boys' Home Park | Details

Tennis Complex Detail: C-4

A quality tennis facility for municipal play and high-school level tournaments generally includes a doubles court, net, net posts, and occasionally includes singles sticks. Standard high school tennis courts usually measure 78 feet by 36 feet, or 2,808 square feet, and the full area of the court is used for doubles matches. The net (usually 42 feet by 3.5 feet high) and the net posts (3.5 feet tall) are necessary in all matches, both singles and doubles. Nets are most commonly made of a mesh material so tennis balls cannot pass through. Singles sticks are necessary for a doubles court to accommodate singles games by being used to prop up the net, but are not commonly used during competitive high school tennis matches.

The distance between other tennis courts and fencing is crucial when it comes to the safety of players and spectators. It is advisable to have a distance of a 12 foot perimeter on each side of the sidelines and around 21 feet from each baseline. This extra spacing creates enough playing area inside the fencing and adjacent tennis courts.

The plan proposes pickleball court lines painted onto the tennis courts at Boys' Home, similar to the existing courts in Morgan Park. On multisport courts, the lines for different sports are

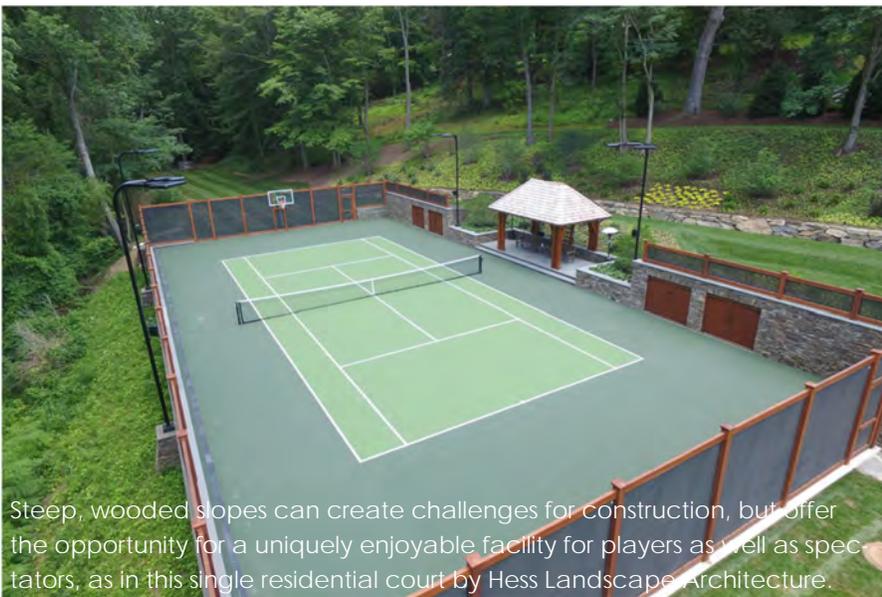
painted in different colors and typically do not interfere with game play. However, if the courts are to be used for high school matches, pickleball lines may not be permitted. The US Tennis Association (USTA) does not allow lines for other sports on college level courts. During court design, the school tennis program should confirm whether its governing body will allow matches on courts that are striped for pickleball.

Because pickleball is a popular and growing sport in South Fayette Township, it may be possible to find other solutions to expand facilities: for example, to have dedicated practice tennis courts in this complex to be used for lessons and pickleball; or to convert courts at Fairview Park for pickleball.

### Cooperation

The feasibility of this facility ultimately depends on the cooperation that can be achieved between the township and the school district. The design, funding, maintenance, and operation of the facility will depend on effective cooperation in order to realize the full benefits of this significant investment.

Effective cooperation will result in a unique and highly desirable facility that will fill the needs of both partners, and be a point of pride for the township and school.



Steep, wooded slopes can create challenges for construction, but offer the opportunity for a uniquely enjoyable facility for players as well as spectators, as in this single residential court by Hess Landscape Architecture.

### Disc Golf Course Detail: C-5

Disc Golf is an activity that is growing in popularity locally, supported by the association Pittsburgh Flying Disc (PFD). Installation of a course has a low impact on the landscape, and can potentially be installed in the Preservation Area. Disc golf courses commonly have 18 holes and can include nature trails that are optional to play on. Players use a flying disc, similar to a Frisbee, and is similar to golf, except players attempt to throw the disc into numerous holes or targets with the fewest amount of strokes. Targets can range from a hole to the “Pole Hole,” a large, elevated metal basket. As the player progresses, each consecutive throw must be made from the spot where the previous throw has landed. Natural terrain changes, including trees and shrubs, can provide obstacles for the golfer.

Pittsburgh Flying Disc submitted a proposal to South Fayette Township to build a “championship calibre par 72, 18 hole course” in Boys’ Home Park. South Fayette Township should consider partnering with PFD to provide this amenity to its residents. Considerations include ensuring the design does not violate the terms of agricultural preservation or interfere with agricultural activity, and ensuring that short- and long-term maintenance costs are accounted for.



Photo courtesy of Pittsburgh Flying Disc



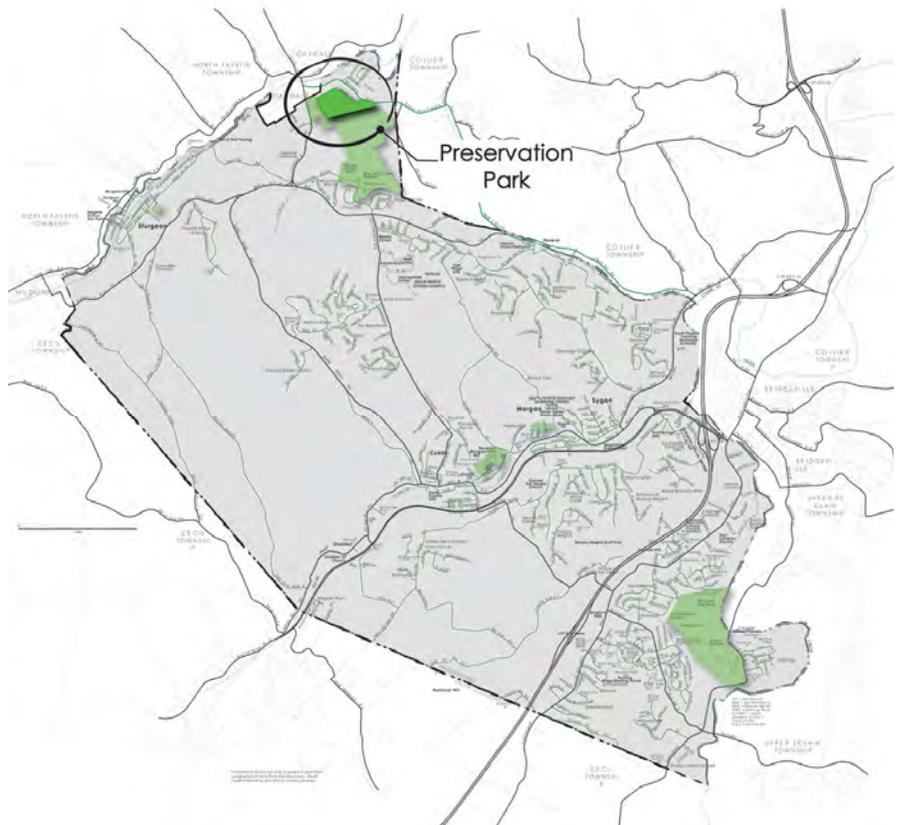
Preservation Park

# Preservation Park Master Plan



## Introduction

Preservation Park is home to the Township's newly minted soccer complex. All three of its large, fenced grass fields will be opened for the first time in the 2019 season. Preservation Park's location on a hilltop provides expansive views of the Agricultural Preservation Area into the adjoining Boys' Home Park. For a complete inventory of park features and condition, see Appendix A of this plan.





Preservation Park

### Analysis

The concentration on soccer facilities at Preservation Park creates a nice complex that can potentially support larger events and tournaments. It is laid out to maximize field size and make best use of the available land area.

Access to the park is difficult with poor visibility at the single entrance road. Adjustments to entrance drive or park layout in general are constrained by topography and the surrounding residential properties. The park is located in the far northeast corner of the Township, with long travel times for most residents.

Parking is dispersed to serve all fields, but during the soccer season there is an issue with unsafe parallel parking on the entry drive. This is due to insufficient available parking at times, but likely also to a lack of signage directing park users to the rear lot and lack of a pedestrian connection to the lot located closest to the park entrance.

The soccer fields were left incomplete by the contractor, and thus suffer from some minor drainage issues that are expected to be resolved when construction is complete. Still, an artificial turf field would be beneficial in that it could extend the time when fields are playable, and prevent damaged fields due to use during wet conditions. ATV use in the park has also caused significant

damage to fields. Fence improvements that would exclude ATVs from the fields are planned.

The initial phase of Preservation Park development was well executed, but a second phase is needed in which more support amenities are provided. The large size and high quality of the facility should be matched by a high level of amenities provided. The park relies on portable restrooms and water is not available. Lighting and electrical service is not provided at the fields or on the entry drive and parking lots. Shade and cooling structures are also not provided. These features would enhance safety as well as overall quality and convenience of the park.

### Concept

Preservation Park is dedicated to serving South Fayette Township's soccer needs. Additional support facilities and amenities make it a more functional and pleasant place to play and visit.

# Preservation Park





## Preservation Park

**Phase D-1 | Circulation and Parking:** Expand parking and provide wayfinding signage. Install a trail from the entrance parking lot to the existing path network. Install barriers to prevent vehicles from entering fields. Install a small shade & cooling shelter.

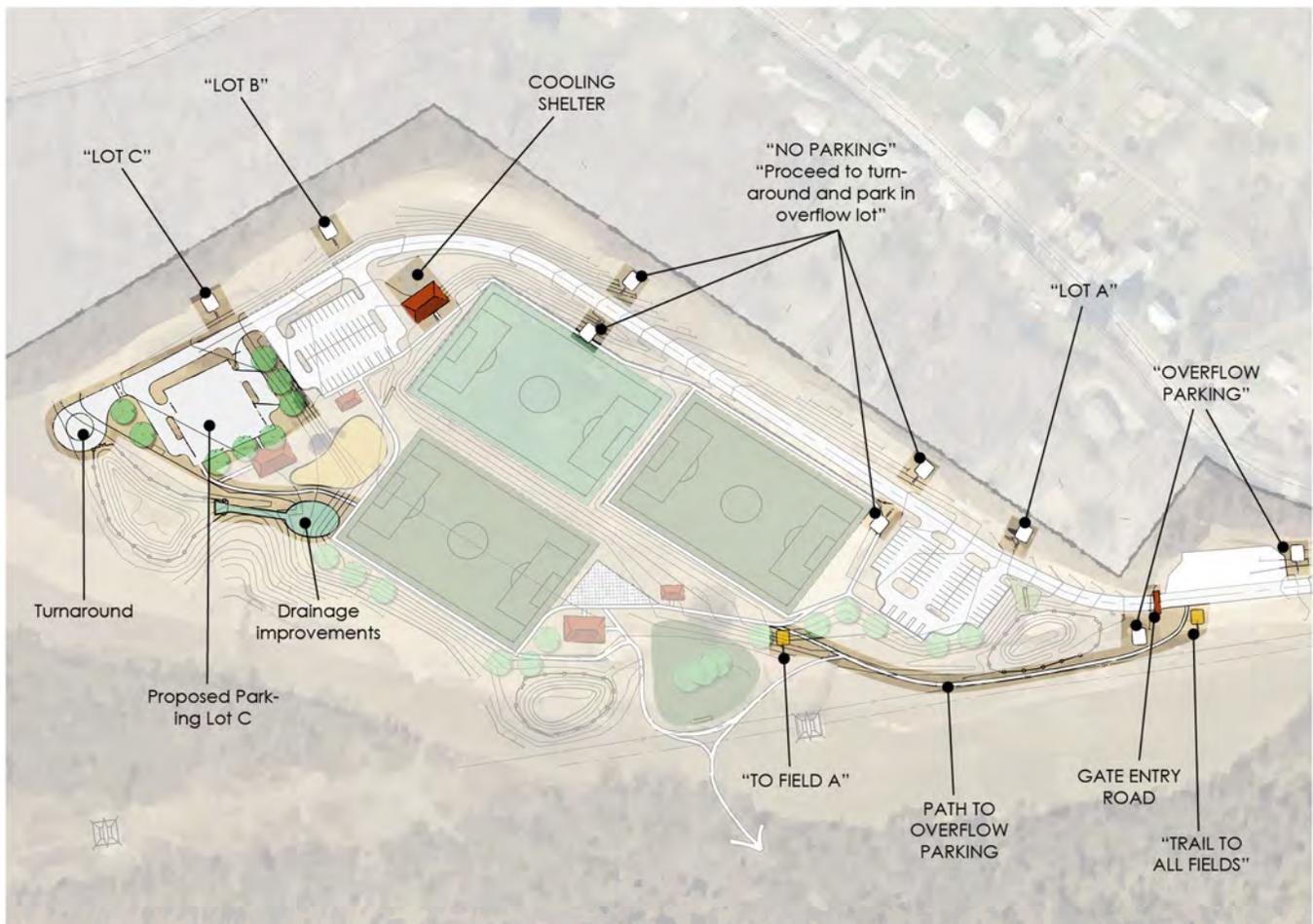
**Phase D-2 | Triple Tree Node:** Pavilion with restroom and playground.



## Master Plan D

**Phase D-3 | Soccer Field Improvements:** Lighting and electrical service for fields and parking lots. Artificial turf for Field B.

**Phase D-4 | Playground Node:** Rental pavilion area with restroom and playground. Includes trailhead for the proposed Preservation Park to Boys' Home Trail.



## Circulation & Parking | Phase D-1

### Parking & Vehicle Circulation

Proposed Parking Lot C provides up to 54 additional parking stalls. Parking lots are designated with letters corresponding to the soccer field letters (A, B, and C) to help dissipate the pressure on the main lot. Signage indicates where parking is and is not allowed. A turnaround keeps traffic flowing, allowing vehicles to easily drop off athletes or equipment and then return to the overflow lot near the park entrance to park.

### Pedestrian Circulation

A path from the overflow lot near the park entrance connects to the existing path network. Signage directs pedestrians from the overflow lot to the fields, enhancing safety and wayfinding. The path from Parking Lot C includes drainage improvements that drains a wet depression below Field C into the nearby detention pond.

This phase includes barriers at each field entrance in order to prevent ATV's from entering and damaging the fields. Ensure that barriers meet ADA requirements and do not exclude maintenance equipment from the field.

A small shade and cooling shelter is provided in this phase for the welfare of players and spectators.

## Preservation Park Circulation & Parking | Phase D-1

### Estimate of Probable Costs

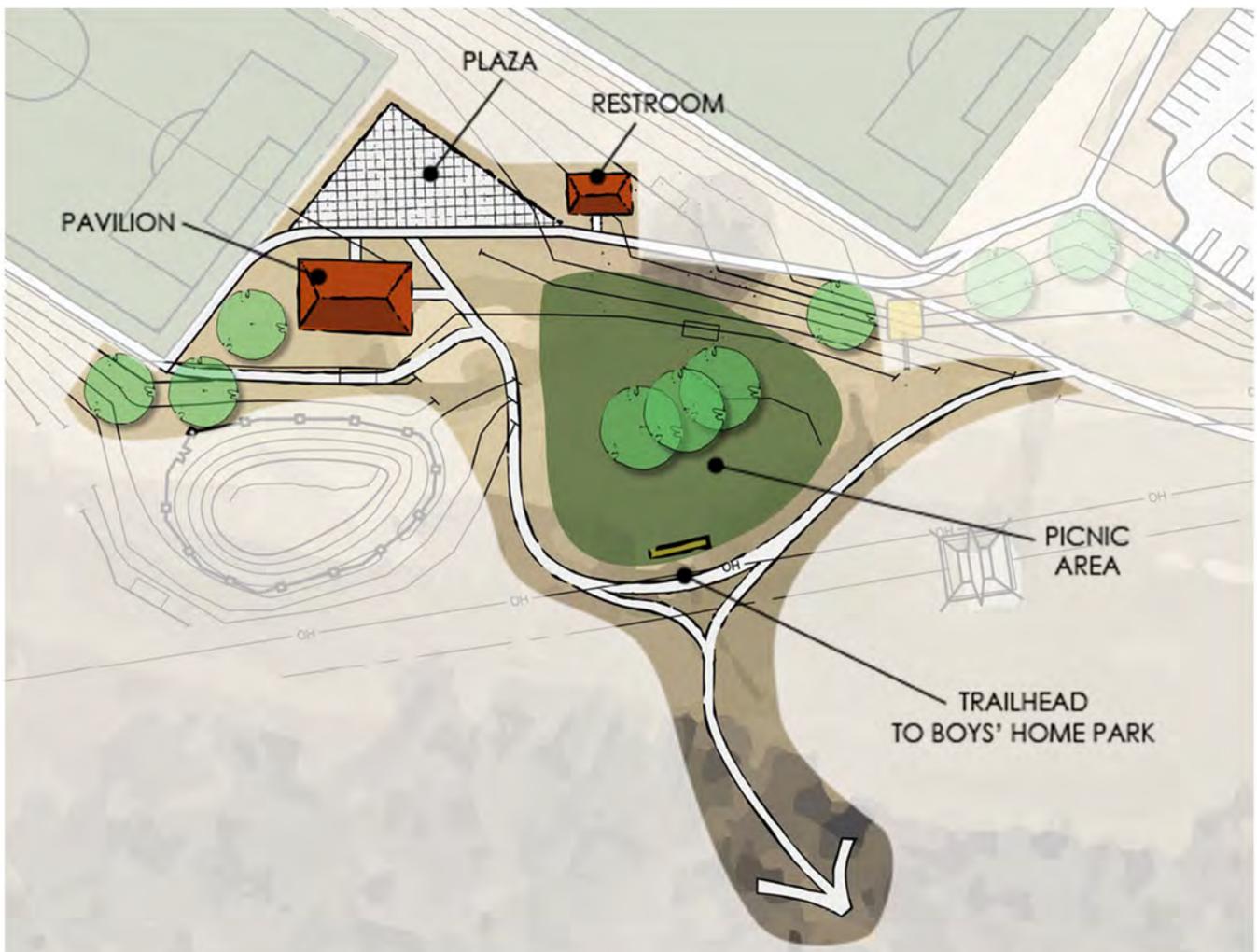
	Quantity	Unit	Unit Cost	Total
Demolition	1	LS	\$2,500	\$2,500
Drainage Improvements	1	LS	\$75,000	\$75,000
Parking Lot C with striping & turnaround	3,370	SY	\$70	\$235,900
ADA signage	3	EA	\$750	\$2,250
Parking Lot C storm water	1	LS	\$6,800	\$6,800
Shelter 20' X 40' with Pad and Path	1	LS	\$56,300	\$56,300
Picnic Table & ADA Picnic Table	6	EA	\$1,000	\$6,000
Waste Receptacle	1	EA	\$1,000	\$1,000
Walking Path	900	LF	\$29	\$26,100
Signage	11	EA	\$200	\$2,200
Gate	1	LS	\$3,000	\$3,000
Landscape	1	LS	\$1,600	\$1,600

**Phase D-1 Total:**

\*Add 10%-15% for design and engineering

**\$418,650**

\*Add 20% for mobilization and contingency



## Triple Tree Node | Phase D-2

The Triple Tree node is named for the three mature trees that were preserved during construction. It is one of two proposed centers of activity in the park. Locations are approximate and should be field-verified based on existing conditions and as-built drawings from the original park development.

### Plaza & Pavilion

A proposed 40' x 60' pavilion, restroom building, and plaza form a gathering space that can be used for athletic team events, concessions sales, or spectator use. The plaza is constructed with permeable unit pavers to reduce stormwater requirements.

### Triple Tree Trailhead

Picnic tables and waste receptacles are placed in the shade of the three trees. Access is by way of a paved loop path, but in order to preserve the health of the trees, the picnic tables are not ADA accessible. A park sign or trail kiosk marks the terminus of the Boys' Home Park trail.

### Potential to prepare for future phases

Consider laying in utilities as feasible to prepare for future lighting, water and sewer in later phases.

## Triple Tree Node | Phase D-2

### Estimate of Probable Costs

	Quantity	Unit	Unit Cost	Total
Earthwork	1	LS	\$3,000	\$3,000
Pavilion 40' X 60' with Pad and Paths	1	LS	\$105,800	\$105,800
Precast Restroom with Utility Service	1	LS	\$130,000	\$130,000
Plaza	500	SY	\$100	\$50,000
Walking Path	680	LF	\$29	\$19,720
Trailhead Kiosk	1	LS	\$3,000	\$3,000
Picnic Tables & Waste Receptacles	6	EA	\$1,000	\$6,000
Landscape	1	LS	\$2,400	\$2,400

**Phase D-2 Total:**

\*Add 10%-15% for design and engineering

**\$319,920**

\*Add 20% for mobilization and contingency



## Soccer Field Improvements | Phase D-3

Because South Fayette Township parks have limited level land area, and much of that is already occupied by athletic fields, extending the number of hours that existing fields can be played on has a much greater benefit compared to cost.

### Lighting

Lighted fields help extend the hours and season of play. If fields are lit, roadway and parking lot lighting should also be installed for the safety and security of those using the fields. The cost estimate shows the approximate per-field cost, as the budget may only allow lighting for one field in conjunction with artificial turf installation, then light other fields as needed. Light fixture symbols are shown for illustrative purposes only. The actual number and placement of fixtures to be determined by athletic lighting design professional.

### Artificial Turf

Artificial turf could more than double the number of hours that a field is playable. If field conflicts continue once Field C is opened and drainage improvements from the original development project have been completed, artificial turf should be considered as an option to increase capacity.

### Potential to prepare for future phases

Consider laying in utilities as feasible to prepare for future water and sewer in Phase D-4.

## Soccer Field Improvements | Phase D-3

### Estimate of Probable Costs

	Quantity	Unit	Unit Cost	Total
Lighting & Electrical Service: Fields	3	EA	\$250,000	\$750,000
Lighting & Electrical Service: Entry Drive & Parking	1	LS	\$106,600	\$106,600
Artificial Turf Field	1	SY	\$100	\$800,000

#### Phase D-3 Total:

\*Add 10%-15% for design and engineering

**\$1,656,600**

\*Add 20% for mobilization and contingency





## Playground Node | Phase D-4

The Playground Node is the second of the two proposed centers of activity in the park. A 40' x 60' pavilion, restroom building and playground primarily serve soccer teams and their families. This node also provides enough interest to double as a rental facility.

### Playground

The concept for the playground includes a “lookout tower” structure with sufficient height to overlook Field C and to highlight the view over the Preservation Area. The playground area can be concentrated on the highest level ground, or can use the existing grade change as a play feature, but must be completely ADA accessible. A low-maintenance pour-in-place rubber safety surface is included.

## Playground Node | Phase D-4

### Estimate of Probable Costs

	Quantity	Unit	Unit Cost	Total
Earthwork	1	LS	\$3,000	\$3,000
Drainage	1	LS	\$5,800	\$5,800
Pavilion 40' x 60' with Pad and Paths	1	LS	\$105,800	\$105,800
Picnic Tables & ADA Picnic Tables	12	EA	\$1,000	\$12,000
Waste Receptacles	2	EA	\$1,000	\$2,000
Precast Restroom Building with Utilities and Path	1	LS	\$100,000	\$100,000
Playground Safety Surface	2,000	SF	\$30	\$60,000
Playground Equipment	1	LS	\$50	\$80,000
Bench	3	EA	\$1,200	\$3,600

**Phase D-4 Total:**

\*Add 10%-15% for design and engineering

**\$372,200**

\*Add 20% for mobilization and contingency





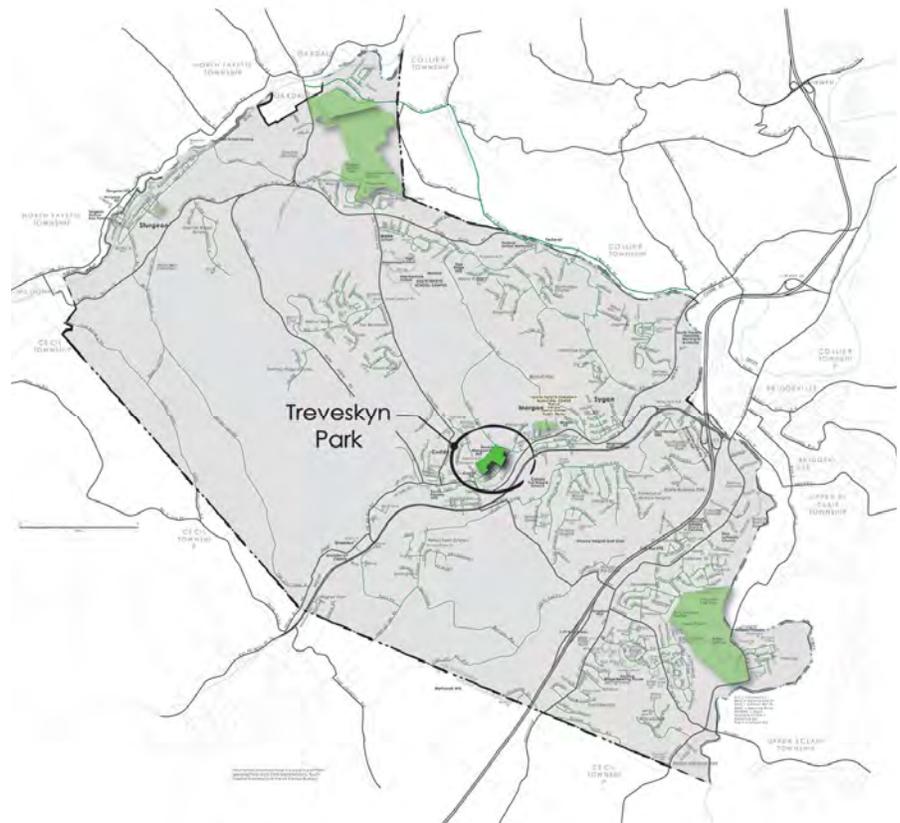
Treveskyn Park

# Treveskyn Park Master Plan



## Introduction

Treveskyn Park is a former housing area above an existing residential neighborhood. It is undeveloped, except for a loop road and other infrastructure that remains from its former use. Although there are no recreation amenities, its pleasant park-like lawn is surrounded by wooded slopes. Because of the absence of recreation amenities, there is no park inventory for Treveskyn in the Appendix. However, Treveskyn Park's land area is included in the NRPA Park Metrics Analysis in Appendix B of this plan.





Treveskyn Park

Analysis

Treveskyn’s secluded location and access via steep, narrow residential streets are not conducive to extensive development. Portions of the park are essentially in the backyard of adjacent homes, so activities that generate high traffic volumes or excess noise are not appropriate.

The hilltop above Treveskyn was recently developed by the Pinnacle Pointe neighborhood. The emergency access to Pinnacle Pointe runs along the northwest edge of Treveskyn Park. With the proximity of two residential neighborhoods, there is a great opportunity for Treveskyn to be a walkable neighborhood park and potentially part of a future Township-wide trail network.

The existing loop road is in good condition, and could be reused with minor repair and resurfacing. Much of the sidewalk needs replaced or more extensive repairs. The site is terraced, with level areas ready for development. However, installing a large area amenity such as athletic fields would require removing existing infrastructure and/or extensive regrading.

The park has a pleasant character, with extensive lawns and large mature trees. Recreation amenities should work with existing conditions to keep Treveskyn as a natural place with some space retained for unprogrammed or passive recreation.

Security could be a concern, particularly in the portions of the park that are surrounded by wooded slopes. There is little activity in the existing park, so these areas are not secure. Recreation amenities that are active at various days and times will help exclude loitering and vandalism, and be an

improvement over existing conditions.

Analysis suggests that a neighborhood park that focuses on serving nearby residents is the best use of Treveskyn Park.

### Concept

Treveskyn Park is a neighborhood park serving nearby residents with picnic and rental facilities. Proposed amenities are dispersed to work with the existing infrastructure and character of the park. Facilities that are not available in other Township parks, including a nature playground and traditional fenced dog park, will be a draw for residents from around the Township but will not generate excessive traffic.

# Treveskyn Park



## Treveskyn Park

**Phase E-1 | Nature Play Area:** Construct a significant use area that includes a large pavilion and expansive nature playground. Trails establish the connection between the park and Pinnacle Pointe neighborhood.

**Phase E-2 | Dog Park:** Install large and small dog areas with dedicated parking, and complete the sidewalk loop connecting phases E-1 and E-2.



## Master Plan E

**Phase E-3 | Pavilion & Cornhole:** Construct a small rental pavilion with concrete cornhole court and restroom.

**Phase E-4 | Pavilion & Volleyball:** Construct a small rental pavilion with sand volleyball court.

**Phase E-5 | Sport Court:** Construct a basketball and pickleball court and small shade structure.



## Nature Play Area | Phase E-1

This phase establishes a center of activity to draw visitors to the park. It includes supporting infrastructure, and connects the Pinnacle Pointe neighborhood with Treveskyn Park.

### Nature Playground

The nature playground covers the elevated clearing and traverses the natural slope with an embankment slide and ADA ramp. Elements are placed on safety surface where needed with some grass areas in between for an expansive rather than compact play area. The concept shown includes a sand or pea gravel area for digging.

### Large Pavilion

A 40' x 60' pavilion is sized to maximize rental capacity at the playground. Two ADA parking spaces serve the pavilion and playground; additional parking is on the opposite side of Morgan Drive. Bocce and horseshoe courts are included in the pavilion use area.

### Trails

A wide, paved ADA accessible trail provides access from the Pinnacle Pointe neighborhood. Secondary natural surface trails add play value to the nature playground.

### Health & Safety

Ensure the labeled Play Field and all grass areas are level and free of hazards. Cover any storm water inlets with an appropriate grate that is flush with the grade. Ensure the overgrown area of pavement below the play field does not pose a hazard, or is removed and converted to grass.

## Nature Play Area | Phase E-1

### Estimate of Probable Costs

	Quantity	Unit	Unit Cost	Total
Loop Drive Repair & Resurfacing	4,470	SY	\$12	\$53,640
Sidewalk Repair & Replacement as needed	438	SY	\$60	\$26,280
Earthwork & Grading	1	LS	\$30,000	\$30,000
Parking & Striping	452	SY	\$70	\$31,640
ADA parking signage	1	EA	\$750	\$750
Pavilion 40' x 60' with Pad	1	LS	\$105,000	\$105,000
Picnic Tables & ADA Picnic Tables	12	EA	\$1,000	\$12,000
Waste Receptacles	3	EA	\$1,000	\$3,000
Precast Restroom building with Utility Service	1	LS	\$73,000	\$73,000
Nature Play Area with ADA Access to Upper Level	1	LS	\$290,000	\$290,000
Bocce court	1	LS	\$5,800	\$5,800
Horseshoe pit	1	LS	\$1,500	\$1,500
Concrete sidewalk	315	SY	\$100	\$31,500
Painted Crosswalk	4	EA	\$750	\$3,000
Paved Trail	610	LF	\$70	\$42,700
Natural Surface Trail	1,480	LF	\$4	\$5,920
Bench (Playground and Trail)	8	EA	\$1,200	\$9,600
Entry Sign	1	LS	\$2,000	\$2,000
Lighting & Electrical Service	1	LS	\$50,000	\$50,000
Landscape & Repairs to Grass Field Areas	1	LS	\$5,000	\$5,000

#### Phase E-1 Total:

\*Add 10% - 15% for design and engineering

**\$782,330**

\*Add 20% for mobilization and contingency



## Dog Park | Phase E-2

### Dog Park

The Treveskyn Dog Park is a fenced 3.3 acre dog area that includes both shaded lawn and wooded areas. All paths within the fenced area are paved and must be ADA accessible, so all owners can follow and supervise their dogs. Include a small shelter with seating, and a potable water source with a fixture designed for use by dogs. Construct a dedicated parking lot near the dog park entrance.

### Infrastructure

This phase completes the loop sidewalk, connecting phase E-1 (Nature Playground and Large Pavilion) through the dog park to a second park entrance on Morgan Street. Install an entry sign with landscape on Morgan Street.

### Health & Safety

Ensure the dog park areas and all grass areas within the phase limits are level, free of hazards, and any storm water inlets are securely covered with an appropriate grate that is flush with the grade.

## Dog Park | Phase E-2

### Estimate of Probable Costs

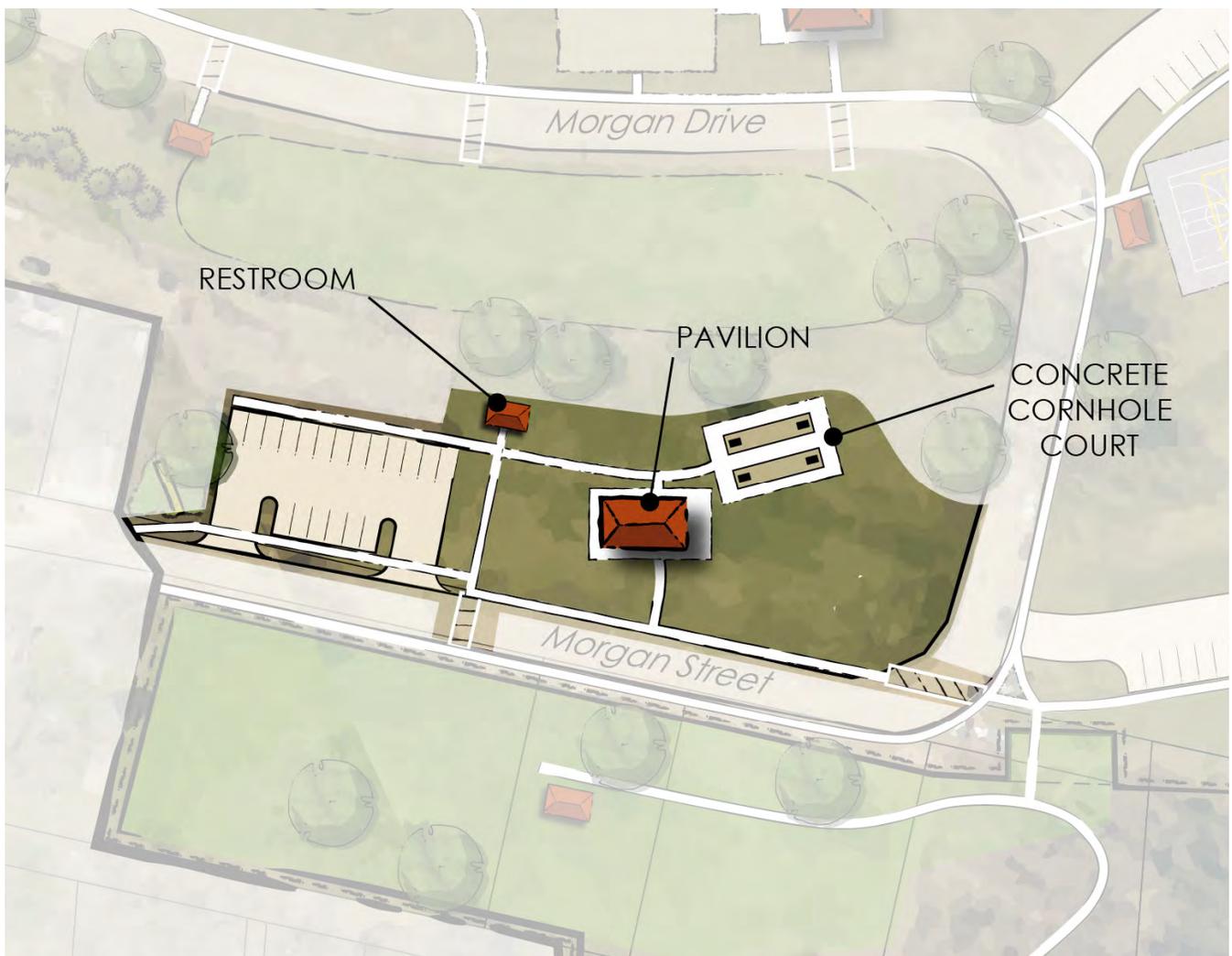
	Quantity	Unit	Unit Cost	Total
Fence & Gate	1,970	LF	\$21	\$41,370
Dog Park Signage	1	EA	\$500	\$500
Walking Paths	1,100	LF	\$29	\$31,900
Shelter 12' x 20' with pad	1	LS	\$30,300	\$30,300
Water Line and Drinking Fountain	1	LS	\$10,000	\$10,000
Parking & striping	822	SY	\$70	\$57,540
ADA parking signage	1	EA	\$750	\$750
Entry Sign	1	LS	\$2,000	\$2,000
Sidewalk Repair & Replacement as needed	700	SY	\$60	\$42,000
Picnic Tables	2	EA	\$1,000	\$2,000
Dog Waste Stations	5	EA	\$300	\$1,500
Lighting & Electrical Service	1	LS	\$15,000	\$15,000
Repairs to Grass Field Areas	1	LS	\$2,000	\$2,000

#### Phase E-2 Total:

\*Add 10% - 15% for design and engineering

**\$236,860**

\*Add 20% for mobilization and contingency



## Pavilion & Cornhole Court | Phase E-3

### Pavilion Area

This use area includes a small shelter and two concrete cornhole courts. Dedicated parking serves the rental pavilion and provides overflow parking for the dog park.

### Restroom

Install an ADA-accessible precast restroom building to serve the rental area as well as the dog park.

### Health & Safety

Ensure the labeled Play Field and all grass areas within the phase limits are level, free of hazards, and any storm water inlets are securely covered with an appropriate grate that is flush with grade.

## Pavilion & Cornhole Court | Phase E-3

### Estimate of Probable Costs

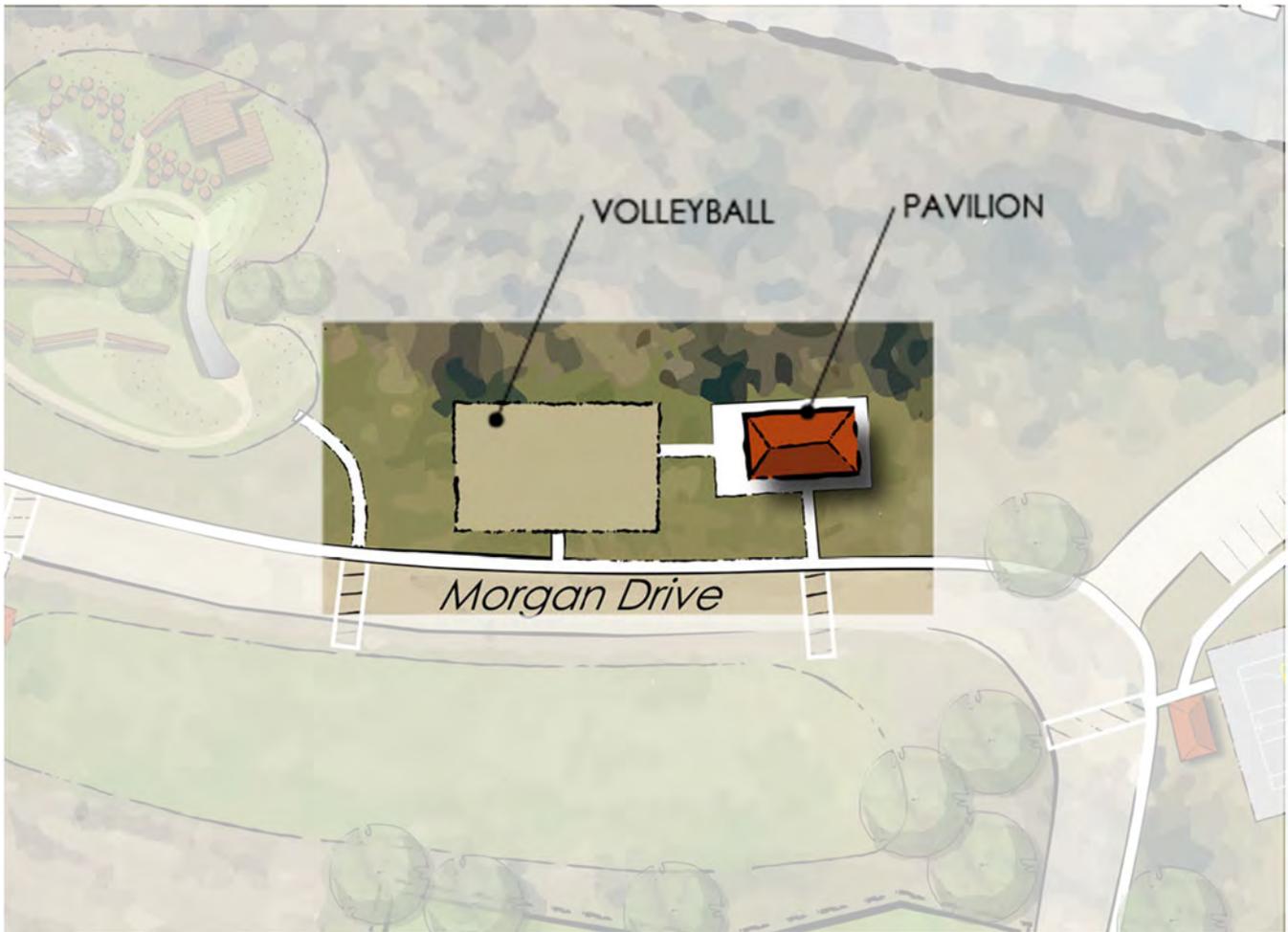
	Quantity	Unit	Unit Cost	Total
Shelter 20' x 40' with Pad	1	LS	\$55,000	\$55,000
Precast Restroom Building with Utilities	1	LS	\$75,000	\$75,000
Picnic Table & ADA Picnic Table	6	EA	\$1,000	\$6,000
Waste Receptacle	3	EA	\$1,000	\$3,000
Parking	820	SY	\$70	\$57,400
ADA parking signage	2	EA	\$750	\$1,500
Sidewalk Repair & Replacement as needed	170	SY	\$60	\$10,200
Walking Paths	365	LF	\$29	\$10,585
Painted Crosswalk	2	EA	\$750	\$1,500
Concrete Cornhole Court	2	EA	\$4,000	\$8,000
Lighting & Electrical Service	1	LS	\$20,000	\$20,000
Repairs to Grass Areas	1	LS	\$3,000	\$3,000

**Phase E-3 Total:**

\*Add 10% - 15% for design and engineering

**\$251,185**

\*Add 20% for mobilization and contingency



## Pavilion & Volleyball Court | Phase E-4

A second small (20' x 40') pavilion is proposed for additional rental space. Before beginning the design & funding process for this phase, Parks & Recreation staff should use the rental history of pavilions constructed in previous phases to assess whether there is demand for an additional pavilion at Treveskyn, and what size would best serve the needs of the residents.

### Volleyball

A sand volleyball court is the amenity proposed for this use area. Badminton would also be a popular activity based on the public input survey, and could be installed for lower initial as well as maintenance cost.

## Pavilion & Volleyball Court | Phase E-4

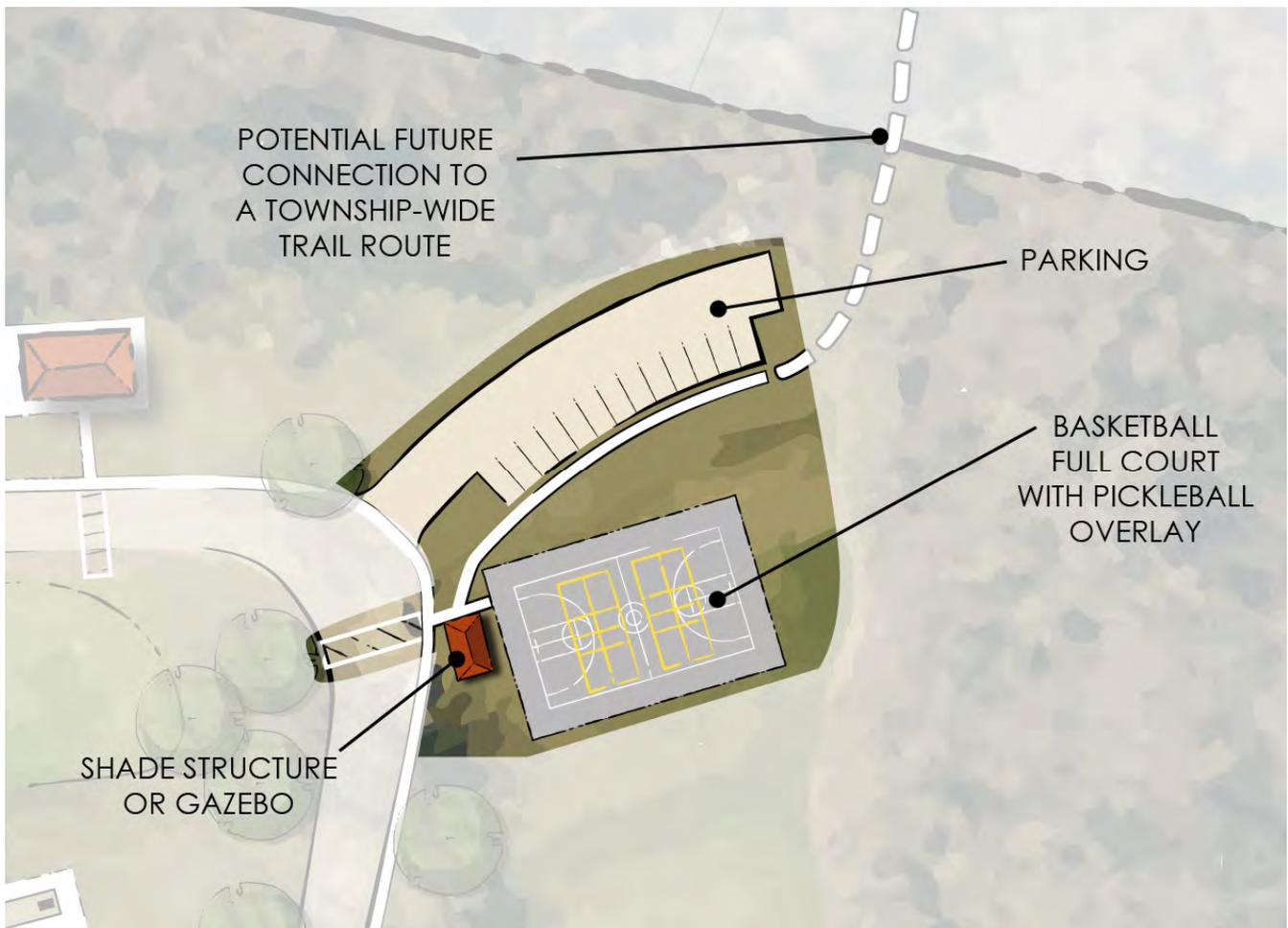
### Estimate of Probable Costs

	Quantity	Unit	Unit Cost	Total
Shelter 20' x 40' with Pad	1	LS	\$55,000	\$55,000
Picnic Table & ADA Picnic Table	6	EA	\$1,000	\$6,000
Waste Receptacle	1	EA	\$1,000	\$1,000
Sand Volleyball Court with Net	1	EA	\$26,380	\$26,380
Walking Paths	56	LF	\$29	\$1,624
Lighting & Electrical Service	1	LS	\$30,000	\$30,000
Repairs to Field Areas	1	LS	\$3,000	\$3,000

#### Phase E-4 Total:

- Add 10% - 15% for design and engineering
- Add 20% for mobilization and contingency

**\$123,004**



## Sport Court | Phase E-5

### Basketball Court

A full-size basketball court is served by ADA parking and paved paths. Fencing the court is unlikely to be necessary as it is located away from other amenities and slightly below the level of the parking lot. Install a small shade structure with seating, or reuse an existing gazebo such as those in Morgan Park.

### Opportunities for Trail Connections

In the case that South Fayette initiates a trails or greenways plan in the future, Treveskyn Park is a potential location for a hiking or biking trailhead. During construction of this phase, consider potential trail connections that could be established in the future, and plan paths and parking lots to facilitate a future connected network.

## Sport Court | Phase E-5

### Estimate of Probable Costs

	Quantity	Unit	Unit Cost	Total
Shelter 12' x 20' with pad	1	LS	\$30,300	\$30,300
Bench	3	EA	\$1,200	\$3,600
Waste Receptacle	1	EA	\$1,000	\$1,000
Basketball Court	1	EA	\$46,300	\$46,300
Walking Paths	183	LF	\$29	\$5,307
Painted Crosswalk	1	EA	\$750	\$750
Parking & striping	740	SY	\$70	\$51,800
ADA parking signage	1	EA	\$750	\$750
Lighting & Electrical Service	1	LS	\$30,000	\$30,000

#### Phase E-5 Total:

- Add 10% - 15% for design and engineering
- Add 20% for mobilization and contingency

**\$169,807**



### Nature Playground Detail: Phase E-1

A “nature” playground can be constructed in two ways: with predominantly natural materials or with manufactured elements that give a natural look.

The advantage of natural elements such as wood, stone, and sand is that they provide an enriching sensory experience for children and a more natural look. Elements found on the site, such as native stone, can be used to give a sense of place and reduce cost. The disadvantage is that these items must be maintained (for example, the wood must be sealed and the sand must be raked and periodically replaced) or the playground will become degraded. Some of these elements, such as structures made of large timbers, can be expensive.

Manufactured elements include cement rock, plastic nature-themed pieces on a traditional play structure, or water-theme color patterns on pour-in-place safety surface. The advantage of these elements is that they are low-maintenance. They are standardized and it is easy, for example, to calculate the amount of safety surface required for a manufactured piece. Some of these elements, especially cement rock, can be very expensive. These elements can give an aesthetic that blends in with the natural environment, and children can use them for pretend play. However, these pieces lack the sensory quality of natural materials.

Many playgrounds combine these two types of elements based on budget, site-specific opportunities and challenges, and the goals of the playground.

# Treveskyn Park | Details



High-end manufactured elements



Mostly natural elements and pea gravel safety surface



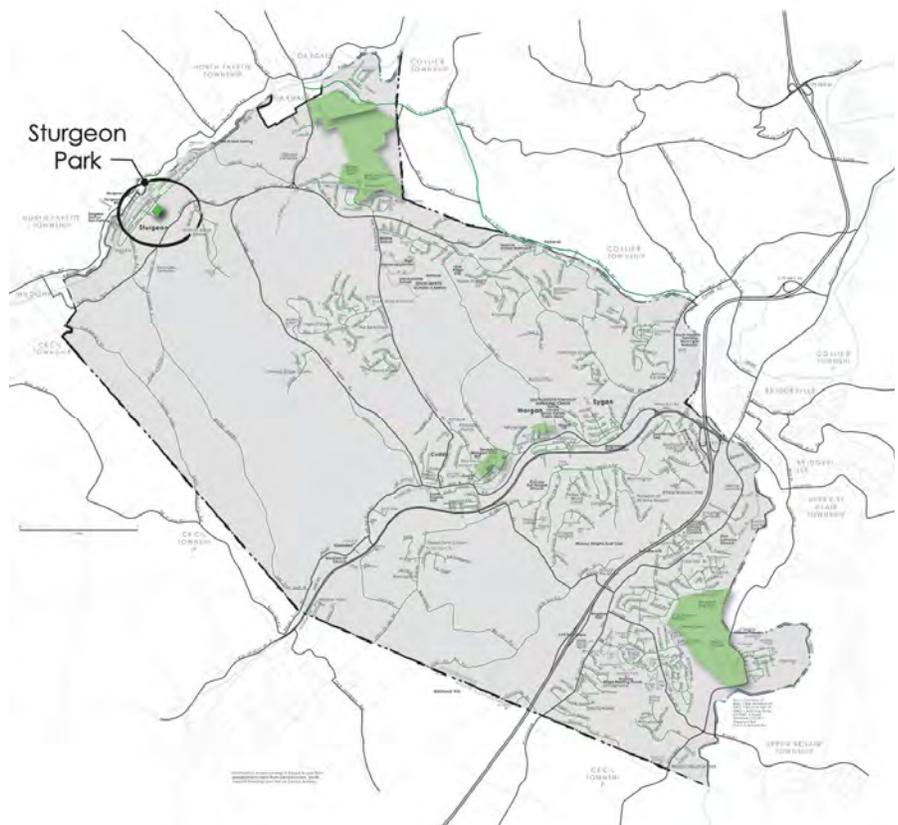


# Sturgeon Park Master Plan



## Introduction

Sturgeon Park is a small neighborhood-scale park adjoining a residential area. It is located in the historic population center of Sturgeon near the northwest border of the Township. It is the smallest of South Fayette’s parks. For a complete inventory of park features and condition, see Appendix A of this plan.





Sturgeon Park

### Analysis

Sturgeon is secluded and access is difficult on a steep, narrow drive past utility infrastructure. Signage is inadequate and the park is not visible from the street. Its recreation amenities, including a baseball field and playground, are in fair condition. The ballfield has significant drainage issues in the outfield and the surface is eroded in the backstop area. Security is a concern, and a camera was recently installed over the parking lot. However, the field assessment found signs of loitering and fires in the nearby woods out of view of the camera.

Despite its challenges, Sturgeon Park is important as the only park property in the western half of the Township. As residential development pressure continues to increase, housing is expanding northward and westward in the Township. It will be important to not only maintain but to increase the recreation presence in the Sturgeon Park area.

Sturgeon Park is in close proximity to the popular Panhandle Trail—a regional recreation amenity that connects to Pittsburgh’s Montour Trail. In fact, after Fairview and Morgan Parks, the Panhandle Trail was South Fayette’s most-visited recreation amenity in the public input survey. Two trailheads are in the Township—Sturgeon, and further east at Oakdale. The Sturgeon Trailhead is bikeable via the roadways from Sturgeon Park.

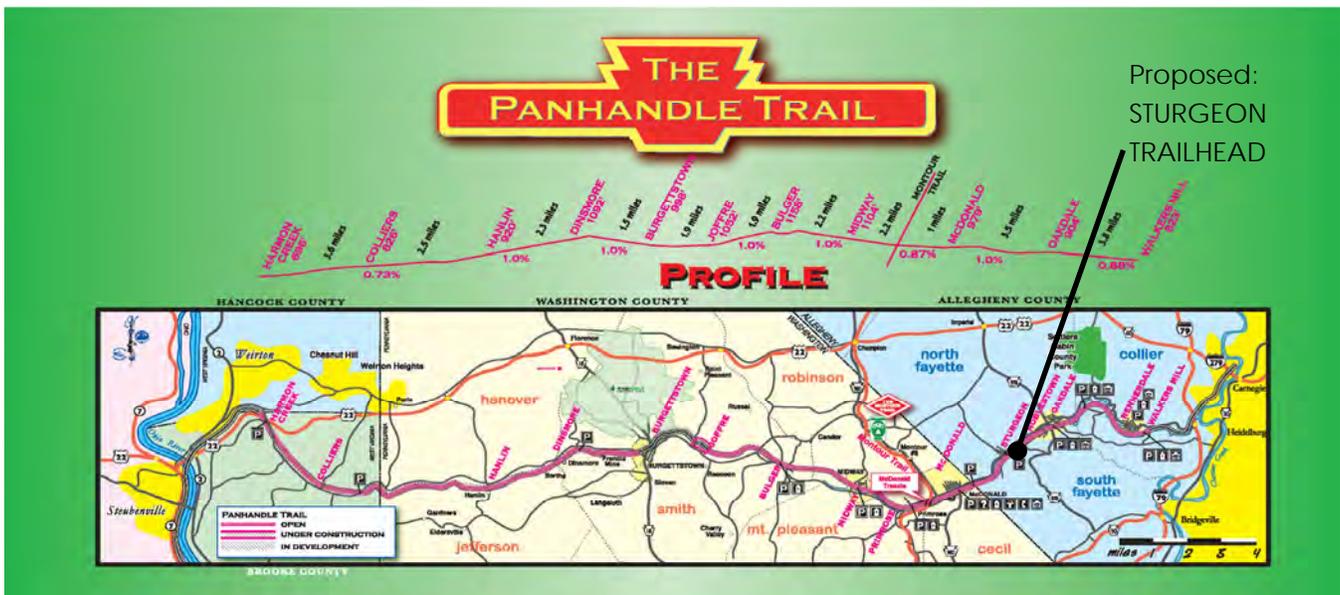
Sturgeon Park has great potential for increased use, which would likely have an added benefit of improving security by increasing presence of people in the park. An adjacent undeveloped parcel, 17.2 acres in size, was recently for sale but did not change ownership. Most of the parcel is moderately to steeply sloped. High tension electrical lines bisect the parcel. It is not well suited for the residential tract home-style development that is predominant in this part of the township.

If this parcel were purchased as an addition to Sturgeon Park, it would provide the opportunity for park access from the south on Robinson Run Road, near the recently constructed Granite Ridge residential development. For details on this potential opportunity, see Appendix F of this plan.

Concept

The existing Sturgeon Park is enhanced as a neighborhood park to encourage activity in the park and provide amenities that better serve nearby residents. A proposed expansion improves access to Sturgeon Park, increases recreation access for developing areas of the Township, adds recreation opportunities for bicyclists in conjunction with the Panhandle Trail, and provides amenities that are not available elsewhere in the Township. Proposed improvements are relatively low-cost, low-maintenance, and can be installed in phases with the aid of community partnerships.

Sturgeon Park





## Sturgeon Park | Master Plan F (existing)

**Phase F-1 | Renovate Ballfield:** Repair, or replace features that present hazardous conditions or inhibit the usability of existing amenities, including a full renovation of the ballfield

**Phase F-2 | Playground Equipment:** Replace the playground structure and improve safety in the playground area

**Phase F-3 | Sturgeon Adventure Park Access Drive & Main Trail:** Acquisition of the adjacent



## Sturgeon Park | Master Plan F (proposed)

undeveloped parcel is prerequisite to this and subsequent phases. If the opportunity arises to expand the park, install a main driveway, parking, and paved multimodal trail as shown.

**Phase F-4 | Sturgeon Adventure Park Secondary Trail Network:** Complete secondary network of unpaved mountain bike trails/singletrack.

**Phase F-5 | Sturgeon Adventure Park and Fitness Areas:** Construct a fitness and adventure course, progressive pump track, and restroom at the proposed park entrance.



## Renovate Ballfield | Phase F-1

This phase addresses the issues identified in the park inventory (Appendix A). The inventory identified a significant number of issues that impact safety, usability, and general appearance. Therefore, this phase and phase F-2 propose an overhaul of existing amenities to make the most of each investment rather than, for example, installing a new backstop on an eroding infield.

Proposed ballfield repairs include drainage and fencing. Install underdrainage that alleviates wet spots in center field and the repeated erosion of the infield. It may be necessary to capture runoff from the hillside above the park. Surface repairs in the infield should not be made until the cause of damage is addressed. Replace the backstop and repair baseline fences, unless removing these fences is necessary to properly address field drainage. Installing a typical outfield fence will make this field more attractive for game play rather than practice only, maximizing the effect of other investments in the field. Make repairs to the fence and gate along the parking lot as indicated in the inventory.

The park is difficult to find, which impacts the desirability of the field for game play. Install a large sign at East Street and McVey Street, and on the concrete utility structure at the park entrance.

In the playground, remove or repair the border and replace swings as indicated in the inventory.

## Renovate Ballfield | Phase F-1

### Estimate of Probable Costs

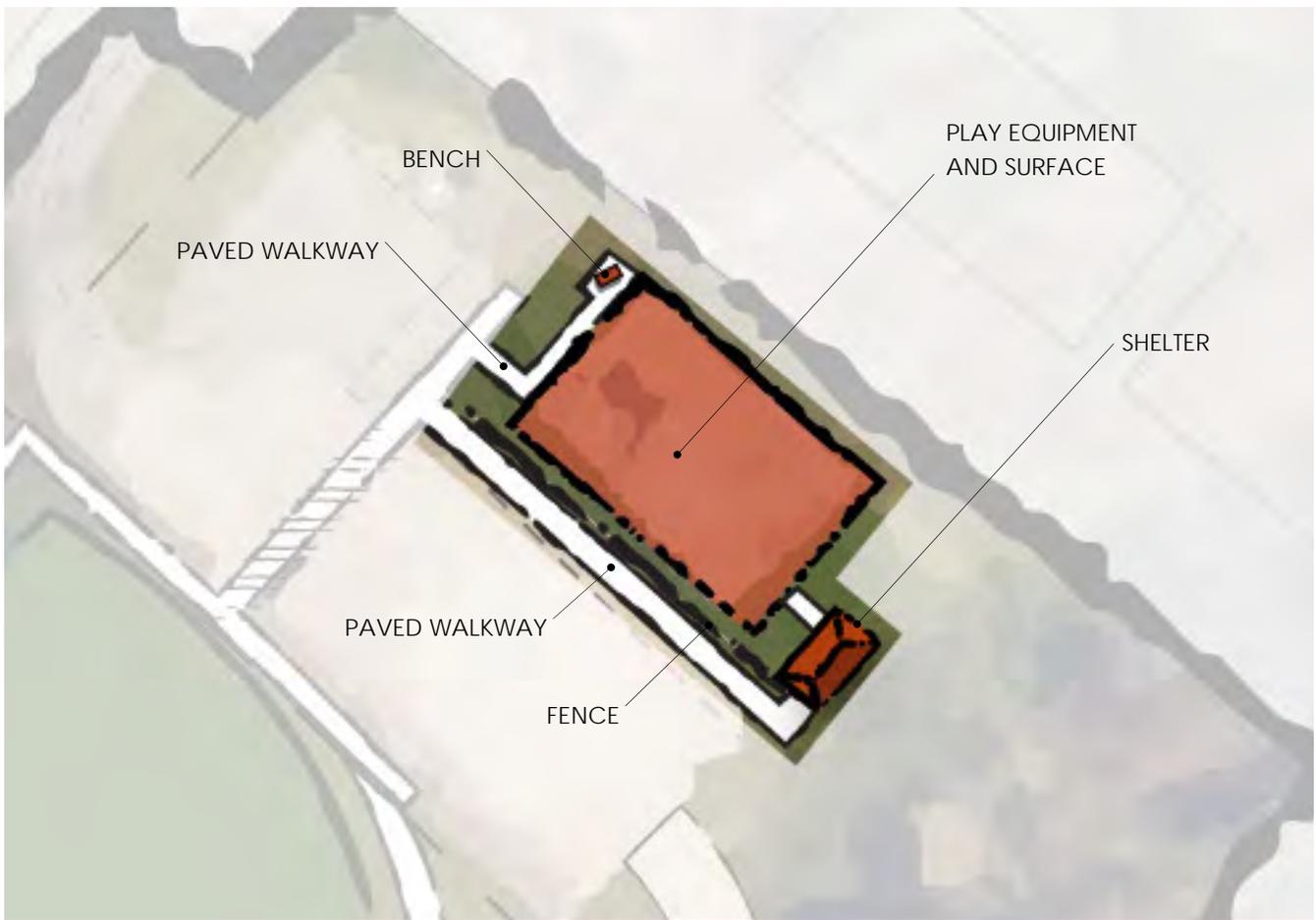
	Quantity	Unit	Unit Cost	Total
Demolition— fencing and playground border	1	LS	\$3,000	\$3,000
Backstop, installed	1	LS	\$6,000	\$6,000
Baseline Fencing	200	LF	\$40	\$8,000
Outfield Fencing	320	LF	\$21	\$6,720
Earthwork & Drainage Improvements	1	LS	\$3,000	\$3,000
Seeding	2,000	SY	\$3	\$6,000
Infield surface repair	1	LS	\$3,000	\$3,000
Bleacher	2	EA	\$9,600	\$19,200
ADA accessible sidewalk	200	SY	\$100	\$20,000
Crosswalk, painted	1	LS	\$1,000	\$1,000
Playground swing replacement	4	EA	\$250	\$1,000
Entry Sign	2	LS	\$2,000	\$4,000

**Phase F-1 Total:**

\*Add 10%-15% for design and engineering

**\$80,920**

\*Add 20% for mobilization and contingency



## Playground Improvements | Phase F-2

Some elements of the existing playground are damaged or unsafe and the playground is overall in fair condition. Replacing this structure as it nears the end of its life will help improve the overall appearance of the park and is consistent with the recent investment in a security camera. Install an ADA-accessible route to the playground; include a bench installed on a concrete pad with wheelchair seating.

A fence and designated crosswalk

## Playground Improvements | Phase F-2

### Estimate of Probable Costs

	Quantity	Unit	Unit Cost	Total
Demolition—existing play equipment	1	LS	\$1,0000	\$1,000
Small shelter 12' x 24' with concrete pad	1	LS	\$40,000	\$40,000
Picnic Tables & ADA Picnic Tables	3	EA	\$1,000	\$3,000
Waste Receptacles	1	EA	\$1,000	\$1,000
Playground	1	LS	\$120,000	\$120,000
Pour-in-Place safety surface	3890	SF	\$27	\$105,030
Bench	1	EA	\$1,200	\$1,200
Sidewalk & Pedestrian Pavements	136	SY	\$100	\$13,600
Seeding	90	SY	\$3	\$270

**Phase F-2 Total:**

\*Add 10%-15% for design and engineering

**\$285,100**

\*Add 20% for mobilization and contingency



## Access Drive & Main Trail | Phase F-3

If the opportunity presents itself for the Township to acquire the property adjacent to Sturgeon Park, there is potential to create an entirely new Adventure Park amenity for the Township. The proposed improvements are detailed in phases F-3 through F-5.

This phase opens up the Sturgeon Park entrance on Robinson Run Road, and consolidates all proposed paved routes for cost efficiency. Acquisition of the proposed park extension is a prerequisite of this phase. For details on this property, see Appendix G of this plan.

### Access Drive

The proposed access drive meets Robinson Run Road at the location of an existing maintenance access drive and extends to the existing parking lot in Sturgeon Park. A proposed parking lot at the Robinson Run Road entrance includes up to 68 stalls and an entry sign with small landscape area.

### Main Trail

The proposed paved multimodal loop extends from Robinson Run Road through the existing Sturgeon Park. This trail would provide a through-route for on-road cyclists accessing the Panhandle Trailhead. Bicycles could then bypass Cemetery Hill and Marshall Roads, which are unsafe because they are steep, narrow and have areas of very short sight distance.

## Sturgeon Adventure Park Access Drive & Main Trail | Phase F-3

### Estimate of Probable Costs

	Quantity	Unit	Unit Cost	Total
Property Purchase and Fees	1	LS	\$50,000	\$50,000
Permitting	1	LS	\$5,000	\$5,000
Clearing & Grubbing	1	LS	\$25,000	\$25,000
Earthwork & Drainage	1	LS	\$35,000	\$40,000
Roadway and Parking Pavements	4,630	SY	\$70	\$324,100
ADA parking sign	3	EA	\$750	\$2,250
Paved Trail	3,280	LF	\$55	\$164,000
Park Entrance Sign	1	LS	\$2,000	\$2,000
Gate	1	LS	\$3,000	\$3,000
Trailhead Sign	2	LS	\$2,000	\$4,000
Trail Route Signage	1	LS	\$1,600	\$1,600
Bench	5	EA	\$1,200	\$6,000
Bike Rack	2	EA	\$800	\$1,600
Waste Receptacle	2	EA	\$1,000	\$2,000

#### Phase F-3 Total:

\*Add 10%-15% for design and engineering

**\$630,550**

\*Add 20% for mobilization and contingency



## Secondary Trail Network | Phase F-4

The secondary trail network provides singletrack-style earth surface trails for hiking and mountain bike use. Secondary trails are narrower and steeper than the Main Trail, and are not ADA-accessible.

Secondary trails are interwoven into the Main Trail, and should be signed, at a minimum, at Main Trail crossings. This will aid wayfinding as well as alert users on the Main Trail to be aware of cross traffic.

## Sturgeon Adventure Park Secondary Trail Network | Phase F-4

### Estimate of Probable Costs

	Quantity	Unit	Unit Cost	Total
Clearing	1	LS	\$5,000	\$5,000
Earthwork & Drainage	1	LS	\$5,000	\$5,000
Trail	3,270	LF	\$4	\$13,080
Trail Signage	1	LS	\$2,200	\$2,200

**Phase F-4 Total:**

\*Add 10%-15% for design and engineering

**\$25,280**

\*Add 20% for mobilization and contingency



## Sturgeon Adventure Park Amenities | Phase F-5

The fitness and adventure park is located on the hilltop near the Robinson Run Road entrance. As this amenity is expected to draw greater concentrations of park visitor than trails alone, a restroom and small rest area with picnic tables is included.

This amenity will benefit families and people of all ages, but is usually particularly attractive to teens and younger adults.

### Fitness Course

This course should serve a wide variety of ages and abilities, and provide a range of difficulty levels. The preferred style of equipment depends on stakeholder preference and should investigate various prefabricated and custom options used in adventure, obstacle, free running, and challenge course precedents that have been installed in other municipal settings. The cost shown here reflects a course made up of primarily prefabricated elements.

### Progressive Pump Track

A progressive pump track is a recreation amenity inspired by BMX bike courses. It can also be used by skateboards and scooters. The proposed course is constructed with a permanent hard surface for safety and reduced maintenance. See the details in this chapter for options and information.

## Sturgeon Adventure Park Amenities | Phase F-5

### Estimate of Probable Costs

	Quantity	Unit	Unit Cost	Total
Clearing & Grubbing	1	LS	\$20,000	\$20,000
Earthwork & Drainage	1	LS	\$8,000	\$8,000
Adventure & Fitness Course—Surface & Equipment	1	LS	\$480,000	\$480,000
Progressive Pump Track	1	LS	\$75,000	\$75,000
Walking Paths	970	LF	\$29	\$28,130
Precast Restroom with Utilities	1	LS	\$100,000	\$100,000
Picnic Table	4	EA	\$1,200	\$4,800
Waste Receptacle	2	EA	\$1,000	\$1,000
Landscape and seeding	1	LS	\$3,000	\$3,000

**Phase F-5 Total:**

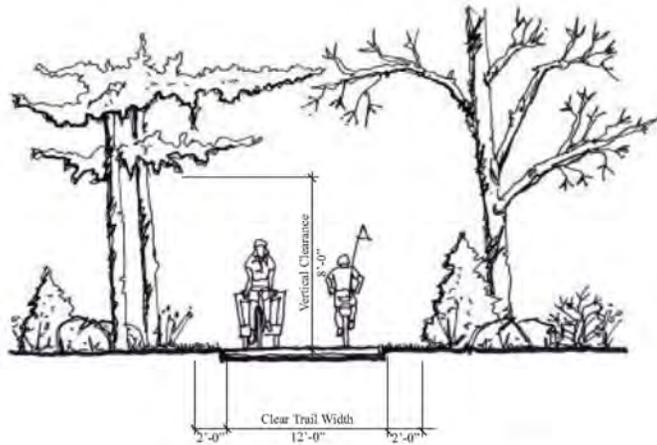
\*Add 10%-15% for design and engineering

**\$719,930**

\*Add 20% for mobilization and contingency



Sturgeon Park | Details



Sample detail of paved trail (Courtesy of Frederick County, MD)

Main Trail Detail

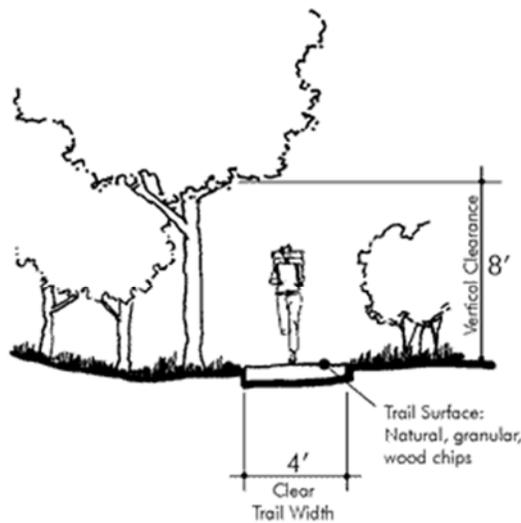
A main trail should be paved for accessibility and used by various types of vehicles such as road bikes. It must be wide enough for traffic traveling in both directions to pass safely—minimum 8’ wide, but ideally 12’ wide.

The area cleared and graded for the trail must include shoulders with a minimum slope of 3:1 on the downhill side. If it is necessary to traverse a steep slope, provide edge protection. Drainage across the trail is accomplished by culverts.

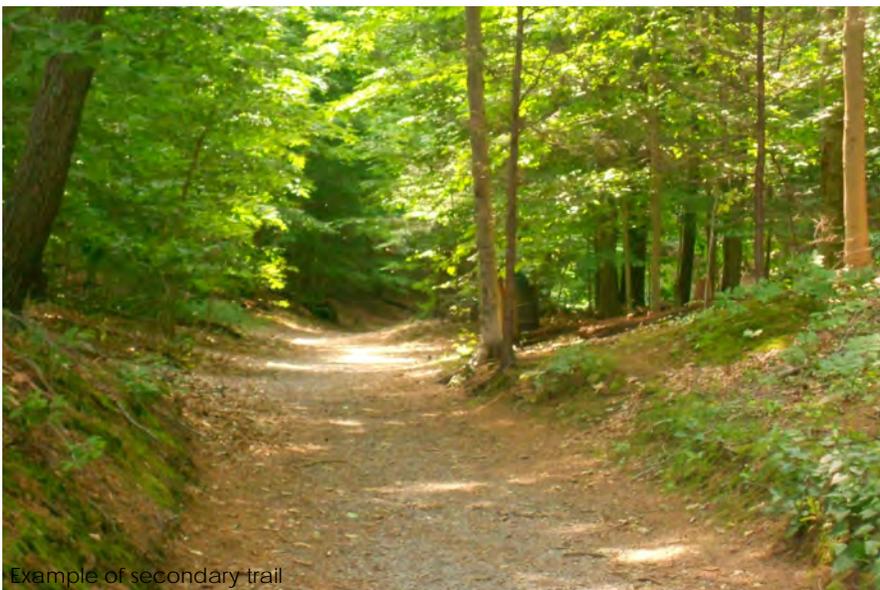
## Secondary Trail Detail

Secondary trails are narrower, accommodating traffic in one direction. The area cleared should account for space so that a hiker can step off of the trail to allow a bicycle to pass.

The trail surface is natural earth, and these trails are primarily for mountain bikes and hikers. The maximum allowable grade is much steeper and depends on site drainage; see American Trails guidelines. Drainage on these trails is generally surface drainage, so trails must be designed to work with existing contours. Outslopes and water bars are essential to keep trails usable and in good condition.



Sample detail of secondary trail (Courtesy of Frederick County, MD)



Example of secondary trail



Challenge Course in Schaper Park, Golden Valley, MN



Freerunning Park in Bunbury, Australia (Courtesy of Murdoch University)

# Sturgeon Park | Details

## Fitness and Adventure Park

Due in part to the popularity of the American Ninja Warrior TV program, there has been interest in fitness & obstacle type courses. Many courses have been constructed in the last few years, but they vary widely in style and cost. Two examples shown above contrast prefabricated (top) and custom (bottom) equipment.

Considerations that must be addressed include available budget, available land area, ADA accessibility, and safety. Some options may require an ASTM safety surface, which will increase the cost of installation and maintenance.

## Progressive Pump Track

A progressive pump track is a loop-based course designed so that vehicles are propelled by an up-and-down “pumping” movement rather than pedalling. Courses can be constructed with packed earth, similar to BMX courses, but these require a great deal of volunteer maintenance. Permanent hard courses can be constructed of asphalt or concrete. They can have one loop track, or many routes of varying difficulty that cross through the “middle.” Like the Fitness & Adventure course, there are prefabricated and custom options available. Considerations are similar to the Fitness & Adventure Park, and also must include safe areas to enter, exist, and observe the course.



Example of custom asphalt surface pump track



A well-designed pump track can accommodate a variety of users

© 2014 Marc Landry





## Implementation Sequence



### Game Plan

The Implementation Sequence targets the Township's most pressing needs and practical challenges by identifying a logical construction sequence. Some phases are prioritized because they mitigate safety or risk issues. Some high-priority projects require other phases to be completed first. Therefore, the following projects are generally listed in the order they should be completed.

There may be other projects that the Township wishes to prioritize within the proposed timeframes (see Appendix F). This spreadsheet will help plan for capital budgeting and grant funding. However, the Parks and Recreation Board should routinely review the proposed sequence to gauge the community's successes and outstanding needs.

We also note here that the public input survey revealed a significant interest in the construction of an indoor recreation/ community center with pool. In the past South Fayette Township has conducted a feasibility study on a community recreation center. The Township did not pursue the project.

There are many limitations on existing parks' suitability for a facility of this type: ease of access; location within the township; topography; flood risk; security; and character of the existing parks. Given these limitations, the existing facilities in South Fayette's park system do not provide an good context to support large investments in a centralized indoor facility.



## GAME PLAN (Years 1- 10)

South Fayette Township Comprehensive Parks & Recreation Plan proposed Implementation Sequence assumes Boys' Home Park Option I will be pursued. The Parks and Recreation Board should routinely revisit this checklist to gauge progress and reassess the community's priorities.

Priority Project	Order/ Rank	Park	Phase Name	Phase No.	See Page No.
	1	Fairview	Fairview Park Playground Rehab	B-1	B-6
	2	Boys' Home	Boys' Home Playground	C-1	C-8
	3	Fairview	Community Splash Park and Little League Fields	B-2	B-8
	4	Fairview	Free Run Dog Woods	B-3	B-14
	5	Sturgeon	Renovate Ballfield	F-1	F-6
	6	Preservation	Preservation Circulation and Parking	D-1	D-6
	7	Fairview	Turf Fields—Football and Lacrosse	B-4	B-16
	8	Fairview	Baseball Fencing and Lighting	B-5	B-18
	9	Fairview	Community Event Space Improvements	B-6	B-20
	10	Fairview	Entrance Road and Sport Courts	B-7	B-22

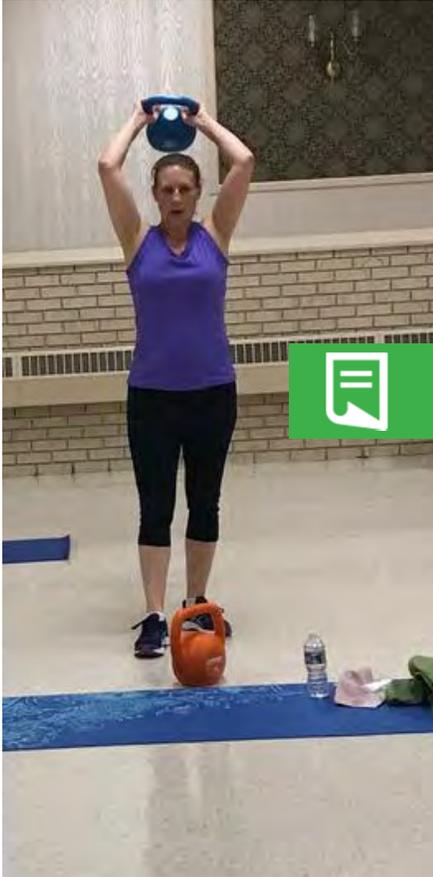


## GAME PLAN (Years 10-20)

South Fayette Township Comprehensive Parks & Recreation Plan proposed Implementation Sequence assumes Boys' Home Park Option I will be pursued. The Parks and Recreation Board should routinely revisit this checklist to gauge progress and reassess the community's priorities.

Priority Project	Order/ Rank	Park	Phase Name	Phase No.	See Page No.
	11	Fairview	Softball Field and Pavilion	B-8	B-24
	12	Fairview	Nature Trail Network—West	B-9	B-26
	13	Boys' Home	Softball Cricket Pitch and Multipurpose Field	C-2	C-10
	14	Boys' Home	Boys' Home Central Lawn	C-3	C-12
	15	Boys' Home	South Fayette Tennis Complex	C-4	C-14
	16	Treveskyn	Nature Play Area	E-1	E-6
	17	Boys' Home	Boys' Home Trailhead	C-5	C-16
	18	Preservation	Triple Tree Node	D-2	D-8
	19	Boys' Home Preservation	Proposed Trail Plan	N/A	C-30
	20	Sturgeon	Playground Improvements	F-2	F-8





## Policy Recommendations



### Programming & Finance

South Fayette Township has offered recreation programs for their residents for many years. The number of programs offered, along with improved communication through the magazine “South Fayette Connect” and several forms of social media, has greatly increased participation in the recreation programs. A good example of increased participation trends is the “Summer Playground Camp.” This camp has experienced an increase in the number of participants and the program has lengthened from three to five days a week and from six to eight weeks.

In the past four years, the number of recreational programs offered has increased by 440%. The need to further develop quality programs and facilities in the Township is evident based on the public input survey. Nearly 68% of those responding indicated that recreation is very important. The survey further pointed out that that adults ages 26 to 59 (36.93%) and teens ages 13 to 18 (35.59%) are the most underserved age groups in the Township. This is true in almost all communities due to time constraints and different interests of these two groups.

Based on the survey, the top five most desired programs are: youth programs (41.05%), youth sports (34.21%), family programs (33.16%), senior programs (26.32%) , and tied for fifth is teen and fitness programs (24.21%). Guidelines for future development of programs and facilities in the Township can be established using this data.

Available facilities dictate the type of programs that can be provided for the residents

### Programing & Development:

Available facilities dictate the type of programs that can be provided for the residents, especially the availability of indoor recreation space. It is important to develop the parks in a phased, systematic way that will provide the opportunity for new programs to be designed to meet the needs of the residents while fostering a sense of community.

The Township offers eight free special events throughout the year. Sponsorships have become an integral part of the Township's ability to offer these programs free of charge. Through the Sponsorship Advertising Incentive Program, the number of sponsors has increased 314% and the funds raised have increased by 510% in the past three years. The sponsorship funds cover 62% of the cost of the special events, allowing the Township to allocate their funds to other areas.

The benefits derived through the partnership with sponsors have been significant for both the sponsors and the Township. It is recommended that the Township continues to develop partnerships with other government agencies, for-profit enterprises, and non-profit associations. The benefits derived may come in many forms beyond financial, such as volunteerism, publicity, or donated supplies, all of which can enhance the programs and facilities in the Township.

### Program Funding:

The most difficult issue facing many communities in their quest to provide safe and aesthetically pleasing parks along with a variety of quality programs is finances. Many communities face unexpected costs yearly, either within their parks or within other municipal departments. Unexpected expenses often require funding to be redirected from planned uses, leaving inadequate financing to provide and maintain facilities and programs that residents rely on.

The Parks and Recreation Department's funding typically comes from the community's general fund. Often, park and recreation funding has been one of the first areas to be cut when funds are tight. However, many communities are becoming aware of the value of setting funds aside to provide quality facilities and programs. Over a period of time, the value of recreation can be recognized through a reduction in crime, increased economic benefits, and improvements in the quality of life of the residents.

A Comparison of Municipal Operating Budgets:

	South Fayette	Average Operating Budget for Municipalities with a population under 20,000	Average Operating Budget for Townships	Average Operating Budget for Municipalities that maintain between 251-1,000 acres of parkland	Average Operating Budget for Municipalities with Less Than 10 Parks	Average Operating Budget for Municipalities with a population density 500-1500 /Sq. Mile	Average Operating Budget for Similar Local Jurisdictions
Lower	\$602K	\$495K	\$471K	\$1,784K	\$477K	\$1,139K	\$633K
Middle	-	\$1,009K	\$1,148K	\$4,010K	\$1,087K	\$7,571K	\$963K
Upper	-	\$1,781K	\$2,434K	\$9,121K	\$2,331K	\$6,825K	\$1,374K

South Fayette Township has had the foresight to use tax dollars, as well as other funding sources, to acquire park land, construct facilities, and offer a variety of programs for their residents.

As shown in the chart above, South Fayette’s total operating budget is within the lower range of national averages. The budget is also slightly below similar local communities. Currently, the budget is sustaining parks and recreation, but it is stretching the staff and maintaining the facilities as a status quo level.

With the growth the Township is experiencing and the demand from residents to have high quality facilities similar to other communities, the parks and recreation budget will potentially need to be increased to adequately meet the residents’ expectations.

Parks & Rec Funding:

This section compares South Fayette’s parks and recreational operating costs with local and national averages. Capital expenditures can change significantly each year and can be difficult to compare. Therefore, the chart below compares the municipality to other communities based on the following statistics:

- South Fayette’s population is approximately 15,200;
- South Fayette’s park system includes 6 parks and over 435 acres; and
- South Fayette’s average population density is 724 residents per square mile.

Expenditures for parks and recreation were compared using the per capita method. This comparison indicated that South Fayette Township is below both the national and local levels for per capital expenditures on parks and recreation. As a growing community with high expectations in the area of parks and recreation, the Township should strive to increase budget levels closer to local averages per capita .

It is recommended that the Township continue to provide tax dollars to enhance recreation facilities and programs through continued development, adequate maintenance, and increased financial aid for programming.

South Fayette Township should strive to increase budget levels closer to local averages per capita.

Comparison of Per Capita Operating Budget Expenditures for Parks and Recreation:

	South Fayette	National Average Parks & Rec Operating Budget Per Capita	Local Average Parks & Rec Operating Budget Per Capita
Lower	\$39.59	\$42.09	\$48.19
Middle	-	\$78.26	\$72.26
Upper	-	\$151.00	\$91.51

## Funding Sources:

South Fayette Township has been successful in the use of funding sources to help pay for park development and programs. In the past three years, funding from sponsorships has increased 510%. Program user fees and pavilion rentals have contributed to Township revenue. The Township also works with the Pittsburgh Foundation, a 501-C3 organization, where tax deductible donations can be made to the South Fayette Community Fund.

There are many different funding sources that can be considered in obtaining additional funds for parks and recreation. Some opportunities are relatively simple to apply for, while others require a more in-depth application and research process. See Appendix G to this plan for a list of grants, foundations, and other funding sources.

## Fee-in-lieu & Land Dedication:

South Fayette Township has a public land dedication/fee-in-lieu-of-ordinance in place. However, it needs to be updated and the fee needs to be increased. These changes could substantially increase the revenues available for future development of the parks that will be utilized by individuals moving into new housing plans .

Dedication of public recreation land by private developers is a way that municipalities can obtain open space or fees for park projects. As the Township continues to develop, it will need additional open space and recreational facilities in order to meet the expanding needs of the community. The use of these fees and/or the acceptance of land will help in meeting these needs.

The Township Board of Commissioners and Planning Commission should periodically hold a joint meeting to assure that the coordination of the recreation plan components are in line with the community recreation needs. The fee-in lieu of should be visited regularly to determine if it should be increased. As the Township grows, the park and recreation staff should be involved with the review of new subdivisions. This will ensure that dedicated land meets the ordinance requirements or that the fees collected can properly be designated.

In the past  
three years,  
funding from  
sponsorships  
has increased

510%

In many cases, it is more advantageous for the developer to pay a fee-in-lieu instead of setting aside a parcel of land.

While reviewing the current fee-in-lieu and land dedication requirements, the Township should carefully consider:

1. incorporating adequate provisions for land requirements so that any land dedicated will be suitable for the construction of recreation facilities; and
2. establishing an appropriate fee in case the developer chooses to pay the fee-in-lieu-of.

In many cases, it is more advantageous for the developer to pay a fee-in-lieu instead of setting aside a parcel of land. Fees collected under the ordinance must be placed in a separate interest bearing account designated for recreation development in the community. The fees should be saved until enough money is available for a project designated by this report. The fees collected can provide a significant amount of revenues toward purchasing land, providing infrastructure, purchasing recreational equipment, or improving existing facilities.

The MPC requires that the fees charged “bear a reasonable relationship to the use of the park and recreation facilities by future inhabitants of the development or subdivision.” The fees are typically determined one of two ways:

1. a set fee per dwelling unit,
2. a Fair Market Value (FMV) formula multiplied by the required land dedication per unit

Sample Fair Market Value Formula:  
 $\$20,000/\text{Acre (FMV)} \times .05 = \$1,000/\text{dwelling unit}$

Standard fees can range anywhere from \$200 to \$2,000 per dwelling unit. It is recommended that fees imposed by South Fayette should be in line with those set by other communities in the region.

Commercial Land Dedication:

In general under the MPC, public land dedication of land or fees-in-lieu-of are imposed on residential developments within a municipality. However, it is becoming more popular for municipalities to impose some form of public dedication requirements on commercial and industrial development. It is unclear whether this is permitted under the MPC. Municipalities that impose this ordinance generally have been able to document significant park and recreation demands generated by employees of these businesses. This allows them to justify a requirement that

business entities help defer some of the financial burden created by this use. The fee charged can be determined by:

1. the number of square feet of building area or
2. the number of parking spaces.

For example, Newtown Township (Bucks County) imposes a dedication standard of 750 sq. feet of parkland per 1,000 sq. feet of building area or requests a fee-in-lieu payment of \$1,291 per 1,000 sq. feet of non-residential building area.

### Organizational Chart:

An organizational chart shows how the people in an organization are to work together, who is responsible for what tasks, who reports to whom, and how each person is expected to relate to everyone else. It also shows how one department is to work with all of the other departments in the government.

Functional organization charts are made up of specialized departments each of which is headed by an individual in charge of that group. In this form of organization, the experts are not only advisors, but they are in the chain of command and deal directly with the issues. It is critical that department heads, supervisors, and employees recognize their roles in the larger system and there is continual communication between departments.

A functional organization chart is an excellent tool to have in place to indicate the chain of command for all aspects of parks and recreation. The organizational chart provides structure for both employees and volunteers that are or will be associated with providing and maintaining recreation programs and facilities.

South Fayette Township has a defined organizational flow chart that efficiently serves as a guide. However, the Parks and Recreation Department is compromised of a single Director that performs all functions within the department. All associated park work is conducted through the Public Works Department. As new park facilities are added, park maintenance improves, and programming expands, it will be necessary to increase staffing. The existing organizational chart should be updated and revised to accommodate future change and maximize work flows within the system.

A  
functional  
organization  
chart  
is an  
excellent  
tool

## Parks and Recreation Personnel:

South Fayette Township's current recreation personnel includes a full-time Recreation Director, one summer intern, and five camp directors. The Recreation Director's responsibilities include event planning, administration of comprehensive year-round recreation programs, project planning, strategic plans, coordinating with maintenance, grant writing, organization communication, and many secretarial responsibilities. It is difficult for one person to efficiently and effectively handle all of these responsibilities. Therefore, it is recommended that the Township hire a secretary, either full-time or part-time, to assist the Recreation Director with secretarial responsibilities, customer service, and event coordination. Additional camp staff will be needed in order for the Summer Camp Program to serve all who want to participate. As the Township moves forward with developing the park facilities and programs, it will be imperative to hire additional staff.

Maintenance of the parks is essential to providing safe, usable, and aesthetically pleasing areas and facilities for the residents of the Township and for visitors from other communities. Providing an efficient and effective recreation and parks maintenance program can enable the Township to enhance recreation amenities, save money, reduce liability, improve life expectancy of facilities, create an attractive park atmosphere, and foster environmental stewardship.

Park areas and facilities, along with park equipment maintenance, is completed in South Fayette Township by the Public Works Department employees. The Public Works Department has 14 full-time employees and 12 seasonal (summer) employees, along with assistance from six occupational rehabilitation individuals. Two public works employees are designated for maintenance of park areas, although they still maintain other responsibilities within the public works department. During the summer, two seasonal staff members are hired to assist with park maintenance. The existing staff is doing the best they can in maintaining the parks, as 44.47% of respondents noted that park maintenance is good. However, 34.91% of those responding indicated that the park maintenance is fair, while 11.06% indicated that it is poor. It is apparent that maintenance of the parks isn't fully meeting the standards that the residents would like to see in the Township parks. Therefore, it is imperative for the Township to strive to improve the overall park maintenance to achieve the high quality

44.47%  
of respondents  
noted that park  
maintenance is  
good

Full-Time Employees (FTE) Comparison:

	South Fayette	Average FTEs in municipalities with Less Than 20,000 Populations	Average FTEs in Townships	Average FTE's in municipalities with 251 -1,000 Acres Maintained	Average FTEs in municipalities with less Than 10 Parks Maintained	Average FTEs in municipalities with 500 -1500 Population/Sq. Mile	Average FTEs in Similar Local Jurisdictions
Lower	1.0	4.8	4.1	18.2	5.0	12.7	2.8
Middle	-	9.8	9.0	43.8	12.7	33.9	4.2
Upper	-	18.1	22.3	87.4	27.8	81.5	7.0

standards that the residents desire.

It is recommended that at least one additional designated public works employee be hired to do the work associated with maintaining the parks and facilities along with four additional seasonal staff members. This would help greatly in addressing maintenance projects in the parks that are noted in the park matrix inventories, daily maintenance tasks, and unforeseen tasks. Maintaining the high standards into the future will require the staffing level or public works to be periodically reviewed to determine if there is sufficient staff to meet existing demands by the general public as new facilities are developed.

The chart above compares South Fayette’s full-time parks and recreation staff to full-time staffing levels in other communities. It must be noted that these are only full-time staff designated to full-time work in the parks and programming areas. The same demographic assumptions utilized in the pervious comparisons provide the basis of the analysis

As indicated in the chart, South Fayette is well below the lower quartile in staffing, according to several methods and using national standards, as well as according to local staffing in similar socio-economic communities. Currently, South Fayette has only one full-time employee in the Parks and Recreation Department. An adequate level at this time would be two full-time personnel and a desirable level would be three personnel. Additionally, two employees from the Public Works Department are designated for park maintenance, but they are only part-time as they have other responsibilities with public works. In order to adequately maintain the parks, at least one more full-time person is needed. As the parks further develop, it will be desirable to designate additional full-time staff to specifically focus on park maintenance year-round.

The recommendations made in this chapter are the most critical to addressing South Fayette Township’s unique needs. See Appendix F of this report for a more comprehensive itemized list of policy recommendations.





CLIENT

SOUTH FAYETTE  
TOWNSHIP

515 Millers Run Rd  
Morgan, PA 15064

PROJECT | R002517.0432  
REVISED | 01 AUG 2019

Allegheeny County, Pennsylvania

MASTER PLAN

# FAIRVIEW PARK

South Fayette Township

(I - continued)  
Lighting & electrical service, design TBD  
Parking - additional 23 stalls + 1 ADA stall

**J BASEBALL FIELD "A"**  
Install baseline fencing min. 10' high or ins'all netting  
Install proper light standards  
Install rails on bleachers

**K SOFTBALL FIELD**  
Proposed softball field with movable mound  
Proposed concession stand with restroom  
Parking expansion up to 60 stalls + 3 ADA stalls  
Playground - remove existing playground across the road from Fairview A;  
Fairview A fence - complete to protect parked cars  
Storage building 48' x 32'

**L SPORT COURTS**  
Resurface basketball court and parking area  
Fence basketball court on parking side; ensure minimum 6' between court lines and fencing  
Replace missing basketball hoop  
Repair and seal cracks in tennis court  
Repair fence and replace tennis nets

**M ENTRANCE PAVILION AND PLAYGROUND**  
Replace playground and install pour in place rubber safety surface  
ADA path and amenities at playground & restroom

**N PAVED TRAIL AND OVERLOOK**  
Paved loop trail 1.0 miles plus overlook  
Benches on pads every 1/4 mile with shade trees

**O PROPOSED FUTURE INDOOR COMMUNITY FACILITY**  
Indoor facility with flexible spaces  
Potential for revenue-generating rental space  
Potential for green building and site improvements  
Access road required

(E - continued)  
Amphitheater style seating cut into slope as shown  
Complete or remove paths as network as shown  
Storage building for football equipment 48' x 32'

**F EVENT PAVILION**  
Gate on main road separates baseball and multisport space as needed  
Parking - additional 50 stalls + 2 ADA stalls  
Event space - Move eagle statue to flagpole area & install ADA paths to seating at flagpole area

**G PICNIC GROVE & WOODED TRAIL**  
Add picnic facilities  
Add 9 parking stalls + 1 ADA stall  
Trailhead for natural surface wooded trail  
Total 3.0 miles of unpaved trails in park

**H LACROSSE FIELD**  
Proposed artificial turf field 330' x 180'  
Complete or remove paved paths as shown  
Lighting & electrical service, design TBD  
Storage building 28' x 32'

**I BASEBALL FIELD "B"**  
Replace backstop and purchase movable outfield fence to mirror dimensions of Fairview A (300' to center field fence)  
Concessions - renovate existing structure as needed, construct patio with picnic tables

### MASTER PLAN ELEMENTS AND FEATURES

- A PAVED TRAIL**  
From Mayview entrance to sports complex
- B MAYVIEW BASEBALL COMPLEX**  
Little League Fields and amenities - 3 x 200' fields  
Parking - up to 180 stalls + 10 ADA stalls  
Gate separates Mayview parking from Fairview parking as needed
- C COMMUNITY SPLASH PARK**  
Large facility accommodates over 100 guests  
Large shelter with restrooms and concessions
- D OFF-LEASH DOG ZONE**  
Parking - 19 stalls + 1 ADA stall  
Fenced 5.4 acres, undivided  
Amenities include water, shelter, picnic tables  
Preserve existing trees  
Dog trail with natural earth surface
- E FOOTBALL FIELDS**  
Artificial turf surface for Fairview A + B  
Drainage improvements - Fairview B  
Lighting & electrical service, design TBD

REDESIGN OF INTERSECTION  
- REDUCE PAVING AREA  
- TRAFFIC CALMING  
- ADD PEDESTRIAN WALKWAY

SECURE AN EASEMENT AND  
ADD SIDEWALK TO EXISTING  
ENTRANCE ROAD AND BRIDGE

POTENTIAL FUTURE PARK  
ENTRANCE FROM BOYCE RD.  
LOCATION TO BE DETERMINED

TIE IN TO POTENTIAL FUTURE  
TOWNSHIP TRAIL SYSTEM

TRAFFIC-CALMING  
DEVICE INSTALLATION

MAYVIEW ENTRANCE  
- INCLUDE TRAIL  
- PEDESTRIAN  
CROSSWALK  
- ENTRY SIGNAGE



200 West Kensington Dr, Suite 400  
Cranberry Township, PA 16066

724.779.4777 (phone)  
724.779.4711 (fax)  
hr@hr-g-inc.com  
www.hr-g-inc.com





**MASTER PLAN ELEMENTS AND FEATURES**

- |   |   |
|---|---|
| <p><b>A UPPER ENTRANCE</b><br/>         Sign and landscape per South Fayette standards<br/>         ADA path from upper to lower tennis complex<br/>         Path includes benches and waste receptacles</p> <p><b>B UPPER TENNIS COMPLEX</b><br/>         Courts - 4 doubles<br/>         Parking - 24 stalls + 2 ADA stalls<br/>         Realign driveway<br/>         Turnaround and dropoff (cars only)</p> <p><b>C TENNIS COMPLEX VIEWING FACILITY</b><br/>         Large structure up to 60' x 60'<br/>         Overlook of Lower Complex<br/>         Patio &amp; planting beds<br/>         Stair to Lower Complex (not ADA accessible)</p> <p><b>D LOWER TENNIS COMPLEX</b><br/>         Courts - 4 doubles<br/>         Pickleball - 8 courts overstriped on 2 tennis courts,<br/>         if allowed by high school tennis regulations<br/>         Large shelter up to 80' in length with locker room<br/>         Storage space<br/>         Patio area and paths<br/>         Parking - 28 stalls + 2 ADA stalls</p> <p><b>E BJS TURNAROUND AND DROPOFF</b><br/>         Sign with landscape per South Fayette<br/>         signage standards</p> | <p><b>F CENTRAL LAWN</b><br/>         Repair historic wall<br/>         Construct mirroring wall, tied into seat wall<br/>         with fire ring as shown<br/>         Remove excess pavement; use existing base<br/>         to construct pedestrian paths as shown<br/>         Additional picnic pavilion<br/>         Maintain existing pavilion and parking<br/>         Shade trees to replace missing/poor condition trees<br/>         Parking - 43 stalls + 2 ADA stalls</p> <p><b>G PLAYGROUND</b><br/>         Relocate or replace existing playground<br/>         Install restroom building<br/>         ADA paths<br/>         Plantings to screen residence and existing manhole</p> <p><b>H SOFTBALL CRICKET PITCH &amp; MULTIPURPOSE FIELD</b><br/>         Cricket pitch 80 yard width<br/>         With a movable mound, field can also be used for<br/>         soccer practice up to U-14, 100 yard x 50 yards</p> <p><b>I TRAILHEAD</b><br/>         Sign and landscape per South Fayette standards<br/>         Parking - 5 stalls + 2 ADA stalls</p> <p><b>J DISC GOLF</b><br/>         Start of potential future disc golf course<br/>         (see trail plan)</p> |
|---|---|

CLIENT

SOUTH FAYETTE  
TOWNSHIP

515 Millers Run Rd  
Morgant, PA 15064

PROJECT | R002517.0432  
REVISED | 01 AUG 2019

MASTER PLAN C | OPTION I

**BOYS' HOME PARK**

Allegheny County, Pennsylvania

South Fayette Township



200 West Kensing Dr, Suite 400  
Cranberry Township, PA 16066

724.779.4777 (phone)  
724.779.4711 (fax)  
hrg@hrg-inc.com  
www.hrg-inc.com





**MASTER PLAN ELEMENTS AND FEATURES**

**A SPORT COURTS**

Sign and landscape per South Fayette standards  
 Path includes benches and waste receptacles  
 Courts - 2 doubles tennis courts overstriped with  
 8 pickleball courts + movable fences  
 and portable nets  
 Parking - 24 stalls + 2 ADA stalls  
 Realign driveway  
 Small shade structure with seating  
 Precast restroom building

**B STORAGE SHED**

Shed minimum 50' x 30'  
 Ensure tennis/pickleball users have access to  
 storage

**C HOGAN FIELD IMPROVEMENTS**

Site repairs (see Appendix A, inventory)  
 Add small shade structure (20' x 14' or similar) to  
 existing bleacher pad

**D ENTRY LANDSCAPE**

Sign with landscape per South Fayette  
 signage standards  
 Remove concrete driveway as shown

**E CENTRAL LAWN**

Repair historic wall  
 Construct mirroring wall, tied into seat wall  
 with fire ring as shown  
 Remove excess pavement; use existing pavement  
 base to construct pedestrian paths as shown  
 Additional picnic pavilion  
 Maintain existing pavilion and parking  
 Shade trees to replace missing/poor condition trees  
 Parking - 43 stalls + 2 ADA stalls

**F PLAYGROUND**

Relocate or replace existing playground  
 Install restroom building  
 ADA paths  
 Plantings to screen residence and existing manhole

**G H SOFTBALL CRICKET PITCH & MULTIPURPOSE FIELD**

Cricket pitch 80 yard width  
 With a movable mound, field can also be used for  
 soccer practice up to U-14, 100 yard x 50 yards

**H TRAILHEAD**

Sign and landscape per South Fayette standards  
 Parking - 5 stalls + 2 ADA stalls

**I DISC GOLF**

Start of potential future disc golf course  
 (see trail plan)

CLIENT

SOUTH FAYETTE  
 TOWNSHIP

515 Millers Run Rd  
 Morgant, PA 15064

PROJECT | R002517.0432  
 REVISED | 01 AUG 2019

MASTER PLAN C | OPTION II

**BOYS' HOME PARK**

Allegheny County, Pennsylvania

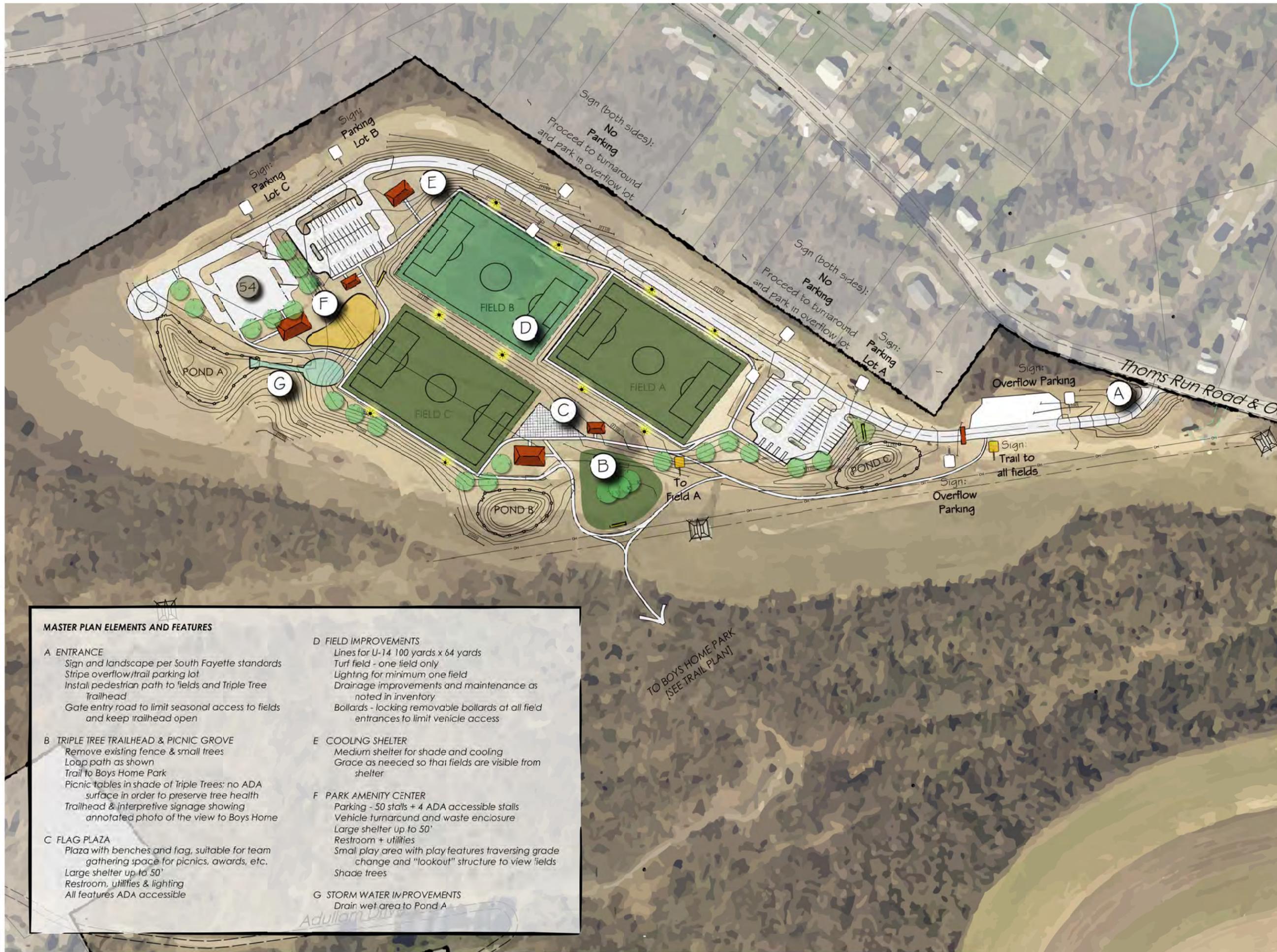
South Fayette Township



200 West Kensing Dr, Suite 400  
 Cranberry Township, PA 16066

724.779.4777 [phone]  
 724.779.4711 [fax]  
 hrg@hr-g-inc.com  
 www.hrg-inc.com





CLIENT

SOUTH FAYETTE  
TOWNSHIP

515 Millers Run Rd  
Morgan, PA 15064

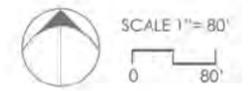
PROJECT | R002517.0432  
REVISED | 01 AUG 2019

MASTER PLAN  
**PRESERVATION PARK**  
South Fayette Township Allegheny County, Pennsylvania

**MASTER PLAN ELEMENTS AND FEATURES**

- A ENTRANCE**  
Sign and landscape per South Fayette standards  
Stripe overflow/trail parking lot  
Install pedestrian path to fields and Triple Tree Trailhead  
Gate entry road to limit seasonal access to fields and keep trailhead open
- B TRIPLE TREE TRAILHEAD & PICNIC GROVE**  
Remove existing fence & small trees  
Loop path as shown  
Trail to Boys Home Park  
Picnic tables in shade of Triple Trees: no ADA surface in order to preserve tree health  
Trailhead & interpretive signage showing annotated photo of the view to Boys Home
- C FLAG PLAZA**  
Plaza with benches and flag, suitable for team gathering space for picnics, awards, etc.  
Large shelter up to 50'  
Restroom, utilities & lighting  
All features ADA accessible
- D FIELD IMPROVEMENTS**  
Lines for U-14 100 yards x 64 yards  
Turf field - one field only  
Lighting for minimum one field  
Drainage improvements and maintenance as noted in inventory  
Bollards - locking removable bollards at all field entrances to limit vehicle access
- E COOLING SHELTER**  
Medium shelter for shade and cooling  
Grace as needed so that fields are visible from shelter
- F PARK AMENITY CENTER**  
Parking - 50 stalls + 4 ADA accessible stalls  
Vehicle turnaround and waste enclosure  
Large shelter up to 50'  
Restroom + utilities  
Small play area with play features traversing grade change and "lookout" structure to view fields  
Shade trees
- G STORM WATER IMPROVEMENTS**  
Drain wet area to Pond A

TO BOYS HOME PARK  
[SEE TRAIL PLAN]



200 West Kensing Dr. Suite 400  
Cranberry Township, PA 16066

724.779.4777 [phone]  
724.779.4711 [fax]  
hr@hrg-inc.com  
www.hrg-inc.com





- LEGEND**
- MAIN TRAIL ROUTE  
MIN. 10' WIDE WITH 10' VERTICAL CLEARANCE  
PAVED TO ACCOMMODATE AGRICULTURAL EQUIPMENT
  - FOOT PATH TRAILS  
PAVED WITH LIMESTONE DUST
  - POTENTIAL FUTURE ON-ROAD BICYCLE ROUTE  
TO THE PANHANDLE TRAIL
  - PROPOSED EXTENT OF DISC GOLF COURSE
  - PROPOSED TRAIL NODES TO BE DEVELOPED

CLIENT

SOUTH FAYETTE  
TOWNSHIP  
515 Millers Run Rd  
Morgan, PA 15064

PROJECT | R002517.0432  
REVISED | 01 AUG 2019

PROPOSED TRAIL ROUTE SKETCH PLAN

**PRESERVATION PARK  
AND BOYS' HOME PARK**

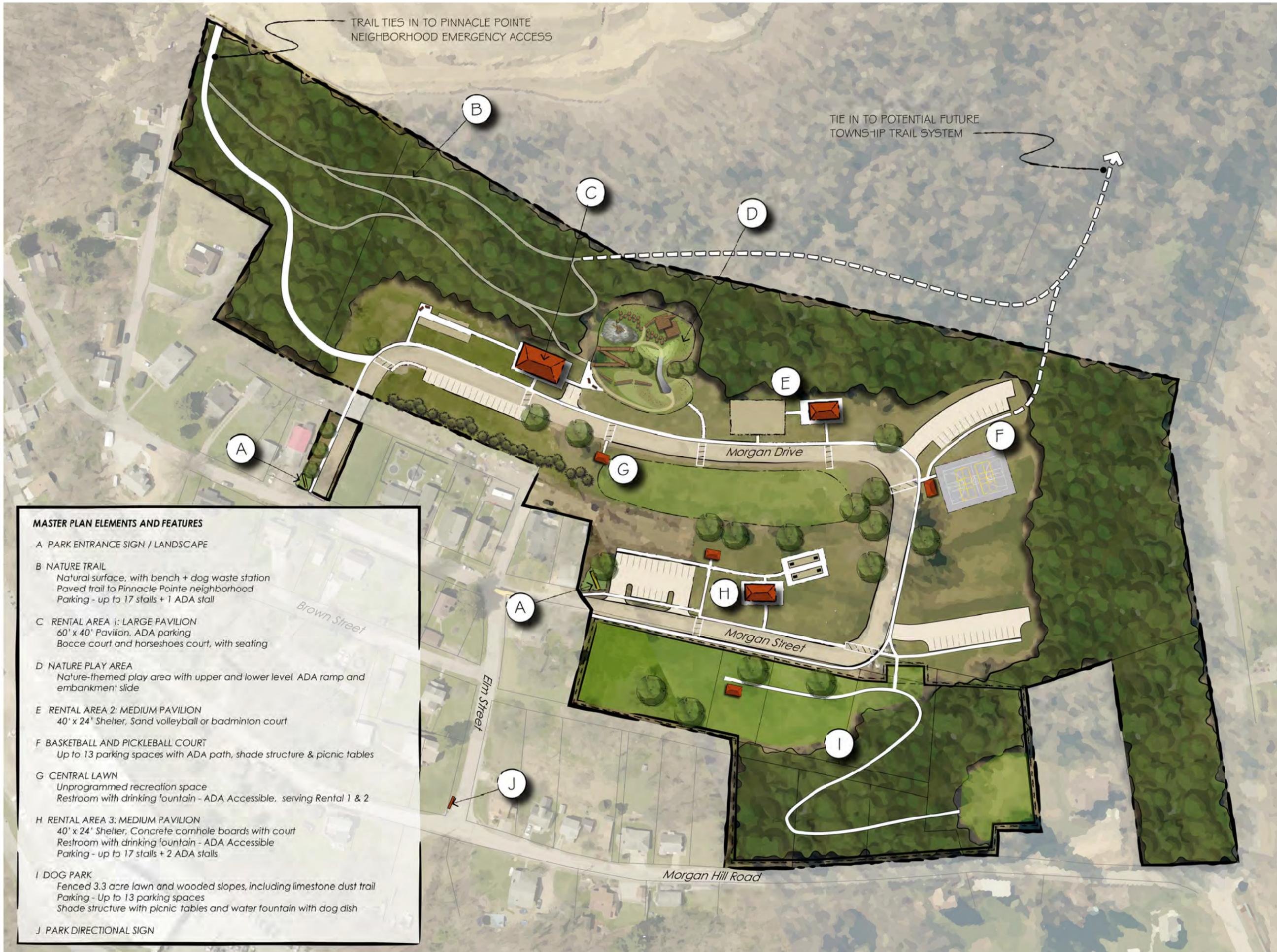
South Fayette Township Allegheny County, Pennsylvania

SCALE 1" = 200'  
0 200'

200 West Kansinger Dr, Suite 400  
Cranberry Township, PA 16066

724.779.4777 (phone)  
724.779.4711 (fax)  
hr@hrg-inc.com  
www.hrg-inc.com





TRAIL TIES IN TO PINNACLE POINTE  
NEIGHBORHOOD EMERGENCY ACCESS

TIE IN TO POTENTIAL FUTURE  
TOWNSHIP TRAIL SYSTEM

**MASTER PLAN ELEMENTS AND FEATURES**

- A PARK ENTRANCE SIGN / LANDSCAPE
- B NATURE TRAIL  
Natural surface, with bench + dog waste station  
Paved trail to Pinnacle Pointe neighborhood  
Parking - up to 17 stalls + 1 ADA stall
- C RENTAL AREA 1: LARGE PAVILION  
60' x 40' Pavilion, ADA parking  
Bocce court and horseshoes court, with seating
- D NATURE PLAY AREA  
Nature-themed play area with upper and lower level ADA ramp and  
embankment slide
- E RENTAL AREA 2: MEDIUM PAVILION  
40' x 24' Shelter, Sand volleyball or badminton court
- F BASKETBALL AND PICKLEBALL COURT  
Up to 13 parking spaces with ADA path, shade structure & picnic tables
- G CENTRAL LAWN  
Unprogrammed recreation space  
Restroom with drinking fountain - ADA Accessible, serving Rental 1 & 2
- H RENTAL AREA 3: MEDIUM PAVILION  
40' x 24' Shelter, Concrete cornhole boards with court  
Restroom with drinking fountain - ADA Accessible  
Parking - up to 17 stalls + 2 ADA stalls
- I DOG PARK  
Fenced 3.3 acre lawn and wooded slopes, including limestone dust trail  
Parking - Up to 13 parking spaces  
Shade structure with picnic tables and water fountain with dog dish
- J PARK DIRECTIONAL SIGN

CLIENT

SOUTH FAYETTE  
TOWNSHIP

515 Millers Run Rd  
Morgan, PA 15064

PROJECT | R002517.0432  
REVISED | 01 AUG 2019

MASTER PLAN

TREVESKYN PARK

Allegheny County, Pennsylvania

South Fayette Township

SCALE 1" = 60'  
0 60'

200 West Kensing Dr, Suite 400  
Cranberry Township, PA 16066

724.779.4777 [phone]  
724.779.4711 [fax]  
hr@hr-g-inc.com  
www.hr-g-inc.com

**HRG**  
Herbert, Rowland & Grubic, Inc.  
Engineering & Related Services  
AN EMPLOYEE-OWNED COMPANY



- MASTER PLAN ELEMENTS AND FEATURES**
- A ENTRY SIGNS - STURGEON NEIGHBORHOOD PARK**  
Directional sign at McVey and East St  
Welcome sign on fence above utility building
  - B PLAYGROUND**  
Replace play structure, swings and border  
Small 12' x 24' pavilion with ADA sidewalks  
Fence on parking lot side with crosswalk
  - C BALLFIELD IMPROVEMENTS**  
Replace backstop and baseline fences; install outfield fence  
Install drain tile in center field and infield  
Repair infield surface  
Install rail on existing bleachers or replace bleachers
  - PROPOSED STURGEON ADVENTURE PARK**  
Elements in the following phases cannot be implemented unless the opportunity arises to purchase of the parcel adjacent to the existing Sturgeon Park
  - D HIKING/BIKING LOOP TRAIL**  
Trail sign and bike rack in existing Sturgeon Park  
Easy to moderate difficulty for biking or hiking, paved min. 8' wide  
Benches, dog waste stations, and trailhead with sign
  - E PARK ROAD**  
Additional gated entrance improves access to park  
Parking up to 68 stalls
  - F ADVENTURE AND FITNESS COURSE**  
Equipment circuit for teens and adults
  - G ENTRY SIGN - ADVENTURE PARK**
  - H TRAILHEAD**  
With small shelter, trail map kiosk
  - I PROGRESSIVE PUMP TRACK**  
Loop-style track for BMX, mountain bike, sccoter, etc.
  - J MOUNTAIN BIKE TRAILS**  
Medium to difficult singletrack style unpaved trails

CLIENT

SOUTH FAYETTE  
TOWNSHIP

515 Millers Run Rd  
Morgan, PA 15064

PROJECT | R002517.0432  
REVISED | 01 AUG 2019

MASTER PLAN

**STURGEON PARK**

Allegheny County, Pennsylvania

South Fayette Township



200 West Kensing Dr, Suite 400  
Cranberry Township, PA 16066

724.779.4777 [phone]  
724.779.4711 [fax]  
hr@hrg-inc.com  
www.hrg-inc.com

