

Implementation and Funding Strategy

The Phasing Plan and Potential Funding Sources outline an initial strategy for development of improvements and new facilities within Pat Livezey Park. During the period of time over which park improvements will be implemented, the availability of funding along with other factors, such as an increased demand for certain park facilities, may affect implementation phases. The Township must be flexible and adapt to these changes as it moves forward with the park's development.

Phasing Plan

The implementation strategy suggests a logical construction sequence. The Phasing Plan outlined below summarizes potential projects for phased implementation of construction at Pat Livezey Park and references the phasing plan map included at the end of this chapter.

It is important to consider that this sequence may be modified to address any potential changes in opportunity or demands that may occur in the coming years and as project funding becomes available. Different project components can be constructed concurrently, again dependant on available funding and dedication of Township resources for maintenance and operations.

Phase 1- Upper Park

- Storage/Concession building expansion
- Walks and plaza area – connect to existing walkways
- Storage/Concession building plantings

Phase 2- Lower Park

- Driveway Widening
- Culvert Widening
- Entrance signage

Phase 3- Lower Park

- Site grading and retaining walls for soccer field, practice field, and parking lot areas
- Soccer and practice field improvements
- Soccer and practice field lighting
- Stormwater management system
- Existing parking lot improvements
- Soccer field handicapped parking and driveway
- Additional parking lot below soccer field
- Buffer and parking lot plantings

Phase 4- Entire Park

- Loop trail system (upper and lower park areas)

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Phase 5- Upper Park

Driveway and parking lot expansion
Stormwater infiltration system
Soccer field renovation- installation of drainage and irrigation
Free play area- clearing/grubbing, minimal grading and seeding
Parking lot Plantings
Shade tree plantings
Buffer plantings

Cost

A detailed estimate of probable construction costs for the proposed improvements was compiled based upon the proposed improvements shown on the draft plan. Specific construction costs for improvements have been grouped according to the proposed project phasing described in this Chapter.

Pat Livezey Park Costs:

Phase 1 Improvements	\$110,309
Phase 2 Improvements	\$134,232
Phase 3 Improvements	\$1,697,877
Phase 4 Improvements	\$11,880
Phase 5 Improvements	\$701,172
Improvements Total Cost:	\$2,649,469
Artificial Turf Option (Add):	\$609,474
Improvements W/ Artificial Turf Total Cost:	\$3,258,943

Unit costs figures are based upon the construction fees for similar projects and reflect prevailing wages that are required for public construction jobs. The improvements total for each phase includes a 10% contingency and 10% engineering design fee. A detailed opinion of probable development costs is located in appendix of this report.

Potential Funding Sources

The Community Conservation Partnership Program (C2P2)

The State of Pennsylvania makes available grant money to municipal governments through this program to support greenway and park planning, design, and development. Applications for development grants are due in the spring of each year, and a 50 percent match is required from the local project sponsor. The amount of maximum award varies with the requested activity. Land acquisition and construction (development) grants typically range from \$150,000 to \$250,000. When interested in applying for a grant for Pat Livezey Park, it is recommended that the township meet with the regional DCNR advisor as soon as possible. Additional information can be accessed at: <http://www.dcnr.state.pa.us/brc/grants/>. The Township received a \$250,000 grant from DCNR in 2007 for Laurel Road Park. The grant will decrease the Township's chances of acquiring another DCNR grant for at least one or two years.

Growing Greener 2

Growing Greener is the largest single investment of state funds in Pennsylvania's history. Growing Greener funds can be used for farmland-preservation projects; preserving open space; cleanup of abandoned mines, watershed planning; recreational trails and parks; and to help communities address land use concerns. Eligible applicants include non-profit groups, counties, and municipalities. A local match of 15% is required. The match can be met with cash, or in-kind goods and/or services. Additional information is available at: <http://www.depweb.state.pa.us/growinggreener/site/default.asp>

Pennsylvania Department of Community and Economic Development (DCED)

DCED's mission includes four elements that each has a relationship to parks and greenways: economic development, travel and tourism, technical assistance, and community development. The Community Revitalization Program is an applicable funding program that supports local initiatives aimed at improving a community's quality of life and improving business conditions. These grants, typically range from \$5,000 to over \$50,000, require the active support of state legislators. Additional information can be accessed at: <http://www.newpa.com/default.aspx?id=1>

Private Foundations

There are various corporations and foundations, which support public works such as park improvements. The competition for these funds has become brisk, but the opportunities should be researched. Funding must often be to non-profit organizations.

Schools

The New Hope Solebury School Districts may also be of assistance in several ways. The student body might get involved with clubs, fundraising events, and site cleanup days. While the amount of funds raised may be relatively small, this process builds constituents and support for the park, critical to its long-term success.

Friends-of-the-Park

Similar to participation by school groups, the establishment of a non-profit 501 (C) (3) friends group can help raise grass roots funding for the park and provide a conduit for tax deductible donations and foundation funding.

Sports Organizations

Sports Organizations in Solebury Township have a tradition of making significant contributions to the Township park system. These organizations may be willing to continue this civic tradition at Pat Livezey Park.

Regulatory Considerations

Zoning variances, conditional use approvals and permits will be needed to construct certain improvements recommended by this master plan.

Zoning Ordinance

Park improvements have historically been subject to Zoning and Land Development review and approval by the Board of Supervisors. A summary of variances and conditional uses necessary for specific park development is provided below; approval of these variances and conditional uses is required prior to implementing improvements.

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See the Appendix of this report for a complete list of ordinance sections as they apply to this required relief.

- Conditional use required for proposed culvert replacement.
- Variance is required for disturbance of class II and class III step slopes.
- Conditional use required for improvements to the practice field– within the riparian corridor.
- Variance is required for the lower park parking lots, located within the riparian corridor
- Variance is required for the field lighting– lights will be mounted higher than 20 feet.

Wetlands Delineation

A wetland delineation study has been performed to determine the presence of any jurisdictional wetlands. Any wetland disturbance associated with development would have to be mitigated accordingly with review and approval from the US Army Corps of Engineers and the PA DEP.

Stormwater Management

Most construction projects in the park that will involve the disturbance of more than one acre of earth disturbance are required to obtain an NPDES Stormwater Permit for Construction Activities. The NPDES requirements mandate the infiltration of the 2-year storm event.

Erosion and Sedimentation Control

All projects must comply with the stipulations of PA Code Chapter 102, Erosion and Sediment Control. Temporary erosion and sedimentation control measures must be installed for any earthmoving project with plan approval from the Bucks County Conservation District.

Highway Occupancy

The Route 202 entrance is proposed to be widened; the proposed additional parking will most likely increase traffic use of this existing entrance. It is recommended that the Township notify PennDOT of any intention to change the use and to determine if a Highway Occupancy permit will be required.

Building Codes

The Township should meet all building codes that pertain to structural, electrical, plumbing, and mechanical aspects for the proposed storage/concession building addition.