

UPPER SOUTHAMPTON TOWNSHIP

COMPREHENSIVE PARKS, RECREATION, AND OPEN SPACE PLAN



BUCKS COUNTY,
PENNSYLVANIA

JANUARY 2007

RESOLUTION NO. 2007-6

**A RESOLUTION CLOSING OUT COMMUNITY CONSERVATION PARTNERSHIPS
GRANT PROJECT (BRC-TAG-9-216)**

WHEREAS, the Upper Southampton Township has prepared a Comprehensive Parks, Recreation, and Open Space Plan for Upper Southampton Township; and,

WHEREAS, the purpose of the Plan is to provide a strategy for improving parks and recreation facilities, enhancing recreation programs, and meeting the recreational needs of the Township; and,

WHEREAS, the Plan was financed in part by a Community Conservation Partnerships Program grant under the administration of the Pennsylvania Department of Conservation and Natural Resources, Bureau of Recreation and Conservation, under contract number **BRC-TAG-9-216**.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Board of Supervisors of the Township of Upper Southampton Township that:

- a. The project was completed in accordance with the Grant Agreement.
- b. All project expenditures have been made and were in accordance with the Grant Agreement.
- c. The Plan is acceptable to the Township of Upper Southampton.
- d. The Plan will be used to guide future acquisition, development and/or conservation initiatives.

ADOPTED THIS 20th DAY OF FEBRUARY, 2007 by the

Upper Southampton Township Board of
Supervisors



Keith E. Froggatt, Sr., Chairman

Attest:


Lola Biuckians, Secretary/Treasurer

Upper Southampton Township
Department of Park and Recreation
939 Street Road
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Comprehensive Park, Recreation and Open Space Plan

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Pennsylvania Department of Conservation and Natural Resources

Acknowledgments

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Plan Summary

Upper Southampton Township lives up to its motto: Upper Southampton Township is ...a nice place to live. The public opinion survey, interviews, focus groups and public meetings all generated the finding that the residents love living here. Upper Southampton Township has accomplished the preservation of its beautiful natural features along with the charm of a small town through planning and steps to conserve land and direct growth. In an area of Bucks County that is densely developed and marked by sprawl, Upper Southampton Township has a distinctive beautiful appearance. The community is nearly fully developed with very little open space remaining.

The Park, Recreation, Open Space Plan

The Park, Recreation Open Space Plan is Upper Southampton Township's guide to enhancing the quality-of-life in the community through the enhancement of park and recreation resources. Establishing a feeling of outstanding quality-of-life in a community helps to attract and retain businesses, stem the loss of young talent, increase property values, and make the community a great place in which to live, work, raise a family and retire.

This plan provides a strategy for improving park and recreation facilities, enhancing programs, and meeting the needs of a changing population in the 21st century. The Plan should serve as a guide and does not have the power of law. It is intended to be a living document that will be responsive to changing needs and emerging opportunities. It will enable the Township to make sound decisions in allocating resources effectively in its continued pursuit of delivering excellent public services.

Public Opinion

In order to obtain public input during the creation of the Plan, the planning process included a Citizens Advisory Committee, key person interviews, a public opinion survey and focus groups. The public expressed appreciation and support for the Township's accomplishments in many areas of park and recreation, especially for the preservation of Tamanend Park. The citizens have great pride in their community. Uniformly, people expressed the need to protect the remaining open space and Upper Southampton Township's natural resources. The Township has a well established group of organized sports groups, yet at best, each sports activity has one quality field to fulfill their expansive needs. Organized sports groups need additional athletic fields to accommodate the growing number of participants, year round sports, and emerging sports in the future.

Park and Recreation Facilities

Upper Southampton is fortunate to have four public parks, three school sites, as well as other private recreation areas within the Township. For the limited amount of neighborhood oriented parkland located within Upper Southampton Township, the Township has done a good job of maximizing its utilization for active recreation. The result of this “high utilization” philosophy is that the parks are essentially not parks, but active recreation complexes with limited park-like appeal. The one exception to this is Tamanend Park, which is the largest and most diverse park in the Township. It is a “true park” with both passive and active recreation amenities. As the popularity of organized sports increases, the demand for sports fields also increases. The Township cannot accommodate any additional field demands within its existing facilities.

Programs and Services

Upper Southampton Township offers year round recreation opportunities for people of all ages, interest and abilities. About 200 programs, events and activities are offered annually. In addition, residents can use Tamanend Park for walking, hiking, nature study, tennis, picnicking and enjoying the serenity of the natural environment. The Community Center has the potential to be the hub of community recreation through future program and management planning and implementation. While youths appear to be well-served, families, adults and senior citizens are most in need of expanded services. Sports are the hallmark of community recreation here. Expanding the other areas of programming in the arts, music, drama, nature, fitness and wellness and self-improvement could be considered in the future. Fitness and wellness and environmental education are the two most important areas to consider next.

Management and Financing

Upper Southampton Township has a fully-staffed and professionally managed Park and Recreation Department. The Park and Recreation Department has planned and developed efficient and effective operating systems that provide fiscal accountability as well as sound information for decision-making. The next system to put into place will be a formalized maintenance management system.

Upper Southampton Township allocates approximately \$500,000 in its total park and recreation budget. This is about \$34 per capita. For comparison purposes on per capita investment, the Pennsylvania Department of Conservation and Natural Resources and the National Recreation and Park Association do not include the pro-rated executive division budget. Without this amount, the per capita investment in park and recreation is about \$31. Most of Upper Southampton Township’s park and recreation budget (\$20 approximately) goes towards park maintenance. According to Pennsylvania’s most recent annual budget and salary survey information (2004), the per capita municipal investment for communities with populations of 15,000 to 19,999 ranged from \$2 to \$178. The average was \$29. The average per capita municipal investment in park and recreation in the United States is over \$45.

The Recommendations – Future of the Park and Recreation

The plan is intended to be a “living document.” It will serve as a guide for elected officials, community groups, and citizens regarding parks, recreation and open space. The following 11 point blueprint outlines Upper Southampton’s strategies for open, space, park and recreation.

Upper Southampton Township has the largest concentration of senior adults in Bucks County. The population is aging as the first baby boomers turn 60 this year. At the same time, the Township is family based with the majority of housing being single family. The Township’s economic base is stable, but is also not expanding. While appearing to be an affluent community, the median income of the residents has actually fallen over the last ten years when adjusted for inflation. Taxes are an issue especially in a community in which school taxes consume most of the residents’ tax dollar. The Township operates with a fiscally conservative budget philosophy.

New vision and mission statements will guide the Upper Southampton Township Department of Park and Recreation in the implementation of the plan. All decisions should be made based upon working towards achieving this vision. The vision is based upon public opinion and ideas generated throughout the planning process. The mission statement describes how the Department will work to achieve this vision.

Upper Southampton Township Department of Park and Recreation Vision Statement for 2016

The people of Upper Southampton Township live and recreate in a community that celebrates its natural resources, community park and recreation facilities and active, healthy lifestyles. The Township has a wide range of recreation opportunities that enable people to lead fulfilling lives with strong family ties and a sense of community year round both indoor and outdoors. The system is maintained through cooperative efforts among partners that include municipal, business, educational, social, cultural, and environmental interests. Together they have achieved a park and recreation system that contributes to the quality of life in Upper Southampton and contributes to a vibrant thriving community.

**Upper Southampton Township
Park and Recreation Department
Mission Statement**

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The mission of the Upper Southampton Park and Recreation Department is to provide recreational opportunities for the residents of Upper Southampton Township. The opportunities include athletic, cultural, educational and environmental programs, as well as trips and special events. The Department encourages the use of facilities by individuals and groups for programs and leisure purposes. The Department also seeks to maintain and re-evaluate the current recreation system in a timely manner, preserve open space, and acquire additional land for future active and passive recreational purposes.

Through its mission, the Upper Southampton Township Park and Recreation Department will capture the benefits of park and recreation for the community including the following:

Economic benefits of attracting and retaining businesses in Upper Southampton Township; increasing property values through parks, trails, natural resource conservation and scenic beauty, and contributing to more productive work forces.

Environmental benefits of protecting natural areas, the Neshaminy watershed, open space, enhancing water and air quality and contributing to overall community livability.

Social benefits of building strong families, reducing alienation and loneliness, promoting racial and cultural harmony, providing equitable opportunities to all people in the community regardless of their financial abilities, and providing positive alternatives to anti-social behavior.

Individual benefits of strengthening self-esteem and self-image, improving fitness and wellness and reducing stress.

The planning process revealed that there are nine key areas of focus:

- 1. Create a True Park at Shelmire Field.** The Township should undertake a formal master plan for this site. Essentially, in its current state, the site is an undeveloped park. The park should be developed with a mix of passive and active recreation facilities in order to create a new "Shelmire Park." Before the Township can properly upgrade the existing parks, including moving and/temporarily decommissioning fields for reconstruction, it needs to create new facilities at Shelmire Field to provide a place to permanently and/or temporarily relocate activities.
- 2. Revitalize township parks to meet current and future recreation needs.** Develop park master plans for all of the sites focusing on reconfiguring existing parks to accommodate active recreation facilities to the greatest extent possible with respect to topography, recreation facilities, parking, and visitor safety and comfort. This effort should include undertaking a comprehensive and detailed study of Tamanend Park, including the potential utilization of all of the structure located therein. A key part of this initiative should include the formation of a formal mission statement and management policy for the site and its facilities.
- 3. Preserve remaining open space and secure the permanent protection of sports fields now on property which could be used for other purposes.** This includes school facilities and Southampton Estates. Every effort should be made to permanently preserve existing facilities in the Township and, if possible, increase the potential utilization.
- 4. Make the Community Center the headquarters for Upper Southampton Park & Recreation Department and the hub of recreation in the community.** Move the Park & Recreation Office to the Community Center. Begin to make immediate changes to improve the management of the Center. Conduct an evaluation of the Community Center by a professional community center management specialist. Focus on the building program, staffing, management, operating regulations, fees and charges, programs and services. Make recommendations for configuration of the space to maximize use and revenue potential. Involve the public in developing a management and programming plan. Develop a written marketing plan to promote the changes and the image of the facility as a fun, safe and attractive recreation facility for people of all ages and interests.
- 5. Create a formalized partnership program.** Build upon the successful examples in the community such as Friends of Tamanend Park. Create a similar organization for the sports clubs so they could continue to operate independently while addressing common interests, concerns and opportunities collaboratively with the Park & Recreation Department.
- 6. Institute gradual and strategic changes in refocusing recreation services.** Given the small staff, expand programs and services incrementally. Work on adding the role of facilitator of recreation to that of direct program provider. Develop a program management plan with annual goals and actions. Reduce the program seasons from four to three. Develop a formalized marketing program for a three-year time period with specific actions to implement the first year of the

program. Focus on developing additional programs for seniors and all segments of the population.

- 7. Develop a formalized maintenance management plan.** Consider retaining outside planning assistance through a Peer-to-Peer grant. Develop quality standards for parks and time standards for tasks. Create a workload cost tracking system. Strive to develop a method that will convey the need for adequate financial support for park maintenance including a sports turf management program, regular playground safety inspections, and park and recreation maintenance as a priority.
- 8. Improve computer infrastructure in the Department.** The Park and Recreation Department needs to computerize administrative functions including registration, facility scheduling and permitting, workload/cost tracking, mailing lists, targeted marketing, financial management, maintenance management and so on. Add the Park and Recreation Department to the Township Computer network.
- 9. Continue to invest in Park and Recreation at a level commensurate with responsibilities and resources.** The predicament is that the Township already supports recreation substantially but the park system needs to expand and be revitalized at a time when the township tax base is no longer growing. The Department can also expand its revenue generation for programs and services. In order to revitalize the parks, capital funding will be needed. Most park development projects are funded through bond issues or low interest loans. While state grants can help with the development to some degree, they would actually only provide a small portion of the funding needed for park improvements.
- 10. Strive to provide a professionally satisfying work experiences for the employees of park and recreation.** Set annual goals and objectives. Provide an employee development program. Provide competitive salaries, wages and benefits. Empower the Director with the authority and accountability to operate and manage the department in a professional manner.

Plan Overview

The Upper Southampton Township Park, Recreation and Open Space Plan, which examines the Township through 2015, aims to improve the quality of life in the community for citizens of all ages, interests and abilities through parks, recreation, and conservation of natural resources.

Upper Southampton Township has worked diligently to achieve a mix of important preserved lands in tandem with active recreation facilities, both indoor and outdoor. As a result, the Township has become an oasis of nature in the midst of sprawling, intensely developed lower Bucks County. This plan is both a tribute to Upper Southampton's accomplishments as well as a plan to ensure that the township's lands are managed and used in a way that balances preservation with public enjoyment.

This plan sets forth a ten-year action plan for the Township. The strategies are intended to be achievable and action-oriented. This plan will position Upper Southampton Township to be competitive in securing future grants from federal, state, county, and private sources.

Just as Upper Southampton Township made bold and far-reaching decisions in the past such as securing Tamanend Park and establishing the Community Center, this plan calls once again for the same foresight and action.

The plan is timely for another important reason: to ensure that high quality year-round recreation and facilities are achieved as the Township enters its crucial maintenance phase following years of acquisition and development. While construction and development are exciting, the subsequent years of maintaining the high level of commitment and enthusiasm are challenging and critical.

Reader's Guide to the Plan

Chapter 1 – Overview discusses the plan purpose and goals, planning process, and relationship with other planning efforts.

Chapter 2 – Community Profile provides information about Upper Southampton Township population, trends, public opinion, and an overview of parks and recreation.

Chapter 3 – Park and Recreation Facilities presents the inventory of township parkland and recreation facilities, an assessment and analysis of these areas, and recommendations for improvements.

Chapter 4 – Open Space, Greenways and Trails assesses the potential for open space conservation, greenways and trails development in Upper Southampton Township as well as connections regionally.

Chapter 5 – Programs and Services discusses the existing departmental functions and presents recommendations for directions in service delivery.

Chapter 6 – Administration and Financing describes the current operational framework and lays out guidelines for the future enhancements. It outlines current budget and revenue sources, discusses implications for the Township based upon the planning recommendations and offers direction for future parks and recreation development and operations.

Chapter 7 – Conclusions, Vision, and Mission synthesizes the findings of the public participation process, inventory and assessment as the foundation for the vision and mission.

Chapter 8 – Goals and Recommendations outlines the proposed actions for plan implementation based upon the goals developed.

Chapter 9 – Plan Implementation presents the ten-year action plan.

Planning Process

This plan was rooted in public participation and consisted of an assessment of Upper Southampton's park and recreation system, development of conclusions and options, establishment of goals and implementation strategies, and creation of an action plan with a time frame for implementation. The planning process addressed five areas:

1. Community Recreation Needs
2. Park and Recreation Facilities
3. Open Space, Greenways and Trails
4. Programs and Services
5. Administration and Financing

Public Participation

The public participation process included five components: a study committee, key person interviews, focus groups, a community public opinion survey and public meetings. This process provided valuable information from those in the community who are involved in park, recreation and open space related efforts, as well as the general public. Needs of both citizens and community organizations that provide recreation services were assessed including:

- Lifetime opportunities for citizens of all ages, interests, and abilities.
- Services and facilities for both the general citizenry and organized groups.
- Programs with a range of interests such as social activities, volunteerism, fitness and wellness, intellectual stimulation, individual and team sports, and cultural and special events.
- Attitudes and opinions about open space protection.
- Both active and nature based park and recreation facilities.
- Safe and convenient access to park and recreation throughout the Township and to the region beyond through the regional Montgomery County trail system.
- Year round recreation through the Upper Southampton Community Center.

Throughout the public participation process, the citizens expressed the vision of the park-like setting of Upper Southampton Township, recreation facilities that accommodate the high levels of participation, protection of natural resources (especially in Tamanend Park) and remaining open space, expanded recreation opportunities, and safe places to walk and bike.

Planning Goals

The Upper Southampton Township Park & Recreation Department and the Study Committee wanted to build upon success. They established the following goals for the plan:

1. Establishing the park and recreation system as a true park system, not merely several park areas and recreation programs with no relationship to each other.
2. Focus on building partnerships for the future.
3. Assess the true needs and opportunities in the community regarding parks, recreation and open space.
4. Evaluate the conditions and potential for the existing park and recreation facilities.
5. Develop options for improving existing facilities. Include an assessment for creating additional recreation opportunities on existing sites.
6. Key in on major facilities such as the Community Center and Tamanend Park to evaluate their missions and potential.
7. Work with staff to determine ways in which they wish to enhance park and recreation management and operations.
8. Position programs and services to meet the needs of a 21st century community.
9. Develop a capital improvement program with a corresponding budget to maintain and protect the township's investment in the park, for present and future generations.
10. Define opportunities for intergovernmental cooperation and other partnerships.
11. Explore how to sustain and enhance the image and recognition of the Upper Southampton Township Park & Recreation Department in the community.
12. Identify priorities and establish methods for decision-making. One of the most important goals of this plan update is to set priorities in a logical, practical and achievable method. Upper Southampton Township has limited financial resources and a small staff. Not everything can be accomplished at once especially with the township's funding constraints. Setting priorities for projects, programs and services is crucial, as is providing methods for decision-making about moving ahead with ideas and concepts. The goal would be to determine ways of making a series of logical, fundable, sustainable improvements systematically rather than in a reactionary mode to a pressing need.
13. Identify resources and alternative funding strategies for plan implementation.

Related Plans

The Upper Southampton Parks, Recreation and Open Space Plan incorporated information from previous and ongoing planning efforts related to state, regional and municipal plans. These include the following:

Pennsylvania's Recreation Plan 2004-2008 established the following statewide goals for park and recreation based upon extensive citizen participation and study of recreation needs throughout the Commonwealth:

- Create healthy and livable communities through conservation, park and recreation.
- Conserve open space and natural and cultural resources.
- Connect and link community destinations through parks, recreation, bike paths and increase opportunities for quality outdoor experiences.
- Care for existing facilities for present and future generations through proper maintenance and stewardship.
- Build capacity for park and recreation through partnerships and innovative ways of doing business to empower stakeholders to help meet recreation needs.
- Institute more cooperation and coordination among all levels of government, schools and the private sector to ensure the effective and efficient provision of natural, cultural, historic and recreation resources, facilities and programs.
- Promote the economic, tourism and societal benefits of park and recreation and their impact on the quality of life.

Back to Prosperity: A Competitive Agenda for Renewing Pennsylvania (2004) was developed by the Brookings Institution and is serving as an action plan for the Commonwealth. The report calls for strategically investing in the state's older communities such as the cities, boroughs and first ring suburbs. This report has implications for Upper Southampton Township as an older established Township of the Second Class.

Horizons, The Year 2025 Regional Land Use Plan for the Delaware Valley (2003) is the Delaware Valley Regional Planning Commission's plan for preserving farmland, natural resources and open space. It calls for the:

- Protection of natural resources.
- Creation of connections between existing parks, streams, and woodlands to establish an interconnected network of open space.
- Creation of connections between existing and emerging population centers to parks and open space.
- Provision of additional land for recreational activities.
- Conservation of open space for its visual aesthetic, the scenic vistas and opportunities for relief from the man-made that connects people to the natural environment.

Bucks County Park and Recreation Plan (1987) makes recommendations for park and recreation facilities throughout Bucks County. This included the recommendation for a two linear parks: one following the Neshaminy linking towns with a band of open space in the stream corridor and the other through the Pine Run area.

Master Plan for Recreation Upper Southampton Township (1979) provided recommendations to establish a comprehensive recreation system. These included recommendations to:

- Amending zoning ordinances to require land donations for recreation.
- Appoint a Recreation Action Committee
- Start construction of additional facilities at existing sites.
- Acquire more parkland.
- Establish the position of Park and Recreation Administrator.
- Combine the Park and Recreation Boards.
- Float a bond issue for acquisition and development of parkland.

Upper Southampton Township accomplished many of these recommendations with their major limitation being financing. This included the establishment of the Park & Recreation Director position, merger of the Park and Recreation Boards, improvements in the parks, the acquisition of several major parcels of land for recreation or conservation, and collaboration with volunteer organizations for community programs and services.

How will the plan be used?

This plan serves as a reference document and a framework for overall township planning and management. Park and Recreation and township management, elected officials, and appointed board members should review the plan annually. Through this review, accomplishments, needs, and emerging opportunities should be determined. Budgets should then be based on the action plan for the upcoming fiscal year. Target resources to community needs based upon the staff review and ongoing public participation. The plan identifies specific projects to aggressively seek funding. By delineating projects, fundraisers and grant writers can seek out customary and related programs to generate financing for public ventures. Economic development initiatives and private development can be linked for funding related park and recreation projects.

Township financial circumstances have become more challenging. Undertaking the actions recommended in this plan will require even more innovative leadership, enhanced partnerships and grants within this Upper Southampton's climate of fiscal austerity.

Why is it important to have a quality park and recreation system?

Parks and recreation increases property values and attracts and retains businesses. Recreation is the chief factor in establishing healthy family bonds, the foundation of our society. Recreation deters substance abuse and crime. Recreation adds years to our lives and life to our years. Parks protect our natural resources and provide clean air and water.

The number one public health issue in the United States according to the United States Surgeon General is the lack of physical activity. It is a problem that affects young and old. This generation of children may be the first that will not live as long as their parents due to diseases related to inactivity and obesity. By 2010, the obesity problem among people over the age of sixty will reach record levels. Communities can provide facilities such as parks and trails to enable citizens to establish active healthy lifestyles.

Building upon Success

This plan recognizes that Upper Southampton Township has worked creatively and successfully for decades to establish important park and recreation facilities. By implementing the park, recreation, and open space strategies suggested in this plan, Upper Southampton Township will continue to create the kind of community that will attract and retain citizens and businesses for decades to come.

A key factor in making Pennsylvania attractive as a place for businesses and workers to come and stay is quality of life. The industries Pennsylvania needs to retain and attract have a choice of where to locate. Increasingly, they judge a location not by traditional measures – tax rates, access to markets, the quality of the workforce – but as a place where the workers they need will want to call home. This means a clean, safe environment, vibrant towns and neighborhoods, opportunities for outdoor recreation and entertainment and abundant open space.

Governor Edward Rendell, February 2004.

Upper Southampton Township Profile

Community Background

Upper Southampton Township is located in Lower Bucks County about 20 miles north of center city Philadelphia. The Township is located with convenient access to the Pennsylvania Turnpike, Interstate 95 and US 1.

History

Southampton is a namesake of Southampton, England, the seaport from which adventurous followers of William Penn sailed to the Province of Pennsylvania. By 1685, Southampton was recognized by the Provincial Council as a Township. To ensure peaceful coexistence with the Indians residing in this region, Penn purchased the land with wampum and other valuable commodities including items of clothing, fish hooks, axes, knives and other useful tools. The area between the Pennypack and Neshaminy Creeks, encompassing Southampton Township, was conveyed by the Lenni-Lenape Chief Tamanend to William Penn by Deed dated June 23, 1683. Many of the first English settlers were Quakers who fled religious persecution. The churchyards adjacent to the Southampton Baptist and North and Southampton Reformed Churches contain graves of patriots who fought in the Revolutionary War.

Farming was the way of life for most Southampton residents throughout the 18th and 19th Centuries, and roads were constructed from farm to mill, to market and to church. Second Street Pike was the thoroughfare used to carry produce by horse and wagon to the markets in Philadelphia. In the mid 1800's the villages of Davisville, Churchville, and Southamptonville (formerly "Fetter's Corner") sprouted at the various crossroads in the Township, and Second Street Pike became a toll road.

The railroad arrived in the 1870's and brought with it many changes. "Southamptonville" was shortened to Southampton, and farmers now had a faster and more efficient way to market their milk and produce. Tradesmen and craftsmen opened shops along Second Street Pike, and residents began commuting into Philadelphia. Changes continued through the 20th Century. Electricity and telephone lines were installed. Street Road was widened and a railroad overpass constructed,

necessitating the removal and/or demolition of the toll house, several shops and residences.

Public education began in the mid 19th Century. A one-room schoolhouse once stood at Street Road and Gravel Hill Road and on County Line Road just west of Buck Road. Southamptonville's former one-room schoolhouse has been enlarged to such an extent that it is no longer recognizable as such, but stands in its original location on the south side of Street Road near the railroad overpass. The first public school in the village of Davisville, known as the Davisville Seminary, remains on its original site on the South Side of Street Road – next to the Dairy Queen. The Seminary was used in more recent times as an overflow classroom for the "stone school" which is now C.H.I. Institute. In 1929, the Township was divided into Upper and Lower Southampton, and Upper Southampton joined with Warminster to form the Centennial School District.

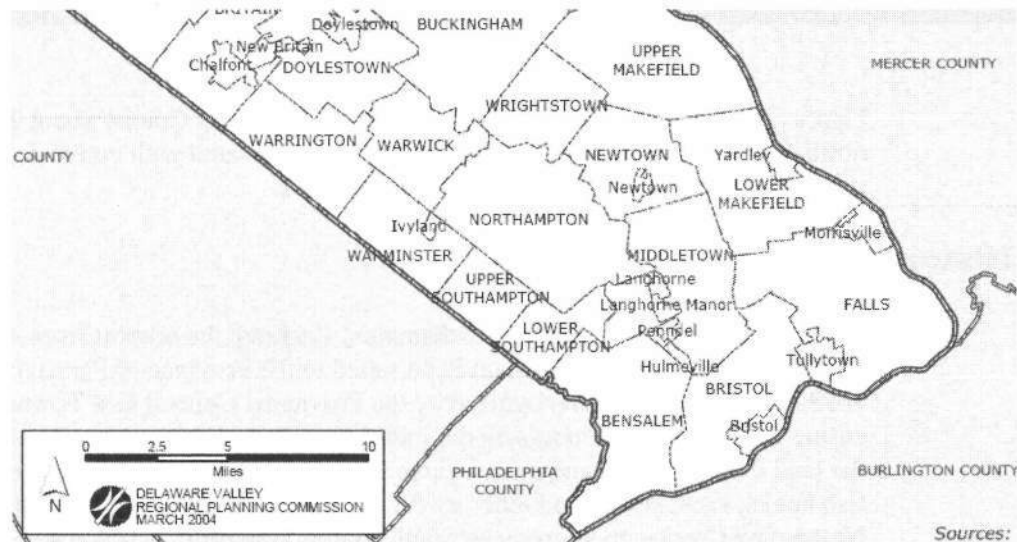


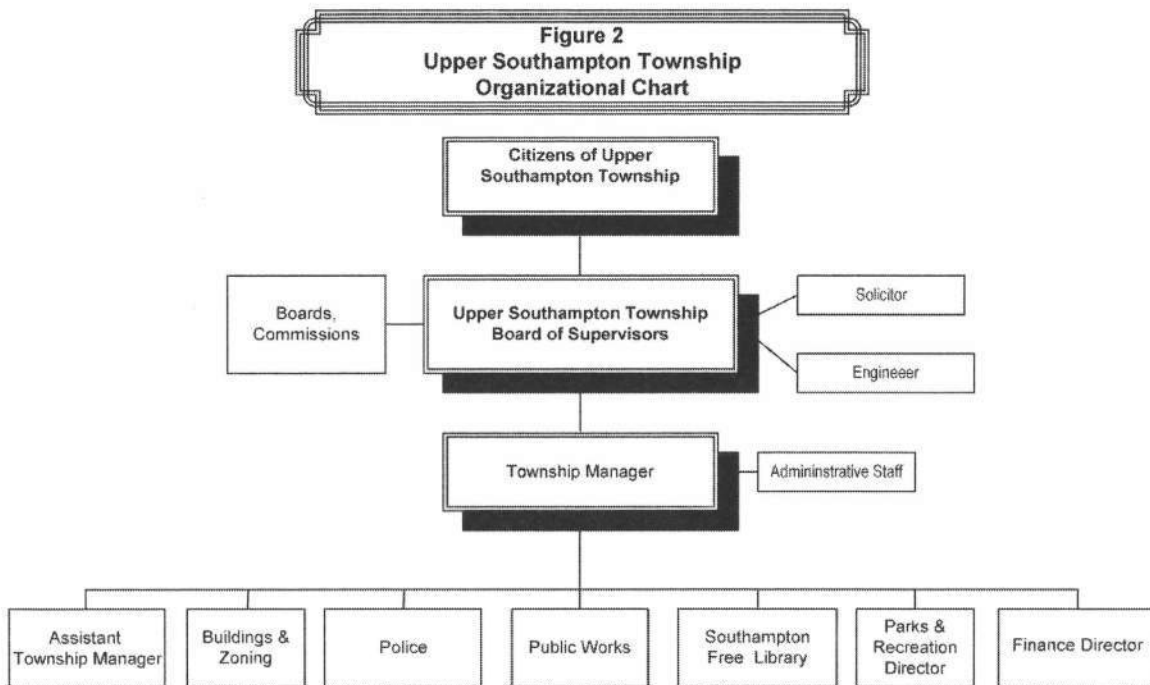
Figure 1. Upper Southampton Township Location

Today

Upper Southampton Township has been experiencing the development pressure of this region of the state. Nevertheless, it is a peaceful suburban community in which to live, work and play. A resounding theme gathered from the public participation process was the great pride that the residents have in their community. Outside of the main commercial areas, it has a quiet charming look and feel that is distinct in this part of Bucks County as a result of the Township's dedication to land conservation and planning.

Upper Southampton Township Government

Upper Southampton Township is a Township of the Second Class. Five members make up the Upper Southampton Township Board of Supervisors. The Board is responsible for policy making and legislative functions. The Township Manager oversees administrative functions. **Figure 2** depicts Upper Southampton Township's organizational structure.



Land Use

Existing land use patterns are important to consider in park, recreation and open space planning. The location of parks is an important factor in their use and in providing community recreation services. The following information is derived from on-site field work, a review of township maps, and the 1998 Upper Southampton Comprehensive Plan & Open Space Preservation Plan.

Development Patterns

Most of Upper Southampton Township is developed. Less than five percent of the land is classified as vacant. There are no agricultural lands in the Township.

Residential

Most of Upper Southampton Township's land use is residential. Most of the residences are single family homes in subdivisions. The oldest subdivisions of Bryn Gweled and Willopenn were developed in the 1940's. Much residential development occurred in the 1960's. In the 1980's a new neighborhood, Hamptontowne, was established. Development continues today but on a very small scale as the remaining vacant land is minimal.

Southampton Estates is a large retirement community with a significant number of residents age 60 and older.

Commercial and Office

The commercial center of the Township is where the Township began: at the intersection of Street Road and Second Street Pike. Four shopping centers are located in Upper Southampton Township in the area of Second Street Pike south of Street Road.

Industrial

Industrial land use is located along Jaymor Road, James Way, and Industrial Boulevard and along County Line Road between James Way and the Railroad. These industrial areas also contain some commercial uses.

Institutional and Governmental

Schools, faith-based institutions and government uses are found along major arteries as well as in residential neighborhoods. Bethanna is a major institutional use located along Second Street Pike. The Bethanna property contains significant undeveloped land.

Recreational

Upper Southampton Township has 205 acres of parkland. Tamanend Park, at 102 acres, is the Township's largest park. It is located along the east side of Second Street Pike between Bristol and Street Roads.

Undeveloped Land

Less than 200 acres of land remains as undeveloped in Upper Southampton Township. Most of these parcels are small in size and scattered throughout the municipality.

Agricultural

Upper Southampton Township has no agricultural land. As recently as 1980, the Township had 573 acres of farmland.

Utilities

SEPTA and Conrail lines traverse Upper Southampton Township. The Pennsylvania Turnpike passes through the southeastern section of the Township. Small municipal utilities are in place such as water tanks, wells and sewers.

Current Land Use Plan

The current land use plan reflects moderate growth rates, a balanced land-use mix and conservation of natural resources. New or redevelopment should remain in character with the vision of this municipality as one that is rooted in conservation and scenic beauty. Upper Southampton Township is clearly distinctive from the appearance of sprawl in adjoining communities. In order to continue the distinct appearance of the community in the future, it will be important to promote the commercial activity in the core and maintain the high quality of the surrounding residential neighborhoods. Preserving open space and parklands throughout, and especially at its edges, creates gateways into the community that defines Upper Southampton Township as a true “place” and not just one developed area that expanded and sprawled into the next.

Demographic Trends

Upper Southampton Township’s growth has stabilized. While the overall population has remained at the same level over the past 25 years, there have been significant changes within the population. The United States Census Bureau considers any change of 2.5 percent or more to be significant and can provide a benchmark, albeit on a substantially smaller scale, for municipalities as a planning tool in determining public service needs.

Population Trends

The population of Upper Southampton Township is 15,764. **Table 2-1** presents the population between 1980 and 2000. During this period the Township population decreased by 0.2 percent.

Table 2-1				
Pennsylvania, Bucks County, and Upper Southampton				
Population 1980-2000				
	1980	1990	2000	% Change 1980-2000
Pennsylvania	11,864,904	11,881,643	12,281,054	3.5%
Bucks County	479,211	541,174	597,635	24.7%
Upper Southampton	15,806	16,076	15,764	-0.2%

Source: Penn State Data Center and U.S. Bureau of the Census 2000 Census

The population projections in **Table 2-2** show that Upper Southampton Township will continue to grow. Township growth will be at a lower rate of 6.25 percent in comparison to Bucks County which is expected to be about 18.7 percent. Between 2005 and 2020, about 1,100 new citizens are predicted to move into the Township. The implication is that another 10 acres of active park land will be needed to serve the additional residents. One method is to obtain this parkland by mandatory dedication of park land from new development. Should land not be offered, then developers could be required to offer a fee-in-lieu of the dedication of park land. The fee should be based on the market value of land. The fee is then used for park and recreation purposes.

Table 2-2				
Bucks County and Upper Southampton Population Projections				
2005-2020				
	2005	2010	2020	% Change 2000-2020
Bucks County	625,050	652,800	709,150	18.7%
Upper Southampton	16,160	16,530	17,170	6.25%

Source: Penn State Data Center and U.S. Bureau of the Census 2000 Census, Bucks County Planning Commission

Age

As interests change throughout one's lifetime, it is important to look at the age groupings in order to target services. **Table 2-3** represents population by major age group changes between 1990 and 2000 as well as comparisons with Bucks County and Pennsylvania. Upper Southampton Township has fewer children and youth percentage-wise and more people 65 years and older than Bucks County or Pennsylvania. Other significant changes include:

- Population aged 65 and older tripled as a percentage of the Township's population in the 1990's.
- The age cohort of 45-64 decreased by seven percent.
- Ages 5 to 19 and 20 to 44 increased in the 1990's. Anecdotal information indicates that the Township may be undergoing a turn over in housing as older people leave their large homes and younger families move in.

Table 2-3 Percent of Population by Age Group				
Age Groups	Upper Southampton Township %		Bucks County %	PA %
	1990	2000	2000	2000
Under 5	5.5	5.0	6.4	5.9
5-19	18.2	18.6	21.4	20.6
20-44	28.2	29.8	35.3	18.8
45-64	34.2	27.1	24.3	29.7
65+	6.5	19.6	12.4	15.6
Median Age	37.8	42.8	37.7	38.0

Source: Penn State Data Center and U.S. Bureau of the Census 2000 Census

Graying of Upper Southampton

Upper Southampton has the highest proportion of senior citizens in Bucks County, thus increasing the median age. Southampton Estates is the only retirement community in the Township.

The Township's median age of 42.8 is higher than the median age of both Pennsylvania at 38 and Bucks County at 37.7. Upper Southampton's median age increased in the 1990's by approximately five years. Two milestones will occur in 2006: the first baby boomers will turn 60 and more than half of all boomers will be age 50 or older by May. People ages 45 to 54 have the highest average household income and the highest household spending of any age group. Old age is still a long way off as 50 year olds can expect to live another 30 years (women, 82.5 and men, 78.5).¹ About 47 percent of Upper Southampton's population is 45 years of age and older.

As the boomers turn 60, there has been much discussion about what to call the stage of life between 60 and 80. How Upper Southampton Township refers to this age group in its program and service outreach will be critical in the future in terms of attracting customers. Traditional phrases such as senior citizen and retired have become outdated. Figuring out a new term is an issue for society overall but it at least alerts recreation program professionals to consider this issue in marketing strategies. Ages 60 to 80 cover the stage of life for most people in which they have a maximum freedom of choice along with minimal physical limitations. Today's 60-somethings have active minds, vigorous bodies and a mature perspective on life. They feel a continued sense of purpose and want to use their expertise, experience and contacts to help others.

Different Generations - Different Views of the World

Longer lives have produced several generations with different views of the world: Traditionalists, Baby Boomers, Gen X and Gen Y. Their formative experiences have

¹ Ad Age.Com. **Implications of Latest Baby Boomer Milestone.** <http://www.adage.com>. July 5, 2005.

molded specific preferences and beliefs among these different age groups. Each group has its own attitudes, sensibilities, hot buttons and cultural expectations. Clarifying the needs and desires of all generations is essential in public service. Finding out how to reach and involve different generations of people in everything from programs and services to funding in park and recreation in a positive manner is complex. For example, one generation alone, Gen Y, has three segments: adults, teens and children.

For program planning and public outreach, understanding potential client groups is essential. **Figure 1** represents information about various generations along with implications for program and service planning and in devising outreach strategies to implement this plan.

Figure 1
Generations² and Implications³

Traditionalists – *Born before 1946.* Affected by the Great Depression. Hard work. Self-sacrifice. Respect for authority and institutions. Earned their material comforts the good old-fashioned way. **Reaching this group:** Stress frugality & their right to enjoy the fruits of their labor. Use endorsements of well-known people with wisdom of experience.

Baby Boomers – *Born 1946 – 1960.* Born into prosperity and affluence. “Permissive” upbringing. Feel special and privileged. Challenge authority. Champion the unconventional. Focused on self-fulfillment. Strong sense of entitlement and self-worth. **Reaching this group:** Stress family and family activity. Supply products and services that make boomers feel like young active winners.

Gen X – *Born 1960-1980.* Lived with social and economic obstacles that are harder than those faced by Traditionalists and did not exist for Boomers. Technology and media opened them to wider choices in lifestyle than previous generations. Sophisticated and savvy about the world. Skeptical. **Reaching this group:** Use candor, humor, and pragmatic approaches.

Gen Y (Echo Boomers) – *Born 1980-2000.* Group so large and complex that it is viewed as three distinct groups: adulthood, teens and tweens. Multi-cultural diversity. Broader definition of family. Civic minded. Environmentally conscious. Affected by violence and scandal: 9/11, Columbine, Iraq, terrorism, and political scandals. More watchful and careful about their personal safety. Mistrustful of the media. Information Age influence: shorter attention spans, boredom and over-stimulation. **Reaching this group:** Use technology: videos, computers, WEB. Capitalize on hope and optimism. Inclusive multi-cultural programs and services. Participative planning enabling people to be heard through pulling together

² Paul, Pamela. September 2001. *Getting Inside Gen Y*, **American Demographics**, Volume 23(9) pp 42-49.

³ Smith, J. Walker and Clurman, Ann. 1997. **Rocking the Ages: the Yankelovich Report on Generational Marketing**. (New York, NY: Harper Business).

Population Target Groups

Population figures help guide age group planning. **Table 2-4** presents the raw number of citizens by age group. For example, one of the Department's prime target groups is children with 2,810, suggesting that this is the target audience for departmental programs serving pre-schoolers, elementary and junior high school students. The family life stage age group of 35 to 54 has 4,616 people suggesting that family oriented programming is important. More people in Upper Southampton Township are 65 and older than who are 14 and younger. About 3,100 people are 65 and older.

Age Group	Township
Under 5 Years	782
5-14 Years	2,038
15-19 Years	878
20-34 Years	2,284
35-54 Years	4,616
55-64 Years	2,078
65- 84 Years	2,642
85 Years+	446

Source: Penn State Data Center and U.S. Bureau of the Census 2000 Census

Family Structure

One of the most marked changes in Pennsylvania's population in recent years has been the alteration of the family structure. Households have experienced a decline in married couples and households with children. Households with single people, single heads of households and single parents have increased. Between 1990 and 2000, the following changes occurred:

- The percentage of married-couple householders in the Township decreased from 77 percent to 74 percent.
- Householders living alone increased from 19.9 to 22.6 percent. In comparison, about 21 percent of Bucks County householders live alone.
- Forty-nine (49) households indicated that the grandparents are the primary caretakers of their grandchildren. This statistic was reported for the first time in the 2000 national census indicating that it is a trend.
- Three out of five households with children in the Township have all parents in the work force.

These changes mark the importance of structuring recreation opportunities with the lifestyle of families in mind. Consideration of hours for programs, convenient ways of registering, and advertising will all contribute to better public service in a changing society.

Income

Table 2-5 shows the income comparisons for Upper Southampton Township, the County and the State. While the poverty level in Upper Southampton remained relatively stable in the 1990's and is lower than the County and the State, 416 people lived at the poverty level according to the 2000 United States Census in 1999.

Table 2-5				
Median Per Capita Income 1999				
Area	Household	Family	Per-Capita	% Individuals in Poverty
Pennsylvania	\$40,106	\$49,184	\$20,880	11.0%
Bucks County	59,727	68,727	27,430	4.5
Upper Southampton Township	59,493	66,889	26,362	2.6

Source: Penn State Data Center and U.S. Bureau of the Census 2000 Census

Adjusting the 1990 median income levels according to the Consumer Price Index for 1999 found that the median income levels did not keep pace with increasing costs. For example, the 1990 median household income of \$47,825 would be worth \$60,950 in 1999 after adjustment for the Consumer Price Index. This is more than the actual \$59,493 median income reported. The same finding holds true for the median family income of \$50,015 which would be valued at \$70,120 in 1999 which exceeds the median household income reported by nearly \$4,000. The negative differential in family income speaks to the struggle of American families in the ability to pay for the cost of living. Consideration should be given to this when setting fees for recreation services as well as in developing a scholarship program for those who may not be able to afford to participate.

Education

Upper Southampton Township is a well-educated community, exceeding state comparisons and on par with Bucks County overall. Educational attainment is the strongest indicator of an individual's income potential, attitudes and spending habits. The trend nationally is toward higher levels of education. **Table 2-6** represents the educational attainment levels for the Township, the County and the State.

Table 2-6			
Educational Attainment of People 25 Years and Older in 2000			
	High School Graduate + %	Bachelor's Degree %	Advanced or Professional Degree %
Pennsylvania	38.1	14.0	8.4
Bucks County	68.8	19.8	11.4
Upper Southampton	63.0	19.2	9.1

Source: Penn State Data Center and U.S. Bureau of the Census 2000 Census

Race

About 97 of every 100 residents is Caucasian in Upper Southampton Township. Diversification increased by only one percent in the 1990's as shown in **Table 2-7**. People of color represent about three percent of the population. Nevertheless, this represents nearly 500 people. While the overall percentage is low, the real numbers merit planning and inclusion of minorities in park and recreation activities.

Table 2-7						
Racial* Composition by Percentage of Population						
	Upper Southampton		Bucks County		Pennsylvania	
	1990	2000	1990	2000	1990	2000
White	97.9	96.9	93.9	92.5	88.5%	85.4%
African American	0.8	0.9	2.7	3.3	9.1	10.0
Latino – of any race*	0.7	0.8	1.6	2.3	1.8	3.2
American Indian	0.0	0.2	0.009	0.1	0.1	0.1
Asian	1.1	1.8	1.5	2.3	1.1	1.8

*Numbers do not total 100% because the Latino group includes multiple races.

Source: Penn State Data Center and U.S. Bureau of the Census 2000 Census

Housing

Table 2-8 shows information about housing. Housing is generally an indicator of affluence. Those who can afford to own their own homes are more affluent than those who rent. The exception to this rule of thumb is retirement housing which is significant in Upper Southampton Township. About 35 percent of renters pay 35 percent or more of their income in rent, which is higher than the county's rate of 27 percent.

**Table 2-8
Housing Information 2000**

	Upper Southampton	Bucks County	Pennsylvania
Owner Occupied %	83.8	77.4	71.3%
Renter Occupied %	16.2	22.6	28.7%
Detached single family homes %	71.4	64.1	55.9%
Median House Value	175,800	163,200	\$97,000
Median Gross Rent	1,003	736	\$531

Source: Penn State Data Center and U.S. Bureau of the Census 2000 Census

Public Opinion

The planning project included a five part public participation process: a Study Committee, a community wide direct mail survey, key person interviews, focus groups and public meetings.

Study Committee

Citizens representing a broad base of community interests participated on the Study Committee. They included a representative of the Upper Southampton Township Board of Supervisors, Centennial School District, Park and Recreation Board, Planning Commission, Environmental Advisory Council, Historic Advisory Board, Friends of Tamanend, Southampton Interservice Club, sports clubs, the Township Manager, Park and Recreation Director, and general community interests. The Study Committee provided ideas, comments and suggestions. They served as the eyes and ears of the community. They assisted in interpreting findings and results of the exploration and assessment of the community park and recreation system.

Key Person Interviews

The Parks and Recreation Department and the Plan Study Committee identified interviewees:

- Township Supervisors (5)
- Archbishop Wood High School
- Sports Organizations (6)
- Historical Society
- Township Manager
- Park & Recreation Director
- Churchville Nature Center
- Park & Recreation Staff (2)
- Public Works Director
- Bucks County Planning Commission
- Friends of Tamanend Park
- Bucks County Parks Department
- SEPTA

The planning team conducted work sessions with the Upper Southampton Township management team. The work sessions addressed programming, management, the Community Center, financing, staffing, marketing and promotion, and Tamanend Park.

Focus Groups

Two focus groups were held in the areas determined to be most in need of a focused discussion. These included organized sports organizations and people interested in Tamanend Park.

Community Direct Mail Survey

A direct mail survey of 1,500 households yielded 325 responses. A complete report with detailed responses is in Appendix A. The findings of the community survey enabled decision makers to balance information about the needs of citizens who are the “silent majority” with the needs of organized groups who provide important community recreational services.

To complement the surveys that were returned, the planning team made random telephone calls to selected non-respondents to determine why they did not complete and return their questionnaire. While most people explained that they were too busy or simply hung up on the call, through the completed calls, the planning team determined that the common response was that the non-respondents mainly were satisfied with the park and recreation service provided by the Township. Those contacted expressed positive opinions about Tamanend Park as a point of pride in their community. Many of the non-respondents explained that they did not use the park and recreation system but expressed the opinion that parks were still important to have in the community.

Public Meeting

While all of the Study Committee meetings were open to the public, an official Township meeting was also held to present the plan.

Key Findings of the Public Participation Process

Overall the public participation process revealed pride in Upper Southampton Township among the citizenry. They recognize and appreciate that they live in a special community with a quality of life that is distinct in this bustling area of Bucks County. The following points summarize the findings:

1. **Appreciation for Upper Southampton Township's accomplishments in Park and Recreation.** Citizens expressed favorable comments about the preservation of Tamanend Park as a nature based park.
2. **Need for additional active recreation facilities.** More athletic fields and gyms are needed. Interviews with organized sports groups indicated a strong need for additional athletic facilities to serve the growing participation in youth sports. While the Township appears to have a lot of parkland and recreation facilities, the truth is that land available for active recreation is very limited due to the size and characteristics of existing parks.
3. **Pathways for safe walking and bicycling are needed.** There is also an interest in lighted paths for people to walk year round.
4. **Conservation ranked high among the citizens and organizations.** The preservation of remaining open space, the appearance of the Township, the responsible use and continued minimal development in Tamanend Park are important to the people of Upper Southampton Township.
5. **Tamanend Park is both treasured and a lightning rod in the community regarding both conservation and public use.** While the park is clearly a gem as a large area of significant natural resources, those who are pressed by the lack of sufficient athletic fields see Tamanend as an area that could hold additional facilities. Findings of the public participation process indicate that the development of Tamanend Park would not be supported by the community at large.
6. **The citizens would like to establish a strong working relationship with the Centennial School District in community recreation.** Facilities on school district grounds are vital to public recreation. Finding ways of working together more collaboratively would be important.
7. **The Community Center received many comments.** While people recognize that it does have a value, public perception about the Community Center is negative due to loitering, vandalism, and so on. The frequency and strength of the comments indicate that dealing with the Community Center is a pressing need.
8. **The role of the Township's cultural resources could become more important through creative design, management and promotion.** The area near the Dairy Queen could become a cultural hub to promote the heritage of Upper Southampton including recreation/education programs.
9. **Financial Concerns.** Elected and appointed officials have concerns about future financial difficulties resulting from a stagnant tax base combined with the growing participation in recreation and the need for additional facilities and services.
10. **Partnerships are important.** Citizens recognize that the Township cannot accomplish everything in park and recreation on its own. Partnerships with a host of community organizations are crucial. Many partnerships are already in place and this needs to be taken to the next level.

Analysis

Upper Southampton Township is a serene, successful older suburban community in Lower Bucks County. The Township has nearly completed its development. Future growth will be limited and primarily focused on in-fill or redevelopment projects. Therefore determining how to make the best use of existing resources.

While the total population appears to be stabilized and will continue to be so in the future, township demographics are changing. Older population groups are increasing. Younger families appear to be moving in as neighborhoods experience the turn over of older residents moving. Upper Southampton Township has most concentrated populations of people aged 65 and older in Bucks County. The Township's population reflects nationwide trends of smaller household size, more single heads of households, and working parents. While the focus of park and recreation has traditionally been on youth, the future changes mandate widening this focus to people of all ages, especially the active, vibrant population over 60.

A challenging area for Upper Southampton is in its economics. The tax base is stable and the township appears to be at its maximum in terms of revenue generation. The median household and family income in Upper Southampton Township actually fell between 1989 and 1999 when adjusted by the Consumer Price Index.

Overall township economic improvements and park and recreation go hand in hand. To attract and retain citizens and businesses, the Township has to continue to offer outstanding quality of life. This requires continued investment in park, recreation and conservation. While the public has a favorable public perception of most aspects of the Township's parks, they want to see the best use made of all land and facilities, including the protection of the natural and scenic features of the community.

Conclusions and Recommendations

- 1. Focus on planning for an active aging population.** Since growth has slowed in Upper Southampton, the Township needs to focus planning efforts on the changing composition of the population, primarily towards an active aging population and families.
- 2. Make the best use of community parks through detailed master site planning, upgrading and reconfiguring existing facilities.** Address support facilities such as parking, restrooms, pathways and lifelong facilities for self-directed recreation as well as for organized sports.
- 3. Add sports fields when possible.** Create additional sports fields where possible in Township parks. Consider additional fields on school district lands through a partnership with the Centennial School District. Work to secure land permanently on which sports fields are now leased. Plan a sports turf management program for athletic fields.

Consider a regional approach to the development of sports fields, especially within the Centennial School District. Since sports organizations and citizens are not bound by jurisdictional borders, they go wherever they want to play or use facilities. Since some programs operate regionally, discussions with neighboring municipalities could yield additional fields without duplicating what already exists.

4. **Manage public lands to conserve natural and cultural resources.** Maintenance tends to be focused on the manicuring instead of naturalization. A balance between an appropriate level of care for developed recreational areas and the management of natural resources needs to be established. The “packaging” of Upper Southampton Township’s cultural resources represents an important opportunity for both preservation and programming. Programs have the dual benefit of providing excellent public service and generating revenues.
5. **Continue to involve community groups and citizens in parks and recreation planning.** The forums demonstrated that those involved in providing recreation and conservation-oriented programs have much to contribute and have a desire to help improve park and recreation.
6. **Create an immediate and a long range plan for the Upper Southampton Community Center.** Public perception of the Center appears to be negative when the Center has great potential to be a community gem. The plan should address management in the immediate future and long term should address design both indoors and outdoors, programming and management.
7. **Establish methods for public outreach and program evaluation to “take the pulse” of the community on a regular basis.** The Department should consider establishing a program of strategic outreach and regular evaluation on topics such as the summer program, senior adults, and park visitors in identified parks. Include a link on the web site that can be used to obtain public comment on an on-going basis.
8. **Balance facility development for lifetime and self-directed recreation.** Continue to provide facilities for sports while improving the parks to be more useable and attractive for drop-in recreation for individuals, families, and friends. Balance facility development for organized sports with facilities for lifetime self-directed recreation including walking, biking, and lifetime wellness.
9. **Consider the reality that the Township has limited financial and human resources.** The action plan for park and recreation needs to incorporate consideration for the Township’s budget. At the same time it is important to address all of the Township’s park and recreation needs and opportunities and then to address financing from a variety of public and private methods.
10. **Update the Upper Southampton Township Comprehensive Plan.** Include planning a review of the Township’s ordinances for open space conservation and natural resource protection, trail planning, cultural resource protection and so on. In addition, planning efforts which further revitalize and enhance the Town Center, through concentrating new development at the core, could indirectly support efforts to preserve open space throughout the Township.

Land Use, Cultural and Natural Resources and Open Space

Cultural resources help form the total fabric of a community. They serve to link the past with the present and the future. The preservation of significant historic resources helps define a community and distinguish it from other similar communities.

Land Use

Current land use is an important consideration in the placement of park and recreation facilities. The **Generalized Zoning/Land Use Map** presents Upper Southampton Township's zoning and generalized land use pattern. As the map indicates, a significant amount of Upper Southampton Township is developed.

Upper Southampton Township's land use classifications include:

- Residential (single-family, mixed unit multi-family, large lot)
- Commercial
- Industrial
- Governmental and Institutional
- Transportation and Utilities
- Park, Recreation and Protected Open Space
- Vacant

The main issues regarding land use are the limited open space and parcels of significant size that could be developed, the distribution and concentration of uses, and the circulation barriers that exist between uses. As a result of the Township's proximity to major regional transportation corridors, specifically I-276 (The Pennsylvania Turnpike), and I-95, the Township experienced a significant amount of development between 1950 and 1970.

Much of the development that occurred in the Township was single-family homes. Developments such as Burgundy Hills and Gravel Hill Farms represent typical suburban subdivisions of larger single-family homes that are common throughout the region. According to the 1998 Township Comprehensive Plan, 61% of the total land area in the Township is designated residential. Most of these homes, 51%, are single family homes. The Township has many roads and railroad rights-of-way that crisscross the Township

and separate neighborhoods from each other. Two of the older neighborhoods in the Township are the Bryn Gweled Homestead and Willowpenn, both built in the early 1940's. Willowpenn has lot sizes of around 12,000 square feet and has no curbs or sidewalks; however, the streets are somewhat narrow compared to most other developments in the Township. Bryn Gweled is a subdivision of much larger lots, approximately 2 acres, primarily with custom designed homes. The homes are located along one lane wide private streets and do not have sidewalks or curbing.

The Gravel Hill Farms subdivision was built in the mid 1960's. The lot sizes are approximately one-half acre and are built around the Mill Creek valley. No common open space was provided in this development and the Creek is entirely located within the home lots. In the 1980's, the Hamptontowne subdivision was constructed with lots of approximately 20,000 square feet in size. The home lots were clustered in this subdivision to provide common open space along the Mill Creek Valley.

There are three school buildings located within the Township. The Fred. J. Stackpole Elementary School is located in the northeastern portion of the Township. The William Davis Elementary School is located in the northwestern portion of the Township, just blocks from the Klinger Junior High School. The Klinger Junior High School is located in the Northern portion of the Township.

Park and recreation facilities should be located near residential areas with convenient safe access for park visitors. The older portions of Upper Southampton Township have a street network that is a variation of the traditional grid pattern. This enables connections from one neighborhood to another, unlike more recent development that is oriented towards cul-de-sacs that fragment the community and do not allow for pedestrian and bicycle interconnectivity. The ability to interconnect neighborhoods is also further hindered by Street Road, the Pennsylvania Turnpike, railroad tracks and Second Street Pike which crisscross the Township from east to west and north to south, respectively.

Zoning and Land Development Ordinances

The Township has in place a number of ordinances that govern land development. Municipalities may include in their zoning and land development ordinance provisions that require open space, park, and recreation facilities along with the development of residential and nonresidential uses within their communities. These requirements are authorized under various sections of the Pennsylvania Municipalities Planning Code (Act 247 of 1968, as amended). The Planning Code also enables municipalities to protect certain natural features of the land, including flood plains, steep slopes, wetlands and other resources.

Upper Southampton's Zoning Ordinance

Upper Southampton Township's Zoning Ordinance regulations include specific provisions related to open space and natural resource protection. The ordinance has numerous references to park and recreation facilities. The Township's Zoning Ordinance defines the following park and recreation uses and natural features:

Open Space – Land held in common ownership, protected by easement, dedicated to the public, or identified in another suitable manner in accordance with this chapter, as open space. To qualify as open space, such land shall be used only for open space uses; recreation, amenity, buffer or resource protection. Open space does not include the portion of a parcel that is occupied by buildings, roads or road rights-of-way; nor does it include the yards or lots of individual or group dwelling units as required by the provisions of this chapter. Open space shall be left in its natural state except in the case of recreation uses. All impervious surfaces within open space areas shall count as part of the total impervious surface area in arriving at the impervious surface ratio for the development.

Public Grounds – Includes: 1) Parks, playgrounds, trails, paths and other recreational areas and other public areas; 2) Sites for schools, sewage treatment, refuse disposal and other publicly owned or operated facilities; 3) Publicly owned or operated scenic and historic sites.

Stream – Any body or watercourse which is designated as a stream or pond that is shown on the Zoning Map of Upper Southampton Township.

Flood – A temporary inundation of normally dry land areas

Floodplain Area – A relatively flat or low land area which is subject to partial or complete inundation from an adjoining or nearby stream, river or watercourse; and/or any area subject to the unusual and rapid accumulation of surface waters from any source.

Floodway – The designated area of a flood plain required to carry and discharge floodwaters of a given magnitude. For the purposes of this section, the floodway shall be capable of accommodating a flood of the one-hundred year magnitude.

Identified Flood plain Area – The flood plain area specifically identified in this section as being inundated by the one-hundred year flood.

One-Hundred Year Flood – A flood that, on the average, is likely to occur once every 100 years (i.e. that has a one-percent chance of occurring each year, although the flood may occur in any year).

Regulatory Flood Elevation – The one-hundred year flood elevation plus a freeboard safety factor of 1.5 feet.

The Township's Zoning Ordinance includes the following provisions:

Floodway Area (FW) – The areas identified as "Floodway" in the AE zone in the Flood Insurance Study prepared by FEMA. The term shall also include floodway areas which have been identified in other available studies or sources of information for those flood plain areas where no floodway has been identified in the Flood Insurance Study.

Flood-Fringe Area (FF) – The remaining portions of the one-hundred year flood plain in those areas identified as an AE zone in the Flood Insurance Study, where a floodway has been delineated. The basis for the outermost boundary of this area shall be the one-

hundred year flood elevations as shown in the flood profiles contained in the Flood Insurance Study.

Special Flood plain Area (FE) – The areas identified as Zone AE in the Flood Insurance Study, where one-hundred year flood elevations have been provided, but no floodway has been delineated.

General Flood plain Area (FA) – The areas identified as Zone A in the FIS for which no one-hundred year flood elevations have been provided. When available, information from other federal, state, and other acceptable sources shall be used to determine the one-hundred year elevation, as well as a floodway area, if possible. When no other information is available, the one-hundred year elevation shall be determined by using a point on the boundary of the identified flood plain area which is nearest the construction site in question. In lieu of the above, the municipality may require the applicant to determine the elevation with hydrologic and hydraulic analysis by professional engineers or others of demonstrated qualifications. Studies, analysis computations, etc., shall be submitted in sufficient detail to allow a thorough technical review by the Township.

Cultural Resources

For planning purposes, significant historic resources fall into two broad categories that then can be further defined. These are the National Register of Historic places and the local register of historic places.

National Register of Historic Places

According to the Pennsylvania Historic Architecture and Archaeology website (ARCH), which provides up-to-date information on National Register Nominations and National Historic Landmark Properties in Pennsylvania, there are two sites within Upper Southampton Township that are listed on the National Register. There is one property, the Southampton Baptist Church and Cemetery, listed on the National Register, and one historic district, the Churchville Historic District, listed on the register.

Southampton Baptist Church & Cemetery

Location: 2nd Street Pike and Maple Avenue.
Year(s) Built: 1772 and 1814

Churchville Historic District

Location: Along Bristol Road, between Churchville Road and Bustleton Pike



Source: Pennsylvania ARCH website

Other Information: A portion of the Churchville Historic District is also located in Northampton Township. A total of 140 contributing properties and 50 non-contributing properties are located in the district which spans both townships.

This broad category of resources includes properties which may be equally significant, but which have never been reviewed for their inclusion on the National Register. Determination of National Register eligibility is either due to a requirement of a federal or state program, or because of the desire of the property owner.

Local Register of Historic Places

The second broad category of historic resources includes properties designated on a local register of historic places. Upper Southampton does not currently have a local register of historic places; however, a local historic resources survey has been completed and the Township's Comprehensive Plan does detail the need for the Township to develop an effective local heritage protection program. The 1998 Township Comprehensive Plan lists 21 "archaeological sites" and over 200 "survey sites" on the Historic Resource Survey map.

Natural Resources

The basis for protection of natural resources is found in the Commonwealth's Constitution, in judicial decisions, and in the Pennsylvania Municipalities Planning Code. In 1968, the Constitution was amended by a vote of the people of Pennsylvania to state in Article 1, Section 27:

The people have a right to clean air, pure water and to the preservation of the natural, scenic, historic and aesthetic values of the environment. Pennsylvania's public natural resources are common property of all people including generations yet to come.

The Pennsylvania courts have had to evaluate questions of how this constitutional provision would apply and who would assume the role of protector of these rights of the people. The Commonwealth Court has stated that, although the Pennsylvania Department of Environmental Resources has certain responsibilities, the local governments of the Commonwealth have been delegated authority for land use planning as well as the preservation of open space and natural features under the Municipalities Planning Code. The constitutional mandate must rely on various statutes of the Commonwealth for implementation. The state laws specify responsibilities for different aspects of natural resource protection. The court has also stated that, in exercising this responsibility, municipalities must permit reasonable development of property as well as managing the public natural resources. The court emphasized that controlled development, rather than no development, should be the focus and is the responsibility of local governments.

The Pennsylvania legislature, through the Municipalities Planning Code, has charged the local governing bodies with the responsibility for protecting citizens' health, safety and welfare through comprehensive planning and land use ordinances. Over the years, particularly in the 1978 and 1988 amendments, increased emphasis has been given to the protection of natural resources. The code, which was substantially revised in December of 1988, as Act 170 of 1988, includes these provisions:

1. Section 301(1). A municipal comprehensive plan shall include a land use plan for the preservation of flood plains and other areas of special hazard.
2. Section 503(2) (v). A subdivision and land development ordinance may include provisions for insuring that land that is subject to flooding, subsidence or underground fires either shall be safe for the proposed use or that these areas shall be set aside for uses which do not endanger life or property.
3. Section 603(b) (5). Zoning ordinances may be enacted to protect and preserve natural resources.
4. Section 604(1). Zoning ordinances may be designed to preserve the natural, scenic and historic values in the environment and to preserve forests, wetlands, aquifers and flood plains.
5. Section 605(2) (ii), (iii) and (vii). Under the zoning ordinance, all uses of the same nature must be treated in a uniform manner within any one zoning district except that special provisions can be made for areas identified as natural or artificial bodies of water, places of relatively steep slope or grade, areas of hazardous geological or topographic features, flood plain areas, agricultural areas and other places having a special character or use affecting or affected by their surroundings.
6. Section 606. The zoning ordinance shall include or reference a statement of community development objectives relating to the need for protecting natural resources.
7. Section 609.1(c) (2) and (3) and Section 916.1(c) (5) (iii) and (iv). In evaluating a substantive challenge by a landowner to the zoning ordinance, the governing body or the zoning hearing board shall determine the suitability of the site for the intensity of use proposed by the site's soils, slopes, woodlands, wetlands, flood plains, aquifers, natural resources and other features. It shall also evaluate the impact of the proposed use on the site's soils, slopes, woodlands, wetlands, flood plains, natural resources and natural features, the degree to which these are protected or destroyed, the tolerance of the resources to development and any adverse environmental impacts.

Critical Natural Features

Through a township's comprehensive plan, conservation goals and development guidelines that protect environmentally sensitive areas may be adopted. Upper Southampton Township's most recent Comprehensive Plan was adopted in 1998. Two objectives of the Township's Comprehensive Plan are to "Prevent environmental degradation through appropriate regulations and guidance" and to "Protect and promote green open space and park land." As a result of the Plan, protection policies and standards have been included in the zoning ordinance.

Article IV, Use Regulations, of the Upper Southampton Township Zoning Ordinance, details the regulations associated with the protection of open space, flood plains and natural resources. The flood plain regulations comprise 17 pages of the ordinance and detail the regulations associated with the protection of this natural feature. The purpose of the flood plain regulations is to promote the public health, safety and general welfare and to minimize those losses described above by provisions designated to:

- (a) Restrict or prohibit uses which are dangerous to health, safety or property in times of flood or cause increased flood heights or velocities.
- (b) Protect the quality and quantity of surface and subsurface water supplies adjacent to and underlying flood plain areas.
- (c) Provide areas for the disposition of flood borne sediment.
- (d) Require uses vulnerable to floods, including public facilities, be constructed so as to be protected against flood damage.

Flood plains, Flood plain (Alluvial) Soils and Watercourses

Flood plains and flood plain soils are areas adjoining streams that are subject to a one hundred-year recurrence interval flood. Flood plains are identified in the study of municipalities associated with the National Flood Insurance Program (NFIP). Flood plain soils are those low areas adjoining drainage areas and water bodies that are subject to flooding. These are delineated as alluvial soils, local alluvium, flood prone soils or soils subject to flooding in the Soil Survey of Bucks and Philadelphia Counties, U.S. Department of Agriculture, Soil Conservation Service, 1975 or more recent updates. Since smaller streams were not studied under the federal program, flood plain soils are good indicators of flood plain in these areas.

For purposes of the National Flood Insurance Program (NFIP), a flood plain is defined by the 100-year or base flood, which has a one percent chance of being equaled or exceeded in a given year. A flood plain is further delineated into areas as follows:

Floodway - the watercourse channel and adjacent land areas that must be reserved to carry the base-flood without cumulatively increasing the base-flood elevation more than a designated height. One foot is the maximum increase allowed by the NFIP.

Flood Fringe - the part of the base-flood plain outside of the floodway.

Approximate Flood plain - land subject to flooding where the Federal Emergency Management Agency (FEMA) has not determined the extent of the flood plain through detailed study and mapping.

Floodways and flood fringes are both parts of the flood plain. The floodway is derived from a calculation, which assumes complete obstruction of the flood fringe; it theoretically shrinks the flood plain limits until a one-foot rise in the base-flood elevation is produced. In this reserved area, obstructions causing any rise in the base flood elevations are prohibited by the NFIP. The flood fringe, on the other hand, may be developed under NFIP regulations; however, structures must be elevated or floodproofed up to the base-flood elevation.

Flood plain or alluvial soils are important in areas where FEMA has not identified and calculated the floodway or flood fringe. In these unmapped areas, the flood plain soils indicate where flooding has occurred in the past. Unless a hydrological study is undertaken to prove that flooding has not occurred in recent times, these flood plain soils should be considered part of the flood plain and regulated as a floodway.

The primary function of flood plains is to accommodate floodwater. Some flood plain areas absorb and store large amounts of water and become a source of aquifer recharge. The natural vegetation supported by moist flood plains helps trap sediment from upland surface runoff, stabilize stream banks (thereby reducing soil erosion) and provide shelter for wildlife and proper stream conditions for aquatic life.

The major objective of flood plain regulation is to reduce flood hazards. Structures built in the flood plain not only face risks of flood damage but also become obstructions that raise flood levels and increase water velocities. This is especially true in the floodway portion of the 100-year flood plain, where high velocity flows occur. Development within the flood fringe, while permitted by the NFIP, is discouraged by FEMA. Filling in fringe areas can cause loss of major areas that store floodwaters, increases flood levels and increases the rate and amount of runoff. Development in this flood fringe can also increase the magnitude and frequency of normally minor floods.

In 1978, the Pennsylvania Flood Plain Management Act (Act 166 of 1978) was enacted. This legislation requires local governments to exclude hospitals, nursing homes, jails, new or substantially expanded mobile home parks and subdivisions and storage of specified hazardous material from flood plain areas. This act also requires municipalities with flood prone areas to participate in the National Flood Insurance Program.

These flood plain limitations do not preclude development of all kinds, however. Agricultural uses, private and public recreational uses, (e.g., golf course, ball fields, driving ranges, picnic grounds, wildlife and nature preserves, swimming areas,

passive open space, hunting and fishing areas, hiking trails) and uses incidental to residential structures (e.g., lawns, gardens and play areas) are permitted.

Protection of the flood plains and flood plain soils has several effects. It preserves the ecological balance between land and water. It allows water to be stored and absorbed, protecting buildings downstream. It provides protection against runoff from development and, in many cases, makes expensive flood control structures unnecessary. Flood plain protection preserves aesthetic qualities of the stream valley. Watercourses, a key element of the draining system, should be kept in a free-flowing condition.

FEMA encourages municipalities to preclude development and filling of flood fringe areas. However, necessary road and utility crossings should be permitted. Current and future residents, businesses and industries should then be provided with the greatest possible protection from loss of life and property damage resulting from flooding.

Findings: Flood plains

The Upper Southampton Township Zoning Ordinance provides regulations affecting the four different flood plain areas and is enforced through the use of an overlay district. The flood plain districts are overlays to the existing underlying districts as shown on the official Zoning Ordinance Map, and as such, the provisions for the flood plain districts shall serve as a supplement to the underlying district provisions.

The overlay districts regulate the following flood plain areas:

- (a) **FW (Floodway Area)** – the areas identified as “Floodway” in the AE Zone in the Flood Insurance Study prepared by the FEMA. The term shall also include floodway areas which have been identified in other available studies or sources of information for those flood plain areas where no floodway has been identified in the Flood Insurance Study.
- (b) **FF (Flood Fringe Area)** – the remaining portions of the one-hundred-year flood plain in those areas identified as an AE Zone in the Flood Insurance Study, where a floodway has been delineated. The basis for the outermost boundary of this area shall be the one-hundred year flood elevations as shown in the flood profiles contained in the Flood Insurance Study.
- (c) **FE (Special Flood plain Area)** – the areas identified as Zone AE in the Flood Insurance Study, where one-hundred-year flood elevations have been provided, but no floodway has been delineated.
- (d) **FA (General Flood plain Area)** – the areas identified as Zone A in the FIS for which no one-hundred-year flood elevations have been provided. When available, information from other federal, state, and other acceptable sources shall be used to determine the one-hundred-year elevation, as well as a floodway area, if possible. When no other information is available, the one-hundred-year elevation shall be determined by using a point on the boundary of the identified flood plain area which is nearest the construction site in question. In lieu of the

above, the municipality may require the applicant to determine the elevation with hydrologic and hydraulic engineering techniques. Hydrologic and hydraulic analysis shall be undertaken by professional engineers or others of demonstrated qualifications, who shall certify that the technical methods used correctly reflect accepted technical concepts. Studies, analysis, computations, etc shall be submitted in sufficient detail to allow a thorough technical review by the Township.

Riparian Buffers

In addition to the protection of a delineated flood plain area, there should be consideration given to stream corridor protection standards that would prohibit clearing and paving, except for essential access roads and utilities, within a certain distance of each stream bank. Both the Township's 1998 Comprehensive Plan and the 1998 Open Space Plan - Natural Features section(s) state that the preservation of flood plains, creeks, natural drainage channel and the vegetation immediately adjacent to these features is extremely important to this essentially built-out community.

Findings: Riparian Buffers

The zoning ordinance does not provide protections specifically for riparian corridors; however, flood plain and woodland area protections have been created. While buffer areas have been created, the zoning ordinance should be amended to include requirements for the protection of riparian areas so that trees, understory growth, slopes, wetlands, and flood plains are protected from disturbance. The removal of native vegetation from the area within the buffer zone should be prohibited except for limited areas where utility or road crossings are needed and that need has been demonstrated to the Township's satisfaction.

Wetlands

Wetlands are lands that are saturated during the spring to autumn growing seasons. Wetlands are commonly known as marshes, swamps and bogs. Other less obvious wetlands occur in shallow depressions. In recent years, there has been growing concern about loss of wetlands and with resulting ecological, aesthetic and economic losses. A number of Federal and Commonwealth agencies are involved in wetlands regulation.

According to the U.S. Army Corps of Engineers, there are three criteria for locating or determining existence of wetland conditions: vegetation, soil and type of hydrology. Certain types of trees and plants are common in wetland areas; characteristic of such vegetation are shallow root systems, swollen trunks or roots growing above soil surface. Wetlands soils are dull gray in color due to the lack of oxygen. A stream or drainage swale in close proximity is a good indicator but not always present. The U.S. Army Corps of Engineers and the Pennsylvania Department of Environmental Resources defines wetlands as, *"Those areas that are inundated and saturated by surface or groundwater at a frequency and duration sufficient to support and that under normal circumstances do support, a prevalence*

of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs and similar areas. "

A preliminary determination can be made by checking the National Wetland Inventory Maps prepared by the U.S. Fish and Wildlife Service. However, the scale of this information is not suitable for site planning or development purposes. Another general method is the combined use of two basic criteria. These are hydric soils with a slope of one percent or less. Hydric soils are saturated, ponded or flooded long enough during the growing season to develop conditions that favor growth of wetlands vegetation. On these soils, where there are shallow slopes that do not provide adequate drainage, wetland conditions are likely to exist. Specific wetlands delineation, prepared by a qualified expert, is the best form of determination. Such a study must be approved by the municipality to be acceptable.

Protection of wetlands is important for several reasons. Wetlands play a key role in maintaining and improving water quality by filtering chemical and organic wastes. Wetlands store water during storms and floods, thereby reducing hazards to life and property. Wetlands provide for groundwater recharge. Finally, wetlands are important habitats. Many threatened or endangered plants and animals depend on wetlands for survival.

In light of the topography and drainage characteristics in many areas of the Township, it is important that wetland portions of the natural drainage system continue to be protected under municipal regulations. Ordinances should require preparation of a delineated plan by a qualified professional. No encroachment, except for needed access roads, should be permitted in wetland areas. However, any encroachment will require approval of the Army Corps of Engineers.

Findings: Wetlands

The zoning ordinance defines wetlands as areas of undrained, saturated soils supporting wetland vegetation, where the water table is at or near the surface or where shallow water covers the area due to permanent or seasonal inundation of the surface or construction that would change ground water. Wetland areas shall not be altered, regraded, filled, piped, diverted, built upon or disturbed in any manner except that public roadways intended for dedication to the Township may be permitted where design approval is obtained from the Township, the Pennsylvania Department of Environmental Protection, and the U.S. Army Corps of Engineers and where no other reasonable access is available.

The wetland delineation is defined as an area with a slope of 1% or less and comprised of hydric soils. The following soils are considered to be hydric soils:

- Bowmansville silt loam
- Doylestown silt loam
- Fallsington silt loam
- Hatboro silt loam
- Towhee silt loam
- Towhee extremely stony silt loam

In addition, where it is deemed necessary by the Board of Supervisors, an on-site assessment shall be conducted by a certified professional soil scientist, who shall certify the location of the wetland boundaries. Additionally, the Township shall require that wetlands delineation be validated by the Pennsylvania Department of Environmental Resources and U.S. Army Corps of Engineers. Where such delineation is shown to vary from the wetlands boundary derived from the on-site assessment, the Corps delineation shall govern. There is no permissible encroachment coverage for wetlands.

Wetland Margins

In addition to protection of wetlands, it is recommended that a buffer area or margin area also be protected. The existence and quality of the wetland is directly related to conditions of wet soil areas around these bodies. Disruption of hydrology, contamination of groundwater, accelerated run-off and sedimentation directly affect wetlands.

Findings: Wetland Margins

The zoning ordinance defines wetland margin as a transitional area extending from the outer limit of the delineated wetland boundary. A wetland margin of 100 feet from the delineated wetland boundary or to the limit of hydric soils, whichever is less, is required for all wetland areas greater than ¼ acres located on lots of five acres. No more than 20% of the wetland margin shall be altered, regraded, filled, piped, diverted or built upon. There is no permissible encroachment coverage for wetland margins. The ordinance further requires that wetland buffers shall be deemed to have been established as of the effective date of this chapter and shall remain in perpetuity. Future subdivision shall not diminish or eliminate the wetland boundaries once established.

Lakes and Ponds

Lakes, ponds and their shore areas function in a similar manner to wetlands and wetland margin areas. Whether natural or man-made, ponds moderate stream flow during storms and flood conditions and provide habitat for aquatic life as well as water sources for wildlife. These water bodies are scenic amenities and generally enhance property values.

Findings: Lakes and Ponds

Lakes and Ponds are specifically protected by the Township's Zoning Ordinance. The ordinance defines lakes and ponds as natural or artificial bodies of water which retain water year-round. Artificial ponds may be created by dams, or result from excavation. The shoreline of such water bodies shall be measured from the spillway crest elevation rather than the permanent pool, if there is any difference. Lakes are bodies of water two or more acres. Ponds are defined as water bodies less than two acres in extent. There is no permissible encroachment coverage for lakes and ponds.

Lake and Pond Shorelines

Shore areas, measured from shorelines, serve as filters or buffers against potential surface and groundwater pollution that would degrade the water body. In addition to

environmental considerations, open space around water bodies has major aesthetic and recreational value.

Steep Slopes

These are areas where the average slope exceeds eight percent. These slopes are subject to higher rates of stormwater runoff and erosion. Slopes are calculated in gradients as a percentage indicating the height of the vertical rise relative to a constant horizontal distance. A fifteen percent slope, for example, is equivalent to a rise of fifteen feet over a distance of one hundred feet. For purposes of this plan, slopes are grouped into three categories: 8 to 15 percent, 15 to 25 percent, and 25 percent or greater.

Development on these slopes accelerates erosion by removing or disturbing the existing groundcover and topsoil. Removal of the vegetation destroys the groundcover that absorbs rainwater, anchors soil and buffers or dissipates the impact of rainfall on topsoil. Erosion produces sediment that pollutes surface water. Over time, accumulated sediments narrow stream channels and fill in pond and lake bottoms. This restricts the capacity of waterways to handle flood flows and thereby increases the incidence and severity of flooding. Limiting construction, re-grading and the amount of impervious surfaces allowed on steep slopes will greatly reduce the adverse environmental impacts of new development.

Findings: Steep Slopes

The Township's zoning ordinance provides protections of steep slope areas for all uses of land, including changes to the landscape, except areas of steep and very steep slopes that are less than 1,000 square feet. Section 185-20.B states the maximum permissible encroachment coverage for steep slope areas. Steep slopes with gradients of 8% - 15% are permitted to encroach on up to 40% of the land, slopes with gradients of 15% to 25% are permitted to encroach on up to 30% of the land within the development. Very steep slopes of 25% or greater are permitted to encroach on up to 25% of the land within a development. The ordinance further defines requirements for grading steep slopes through the following regulations:

- (1) On all land having a slope of 8% or more but less than 15%, no person shall disturb vegetative ground cover, or cause disturbance of vegetative ground cover, on more than 40% of said land.
- (2) On all land having a slope of 15% or more but less than 25% no person shall disturb vegetative ground cover, or cause disturbance of vegetation, on more than 30% of said land.
- (3) On all land having a slope of 25% or more no person shall disturb vegetative ground cover or cause disturbance of vegetative ground cover on more than 15% of said land.
- (4) The steep slope map appended to this chapter defining the steep slope districts of the Township is hereby adopted and made part of this chapter.

- (5) The above regulations do not apply to disturbance of soil for agricultural or food production purposes.
- (6) Whenever earth-moving activities or the removal or disturbance of ground cover occurs within the steep slope areas, an erosion control plan meeting the requirements of the Pennsylvania Department of Environmental Resources must be submitted to and reviewed by the Municipal Engineer or the Bucks County Soil Conservation District for compliance with the regulations, prior to the granting of any building permit.

Woodlands

Woodland resources serve multiple purposes. They moderate environmental conditions, support wildlife as habitat and provide recreational opportunities. They also have significant aesthetic value. The environmental functions of woodlands are particularly important. Trees and shrubs anchor soil and reduce erosion and sedimentation in streams. The vegetative cover softens the impact of falling rainwater, enables groundwater recharge and reduces the volume and rate of runoff. Woodlands also play a role in filtering air pollutants and moderating microclimates. In addition, woodlands provide visual and sound buffering.

Woodlands can benefit from proper timber management and can normally withstand impacts of limited development. However, when woodlands are located in environmentally sensitive areas, such as steep slopes over fifteen percent grade, along tributaries and in flood plains, around wetlands and shore margins, even minor disturbances can lead to serious environmental disruptions. The remaining wooded areas of the Township are integral elements of the community.

In addition to environmental, stormwater management and erosion control considerations, this policy is intended to preserve the sense of wooded areas as elements in the diverse and urbanizing landscape.

Findings: Woodlands

The Township's Zoning Ordinance includes protection standards for woodland areas that were adopted in August of 2003. The standards were created to provide regulations for woodlands and wooded lots in order to promote the health, safety and welfare of residents of the Township. The ordinance defines woodlands as areas, groves or stands of mature or largely mature trees (i.e. greater than six inches caliper as measured at a point four feet above grade) covering an area greater than one-quarter acre and consisting of more than ten individual trees per one quarter acre. Wooded lots are defined as any area with more than ten trees greater than six inches in caliper measured at a point four feet above grade on any one-quarter acre of a subdivided lot whether residential or non-residential.

Section 185-20.B.1, Permitted Disturbances of Woodlands, states that no more than 20% of woodlands located in environmentally sensitive areas shall be altered, regraded, cleared or built upon. Environmentally sensitive areas are those areas that include, but are not limited to, flood plains, flood plain soils, steep slopes, wetlands, wetland margins, riparian areas, lake or pond shorelines, and endangered species

habitats. Other woodland areas may not be altered, regraded, cleared or built upon on more than 50% of the woodland area.

Section 185-20.E, Trees on Wooded Lots, states that no land within the tree protection zone shall be altered, regraded, compacted, or built upon, or used for storage or parking of vehicles. The site layout plan shall indicate all existing trees which are to be saved, the tree protection zone boundary, and the method by which protection will occur. In addition, tree protection techniques shall be indicated on the plan and its provisions shall be adhered to during construction.

The ordinance furthermore states that no live tree of girth greater than ten inches measured at a point of four feet above grade shall be removed in connection with a land development or building permit unless a zoning permit for a specific number of trees in a specific location is first obtained from the municipal zoning officer upon recommendation by the local planning commission. Permits will be granted only where tree removal will not adversely affect the intent of this section or the utility and character of the overall foliage of the parcel or lot in question. In no case will removal of trees exceed the standards for woodland protection in Section 3 above. The permit provisions of this section shall not apply to a landowner who wishes to remove an individual tree not in conjunction with a land development or building permit.

Scenic Resources

Much of the Township is built-out, and with a relatively flat topography, views and vistas in Upper Southampton are essentially non-existent. However, there is an area of undeveloped land in the southeastern corner of the Township with limited development that surrounds the Mill Creek. This location has most of the remaining views of the limited undeveloped lands within the Township. Views along local stream corridors are a priority scenic resource for the community. As scenic resources are often related to other significant natural resources, scenic value is an important supporting criterion when evaluating areas for open space protection.

Efforts should be made to improve the aesthetic qualities of existing and future development by enhancing gateways, streetscaping, buffering negative uses and creating greenways. The Township has a Street Tree Commission which has aided in creating uniform street tree planting standards throughout the Township.

Geological Features

The total land area of Upper Southampton Township has eight underlying geologic formations. The following discussion of geologic formations was taken from the DCNR online database of the *1980 Bureau of Topographic and Geologic Survey Map 1, Geologic Map of Pennsylvania*.

Stockton Formation (Trs) – Light gray to buff, coarse-grained, arkosic sandstone; includes reddish-brown to grayish-purple sandstone, siltstone, and mudstone.

Stockton conglomerate (Trsc) – Quartz cobbles set in a poorly sorted, sandy matrix, includes conglomeratic sandstone.

Mafic gneiss (Xmgp) – Dark, medium grained; includes rocks of probable sedimentary origin; may be equivalent to “mgp” in places.

Metadiabase (Md) – Dark-gray, fine-grained intrusives; locally, mineralogy is altered and unit has greenish color.

Felsic gneiss (fp) – Light, medium grained; includes some rocks of probable sedimentary origin.

Topography

Upper Southampton Township is divided into two Physiographic Sections. The northern two-thirds of the Township are located within the Gettysburg – Newark Lowland Section and the Southern one-third of the Township is located within the Piedmont Upland Section. In the Piedmont Upland Section to the south, the topography is low to moderate, meaning that the typical relief is between 300 and 1,000 feet. In the Gettysburg – Newark Lowland Section, the topography is also low to moderate.

The Township is somewhat affected by the topographic layout of the land; however, even the differences in topography are minor. There are a number of creeks winding their way through neighborhoods within the Township and in some cases dividing neighborhoods. There are two major creeks located within the Township that drain into the Neshaminy Creek which is located outside of the Township. Mill Creek is the larger of the two creeks in the Township with a drainage area of 17.4 square miles. Southampton Creek has a total drainage area of 5.8 square miles. These two creeks drain the entire area of Upper Southampton Township.

Soils

Two indicator soil characteristics were reviewed to determine vulnerable resources and primary sites for open space protection.

Hydric Soils

Hydric soils are soils with hydrologic components. These soils are saturated, flooded or ponded long enough during the growing season (one week or more) to potentially develop conditions suitable to the growth of aquatic vegetation in the soil's upper layers (20”).

Slow runoff, poor permeability and high clay content characterize hydric soils. The water table for hydric soils rises to the surface during wet seasons. They are frequently found in concave positions at the base of slopes, in depressions, and in poor drainage areas. Hydric soils do not imply that the area where they are located is necessarily wetlands, but are indicators of possible wetlands. The presence of hydric soils is one of the three major criteria, in addition to hydrology and vegetation, in the determination of wetlands.

In Upper Southampton Township, the Zoning Ordinance defines the following soil types as hydric soils: Bowmansville silt loam, Doylestown silt loam, Fallsington silt loam, Hatboro silt loam, Towhee silt loam, and Towhee extremely stony silt loam. There are hydric soils located throughout the interior portions of Upper Southampton.

Prime Agricultural Soils

The Municipalities Planning Code states as one of the purposes of land use controls in Pennsylvania the preservation of "prime agricultural and farmland considering topography, soil type and classification, and present use". A recent trend in land use in some parts of the county has been the loss of some prime farmland to industrial and urban uses. The loss of prime farmland to other uses puts pressure on marginal lands, which generally are more erodible, droughty, and less productive and cannot be easily cultivated. Agricultural soils and farming activities are important considerations in the open space planning process, as these resources are important areas to consider for permanent protection.

Prime farmland is defined as having an adequate and dependable supply of moisture from precipitation or irrigation. The temperature and growing season are favorable. The level of acidity or alkalinity is acceptable. Prime farmland has few or no rocks and is permeable to water and air. It is not excessively erodible or saturated with water for long periods and is not frequently flooded during the growing season. The slope ranges mainly from 0 to 6 percent. More detailed information about the criteria for prime farmland is available at the local office of the NRCS.

There was once a significant amount of prime agricultural land in the Township. According to the Township's 1998 Comprehensive Plan, in 1980, 573 acres of land were classified as agricultural. By 1998, there was no land classified as agricultural within the Township. There are 31 different soil types in Upper Southampton Township of which eight are prime farmland soils and seven are soils of statewide importance.

Surface Waters

The only significant water bodies within the Township are Mill and Southampton Creeks. Just to the east of Upper Southampton is Springfield Lake. A few miles to the south and east of Upper Southampton Township is the Delaware River, the main drainage basin for the Township and the region. Watershed areas are indicated on the **Comprehensive Resources Map**.

Findings: Ordinance Standards for Resource Protection

The current Township ordinances provide significant natural resource protection, which is consistent with general planning practices, other agency requirements, and enabling legislation provided in the Pennsylvania Municipalities Planning Code.

Open Space

There is a new recognition at the state and national level of the importance of open space and its connection to livability and quality of life. Pennsylvania's "Growing Greener" is an environmental initiative of the state environmental budget to protect watersheds, preserve open space, invest in parks and environmental recreation, reclaim abandoned mines and wells, encourage sound land-use practices and discourage sprawl.

Upper Southampton Township encompasses an area of approximately 6.4 square miles or 6,400 acres. Although much of this land is developed, the Township does contain several parkland and open space parcels, listed below.

**Table 3-1
Existing Parkland and Open Space Parcels**

Name/Address	Tax Parcel No.	Acreage	Use
Tamanend Park, 1255 Second Street Pike	48-014-100	70.53 acres	Parkland
	48-014-100-002	30.00 acres	Parkland
	48-017-071	1.83 acres	Parkland
Willi Schaefer Sports Complex, Gravel Hill Rd	48-020-046-001	9.31 acres	Parkland
Shelmire Field, Street Road	48-007-002	9.24 acres	Parkland
Community Center, 917 Willow Street	48-013-170	5.84 acres	Parkland
	48-013-173	185' x 565'	Parkland
	48-013-167-001	1.23 acres	Parkland
1176 Second Street Pike	48-014-009	0.45 acres	Open Space
	48-014-010-002	1.62 acres	Open Space
1555 Second Street Pike	48-027-037	2.30 acres	Open Space
30 Street Road	48-003-001	4.36 acres	Open Space/Parkland
637 Davisville Road	48-002-010	10.45 acres	Open Space/Parkland
393 County Line Road	48-005-068	8.61 acres	Open Space/Passive Recreation
Property between railroad line & PA Turnpike	48-015-057	2.13 acres	Open Space
Gravel Hill Road, (near Stephen Way)	48-022-063-001	1.38 acres	Open Space
Rozel and Cushmore	48-020-084	313' x 425'	Open Space
Forge Road	48-024-016	6.01 acres	Open Space
	48-024-062	21' x 288'	Open Space

Key Open Space Parcels

In addition to existing Township-owned parkland and open space, there are other undeveloped open spaces that could be protected. Parcels that are undeveloped, five acres or more in size and/or adjoining public lands were assessed for this plan.

Bethanna Home

<i>Size</i>	36.73 acres
<i>Boundaries</i>	Located along Second Street Pike, this large parcel is adjacent to several Township-owned parcels, including the Community Center. It is located across Second Street Pike from Tamanend Park. There are residential properties located adjacent to the parcel on Second Street Pike and behind the property.
<i>Conditions</i>	The rear portion of the site is undeveloped and currently is a fallow field.
<i>Opportunities</i>	With its location at the center of much of the Township's publicly-owned land, any portion of this parcel that could be acquired would provide great value. Land adjacent to the Community Center could allow for the expansion of that site and potentially relieve the current cramped state of the complex. An easement of outright acquisition of a strip of land along the rear perimeter could provide a direct connection, via a walking path, between the Community Center and Tamanend Park. The current land owner has not expressed any interest to-date in selling any portion of the parcel. An open dialogue should be continued with the land owner, should conditions change.

Herman Viet Property

<i>Size</i>	20 acres
<i>Boundaries</i>	This parcel is located at the terminus of Bunker Hill Road. It is bordered by the Pennsylvania Turnpike and numerous residential lots, including properties located along Bonnie Brae Drive.
<i>Conditions</i>	The site is wooded, with a stream corridor running through the center of the parcel.
<i>Opportunities</i>	This site is located in a portion of the Township that has experienced significant impacts from stream flooding. The Township is currently pursuing a conservation easement on 15 acres of the 20 acre site which will preserve this site from future development and protect its valuable tree cover.

Addition Open Space Parcels to Be Considered

Front Portion of Southampton Estates

This site is currently part of the Southampton Estates property and is being utilized through an informal agreement for soccer activities. The Township should explore methods to establish the utilization of this site permanently for recreation activities, either through acquisition or long term lease.

Bowen Tract

<i>Size</i>	9.75 acres
<i>Boundaries</i>	This parcel is located along Street Road. The Maplewood Swim Club is adjacent to the rear of the parcel. The site is generally surrounded by residential development.
<i>Conditions</i>	The site is generally wooded.
<i>Opportunities</i>	The site could serve as passive open space, a habitat protection area and possibly provide an area for additional stormwater retention facilities.

Southampton Day Camp

This site is located adjacent to the Klinger Middle School and near Tamanend Park. Should the opportunity arise, the Township should consider acquiring this site. It could be used to expand the existing recreation opportunities in this area.

Centennial School Sites

Although the school district has not made any final decisions regarding the future of the three school sites located within the Township, discussions have occurred regarding the possibility of major changes in how the sites are utilized. The Township should work with the school district to expand the recreation utilization of active school sites and to permanently protect the open space attributes of all of the sites.

CHI Institute

The building that currently houses the CHI Institute was originally Shelmire School. Shelmire Field is adjacent to this property. Should the opportunity arise to acquire the building, it would allow the Township to greatly expand Shelmire Field to include indoor facilities and relieve parking constraints that currently exist.

Evaluation of Open Space

In order for Upper Southampton Township to make informed decisions about open space conservation, acquisition, easements and rights-of-way, criteria should be established.

With limited open space available in the Township, open space could be organized around the following principal considerations for the community:

- Resource protection
- Stormwater Management
- Provision of neighborhood parkland
- Linkages to connect communities/trails, bikeways, greenways, etc.
- Increase community accessibility to parklands
- Parcels that serve to protect intersections/thoroughfares from further development and/or that serve as gateways to the community

Criteria

Criteria provide a framework for evaluating and prioritizing parcels of land. The considerations of criteria help to identify the most valuable open spaces. It also can serve as a valuable tool to evaluate opportunities that may arise that could not be identified by this plan, such as a property owner approaching the Township with a desire to see their property preserved from future development. The following list provides suggested criteria. It is tailored to Upper Southampton Township. It does not contain references to criteria that are not relevant here (such as preservation of major agricultural lands).

Land Characteristics

- Is the land mostly undeveloped?
- Does the land have significant natural or cultural resources?
- Is the land suitable in size and character for development as a neighborhood park?
- Does the land create opportunities to provide environmental mitigation, control or enhancement?

Park, Recreation and Open Space System Components

- Does the land connect to existing or proposed public lands used for recreation?
- Does the land provide a potential linkage with a park, school, public facility, recreation facility, community destination or trail?
- Is the site scenic, and/or does it serve as significant green “backdrop” in the community?
- Does the land serve as a gateway to the community?
- Is the land at a key intersection that is in the path of development?

Proposed Use

- Does the land protect a resource or serve as habitat?

- Could the land be part of a proposed bikeway/greenway?
- Is the land suitable for outdoor recreation?
- What types of recreation?
- Is the land close to population centers or a part of the township under-served by open space and recreation opportunities?
- Could the property have multiple uses for the Township?

Acquisition and Stewardship Possibilities

- Is there municipal support for the acquisition of the land?
- Are there local groups or individuals that are willing to be responsible for stewardship of the land?
- Is there a willing seller for the property, development rights or easements for an equitable price?

Methods of Land Preservation

There are numerous ways a municipality may acquire, preserve, fund and otherwise implement a program. A number of techniques do not involve the public acquisition of land in fee simple. In addition, there are sources of funding other than the Bucks County Open Space Program. However, certain methods have limited applicability to the projects described in this plan. The following are several techniques that should be considered in any efforts to implement the goals identified in this community's open space and natural resource planning efforts.

Variations to Fee Simple Acquisition

Acquisition - The most direct way to provide open space is to buy the land. Act 153 of 1996 authorizes municipalities to purchase land or development rights for open space purposes. The options for land acquisition are to purchase land with Township funds, County grants, grants from other levels of government, or combinations of these. In addition to a simple purchase of land in a "willing seller – willing buyer" arrangement, the Township has the power to condemn land through eminent domain for certain purposes. Condemnation should be considered a last resort in public land acquisition.

Acquisition and Lease - Another option would include an arrangement whereby land would be acquired and partially leased or sold to help pay for the portions desired for community use. There may be portions of an acquired property that would be better held and maintained by an individual property owner or a nonprofit organization.

Bargain Sale - The bargain sale of land may result in land being provided to the Township for community use. A landowner may sell land to the Township for less than the market value. The seller may use the difference between the market value and sale value to reduce capital gains or estate tax obligations.

Donation - Finally, the donation of land, in certain circumstances, may result in land being acquired by the Township. This method may be attractive to some landowner for income, estate or capital gains tax benefits. However, it is unlikely the donation or bargain

sale of land will play a significant role in implementing the goals and objectives described in this plan.

Easements

As an alternative to land purchases, it may be possible and appropriate to acquire easements that may help implement the objectives stated in this plan. These could include conservation easements to protect significant natural features, pedestrian easements to permit the crossing of privately held property, easements to protect scenic views, or an agreement to permit the limited use of privately held property for some other activity or protection.

Easements may be acquired by the purchase of certain rights, which would be less expensive than the fee simple purchase of land. As such, the property would remain in private ownership and tax revenues at some level would continue. Maintenance responsibilities would be specified in this type of agreement. Easements could be donated to the Township, which may result in a tax advantage for the property owner.

Easements could be structured for a specified number of years or they could be permanent. If the agreement would provide for permanent rights to the property, a deed restriction should be filed to ensure the agreement would be clear and binding on future owners. It would be helpful to have a "base-line plan" established which delineates conditions, structures and improvements on the property and clearly shows the possible location and type of other changes that would be permitted under the agreement. This clarity will help avoid misunderstandings and legal actions in the future.

The Official Map – A Holding Option

Under Article IV of the Pennsylvania Municipalities Planning Code, a municipality may adopt an official map, which designates existing and proposed areas needed for public streets, watercourses, public grounds, parks, playgrounds, open space, rights-of-way, stormwater management facilities, and grounds for other public purposes. The official map provides the municipality one year to acquire property or begin condemnation proceedings after a property owner announces intentions to build on, subdivide or otherwise develop or use the land identified on an official map.

There are substantial protections for property owners included in the official maps law. The official map does not establish a mechanism under which a landowner is compelled to dedicate land to the municipality. It remains a matter for compensation. In addition, the law includes provisions for the property owner to request a special encroachment to use the land. A refusal to permit this encroachment may be appealed to the Township Zoning Hearing Board.

Prior to amendments to the Municipalities Planning Code under Act 170 of 1988, the establishment of an official map was a difficult and expensive task for a municipality. Under the amendment, the requirements are easier, less expensive, and more attractive to use. The designation of land on an official map does not, in itself, constitute a taking of land or the acceptance of land by the municipality. Nor does it obligate the municipality to take, condemn, improve, or maintain the land. The designation of land on an official

map may be a helpful way to reserve land if the township is unable to otherwise acquire the land or easements in the short-term.

Ordinance Provisions

The Township might consider an amendment to the land use ordinances that would establish a riparian buffer requirement. This type of requirement would help protect streams, particularly in areas where a watercourse has steep banks and narrow or no flood plains.

Under the Pennsylvania Municipalities Planning Code (MPC), municipalities may require that developers dedicate land or fees in lieu of land for open space and recreation purposes. A municipality must have an adopted recreation plan and ordinance in order to require mandatory dedications.

Public Awareness

The Township should encourage the efforts of private property owners in their interests to preserve their land. As noted previously, the dedication of land, easements, and the bargain sale of land may provide benefits to the Township and the property owner. Often, property owners are unaware of these options in the use and protection of land. The Township should consider a meeting or seminar from time to time to present these considerations to the owners of significant properties. Technical advice could be provided by staff members of the Bucks County Planning Commission or a land conservation organization.

Although the Township has the ability to shape the location and nature of development on private property, per its zoning and subdivision ordinance it has limited powers over private development. A common misconception on the part of the public is that municipalities have the ability to outright refuse development. They often do not understand that municipalities are limited by the authorities granted to them by the governing enabling legislation, in the case of land use, through the Municipalities Planning Code. A key goal of this plan is to function as an educational tool for both Township officials and the public. It highlights the opportunities that exist for open space protection and defines the mechanisms for implementation.

Inter-municipal and Inter-governmental Cooperation

Coordination with other governmental entities could assist the Township to improve the quality of life in the community by increasing the protection of environmental features, enhancement of historic and scenic resources, and the provision of open space. These entities include surrounding municipalities, the school district, Bucks County and its departments, and the Commonwealth of Pennsylvania and its agencies. In addition to seeking funds, this participation should also focus on the activities of these other entities to ensure their projects and programs do not harm the qualities the Township seeks to protect.

Future Open Space Planning Activities

Most planning programs are ongoing. At least the programs that are truly useful are reviewed and revised to adapt to changing conditions, new participants, and evolving needs. After some level of success is realized, it is important to redefine goals and objectives to expand the opportunities for the community. For Upper Southampton Township, future planning efforts will be important. Because the Township is so significantly developed, consideration needs to be given to preserving what spaces are undeveloped and suitable –now. As a parallel effort, the Township should seek additional parcels that are contiguous to public property, serve as linkages or meet other important criteria, and may come on the market in the future.

Summary

Upper Southampton Township, covering about 6.41 square miles, is substantially developed. Development includes a mix of land uses, including a commercial corridor along Second Street Pike and Street Road and major industrial uses along the Pennsylvania Turnpike and the Conrail line. The Township has key issues regarding land use, traffic congestion and the limited amount of remaining undeveloped open space.

The Township has enacted ordinances which are consistent with the requirements of the Pennsylvania Municipalities Planning Code and promote resource protection and the provision of parklands.

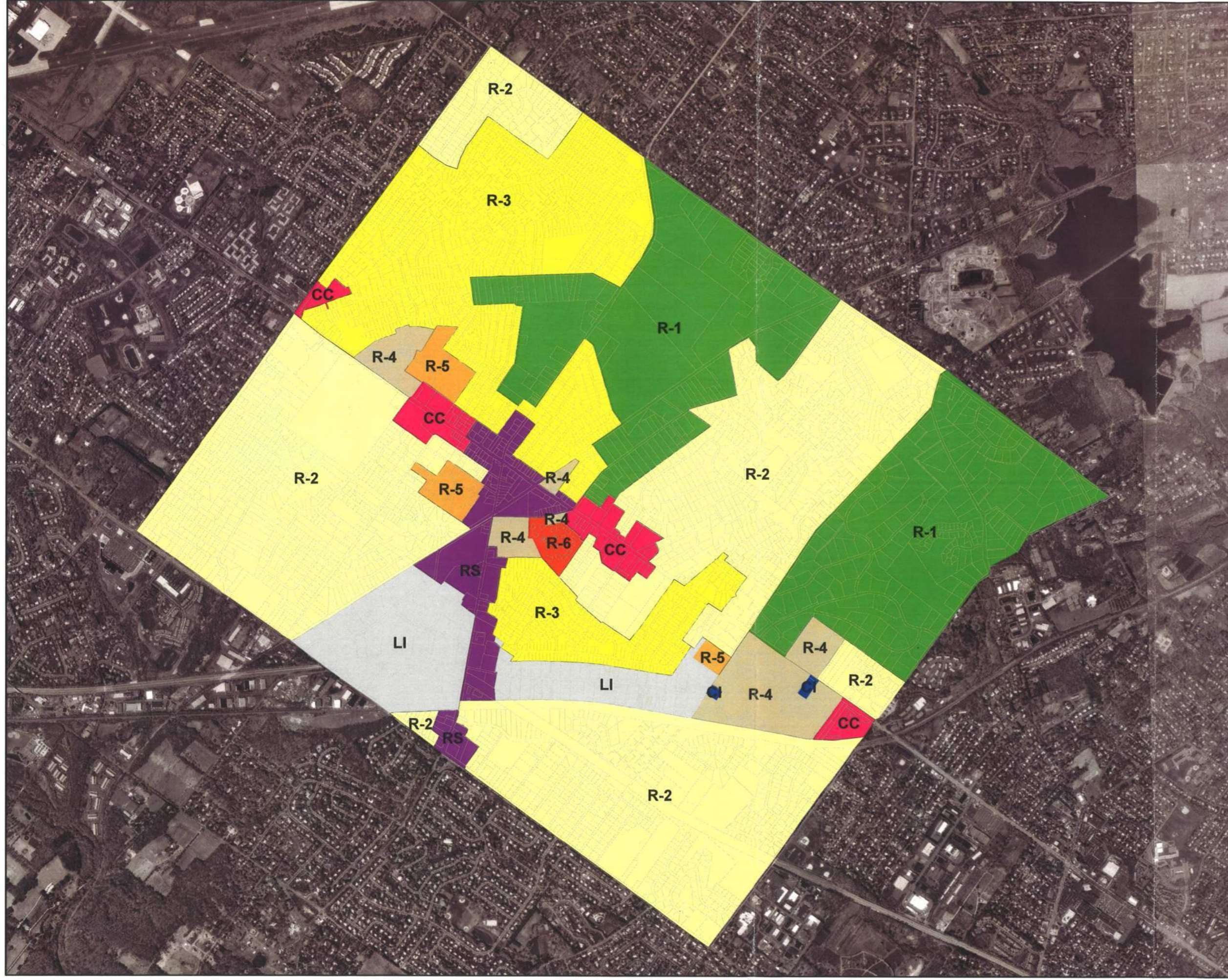
In addition to ordinances which address development activities, the Township should aggressively protect the remaining significant parcels of land that will help to provide additional open space for resource protection, recreation, community connections and prevention of additional development that would contribute to traffic congestion. Although the development of the few remaining open space areas may provide some minimal enhancement to the Township's tax base, the real value of these parcels is in their ability to maintain and enhance the quality of the neighborhoods where they are located. By maintaining desirability of its neighborhoods for the Township's residents the Township is reinforcing its existing tax base. The Township has only a brief window of opportunity in which to secure any remaining open space that is now undeveloped. The primary approach for acquisition needs to be one of ongoing discussions with key property owners in order to best take advantage of opportunities when they happen. Creating linkages that interconnect the community will be challenging but is a very important consideration. There are a number of mechanisms available for land and resource preservation including acquisition, easements, rights of way and others.

The Township has to carefully consider how and where it will expand its public lands. Any opportunity to purchase properties adjacent to existing properties, even if they currently have buildings located on them, should be strongly considered.

In addition, the goals of regional connections and stormwater and natural resource protection should be established by the Township. Strategies are being implemented in watershed areas to protect ecosystems and create greenways. Upper Southampton Township has the opportunity to work with Bucks County governmental agencies and adjoining municipalities to enhance the watersheds by protecting any remaining undeveloped lands, creating new stormwater retention facilities, enhancing recharge areas and reducing impervious surfaces.

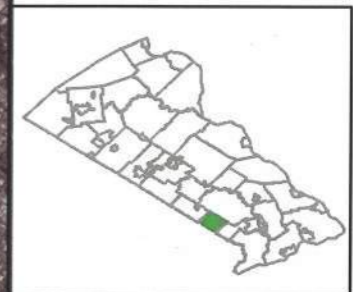
Upper Southampton Township
Comprehensive Parks,
Recreation & Open Space Plan

**GENERALIZED
ZONING/LAND USE
MAP**

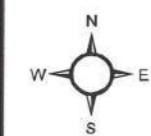


Legend

- Campus Industrial
- Controlled Commercial
- High Density Residential
- Highest Density Residential
- Limited Industrial
- Low Density Residential
- Moderate Density Residential
- Moderately High Density Residential
- Residential Conservation District
- Retail Services

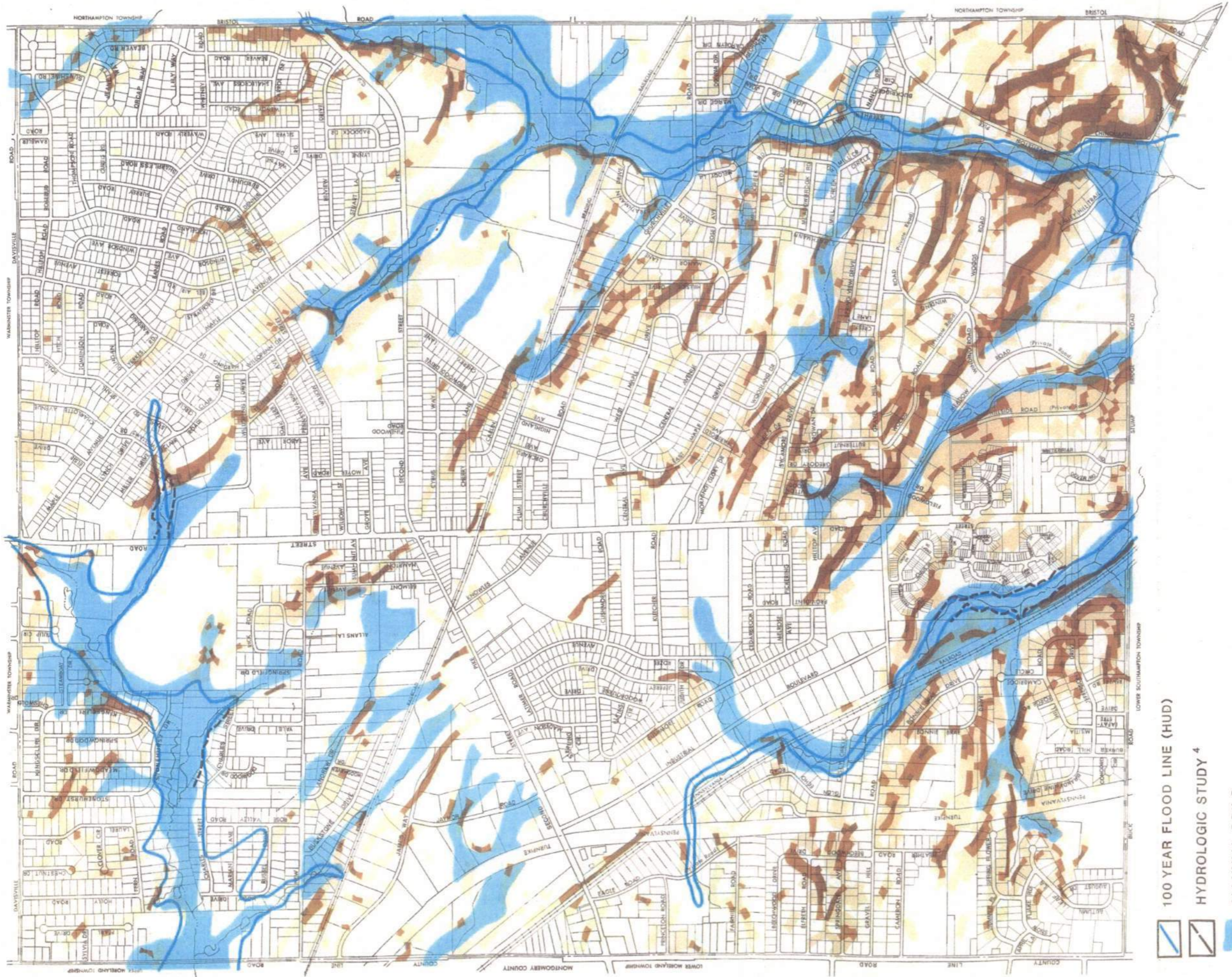


Scale:



Gannett Fleming

Date: September, 2006



100 YEAR FLOOD LINE (HUD)

HYDROLOGIC STUDY 4

ALLUVIAL SOILS

SLOPES

	0-8%
	8-15%
	15-25%
	over 25%

SOURCE:

- The following sources have been interpreted by B.C.P.C. to conform to U.S.G.S. Datum.
1. Flood insurance studies prepared by Federal Emergency Management Agency Community Panel number 420990001C; Revised 11/5/82.
 2. Alluvial soils as classified in the Soil Survey of Bucks and Philadelphia Counties 1975, U.S. Department of Agriculture, Soil Conservation Service.
 3. Slopes derived from U.S.G.S. 7 1/2 minute quadrangles.
 4. Information supplied by individual hydrological study.

FLOOD HAZARD AREA / STEEP SLOPE MAP

UPPER SOUTHAMPTON TOWNSHIP

Bucks County, Pennsylvania



Prepared by: BUCKS COUNTY PLANNING COMMISSION 1983

Park and Recreation Facilities

Upper Southampton Township and the Centennial School District control approximately 192 acres of land dedicated as either park or recreation land.

An assessment of park and recreation facilities was undertaken to determine if recreation needs are being met and to project what changes would need to occur to meet the recreation needs of residents in the future. The factors used in the assessment included: the amount of park acreage, service areas of the parks and access by the community, and recreation facilities in terms of ballfields, game courts, play equipment, support facilities and connections between parks and other community destinations. The analysis of park and recreation facilities as presented in this plan was conducted by:

1. Completing an inventory and analysis of existing facilities
2. Establishing recreation standards for Upper Southampton Township based on the results of the planning process and the unique characteristics of the Township
3. Comparing existing parkland acreage and facilities to the state and national standards, as well as those established for Upper Southampton Township
4. Exploring trends in recreation facility use

Upper Southampton Township Recreation Standards

The National Recreation and Park Association's (NRPA) Park, Recreation, Open Space and Greenway Guidelines, 1995 provides a framework for recreation planning that relies on locally-based planning processes rather than arbitrary standards based on a ratio of facilities to a specified percentage of population. The guidelines promote a comprehensive planning process that is based on local concerns and assessment of conditions to define a plan that meets community needs.

Public opinion generated through the Study Committee and the public forums provided the basis for consideration of standards specific to the needs of Upper Southampton Township. The assessment of such standards included an analysis of the amount and distribution of existing and planned recreation resources, analysis of service area and a determination of park classifications for Upper Southampton's parks. Development of

standards unique to Upper Southampton Township provides the framework for assessment of existing recreational opportunities and a basis for recommendations for future actions. As with any planning effort, success is grounded in the ability to assess changing customer needs, to be flexible and to redirect resources as appropriate. Upper Southampton's recreation standards are based on NRPA park classification system described below.

Distribution and Accessibility of Existing and Planned Recreational Resources

Upper Southampton is fortunate to have five public parks, three school sites, as well as other private recreation areas within the Township. Considering the small number of parks, Upper Southampton has a fairly diverse mixture of facilities, especially with regards to the type of facilities and their size. However, it is important to evaluate the location of facilities within the community as a whole and determine the extent to which they are accessible. Convenient and safe access should be planned for all parks and recreation areas, especially within a ¼ mile radius of the facility. The challenges that exist, and they are not unique to Upper Southampton Township, are the barriers that are created by major and heavily trafficked roadways, such as Street Road running southeast to northwest, Second Street Pike running essentially north to south, the Pennsylvania Turnpike (I-276), and the rail lines bisecting the Township. Geographic and topographic features such as valleys are not a major delineator of districts or neighborhoods within the Township.

The degree to which people are able to walk is often a function of when an area was developed. An important consideration is the comprehensiveness of pedestrian interconnectivity—a condition where all types of uses are pedestrian accessible and the streets are designed so that pedestrians feel comfortable walking along and crossing. Most of the Township is designed with interconnecting streets, a pattern which provides efficient vehicular and pedestrian movement. Despite this, many of the streets lack sidewalks, which does not promote the notion that the Township is pedestrian-friendly. The primary retail core of the Township is located along one of the main arteries through the Township, Second Street Pike. This area is generally well served with sidewalks and the pattern and scale of the development is oriented towards the street, which creates a somewhat pedestrian-friendly environment. Many of the adjacent neighborhoods, however, completely lack sidewalks.

It is also true that many residential subdivisions have been built with sidewalks. Unfortunately, these sidewalks often end at the entrance to subdivision, limiting connections to other uses, including parks. The entrance-ways to subdivisions are usually located along busy roadways, such as Second Street Pike, which generally do not have sidewalks and handle a significant amount of traffic moving at faster speeds. In fact, Second Street Pike does not have sidewalks in front of Klinger Middle School even though sidewalks extend in some areas to a point very close to the school. The other issue is that subdivisions, and land developments as a whole, have been focused on single-type land uses. This means that people live in one place and shop or recreate, in a completely separate “zone.” Thus, the benefit of proximity is often lost. This is an issue that is much more difficult to fix, especially in a mostly built-out community like Upper Southampton Township.

The Upper Southampton Township Park, Recreation and Open Space **Existing Facilities and Service Area Map** presents the location of the Township's parks and school sites. This map illustrates several conditions:

- Tamanend Park is centrally located within the Township and **should** be reasonably accessible by most residents, by all modes of travel, including walking and biking.
- Parks are distributed throughout the community, yet distribution is also a function of the type of facilities provided within the parks, not geographic location.
- The school properties serve as a significant park resources, yet they are really only geared toward active recreation. This is important to note because there are very limited opportunities to create entirely new parks within the Township.

Park System Classification

The National Recreation and Park Association (NRPA) Park, Recreation, Greenway and Open Space Guidelines, (1995) classifies park and recreation facilities into several main categories: mini-park, recreation node, neighborhood park, community park, community school community park, athletic complex, natural resource area/preserve and greenways

1. Mini – Park

- Definition: Small park located in a neighborhood setting with passive facilities, community gardens, playground/tot lot and possibly a small active use such as basketball, bocce ball courts and lawn space for volleyball.
- Size: Varies, can be up to 2 acres depending on the setting
- Service Area: Less than a 1/4 mile service radius in a residential neighborhood, accessible by way of interconnecting trails, sidewalks, and low volume residential streets.
- Facilities: Based upon public input, facilities can include playgrounds, scenic areas and lunch time seating areas/gathering places.
- Findings: There are no mini-parks in the Township.

2. Recreation Node

- Definition: Similar to a neighborhood park with both active and passive facilities designed for a specific purpose.
- Size: Up to five acres
- Service Area: Less than a 1/4 mile service radius in a residential neighborhood, accessible by way of interconnecting trails, sidewalks, and low volume residential streets.

- Facilities: Based upon public input, facilities can include playgrounds, scenic areas and lunchtime seating areas.
- Findings: There are no facilities of this type in the Township.

3. Neighborhood Park

- Definition: Basic unit of the park system in meeting the active and/or passive needs of the neighborhood. Create a sense of place for a wide variety of ages living in the service radius.
- Size: 5 to 10 acres *minimum*
- Service Area: 1/4 mile to 1/2 mile service radius uninterrupted by non-residential roads and other physical barriers accessible from throughout its service radius by way of interconnecting trails, sidewalks or low volume residential streets.
- Facilities: Neighborhood parks can be for active or passive recreation or a combination of both. Facilities can include ball fields and game courts, picnic and sitting areas, play equipment, trails and passive areas with natural features.
- Findings: The Community Center could be classified as a neighborhood park, but more closely conforms to the criteria of an athletic complex.

4. Community Park

- Definition: Meets the broader recreational needs of several neighborhoods. Provides for both active recreation and preservation of unique landscapes. Allows for group activities neither desirable nor feasible in neighborhood parks.
- Size: 30 to 50 acres
- Service Area: 1/2 to 3.0 mile service radius served by arterial and collector roads and accessible from throughout its service area by way of interconnecting trails.
- Facilities: Designed for both active and passive uses, facilities can include large play structures, game courts, ball fields, ice skating, swimming pools, picnic areas, open space, unique landscape features, nature study and ornamental gardens, parking lots and lighting as appropriate.
- Findings: Tamanend Park fits best within the category, although it has a large portion of the property that consists of a natural/preserve area.

5. School/Community Park

- Definition:** Combines the resources of two public entities to allow for expanded recreational, educational, and social opportunities in a cost-effective manner.
- Size:** Depends upon intended use. Size criteria for recreation nodes, neighborhood or community parks. School buildings are not considered in the acreage calculation.
- Service Area:** Based upon distribution of the schools. The location can guide how it fits into the park system classification. Service Areas for the site depends upon the type of use of the site.
- Facilities:** Development should be based upon the criteria of other park classifications. If athletic fields are developed, they should be oriented towards youth rather than adults.
- Findings:** The three schools sites, Davis Elementary School, Klinger Middle School and Stackpole Elementary School all qualify for this category.

6. Athletic Complex

- Definition:** Consolidates heavily programmed athletic fields and associated facilities in fewer sites to allow for economy of scale, improved management, greater control over impacts to neighborhood and community parks such as over-use, traffic congestion, parking and domination of facilities by those outside the neighborhood.
- Size:** Depends upon intended use. Consideration should be given to acquiring an additional 25 percent to hedge against unforeseen circumstances.
- Service Area:** Strategically located community-wide facilities within reasonable driving times; near non-residential uses if possible.
- Facilities:** Development should be based upon the specific types of fields and courts.
- Findings:** Schaefer Field, Shelmire Field, and to a major extent the Community Center all fall within this category.

7. Natural Resource Area/ Preserve

- Definition:** Park and Recreation facilities that are oriented towards the preservation of significant natural features, open space, special landscapes, buffering and visual aesthetics.

Size:	Dependent upon quality and extent of the resources and opportunity for preservation.
Service Area:	Areas that, when preserved, can enhance the livability and character of the community by preserving as much of its natural features as possible.
Facilities:	Resource rather than user based, natural resource areas can provide limited passive recreational opportunities such as trails and nature study areas. They can also function as greenways.
Findings:	Portions of Tamanend Park consist of a natural/preserve area although the park as a whole functions as a Community Park.

8. Greenways

Definition:	Linear trail corridors that tie park system components together to form a continuous park environment, allow for safe uninterrupted pedestrian movement between the parks and around the community and provide people with a desired outdoor recreation opportunity. Greenways emphasize use to a greater extent than do wildlife preserves.
Size:	25' minimum in a sub-division; 50' optimum; and 200'+ desirable.
Service Area:	Most desirable location is in conjunction with trail system planning.
Facilities:	Developed for particular transportation mode most commonly for biking, hiking and in-line skating. Greenways can also be developed for canoes and cars.
Findings:	The Township has no greenways.

These standards and evaluations provide a frame of reference for establishing standards for parks in Upper Southampton Township. Because the community is heavily developed, working within the resources available requires tailoring the standards to serve the community in the most effective way possible. Based upon the assessment of park and recreation facilities, Table 4 -1 presents a proposed classification system for Upper Southampton's parks.

Table 4-1 Proposed Classification System Upper Southampton Township Park, Recreation Areas, and Open Space			
Category	Parks for Proposed Classification	Acres	
		Existing	Proposed
Mini – Park		-	
Recreation Nodes		-	
Neighborhood Park		-	(14.8)
Athletic Complex		37.8	
School/Community Park		54.1	
Community Park		100	
Total Active Recreation		191.9	
Natural Resource Areas/Preserves		± 70	± 60
Total		191.9	251.9

* Acreage only included in category of primary use

() Shelmire Field which is currently including in Athletic Complex calculation

According to NRPA guidelines, the Level of Service guideline is a ratio expressed as acres/1,000 population, which represents the minimum amount of public ground space needed to meet real time recreation demands of the citizens of a community. Under the previous NRPA guidelines, the minimum active recreation acreage was at least six to ten acres per thousand. While Pennsylvania does not have a standard for active park acreage, Maryland offers a comparison of 30 acres per thousand. In general when consider active recreation components of both Township and School District facilities, Upper Southampton has approximately 12 acres per 1,000 Township residents.

Township Parks

Parkland can serve many purposes in a community, including active recreation opportunities for individual groups and sports leagues, areas of scenic beauty for the enjoyment of nature, and protection of open space and significant natural resources. Where it is possible, it is often very beneficial to accommodate a mix of these types of uses in each park, therefore providing each service area with mixed recreational options. In Upper Southampton Township, parkland functions as all of these purposes in some fashion or location.

The **Existing Facilities and Service Areas Map** illustrates the following:

- Parks and schools in Upper Southampton Township
- Service areas for each park
- Natural areas

Active Recreation Land

Parkland for active recreation serves the needs of individuals, families, groups and leagues that participate in athletics, as well as children who enjoy playing in a playground or practicing sports.

Passive Recreation Land

The need for passive recreational opportunities has been identified by the Pennsylvania State Outdoor Recreation Plan as a key issue that is desired by a majority of Pennsylvanians. Over 82 percent of citizens statewide list walking and hiking as their preferred recreation activity. Based on comments received through public meetings, the needs and desires of Upper Southampton Township residents seemed to be consistent with these goals. The results of the community survey showed that over 50 percent of the respondents felt that bike and walking paths should be developed and 45 percent felt that it was a priority item for immediate action. For example, biking was a recreation activity that was noted as a very popular activity within the Township.

Tamanend Park is the key park in the Township for providing trail walking in a naturalized setting.

Assessment of Existing Parks

The planning team conducted field visits to assess the park and recreation facilities as part of this planning project. Consideration was given to the following:

- User groups
- The mix of uses and facilities
- Support facilities provided
- Layout and functionality of facilities for park users
- Accessibility to the site and a facilities compliance with the Americans with Disabilities Act (ADA)
- Safety concerns and compliance with the Guidelines for Public Playground Safety of the Consumer Product Safety Commission
- The overall character and aesthetic of each park and all of the parks as a system

The following is a listing of the notable features, issues/constraints and opportunities for each existing park within the Township.

Community Center (9.4 Acres)

Features: The Community Center is located on a relatively flat lot located between Second Street Pike and Willow Street with access from Grove Avenue and the unimproved Pinewood Road. The site has fields and some limited woodland areas. There are no natural features that constrain the use of the site. The Community Center currently has five ball fields, two basketball courts, two tennis courts, a roller hockey pad, play equipment, gymnasium, activity room, meeting room, kitchen, and concession stand.

Issues/Constraints: The Center is in good condition but has been used to maximum capacity for years. The central location makes this a very accessible and popular facility for Township residents. Parking can be an issue during high use times. The main issue with this athletic complex is that there are too many uses crammed into the small site. The site and building have a very utilitarian character and this negative image is compounded by and may be partially the cause of reoccurring vandalism issues. Parking is a major issue on this site, especially when multiple events take place simultaneously. The turf on many of the ballfields shows signs of wear and compaction, most likely a result of over use.

Opportunities: Due to the small site size, especially when considering the amount of facilities located within the complex, a strategy which relocates some uses to a new site should be explored. The ability to expand the site is not likely, but should an opportunity to acquire adjacent undeveloped land ever arise, it should be explored.

Tamanend Park (102.4 Acres)

Features: Tamanend Park is mainly for non-active recreation. The park contains picnic grounds, two pavilions, informal grass/play area, camp sites, jogging and walking trails and activity fields. In addition, the park contains a park office, restroom facilities, a maintenance barn, a Carriage House converted to a meeting area, and a farmhouse with living quarters and community meeting rooms. There are active recreation fields located in the front of the park, adjacent to Klinger Middle School. A band stand is located near the Klinger Middle School and Second Street Pike.

Issues/Constraints: Tamanend Park represents the largest amount of public parkland in a single site within the Township. A major portion of the site was a former plant nursery and has remained in a wooded state. It is not clear what the primary use or mission of this park should be. Many of the woodland areas have an unkempt and unmanaged character. The farmstead complex with the farmhouse and barn are currently under utilized and represent a major opportunity to preserve a portion of the Township's history and create a setting for unique and potentially money generating activities. It appears that the Township treated the natural and passive areas as land that requires very minimum maintenance, and it is apparent in the condition of this park.

Opportunities: Tamanend Park could be a true gem in the Township and the region. In order for this to occur, the Township needs to acknowledge that if natural areas and passive parks are going to serve as public parks, they require as much maintenance commitment as active recreation facilities. With a formal management strategy, the natural areas could be managed as an environmental resource education center and/or an arboretum. With the introduction of a formal and informal path system, the naturalized areas could be better integrated with the active facilities and the Klinger Middle School grounds.

Schaefer Field (Gravel Hill Road Site) (9.3 Acres)

Features: Schaefer Field contains two ballfields and two soccer fields, which overlap each other. There is a small portion of woodlands in the northern corner of the parcel that tends to be low-lying and wet much of the year. The site is located along Gravel Hill Road and has a small on-site parking lot, a concession stand and restrooms. There is adjacent on-street parking.

Issues/Constraints: This site suffers from overcrowded facilities. When multiple events occur on this site, parking is a major problem. The small practice field also overlaps the baseball field. The site lacks park-like amenities and presents a very utilitarian image. The turf on many of the ballfields shows signs of wear and compaction, mostly likely a result of overuse.

Opportunities: The site could use functional and aesthetic improvements, including shade trees, a perimeter walking path, gateways, benches and improved drainage.

Shelmire School Site (9.2 Acres)

Features: Shelmire Field has a large sloping grass area. The site is located along Street Road, adjacent to CHI Institute. The site has a baseball field, one softball field, and a lighted soccer field. The

baseball field overlaps onto the soccer field. Large street trees line the front of the site along Street Road and serve as a Veterans Memorial. There is no parking on this site. Participants park along Street Road or in the CHI Institute parking lot.

Issues/Constraints: The current sloping topography of the site limits the utilization of the site.

Opportunities: The site is large enough to support several new regulation sized ballfields, as well as a large parking lot. The site should be developed to include passive park facilities, including a playground, pavilions, benches, restrooms, etc.

Public School Properties

Davis School Site (9.6 Acres)

Features: The school building and associated parking occupy a significant portion of this parcel. The remainder of the site is a sloping grassy area cleared of any trees. Except for where the site has access to Maple Avenue, and an access point on Lynne Drive and Dennis Road, the site is surrounded by homes. The site has an informal softball field, some play equipment, basketball courts and a backstop.

Issues/Constraints: Most of the open grass area in the rear of the site is large enough for several regulation-sized ballfields; however, the site has too great a slope to be able to use the area for competitive play.

Opportunities: Through grading and possibly a retaining wall in the rear, the site could be reconstructed to provide at least two new ballfields and a new practice area for soccer. The site should also receive park-like improvements, including restrooms, a pavilion that could be used for outdoor education during school hours, and shade trees.

Stackpole School Site (13.2 Acres)

Features: The school building and associated parking lot occupy a significant amount of this site. The property line to the northwest has a woodland area buffering the school building from the residences on Manor Lane. The remainder of the site not occupied by buildings or parking is cleared and used for informal softball fields and play equipment. The school site is located along Strathmann Drive with a secondary access point from Woodland Drive. There is a softball field, a soccer field and a

new playground on the site. The site has a basketball court and ample parking.

- Issues/Constraints:** The site is fairly well utilized in its current configuration. The site could use some park-like amenities such as street and shade trees and benches near the playground. The turf on the practice field area is bare and compacted.
- Opportunities:** The site could be redesigned to accommodate a larger soccer field and a 60' baseball field. Should the school site become available and the Township acquire the site, the site could be reconfigured to become a soccer complex. The site could accommodate a regulation-sized soccer field and a small practice field. The playground could be relocated to the front of the school make it an anchor for a community pocket park and more of a focal point of the neighborhood.

Klinger School Site (31.3 Acres)

- Features:** This school site is the largest of the school sites located within the Township. The site is located adjacent to Tamanend Park. A branch of Mill Creek runs through the back of the property. The school is located along Second Street Pike. The site contains one baseball field, two softball fields, a soccer field that uses land shared with the outfield of one of the softball fields, and a football field with a surrounding track.
- Issues/Constraints:** The site consists of a series of terraces, since the site sloped fairly dramatically from Second Street Pike to the rear. Due to the low-lying location of the rear softball fields, these fields can be wet during significant portions of the year. The issue of abundant flying insects has also been raised, most likely a result of the adjacent wetland areas. The site does work well with the adjacent active recreation portions of Tamanend Park.
- Opportunities:** The site is reasonably well utilized. The softball fields in the rear of the site could be improved with drainage improvements. Since the site is adjacent to Tamanend Park and other woodland areas, facilities could be lighted to increase utilization, while limiting negative impacts on residential properties. A walking trail which links the school site and the adjacent park could help to better integrate the two facilities.

Recreational Facilities

Recreation facilities should be provided within a community to meet the demands of individuals, community groups, and organized leagues. Evaluation of existing trends, and input from user groups, consideration of municipal demographic trends, and exploration of recreation trends and leisure activities have been completed to define the appropriate number of park facilities needed within the community. The following is a discussion of findings from the recreation facility analysis.

Baseball Fields

There are three lighted 60' fields and one lighted 75' field at the Community Center. There is one lighted 90' field at Schaefer Field. There is one 90' field at Klinger Middle School with a short right field. There is a 75' field at Shelmire Field.

Softball Fields

There is one lighted field at the Community Center, one lighted field at Schaefer Field, one field at Shelmire Field, two fields at the rear of Klinger Middle School, and one lighted 60' field and two lighted intramural fields at Tamanend Park.

Soccer Fields

There are seven soccer fields in the Township; four full-size and three small size. There are two fields at Schaefer Field, one lighted field at Shelmire Field, one soccer field at Stackpole Elementary School, and three fields at Southampton Estates.

Football Fields

The Township has two football fields in the Township, located at the Community Center and Klinger Middle School.

Basketball Courts

There are three outdoor basketball courts in the Township, two courts located at the Community Center and one at Stackpole School. There are four indoor basketball courts; one each at Stackpole and Davis Elementary Schools, one at Klinger Middle School, and one at the Community Center.

Tennis Courts

There are two tennis courts located within the wooded section of Tamanend Park and two at the Community Center.

Roller Hockey Courts

There are no roller hockey courts in the Township.

Volleyball

There is one volleyball court in the Township located in the meadow area of Tamanend Park.

Swimming Pools

The Township does not own any swimming pool facilities. There is an indoor pool at Klinger Middle School and one privately owned community pool at Maplewood Swim Club.

Playgrounds

The Township has been updating its playgrounds with new play equipment. There are playgrounds at the Community Center and Tamanend Park. There are also playgrounds at Davis and Stackpole Elementary Schools.

Indoor Recreation

There are total of four gyms located within the Township. The Township owns a gym located at the Community Center. There are also gyms located at each of the three public school sites.

Golf Course

The Township does not own a golf course and no public golf courses are located within the Township.

Trails

There are no major biking or multi-use trails located within the Township. Tamanend Park does have an extensive network of informal walking paths.

Support Facilities

The Township has an indoor multi-use space located at the Community Center. This facility includes a large room and a smaller area with kitchen for events.

Summary

For the limited amount of neighborhood-oriented parkland located within Upper Southampton Township, the Township has done a good job of maximizing their utilization for active recreation. The result of this “high utilization” philosophy is that the parks are essentially not parks, but active recreation complexes with limited park-like appeal. The one exception to this is Tamanend Park, the largest and most diverse park in the Township, with both passive and active recreation amenities.

The existing active facilities are focused on traditional organized sports, such as baseball, softball and football. Sports which have recently gained in popularity, such as soccer, rollerblading, skateboarding, and extreme-type sports like rock climbing are desired but are not provided for with adequate facilities. In addition, there are limited opportunities for teens that do not want to participate in organized sports (facilities such as a skate park, weight rooms, social areas, etc. should be considered).

As the popularity of organized sports increases, the demand for sports fields also increases. The Township cannot accommodate any additional field demands within its existing facilities. If demand, and therefore wear-and-tear continues to increase the existing fields cannot accommodate an additional demand. The key strategies to address this problem should focus on building out Shelmire Field into an active and passive park and improving the school sites, especially Davis Elementary School, to add more ballfields and park amenities.

Table 4-2 Recreational Facilities

	Township Parks	Community Center	Schaefer Field (Gravel Hill)	Shelmire Field	Tamanend Park	Other	Davis Elementary School	Klinger Middle School	Stackpole Elementary School	Southampton Estates	Total
Acreage		8	15	14.8	100		9.6	31.3	13.2		191.9
Baseball - 90'			1(L)					1			2
Baseball - 60'		3(L)									3
Baseball -75'		1(L)		1							2
Softball		1(L)	1(L)	1	3			2			8
Football		1**(L)						1			2
Soccer full size			1	1*(L)					1	1	4
Soccer small size			1							2	3
Batting Cage		1			1						2
Basketball		2						4 (H)	1		7
Gym		1					1	1	1		4
Tennis		2			2						4
Volleyball		1			1						2
Playground		1			1		2		1		5
Picnic Area					√						
Pavilion					2						2
Concession Stand		1	1		1						3
Restrooms		√	√		√						
Indoor/Multi Purpose Room		√					√	√	√		
Swimming Pool								1			1
Announcing Booth		√									
Bandstand					1						1
Exercise Trail/Track								√			
Walking Path					√						

L = LIGHTED H- HALF COURT

*NOT CONSTRUCTED AS PROPER FIELDS – SEE DETAILED PARKS DESCRIPTION FOR CLARIFICATION

** OVERLAPS THREE BALLFIELDS

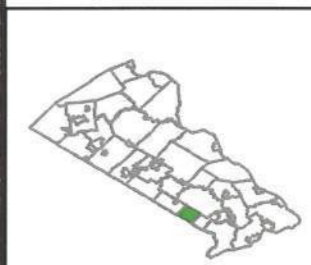
Upper Southampton Township
Comprehensive Parks,
Recreation & Open Space Plan

**EXISTING FACILITIES
& SERVICE AREAS MAP**

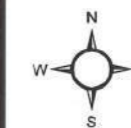
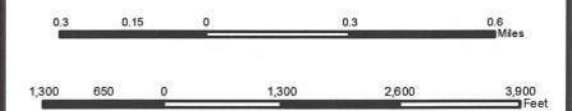


Legend

-  Access Barriers
-  Streams
- Park**
-  Private Open Space
-  Public Park
-  Schools
-  Pedestrian Service Areas
-  Municipal Boundaries
-  Historic Sites



Scale:



 **Gannett Fleming**

Date: September, 2006

Recreation Opportunities

Upper Southampton Township provides year-round park and recreation services, both indoors and outdoors. The goal of municipal recreation programs is to offer a variety of recreation opportunities to people of all ages and interests. Municipal park and recreation services tend to be the catalyst for enabling citizens to explore a variety of recreation interests that will become the foundation for lifelong active healthy lifestyles. Recreation adds life to years – and years to life!

Recreation Trends

Public Recreation: Essential to Quality of Life

- Public recreation is viewed by major forces at regional, state and federal levels as a means to achieve important public policy objectives including the Center for Disease Control and Prevention, state tourism and economic development agencies, anti-crime agencies, and environmental organizations.
- Programs and activities that directly affect the health of the residents of the community, and the minimum support required to maintain those services, is becoming a principle mission of a public park and recreation agency. The focus of public park and recreation is becoming directed towards essential and fundamental life and health services, not only community vitality and enrichment.

Participation Trends

Public recreation trends are those changes that go beyond fads and that have affected society so much that they are now a part of our culture. Trends include the following:

- Nearly half of all Americans say they spend time together outdoors at least once a month. Recreation is important to families with young children.
- Today, 66% of all Americans recreate outdoors monthly. In 1994, only 50% did.
- In 1971, fewer than one out of 27 girls participated in high school sports. By 2004 that figure increased to more than one out of three.

- Emerging sports include lacrosse and rugby. Even cricket is beginning to appear in Bucks County.
- Sports are now played throughout four seasons, rather than in single seasons.
- Today's older citizens - with extensive free time, unprecedented good health and solid retirement plans - are indulging in active lifestyles that are well beyond rocking chairs, front porches, and bingo. There is a mismatch between what retirees are looking for and what society provides.
- Baby Boomers will turn 60 this year. They represent the major planning challenge for park and recreation.
- Generation X'ers have launched the development of new activities such as in-line skating and snowboarding.

Favorite Activities¹

- **Top Four Recreation Activities:** The top four activities of all Americans are watching television, reading, socializing with family and friends, and shopping. While these have been the top activities for decades, what has changed in the 21st century is that the amount of television watching and reading are down, and people are spending more time hanging out with friends and family.
- **Next Tier Recreation Activities:** Comparison of the activities that ranked five through 11 in preference in 1990 and 2000 is shown below:

1990	2000
Gardening	Using computers
Swimming	Rest & relaxation
Walking	Housekeeping
Eating out	Eating at home
Rest & relaxation	Eating out
Sewing & Knitting	Watching spectator sports
Church Activities	Reading the newspaper

Source: Leisure Trends Group. Facts on Leisure Trends

¹ Leisure Trends Group. Facts on Leisure Trends. <http://www.leisuretrends.com>. 2005.

■ **Top Ten Active Recreation Activities of Men and Women:**

Men	Women
Golf	Walking
Basketball	Aerobics
Walking	Exercise
Jogging	Biking
Biking	Jogging
Lifting weights	Basketball
Football	Lifting weights
Hiking	Golf
Fishing	Swimming
Hunting	Tennis

Source: Leisure Trends Group. Facts on Leisure Trends

Activity Group Trends

Activities that are attractive by certain demographic groups include the following.

- Movies – especially young, singles and women
- Computers – young, singles
- Socializing – by both males and females
- Health clubs – young and male
- Video and Computer games, musical instruments and dedicated listening to music - teens.

Natural Resource Protection and Stewardship Trends

- The President's Commission: Americans Outdoors issued a report that stated that the protection of natural resources and open space was the first priority for the future. Public recreation is positioned to lead in land stewardship because collectively it is often one of the largest land managers in a community. Because public recreation professionals tend to be activity services-oriented and because they have not formulated an environmental ethic to guide decision making, anti-land stewardship dilemmas result. "Our philosophy must be grounded by ecological principles, not in merchant values".
- Linking parks together with green corridors and trails and linking public transportation systems with trails, parks, and recreation facilities. Much of the new park land acquisition that is desired today appears to be of this type: developing linear green spaces designed to link people using foot and bicycle transportation to parks, to shopping, to other neighborhoods.

Challenges of the Times

Despite increasing participation in recreation, new sports and activities, and a broadening of the participation base from younger males to both males and females of all ages, obesity and the lack of physical activity in the United States is at an all-time high.² The United States Surgeon General issued a report in 1996 that physical inactivity among Americans is the number one public health issue.³ Obesity costs the United States \$238 billion annually in expenses associated with diseases such as diabetes, stroke, and heart disease not including the cost of treating the obesity itself.⁴

The Center for Disease Control and Prevention has stated that public park and recreation departments have a primary role in addressing this issue. They can provide attractive and safe places for people to walk, hike, bike, and enjoy other active pursuits.

Another challenge facing both private enterprise and all arenas of public recreation is that the growing demand for facilities is outpacing availability and the resources to develop and manage new ones. Combined with rapid development in the metropolitan areas of Pennsylvania, the available open space is dwindling and land costs are escalating. There is an ever-present danger that recreation opportunities for the public in the future may succumb to a large demand and/or tight budget constraints. It will become increasingly important to find creative ways of bringing recreation opportunities and facilitating healthy active lifestyles of the citizens in the future.

Upper Southampton Recreation Trends and Issues

Based upon key person interviews, work sessions with township officials, the community survey, and visits to the parks, the following trends are apparent in Upper Southampton Township:

- The community sports organizations report the need for more fields to accommodate their participation rates and expanded seasons. Basketball, volleyball, and cheerleading need more gym time. Sports teams operate regionally without regard to municipal boundaries. The need for additional fields and gym time has resulted in community organizations going outside to other places in the region for facilities.
- Special events are extremely popular as evident in increasing numbers at all of the events.
- While many citizens volunteer in a wide variety of park and recreation related endeavors, there is a high level of expectation by the citizens for government services, especially park and recreation. Analysis of community park and recreation management and resources found that Upper Southampton provides an appropriate level of service given the resources available in terms of staff time and budget.

² U.S. Center for Disease Control. (1999). CDC's Guidelines for School and Community Programs Promoting Lifelong Physical Activity. <<http://www.cdc.gov/nccdphp/dash/phactag.htm>>.

³ Surgeon General. (1996). Physical Activity and Health. Atlanta, GA: U.S. Public Health Service, National Center for Chronic Disease Prevention and Health Promotion. <<http://www.cdc.gov/nccdphp/sgr/npai.htm>>.

⁴ Fox, Maggie. (1999). Obesity costs U.S. \$238 Billion A Year – Survey. Reuters: Science Headlines. <http://dailynews.yahoo.com/h/nm/19990916/sc/hralth_obesity_2.html>.

- Throughout the planning process, people of all ages and interests expressed the desire to achieve a balanced system of park and recreation services in the Township.
- Programming space is available in the Community Center including the gymnasium and activity rooms. Although the Township has invested significant funds in the facility, it has not reached its potential in spatial configuration and types of facilities for maximum public service.
- While the community is solidly middle class, interviews found that some community members can't afford to pay for recreation activities and there is concern about people - especially children - who might fall through the cracks.

Survey Findings about Programs and Services

The findings of the community public opinion survey related to recreation opportunities include the following:

Community Survey Findings Related to Programs and Services

- **Activities with the highest response on participation**
 - 63% - Enjoying nature
 - 61% - Socializing with family and friends
 - 54% - Going to special events
- **Top three activities with the highest response from those who would like to participate**
 - 24% - Exercise and Fitness
 - 20% - Special Events
 - 19% - Self Improvement Programs
- **Impression of level of recreation service in the community**
 - 51% rated the level of service as just right overall.
- **Participation in recreation programs according to type of sponsoring organization**
 - 32% - Organized sports
 - 31% - Township
 - 31% - Centennial School District
 - 29% - Private Fitness Centers

- 28% - Faith based institutions
- 11% - Private summer camps

When asked if they might participate in recreation programs in the future, about 36 percent stated that they might participate in township recreation programs.

■ **Barriers to participation in the township’s recreation programs**

- Most people cited being busy with responsibilities (48%) or other free time activities (34%).
- The next biggest barrier, named by 29% of respondents, was that **they did not know about the programs**. This is a very important finding as it outweighed all other reasons by more than three to one.

■ **Inference about activity preferences from preferred facility improvements**

- Paths (78%), comfort facilities (71%), natural areas (64%), picnic areas (64%), and playgrounds (63%) ranked the highest as the facility choices that the respondents thought should be developed or enhanced within the next five years. This finding is interpreted as the respondents wanting the parks to be comfortable public spaces in which to spend time on one’s own schedule.
- About three out of five respondents stated that the existing community center should be improved within the next five years. Based on this response rate, it appears that people want to be able to participate in recreation year-round including indoors. Another potential interpretation is that the respondents see problems with the center that need to be addressed.
- In a surprising response rate, 50 percent of the respondents indicated the need for sports field lighting as a priority. Sports fields generally garner response rates in the ten percent range in community surveys.

Community Recreation Services in Upper Southampton Township

Upper Southampton Township Park & Recreation Department

Upper Southampton Township offers programs in a variety of recreation categories. The Department offers over 200 *scheduled* programs and events annually. These range from one-time major community events with thousands of participants, such as Southampton Days, to programs held as scheduled recreation programs lasting for several weeks. In addition to scheduled programs and events the Township coordinates recreation offered by other providers and provides facilities for them.

Although each registration is counted as an individual sign-up, actual user visits are much higher than registration numbers alone convey. Events such as the Egg Hunt might have

100 participants with over 100 spectators who come along to watch, making it a true multi-generational family event.

Park and Recreation Municipal Program Inventory

Tables 5-1 and 5-2 present the program inventory for the public recreation programs and services of Upper Southampton Township. The inventory is presented in tabular form, organized around nine elements: program, program group, age group, activity classification, activity format, gender, season, and participation numbers and comments.

Program – Title of program.

Gender – Males, females, both, or both/emphasis on one gender.

Age Group – Target age group for the program.

Classification – The classification system presents a grouping of activities according to the functional areas of recreation. The number of activities is vast. Classifying activities by functional area provides a simple method of coding activity into a system that is easily understood. It guides measuring balance and variety of the total services of the agency.

Format – Format expresses the idea of what form the leisure experience takes. Program formats are tools for offering a variety of experiences within activities. Formats include: self-improvement, competition, social, participant-spectator, and self-directed. For example, “soccer” could include league play, a trip to a soccer game, volunteerism through coaching.

Season – Upper Southampton Township uses a four season programming schedule: Summer, Fall, Winter, and Spring.

Comment – Information about the program such as number of sessions, weeks etc.

Inventory Key

The Program Inventory offers a significant database for program planning. With 30 factors and 215 programs, the data need to be focused on summary types of information. For this reason, the data is organized in **Tables 5-1 and 5-2**. While program data can be sorted in a variety of ways, the tables are consolidated according to the above noted program elements. **Table 5-1** shows the key to the programs in **Table 5-2**.

Table 5-1
Key to Upper Southampton Township Program Inventory

Age Group		Class		Format		Gender		Season		Number
C	Children: pre-school	A	Arts	S	Social	F	Female	F	Fall	# of participants
Y	Youth 5-14 Yrs.	C	Crafts	SI	Self Improvement	M	Male	W	Winter	
T	Teens 15-17 Yrs.	Dc	Dance	C	Competitive	B	Both	Sp	Spring	
A	Adults 18+ Yrs.	Dr	Drama	P	Participant/ Spectator			S	Summer	
F	Families	E	Environ.	S	Self-Directed					
All	All of above	F	Fitness	S						
		Mt	Mental	S						
		Ms	Music	D						
		Sp	Sports							
		So	Social							
		V	Volunteer							

Table 5-2
Upper Southampton Township Program Inventory

Program	Age	Gender	Class	Format	Season	#	Comment
Performing Arts							
Lion's Grove Bandstand Concerts	A	B	Ms	S/PS	S,F		9 events; sponsors; free.
Ghost Stories	A	B	Dr	S/PS	F		1 event; free.
Puppet Show & Pumpkin Hunt	A	B	Dr	S/PS	F		1 event; free.
Jazz Festival	A	B	Ms	S/PS	S		Annual event since 2002
Children's Summer Entertainment	F	B	Ms,Dr	S/PS	S		3: magic, puppetry, musicals
Music for Mom and Me	C,A	B	Ms	S,SI	S,F,W		6 8-week sessions
Music for Baby and Me	C,A	B	Ms	S,SI	S,F,W		6 8-week sessions
Music & Creative Movement	C	B	Ms	S,SI	S		2 8-week sessions
Irish Dance Camp	Y,T	B	Dc	S,SI	S		2 1-week sessions
Irish Dance	Y,T	B	Dc	S,SI	F,W		6 8-week sessions
Guitar Lessons	Y,T	B	Ms	SI	S,F		2 6-week sessions
Drum Lessons	Y,T	B	Ms	SI	F		2 6-week sessions
Tiny Toes Pre-school Dance	C	B	Dc	S,SI	S,W		3 8-week sessions
Environment							
Hunter Education	Y,T,A	B	E	SI	S		2 sessions
Astronomy Campfire	A	B	E	SI/S	S,F		2 sessions
Nature Club	C,Y	B	E	SI/S	S,F		2 4-week sessions
Mother Nature Holiday Party	C,Y	B	E	SI/S	S,F,W		3 sessions

Table 5-2 (Continued)
Upper Southampton Township Program Inventory

Program	Age	Gender	Class	Format	Season	#	Comment
Arts							
Summer Art Camp	C	B	A	S/PI	S		4 1-week sessions
Beginning Knitting	Y,T	B	A	S/PI	S		2 4-week sessions
Adult Art Classes	A	B	A	SI	S		1 6-week session
Scarecrow making	F	B	A	So	F		1 6-week session
Disney Kids Cooking Class	C,Y	B	A	SI	S,F		1 6-week session
Great Pretenders Class	C,Y	B	A	SI	F		1 4-week session
Halloween Cookie House	C,Y	B	A	SI	F		1 session
Haunted Bird House	C,Y	B	A	SI	F		1 session
Candy Holiday House	C,Y	B	A	SI	W		1 session
Watercolor	A	B	A	SI	F,W,Sp		3 8-week sessions
Multi-media painting	A	B	A	SI	F,W,Sp		3 8-week sessions
Evening Art Class	A	B	A	SI	F,W,Sp		3 8-week sessions
Adult Pastel Class	A	B	A	SI	F,W,Sp		3 8-week session
Pumpkin Centerpiece	A	B	A	SI	F		1 session
Holiday Centerpiece	A	B	A	SI	F,W		2 sessions
Williamsburg Wreath	A	B	A	SI	F		1 session
Fruit Arch Wreath	A	B	A	SI	W		1 session
Holiday Craft Show	All	B	A	So	W		1 10-day session
Floral Topiary	A	B	A	SI	W		1 session
Top That	A	B	A	SI	W		1 session
Candy Holiday House	C	B	A	SI	W		1 session
Valentine's Candy House	C	B	A	SI	W		1 session
Valentine Teddy Bear	A	B	A	SI	W		1 session
Valentine Candy Making	A	B	A	SI	W		1 session
Special Events							
Southampton Days	All	B	So	S/PS	S		Private partnerships/sponsors. Part of Southampton Days, a five day event.
" Parade	All	B	So	S/PS	S		Private partnerships/sponsors. Part of Southampton Days.
Flea Market	All	B	So	S	Sp		Run by Friends of Tamanend Park
Thanksgiving Hayride	All	B	E, So	S	F		1 evening
Tamanend Park Day	All	B	So	S/PS	F		Highlights UST P&R and Tamanend Park.
Holiday Party	All	B	So	S/PS	W		Sponsor: Commerce Bank
Maple Sugar Demonstration	All	B	So	S/PS	W		1 session
Valentine Party	C	B	So	S	W		1 session

Table 5.2 (Continued)
Upper Southampton Township Program Inventory

Program	Age	Gender	Class	Format	Season	#	Comment
Self-Improvement/Mental Enhancement							
Computer Explorers	Y	B	Mt	SI	S		1 1-week camp.
Computer Tots	C,Y	B	Mt	SI	S		1 1-week camp.
Pre-school Vacation Club	C	B	All	SI	S		2 3-week sessions.
Drivers' Education	T	B	Mt	SI	S,F,W		3 30 hour courses
Rocketry	Y	B	Mt	SI	F		1 session
Bridge	A	B	Mt,So	SI,S	All		Twice per week
Bingo	A	B	Mt,So	SI,S	All		Twice per week
Sports & Fitness Programs							
Junior Golf Lessons	Y,T	B	Sp	S,SI	S		1 4-wk sessions
Junior Golf Camp	Y,T	B	Sp	S,SI	S		1 1-wk sessions
Parent Child Mini Golf	A,Y,T,F	B	Sp	S, SI	S		4 sessions
Adult Beginner Golf	A	B	Sp	SI	S		1 4-week session
Women's Beg. Golf	A	F	Sp	SI	S		1 4-week session
Seniors' Golf Lessons	A	F	Sp	SI	S		1 4-week session
Youth Baseball Clinics	Y,T	M	Sp	SI	W		2 4-week sessions
Learn-2-Skate	C,Y,T	B	Sp	SI	S,F,W		6 6 week sessions
Learn to Play Hockey	C,Y,T	B	Sp	SI	S,F,W		3 8- week courses
U.K. Elite Soccer Camp	Y,T	B	Sp	SI	S		1 1- week camp
U.K Petite Soccer Camp	C	B	Sp	SI	S,F,W		3 6- week session
Summer Basketball League	Y,T	M	Sp	S,C	S		All summer
Girls' Summer Basketball League	Y,T	F	Sp	S,C	S		All summer
Winter Basketball League	Y,T	B	Sp	SI,C	W		
Skyhawks Summer Camps							
Tiny Hawks	C	B	Sp	Sp, SI	S		1 1- week camp
Mini Hawks	C,Y	B	Sp	Sp, SI	S		1 1- week camp
Mighty Hawks	Y, T	B	Sp	Sp, SI	S		1 1- week camp
Multi-Sport	C,Y	B	Sp	Sp, SI	S		1 1- week camp
Flag Football	C,Y	B/M	Sp	Sp, SI	S		1 1- week camp
USTA Tennis Lessons	C,Y	B	Sp	Sp, SI	S,F		1 1- week camp; 2 6-week sessions
Bruce Simmon's Basketball Camp	C,Y	B	Sp	Sp, SI	S		4 1- week camps
Competitive Volleyball	A	B	Sp	C,S	S,F,Sp,W		4 13 week sessions
Co-Ed Volleyball	A	B	Sp	C,S	F,W,Sp		3 13 week sessions
Yoga	A	B	F	SI	Sp,S,F,W		4 8-week sessions
Tai Chi	T,A	B	F	SI	Sp,S,F,W		8 6-week sessions
Kendo	T,A	B	F	SI	Sp,S,F,W		8 6-week sessions
Samurai	T,A	B	F	SI	Sp,S,F,W		8 6-week sessions
Personal Training in Martial Arts	T,A	B	F	SI	S,F,W		Multiple 4-week sessions
Massage Workshop	A,F	B	F	SI	F,W		1 session
SCUBA Diver certification	Y,T,A	B	F	SI	F,W,Sp		3 10-week session

Table 5.2 (Continued)
Upper Southampton Township Program Inventory

Program	Age	Gender	Class	Format	Season	#	Comment
Trips							
NYC Day Trip	All	B	So	S	Sp, F,W,S		4 trips
Cooperstown	All	B	So	S	Sp, F,W,S		1 trip
Ellis Island	A	B	So/SI	S	F,W		2 trips
Longwood Gardens	All	B	So	S	F,W,Sp		3 day-long trips
Tournament of Roses Parade; Western Tour	A	B	So	S	W		1 trip
Caribbean Cruise	A	B	So	S	F		1 trip
Lake George & Lake Placid	A	B	So	S	F		1 trip
Hawaii	A	B	So	S	S		Two-week trip
Italy	A	B	So	S	F		1 trip
Savannah & the Golden Islands	A	B	So	S			1 trip
Washington DC	A	B	So	S	S,W		2 trips
Mt. Vernon	A	B	So	S	Sp		1 trip
Baltimore Inner Harbor	A	B	So	S	S,W		2 trips
Hudson Valley Tour	A	B	So	S	F		1 trip
Gettysburg	A	B	So	S	S		1 trip
Annapolis	A	B	So	S	F		1 trip
Pocono Train	A	B	So	S	F		1 trip
Cape May/Lewes Ferry	A	B	So	S	S		1 trip
St. Michael's MD	A	B	So	S	F		1 trip
Manhattan Cruise	A	B	So	S	F		1 trip
Constitution Center	A	B	So	S	F		1 trip
Harrisburg	A	B	So	S	F,Sp		2 trips
Discount Ticket Sales	All	B	So	SD	All		Amusement parks, Ski, Events, Zoo, Shore venues, Movie tickets

Sources Upper Southampton Township Park & Recreation Department

Program Highlights

There are a number of key points to note about the Upper Southampton Township Program Inventory. These include information about program range and availability, participants, classification, and service to clients.

- **Program Classification Range** –Upper Southampton offers programs in virtually every type of activity classification, including the arts, crafts, music, drama, dance, environment, fitness and wellness, sports, self-improvement (mental and linguistics), special events and volunteerism.
- **Program Availability/Numbers** – The Township sponsors over 215 programs annually. This is a large number of programs given the size of the staff.

- **Participants** – The participation numbers reflect a single registration by an individual for a program. It does not include multiple visits by one client for most of the programs. The numbers shown do not include spectators. With multiple visits and the spectators factored in, the volume of service and the real numbers become very large.
- **Large Scale Programming** – What the chart does not reflect is the enormity of many of the programs. Large scale community events such as Tamanend Park Day, Southampton Days, the Parade and concert series are examples. These events require many hours of planning, volunteer coordination, sponsorship solicitation, event management, security, coordination, financial management and customer service. Even when an event such as Southampton Days is under the sponsorship of a community organization, the Park & Recreation Department is responsible for coordination, event support, labor, contacts, facilities, and so on. It is important to recognize the commitment required by Park & Recreation Department staff in supporting volunteer community events.
- **Service to Citizens** – The programs are targeted to both males and females and is gender specific when appropriate.
- **Location** – The Park & Recreation Department uses a variety of locations for programs. The Township is fortunate in having a number of indoor locations including the buildings at Tamanend Park, and the Community Center. The Township also uses municipal parks and outdoor recreation facilities for programs and events.
- **Inter-municipal and Public/Private Collaboration** – One of the key factors in the success of recreational programs and services in the Township is the creativity of the Park & Recreation Department in creating partnerships with other providers of services such as the Northampton Township Parks & Recreation Department and commercial enterprises in the community such as organized sports, dance studios, martial arts centers, sports camps and tour companies. Many of the programs are the product of partnerships that the Township has developed and sustained. This enables the small staff to leverage their hours for additional services and programming expertise that would not be possible to provide with township staff alone. It also enables the Township to hire the best and the brightest instructors for public recreation programming thus guaranteeing a high quality experience for the participants.

Self-Directed Activities

In addition to several hundred organized, scheduled programs, the Upper Southampton Park & Recreation Department offers opportunities and facilities for the citizens to undertake at their own discretion. The Township offers community parks, recreation facilities, and the Community Center. These facilities offer a mix of active and passive facilities in the great outdoors as well as indoor facilities for year-round use. These facilities can be used for both drop-in recreation at no charge and for rental facilities at very reasonable rates.

Facility Rentals

The public can rent township parks and recreation facilities. This enables citizens to plan and schedule their own social outings or events. These include:

- Tamanend Park: Carriage House, Farmhouse, and picnic pavilions.
- Community Center: Meeting Room, Gymnasium, and Small Meeting Room or Lounge.

Recreation On Your Own

Citizens can use township facilities for fitness and wellness, environmental experiences, relaxation and restoration, socialization, fun and family recreation, solitude and peace, photography, bird watching, winter sports, walking, hiking, running and other activities that enrich the quality of life.

- Bird watching – the Friends of Tamanend Park produced a birding guide for park visitors that lists the types of birds, their locations, nesting birds and seasons when they are likely to be seen.
- Nature and History Trail Maps – The Friends of Tamanend Park also produced maps for nature and history trails for the Park. These highlight the Glenn Sokol trail, the children’s Butterfly Garden, the History Trail, the Richard Leedom Trail and three loop trails ranging in length from one to 2.3 miles. Park visitors use the trails for walking, fitness, and nature enjoyment.
- Game courts for tennis and basketball enable people to play lifetime sports.
- Playgrounds offer important opportunities for children to develop healthy play habits as well as for families to bond through recreation.
- Picnic Pavilions offer the community the opportunity to have social gatherings as well as drop-in picnics with families, friends, and other social groups.

Friends of Tamanend Park

The Friends of Tamanend Park is a private non-profit organization that is closely associated with Upper Southampton Township, especially the Park & Recreation Department. The Friends of Tamanend Park offer programs and services at Tamanend Park such as:

- Preserve and protect Tamanend Park
- Picnics, meetings, trips, garden tours
- Butterfly and flower gardening
- Park projects such as monthly clean-ups to enhance Tamanend Park

- Special events such as New Year's Luncheon, Earth Day, Tamanend Park Day, and the Annual Picnic

The organization also publishes a newsletter.

Other Recreation Service Providers

Upper Southampton residents are fortunate in having a number of recreation service providers in addition to the Township's Park & Recreation Department. The role of the Township is to work in cooperation with the other providers and to facilitate their programming wherever possible.

The Park and Recreation Department disseminates information about other activities and events in the community offered by others such as the community sports organizations, the Friends of Tamanend Park, the Southampton Watershed Association as well as community events such as Southampton Days.

The Township has the philosophy that collaboration is mutually beneficial and results in effective public service for less cost. The Upper Southampton Township Park and Recreation Department avoids duplication of effort to focus on programs that are not offered elsewhere. This philosophy is evident in the partnerships the Township has forged in recreation and parks. The partnerships with private recreation oriented businesses have sparked activities that the Department alone could not provide.

Southampton Watershed Association

The Southampton Watershed Association (SWA), an arm of Upper Southampton Township, is a volunteer group. Formed in 2001 with the help of a \$9,640 Growing Greener Grant from DEP, the SWA's primary purpose is to promote the long-term environmental health of Upper Southampton's watersheds through community programs of restoration, education, and conservation. Goals of the SWA include the restoration and protection of streamside buffers, and monitoring and assessing watershed health. The group undertakes such projects as marking all stormwater inlets with a warning to not dump undesirable materials into them. They have an ongoing program of meetings with speakers dealing with topics related to watershed conservation.

Southampton Free Library

The Southampton Library offers programs and activities in addition to its traditional role of lending books and providing references services. These include programs for children and adults such as: story hour, readers' club, crafts, movies, income tax program, 55 Alive Drivers Education, and a book discussion group.

Southampton Sports Clubs

The Southampton Sports Clubs, serving about 2,800 participants, are instrumental in the community in providing youth and adult sports through volunteers. Some of these numbers represent the same individual playing multiple sports. The Southampton Sports Clubs include the following:

Southampton Baseball operates in the spring and summer. The organization has about 540 members with total participation that has been slightly decreasing but hovering in the 500 range. They use both township and school district fields including: Schaefer, the Community Center, Klinger, Shelmire, and Tennent. The league reports having a need for increased maintenance, especially at school fields. The league does perform field maintenance.

Senior Softball serves both men and women ages 60 years and older. They are part of the nine-team Bucks County Softball league. There is one team with about 15 members from Upper Southampton Township and league play circulates among the participating municipalities.

Businessmen's Softball was newly formed in 2005. They have limited requests for field time which the Township can accommodate at Schaefer on Fridays.

Southampton Girls' Club Softball has about 220 participants ages 4-18. The league uses the lighted Tamanend Park, Schaefer Field, and the Community Center, as well as the unlit Klinger Middle School field.

Southampton Knights Football plays at the Community Center. Participants numbered 192 in 2005.

Upper Southampton Township Park & Recreation Department operates a large summer basketball league. The league plays at the Community Center.

Cross Country and Track are operated by Our Lady of Good Counsel and Archbishop Wood High School. They use the cross-country course at Tamanend Park. Archbishop Wood provides volunteers for course maintenance.

Our Lady of Good Counsel (OLGC) offers sports for boys and girls in grades three through eight. Each sport has a girls league and a boys league. OLGC rents out their gym in the summer to Southampton Day Camp.

- Soccer has 150 participants. The league plays in the fall at the lighted Shelmire Field although field conditions are not great.
- Softball has 70 participants and plays in the spring at Shelmire Field.
- Basketball includes two leagues, one for boys and one for girls totaling 170 players. They use Stackpole Elementary, Davis Elementary and Klinger Middle Schools.
- Volleyball has 70 participants in a league that began in 2003. The league will be expanding through the addition of a high school volleyball program.
- Track operates in the spring and cross country in the fall. They use Tamanend Park and the tracks at Klinger and Tennent.

Community Sports Findings

For this plan, a Sports Forum was held in which representatives from softball, basketball, cheerleaders, volleyball, soccer, OLG, senior baseball, senior softball, and football participated. They reported increases in participation and the need for more fields, more gym time, improved ball field maintenance, field lighting, and storage. There is a pressing need for facilities for practice time. The volunteers provide:

- Thousands of hours of volunteer time
- Field maintenance and facility improvements
- Raise funds for equipment for facility improvements
- Work with the Township on facility enhancements and maintenance

Leagues operate regionally, beyond municipal boundaries. Sports are no longer played in a single season but are played throughout the year, resulting in more competition for the same field space that was once multi-purpose space. With increasing participation, there is a need for additional fields. However, Upper Southampton Township is nearly fully built out and little land remains to acquire and develop as parks. Making the best use of existing facilities including both township and school district facilities is crucial. Try to secure fields now used on private lands for permanent use. The loss of any area now in use for local sports would severely limit community recreation opportunities. Support facilities are essential. These include lights, storage, concession facilities, restrooms and comfortable areas for spectators.

Appendix B presents an analysis of field needs according to the level of participation in Upper Southampton Township's baseball, softball, football and soccer leagues. This analysis shows the following:

- There are enough 60 foot baseball fields and softball fields. While the facility supply analysis shows that the number is correct, field visits and league comments indicate that there is a need to increase the quality of maintenance on these fields.
- There is a deficiency of three soccer fields.
- An additional lighted practice field is needed for football. Consideration could be given to the use of school district football fields at Klinger; however, that field is not lighted. Consideration could also be given to providing a field at Shelmire (see concept plan).

The quality of athletic facilities compared with facilities in other communities is below par. With the great pride people have regarding their township, organizations would like sports areas to be of the same caliber of Upper Southampton Township overall.

Working with the Centennial School District in figuring out how to maximize use of the school district fields appears to be a priority among the sports organizations. Securing a partnership among the Township, the School District and the community sports organization should be explored.

School district-wide play is the norm for participants. To that end, consideration could be given to exploring land district wide for community sports that operate within the school district. In addition to school district lands, Warminster Township has the land secured from the federal government for park development. Since Warminster is having a difficult time financing park development, perhaps a partnership could be explored regarding multi-municipal and school district partnership for equitable field development, maintenance and use at this location. Such a partnership would be more likely to generate grant funding than a single municipality could get on its own.

Emerging sports leagues in their area have not yet found their way to Upper Southampton Township but some day may be. These include lacrosse, for males and females, field hockey, rugby and even cricket!

Centennial School District

The Centennial School District offers interscholastic and intramural sports, clubs, and events related to educational services for the students. At one time, the District offered adult evening school. Now the only adult program offered is the GED. All other adult evening programs have been taken over by the Warminster Township Park & Recreation Department. Consideration should be given to adult educational programs in Upper Southampton Township as the community survey found that service to working adults and retired adults ranked highest in terms of more service needed.

Program Analysis

The Upper Southampton Park & Recreation Department has made tremendous gains in public recreation programming over the last ten years. With now well over 200 scheduled organized programs, the staff has leveraged its time through partnerships with other providers to provide a broad range of recreation opportunities year round.

Programming for Diverse Age Groups

Programs and services are available for people of all ages and interests. Focus in the future should be on the active healthy aging population.

Programming by Gender

Both males and females participate in the recreation programs. The challenge is to establish policies that support growth in participation by females such as in facility allocation and operation of sports leagues. It is important to avoid policies that allocate facilities based upon historical precedence that virtually eliminate access to facilities by new leagues or activities. This affects primarily females, adult players and players in emerging sports. There should be equal access to recreation facilities for both males and females.

Program Structure

Upper Southampton Township Park & Recreation Department offers different types and lengths of programs and program formats. Instead of just offering the traditional multi-week programs, the Department offers special events, single time programs, special events, and a concert series that extends through the summer and the fall.

Program Fees and Revenue Philosophy

Township recreation fees are fair and priced to be a public service. Cost recovery of programs is a goal for all recreation programs that benefit a defined user and not the public at large. Offering free special events such as the concert series and Tamanend Park Day is important to continue as these reach the broadest range of the citizenry for all age groups. As the fiscal belts get tighter, cost recovery will become more important in the future. It is important to keep in mind that park and recreation is a public service and equitable access is important for all citizens. About three percent of the community lives in poverty so provisions for those in need should be made.

Program Schedule

Four programming seasons are offered: summer, fall, winter and spring. This is an overly ambitious schedule for a small department. Consideration should be given to changing to a three season schedule: summer, fall, and winter/spring, corresponding with the school year. This would provide more time for planning and advertising as well as save money in brochure printing and distribution.

Year-Round Recreation

Upper Southampton Township is fortunate in having a number of indoor recreation facilities. These include the buildings at Tamanend Park and the Community Center. Many townships have no indoor facilities. The buildings in Tamanend Park as well as the interior space of the Community Center could be upgraded to make maximum use of the buildings year round. The Community Center use could be enhanced through the development of a vision, mission statement and management plan to foster maximum public use and improved image in the community. The Community Center is a diamond in the rough that presently has a poor public image. This could be turned around through the development and implementation of an effective management plan.

Program Planning

A strength of the Upper Southampton Township Park & Recreation Department is its program planning skill. The Department works off previous year's programs as the foundation, explores offerings by other similar departments, discusses potential programming on an on-going basis with people in the region with expertise in the program areas, and coordinates with businesses in the community about program partnerships. Program planning is done over four seasons. This should be collapsed into three seasons. Programs should be planned two seasons ahead to allow sufficient time for advertising and preparation required for the programs. New program areas should be undertaken only if there is sufficient staff time to make them a success.

Program Registration

Program registration is by telephone, mail or drop-in. Credit card payments are accepted, which greatly enhances consumer convenience as well as departmental sales. Expanding this to include internet registration would increase registrations and decrease staff time. Departments elsewhere have found the fees involved with credit cards and sometimes the internet are worthwhile in terms of staff productivity and management.

Program Promotion

Upper Southampton Township mails out the **Park and Recreation Newsletter** to every household four times a year. The Department also produces a number of small brochures targeting defined areas such as special events that people can pick up at various Township locations. The Township has a website and advertises in the newspaper. The Friends of Tamanend Park have a newsletter that goes out to members. They also have publications like trail and birding guides that inform visitors about what they can do in the Township's showcase park. The survey found that the citizens would like to have more information about programs, park and recreation facilities. The Department has been working on developing targeted mailings and has even secured mailing lists from various enterprises with similar focus to use in alerting people about upcoming programs. The targeted mailings have been successful.

Self-Directed Programs

According to the community recreation survey, the most preferred facility improvements fall within the realm of self-directed recreation: trails, bike paths, picnic areas, and playgrounds. A major role of municipalities is to provide the facilities and to make people aware of them. By developing these facilities and then advertising them along with how people can use them, Upper Southampton Township can facilitate public recreation on an unscheduled, self-directed basis. The pavilions in Tamanend Park are heavily booked, attesting to the desire of the citizens to plan and organize their own events.

Conclusions and Recommendations

The Upper Southampton Park & Recreation Department offers a wide variety of recreation opportunities year round. Township park and recreation services occupy an important niche: providing the foundation for services that sparks life-long healthy active life styles. From the community programs and facilities, the citizens can explore many different types of activities. It is impossible to underscore how important this is, especially for children, youth and families. Most people do as adults what they participated in as children. Today as the baby boomers start to turn 60, they as a group are exploring ways to enrich their lives. Recreation for this group will become increasingly more important in Upper Southampton Township.

- 1. Continue to provide the number, type and range of recreation programs being offered.**
- 2. Continue to create, sustain and enhance partnerships with other providers of recreation services in order to offer the diverse programs now proved by the Department.**
- 3. Scale back to a three season recreation schedule.**

Continue to create, deliver, and promote a full array of services and facilities that enable people of all ages to explore a host of recreation opportunities, but do it over three seasons instead of four in order to have the time needed for planning, advertising, and implementing the programs.

- 4. Develop a vision, mission, and goals for the Community Center followed by a management plan to be implemented to increase the use of the center.**

Implement a management plan for the Community Center that will maximize its public use, produce a positive public image, and work towards making it a flagship community facility and a point of pride among the citizenry. Develop a strategic marketing program to cultivate this image in a highly visible manner to the public.

- 5. Continue to work with the Friends of Tamanend Park in an important program area: nature.**

Consider retaining Association of Nature Center Administrators (ANCA) for a consultation on how to make the best use of the Tamanend Park facilities. ANCA is a private non-profit organization that provides professional consultations on nature-based facilities. Their fees cover expenses and travel. State funding is available for such consultations under the PADCNR RecTAP program. Also consider developing a partnership with the Churchville Nature Center in which the park could potentially be a satellite center of the Churchville Nature Center and its environmental education programs.

- 6. Increase the focus on lifetime fitness and wellness programs.**

Consider developing a programming mission for this area that would be rooted in a community wellness committee. Work in conjunction with community health providers and PANA (Pennsylvania Activity and Nutrition Advocates) in developing this program area. With the lack of physical activity and obesity among the country's

top health care problems, there will be funding opportunities to support community-based health and wellness programming. Among the Upper Southampton Township community survey respondents, exercise and fitness rates among their top activity interests.

7. Take a leadership role in addressing sports facility coordinating, scheduling and facilities in the Centennial School District.

Establish an umbrella sports organization for the purpose of improving public service through sports. Consider establishing the study of facilities on a school district-wide basis as a top goal. Because players participate in sports across municipal boundaries, land is scarce and expensive, and there is a need for more fields, field lighting, improved facility scheduling to maximize field and gym use, and improved athletic field maintenance. This program area is substantial, much beyond the perceived simplicity of assigning teams to fields.

8. Obtain computer software for program registration, tracking, and decision-making.

Computerize registration. Establish internet registration. Develop a targeted marketing to use e-mail as an advertising vehicle for identified clients. Identify types of information and reports that should be produced.

Management & Financing

The Upper Southampton Township Park & Recreation Department manages a wide range of facilities and services including an indoor Community Center, a nature-based park, sports facilities and programs year round.

Park and Recreation Professionals need a diverse set of skills and techniques to manage the complex systems in the ever-changing and demanding world of public park and recreation. Successful operations are rooted in effective management. While it is important to do things right, it is even more important to do the right things.

Upper Southampton Township has grown from a volunteer based system to a full-fledged park and recreation department managed by a full-time park and recreation professional supported by part-time positions dedicated to making the system run effectively.

Purpose of the Management and Financing Assessment

The purpose of the management and financing assessment was to work with the Upper Southampton Township Park and Recreation Department in taking a fresh look at operations, revenues and expenditures. The assessment addressed organizational structure, staffing, employee development, public involvement, maintenance, information, and budget including revenues and expenditures.

Park and Recreation Department Organization

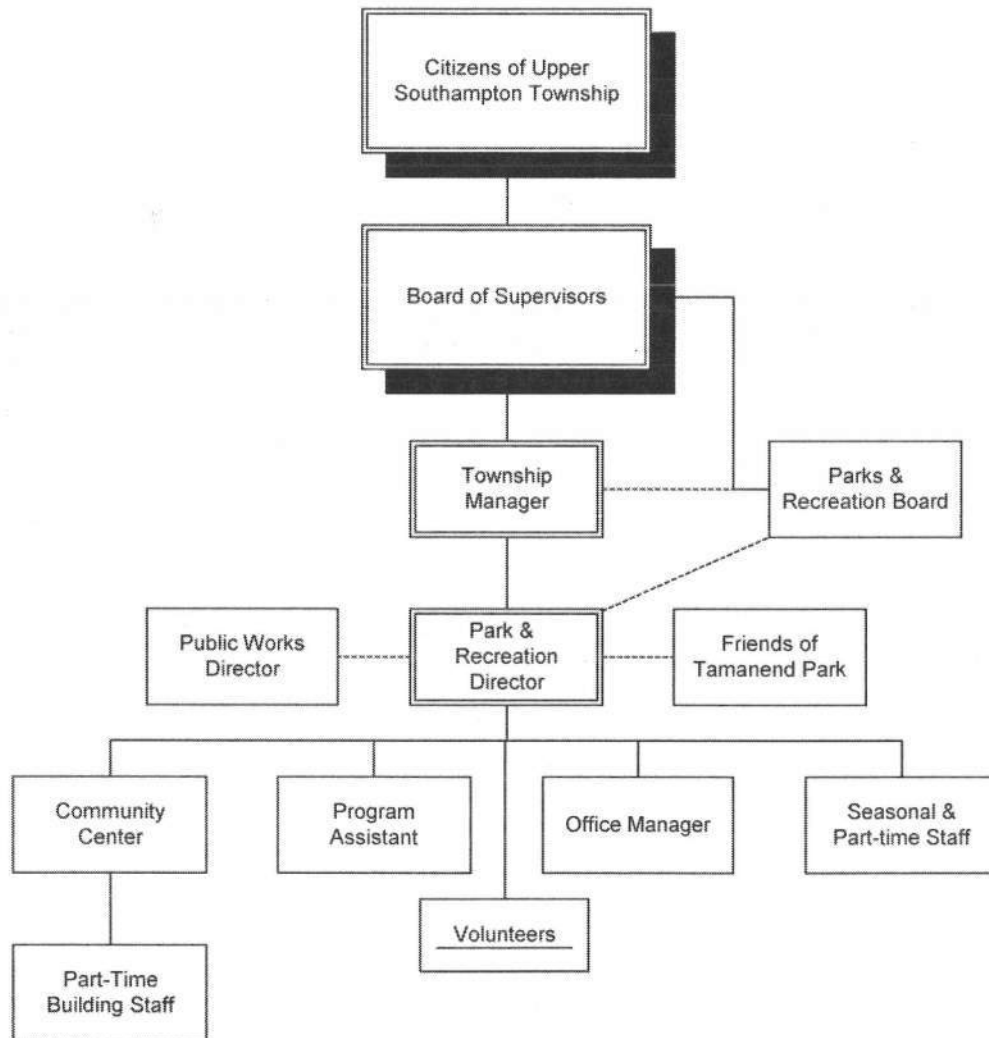
Figure 6-1 depicts the Upper Southampton Township Park and Recreation Department Organizational Structure. The Upper Southampton Park and Recreation Department has one full-time employee, two part-time employees and over 100 seasonal and part-time employees and independent contractors.

Management

The Park and Recreation Department is housed in Tamanend Park. The chief management position for this department is the Director of Park and Recreation. The Director reports to the Township Manager. The Director oversees two main part-time staff: the Office Manager and the Program Assistant. The Park and Recreation Director is responsible for implementing the policy directives of the Board of Supervisors through the Township Manager by administering the day-to-day functions of park and recreation. The Director is responsible for the overall management and administration of the Park & Recreation Department including planning, directing, controlling and evaluating all aspects of the system including personnel, administration, programs, services, promotion, financing, parks planning, Community Center management, coordination with volunteer boards and

committees, and all other matters. The Director works closely with the Public Works Director in coordinating park maintenance.

Figure 6-1
Upper Southampton Township
Parks & Recreation Department
Organizational Chart



Upper Southampton Township has assembled an important group of supporting staff as part of the management team. These include the following:

- **Program Assistant** is vital to the organization in terms of being responsible for events, advertising, financial management functions such as deposits, and

customer service. The position oversees events such as the Maple Sugaring, sports and others.

- **Office Manager** is responsible for program registration, newsletter assistance, the financial ledger, mailings, permits, security deposits for park use, customer service, program assistance.
- **Community Center Staff** consists of building attendants including two shifts of workers: day shift of 8:15 to 3:30 and evening shift from 3:30 to 10:30. Day shift has one worker while evenings and weekends have three attendants.

Parks Maintenance

Parks maintenance falls within the Public Works Division of Upper Southampton Township's overall organization. The Park and Recreation Director is responsible for planning, directing, and evaluating parks, recreation facilities and custodial services.

Professional Park & Recreation Positions

Management positions dealing with park and recreation require a high level of professionalism and appropriate certification and licensure. The Director of Park and Recreation is a Certified Park and Recreation Professionals (CPRP), under the auspices of the National Park & Recreation Association and the Pennsylvania Recreation & Park Society. The number of part-time positions creates a large workload for the Department in terms of recruiting, hiring, training, supervising and evaluating the number of employees in the system. Consequently attracting and retaining dedicated, skilled, and highly qualified people is in the best interest of the Township, providing both service delivery and cost containment. This has been one of the great challenges for Upper Southampton Township. The chief position for the Department has experienced a high turnover rate, with the directors' tenures under four years. Directors in similar positions in the region have been in the job for well over fifteen years.

Volunteers

Volunteers are integral to park and recreation operations in Upper Southampton Township. In addition to organized groups such as the Friends of Tamanend Park and the sports organizations, individuals volunteer for the following areas: Display Assistant, Trip Leader, Grounds Maintenance Assistant, Handyman, Office Assistant, Off-Site Promotions, Program Leader, Program Aide, Special Events Assistant, and Recreational Program Assistant.

The Department has established a policy on volunteerism which includes statements on volunteer rights and responsibilities, director rights and responsibilities, volunteer opportunities and applications for adult and youth volunteers. Organizationally, volunteers fall under the Park and Recreation Director. Volunteerism should continue to operate as is; the volunteer boards organized sports groups service clubs, scouts, and community service projects. Because of the extensive amount of time that volunteers require, volunteerism in Upper Southampton Township should be directed towards groups rather than individuals. The exception would be for high-quality, dedicated volunteers such as Eagle Scout or Gold and Silver Medal projects.

Park & Recreation Board

The Upper Southampton Township Park and Recreation Board consists of five members with five year overlapping terms, charged with making recommendations to the Board of Supervisors regarding the supervision, regulation, equipping and maintaining of township-funded recreation programs and facilities.

Park and Recreation Department Operations

Upper Southampton Township's organizational structure is set up to empower the Director to manage day to day operations and coordinate with volunteer boards and committees including the Friends of Tamanend Park, the Park and Recreation Board and other organizations. Four main functional areas emerged in the assessment: Recreation Programs & Services, Parks, Maintenance and the Community Center.

Recreation Programs

Upper Southampton Township offers a large number of recreation programs and services given the small staff. Having the Program Assistant in place is crucial to the department's ability to offer the range, diversity and number of scheduled recreation programs and events.

Special events are important in Upper Southampton Township. Southampton Days, the Parade and Friends of Tamanend Park events are all events that require extensive work hours, coordination and support for planning and event implementation. This needs to be recognized as an official part of the department workload and not merely voluntary support for related community functions.

In addition to managing department sponsored events and components of community events sponsored by other organizations, the Department coordinates community sports with numerous leagues.

Based upon the program and a management assessment, consider the following:

- 1. Recognize that there are a large number of programs and services that are provided by a small staff.**
- 2. The Director coordinates with recreation-oriented businesses and contractors in the private sector to provide a significant portion of the public recreation programs.** Leveraging outside sources is a very positive use of a manager's time.
- 3. The Department offers four programming seasons.** This is a high workload given the small staff made up of primarily part-time workers. This should be dropped to three seasons for management purposes: fall, winter/spring, and summer. It will free up staff time and reduce printing and mailing costs.
- 4. Explore the support issues related to program and recreation participation.** Evaluating programs with participants will be crucial to future sustained

participation. This includes issues such as the management of potentially unruly groups that deter others from participating or using township facilities, pricing, location, hours, and so on.

5. Develop the program management plan for the next fiscal year in the fall.

The plan should include the market segments to be addressed, total number of services, locations, events or programs to be offered for each programming season and income goals that also include provision of services for those with financial needs. It is important to create a program vision for three to five years out and then develop the program management plan in detail for the first year. It is equally important that the program plan be realistic. Use this approved plan as a guide and for decision-making purposes when other programs are requested to be put into place. Programming benchmarks could include the following¹⁰:

- New programs – 20%
- Overall cancellation rate – 15%
- New program cancellation rate – 30-50%
- Divisions – keep the same program areas as available now within the current workload.

While LERN (a nationally recognized recreation programming organization) recommends that 20 percent of a municipal park and recreation organization's programs be new annually, this percentage appears to be high given the scope and sheer number of programs offered by Upper Southampton Township. For Upper Southampton, new programs offered annually should be in the ten percent range. The recommendation for new programs is based upon the premise that existing programs would be evaluated to determine which ones could be discontinued due to low interest and changing trends or needs. It does not mean that 20 programs should be added to existing program offerings; *some programs should be discontinued as new ones are planned*. Systematizing overhead calculations and their application to program fees and charges should be implemented in order to generate additional revenues.

6. The Department's program management system is done by hand. The program offerings are too extensive to continue the historical management practice of hand-written data collection. It is crucial for the Department to computerize management functions for recreation programs and services. This is important for registration, customer service, needs assessment, and customer target marketing. Computerization will offer real time information, historical records, reduce registration time, enable target marketing, provide mailing lists, and provide management and elected officials with immediate and long term comparative information. All of this translates into more effective decision-making and planning based upon high quality information.

7. There is no policy on bill paying or paying instructors. Because park and recreation systems operate with many vendors and customers, park & recreation departments have different financial and accounting needs than most other municipal functions. The Park & Recreation Department, the finance department and the Township Manager should look at the needs of the Park & Recreation

¹⁰ Based upon formula supplied by LERN, the Learning Resources Network which is the leading association in lifelong learning programming. LERN PO Box 9 River Falls, Wisconsin, 54022. <[Http://www.lern.org](http://www.lern.org).

Department to determine effective methods that work for parks and recreation as well as the overall township financial/accounting system to determine where improvements could be made.

Park Planning and Management

Park planning has been done in the past in response to a pressing need. In order to make the best use of existing park and recreation facilities, park planning should include master planning all sites. Incorporating a public participation process into park planning is crucial. Developing policies on gifts and donations along with park master plans will enable the Township to guide the park development process as well as to make sure that gifts and donations are in line with the best use, configuration, park design and operational resources for the good of the overall community. Consider the following:

- 1. Policies on gifts and donations are needed.** Consider the impact of the gift in terms of future maintenance and budgeting requirements.
- 2. Groups that are primary users of the parks such as Friends of Tamanend and organized sports groups should be part of the planning and management processes.** It is important to involve the users in order to maintain and enhance park stewardship.
- 3. Collaboration between the Park & Recreation Department and the Public Works Department is crucial.**
- 4. Volunteers are an essential part of park maintenance and development.** It is important to recognize that volunteers are not free: they require supervision, management, recognition, and training. The Friends of Tamanend Park provide important services that the Township could not afford to provide with existing resources.

Administrative Services

The Park & Recreation Department is headquartered in Tamanend Park. The Department works with the Township Manager and the Finance Department in financial management. Financial management in the Department is a non-automated system of file folders with data tracked by hand. The day-to-day contact with citizens is covered through the part-time combination of the Office Manager and the Program Assistant. The Director pitches in with this as well to insure that the office is covered.

- 1. The office at Tamanend Park is favored by the Friends of Tamanend Park and the office staff.** The office provides an on-site presence in the park. It would be wise to continue to maintain an office in Tamanend Park but the headquarters for the Park & Recreation Department should be located where the most customer interaction and need is and that would be in the Community Center.
- 2. Administrative, financial and customer service records should be automated.** Computerization of the park and recreation system is imperative.

Park & Recreation Policy

The Park & Recreation Department has developed a Policy Manual. The manual covers:

- Park Recreation Board
- Park Rules & Regulations Ordinance
- Program Policies
- Program Management Guidelines
- Park Maintenance Schedule
- Recreation Attendants Manual
- Volunteer Policy

Public Relations & Promotions

Public relations and informing citizens about park and recreation is one of the major challenges of the Department. While most of the survey respondents know about Tamanend Park, between 30 and 45 percent did not know about other programs and services or the Community Center. The most important reason to undertake a strong public relations program in the short term is to deal with the negative image of the Community Center. As the Township implements management changes in the Center, informing the public through a variety of means will be crucial to turning the Center around.

1. **Recognize that there are three major areas for promotion: the park, recreation programs, and the Community Center.** Continue to support an effective internal communication system so that all departments and boards are aware of what Park & Recreation is doing. If headquarters is relocated to the Community Center and Tamanend Park becomes a satellite office, it will be important to ensure that there are regular staff meetings where people come together to discuss the overall department operations so that everyone has a broad view of all departmental efforts and goals, not just their own area.
2. **Develop a strategic written marketing plan.** Develop a three year marketing strategy with a general approach and goals. Establish a very specific marketing program for the next fiscal year. It should include:
 - Develop a logo for park and recreation. Use a professional graphics design company to develop the logo. Do not have a contest for a logo design. A professional design is crucial to conveying a strong public image. Ensure that the logo is simple, memorable and unique to Upper Southampton Township.
 - Regular evaluation and needs assessment. Conduct program evaluations on all programs. Undertake a public opinion survey every three to five years.
 - Promotional methods and pricing of fee-for-service programs.
 - Advertising in various media should be strategic as well. It could include “blitzes” rather than an ad here and there; creation of a mascot, targeted use of the logo, working with people to figure out how to make the website the “go to” place for information about parks and recreation.

- Join LERN and phase in LERN guidelines for marketing and program management. Submit the department newsletter to LERN for a review on how to strengthen it.

3. Build the database on people who use programs as well as those who cease use. Detailing who the customers are along with their preferences and interests will help the Department to plan services as well as to promote them. This component should include program evaluation, information from registrations, quick surveys, and outreach. Outreach should include focus groups on various topics to find out what the customers want. A focus group should consist of about six to ten individuals sitting around a table with a facilitator asking a set of directed questions. Ferreting out this kind of feedback will help in the planning and delivery of programs and services.

Recognize that not every citizen will use public recreation and parks but that even if they don't, citizens still value township parks and recreation. Therefore, it is important to focus on the customers the Department has, and to get them to participate more in other programs. Retaining customers and getting them involved in other activities is most important.

Future Services: Environmental Education and Fitness

Every school district has to have an environmental education plan in place now. By September of 2007, every school district will have to have a fitness plan in place. Upper Southampton Township is perfectly positioned to establish a partnership with the Centennial School District in these areas based upon Tamanend Park, the parks that are located near the schools and the Community Center. Developing such a partnership will position the Department to be at the same table with the School District in joint forces rather than the Department being a supplicant to request the use of school facilities.

The other area for future management development will be in environmental education. Tamanend Park already offers high quality environmental program. About 63 percent of the survey respondents indicated that they participate in nature-based recreation, the highest rate of any category. With a small staff and a strong base of volunteers through the Friends of Tamanend Park, the nature area of recreation could become a flagship program of the region. But with the small staff and volunteers being fully engaged now, another partnership could be established, one with the nearby Churchville Nature Center. The Churchville Nature Center is completing its master plan which includes creating partnerships with other organizations as a goal. The Churchville Nature Center offers expertise, program ideas, staff and other resources that could be tapped in partnership for the benefit of both Upper Southampton Township and the Churchville Nature Center.

- Approach the Centennial School District to become a part of the development of the fitness plan by 2007 carving out a role for Upper Southampton Township as a partner in creating active healthy lifestyles in the community.
- Approach the Churchville Nature Center Director to determine how the two organizations could partner in the area of environmental education. Try to include a Centennial School district representative in the earth sciences in the discussion and potential program development.

- Identification of programs ranging from self-directed up to full-service environmental education in partnership with the Centennial School District, Churchville Nature Center, scout groups, private schools or others over time.

Maintenance

The Public Works Department is responsible for planning, controlling and evaluating park and recreation facility maintenance. These lands are primarily active recreation areas with a focus on sports facilities. The sports turf management program should be stepped up in order to keep the fields in top condition. The Friends of Tamanend Park sponsor special park clean up days. The Township takes care of park building maintenance and tasks such as litter/trash pick-up and setting up for special events and programs, particularly the large scale programs such as Southampton Days. Volunteers also play an important role in park and recreation facility maintenance. The Archbishop Wood cross country team maintains the cross country trails and does other related tasks in Tamanend Park. The sports teams do sports field maintenance to a limited extent (not a true sports turf management program).

Maintenance is the single largest recurring expenditure in park and recreation operations. Over the lifetime of a park, about 75 percent of its cost is in maintenance while only about 25 percent is in acquisition, development, design, and construction¹¹.

While routine maintenance has been the focus in the township parks, a broader view of park care should be considered. The Township has an annual maintenance calendar that is part of its Park & Recreation Policy Manual. The schedule is rudimentary and a good start to build upon. A holistic perspective on the parks would incorporate park planning, use policies, maintenance, and facility management. In order to do this, a formal, written maintenance management system should be developed and put into place. Potential areas for consideration for maintenance in the future include the following:

1. **Develop standards of care for the facilities, parklands and natural areas.** Not all park areas should be maintained to achieve a manicured appearance. Naturalization is better for the environment, less costly and in accordance with public preferences in Upper Southampton Township for natural resource conservation. Standards can and should vary within parks as well as among parks. To advance the standards of care concept, public education is required in order to inform the citizens that the township is adopting a more naturalized approach. Otherwise, citizens misperceive the naturalization as reduced maintenance.

¹¹ Lay, Francis. (1978). *Management of Grounds and Site Maintenance Operations. Manual of Site Management*, Environmental Design Press. p.4.

Suggested Maintenance Modes for Park Care

Because of the wide variance in park systems, a standard maintenance classification system does not work. The National Recreation and Park Association has suggested a system of maintenance modes that provide guidelines for ways of maintaining parks from intensive to least intensive¹². Maintenance modes can be used to describe approaches to a park as a whole or for selected components within parks. Upper Southampton should consider adopting such a maintenance mode tailored to its needs.

Mode I: State of the art maintenance. High quality diverse landscape such as public squares, government grounds or high visitation parks.

Mode II: High level maintenance. Well developed parks with reasonably high visitation.

Mode III: Moderate level maintenance. Locations with moderate to low development and visitation. Agencies with budget restrictions that cannot provide a higher level of maintenance.

Mode IV: Moderately low level of maintenance. Low level of development and visitation, undeveloped areas, and remote parks.

Mode V: High visitation natural areas. Size and importance of park as well as frequency of visitation may dictate a resident maintenance or management staff. Trails and roads well developed. Buildings, trail heads and other facilities may be on-site.

The challenge in Upper Southampton Township is to ensure that modes are actually applied at varying levels. Not every park or facility in the park should be designated as Mode I maintenance. Each park and its amenities should be designated as a particular mode in order to prioritize maintenance tasks better.

Task	Mode I	Mode II	Mode III	Mode IV	Mode V
Turf Care	Mowed every 3-5 working days. Aeration four times annually. Weed control to achieve 99% weed free turf.	Cut once every 5 working days. Aeration twice a year. Weed control with 5% weeds. Re-seeding when bare spots present.	Cut once every 10 working days. Not aerated. Weed control at 50% weeds. Re-seeding with major bare spots only.	Periodic mowing to meet local requirements or reduce fire danger. Weed control only for noxious weeds.	Not mowed except for parking lots and along pathways. Weed control on noxious weeds.
Fertilizer	Adequate fertilizer applied to supply even nutrients for entire year.	Adequate to ensure turf and plants are healthy & growing vigorously.	Only when turf vigor is low.	None	None

¹² National Recreation and Park Association. (1986) **Park Maintenance Standards.**(Alexandria, VA: NRPA)

**Table 6-1
Modes and Tasks for Park Maintenance**

Irrigation	Sprinkler irrigated.	Some type of irrigation available.	Climate dependent. Usually not done in PA.	None	None
Litter Control	Minimum of once daily seven days a week.	Minimum of once daily five days a week.	2-3 times weekly maximum.	Once a week or fewer times.	Based on visitation.
Pruning	Dictated by species for high quality well maintained appearance.	Once a season.	Once every 2-3 years when health or appearance warrants.	No regular trimming. Safety may dictate pruning requirements.	For safety only.
Disease/Insect Control	Preventive to control disease so that a problem is not evident.	Done when disease is noticeable.	Only on epidemic or serious complaint basis.	None except if epidemics threaten resources or the public.	Only for safety or for public use.
Snow Removal	Same day after ½" snow accumulates.	Removed by noon day after snow fall.	Based on local requirements usually within one day of snow.	None except where major access is required.	One day service on roads and park areas.
Lighting	Repaired as soon as problem discovered.	Repaired when reported as not working.	When there is a complaint or an employee notices.	On compliant or discretionary basis.	On compliant or discretionary basis.
Surfaces	Sweeping, cleaning and washing so that at no time does dirt detract.	Cleaned and swept when appearance has noticeable deteriorated.	Cleaned on complaint basis.	When safety is a concern or budget is available.	Cleaned on complaint basis if budget is available.
Repairs	Immediately done upon discovery of problem.	When safety, function or appearance is in question.	When safety or function is in question.	When safety or function is in question.	Same year service when appearance is poor.
Inspection	Daily.	Daily when staff is scheduled.	Once per week.	Once per month.	When staff is available, once daily.
Floral Plantings	Extensive and unusual. Multiple blooming seasons.	Some plantings present. No more than two blooms per year.	Only perennials or flowering trees and shrubs.	None, just wildflowers, perennials, flowering trees.	None except at special locations like buildings.
Restrooms	Multiple servings daily.	At least once a day. Maybe more in high use areas.	Minimum of 5 times per week. Seldom more than once daily.	5 times per week.	Geared to visitor level, once a day usually. More if visitation is high.
Special Features	Highest possible maintenance for flags, fountains, art, parking etc.	For safety, function and appearance.	Minimum – only for safety and function.	Minimum – only for safety and function.	For safety, function and appearance.

2. **Develop standards of time for accomplishing tasks.** At present the Township is spending about \$513 per acre for maintenance annually. This figure includes salaries, benefits, wages, materials and supplies for park maintenance divided by the total park acreage in the Township. Maintenance costs generally range from about \$1,500 to \$3,000 per acre in similar communities to Upper Southampton Township. Natural resource-based park lands maintenance costs range from \$200 to 500 per acre. This plan recommends developing a formalized maintenance management plan with standards of time for accomplishing tasks as a way of insuring that Upper Southampton Township gets the most for its maintenance dollar. Time standards and written goals could result in the Township being able to achieve more in terms of park maintenance than it presently does. This could result in very much improved park appearance. Most importantly restrooms should be serviced seven days a week with multiple servicing per day during peak use or when special events are underway.
3. **Create a written maintenance management plan for both the parks and for the Community Center.** The importance of maintenance in terms of protecting the township's investment in the parks and the Community Center cannot be overstated. The most effective way to ensure that maintenance is at a level commensurate with investment and that it is accomplished at the most efficient level possible is through a written formalized maintenance management plan. Computerizing data to produce real time information will enable the Township to allocate labor and materials to where they are needed most and to get the most value for its maintenance investment.
4. **Consider applying for a Peer-to-Peer Grant from the Pennsylvania Department of Conservation and Natural Resources to bring in a parks professional to help in designing the formalized maintenance management system.**
5. **Develop a Maintenance Impact Statement for all capital improvements and park master site plans.** Look for alternatives to providing the maintenance with township forces and resources where possible.
6. **Develop master park plans for all parks.** Use a professional design team with experience in park planning and park management. Incorporate a public participation process in the park planning process. Involve the Public Works Director in the park master planning process.
7. **Computerize the maintenance workload/cost tracking system.** Use the reports for planning, scheduling and allocating resources as well as in setting policies such as fees and charges. Use grant funds to purchase computer software for maintenance tracking. Insurance carriers might be a good source for grant money for the software program as effective maintenance management reduces risk and exposure to liability as well as support when litigation occurs. Network with other park maintenance managers elsewhere to determine how they use computer software for effective maintenance planning and management.

Volunteerism

Volunteers fall under the Director. Given the size of the department, the director's efforts should be on group volunteers and not on individual volunteers. One concern that emerged in the planning process for this plan was the tendency in the community to think that volunteers can do so much for park and recreation and that they are a cost-free and readily available source of labor. It is important to note that volunteers are not free. They require recruiting, supervision, training, recognition, coordination and time. A small staff cannot undertake extensive volunteer efforts.

Employee Development and Training

The Park and Recreation Director attends workshops held in Pennsylvania. While extensive training opportunities are available, there is no formal employee development program. A training program would assess the current levels of skills, define core competencies that the Department would like to build upon, and outline the development program for the staff over the next five years. This would be beneficial from two perspectives: it would be a sound approach to investing in labor - the township's largest expenditure in park and recreation - and it would provide a career development benefit for the staff.

Consideration should be given to the following actions for employee development:

- 1. Conduct a training needs assessment within the Department from the perspective of departmental needs and employee development.** Identify the objectives of the training for the Department and the employee. Training needs should include both required certifications and programs that will enable management and staff to keep up with trends, identify new opportunities for revenue generation and learn new methods for limiting exposure to liability. Prioritize the training. Set the employee development for a five-year time frame, each year implementing the first year of the program and adding the fifth year.
- 2. Budget about one percent of the operating budget annually for maintaining certifications and licensures that are essential to department operations and for employee development.** Phase in the training budget over the next five to ten years in order to reach the target allocation and investment.
- 3. Include a variety of training modalities.** The employee development program can include in-service training, self-directed improvement through participation in seminars, conferences and similar events, orientation for new and seasonal employees, rotating employees through jobs other than their own, brown bag lunch discussion sessions and networking with other park and recreation departments. The idea is that training can be low cost and does not always have to be conferences.
- 4. Institutionalize the training by scheduling department training sessions or "pizza lunches" for this purpose.** The trainee would use this forum to present summary information of how the training could be applied in the Department as well as to distribute materials or other media obtained at the training program.

Partnerships and Sponsorships

Partnerships with other organizations in the community enhance public service at reduced costs. The Department works with area businesses and organization on events and activities.

Centennial School District

Three areas present possibilities for school district partnerships: sports fields, nature/environmental education and fitness. Exploration of this partnership should be planned out to determine effective approaches.

Sports Organizations

The sports organizations are important allies in community recreation. Since there are numerous organizations in Upper Southampton Township, they should continue to operate on their own but should explore the creation of a centralized umbrella organization that would bring them together to work on items of mutual concern and benefit. The Park and Recreation Director should assume a leadership role in establishing this organization. One of the goals should be to prevent splintering of these organizations into new groups. Additional sports groups offering the same sports place additional and competitive demands on limited fields and gyms. The Township should consider developing a league sanctioning system in which the sanctioned leagues get preference on facilities. The current leagues would all be sanctioned leagues. New leagues would have to go through a sanctioning process in which the Ownership would develop and apply league sanctioning criteria. This will help to control the use of limited township facilities and ease the permitting process.

Churchville Nature Center

Explore the potential partnership with the Churchville Nature Center as discussed above.

Friends of Tamanend Park

Continue to work with and support the Friends of Tamanend Park. It cannot be overstated how crucial the Friends group is in Upper Southampton Township.

Sponsorships

The Department has worked diligently over the years to generate corporate sponsorships and partnerships with the private sector. As a result, the Department has a significant number of sponsors for community events and programs. The challenge with sponsorships is that most business partnerships have already been identified and most sponsors appear to be giving as much as they can. Upper Southampton Township by nature of the community has limited businesses to tap. Unless new partners come along, it appears that sponsorships have leveled off.

Risk Management

The most effective measures that a municipality can take in reducing exposure to liability is to design and construct facilities properly and have an effective maintenance management system supported by written documentation. It is important for Upper Southampton Township to have a written formal maintenance management system for both the parks and for the Community Center for this purpose. Partnering with the DVIT (Delaware Valley Insurance Trust: the Township's insurance carrier to undertake annual inspections and get input regarding park and recreation facilities would be helpful. DVIT could also be tapped for financial assistance for the Township in the development of a formalized park and recreation maintenance management system.

Financing

Financing public park and recreation services is a major challenge. The Township operates with a tight budget overall with a commensurately austere park and recreation budget.

Park & Recreation Fund

The Park & Recreation Fund was established to provide for the maintenance and programming of all Township park and recreational facilities.

2007 Upper Southampton Township Budget.

Park and Recreation Revenue Sources

Most park and recreation systems rely heavily on tax dollars to fund operations. Financing trends show that park and recreation is moving more towards a market-based economy in which the users pay for services or facilities from which they directly benefit. Upper Southampton fits this pattern. Tax funds are used primarily for facilities while user fees support most of the recreation program and service budget.

In Upper Southampton Township, the revenue sources for park and recreation include real estate taxes, interest, rent, building rental fees, program fees, grants, contributions, advertisements, and cash from the prior year.

Table 6-2 presents the revenue sources for the Upper Southampton Township Park & Recreation Operating Budget for 2002 through 2006.

**Table 6-2
Upper Southampton Parks and Recreation
Revenue Sources 2002-2006**

Item	2002 Actual	2003 Actual	2004 Actual	2005 Actual	2006 Budget
Real Estate Taxes	\$307,554	\$309,255	\$384,703	\$378,585	\$397,128
Interest/Dividend	\$11,321	\$2,665	\$2,670	\$5,748	\$5,000
Rents	\$7,700	\$7,200	\$7,300	\$7,150	\$7,800
Grants	\$508	\$640	\$0	\$,515	\$30,000
Program fees	\$105,846	\$96,405	\$98,122	\$9,414	\$119,000
Building Rentals	\$19,572	\$17,377	\$19,823	\$19,656	\$19,000
Contributions	\$1,063	\$8,040	\$5,758	\$4,229	\$2,000
Advertisement	\$5,820	\$5,049	\$5,460	\$3,900	\$5,400
Cash – Prior Year	\$0	\$0	\$0	\$0	\$70,800
TOTAL Revenues	\$459,384	\$446,631	\$523,836	\$516,197	\$656,128

Park and Recreation Operating Budget

Table 6-3 presents the Upper Southampton Township Park & Recreation Operating budget for 2002 through 2006. It falls into four budget categories:

- Executive Division
- Public Works Department
- Community Center
- Parks (and Recreation)

Executive Division – The Executive Division budget covers the salaries for the Township Manager, Assistant Township Manager, Tax Collector, office salaries, benefits, office supplies, auditing, solicitor, telephone, postage, printing, equipment maintenance for office equipment, dues and seminars, bank charges and office supplies. Upper Southampton Township prorates its executive services division budget among its other municipal departments with Park & Recreation assessed at about 10 percent.

Public Works – The Park & Recreation Department pays about 11 percent of the laborers' salaries in Public Works, heating oil used in park buildings, minor equipment used for park & recreation facilities, rentals used at park & recreation events such as a lift, uniform allowance for eight Public Works employees assessed at 25%. This is a mix of an assessment and actual costs to Park & Recreation.

Community Center – The Community Center budget covers salaries and wages for part-time attendants and janitorial workers, minor equipment for the center, security and fire system monitoring by a private contract for park buildings, building maintenance including pest control, cleaning, fire extinguisher inspections and first aid supplies, field maintenance for the ballfields and playground safety surface, and field lighting.

Park – The Park budget also covers recreation program services. It includes salaries and wages as well as benefits and payroll taxes of full and part time professional staff and recreation leaders, office supplies and equipment, programs, printing, advertising and postage, contributions to sports clubs at the rate of about \$4 per resident child, support for special events and payment for a portion of the interests on the tax anticipation notes.

Table 6-3
Upper Southampton Township Park and Recreation
Operating Budget 2002-2006

Budget Items	2002 Actual	2003 Actual	2004 Actual	2005 Actual	2006 Budget
Executive Division					
Salaries	\$19,623	\$20,379	\$21,678	\$22,370	\$24,289
Expenses	\$6,948	\$6,503	\$6,392	\$5,855	\$8,815
Total	\$26,571	\$26,882	\$28,070	\$28,225	\$33,104
Public Works Department					
Salaries	\$52,554	\$51,767	\$74,355	\$53,109	\$55,063
Operating Supplies	\$372	\$28	\$45	\$498	\$0
Equipment maintenance	\$80	\$0	\$0	\$0	\$0
Oil	\$4,134	\$4,632	\$6,366	\$6,022	\$12,500
Heating Contract	\$0	\$0	\$0	\$0	\$0
Minor equipment	\$0	\$600	\$218	\$300	\$500
Telephone	\$538	\$538	\$619	\$0	\$0
Rentals	\$0	\$156	\$441	\$293	\$800
Uniform Allowance	\$2,084	\$2,267	\$825	\$2,279	\$1,875
Total	\$59,762	\$59,988	\$82,869	\$62,501	\$70,738
Community Center					
Salaries	\$46,336	\$46,366	\$43,060	\$43,898	\$47,000
Supplies	\$4,063	\$3,158	\$3,278	\$2,776	\$3,000
Minor equipment	\$3,561	\$2,569	\$562	\$793	\$4,600
Security	\$2,265	\$2,167	\$2,052	\$2,647	\$2,700
Utilities	\$18,396	\$22,835	\$27,798	\$32,159	\$33,634
Maintenance services	\$6,946	\$9,786	\$8,447	\$7,266	\$6,100
Field maintenance & Supplies	\$12,791	\$12,813	\$14,791	\$16,691	\$17,500
Capital Construction	\$48,830	\$37,299	\$30,481	\$1,556	\$27,300
Field lights	\$23,736	\$24,459	\$17,191	\$21,881	\$21,000
Capital Outlay	\$5,679	\$0	\$0	\$0	\$7,000
Total	\$166,924	\$161,450	\$147,660	\$129,667	\$169,834
PARK (& RECREATION)					
Salaries	\$58,411	\$59,770	\$61,614	\$62,974	\$80,000
Benefits & Payroll Taxes	\$78,664	\$58,267	\$80,201	\$83,379	\$90,634
Office supplies	\$999	\$882	\$661	\$641	\$1,500
Minor equipment	\$4,048	\$3,018	\$394	\$877	\$3,000
Professional services	\$3,117	\$4,738	\$4,169	\$472	\$63,000
Telephone	\$4,535	\$3,701	\$3,491	\$3,846	\$4,000
Postage	\$5,348	\$4,904	\$5,263	\$3,930	\$6,000
Advertising	\$0	\$485	\$498	\$0	\$750
Printing	\$8,966	\$9,689	\$9,280	\$10,139	\$10,000
Equipment maintenance	\$79	\$1,559	\$2,075	\$1,513	\$2,100
Uniforms	\$480	\$988	\$226	\$0	\$250
Subsidies	\$6,112	\$6,739	\$6,760	\$5,992	\$7,000
Programs	\$73,725	\$73,638	\$72,114	\$74,385	\$83,000
Tamanend Park Day	\$4,267	\$1,067	\$4,213	\$4,860	\$4,500
Earth Day	\$792	\$888	\$510	\$730	\$1,000
Southampton Days	\$0	\$0	\$19,489	\$18,765	\$20,000
Interest	\$3,769	\$0	\$0	\$0	\$3,877
Total	\$253,312	\$230,333	\$270,958	\$272,503	\$380,611
Capital Reserve					1.841
TOTAL	\$512,248	\$478,653	\$529,557	\$492,896	\$656,128

Per Capita Operating Investment in Park and Recreation

In 2005, Upper Southampton Township budgeted about \$516,197 in overall park and recreation operating expenses. This is about \$34.08 per capita with all four funds included. For comparison purposes on per capita investment, the Pennsylvania Department of Conservation and Natural Resources and the National Recreation and Park Association do not include the pro-rated executive division budget. Without this amount, the per capita investment in park and recreation is about \$31.43. According to Pennsylvania's most recent annual budget and salary survey information (2004), the per capita municipal investment for communities with populations of 15,000 to 19,999 ranged from \$2.08 to \$178.07; the average was \$28.87. In 1994, the average per capita municipal investment in park and recreation in the United States was \$45.

Table 6-4 presents the per capita operating investment of Upper Southampton Township according to the four divisions.

Table 6-4	
Upper Southampton Township	
2004 Per Capita Investment in Executive Division, Public Works, Park, and Community Center	
Functional Area	Per Capita Investment
Executive Division	\$2.02
Public Works: park grounds maintenance	\$4.26
Park (& recreation beyond the Community Center)	\$19.15
Community Center	\$8.65
TOTAL	\$34.08

Park and Recreation CAPITAL Budget

Both the Community Center and the Park accounts have a capital improvement category. In 2005, the Township budgeted \$5,000 for creating ADA access to the Park Office, \$1,000 for security cameras for the Community Center, and \$1,000 to purchase miscellaneous equipment. The Township had \$12,600 in the capital reserve account in the Park budget. There is no future capital improvement program.

Future Directions in Capital Funding

While Upper Southampton Township has borrowed money for the purchase of land and for Community Center improvements, the Board of Supervisors is approaching future investment very carefully. Future considerations for major capital funding could include:

- Upgrading of the Community Center for enhanced service, improved management, and potential revenue generation and periodic necessary repair of the Community Center. The Township could consider establishing a reserve fund of about two to four percent of the development cost of Community Center annually in accordance with standard practices for community recreation centers elsewhere.

- Upgrading of existing parks to improve active recreation facilities and to “parkify” community recreation facilities.
- Preservation of remaining important open space.

Management and Financing Analysis

In a time of increasing accountability for all levels of government, decision-makers, staff and citizens alike, expect efficient and effective operating systems. Upper Southampton Township has a professional management team that is committed to responsible, accountable, creative and quality public service through park and recreation.

Upper Southampton’s Park and Recreation system is configured by three administrative areas: township executive division, Public Works Department, and the Park and Recreation Department which also manages the Community Center. This configuration is typical of smaller park and recreation systems in which park maintenance is housed within the Public Works Department.

Management: What Works Well

- The Executive Division is very supportive and works closely with the Park and Recreation Department.
- The Park & Recreation Department has a professional Park and Recreation Director. The Township has demonstrated its commitment to having a qualified professional in this position. The Directors over the past years have been focused on planning, developing and implementing high quality recreation services to the community. The administrative staff works part-time yet provides the support needed to cover customer relations.
- Non-tax revenues to support operating costs have steadily been increasing.
- The Park & Recreation Board offers on-going public support and input to park and recreation.
- The Township has diverse indoor and outdoor facilities in which to offer programs and services.
- Volunteer organizations such as the Friends of Tamanend Park and the sports organizations contribute significantly to public service in the community.

Management: Challenges

- The Community Center has the potential to be a community treasure; however, the management of the Community Center is by far the township’s most significant management challenge. The Center has an unfavorable public image by reputation; vandalism, outside physical appearance and inside configuration for recreational use are all cited as causes. The good news is that some improvements can be made within the present operating framework and through the development of a building management plan.

- The Park & Recreation Department is headquartered in Tamanend Park. Part-time attendants and custodians oversee the Community Center. The Park and Recreation Department headquarters should be located in the Community Center. An office could still be located in Tamanend Park as a way of providing an on-site presence there.
- The Department has four major focus areas: natural resource conservation/Tamanend Park, active outdoor recreation facilities/parks, recreation programs (including special events) and the Community Center. Operating plans and policies should be formulated for each program area.
- Parks maintenance is housed in Public Works. While this makes sense in a small community, the challenge is to insure that park and recreation facilities work requirements are addressed at the right time to the right level.
- There is no formal maintenance management plan, community center management program or a sports turf management plan.
- Developing a partnership with the Centennial School District would be advantageous to both the District and the Township. The sports facilities on school grounds in the Township, especially at Klinger Middle School, if improved would help ameliorate the pressing need for additional sports facilities.
- All administrative operations except for word processing are manual. There is no way to track information other than review of paper records. Administrative functions should be computerized including registration, facility reservation and scheduling, maintenance management, workload cost tracking, mailing lists and so on.
- An employee development program is needed and should be included in the budget. Advances in technology and recreation facilities as well as major social changes such as demographic trends, family structure, issues and other events that impact recreation services mandate continual, on-going education and networking.
- Forming and enhancing partnerships for future endeavors such as the sports organizations, the School District, and other departments in the region is important for expanding the service capacity of a small department.
- The municipality has experienced a high turnover rate in the director's position.
- The Township needs to protect its natural resources and provide active recreation for people of all ages throughout their lifetime. This means facilities for both organized recreation and self-directed drop-in recreation. The key is *balance*. It is crucial to educate the public about the Township's goal of a balanced park and recreation system.

Fiscal Strengths

The Township allocates 5.1 percent of its budget for park and recreation; this is well above the national average of about 3.1 percent, and on par with national research findings on successful park and recreation systems.

The Park & Recreation Department also generates about 31 percent of the Community Center and Park budget through non-tax revenues of fees and charges, donations, and so

on. The Community Center could be generating additional revenues through stronger programming and management.

Fiscal Challenges

Capital

Past investment created a diverse park and recreation system containing an indoor facility, a major natural resource-based park as well as traditional park and recreation facilities in Upper Southampton. It has the potential to be first class but this requires on-going attention. The Community Center and the parks require on-going maintenance, regular bill payment, and cyclic repairs.

Setting separate annual funding targets for the Community Center and for general park improvement should be a goal.

Some community needs are going unmet because of limitations in terms of both land and money. Sports teams need more space for fields as well as lighting.

Operating

The Township has about 41 acres of active park with recreation facilities and about 119 acres of natural resources based parklands and open space. Based upon the maintenance budgets for similar facilities elsewhere, the active recreation lands would cost between \$61,500 and \$123,000 a year for maintenance. The passive natural resource areas would cost from \$23,800 to \$59,000. Because of the nature of Tamanend Park, the annual cost should be toward the upper range. This ranges from \$85,300 to \$182,000 annually for park maintenance in a system the size and nature of Upper Southampton Township. At present the Township is spending about \$82,213, under the lowest end of the range. The maintenance of active sports facilities and the care of Tamanend Park and other open space and natural resource area require additional investment.

Additional programs and services, mainly at the Community Center, could generate more revenues to help offset operating costs.

Among the most crucial aspects of financing is operating with the present recreation staffing levels. One of the reasons that things work so well now is that work load and staff levels are balanced. Tipping the scale by adding work beyond staff capacity will result in employee turnover, lower quality service and ultimately diminished public satisfaction. There appears to be a tendency for the municipality to want to run more non-revenue producing programs such as the large scale Southampton Days.

Setting priorities for wise use of Upper Southampton's financial resources will be crucial in the future to sustain the high caliber of facilities, maintenance and services.

Conclusions and Recommendations

Fiscal resources in Upper Southampton Township are tight and getting tighter. The following recommendations could guide the future management and funding directions in Upper Southampton Township:

1. Develop an Operations and Management Plan for the Community Center. Develop guidelines for staff, job descriptions, and operating procedures. Incorporate citizen participation into the process for management planning. Consider retaining a community center operations specialist to evaluate the center, its operations, physical configuration, staffing, programs and services and to provide recommendations in all of these areas. The cost of the investment in this contract should be more than offset in future program revenues, enhanced management and improved public image.
2. Relocate Park & Recreation headquarters to the Community Center. This should be done as soon as possible but consideration should be given to re-configuring the space there to accommodate administration.
3. Retain an office in Tamanend Park to provide a presence in the park and customer service to park visitors. It could serve as a satellite office for registration and permitting as well. If so, the operations should be computerized and networked with headquarters.
4. Formalize the maintenance management system for park and recreation facilities. Establish and implement park maintenance standards. Establish a computerized information tracking system to generate information about cost centers. This will enable the Township to make real-time informed decisions about planning, directing, controlling and evaluating maintenance in much the same way that the GPCC is managed. Consider seeking a Peer Grant to formalize the system.
5. Conduct an information needs assessment of park and recreation. Determine what information is needed for effective planning, management, customer service, programs, reports, advertising and promotions, decision-making, workload/cost tracking, allocating resources and budgeting. Visit other departments with computer software from various vendors. Invite vendors in for demonstrations, cost projections, and technical support capacity. Determine software that would work well for Upper Southampton Township. Purchase the software and develop a training program for staff and management.
6. Prior to undertaking additional projects, create a **Management Impact Statement (MIS)** as shown on page 6-24. Projects would include park and recreation facility improvements. Do not add projects or programs for which it would not be possible to maintain the high level of quality now provided or that would negatively impact other existing programs, facilities and human resources.

7. Place reasonable expectations regarding workload and projects for management team and staff. Recognize the need to avoid overtaxing resources, especially staff. Provide a professionally rewarding work experience. Offer competitive compensation, flexible hours fitting a recreation mission, training and professional development opportunities. The Township needs to take steps to retain high quality directors and reduce turnover. Consider the potential to add part-time seasonal positions for customer service to handle walk-in traffic during peak seasons. Create a five year employee development plan and allocate one percent of the operating budget to fund it.
8. Plan to fund the regular revitalization of parks on a ten year schedule. Master plan all parks and recreation facilities.
9. Develop a strategic marketing plan based upon a written statement of outreach goals and results for identified target areas. Major focus should be on the community center in terms of improving its public image. Consider involving a professional marketing firm should funding be available.
10. Develop financial recommendations for capital development and operations. Refer to the fiscal challenges described above.
 - For capital development, the four main areas are Natural Resource Conservation, Sports Facilities, Park Improvements and the Community Center.
 - Consider establishing the definition of capital expenditures as items that cost more than \$5,000 and last more than five years. This would cover major, and perhaps minor, equipment purchases and park improvements. With such a definition, these purchases would move from operating expenditures into capital expenditures. This would make analysis of operating expenditures more accurate from an operational standpoint.
 - Phase in the area of nature and environmental education to range from self-directed experiences to full scale natural resource programming and education through partnerships. Consider a partnership with the Churchville Nature Center to undertake this effort.
 - Pursue creating a strong partnership with the Centennial School District in the areas of environmental education, sports facility improvements and maintenance, and fitness and wellness. All school districts must have a fitness program in place by 2007. The Park & Recreation Department should play a role in this through lifetime sports.

MIS

Management Impact Statement

Purpose

1. To assess the impact of a proposed project in terms of capital and operating costs including cost, human resources required and effect on other park and recreation facilities and services.
2. To use this information to make an informed decision about moving ahead with the proposed project.

Method

Determine:

1. Capital cost of the proposed project.
2. Operating costs for the proposed project. Include:
 - Number of staff hours required
 - Cost of the staff hours
 - Cost of materials and supplies
 - Miscellaneous costs
3. Impact on other facilities and programs should the proposed project/service be implemented.
 - Will the project/service require funds needed for other facilities/programs?
 - Will the project/service require staff time needed for other services/programs?
 - How will the project impact the quality of service that Upper Southampton Township has set as a goal?
4. Revenue Sources
 - Grants
 - Donations
 - Township funds – additional appropriation
 - Township funds – within current budget
 - Non-tax funds to be generated from the project/program

Decision-Making

Based upon the above information, does Upper Southampton Township have the resources to move ahead with this project?

Putting the Pieces Together

The preceding chapters examined the individual components of Upper Southampton Township's park and recreation system along with community factors and trends. This chapter draws on every previous step of the planning process, plus the knowledge and experience of the planning team. The inventory, analysis, goals, and potential actions need to be combined with the realities of Upper Southampton Township, the budget, and the strengths of the Park and Recreation Department in order to develop realistic strategies.

Upper Southampton Township Overview

Upper Southampton Township lives up to its motto: **Upper Southampton Township is ...a nice place to live.** The public opinion survey, interviews, focus groups and public meetings all generated the findings that the residents love living here. Upper Southampton Township has accomplished the preservation of its beautiful natural features along with the charm of a small town through planning and steps to conserve land and direct growth. In an area of Bucks County that is densely developed and marked by sprawl, Upper Southampton Township has a distinctive beautiful appearance. The community is nearly fully developed with very little open space remaining.

Upper Southampton Township has the largest concentration of senior adults in Bucks County. The population is aging as the first baby boomers turn 60 this year. At the same time, the Township is family-based with the majority of housing being single-family. The Township's economic base is stagnant. While appearing to be an affluent community, the median income of the residents has actually fallen over the last ten years when adjusted for inflation. Taxes are an issue especially in a community in which school taxes consume most of the residents' tax dollar. The Township operates with a fiscally conservative budget philosophy.

Parks and Recreation

Upper Southampton Township has the elements of a fine balanced park and recreation system with indoor recreation facilities, natural areas, and sports facilities. The Township has about 139 acres of parkland distributed through four parks. Tamanend Park constitutes approximately 102 of these acres. Outdoor recreation facilities include ballfields, game courts, playgrounds, a cross country course, walking paths, sitting areas, pavilions and picnic areas. Indoor facilities include the Community Center, the carriage house, farmhouse and barn at Tamanend Park, and school facilities for swimming and other

programs. These facilities provide space for recreational programs, instructions, special events, large gatherings and meetings.

Just as the Township has invested successfully in parks and recreation, this plan calls for the Township to continue to do so at an even faster pace as a way of using parks and recreation as a community revitalization tool. Planning for a more competitive, higher-quality future includes parks, trails, recreation facilities, community events and recreation services that attract and retain businesses. To generate a secure and vibrant future, Upper Southampton needs to be the kind of community in which people want to live, work, play, raise a family, and retire. Park and recreation is a major component of that vibrant future.

However, given the economic predicament of the Township, it would be impractical to focus on parks and recreation alone. No strategies for parks can succeed independently. The Township as a whole needs to define its total planning efforts, and concentrate on aggressively leveraging the township's assets. The goal should be to generate investment by the private sector, the state and the federal government. Financial support obtained in this way can be used for park and recreation for many purposes.

Park and Recreation Scenario

The Upper Southampton Township Park and Recreation Department is recognized as excellent throughout Pennsylvania. The Pennsylvania Recreation and Park Society (PRPS) has recognized the achievement of the Department by conferring numerous awards on Upper Southampton for programs, innovation in promotion, governmental service, and professionalism. Over the past several years, the Director of Park and Recreation, and the Chairman of the Park and Recreation Board have received statewide awards from PRPS.

Park and Recreation Facilities

Although it appears that the Township has an extensive park and recreation system, the active recreation facilities are actually quite limited due to the small amount of parkland outside of Tamanend Park. Tamanend Park is a lightning rod for park and recreation. Park advocates wish to conserve the park in its natural state. Sports advocates would like to see additional athletic fields located in the park. Of the Township's total parkland, approximately 65 acres is available for active recreation lands. These parks are highly developed and packed with facilities. The recreation facilities on the grounds of the community center are on about eight acres of land. The number and type of facilities on this site would typically occupy a site which is at least twice its size if they were planned and designed based on numbers and space rather than in response to extreme need and limited space. All of the active parks are overdeveloped. Reconfiguration of the parks could help to address the need for additional facilities with better quality. The demand for sports fields far exceeds the Township's supply. Some Township sports fields are at risk because they are on land not owned or permanently protected by the municipality. These include the fields at Southampton Estates. Since land for additional recreation facilities is limited in Upper Southampton and the parks are fully developed, school-owned lands could offer potential areas for additional fields and/or field improvements.

Recreation programs offer year round opportunities for the residents. The Park & Recreation Department has worked aggressively and creatively in seeking partnerships as

well as in staging its own recreation programs. The focus has been on youth and special events. Refocusing programs to meet the needs of an aging population is important now.

The Community Center is both one of the Township's finest accomplishments and its greatest challenge. It is a diamond in the rough and has the potential to become a true community treasure. The center is run virtually by attendants and custodians rather than professional management staff. The public has a negative perception of the Community Center as a result of vandalism, improper use, loitering, intimidation, and physical appearance. An evaluation of the Center by a community center management specialist with applied changes in management and programming will help to revitalize the facility and could benefit many generations well into the future.

The Township invests in park and recreation generously. With a relatively small budget, the Township invests 5.1 percent annually in park and recreation for a per capita investment of about \$34, six dollars above the statewide average of \$28 (2004 figure). They provide a full time professional director assisted by part-time program and administrative staff. The Public Works Department provides park maintenance services. The budget to support park maintenance is lower than typically found in similar communities. Upper Southampton Township generates about 31 percent through program fees to support the park operating budget, not including the budgets for the Community Center, park maintenance or the township's executive division.

The Park and Recreation Department has no capital improvement program for park and recreation facilities. Capital improvements are done on a year-by-year basis. Future capital development will require a bond or a loan and private sector investment along with grants, gifts and private fundraising.

Future Directions

New vision and mission statements will guide the Upper Southampton Township Department of Park and Recreation in the implementation of the plan. All decisions should be made based upon working towards achieving this vision. The vision is based upon public opinion and ideas generated throughout the planning process. The mission statement describes how the Department will work to achieve this vision.

The planning process revealed nine key areas of focus:

- 1. Revitalize Township parks to meet current and future recreation needs.**
Develop park master plans focusing on reconfiguring existing parks to accommodate active recreation facilities to the greatest extent possible with respect to the topography, recreation facilities, parking, and visitor safety and comfort. Unique resources such as Tamanend Park should be enhanced to better capitalize on their environmental benefits, social benefits, and potential economic impacts. Although requiring major capital investment, strategic planning could yield a much greater pool of revenue to help maintain the entire park system.

This could include converting the barn at Tamanend Park into rentable meeting spaces for events, creating an amphitheater, etc.

- 2. Strive to preserve remaining open space and secure the permanent protection of sports fields now on property which could be used for other purposes.** There are very few open parcels remaining in the Township. The Township should strive to permanently preserve the school facilities, the soccer fields located at Southampton Estates, and the Bethanna Home property.
- 3. Make the Community Center the headquarters for Upper Southampton Park & Recreation Department and the hub of recreation in the community.** Move the Park & Recreation Office to the Community Center. Begin to make immediate changes to improve the management of the Center. Conduct an evaluation of the Community Center by a professional community center management specialist. Focus on the building program, staffing, management, operating regulations, fees and charges, programs, and services. Make recommendations for configuration of the space to maximize use and revenue potential. Involve the public in developing a management and programming plan. Develop a written marketing plan to promote the changes and the image of the facility as a fun, safe, attractive recreation facility for people of all ages and interests.
- 4. Create a formalized partnership program.** Build upon the successful examples in the community such as Friends of Tamanend Park. Create a similar organization for sports in which the associations could continue to operate independently while participating under an umbrella organization through which they could address common interests, concerns and opportunities collaboratively with the Park & Recreation Department.
- 5. Institute gradual and strategic changes in refocusing recreation services.** Given the small staff, expand programs and services incrementally. Work on adding the role of facilitator of recreation to that of direct program provider. Develop a program management plan with annual goals and actions. Reduce the program seasons from four to three. Develop a formalized marketing program for a three-year time period with specific actions to implement the first year of the program.
- 6. Develop a formalized maintenance management plan.** Consider retaining outside planning assistance through a Peer-to-Peer grant. Develop quality standards for parks and time standards for tasks. Create a workload/cost tracking system. Strive to develop a method that will convey the need for adequate financial support for park maintenance including a sports turf management program, regular playground safety inspections, and park and recreation maintenance as a priority.
- 7. Computerize administrative functions including registration, facility scheduling and permitting, workload/cost tracking, mailing lists, targeted marketing, financial management, maintenance management, and so on.** Add the Park and Recreation Department to the Township computer network.

8. Continue to invest in Park and Recreation at a level commensurate with responsibilities and resources.

The predicament is that the Township already supports recreation substantially but the park system needs to expand and be revitalized at a time when the Township tax base is no longer growing. The Department can also expand its revenue generation for programs and services. In order to revitalize the parks, capital funding will be needed. Most park development projects are funded through bond issues or low interest loans. While state grants can help with the development to some degree, they would actually only provide a small portion of the funding needed for park improvements.

9. Strive to provide a professionally satisfying work experiences for the employees of park and recreation. Set annual goals and objectives. Provide an employee development program. Provide competitive salaries, wages and benefits.

**Upper Southampton Township
Department of Park and Recreation
Vision Statement for 2016**

The people of Upper Southampton Township live and recreate in a community that celebrates its natural resources, community park and recreation facilities and active, healthy lifestyles. The Township has a wide range of recreation opportunities that enable people to lead fulfilling lives with strong family ties and a sense of community year round both indoor and outdoors. The system is maintained through cooperative efforts among partners that include municipal, business, educational, sports, social, cultural, and environmental interests. Together they have achieved a park and recreation system that contributes to the quality of life in Upper Southampton and contributes to a vibrant thriving community.

**Upper Southampton Township
Park and Recreation Department
Mission Statement**

The mission of the Upper Southampton Park and Recreation Department is to provide recreational opportunities for the residents of Upper Southampton Township. The opportunities include athletic, cultural, educational and environmental programs, as well as trips and special events. The Department encourages the use of facilities by individuals and groups for programs and leisure purposes. The Department also seeks to maintain and re-evaluate the current recreation system in a timely manner, preserve open space, and acquire additional land for future active and passive recreational purposes.

Through its mission, the Upper Southampton Township Park and Recreation Department will capture the benefits of parks and recreation for the community including the following:

Economic benefits of attracting and retaining businesses in Upper Southampton Township, increasing property values through parks, trails, natural resource conservation and scenic beauty, and contributing to more productive work forces.

Environmental benefits of protecting natural areas, the Neshaminy watershed, open space, enhancing water and air quality, and contributing to overall community livability.

Social benefits of building strong families, reducing alienation and loneliness, promoting racial and cultural harmony, providing equitable opportunities to all people in the community regardless of their financial abilities, and providing positive alternatives to anti-social behavior.

Individual benefits of strengthening self-esteem and self-image, improving fitness and wellness, and reducing stress.

The focus areas are the foundation for the goals and recommendations in the next chapter.

Goals and Recommendations

The goals and the recommendations present a suggested course of action for Upper Southampton Township to pursue over the next ten years (see the Recommendations Map). The Township can work at the actions incrementally, through an annual action plan, a medium term program over five to ten years and long term strategies that require more intense planning, investment and partnerships. By having a slate of actions identified and adopted, elected and appointed officials, community organizations and citizens have a common reference for township plans and goals.

Guide, Not a Law

The plan serves as a guide, not a requirement of law. Not everything can or should be done at once. The recommendations serve as a road map for Upper Southampton Township to follow as a path towards achieving its goals. The Township can follow the map at its own pace determining where to follow the path exactly and where to take detours to seize opportunities or meet emerging needs. The plan is intended to be flexible to enable the Township to make wise decisions in implementation.

Goals

Strategies to address the key findings that emerged from the planning process are organized around four goals. The goals represent the long-term condition for which Upper Southampton Township will strive. They include the following:

Goal 1: Establish a premiere system of parks, recreation facilities, greenways, and trails balanced for resource conservation and responsible public use.

Goal 2: Provide recreation opportunities, programs and services that will enrich the quality of life for the people who live, work, and visit in Upper Southampton Township.

Goal 3: Manage the park and recreation system in a professional manner that conveys the greatest possible benefit to the public.

Goal 4: Invest in park and recreation to sustain and enhance the quality of life in Upper Southampton in the 21st Century.

Goal 1

Establish a premiere system of park, recreation facilities, and trails throughout Upper Southampton Township.

Objective 1

Rehabilitate existing park and recreation facilities to the extent possible.

Recommendations

1. Community Center (See Figure 8-1)

- A. Undertake an evaluation of the Community Center with respect to facilities, configuration, programming, management, rules, and regulations. Contract with a specialist in community recreation center management for this study. Incorporate a public participation process in carving out management strategies, program plans and future operations.
- B. The building should receive exterior aesthetic improvements. The current state of the building is uninviting and utilitarian-looking. The entryways should receive site improvements - possibly with special paving, arbors or other architectural or landscape elements to denote their importance. As a community facility, the building should look inviting. Architectural lighting, not maintenance-yard flood lights, should be used to enhance nighttime visibility around the building for safety.
- C. A detailed master plan of the site should be performed based on an actual topographic survey. Key issues that should be studied are the location and orientation of all of the ballfields, the possibly expansion of the south parking lot, and the reconfiguration of the main parking area.
- D. Scenarios which relieve the site of some of its facilities should be studied in greater detail. One proposed scheme promoted the possibility of moving football to a proposed field and supporting facilities at Shelmire Field.
- E. Site aesthetic improvements should be undertaken, including creating a better gateway into the park. Currently, when one enters the park, their first view is a blank concrete wall and an area of poorly defined paving, randomly flowing up towards the ballfields.
- F. If feasible once some of the facilities are relocated from the site, a perimeter path should be constructed and a linkage to Second Street Pike should be provided.

- G. A central walkway or promenade between the two ballfields should be constructed and lined with shade trees and benches. Formal walkways will improve the appearance of the park and aid in keeping the general public from walking over the ballfields.
- H. The tennis court area should be studied for the feasibility of constructing a skate park in this area.
- I. Initiate effort to curb vandalism, improper use, and loitering.

2. Schaefer Field (Gravel Hill) (See Figure 8-2)

- A. The fields should be rehabilitated, including adding drainage, specifying an appropriate soil mixture and performing turf restoration.
- B. Provide general park-like aesthetic improvements, such as planting shade trees around the perimeter. "Schaefer Field" should be renamed "Schaefer Park" and be designed and treated as a park. A central walkway or promenade between the two ballfields should be constructed and lined with shade trees and benches. Formal walkways will improve the appearance of the park and aid in keeping the general public from walking over the ballfields. The existing chain link fence should be replaced with a more architectural fence or colored vinyl coated chain link to improve the curb appeal of the park.
- C. Construct a perimeter walking path that connects to the adjacent neighborhoods and the parking area, restrooms, etc. A sidewalk should be located along Gravel Hill Road to connect to the adjacent sidewalks.
- D. Develop gateways into the park. Plantings, special pedestrian-oriented signage and other aesthetic improvements should be developed for the three main gateways into the park.
- E. A pavilion, small gathering plaza and a small tot lot/playground should be developed adjacent to the concession stand and restroom facilities.
- F. Should the opportunity arise to purchase the residential property located to the north of the Gravel Hill Station residential development, the Township should consider purchasing the property. This site could be used to add more parking, a larger playground, possibly one or two basketball courts and additional stormwater management areas.

3. Shelmire Field (See Figure 8-3)

- A. The Township should undertake a formal master plan for this site. Essentially, in its current state, the site is an undeveloped park. The park should be developed with a mix of passive and active recreation facilities in order to create a new "Shelmire Park."
- B. Prior to master planning, the Township should initiate a topographic survey to facilitate the master planning process. This could be done

while the Township pursues grant funding for the master planning process.

- C. With regards to how this site fits into the Township's overall park system once it is constructed as a formal park, a recommended scheme has been presented which creates a neighborhood park. The scheme is based on the concept of relieving the Community Center of some of its cramped facilities, specifically the football field. Due to the shape and grade of this site, it is well suited for football and soccer fields. Since the site is located along a portion of Street Road which is heavily commercial, the site should be considered for field lighting. Utilizing the slope, landform bleachers could be creating along with a two-side announcers' booth. The fields are oriented towards Street Road, in order to allow for a passive park buffer between the fields and the adjacent residential neighborhood. This would likely require some form of ball screen in order to protect vehicles from flying balls. The rear portion would include a stormwater management area at the low point of the site, a perimeter walking path, two pavilions, a concession stand/restroom building, a storage area and a playground. A large 200 car parking lot could be accommodated, possibly jointly constructed and shared with the adjacent technical school that has a parking deficiency. The soccer field should be studied for the use of alternative turf surfaces in order to maximize the utilization of the facility.

4. Tamanend Park (See Figure 8-4)

- A. A formal mission statement for Tamanend Park should be established. This mission statement should address the purpose of this park. Based on the public involvement process for this plan and data collected, it appears that the park should be primarily passive, but can continue to have some active recreation facilities located within it and should be better integrated with the Klinger School site to create a true community park. With regards to the naturalized areas of the park, one of the clear misconceptions is that the park should be left "natural." The fact is that much of the site was a former nursery and the plant material is not native or natural to region. It would appear that a possible strategy would be to treat a portion of the overall park as an arboretum. A mission statement should be developed, possibly in partnership with the Township's Environmental Study Commission, to establish a philosophy for how to handle various types of plant materials and therefore, become the basis of a management strategy. The management strategy would establish guidelines for plant material, the potential removing of invasive plant species, pruning and mowing regimes, and how facilities should be used, etc.
- B. Once a mission statement is established, a formal master plan based on topographic survey should be undertaken.
- C. The park has a system of walking paths; some are more formal than others. A primary and secondary path system should be established with at least one loop, which traverses the entire park and connects to the Klinger Middle School. This path should have a hard surface. The

secondary path system can feed off of the primary path, and should be constructed of a soft gravel or wood chip surface.

- D. The park should have more distinct gateways, including from the Klinger Middle School. The gateways can be subtle, but more should exist to signify the importance of the park as one enters the site. One site with a potential model entry gateway is the Morris Arboretum, which evokes the estate and former agricultural uses of that site.
- E. Consider developing a small amphitheater in the middle of the park, north of the access roadway for small concerts and educational programs.

5. General Park Improvements.

- A. Focus on aesthetics to make the park places where people want to spend their time, serve as neighborhood assets, and are attractive scenery to people driving by who may never even use the parks.
- B. Develop a park signage system. Request qualifications from firms experienced in signage systems for parks. Investigate signage in other park systems, especially in Philadelphia. Determine guiding principles for Upper Southampton's signage system. Set a budget and issue an RFP to solicit potential contractors for sign design.
- C. Landscape parks using plantings to the region.
- D. Develop an invasive species removal program and implement it as resources allow.
- E. Improve existing park sites and recreation facilities to meet ADA requirements.
- F. Undertake an evaluation of the existing facility lighting and develop a formal policy related to lighting upgrades and identify areas that should receive new lighting. Much of the existing lighting system is out-dated, causes significant light-spread onto adjacent properties and in the cases of Schaefer Field, is not adequate to provide a proper level of lighting for evening play.
- G. Provide play equipment that meets the safety and age-segregation criteria of the CPSC (Consumer Product Safety Commission) Guidelines for Public Playground Safety. Remove all equipment that does not meet the CPSC Guidelines and that presents a significant threat to safety. Conduct ongoing safety inspections of playgrounds. Provide adequate safety zones around each piece of play equipment with safety surfacing material that meets the test requirements of the CPSC and the latest American Society of Testing and Materials criteria.
- H. Provide walking trails in parks and to recreation facilities. The ADA requires access to recreation facilities and activity areas via an accessible route.

- I. Connect neighborhoods to park sites, via trails and pedestrian and bicycle networks.
- J. Make the park sites comfortable and convenient by adding benches, trash receptacles, drinking fountains, bike racks, and restrooms. Provide benches near playgrounds, in shaded locations, and at other activity areas for adults to sit and watch park activities.

Objective 2

Develop detailed park master plans for each of the parks.

Recommendations

1. The Township should procure topographic surveys of each of the parks with one foot contour intervals.
2. A prioritization of facility development should be established in order to achieve balance between the needs of the public and the needs of organized sports and their desire for more fields.
3. A capital investment financial strategy should be pursued, such as borrowing or a bond in order to make improvements that are urgently needed, such as trails, ballfields, and indoor recreation.
4. A phasing/implementation plan should be developed in order to systematically and logically perform development over time and in accordance with the master plans.

Objective 3

Target land acquisition and easements to meet specific community needs.

Recommendations

1. Seek land adjacent to existing public parkland to expand the size of the parks.
2. Work to permanently protect the school lands as open space and recreation areas. The school sites, especially Davis Elementary, represent one of the best ways for the Township to increase its park and recreation lands (See Figures 8-5, 8-6 and 8-7).

Objective 4

Promote protection of natural areas through the park system.

Recommendations

1. Conserve natural areas for recreation and environmental education in the Upper Southampton Township park system.
 - A. Develop and implement a natural resources management plan for Tamanend Park. Bring in the Bucks County Conservation District to consult with township staff on resource management.
 - B. Provide trails and greenways to connect natural area, community destinations, and parks and provide for long distance recreation activities.
 - C. Incorporate natural areas within community parks and greenways for passive recreation activities, enjoying nature, and environmental education.
 - D. Design future parks with nature. Protect and enhance natural resources, buffer sensitive natural resources, use native plant material, incorporate unique areas into park designs, and develop sites using Best Management Practices for erosion control and storm water management.
 - E. Explore a partnership with the Centennial School District for environmental education. This program would have to be part of the Department's program management plan to ensure that staff time and resources would be available to plan and implement the program.

Objective 5

Continue park planning efforts with public involvement to ensure effective design and construction.

Recommendations

1. Involve the sports groups in addressing field improvements, rehabilitation, potential relocation and timing.
2. Set a policy regarding which parks should have restrooms. Traditionally, community parks have restrooms and neighborhood parks do not. Where parks do not have restrooms and are used by organized sports, Porta-Potties should be available.
3. Park planning should take a holistic approach to the park and recreation system. Improvements to one park should be reviewed within the context of the system as a whole.

Objective 6**Design and develop a township-wide pedestrian linkages, trails and bike path system.**

Recommendations

1. Form a pedestrian and bicycle subcommittee of the Park and Recreation Board and task the committee with formulating a township-wide pedestrian and bicycle master plan.
2. Establish a goal that all residents within a ¼ mile radius of each park can safely walk and bike to the facility.
3. Develop a township-wide pedestrian and bicycle master plan. The goal of this effort should be to target specific roadways for the construction of sidewalks or on-road bike lanes.

Objective 7**Develop a plan to maximize use of the buildings in Tamanend Park.**

Recommendations

1. A facility reuse study should be undertaken for the entire farmstead complex. Specifically the barn should be studied for the possible renovation for a community gathering room/events space, education center and/or other facility that can be utilized by the Township and rented by the public for special events. If carefully programmed, the building could be a major generator of revenue for the maintenance of the building and the entire park. Such a reuse will require the relocation of maintenance storage to another location.
2. The carriage house should be evaluated to improve acoustics and possibly have a sound system installed to make it more usable for events.

Goal 2

Provide recreation opportunities, programs and services to enrich the quality of life for the people who live, work or visit in Upper Southampton Township.

Objective 1

Continue recreation programming in Upper Southampton Township year round.

Recommendations

1. Develop a program and service management plan for recreation opportunities in Upper Southampton Township. Create an annual plan with three instead of four program season goals that would be evaluated after each season. Develop an annual program report.
2. The program management plan should include a mix of organized programs and self-directed recreation opportunities. For the organized programs, the Department should identify specific target goals for number of programs and participants to project the amount of revenues that could be generated. The goal should be to generate about 30 percent of the parks budget from fees and charges. This could be increased over time to 50 percent. The focus becomes what the Department wants to produce through effective customer service rather than on what it wants to offer solely. It will then become outcome based.
3. Broaden the perspective on service delivery from organized scheduled programs to providing opportunities for self-directed recreation that people undertake on their own schedule as they wish. This will enable the Township to expand recreation opportunities without increasing staffing requirements.
4. Include the role of "information broker" in which the Department presents ideas for how people can spend their leisure time with specific suggestions for what people can do on their own. This could be a weekly feature on the website.

Objective 2

Maintain the pulse of the community in terms of needs and interests in park and recreation.

Recommendations

1. Evaluate programs, services, and facilities on an on-going basis to determine public preferences. This should be a formalized process instituted for the programs overall. Target both leaders and participants for the evaluations.
2. Develop a targeted mailing list for people interested in program categories, age groups etc.
3. Participate in community advisory groups and organizations as a liaison to park and recreation. This would include service clubs, the umbrella sports organizations and other community meetings that departmental staff could monitor or participate in.
4. Obtain public input from a variety of means including:
 - A. Park and Recreation Board.
 - B. A community wide needs assessment update every three to five years. Build upon the recent township survey in future surveys. Use this plan as the basis for the next survey. To begin planning for active adult programs, consider a targeted survey of people age 45 and over.
 - C. Letters and telephone calls from citizens. Suggestion boxes. Park and Recreation WEB site.
 - D. Focus groups. Community boards and organizations including the sports groups, service organizations, and others.
 - E. Periodic interviews in parks with park visitors.
5. Develop information about customer preferences, interests and demographic characteristics. Knowing who the customers are and their characteristics is essential in expanding and positioning services effectively. This can be done through registration, program evaluations, focus groups and intercept surveys in the parks, special events or programs.

Objective 3**Develop a summer camp program.**

Recommendations

1. Plan, develop and implement theme-based summer camps as township programs. The community center and Tamanend Park offer a terrific base for summer camps. These would generate revenues and provide a much needed service for households requiring child care during the summer. Include transportation as a service as well as before and after camp child care. Use the school district pool to incorporate swimming.
2. Develop a holiday day camp program for children and youth during the school year.
3. Consider the design of a day camp site in the master-planning projects for the Community Center and Tamanend Park.
4. Conduct evaluations by the participants with age-appropriate evaluation tools and parental evaluations where appropriate as well as holding focus groups for program categories or age groups.

Objective 4**Develop a plan for providing recreation services to senior adults in Upper Southampton Township.**

Recommendations

1. Develop a program management plan for senior adults in conjunction with the Community Center evaluation project.
2. Begin to focus on an active aging population with the Baby Boomers. Start with some interviews and focus groups with citizens in this category to figure out where the Department needs to go.

Objective 5**Address the need to provide and promote recreation opportunities aimed at improving lifelong fitness and wellness.**

Recommendations

1. Adopt a multi-faceted approach that includes facilities, services, promotion, and partnerships.

2. Create facilities such as pathways, indoor recreation, and scenic natural areas to entice people to participate.
3. Promote the need for an active lifestyle, its role in disease prevention, and how the Department can help citizens to lead healthy lifestyles.
4. Establish partnerships with health care providers in this effort. Partner with the Pennsylvania Activities and Nutrition Advocates (PANA) and especially the Centennial School District and the local parochial schools including Archbishop Wood. Work with the school district in creating the plan for fitness that is required of all school districts by 2007.

Objective 6

Explore new program areas as staff resources are available.

Recommendations

1. Consider after school programs for middle school students, especially in the Community Center. Consider working with Centennial in creating the Center as a drop off point for the school bus route.
2. Consider an adult recreation/self-improvement evening and weekend program. Since Centennial has dropped adult evening school, Warminster Township has picked up the responsibility for this. It is a proper role for Upper Southampton Township to provide similar services for its adult residents. Consider approaching Warminster Township to explore a joint partnership in developing this program collaboratively using the Community Center and Tamanend Park as program locations.
3. Change the approach to the School District by identifying and scoping out programs that are suitable for collaboration. Develop a proposal outlining the goals, objectives, parameters and support requirements for the program. Transition the Department to becoming a partner for the School District in mutual endeavors that would serve the public and solve community problems.
4. Expand environmental education and nature-based recreation as the next program area in the Department. Consider working in partnership with the Churchville Nature Center, using Tamanend as a satellite to Churchville. Work closely with the Friends of Tamanend in developing/expanding environmental education and nature-based programs.

Objective 7**Incorporate teens in recreation program planning and Community Center studies and plans.**

Recommendations

1. Establish a teen advisory council for the purpose of facility planning and program development. Have the teen advisory council establish their mission, goals, and ground rules for working with the Township.
2. Start small and work towards having one or two key successes to launch the new program area.
3. Target the difficult to serve age group of pre-drivers (12 to 15 years).
4. Add a teen coordinator position to the Department of Park and Recreation. The current staff could manage an event or two for teens in the coming year but not much more than that. Based upon the plan for teen services that is developed, this position could be phased in starting with part-time workers or interns during appropriate hours for working and programming with teens.
5. Establish the Counselors-In-Training program as a feeder program for staffing.

Objective 8**Continue to facilitate the provision of community recreation services by other providers.**

Recommendations

1. Continue to collaborate with the community organized sports groups, Friends of Tamanend Park and others.
2. Continue to work with commercial recreation providers to offer public recreation opportunities. Such providers afford an important public service as well as a feeder program to strengthen local recreation related businesses.
3. Continue to provide community groups with facilities, support, and advertisement in the Township newsletter.
4. Monitor trends to determine how services can be enhanced or rejuvenated. A regular program of community needs assessment and program evaluation should be established.

Objective 9**Develop a formalized marketing program.**

Recommendations

1. Identify the department's customers and their demographics. Develop a plan for collecting and using additional information that would help with planning and advertising recreation services.
2. Analyze what services are working and which ones are not. Discontinue the services that are not working in a timely manner.
3. Determine how to expand services to existing customers.
4. Hold focus groups.
5. Determine promotional goals and methods.
6. Develop a tracking system to find out where customers are learning about the department's services.
7. Determine how to use the Internet to promote services and get feedback.
8. Develop program planning formulas as the basis for program marketing and evaluation.
9. Create a detailed one year marketing program that includes advertising, benchmarking for results, and needs assessment.

Goal 3

Continue to manage the parks and recreation system in a professional manner that conveys the greatest possible benefit to the public.

Objective 1

Establish performance standards for each functional area of Park and Recreation.

Recommendations

1. Empower the Director with the authority and accountability to operate and manage the department in a professional manner.
2. Each functional area of park and recreation should establish annual goals, objectives and outcomes prior to budget season for the following fiscal year. These objectives should be tied to the budget. This includes park maintenance through Public Works, the Park Budget and the Community Center Budget.
3. Assess progress annually before budget season. Make recommendations for resource allocation through the budget based upon goals, objectives, needs and opportunities.

Objective 2

Develop a formal maintenance management system for the parks and recreation facilities.

Recommendations

1. Develop park standards, a documented method for planning, directing, scheduling, and evaluating park maintenance. Set policies for park maintenance management.
2. Develop a maintenance impact statement for all capital improvement projects. This should be included as a component in all master site plans. The statement would identify the tasks, costs, and resources needed to maintain the park as well as potential ways to mitigate the cost to the Township.
3. Computerize the workload cost tracking system using the coding and reporting system. Investigate software systems used in other townships.

4. Use the information generated more easily through the automated system for planning, decision-making, making the case for additional support, and establishing fees and charges for facility use.
5. Add staff and budget commensurate with the park improvements in order to ensure well maintained, safe and attractive parks.
6. Institute a natural resource management component to the current maintenance operations, which are primarily directed towards developed active recreation areas.

Lifetime Cost of a Park	
Acquisition, Planning, Financing	15%
Design	2%
Construction	10%
Maintenance	73%

Source: Lay, Francis. 1978. *Management of Grounds or Site Management Operations. Manual of Site Management*. Environmental Design Press. p.4.

Objective 3

Build the case for park and recreation through effective information management.

Recommendations

1. Adopt a strategic and vigorous program to document the facts and figures related to parks and recreation *along with an interpretation of what the figures mean*. Track numbers that illustrate the impact on parks and recreation in Upper Southampton. Document a range of information from impact on property values to the numbers of participants at community recreation events and what they spend. Use this information in cultivating sponsorships as well as in overall township planning in economic revitalization.
2. Use this information for decision-making, promotion, budgeting, and negotiating partnerships and sponsorships.

Benefits of Information Management

- Better understanding of community needs
 - Enhanced decision-making capability
 - Improved customer service
 - More effective allocation of resources, potential cost savings
 - Documentation that park and recreation is an essential community service

Objective 4**Support the professionalism of the Department through an Employee Development Program.**

Recommendations

1. Assess the training needs of the Park and Recreation Department, the park maintenance area of the Public Works Department and the staff.
2. Create a five-year employee development program. Allocate one to two percent of the budget for training (\$5,400 at 1%). Areas to be considered include sport turf management, computerization, specialized management schools, participation in national conferences, and others to be identified. The employee development program should also incorporate a performance evaluation program that reflects a philosophy of personal and professional development. Ensure that certification programs are kept up to date for staff.
3. Develop procedures to report on training efforts that would benefit other department members, elected and appointed officials. Consider in-house and self-directed training such as videos, brown bag lunches with discussion topics, a book club featuring books related to parks and recreation, motivation, job enrichment, and other enriching topics.
4. Continue to recruit high caliber staff for recreation leadership and park maintenance positions when needed. Conduct wage surveys in the area regularly to determine competitive pay rates. Set wages at a competitive level to attract quality employees. It is important to provide a professionally enriching environment in order to retain professional staff.

Objective 5**Establish an umbrella organization for volunteerism related to parks and recreation.**

Recommendations

1. Focus on volunteerism through organized groups and not on individuals. Expand the current basic policy on volunteerism. The nature and scope of the current policy needs to be fleshed out. Recognize that volunteers are not free.
2. Support the Friends of Tamanend Park and try to launch other organizations for facilities such as the trails, playgrounds etc.
3. Continue to work with the organized sports groups in a collaborative fashion, hopefully with an umbrella organization for community sports.
4. Sustain and enhance the sponsorship program for the township's activities. Recognize that most partners and sponsors have already been identified and appear to be giving as much as they can. Future expansion of partnerships and sponsorships appears to be limited.

Objective 6

Provide secure and safe parks that protect both visitors and public property.

Recommendations

1. Continue to maintain an office in Tamanend Park.
2. Continue to work with the Police Department on park safety. Include the police in park planning to ensure that improvements are consistent with security measures.
3. Continue the Department's current practice of regular park inspections. Coordinate with Delaware Valley Insurance Trust to develop a system that minimizes the Township's exposure to liability.

Objective 7

Enhance the visibility and public awareness of parks in the community.

Recommendations

1. Develop and use a logo for the Park & Recreation Department to project the desired image and presence in the community. Park and Recreation in Upper Southampton is a source of community pride. A unified identity system organized around the logo is a great way to build a visible presence in the community that connects with the citizenry.
2. Display the logo on all departmental materials, promotions, uniforms and other signs. Identify all of the different materials and equipment that could carry the Park and Recreation message: brochures, letterhead, park signs, trucks, uniforms, memo pads, vehicles, awards, and so on.

Objective 8

Position the Department of Park and Recreation to be part of municipal community planning.

Recommendations

1. Tie projects such as trails and bike paths to community planning and road improvements.
2. Make park and recreation projects a key component of an aggressive approach to get non-traditional funding sources from federal and state sources.

Goal 4

Invest in park and recreation to sustain and enhance the quality of life in Upper Southampton Township in the 21st Century.

Objective 1

Provide adequate financial support for Park and Recreation through the Township's operating budget.

Recommendations

1. Continue to fund Park and Recreation at a level of five percent or more of the operating budget of the Township.
2. Develop a four-part revenue policy for Park and Recreation. It should include four classifications:
 - A. Compulsory resources: Dedication fees, dedicated millage and/or a portion of the general fund.
 - B. Earned income: Fees & charges, admissions, rentals, sales, user fees, special services, and permits.
 - C. Contractual receipts: Land leases, facility rentals, and concessions.
 - D. Financial assistance: Grants, gifts, bequests, fund-raising, and friends groups.

The policy should include the rationale for the policy, the Township's revenue philosophy and expectations, citizen and community group input, programs and services, benefits to the community, pricing guidelines and evaluation guidelines.

3. Update the fee schedule.
 - A. Ensure that provisions are made for those in need of financial assistance.
 - B. Offer low cost or free programs such as a movie series or concert series that serve large groups or significant target groups. Try to get sponsors to support these kinds of events.
 - C. Consider using the equivalent cost of a "recreational hour", which is about \$5, when setting fees and charges.
 - D. Establish a percentage of 30 to 40 percent of the program fee for administration and advertising.

4. Develop an impact statement for all projects to demonstrate the need for support to undertake the project and protect the investment. This would enable the Department to hire additional staff for maintenance and programming as improvements are made to the system.
5. Continue to support organized sports and work on collaborative projects for the benefit of the community.

Objective 2

Continue to use the current revenue strategy of tax and non-tax sources.

Recommendations

1. Determine how Upper Southampton Township could increase budget support for Park and Recreation operations and capital projects. The increase would be an investment in the overall economic development of the Township spurred in part by a higher quality of life fostered by the parks, Community Center, trails, and recreation services.
2. Strive to increase the percentage of the operating budget generated through non-tax sources. Set 30 percent as the benchmark with increases of five percent annually over the next five years. Evaluate progress in cost recovery and set new goals based upon successful track record of generating revenues through user fees and charges, events, concessions, sponsorships, gifts, grants, bequests and other means.
3. Develop a targeted program for soliciting sponsorships and donations on an annual basis.
4. Develop a gift catalog and promote the catalog as a way of encouraging donations to improve the parks. Items could range from a few dollars up to full-scale facilities such as pavilions.

Objective 3

Establish a five-year capital improvement program based upon decisions made for implementing this plan.

Recommendations

1. Project the funding that would be available for capital improvements over the next five to ten years.
2. Adopt criteria for determining which capital projects to pursue. Given the fact that there are different views and interests (mainly resource conservation vs. active

facilities – sports fields & Community Center), a clear process for decisions about funding should be established and provided for public information. Sample criteria are in **Figure 8-1**.

Objective 4**Consider a bond issue or low interest loans for a twenty-year park re-development program.**

Recommendations

1. The scope of the recreation facility improvements is such that major investment is needed over twenty years and beyond. If the Township can make a funding commitment, then decisions about park improvements can be made in a logical fashion based upon a projected configuration of the park system in the year 2020. Consider contracting with a financial planning consultant to work with the Township on a long term financing plan for parks. Future bonds or loans should be based upon park development costs and impact on municipal taxes.
2. Parks and recreation, a Community Recreation Center, trails, natural resource conservation and recreation opportunity potential are all tied directly to economic vibrancy. These amenities attract new businesses and residents to the community. Particularly important to development will be those amenities that are attractive to the highly entrepreneurial 25 to 40 years of age demographic.
3. The bond or loan amount should be based upon park development costs and impact on municipal taxes.
4. If the Township develops other dedicated revenue streams, a percentage should be allocated to capital development in parks and recreation.

Sample Criteria for Selection of Capital Improvement Projects						
Project Title: Project X		Capital Cost:: \$100,000		Funding Source(s): Twp. & DCNR		
Annual Operating cost: \$10,000		Operating budget source(s): User Fees				
Criteria	Yes (2)	No (1)	High Priority (3)	Medium Priority (2)	Low Priority (1)	Total Points
1. Does proposed project meet public need?	2		3			6
2. Does the project benefit a majority of the citizens?		1			1	1
3. Will the project meet safety and accessibility needs of community?		1			1	1
4. Is the project consistent with Pathways to Prosperity , design guidelines, park master plan and mission?	2				1	2
5. Will the project improve existing park conditions? That is, will it fix up what the township has rather than build new.	2		3			6
6. Is project in an area of the community that needs Township investment?		1			1	1
7. Is funding available for the project?	2		3			6
8. Does a community group(s) support the project?	2		3			6
9. Will the Township or other provider be able to maintain the improvement/project upon completion?	2		3			6
10. Will the quality of the project enhance the public image of Upper Southampton Township?	2			2		4
TOTAL Points						39

(#) = point value

Chart Formula

Step 1. Answer each question of the criteria with a yes or no.

Step 2. Mark either “2” in the yes box or “1” in the no box.

Step 3. Determine if the project is a high, medium or low priority.

Step 4. Mark either a “3”, or a “2” or a “1” in the appropriate priority box.

Step 5. Multiply the Yes (2) or No (1) points times the Priority Points High (3), Medium (2) or Low (1). Put that answer in the total points column for that criterion.

Step 6. Continue working your way through all of the criteria in the same manner.

Step 7. Add the Total Points Column. Write the score in the box in the bottom of the column.

Compare this score against the scores of other projects under consideration. In the example above, Project X scored a value of 39 out of a total 60 points possible. Compare this score with other projects that could range in value from 10 to 60. Use as part of decision-making process.

Step 8. Adjust the criteria and point values as merited based upon the use of the rating scale.

Objective 5

Develop a financing plan for major park and recreation projects that includes a mix of public and private resources.

Recommendations

1. Sustain, enhance, and expand alternatives including partnerships, sponsorships, fees and charges, and fundraising.
2. Apply for grants from the Pennsylvania Department of Conservation and Natural Resources (PA DCNR) to help pay for trail planning, trail development, land acquisition, and park improvements.

Objective 6

Establish strategic alliances with other providers as a way of maximizing all of the available resources for specific projects.

Recommendations

1. Explore a partnership with PANA and Healthy Communities.
2. Explore a partnership with the Centennial School District for specific projects that the Department would develop and propose to the School District. Such programs could include a targeted after-school program, adult recreation/self-improvement, fitness and wellness and at-risk youth. Shared facilities for sports (such as cross country) and environmental education would serve the whole community, students, residents and visitors.

Objective 7

Undertake a private fundraising campaign if appropriate for a major project.

Recommendations

1. Determine if the Township has the capacity to undertake a fundraising campaign. Consider the following factors in order to avoid undertaking a campaign before the organization is ready, the error most frequently made in capital fund-raising:

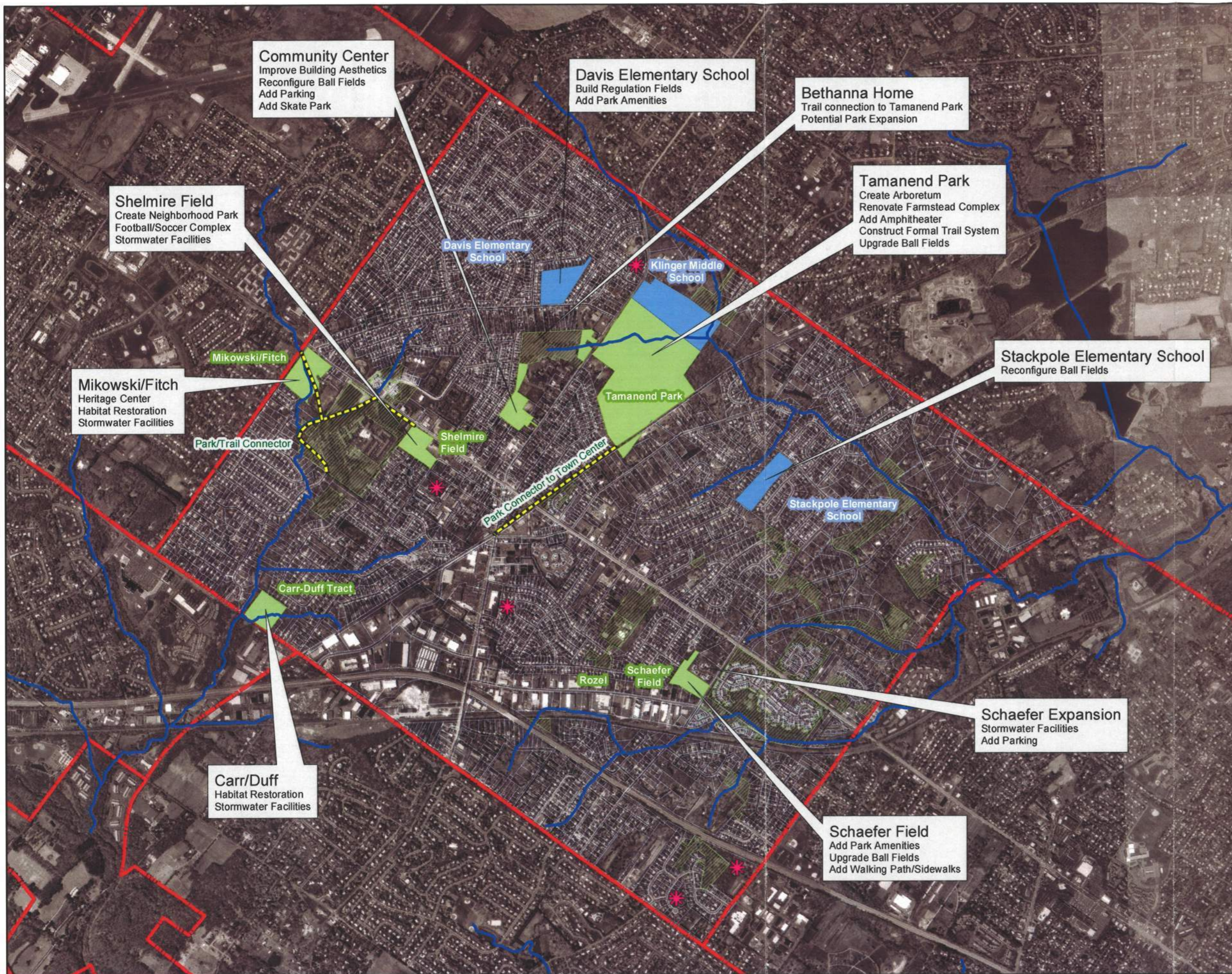
- A. **Staff capacity** – A fundraising campaign requires concentrated, dedicated staff time. If a fundraising campaign is undertaken, staff time must be specified to work on the campaign while other duties are re-assigned to others or put on hold for the duration of the campaign. Even when an outside fundraiser is retained, the amount of work to be done within the Department is considerable. Availability and skill of leadership and staff to commit to the project is required for success.
- B. **Budget** – Professional fundraisers charge a fee, not a percentage of the amount raised. The amount is negotiated based upon the scope of work required for the fundraising project.
- C. **Quality of data available on prospective donors** – Knowledge about the resources available among citizens and businesses helps to gauge the potential likelihood of success for a fundraising campaign. This knowledge includes both financial information and particular interests of prospective donors.
- D. **Volunteer base** – Volunteers are needed to make the case for the project as well as to conduct visits with prospective donors. Donations usually result from people giving to people so the personal connections and ties are crucial to success.
- E. **Potential of getting major donors on the Board** – Getting major donors on the board is a key to success. The board members need to be counted on to deliver the first significant donations to the cause. This will enable the fundraisers to leverage other donations based upon a demonstration of successful fundraising to date.
- F. **Board strength** – The Board needs to include well-known people of influence in the community. The individuals must be powerful enough to lead the charge in capturing donations. They are usually considered to be the movers and shakers of the community.
- G. **Gift management** – As the donations come in, the process of receiving, acknowledging and rewarding the donations must be managed by staff. This will be an ongoing process throughout the campaign until all donations are received. This includes the tracking of multi-year pledges.
- H. **Gift recognition** – A worthy method for recognizing donations needs to be developed. This can include a permanent signage structure with names and donation category levels, newsletters describing the donations, and media coverage. The gift recognition program should be developed as a component of the campaign.
- I. **Consensus on fund-raising direction** – Clear consensus on the purpose of the fundraising project needs to be achieved and formalized in a written document, and should be a requirement before beginning the campaign steps.
- J. **Materials and publications to explain the case for support** – Staff can generate materials to assist in the development of the materials and the publication. The professional fundraiser should actually develop the materials and publications to convey the proper message, tone and information to the public and potential donors. Different levels of publications may be needed for various target audiences.

2. Develop a campaign master plan if the Township decides to move ahead with a fundraising project. The Township's fundraising campaign should include campaign objectives, policies, an organizational chart, campaign job descriptions, a campaign strategy, printed materials, cultivation plans, and a prospective pool analysis. In conducting a successful campaign program, many organizations find that they cannot take on an additional task when they already have too much to do in daily operations.

3. Decide the purpose of fundraising and what the benefit to the community at large will be. The Township needs to be able to develop *a case of compelling need* that requires private funds. Preparedness underlies all successful campaigns. Projects that could be considered are a new community park, an indoor recreation center, an amphitheater, pavilions, children's playgrounds, sports fields, trails, beautification, and nature. Some things that the Township may want to consider for special design features would be paid design competitions for the shelters, pavilions, or park buildings in schools of architecture or design. Fundraising should be strategic, well orchestrated, and for popular projects.

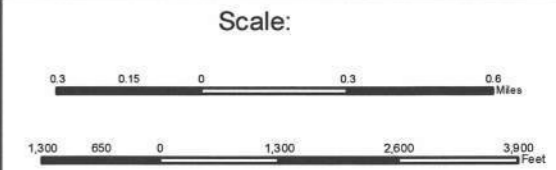
Upper Southampton Township
Comprehensive Parks,
Recreation & Open Space Plan

**Park Recommendations
Map**



Legend

- Historic Sites
- Streams
- Parcel
- Park Connector
- Municipal Boundaries
- Private Open Space
- Public Park
- Schools



Gannett Fleming
Date: September, 2006



APPROVED:



KEY PLAN:

REVISION	DESCRIPTION	DATE

**UPPER SOUTHAMPTON
COMMUNITY CENTER
CONCEPT PLAN**

JOB. NO: 043384 CHECKED:
DRAWN: TS DATE: 2/12/06

FIGURE 8-1



APPROVED: _____



REVISION	DESCRIPTION	DATE

UPPER SOUTHAMPTON
(GRAVEL HILL)
SCHAEFER FIELD
CONCEPT PLAN

JOB. NO: 043384 CHECKED: _____
 DRAWN: TS DATE: 2/12/06

FIGURE 8-2



APPROVED:



KEY PLAN:



REVISION	DESCRIPTION	DATE

UPPER SOUTHAMPTON

**SHELMIRE FIELD
CONCEPT PLAN**

JOB. NO:	043384	CHECKED:	
DRAWN:	TS	DATE:	2/12/06

FIGURE 8-3



APPROVED:

3/General Office/Logan/Gerrett Planning/07/10/06



REVISION	DESCRIPTION	DATE

UPPER SOUTHAMPTON

TAMENEND PARK
CONCEPT PLAN

JOB. NO: 043384 CHECKED: _____
 DRAWN: TS DATE: 2/12/06
 WORK NO. _____

FIGURE 8-4



APPROVED:



KEY PLAN:



REVISION	DESCRIPTION	DATE

UPPER SOUTHAMPTON

DAVIS ELEMENTARY
CONCEPT PLAN

JOB. NO:	043384	CHECKED:	
DRAWN:	TS	DATE:	2/12/06

FIGURE 8-5



APPROVED:



KEY PLAN:



REVISION	DESCRIPTION	DATE

UPPER SOUTHAMPTON

STACKPOLE MIDDLE
CONCEPT PLAN

JOB. NO: 043384 CHECKED:
DRAWN: TS DATE: 2/12/06

FIGURE 8-6



APPROVED:



KEY PLAN:



REVISION	DESCRIPTION	DATE

UPPER SOUTHAMPTON

STACKPOLE MIDDLE
CONCEPT PLAN

JOB. NO:	043384	CHECKED:	
DRAWN:	TS	DATE:	2/12/06

FIGURE 8-7

Implementation Schedule

The Implementation Schedule sets forth the time frame for the actions Upper Southampton Township will undertake in the short, medium, and long term. Not everything can be accomplished at once. Opportunities arise and needs change, requiring this schedule to be flexible. The Implementation Schedule is organized around the four goals of the Plan for parkland, recreation facilities and trails, recreation opportunities, administration and management, and financing.

Implementation Schedule 2007-2017

Goal 1

Establish a premiere system of parks, recreation facilities, and trails throughout Upper Southampton Township.

Project	Resources	2007-08	2009-12	2013-17
Key √ - Start project ⇒ - Continue implementation				
Develop master park plans for each of the parks	Staff Time and consultant. Approximately \$35,000-\$60,000 per park.	√	⇒	
Rehabilitate existing parks and recreation facilities to the extent possible	Public Works Staff. Site specific costs based on master plans.		√	⇒
Target land acquisition and easements to meet specific community needs	Annual Budget and special sources.	√	⇒	
Promote protection of natural areas through the park system	Staff Time. Annual Budget	√	⇒	⇒
Continue park planning efforts with public involvement to insure effective design and construction	Staff Time.		√	⇒
Design and develop a township wide pedestrian linkages, trails and bike path system	Staff Time and consultant. Approximately \$20,000-\$25,000		√	⇒
Develop a plan to maximize use of the buildings in Tamanend Park	Staff Time and consultant. Approximately \$30,000-\$45,000		√	⇒

Goal 2

Provide recreation opportunities, programs and services to enrich the quality of life for the people who live, work or visit in Upper Southampton Township.

Project Key √ - Start project ⇒ - Continue implementation	Resources	2007-08	2009-12	2013-17
Continue recreation programming in Upper Southampton Township year round	Staff time. Support with user fees and charges.	√	⇒	⇒
Maintain the pulse of the community in terms of needs and interests in park and recreation	Staff time.	√	⇒	⇒
Develop a summer camp program	Staff time. Support with user fees and charges.	√		⇒
Develop a plan for providing recreation services to senior adults in Upper Southampton Township	Staff time. Support with user fees and charges.	√	⇒	⇒
Address the need to provide and promote recreation opportunities aimed at improving lifelong fitness and wellness	Staff time. Support with user fees and charges.	√	⇒	⇒
Explore new program areas as staff resources are available	Staff time.		√	⇒
Incorporate teens in recreation program planning and Community Center studies and plans	Staff time. Should be done in conjunction with enhancement to Community Center.	√	⇒	⇒
Continue to facilitate the provision of community recreation services by other providers	Staff time and volunteer time		√	⇒
Develop a formalized marketing program	Staff time.	√	⇒	⇒

Goal 3

Continue to manage the parks and recreation system in a professional manner that conveys the greatest possible benefit to the public.

Project	Resources	2007-08	2009-12	2013-17
Establish performance standards for each functional area of Park and Recreation	Staff time.	√	⇒	⇒
Develop a formal maintenance management system for the parks and recreation facilities	Staff time.	√	⇒	⇒
Build the case for park and recreation through effective information management	Staff time.	√	⇒	⇒
Support the professionalism of the Department through an Employee Development Program	Staff time.		√	⇒
Establish an umbrella organization for volunteerism related to park and recreation	Staff and volunteer time.		√	⇒
Provide secure and safe parks that protect both visitors and public property	Staff time.	√	⇒	⇒
Enhance the visibility and public awareness of parks in the community	Staff time and use of existing advertising budget	√	⇒	⇒
Position the Department of Park and Recreation to be part of municipal community planning	Staff time.	√	⇒	⇒

Goal 4

Invest in parks and recreation to sustain and enhance the quality of life in Upper Southampton Township into the 21st century.

Project	Resources	2007-08	2009-12	2013-17
Key √ - Start project ⇒ - Continue implementation				
Provide adequate financial support for Park and Recreation through the Township's operating budget	Staff time.	√	⇒	⇒
Continue to use the current revenue strategy of tax and non-tax sources	Staff time.	√	⇒	⇒
Establish a five-year capital improvement program based upon decisions made for implementing this plan	Staff time.	√		
Consider a bond issue or low interest loans for a twenty-year park redevelopment program	Staff time.		√	
Develop a financing plan for major park and recreation projects that includes a mix of public and private resources	Staff time.	√	⇒	⇒
Establish strategic alliances with other providers as a way of maximizing all of the available resources for specific projects	Staff and volunteer time.	√	⇒	⇒
Undertake a private fundraising campaign if appropriate for a major project	Staff and volunteer time.	√	⇒	⇒

Key √ - Start project ⇒ - Continue implementation

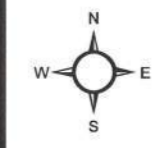
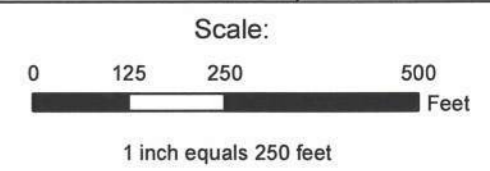
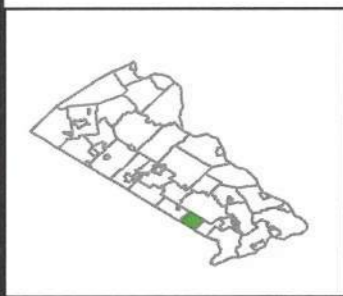
Appendix

A

Aerial Photographs

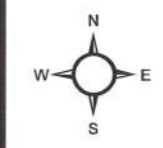
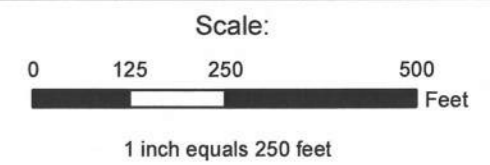
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Bethanna Home



 **Gannett Fleming**
Date: September, 2006

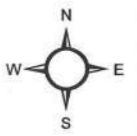
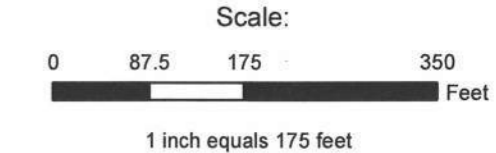
Bowen Tract





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Herman Viet Property



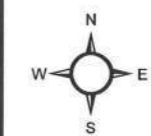
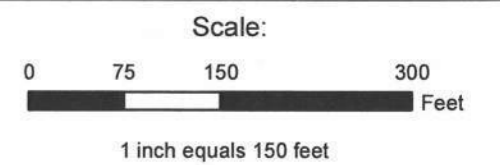
 **Gannett Fleming**

Date: September, 2006



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Southampton Estates / Dairy Queen Site



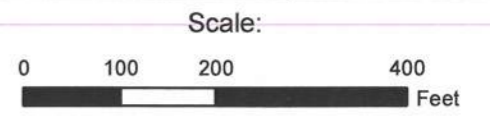
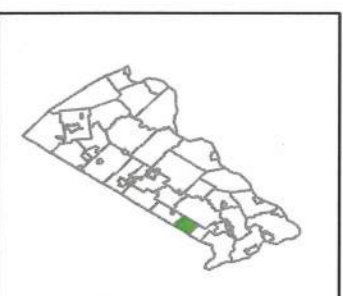
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Community Center

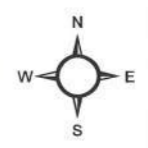
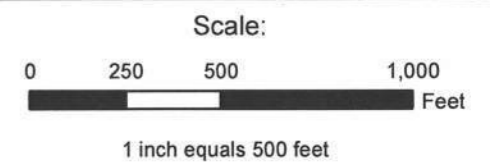


1 inch equals 200 feet



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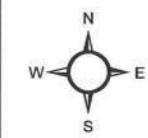
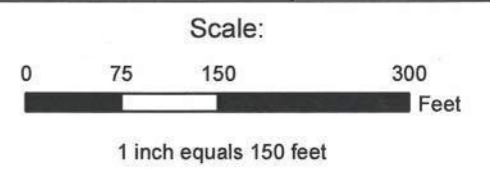
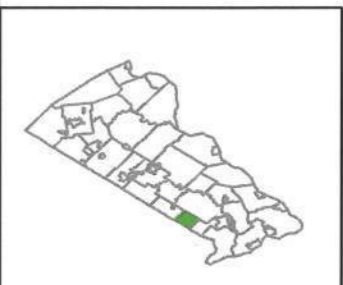
Tamanend Park





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Schaefer Field



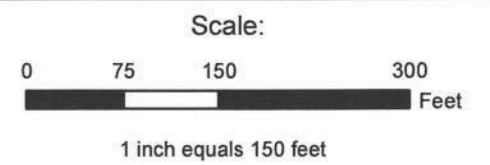
 **Gannett Fleming**

Date: September, 2006



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Shelmire Field



 **Gannett Fleming**
Date: September, 2006

Upper Southampton Township Facility Supply & Demand Calculations

The following field supply and demand projections are based upon the exact number of fields and current participation rates in leagues. It is essential to understand that there are limitations to these formulas. For example, because some fields are overlapping, use of one field can restrict use on an adjoining field. Such is the case at the Community Center, where at times when a softball field is in use, a baseball field cannot be used.

Considerations

- Accommodations for lacrosse and field hockey are not included.
- Field Lighting extends field use time and requires a higher level of maintenance for increased use.
- The formulas are based on current need. Soccer is the sport with the most growth.
- Sports games use overlapping fields thereby taking a field out of play.
- Sports are played year round, not only in one traditional season.

Formulas

Field Supply = (typical day X typical use %) + (peak use/day X peak use %) X days available

Typical % = % of the time the field is expected to support typical use

Peak Use = Number of teams expected to use the fields on Saturdays

Peak % = % of the time expected to support peak use

Days available = Weather permitting, the number of days field is available

Field Demand = Number of teams X (Number of practices + Number of Games) X Number of Weeks

60' Baseball Fields

Application of Supply Formula for 60' Baseball Fields

$(2 \times 0.83) + (10 \times 0.17) \times 112 = 376.32$ team visits per field per season

376 visits X 5 fields = **1,880** total township field visit supply for baseball

Application of Demand Formula for 60' Baseball Fields (based on 540 players in 36 teams)

Field Demand = Number of teams x (Number of practices + Number of Games) x Number of Weeks

= 36×3 field visits per week x 16 week season = **1,728** field visit demand

Findings

Southampton Baseball:

1,880 field visit supply – 1,728 field visit need = **152 additional visit capacity**

This finding is consistent with sports group recommendations that there are enough fields but that maintenance needs to be increased to improve playing conditions.

Softball Fields

Application of Supply Formula for Softball Fields

$(2 \times .83) + (10 \times .17) \times 112 = 376.32$ team visits per field per season

= 376 visits x 8 fields = **3,008** total township field visit supply for softball

Application of Demand Formula for Softball Fields (based on 220 players in 18 teams with about 12 players)

Field Demand = Number of teams x (Number of practices + Number of Games) x Number of Weeks

= 18×3 field visits per week X 16 week season = **864** field visit demand

Findings

Southampton Girl's Club:

3,008 field visit supply – 864 field visit need = **2,144** additional visit capacity

This finding is consistent with sports group recommendations that there are enough fields but that maintenance needs to be increased to improve playing conditions.

- The Business Men's Softball League, newly formed in 2005, plays only on Friday nights and can be accommodated.
- Senior Softball: Uses fields around the schedule of Southampton Baseball and only on an occasional basis as this is a league serving multiple municipalities.

Soccer Fields

Application of Supply Formula for Soccer Fields

$(2 \times .83) + (10 \times .17) \times 120 = 403.20$ team visits per field per season

Township field supply = Team Visits/Field X Number of Fields

= $403 \times 4 = 1,612$ total township field visit supply for soccer fields

Application of Demand Formula for Soccer Fields (based on 700 players in 58 teams)

Field Demand = Number of teams x (Number of practices + Number of Games) x Number of Weeks

= 58×3 field visits per week x 16 week season = **2,784** field visit demand

Findings

Upper Southampton Soccer.

1,612 field visit supply – 2,784 field visit need = 1,172 visit deficit

This equals three fields.

Assumptions

- Based on full-size fields
- Based on 12 players per team

Football Fields

Application of Supply Formula for Football Fields

$(2 \times .83) + (10 \times .17) \times 98 = 330$ team visits per field per season

Township field supply = Team Visits/Field x Number of Fields

= $330 \times 1 = 330$ total township field visit supply for football

Application of Demand Formula for Soccer Fields (based on 192 players in 13 teams)

Field Demand = Number of teams x (Number of practices + Number of Games) x Number of Weeks

= 13×3 field visits per week x 14 week season = **546** field visit demand

Findings

Upper Southampton Football.

330 field visit supply – 546 field visit need = 216 visit deficit

This equals one additional township field.

Assumptions

- Based on full-size fields
- Based on 14 players per team
- Centennial School District has one football field at Klinger and two at William Tennent that are not counted as facilities to be used by the football league.

Summary

The supply and demand calculations suggest an overabundance of baseball and softball fields, and a need for more fields to accommodate soccer and football. Net facility availability is summarized below.

Table B-1 Facility Availability Summary				
Field Type	Facility Demand (visits per season)	Facility Supply (visits per season)	Net Facility Availability	Net Fields Needed
Baseball	1,880	1,728	152	0
Softball	3,008	864	864	0
Soccer	1,612	2,784	-1172	3
Football	330	546	-216	1