

Bradford County Parks Master Plan



**Sunfish Pond County Park
Larnard-Hornbrook County Park
Mt. Pisgah County Park**

Bradford County Parks Master Plan



**Sunfish Pond County Park
Larnard-Hornbrook County
Mt. Pisgah County Park**

Prepared for:

Bradford County, Pennsylvania

Study Committee

Gerard Zeller, Bradford County Parks Board, Chairman
David Buck, Endless Mountain Heritage Region
Charlie Fox, Bradford County Parks Board
Rich Gulyas, Bradford County Conservation District
Ray Stolinis, Bradford County Planning Office

Consultants

Yost Strodoski Mears, York, PA
Toole Recreation Planning, Doylestown, PA
Gannett Fleming, Camp Hill, PA



This Project was financed in part by a grant from the Community Conservation Park Partnership Program Keystone Recreation, Park and Conservation Fund, under the administration of the Pennsylvania Department of Conservation and Natural Resources, Bureau of Recreation and Conservation.

Bradford County Parks Master Plan

Table of Contents

Chapter 1 – Background Information

Introduction	1-1
Background and History.....	1-2
Demographics.	1-3
Master Planning Process.....	1-4

Chapter 2 – Public Participation

Introduction	2-1
Findings of the Public Participation Process	2-2
Project Goals.	2-6

Chapter 3 – Resource Analysis

Introduction	3-1
Sunfish Pond County Park	3-1
Larnard-Hornbrook County Park.	3-9
Mt. Pisgah County Park.....	3-16

Chapter 4 – Conceptual Alternatives

Sunfish Pond County Park	4-1
Larnard-Hornbrook County Park	4-5
Mt. Pisgah County Park.....	4-11
Pre-Final Designs	4-17

Chapter 5 – Park Master Plans

Introduction	5-1
Nature Based Recreation Opportunities.....	5-1
Sunfish Pond County Park Master Plan	5-2
Larnard-Hornbrook County Park Master Plan	5-8
Mt. Pisgah County Park Master Plan	5-13
Common Development Considerations for Bradford County Parks.....	5-21
Sustainability and Green Design Considerations.....	5-30

Chapter 6 – Cost & Implementation Analysis

Park Improvement Phasing	6-1
Early Implementation Projects	6-2
Park Priority	6-3
Probable Construction Cost Opinions	6-3
Implementation Tasks	6-5

Chapter 7 – Strategic Operations & Management Plan

Current Operations 7-1

Challenges..... 7-5

Guiding Principals..... 7-7

Recommendations..... 7-8

Action Plan Blueprint: What To Do Right Now 7-13

Appendix A – Demographic Profile

Appendix B – Funding Sources

List of Maps

Sunfish Pond County Park – Site Analysis..... 3-8

Larnard-Hornbrook County Park – Site Analysis..... 3-15

Mt. Pisgah County Park – Site Analysis 3-22

Mt. Pisgah County Park – Detail – Site Analysis..... 3-23

Sunfish Pond County Park – Conceptual Alternative A..... 4-3

Sunfish Pond County Park – Conceptual Alternative B..... 4-4

Larnard-Hornbrook County Park – Conceptual Alternative A 4-8

Larnard-Hornbrook County Park – Conceptual Alternative B 4-9

Larnard-Hornbrook County Park – Conceptual Alternative C 4-10

Mt. Pisgah County Park – Detail – Conceptual Alternative A..... 4-13

Mt. Pisgah County Park – Detail – Conceptual Alternative B..... 4-15

Mt. Pisgah County Park – Conceptual Alternative 4-16

Sunfish Pond County Park – Pre-Final Plan 4-18

Larnard-Hornbrook County Park – Pre-Final Plan 4-19

Mt. Pisgah County Park – Detail – Pre-Final Plan..... 4-20

Mt. Pisgah County Park Summit Detail – Pre-Final Plan 4-21

Mt. Pisgah County Park – Pre-Final Plan..... 4-22

Sunfish Pond County Park – Master Plan 5-7

Larnard-Hornbrook County Park – Master Plan 5-12

Mt. Pisgah County Park – Detail Master Plan 5-19

Mt. Pisgah County Park Master Plan..... 5-20



Chapter **1**

Background Information

Introduction

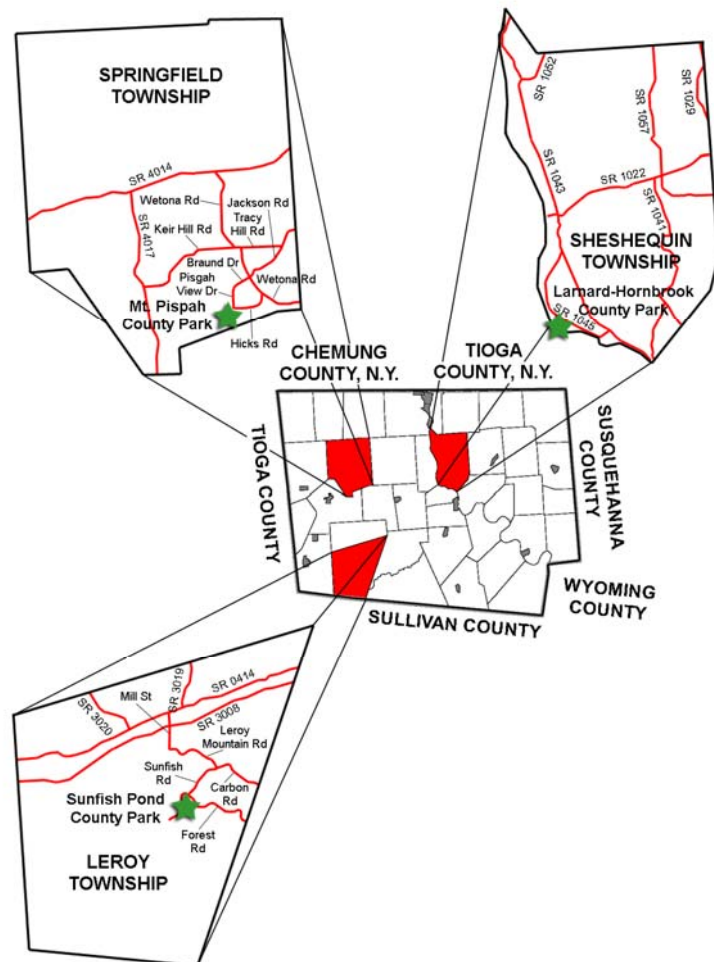
Bradford County, located in northern Pennsylvania adjacent to the New York border, is part of the region known as the Endless Mountains. This rural county abounds with scenic beauty, from its wooded mountains and valley farmlands to the small villages and the North Branch Susquehanna River. This diverse pallet of scenic landscapes is captured in Bradford County's parks.

Bradford County has three county parks: Sunfish Pond County Park, Larnard-Hornbrook County Park, and Mt. Pisgah County Park. The parks offer resource based recreation opportunities and protect significant landscape features of the county. Sunfish Pond County Park is a small County land holding surrounded by State Game Lands. The upland wooded site includes a 35 acre freshwater pond and facilities for camping and fishing. Larnard-Hornbrook County Park is located along the Susquehanna River and offers a boat ramp, area for seasonal camping, and traditional recreation amenities. Mt. Pisgah is approximately 600 acres, located on the second highest peak in the County. The park is wooded and in the past provided facilities for camping. The park is known for its scenic views, interesting history, and local lore.



Park Locations

The three parks are located on the adjacent map. Sunfish Pond County Park is located in Leroy Township with access via Route 414, LeRoy Mountain Road, and Sunfish Pond Road. Larnard-Hornbrook County Park is located in Sheshequin Township along State Route 1045, Hornbrook Road. Mt. Pisgah County Park is located primarily in Springfield Township with a small portion of the southern end of the park in Troy Township. Access to the park is via Route 6, onto Leona Road, then onto Pisgah Road and Wilcox Drive.



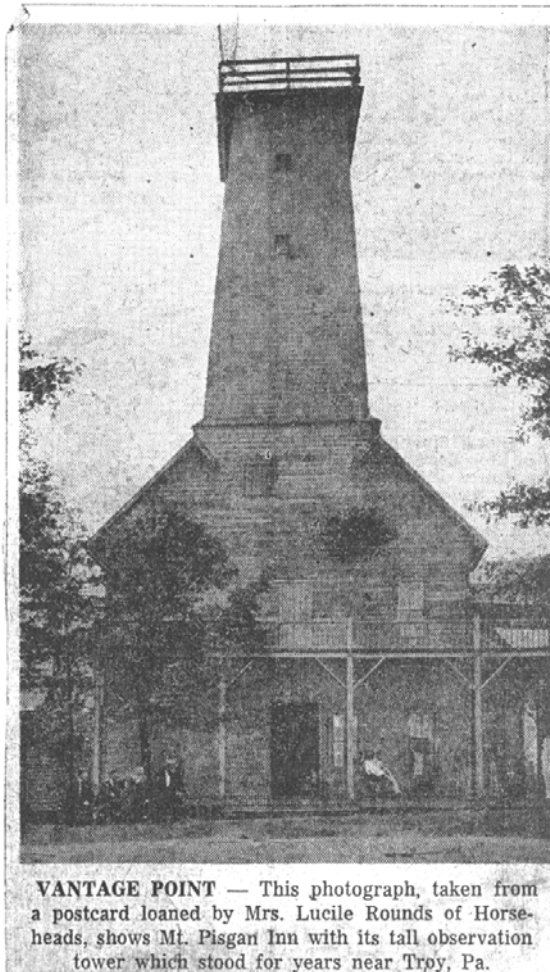
Background and History

Bradford County

Bradford County was first settled in the early 1700's by settlers from New York and Connecticut. In 1812 Bradford County was created from Luzerne and Lackawanna Counties and named to honor William Bradford, the second Attorney General of the United States under George Washington.

Sunfish Pond County Park – Sunfish Pond was acquired by Bradford County in the early 1970's in a land swap from the Pennsylvania State Game Commission for lands near State Game Land No.36. The property was formerly part of State Game Lands No.12, the second land holding acquired by the State Game Commission. State Game Land No.12 today is comprised of approximately 24,000 acres on Barclay Mountain and entirely surrounds Sunfish Pond County Park. The Civilian Conservation Corp built the road to Sunfish Pond and pavilions and picnic areas.

Larnard-Hornbrook County Park – Larnard-Hornbrook was acquired in 1970 through the State Project 70 program. The park site as acquired in two parcels: the 17.5 acre parcel along the banks of the river and the 12.6 acre island parcel.



VANTAGE POINT — This photograph, taken from a postcard loaned by Mrs. Lucile Rounds of Horseheads, shows Mt. Pisgah Inn with its tall observation tower which stood for years near Troy, Pa.

Mt. Pisgah County Park – Mt. Pisgah was acquired by Bradford County starting in 1967 with the acquisition of 500 acres. Project 70 funds were used to acquire the tract and additional contiguous tracts to provide the 600+/- acre park site. The park site is rich in history spanning more than two centuries. Indian folklore recounts the Oneida Chief Wetonah's love for the natural beauty and scenic views from Mt. Pisgah. His remains were buried at the summit of the mountain. In the late 1800's the summit of Mt. Pisgah was developed as a popular resort, known for its fresh air and scenic vistas. The resort was advertised as "Mt. Pisgah – Ideal for the relief of asthma and hay fever, you will notice a change in 24 hours". The resort drew visitors from the entire eastern seaboard to the hotel on the summit. The hotel included a 75-80-foot tall observation tower to take advantage of the tremendous views. The resort declined during the early 1900's and was closed.

The Commonwealth was also looking for land in Bradford County for a state park and between 1969 and 1973 purchased 1,302 acres for Mt. Pisgah State Park. Mt. Pisgah State Park connects to Mt. Pisgah County Park.

2006 Bradford County Open Space, Greenways and Outdoor Recreation Plan

In 2006 Bradford County adopted an Open Space, Greenways and Outdoor Recreation Plan to plan for the protection of the County's rural landscape character and to provide recreational opportunities for county residents and visitors. Five goals were defined in the Open Space, Greenways and Outdoor Plan:

Open Space – Promote the protection of sensitive environmental systems and the managed use of open space lands.

Greenways – Promote the management and interpretation of natural systems and cultural, historic, and scenic resources through designated corridors.

Outdoor Recreation – Foster and promote recreation opportunities that reflect the County's diverse resource.

Community Growth and Development – Foster sound growth and development that respects open space and integrates recreational amenities.

Education – Promote a thorough understanding of the functions and benefits of open space, greenways, outdoor recreation, and community development to residents.

The planning process explored resident's opinions about the three County parks. During the planning process, residents suggested that the county parks could be improved with more facilities to increase convenience and more activity options within the parks. The Open Space, Greenways and Outdoor Recreation Plan also suggested that the purpose of the parks be reviewed to assure the recreation opportunities offered at the three facilities align with the needs and desires of county park visitors, which may change over time.

2004 Bradford County Comprehensive Plan

The 2004 Comprehensive Plan for Bradford County promotes a vision that integrates the rural character with sound community development, a healthy economy, and coordinated public and private resource management in order to sustain and enhance the quality of life of residents. The Comprehensive Plan found that the demand for recreational facilities is increasing, particularly in natural settings, which continues to bring more visitors to the County. Plan recommendations that relate to the three county parks include:

- Coordinate day and overnight access, facilities, and services between the County Park and Mount Pisgah State Park.
- Promote the Susquehanna River corridor as a recreation destination and as a recreation route.
- Develop and interconnect trails.
- Promote public education of the importance of biological diversity.

Demographics

The 2000 U.S. Census population for Bradford County was 62,761, a decrease of 19.82-percent from 1990. Three of the municipalities where the three County parks are located experienced growth while Troy Township near Mt. Pisgah County Park lost population:

Municipality	2000 Population	1990 Population	Percent Change
LeRoy Township (Sunfish Pond County Park)	627	610	+ 2.79
Sheshequin Township (Larnard-Hornbrook County Park)	1,300	1,211	+ 7.35
Springfield Township (Mt. Pisgah County Park)	1,167	1,118	+ 4.38
Troy Township (Mt. Pisgah County Park)	1,645	1,797	- 8.45

Bradford County is relatively homogenous racially with the white population comprising 97.9-percent of the total county population. The 2000 median household income for Bradford County was \$35,038 which is below the Commonwealth of Pennsylvania's median income of \$40,106 per household.

The median age of Bradford County residents is 38.9 years which compares closely to the statewide median age of 38.0 years. Countywide, 25.6-percent of the population is under 18 years of age and 15.7-percent is 65 years old or older.

These statistics illustrate the county base from which the three county parks will draw local visitors. A full Demographic Profile Table is provided in Appendix A.

Master Planning Process

The Bradford County Parks Master Plan planning process included five parts:

1. Inventory and Assessment
2. Public Participation
3. Development of Conceptual Alternatives and Pre-Final Designs
4. Final Master Plan
5. Strategic Operations and Management Plan

1. Inventory and Assessment

The natural resources and existing features were explored at each park. Landscape architects, ecologists, and a recreation planner, visited the three parks several times throughout the planning process to evaluate the site and natural resource characteristics, observe site opportunities, and consider potential impact of public use on the park site and surrounding land uses. This assessment guided the master planning process. Chapter 3 – Resources of Bradford County Parks documents the findings of the inventory and assessment phase of the planning process.

2. Public Participation

To assure that the designs for the parks are community based, broad citizen input was critical to the planning process. Public input was gathered by working with a study committee, completing key person interviews, holding park user forums in each park, and conducting public meetings.

3. Development of Conceptual Alternative Designs

Conceptual alternative designs were developed for each of the three parks. The alternatives presented differing approaches to achieving site and recreation goals and location of proposed improvements. Following review of the alternative designs, a pre-final design for each park was developed.

4. Final Master Plans

The final master plans for Sunfish Pond, Larnard-Hornbrook, and Mt. Pisgah County Parks were developed based on the outcomes and conclusions of the planning process. Probable construction cost opinions and phasing plans for implementation of the final master plans were completed in this phase of work.

5. Strategic Operations and Management Plan

Park operations are the most significant lifetime cost of a park. Recommendations for operation, management maintenance, and financing the park improvements are defined for Bradford County.



Chapter **2** **Public Participation**

Introduction

Public participation was a key component of the planning process for the Bradford County Parks Master Plan. The planning project included a four part public participation process: a Parks Advisory Committee, interviews, focus groups, and public meetings.

Bradford County Parks Advisory Committee

The Bradford County Parks Advisory Committee was tasked with steering the development of the master plans for the three County parks and work with the project consultants. The committee consists of representatives of the Bradford County Planning and Grants Department, Bradford County Parks Board, Bradford County Conservation District, and Endless Mountains Heritage Region. The Advisory Committee provided input throughout the planning process and attended committee meetings, focus group forums, and public meetings.

The Bradford County Parks Advisory Committee is an advisory committee appointed by the County Commissioners. In addition to guiding this planning effort their responsibilities include advising the Bradford County Commissioners on the development, operation, promotion, and maintenance of all county owned parks and identify opportunities for growth and improvement for the Bradford County Parks system.

Key Person Interviews

The consulting team conducted key person interviews to obtain additional input regarding the three park sites. Persons with specific insight into the facilities were contacted. Input was gathered from representatives of the Pennsylvania Game Commission, Pennsylvania Fish & Boat Commission, nearby land owners, municipal supervisors, Mt. Pisgah State Park, Northern Tier Regional Planning Commission, Bradford County Parks Maintenance Director and Parks Director, for-profit campgrounds in area, park agents, Endless Mountains Visitors Bureau, Endless Mountain Outfitters, PA Department of Health, Canton/Central Bradford/Troy Chambers of Commerce, Susquehanna Greenway Heritage Area, Endless Mountains Heritage Region, Bradford County Sanitation Committee, and others. Interviewees were provided a brief background on the project and asked questions relative to their expertise and knowledge about the three parks.



Focus Groups

Three focus group meetings, one in each park, were held with park users. The meetings explored what works well in the parks now, what improvements are needed, and issues and ideas users have for the park sites.

Public Meetings

Three public meetings were held to present project findings to the public and solicit input at various stages of the design process. The first meeting was held early in the planning process to gather general input from the public about their ideas and concerns about the three parks. The meeting was held at the Bradford County Conservation District and was attended by approximately 30 representatives of the public and Parks Advisory Committee. Public input from the meeting guided the development of the conceptual alternative plans for the parks.

A second public meeting was held mid-way through the planning process to present the pre-final master plans for public comment. The consultants described the planning process, key findings of the planning process, and the pre-final master plan designs. Approximately 17 residents attended the meeting. Meeting discussion focused on explanation of the designs presented, strategies for implementation, and the importance of addressing long term maintenance, management, and potential revenues from the facilities.

The final public meeting to present the master plans for the three County parks was held on September 30, 2010. Each of the three public meetings were promoted through the local papers and flyers that were posted in public facilities encouraging the public to attend and voice their thoughts on the parks.

Findings of the Public Participation Process

General

- The recent interest in the County parks on the part of elected and appointed officials is a major positive scenario that is lauded by the public. The development of the park master plans and park improvement has captured public support.
- The public participation process revealed that County residents value the three parks and see them as assets in the County.
- Each park site offers unique recreation opportunities and setting and the master plans should celebrate and explore the unique setting as the main theme of the parks.
- Spending time in the great outdoors is important to residents and a key reason visitors come to County.
- The natural settings are the main attraction of the park sites and natural resource protection should be balanced with public use.
- Due to the rural nature of the area, the local population must be served by the parks.

Park Use

- Outdoor recreational use of Hornbrook and Sunfish Pond primarily includes fishing, boating, and residential vacation mobile homes. Mount Pisgah is used for hiking, scenic view enjoyment and relaxation. Sunfish Pond and Mt. Pisgah are used for snowmobiling in the winter. Four wheelers use the parks illegally. Hornbrook serves as an important Susquehanna River destination. It offers overnight “backpack” type camping for river sojourners.
- Hornbrook serves as the local park for the residents of the adjoining mobile home park across the road.
- Hiking, hunting, fishing, boating, enjoying nature, and spending time with family and friends are activities that people want to participate in at the parks.



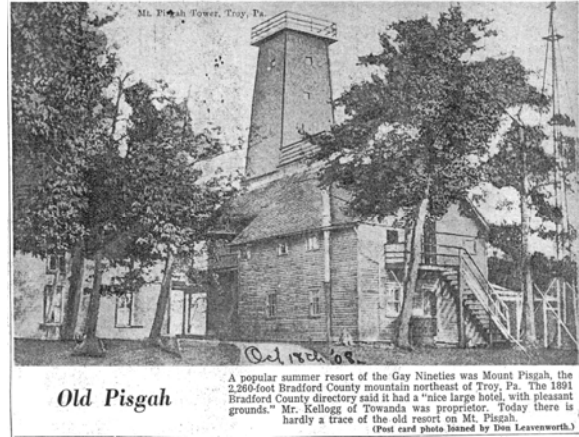
- Explore more and different kinds of uses for all of the parks. Activities such as paddle boats at Sunfish Pond used to be popular.
- Fishing is a popular activity at Sunfish Pond. The first day of trout season and trout fishing are extremely popular in the park.
- The addition of playgrounds would attract more park visitors, especially families, a desirable target group.
- Camping appears to be the dominant use of Larnard-Hornbrook Park and Sunfish Pond.
- The annual Veterans Picnic at Hornbrook shows that this is a good site for community events.
- At one time the County had an annual folk festival at Larnard-Hornbrook County Park that was well attended.
- The views from Mt. Pisgah summit are the main attraction for the park.
- Controls and management will be needed if camping is re-introduced into Mt. Pisgah.
- Camping at Mt. Pisgah County Park would complement Mt. Pisgah State Park.
- Resource-based recreation development is preferred for Mt. Pisgah.
- The boat launch at Larnard-Hornbrook is easily accessed and a good launch for a leisurely drift to East Towanda or “leap-frog” spot for put in between Sayre Riverfront Park, upriver and Towanda Riverfront Park, downriver.
- It is important to provide ample parking and consider boat trailers at Sunfish Pond and Larnard-Hornbrook.
- A policy on hunting should be explored, established and enforced.
- If the County offered programs and activities in the parks, more people would use them.



Facilities

- Park infrastructure is old, outdated, worn out, and does not meet requirements. This includes electric and water. Safety hazards exist especially at Sunfish Pond. The County has been upgrading utilities at Hornbrook.
- Improvements are needed in each park site to address functional aspects of the park such as utility upgrades, improved access, and additional support facilities.
- Upgrading/replacing/modernizing restrooms are essential. Provide clean, safe attractive restroom facilities in all of the parks.

- The historical aspects of each site are important and should be incorporated into the master plans through interpretative opportunities.
- Mt. Pisgah County Park should complement, not duplicate, recreation facilities and opportunities available in Mt. Pisgah State Park.
- Flooding is a major concern at Larnard-Hornbrook. The entire lower portion of the park floods periodically and the camp sites flood at least once a year.
- An outdoor structure/pavilion was suggested for Mt. Pisgah to accommodate weddings and reunions and as an outdoor classroom for small school groups.
- The existing Mt. Pisgah access road is not maintained and needs to be improved.
- Introduce facilities and activity areas that will increase day use.
- Evaluate camping in the parks to define how camping can occur in a revenue positive manner.
- Improvements are desired to make the parks more convenient to use such as additional playgrounds near camping areas, loop trails, additional comfort facilities, and additional parking.
- Accessible trails are needed in all of the parks.



Tourism

- The parks are in one-day travel time of 47-million people, so tourism should also be a focus.
- Bradford County is making a concerted effort to increase tourism and has established a Tourism Board. The county intends to attract visitors as an economic development stimulus. Currently, the parks are not part of the mix to attract tourists but the county is open to packaging the three county parks as tourism destinations. In addition to the county Tourism Board, Bradford County is also part of the Endless Mountains Visitors Bureau, The Endless Mountains Heritage Region, and the Route 6 Tourism Association.
- The North Branch of the Susquehanna River has been designated as a National Recreation Trail and is a popular destination for self-directed and organized paddle trips. Larnard-Hornbrook County Park is a destination along the river where paddlers can camp overnight.
- The road connecting Sunfish Pond to the town of Laquin should be explored as a possible tourism attraction. Only remnants of Laquin exist as it became a “ghost town” after the era of mining and timbering left Barclay Mountain. The Civilian Conservation Corp built roads and other structures in this era in and around the park site.
- Mount Pisgah has a very rich history that would both attract tourists as well as serve as an important vehicle for educating the residents about the cultural heritage of Bradford County.



Management

- The purpose of the County Parks Department is evolving and will continue to do so as the park master plans are implemented.

- Vandalism and behavioral issues result in park damage, user conflicts and deterrence to positive public use of the parks. The problem at Mount Pisgah is due to its isolation and lack of visitation while the Hornbrook and Sunfish Pond issues require enhanced visitor management processes. Mount Pisgah is particularly difficult to patrol.
- The isolation of the parks is a concern. Combined with the lack of local law enforcement and county enforcement staff, park security is a concern. Interviews suggested exploration of use of security cameras and potential rangers for the parks.
- Four wheelers are a problem. They damage the parks and interfere with wildlife.
- The landscape setting of Larnard-Hornbrook County Park should be evaluated and designed to reduce mowing practices in the future.
- The parks never had a plan; they just evolved over time.
- No process in place to determine the improvements that will be made in the park.
- Limited procedures are in place regarding operations and management including visitors' use, seasons, permitting, fee and charge policies, and revenue management philosophy.
- Some territorialism exists near the mobile vacation home sites at both Larnard-Hornbrook and Sunfish Pond. This may impact the use of the park by day visitors as they get a sense that they do not belong in the respective county parks.
- On-site management of campsites is needed to control the use of the parks by weekend or daily campers.
- Camp stores could be improved and made more profitable through better service to the campers.
- Policies for all aspects of operations and management need to be established and carried out.
- Consider establishing a formalized advisory group for county parks such as a Bradford County Parks and Recreation Board.
- Clarify and carry out the mission and role of the county parks and recreation department.
- Establish a capital improvement program rooted in a public involvement process.
- Clarify roles and responsibilities for the individuals, organizations and officials responsible for Bradford County Parks.
- Consider a partnership or joint ventures with Mount Pisgah State Park.
- There is no natural resource management program in the parks. Maintenance is primarily directed towards campgrounds and related facility use.
- The master plan should consider long-term operations and maintenance requirements and target recommendations that are realistic relative to the capacity of the County.

Financing

- Financing findings have two sides: concern about the cost of improvements along with discussions about potential county revenues from timbering and drilling on park land. Timbering and drilling revenues could possibly be used for park improvement as a way of putting investment back into the parks.
- The process for generating, allocating and spending County funds from all sources on the parks needs to be easily understood by the public.

- Explore the fees charged especially for seasonal, overnight and weekend camping. Short-term camping fees appear to be inequitable with seasonal rates. Fees charged to groups such as scouts should be evaluated.

Communication and Outreach

- A variety of key stakeholders identified the need for enhanced and timely communication to facilitate management and enhance visitor experiences.
- Bradford County's parks appear to be a well-kept secret. Promoting the parks as county assets would benefit the County.
- Lack of signage both directional to the parks as well as way finding, regulatory, directional and informational signage within the parks deters use, access, and proper visitation. Effective signage would enhance the image of both the County and the parks.

Project Goals

The following goals were set for the Bradford County Parks Master Plans based on the findings of the planning and public participation process.

- Develop master plans for the three County Parks to meet the needs of County residents as well as visitors to the area.
- Create master plans that highlight each site's unique features and recreation opportunities in the great outdoors.
- Protect and enhance the natural resources of the sites'.
- Provide a diverse variety of recreation opportunities to serve people of differing ages, interests, and abilities.



Chapter **3** **Resource Analysis**

Introduction

Sunfish Pond, Larnard-Hornbrook, and Mt. Pisgah Parks offer diverse natural and man-made resources. These resources define the parks and the leisure opportunities they offer. An inventory and analysis of each park's resources was completed early in the master planning process and subsequent field work was undertaken to view the park sites throughout the seasons and further explore areas of interest.

A comprehensive resource inventory and analysis is critical to guide park planning. Park inventory and analysis:

- Defines areas of each site that contain sensitive resources that should be protected, buffered, and/or enhanced.
- Considers the ability of each park's resources to sustain and thrive with the continuation, addition, or introduction of public use.
- Explores resources that contribute to the visitor's experience.
- Evaluates man-made features to determine their appropriateness and utility in the park setting and ability to continue to meet user needs in the future.
- Explores the context of the park site and surrounding region.
- Investigates potential site characteristics or resources that pose development or use limitations, concerns for health and safety of park visitors, or other concerns.
- Explores existing user patterns, maintenance practices, and functional considerations.

Good park design and relevant park master plans are born of comprehensive resource analysis. Exploration of Sunfish Pond, Larnard-Hornbrook, and Mt. Pisgah Parks is the first critical step in creating a future vision for each park.

Sunfish Pond County Park

General Site Data

Size / Location – Sunfish Pond County Park occupies a 79-acre parcel on Barclay Mountain in Leroy Township.

Existing Land Use – The parcel exists as a park site dominated by the 35 acre Sunfish Pond. The park is surrounded by the woodlands of State Game Lands No. 12.

Water Resources

Pond – Sunfish Pond is a 35-acre spring fed natural pond that was expanded through the addition of an earthen dam at its southern end. The health of the pond is dependent on the health of the contributing springs. The pond is stocked with trout annually and also contains large mouth bass and bluegills.

Stream / Springs – Natural springs and seeps dominate the area northwest of the pond. These springs and seeps feed the water body.

Springs located behind the green wooden



building are channelized towards the gravel drive where it flows over the road to reach the pond. Spring water flowing over the road carries dust funds, residual oils, sediments, and nutrients directly into the pond. The water is heated by flowing over the road surface and dissolved oxygen is reduced. Recent efforts have been undertaken to direct the runoff from these resources away from developed areas.

The pond outfalls into a tributary of Little Schrader Creek, located south of the park site. Little Schrader Creek is tributary to Schrader Creek which flows eastward to Towanda Creek.



Wetlands – National Wetlands Inventory (NWI) mapping identifies wetlands along the north and western edge of the pond. The wetlands around the pond near the boat launch and camping areas have been cleared and are routinely mowed, allowing direct sunlight to reach the pond shallow areas and edges.



Land Resources

Soils – Soils are identified and described on the Site Analysis Map and have diverse characteristics from very shallow to very deep depth to bedrock, poorly drained to well drained, very rocky, and high depth to water table.

Topography – Slopes range from 4-percent in the developed camping area to approximately 18-percent along the western edge of the parcel.

Rock Outcrops – There is a significant rock outcrop located on the eastern side of the park, which may be just outside the park boundary. The rocks provide a dominant landscape features that can be seen from various vantage points throughout the park site in the winter and early spring when the trees are bare of leaves. Some of the rocks reach to over 10-feet in height and have a southwest exposure. This exposure provides a warm sunny setting and potential habitat for snakes. Additional large rocks are found along the pond edge at the eastern picnic area. The northern camping area has numerous surface rocks.



Vegetation – Tree species include maple, birch, and hemlock. Shrub species include blueberries, rhododendron, and mountain laurel. Lily of the Valley is a prominent ground cover.

Woodlands – The woodlands on the western portion of the park site have been recently logged and large amounts of woody debris still remain. The logging activities left woody debris on the ground that will decay at relatively the same rate, releasing nutrients at the same time and may cause algae problems in the pond.

Invasive Species – The plant and wildlife species observed at Sunfish Pond consist of healthy populations of native species. The openings in the tree canopy from logging activities, mowing of utility corridors, and other disturbed areas can invite the establishment of invasive plants and ongoing monitoring should be undertaken to limit and address their introduction.

Wildlife Habitat – The pond and surrounding park areas provide habitat for a variety of mammals and aquatic species. The wetlands provide nesting and nursery habitat for various fish, frog, salamanders, newt, turtle, and bird species. Evidence of deer and beaver were noted on site. Other mammals likely to occupy the site include squirrel, rabbits, muskrat, and chipmunk.

Beavers are active on Sunfish Pond with a lodge located along the western side of the pond and a dam at the downstream end. There was evidence that the beaver dam elevated the water level of the pond. Beaver's instinctively respond to the sound of flowing water by building and repairing their dams.

Bird species observed at the site include woodpeckers and grouse.

Aquatic species in the pond include shiners, trout, chain pickerel, and pumpkinseed.

Views – There are scenic views across Sunfish Pond from various vantage points surrounding the water feature. The portable restrooms are a somewhat negative prominent visual feature in views looking to the northern end of the pond.



Man-Made Resources and Influences

Site Access / Vehicular Circulation – Access to Sunfish Pond is from Route 414, which traverses the southwestern portion of Bradford County from east to west. From Route 414 turn onto Mill Street in the village of Leroy, cross Towanda Creek and continue up the mountain via Leroy Mountain Road. Much of the route from Route 414 to Sunfish Pond is via steep, rugged dirt roads. As the road enters State Game Land No. 12 the road is paved to the park site.

A park drive enters the parcel at the northeast corner of the property and extends as a paved park road to the pond and along the eastern shore of the pond. No designated parking areas are provided. The road previously extended to the village of Laquin to the east but access to vehicles is currently limited by a gate due to deteriorated road conditions. The park drive continues to the southern end of the pond as a narrow gravel drive. Gravel drives extend through the camping area to the west of the park entrance. The park road is not posted for speed and has a blind curve on the eastern side of the park.

Trails – There are no designed trails within the park site. The existing park drives are used for walking. The remnants of the logging road on the western side of the parcel present an opportunity to develop a trail.

Utilities / Infrastructure – Overhead electric lines traverse the northern portion of the parcel to serve the camping areas. Electric service is provided at approximately 20 camping sites. There was evidence of bare electric cable exposed in earth, gravel, and wet conditions throughout the site.

Water is available for campers at the small structure near the boat ramp. Water lines run from this structure to the restroom building east of the fishing pier. There is no water extended to individual campsites. The on-site water has a high iron content which affects the water colors and taste

Sewage disposal for the eastern restroom building uses a holding tank. The western restroom is a pit toilet.

Structures – Several small structures exist throughout the park site to include:

Storage Building – A green wooded structure located near the park entrance provides storage of park materials. The structure was built by the Civilian Conservation Corps in the 1930's.

Well Building – A small brown wood structure just west of the boat ramp houses the well that serves the park.

Concession Building – A small wooden concession building is located east of the fishing pier. The structure is surrounded by gravel pavement. The existing gravel appears to exceed 5-percent slope and an accessible route and parking space are not provided.

Eastern Restroom Building – A green block restroom building is located north of the concession building. This structure has running water and an electric hot water heater for showers.

Western Restroom Building – This small wooden structure is severely deteriorated. These "pit" toilets are supplemented by two portable toilet structures as they are no longer suitable for use.

Southern Restroom Building – There is an abandoned one stall pit toilet southeast of the picnic pavilion.

Handicapped Fishing Pier – A "T" shaped fishing pier is located at the northern end of the pond adjacent to the boat ramp. The pier is a floating structure with railing height accommodations for fishing from wheelchairs. A 2002 Community Development Block Grant provided \$14,462 for the development of the pier.



Pedestrian Bridge – A wooden pedestrian bridge crosses the stream outfall of the pond. The beaver dam has raised the level of the pond and currently the bridge does not span the full length of the wet area between the eastern and western sides of the pond.

Portable Toilets – There are portable toilets in three locations in the park. A single unit is located at the terminus of the gravel drive at the southern end of the pond. Two portable toilets (one handicapped accessible) are located adjacent to the handicap fishing pier. The portable structures are anchored to a concrete pad. The structures provide a dominant visual feature within the park and view shed of the pond. Two portable toilets are located adjacent to the western restroom building.



Picnic Pavilion – A picnic pavilion is located at the clearing on the southeast side of the pond. The wooden structure has a green metal roof and several picnic tables. There is an accessible trail to the pavilion but no formal accessible parking space. A large grill is located adjacent to the structure.



Recreation Facilities –

Camp Sites – There are camp sites located in three general areas of the park. Camp sites are developed in the area of the entry drive between the storage building and the pond. Camp sites are also located east of the fishing pier in the area of the concession building. Camp sites are located on the southeast portion of the site near the picnic pavilion. Camp sites are generally level sites with electric service and room for parking a vehicle. Some of the camp sites are used by seasonal campers who erect semi-permanent structures such as decks for their personal use. Many of the camp sites should be graded to provide level areas and remove rocks to better accommodate campers and tents.



Picnic and Camping Amenities – Camping sites are typically outfitted with fire rings and a picnic table.

Playground – There is evidence of a former playground located in the camping area just south of the green storage building. Only the sand box remains, and it is in disrepair.

Boat Ramp – A concrete boat ramp is located adjacent to the handicap fishing pier.

Trail – There are no trails within the park. Visitors walk along the main park road and the roads within the camping area. This presents a safety problem.

Historic and Cultural Resources –

The following history of Sunfish Pond County Park is taken from the Bradford County web site.

Known in earlier years as Crystal Lake, this pond has drawn visitors to Barclay Mountain for over 100 years.

In the early 1900's the Pennsylvania Game Commission was in the process of establishing game refuges on state and private lands. In 1915, the Pennsylvania Game Commission was authorized to establish game refuges on private lands. In 1920, 1600

acres of private land was purchased and refuge #12, which includes much of the southern portion of Leroy Township, was the first refuge on private land in Pennsylvania.

Sunfish Pond was part of the game refuge, and a game protector was hired. A refuge keeper's house was located at Sunfish Pond, from which the refuge keeper performed his duties of trapping and killing vermin, raising game, planting trees and fighting forest fires. In 1936, the commission began closing these game refuges and Refuge #12 was removed in 1946.

In the early 1970's the Commission traded the land surrounding Sunfish Pond for a tract of land elsewhere to Bradford County, allowing the creation of Sunfish Pond County Park.



A group of young men visit Sunfish Pond in LeRoy Township in the early 1900's. This location has been a popular recreation spot for many years. It is now a county park.

Resource Analysis Conclusions and Planning Implications

Ecological –

- The wetlands and springs surrounding the pond are critical to maintaining water quality and health of the pond ecosystem. Wetlands should be allowed to exist naturally and mowing cease so that they filter nutrients and sediments from reaching the pond. The spring's flows should be directed via a natural meandering vegetated shaded channel to the pond.
- Remove excess woody debris from the logging operations to limit the large amount of wood that will decay at one time, releasing nutrients and potentially harming the pond water quality.
- Minimize disturbances to the vegetative cover and implement a resource management plan to review and monitor the park for the presence of invasive species. Prohibit campers from bringing firewood to the park from outside sources. Encourage fisherman to use local baits and provide educational signs on the transportation of exotic fish and mussels between water bodies.



- Install a “beaver tube” which will allow the beaver dam to remain intact while permitting water to discharge down stream without detection from beavers.
- Increase the vegetative buffer around the pond, especially on the east side between the park drive and the water body where mowing should cease and native plantings introduced.
- Grass clipping, nutrients, and sediments can be easily transported into the pond during storm events in these areas which can cause algae blooms and fish nest failure. Mowing should be discontinued at the pond edge.

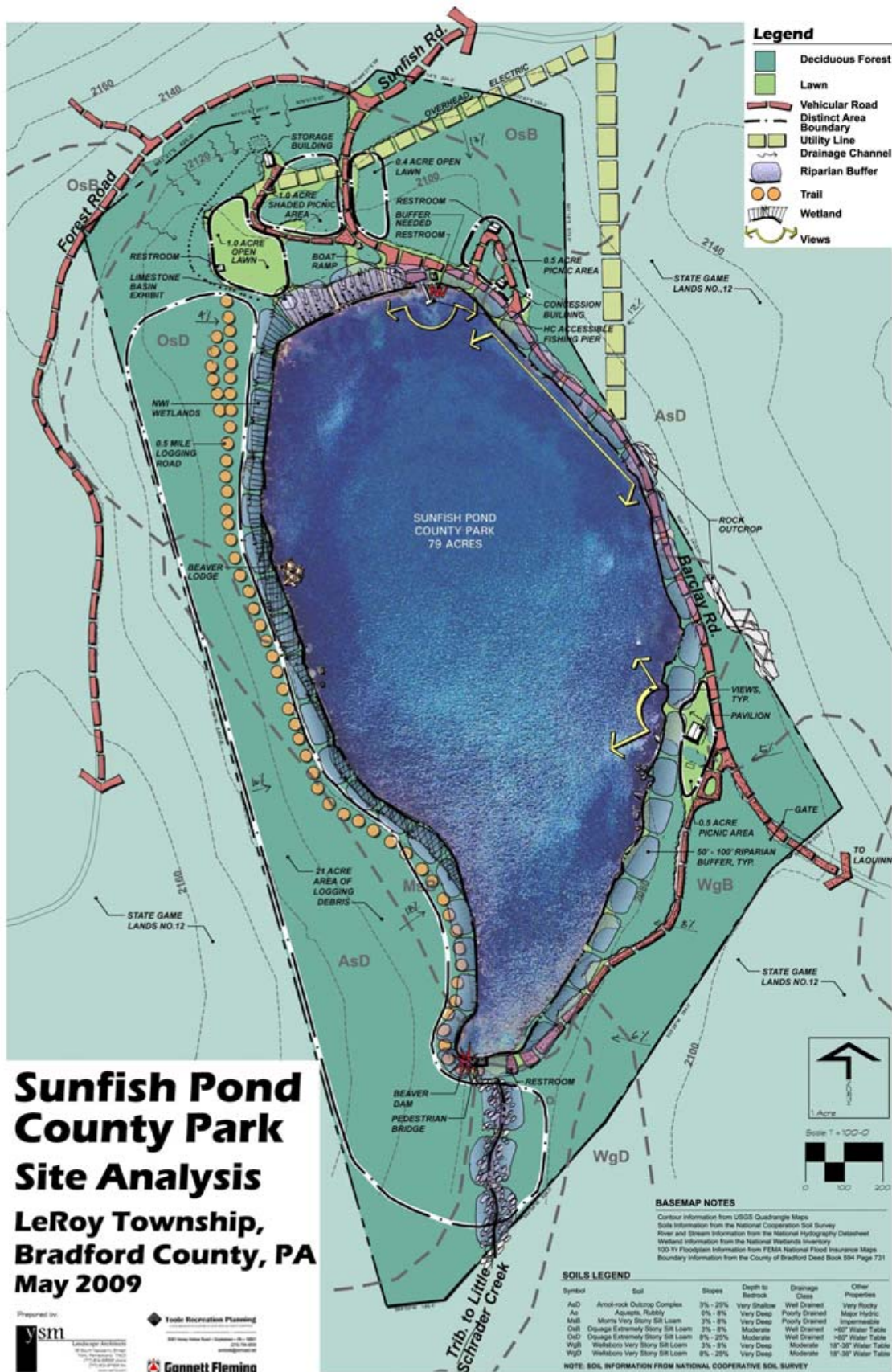


Functional –

- Relocate the camping area to lessen the impact on the natural springs and seeps in the northwest portion of the park and eliminate the need to mitigate wet conditions in a high use area.
- Post signs to limit vehicle speed within the park and alert drivers to recreation use.
- Enclose electrical wire in conduit and eliminate from wet conditions. Address deficiencies and safety issues associated with electric in the park.
- Rehabilitate or replace the existing restroom and restroom/shower buildings.
- Provide handicap accessible parking spaces and an accessible route to the concession building, picnic pavilion, and other existing and proposed features.
- Extend the pedestrian bridge to span the wet area at the pond outfall.
- Consider moving the portable toilets located adjacent to the fishing pier away from the pond area or buffering them so that they are not so prominent within the pond view shed.
- Provide signage system to direct park visitors from major routes to the park.

Recreational -

- Make provisions for trails and safe pedestrian access throughout the park, separate trails from the vehicular drives.
- Explore the opportunity of creating a trail that encircles the pond. Explore opportunities to extend trail to link to State Game Land trails.
- Develop a new playground to serve campers and day visitors.
- Provide additional areas for controlled access to the waters edge.
- Provide opportunities through signage and trails for self-directed environmental and historic education.
- Maintain the possibility of access to and explore interpretation of the village of Laquin.



Larnard-Hornbrook County Park

General Site Data

Size / Location – Larnard-Hornbrook is 30.1 acres in size, consisting of two parcels. The parcel on the east bank of the river consists of 17.5 acres and the adjacent island parcel contains 12.6 acres. Larnard-Hornbrook County Park is located on the east side of the river in Sheshequin Township.

Existing Land Use – The parcel exists as a park with open lawn areas, vegetated riparian areas, and recreation amenities. Surrounding land use includes agriculture and rural residential. A mobile-home complex is located directly across Hornbrook Road from the park.

Zoning – Larnard-Hornbrook County Park is located within the Flood Hazard Overlay District which permits public and private recreational uses and activities.



Water Resources

River – The Susquehanna River at Larnard-Hornbrook is separated from the main park property by an island and an approximately 130-foot wide river channel, with the exception of the southern end of the park property, where direct river access is provided. The main river has a width of approximately 500-feet in the area of the park. The channel that separates the island from the mainland, at times of low water conditions, is bisected by a land connection to the island.

Throughout the course of a year, the river corridor withstands heavy spring flows, low flow periods during the summer, periodic floods, and ice flows during the winter. The dynamic conditions of the river create a unique eco-system along its shore.

The river maintains populations of small mouth bass, walleye, rock bass, bluegill, and northern pike. There are no signs or advisories posted at the boat launch to inform anglers and boaters about the spread of invasive aquatic species. Zebra mussels are invasive aquatic mussels that are spreading throughout freshwater systems. Zebra mussels survive in the residual water remaining in livewells, bilge water, and watercrafts not cleaned between water bodies.

Floodplain – The mapped 100-year floodplain encompasses the entire island and extends to the area of the existing southern loop road. The observed seasonal



flood level extends beyond the mapped 100-year flood elevation and is estimated at the area of the mapped 720-foot contour.

Stream – There is a small stream that feeds into the channel of the River near the eastern end of the island. The stream parallels the park's western property line. The channel is deeply excised and there is evidence of flooding and debris along the stream within the park.

Wetlands – NWI mapped wetlands are located along the northern shore of the island.

Land Resources

Soils – Soils are identified and described on the Site Analysis Map. The site soils are consistent with very deep depth to bedrock. Drainage characteristics range from well drained, to moderate, to excessively drained.

Topography – Slopes range from zero to eight-percent. The mainland parcel contains two distinct levels separated by a steep embankment. There is a closed depression within the lower field encircled by the camp site drive which appears to hold water at times. Recent grading south of the two lower picnic pavilions was completed to provide positive drainage.

Vegetation –

Riparian Buffer – The vegetation along the riparian corridor includes American sycamore, red maple, ash, silver maple, and an abundance of pioneer and opportunistic species. Large trees near the boat launch have been filled around their bases jeopardizing their long-term health. Large trees in the riparian corridor are critical for riverbank stabilization. Off-site along the upland of the northern shore of the channel was expansive areas of trout lily and other native wildflowers.



Invasive Species – There was evidence of multi-flora rose, knot weed, and grape vine within the riparian corridor. Riparian areas are difficult to protect from invasive species and weed seeds which are often transported by flood waters.

Wildlife Habitat – The riparian corridor mature trees provide important nesting and roosting habitat. Species noted or common for the area include ducks and birds of prey like the American bald eagle, common mergansers and hooded mergansers, great blue heron, and other cavity nesting birds. Evidence of mammals' presence within the park site includes deer, beaver, painted turtle, raccoon, and ground hogs.



Views – The boat launch area provides an attractive down-river view. Up river views are obscured by the island.

Man-Made Resources and Influences

Site Access / Vehicular Circulation – Larnard-Hornbrook has frontage on Hornbrook Road. Hornbrook Road is located off of Riverside Drive which is a north-south connector along the river

north of Towanda. There are two entrance drives into the park, paralleling the west and east property lines.

Trails – There are no existing trails within the park. An accessible walkway is provided from the restroom area to the two picnic pavilions. Portions of the walkway are on the adjacent private property.

Utilities / Infrastructure – There is an overhead electric service extending from Hornbrook Road into the park. Electric poles carry electric service across the site to the restroom/storage building, to the area of the boat ramp, and to the lower road accessing the camp sites. Underground electric service is provided to the camp sites.

A water well is located south of the playground and covered with a small wooden structure. Water is extended to the restrooms and to individual campsites.

Sanitary sewer is handled through an on-lot disposal field, located south of the restroom/storage building. A trailer dump station is located adjacent to the south side of the restroom storage building.

Structures – Several structures support park functions and are located above the floodplain:

Pavilions – There are three picnic pavilions located in the park. All three structures are wooden, site-built structures with metal roofs over concrete pads. The upper pavilion is located east of the restroom/storage building, adjacent to the playground. The two other pavilions are located side by side at the toe of slope southwest of the restroom/storage building. The concrete pads associated with these structures are severely cracked and several posts appear deteriorated and out of plumb.



Restroom/Storage Building – A block structure located on the upper level of the park along the western property line provides outdated restrooms and a single-bay garage for storage of park materials and equipment. The restrooms do not meet the accessibility requirements of the ADA. Park personnel have indicated that the garage is too small to accommodate maintenance equipment and storage of equipment necessary to maintain the park.

Well Building – a small wood structure south of the playground is the well building.

Recreation Facilities –

Ball Field – There is a small informal ball field located at the western entrance to the park. The field is developed with a make-shift backstop that is rusted, wooden player's benches, and evidence of a long-gone infield area. The ball field orientation of north-south is not preferred and close proximity of the park drive and Hornbrook Road creates foul ball hazards for motorists.



Playground – The existing playground is located adjacent to the upper pavilion. Play equipment includes one swing structure (2 bays, 4 swings, 10' ht.) and a

climber located in individually edged mulch areas. The swings mulch area complies with an appropriate sized safety zone based on the height of the swings. The climber was installed off-center to the mulch edge and does not meet all safety zone dimensions. Other safety concerns include the open “S” hooks on the swings and the need for additional safety surfacing mulch to reach the correct depth within the safety zones. In addition to the two equipment areas, a raised wood-edge sand box is provided. An accessible walkway is not provided to the playground and the play elements are not accessible.



Picnic Areas – The upper picnic area is associated with playground and includes the upper pavilion. An accessible route is not provided to this picnic area. The lower picnic area includes the two adjacent pavilions. One grill is provided in each picnic area.



Camp Sites – 14 new camp sites and approximately 20 existing camp sites are located throughout the open field in the lower level of the park. Camp sites are outfitted with electric hook-up, water, fire ring, and picnic table. The camp sites are relatively flat. Access to each camp site is provided by a 14-foot wide paved loop walkway. There is no vegetation or other means to provide privacy for the camp sites.



Boat Ramp – A new boat ramp and associated parking was recently constructed in the park. The ramp and park site is a regional destination for boating along the Susquehanna River. Susquehanna River Trail signage is provided. The boat ramp is concrete slabs and the parking is aggregate. Fill material left over from the boat ramp construction is stockpiled west of the parking area. The eastern-most trees of the riparian buffer have been filled around which will ultimately cause their death.

Historic and Cultural Resources – The following history of Larnard-Hornbrook County Park is taken from the Bradford County web site.

As with the other Bradford County Parks, Larnard/Hornbrook Park came into existence through the State Project 70, a program to develop parks in rural areas. Planning began in the early to middle 1960's. Initial development was achieved in the 1970's. The program was co-operation effort with the Bradford County Commissioners who at that time were Harold Woodard, Benny Larnard, and Henry Stone. In March of 1970, the County purchased two parcels of land in Sheshequin Township from Charles and Esther Kitchen for a park site. One parcel along the bank

of the Susquehanna River consisted of 17.5 acres. The second parcel is an island in the river and is listed as containing 12.6 acres. There is boat access to the river. The original name of this was Hornbrook Park. After Mr. Larnard retired from the Commissioner's Office, a petition was circulated to change the name to Larnard/Hornbrook Park. It was officially changed, giving honor to Mr. Larnard who worked so diligently to have the park developed.

Resource Analysis Conclusions and Planning Implications

Ecological –

- It is important to maintain a healthy vegetated riparian corridor with large, mature trees to hold the river banks during ice scour and prevent significant erosion. Minimize man-made disturbances along the riparian corridor that could negatively impact the mature trees.
- Monitor and remove invasive species along the river banks.
- Increase and enhance the vegetative buffer along the stream tributary to the river and along the riverbanks on the main parcel and island to protect the banks from erosion, filter pollutants before they reach the river, and reduce the negative effects of seasonal flooding.
- Guard against the spread of invasive species like zebra mussels through educational signs.
- Investigate the function of the septic disposal field to determine if the system is working and located appropriately with consideration of the river and riparian resources.



Functional –

- Provide handicap accessible parking spaces and an accessible walkway/trail throughout the park site to connect parking areas and park facilities.
- Develop a modern restroom/bathhouse facility that meets the requirements of the ADA.
- Develop or expand the storage building to store additional materials and equipment as necessary.
- Consider relocation of the river front camp sites to enhance the riparian corridor, reduce damage from flooding and seasonal work to maintain facilities in the floodplain, and re-establish the river's edge as public space within the park setting.
- Add trees for shade in the camp site area and shrub vegetation to enhance privacy between camp sites.
- Enhance the hedgerow along the camp site area northern property line to enhance privacy.
- Investigate options for developing a stabilized causeway between the mainland and the island that would be accessible during seasonal low river levels.
- Consider acquisition of the adjacent residence and agriculture fields to maximize the parkland and provide opportunities for facility development.
- Buffer the site from surrounding land uses.

Recreational -

- Promote the park as a destination along the river. Provide user friendly amenities for users accessing the site from the river.
- Relocate and upgrade the ball field to provide correct orientation, foul ball safety zones, and facility amenities.
- Consider the need and desire for an expanded playground.
- Renovate/replace the pavilions/pavilion pads.
- Introduce additional recreational amenities desired by park visitors such as horseshoe pits, volleyball court, and a nature trail along the river.
- Consider the recreational potential of the island. The Susquehanna River inundates the island numerous times during the year and could pose additional maintenance responsibilities if and when access or improvements are developed on the island.

Susquehanna River Water Trail sign at Larnard-Hornbrook County Park





Mt. Pisgah County Park

General Site Data

Size / Location – Mt. Pisgah County Park encompasses approximately 600 acres and consists of several parcels. Mt. Pisgah County Park is primarily located in Springfield Township with a small portion of the park in Troy Township.

Existing Land Use – The park is primarily a steeply sloped wooded tract which, until recently had been a public park. Formal use of the park has been abandoned for several years and the park facilities have not been maintained. Informal use of the site has continued. Surrounding land use includes forest land, agriculture, and rural residential. Mt. Pisgah State Park is located contiguous to a portion of the eastern boundary of the County Park.

Water Resources

Spring – Water resources are limited at this mountain site to a spring located on the eastern side of the high point. The spring does not appear to feed into any wetlands or streams and upland forests surround the area. The spring is surrounded by concrete box and has an open casing.



Land Resources

Soils – Soils are identified and described on the Site Analysis Map and are characterized as having moderate to very deep depth of bedrock. Drainage characteristics range from poorly drained to well drained.

Topography – The majority of the site is steeply sloped with slopes over 25-percent. The highpoint area is gently sloping with slopes in the three – eight-percent range.

Vegetation

Woodlands – The forest communities at Mt. Pisgah vary from mature hemlock and red pine to mixed hardwoods and northern hardwoods. The mature trees appear stunted in growth, resulting from the windy conditions endured at the mountain summit. There is a heavy layer of pine needles, oak leaves, and dry woody debris that presents a significant potential for fast burning fire that could threaten the woodlands. Recent timbering has created significant openings and logging roads through the site as well as vegetative debris from the harvest operation.



Invasive Species – The open area around the communication tower and overlook was invaded by multi-flora rose and Japanese knotweed. These invasive species will readily establish in a variety of environments.

Wildlife Habitat – The forested park site provides habitat for deer, small mammals, and birds. The timber management plan suggests that the area lacks quality open space for breeding and forage for wildlife. Selective timber harvesting can be accomplished successfully, however the

intentional creation of open space for wildlife benefit is not recommended. The environment of Mt. Pisgah is stable and sustainable as a forest community and open space is available at the lower elevations to support large populations of game wildlife.

Views – The views from the highpoint are one of the main attractions of the park. There are five clearings created at or near the summit of the mountain to enjoy long distance view across the valleys. One clearing to the southwest is somewhat obscured by vegetation.



Man-Made Resources and Influences

Site Access / Vehicular Circulation –

Access to Mt. Pisgah County Park is from Pisgah State Park Road which connects to Route 6. From Pisgah State Park Road take Shaylor Drive which leads into the park access drive. This access drive is the one access way into the public use facilities of the park. The access drive is paved but in disrepair. The access drive continues to the summit of the mountain and terminates in a loop around a tower structure. A gravel road extends from the paved drive to two additional towers. There is no formalized parking provided in the public use areas.



The northern extent of the park has frontage on Keir Hill Road. A small unimproved pull-off parking area for two-to-three cars is located along the road and provides access to a hiking trail.

Trails – There are remnants of trails throughout the summit area where park improvements were established. The clearings of these trails are generally intact but have not been well used or maintained in recent years. Generally the trails are sheltered by overhanging trees and covered in leaf litter and forest debris which encourages soil stability. Heavy use of unpaved trails from logging activities or recreational use may create erosion problems.



There are two notable trails within the park. An earthen trail climbs the mountain from Keir Hill Road to the summit traversing the narrow leg of the park to the north. This trail leaves the park property for short length near the Keir Hill Road boundary and has an approximate length of 1.3 miles. Ridge Trail extends from the clearing south of the summit along the ridge to connect to adjacent Mt. Pisgah State Park. Ridge Trail is approximately 2.5 miles long from Mt. Pisgah County Park trail terminus at the park access drive to Stephen Foster Lake in the State Park.



Utilities / Infrastructure – Overhead electric lines enter the park along the Ridge Trail and continue to the summit parallel to the park drive. The electric service currently provides power to the three information towers.

Water is not currently available within the park. The natural spring is not currently developed to provide public water. An abandoned well casing is located at the summit from previous efforts to provide public water to the park site. Previous well testing resulted in insufficient yields.

There are two restroom buildings located in the developed area of the park. The northern restroom building is a pit toilet that is in disrepair. The southern restroom, located near the clearing as the drive climbs to the summit was developed to have on-lot disposal field but final development of this system was never completed.

Structures – Several structures to support the previous park functions are located in the general area of the summit. Park structures include:

Restrooms – A wood restroom building is located near the lower pavilion. The building is in disrepair and does not meet the accessibility requirements of the ADA. A block restroom building is located near the clearing. The interior of this building was not open to view but the structure has been closed for several years. There is no accessible route to either of these restroom buildings.

Well Building – a small wooden structure which houses a well is located adjacent to the entry drive as it approaches the summit.



Pavilions – There are two picnic pavilions located in the park. The upper pavilion is a rustic wooden structure located in the clearing at the summit. The pavilion is not accessible and the surface below the structure is gravel. The lower pavilion is located just down slope of the

upper pavilion. This pavilion is a block structure with an asphalt roof. Three sides of the pavilion are open and the fourth side to the west is a semi-solid block wall that provides privacy and blocks winds. There are structural cracks in the lower pavilion that will need repaired prior to using the structure. Neither of the pavilions is connected to an accessible route.

Information Towers – There are three modern information towers located at the summit. The towers are enclosed in chain link fence and include accessory infrastructure and buildings. The building associated with the largest, northern structure emits noise which can be heard in the immediate area.

Recreation Facilities –

Playground – There is a small site-constructed playground structure just to the southwest and down slope of the upper pavilion. The wooden structure is built upon the remains of a former stone cottage. The play equipment is in disrepair, does not meet any safety or accessibility criteria, and should be removed immediately.

Camping Areas – Clearings in the woodland exist in the relatively level area below the park summit that was previously used as camp sites. No camp amenities remain.

Clearing – There is an open clearing located south of the summit that was previously used as a ball field. Meadow grasses cover the area currently.

Site Amenities – There is a bench located at the main overlook from the summit to the west. A sign for posting park rules and information is provided near the former camping area. Several picnic tables remain in the open wooded area near the block pavilion.

Historic and Cultural Resources –

The following history of Mt. Pisgah County Park is taken from the Bradford County web site.

It is said that in the fall of 1817, John Dobbins with Myron Ballard and Elam Kendall started from Sugar Creek for a general hunt to the



nameless mountain. They went to the very apex where they found a nice clear spring water, where they pitched their tent for the night. In the morning Dobbins said "boys, this is too nice a place without a name" and taking his knife he cut in the smooth bark of a Norway pine the word, Pisgah, then stepping back a few feet, looking to the east and seeing the rising sun in all its splendor, said, "From Pisgah's top I view the promised land." As thus christened so has the name of the mountain ever remained.

In 1831 a man by the name of John Salisbury of Phelps, N.Y. purchased approximately 400 acres of land that included Mt. Pisgah. Prior to his death, knowing his health was diminishing, he divided the land amongst his five children. Mary Salisbury, his daughter received the northeast section of the property which encompassed Mt. Pisgah.

Mary married Moses Gustin in 1856, who was a photographer in Troy, Pa. The views from the summit of Mt. Pisgah were so beautiful that he built an observation tower made of wood in 1876. The tower was approximately 75-80 feet tall and it was said that on a clear day both Elk Mountain near Scranton, Pa. and Cayuga Lake in Ithaca, N.Y. could be seen. Locals who visited the tower vowed it would never withstand the overpowering winds on the mountain. A storm, one month

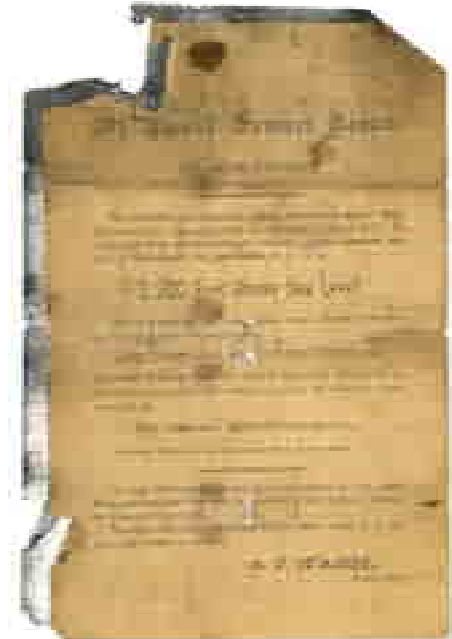


after the towers completion, leveled all the trees, large and small, yet the tower remained unharmed. Locals said the spirits of the great Indian warrior Chief Wetona, who once lived in the area and frequented the top of the Mt. Pisgah to pray to the Indian gods, saved the tower. It has been speculated that Chief Wetona was buried atop Mt. Pisgah and has since been moved to an Indian burial ground elsewhere.

Around 1918 the tower had seen its better days and the harsh weather had taken its toll. The tower was closed to the public for safety reasons and eventually had to be destroyed.

In 1965 the Bradford County Commissioners decided to purchase the land that encompassed the mountain that is now known as Mt. Pisgah County Park.

During the late 1800's Mt. Pisgah was a popular tourist destination offering a dance hall, summer cottages, and a large inn. Visitors took horse-drawn carriages to the inn from the Troy train station for its fresh air and scenic views. Advertisement touted "Mt. Pisgah – Ideal for the relief of asthma and hayfever, you will notice the change in 24 hours." An observation tower of 75 to 90 feet tall provided long distance views from the summit. The popularity of the resort waned in the early 1900's and little evidence of its existence remains today with the exception of stone foundations found throughout the woodlands.



Resource Analysis Conclusions and Planning Implications

Ecological –

- The forest communities on Mt. Pisgah appear stable and continuous with minimal opportunity for the establishment of invasive species. Selective timber harvesting can be accomplished successfully without the creation of open space and voids in the vegetation. The site should be monitored to guard against the introduction and spread of invasive species. If timbering does occur, partnerships should be explored with environmental organizations such as the National Wild Turkey Federation who have programs to enhance wildlife habitat areas.
- Trails should remain vegetated and removal of trees along trail corridors should be discouraged to minimize the possibility of invasive species being introduced. Trails need to be monitored for indications of erosion problems and exposed soil.
- The heavy layer of pine needles, oak leaves, and dry woody debris is a fire hazard. Without an adequate source of water there is no available control for fires and campfires should be prohibited from the park to prevent forest fires.

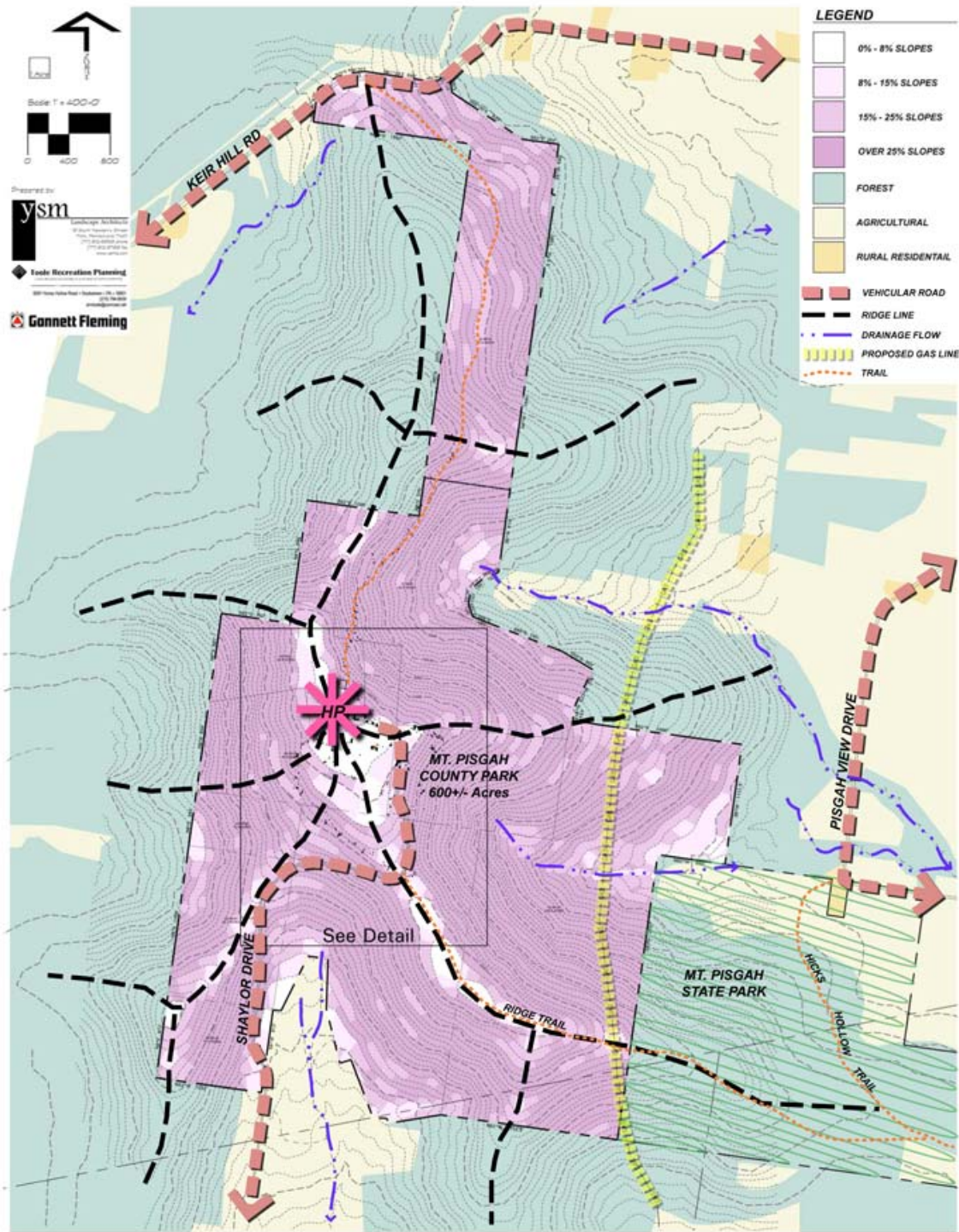


Functional –

- Provide handicap accessible parking spaces and accessible walkways/trails throughout the park to connect parking areas and park facilities.
- Provide water for public use to the public areas near the summit and for fire protection.
- A working restroom facility that meets the requirements of the ADA will be required before public use can be re-introduced into the park.
- Functional facilities and amenities such as parking, trails, storage area/building, signage, benches, picnic tables, etc. will be required prior to re-introducing public use into the park
- The vegetation in the foreground of the scenic overlooks requires ongoing maintenance to clear the opening to provide the scenic views.
- The existing playground presents a hazard and liability and should be removed immediately.
- The pit restroom is beyond repair and should be removed.

Recreational -

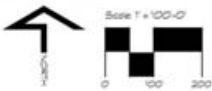
- The layout and selection of existing recreation facilities is appropriate for the site.
- Prior to re-introducing public use all structure, facilities, and trails should be evaluated for safety, accessibility, necessary repairs, and re-use capacity.
- The scenic overlooks are an important draw to the park and accommodations for nearby parking including accessible spaces, accessible route, and benching for sitting and enjoying the view should be incorporated near the overlooks.
- Renovate/repair the pavilions/pavilion pads.
- Introduce additional recreational amenities desired by park visitors such as horseshoe pits, softball field, and nature trails.
- Consider opportunities to incorporate images and information about the sites history and lore. Interpretative signs could be located along a walking trail that explores the summit. Signs at the summit should highlight the regional context of the views.



Mt. Pisgah County Park **Site Analysis** **Springfield Township,** **Bradford County, PA** **May 2009**



**Mt. Pisgah County Park - Detail
Site Analysis
Springfield Township, Bradford County, PA**





Chapter **4** **Conceptual Alternatives**

Conceptual alternative designs were completed for each park with consideration of the goals and objectives established by the master plan process, inventory and analysis of the sites, and public input. The Conceptual Alternative designs explored different options for park development and rehabilitation and illustrate potential facility configurations and relationships. The Bradford County Parks Advisory Committee reviewed the Conceptual Alternatives and provided input and direction for development of the Pre-Final Master Plans.

Sunfish Pond County Park

The natural resources of Sunfish Pond are the park's greatest asset and draw for visitors. The setting with the pond and surrounding woodlands creates an oasis for self-directed pursuits such as fishing and hiking. Seasonal campers occupy over one half of the current camping sites and dominate the public use during the summer months. Additional day-use facilities are needed to expand visitation by County residents. Infrastructure improvements are critical for the safe use of the site and viability as a camping destination.

Both alternatives relocate camping from the sensitive northwestern portion of the site, re-vegetated the wetlands at the north end of the pond, upgrade infrastructure, introduce stabilized areas for fishing, and established a loop trail encircling the pond.



Conceptual Alternative A

The design for Conceptual Alternative A accommodates the existing uses of the site and adds complementary facilities such as a playground near the camping area, additional pavilions, and a volleyball court. Tent and trailer camping are located together near the park entrance to reduce the vehicle trips through other activity areas by campers. Functional aspects of the site are enhanced by introducing a separate access drive through the camping area, adding restrooms and a new bathhouse, and developing a boat tie up and storage area. A camp store/concession stand is introduced and located to provide contact services and management of the campgrounds.

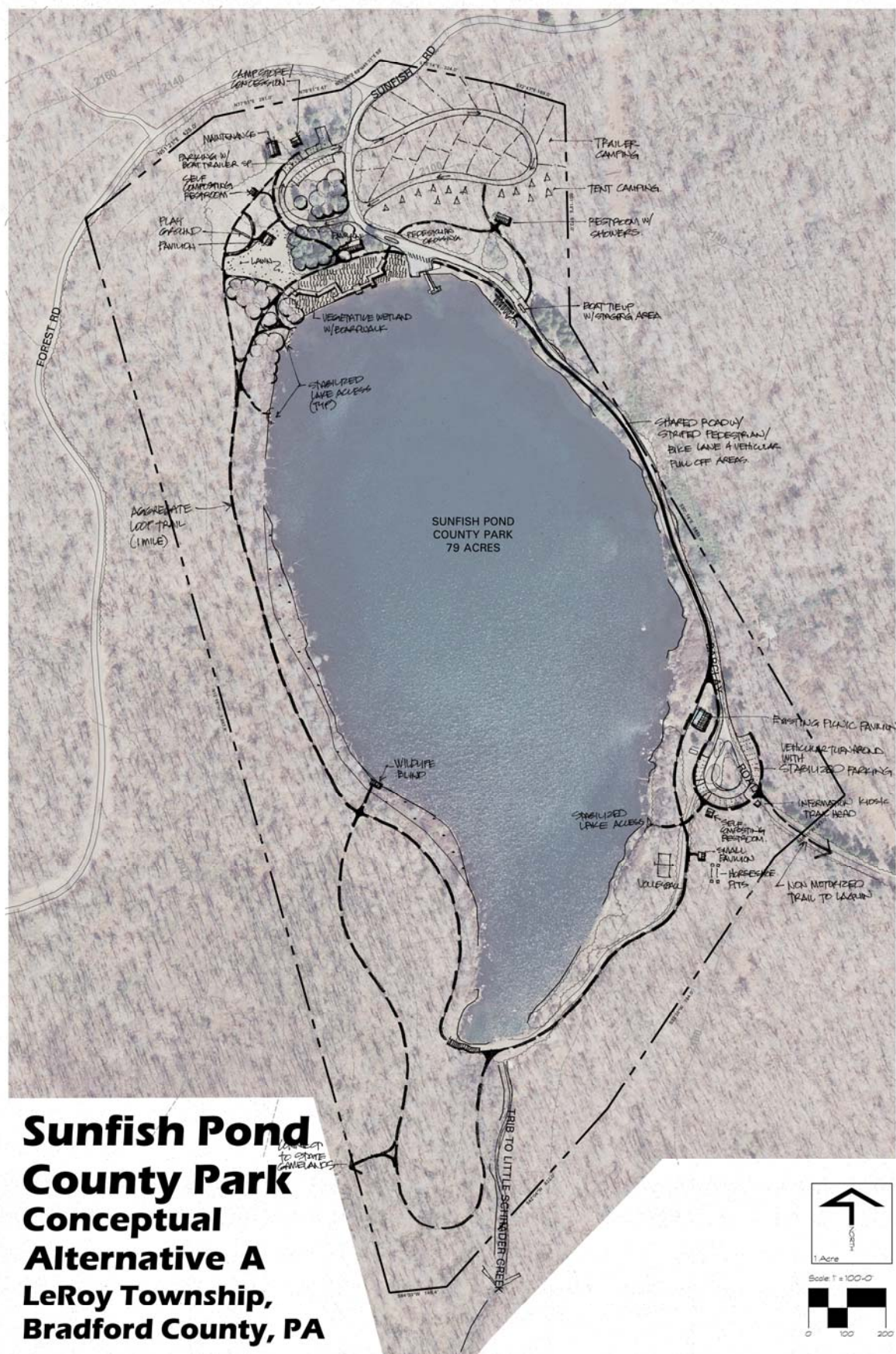
Conceptual Alternative B

The design separates trailer camping from day use activities by locating camping at the southern end of the site. New activity areas introduced to expand day use include swimming and beach area, boat concession, volleyball court, additional picnic pavilions, concession building, and playground. The trailer camping area is reduced to 15 pad sites and a restroom/shower/camp store is located convenient to the camping and access drive. The entrance drive is reconfigured to eliminate bisecting the northern activity area. The trail on the east side of the pond is separated from the access drive. The design assumes that a land swap would be possible with the Pennsylvania Game Commission.

The Advisory Committee reviewed the two conceptual alternatives for Sunfish Pond and preferred most of the ideas illustrated on Conceptual Alternative B with the following considerations:

- Make accommodations in the design to allow the road to Laquin to be reopened to vehicular traffic in the future. The road of Laquin should be illustrated as a trail in the master plan.
- Consider incorporating additional overflow camp sites.
- Combine the tent camping with the camping sites at the southern end of the park.

Conceptual Alternative A	
Positive	Negative
Camping is segregated from the day use activities.	The trail on the east side of the pond is shared with the access drive and vehicular pull off areas are needed for vehicles to pass.
	There are two areas of day use activities, resulting in additional vehicle use of the access drive to the southeast area.
Conceptual Alternative B	
Positive	Negative
Introduces swimming, an activity that was previously enjoyed at the site.	Cost of relocating the access drive.
Separates camping from the other activity areas.	Tent camping is separate from other camping and associated amenities such as restroom/shower/camp store.
The main drive and day use parking are pulled toward the eastern boundary alleviating vehicular/pedestrian conflicts.	
The trail encircling the pond is entirely off-road.	



**Sunfish Pond
County Park
Conceptual
Alternative A**
LeRoy Township,
Bradford County, PA



Larnard-Hornbrook County Park

Larnard-Hornbrook County Park's location along the Susquehanna River creates a recreation destination enjoyed by boaters, anglers, and others who enjoy spending time outdoors. The park is a destination for boaters and paddlers offering an opportunity to launch, stop and rest as you travel down the River, or even camp overnight. Seasonal camping is popular at the park and the camping spaces along the riverfront are occupied annually by resident campers. Larnard-Hornbrook is the County Park located in closest proximity to Towanda, the County's largest population center and has relatively easy access. These attributes make it a possible location for special events which have occurred at the park in the past.



The river is the site's biggest asset but also presents the most significant land planning concern. The site floods annually and much of the site falls within the 100-year floodplain. The force and strength of the river can be seen in the debris left by flood waters covering the island and along the channel separating the island and the mainland. The conceptual alternatives considered seasonal flooding and assumed the high water mark to be the existing well building based on past flood elevations.

Goals of the County Parks Master Plan include creating a premier destination along the river, providing additional day use recreation opportunities, enhancing the natural resources of the riparian corridor, and improving the functional aspects and site amenities to enhance the visitor's experience.

Three conceptual alternatives were developed for the park to illustrate different development opportunities. One conceptual alternative explored the recreation potential for the site if contiguous acreage could be acquired to expand the park size. Each alternative relocated seasonal camping away from the riverfront area so that this area could be available to all who visit the park. Another similar feature is the creation of an open lawn area to accommodate special events and informal use. A large portion of the park site is an island and each conceptual alternative suggested a connection to the island so that the area could be enjoyed when river water levels permit access.

Conceptual Alternative A

The design retains all of the existing park activities, relocating them to improve safety and function, while promoting additional use of the park. The river's edge is enhanced with riparian corridor plantings to stabilize the riverfront. Nature trails are introduced along the riverfront and on the island which is accessed by an improved causeway. The trailer camping is relocated to the northern portion of the existing camping area. Tent camping is located on the interior portion of the western loop drive. An open events lawn is created central to the site with a large picnic pavilion located at the eastern end of the lawn to double as a stage for special events. The ball field is relocated to have a preferred orientation and the playground is relocated to be central to the park and closer to the event lawn. Functional aspects of camping are improved through the introduction of a new bathhouse within a two story building that also serves as a maintenance garage on the upper level.

Conceptual Alternative B

The design eliminates camping from the main park site and provides for tent camping on the island which is accessed by an improved causeway. The riverfront is enhanced with riparian vegetation and a trail leads from the boat launch to the upper park facilities through this area. A formal lawn is created with a grand pavilion in the central portion of the park. The lawn is designed for special events that have room to expand/overflow to the meadow/special events area on the western portion of the park. The access drive through the former camping area is retained as a trail. Picnic hubs are created on the north and

south side of the lawn, outfitted with pavilions, horseshoe pits, and volleyball courts. Parking and restrooms are provided central to the site, convenient to the grand pavilion. The baseball field has been relocated to provide a preferred orientation. The maintenance building and playground are retained.

Conceptual Alternative C

The design assumes the acquisition of the adjacent residential parcel to maximize park opportunities, provide a home for park administrative and maintenance functions, and separate camping from the day use activities. Trailer camping is eliminated and rental camp structures, possibly yurts, are introduced on the northern portion of the camping area. The area between the camp access road is maintained as open lawn and tent camping is located along the riverfront. The day use facilities include an expanded playground, volleyball court, horseshoe pits, and a pavilion on the northern portion of the site. The baseball field has been eliminated. The central portion of the site is developed with an informal lawn and a large pavilion/amphitheater that could host special events. The boat launch is reconfigured to provide additional pull-through trailer parking. A removable bridge connects to the island which is developed with nature trails and stabilized overlooks.

The adjacent residential parcel to the north is repurposed as the administrative/maintenance hub of the park with the camp office/store occupying the former house and the maintenance facility occupying the former garage. A new restroom/bathhouse is located central to the site.

The Advisory Committee reviewed the three conceptual alternatives for Larnard-Hornbrook and preferred most of the ideas illustrated on Conceptual Alternative A with the following considerations:

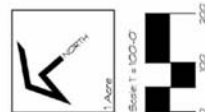
- Remove camping from the center of the loop drive in the parking area.
- Consider a long-term plan to phase out trailer camping and transition to yurts.
- Add picnic hubs for small group use.
- Provide ‘no wake’ zone at the inlet of the boat launch area.
- Add group camping and thru-paddler campsites.
- Move camping out of the floodway/floodplain.

Conceptual Alternative A	
Positive	Negative
Camping is relocated away from the river edge.	Camping dominates the western portion of the site.
The open lawn provides opportunities for special events.	
The proposed two-story building will provide a new maintenance facility and a new bathhouse for camping activities.	
The large picnic pavilion is located for use as either a stage or pavilion.	
Parking is located central to the day use area.	
Conceptual Alternative B	
Positive	Negative
The western portion of the site has been naturalized with riparian buffer planting and meadow grasses.	Camping is eliminated as a use except for primitive camping on the island.
The boat launch is improved with additional pull through and trailer parking.	The playground has not been renovated or moved to be more central to the site.
Picnic hubs are created to maximize day use.	
The existing maintenance building remains and maintenance/storage functions can be expanded into the restroom area as restrooms are provided elsewhere on site and no camping minimizes maintenance requirements.	

Conceptual Alternative C	
Positive	Negative
Camping is relocated away from the river edge	Acquisition of an adjacent parcel is necessary to develop the site as designed.
There is a separation between vehicles accessing the camping area and other park areas.	Only one picnic hub is created.
A new restroom/bathhouse is centrally located to serve both campers and other users.	The special event area and overflow parking area is limited.
A large picnic pavilion is located to double as a stage/amphitheater	
Trailer camping is transitioned over time to semi-permanent structures (yurts, cabins)	
Vegetation is introduced throughout the site to fortify the riparian buffer, provide shade, and separate the day use area from the camping area.	
The earthen causeway is removed, opening free flow of the river between the island and mainland.	

Larnard-Hornbrook County Park Conceptual Alternative A Sheshequin Township, Bradford County, PA





Larnard-Hornbrook County Park **Conceptual Alternative B** **Sheshequin Township, Bradford County, PA**

Larnard-Hornbrook County Park Conceptual Alternative C Sheshequin Township, Bradford County, PA



Mt. Pisgah County Park

Mt. Pisgah County Park occupies a location in Bradford County with a significant history. The park retains tremendous long-distant views and woodland resources are highly valued by residents. The conceptual alternatives for Mt. Pisgah strive to highlight the views and history, while reestablishing uses that are compatible with the setting and natural resources. Improvements are planned in existing open areas of the site, minimizing disturbance to the wooded resources.



Both conceptual alternatives re-introduce camping to the park and create multiple opportunities for picnicking, hiking, and interpreting the history of the site. Camping was seen as a good compliment to the facilities and recreation opportunities offered at Mt. Pisgah State Park and trailhead facilities are located convenient to Ridge Trail which connects the two parks.

Conceptual Alternative A

The design introduces primitive camping only, with tent campsites located along the existing loop trail, central to the improvement area. Camping is supported by an administration/maintenance building. Parking is provided near the main access drive for campers. The summit is enhanced with a stone plaza, interpretative signs, and accessible trail to reach the existing pavilion. The pavilion is improved with a plaza area designed to promote interpretation of the former resort tower. Parking is formalized at the summit and trails extend from the summit. Each overlook area is improved with stabilized surface, trail connections, and signage describing the view. The lower existing pavilion is renovated and a new playground area and picnic pavilion is introduced central to the loop trail. Two additional picnic pavilions are located on the east side of the access drive. A picnic hub with a volleyball court, pavilion, and horseshoe pits are located on the south side of the summit. The existing block restroom building is renovated.

Conceptual Alternative B

The design accomplishes most of the same objectives as Conceptual Alternative A, but places more emphasis on camping and introduces camping options. In addition to primitive tent camping, yurts, cabins, and a lodge are introduced in the area formally used for camping. The lodge is envisioned as an eco-lodge, designed to be eco-friendly (LEED certified), that would provide overnight accommodations for environmental education programs. A restroom/shower building is located convenient to the camping area. The summit design replaces the existing pavilion with a new structure designed with architectural elements that interpret the former inn and tower and incorporates a restroom. A walkway encircles the structure and provides an accessible route from the parking area. Informal stone seating is introduced to take advantage of the view. Day use activities including a picnic area, improved overlook viewing areas, and multiple pavilions which are located throughout the summit area. All activity areas and facilities are connected to the trail network.

The Advisory Committee reviewed the two conceptual alternatives for Mt. Pisgah and a combination of the two alternatives was preferred incorporating the following elements:

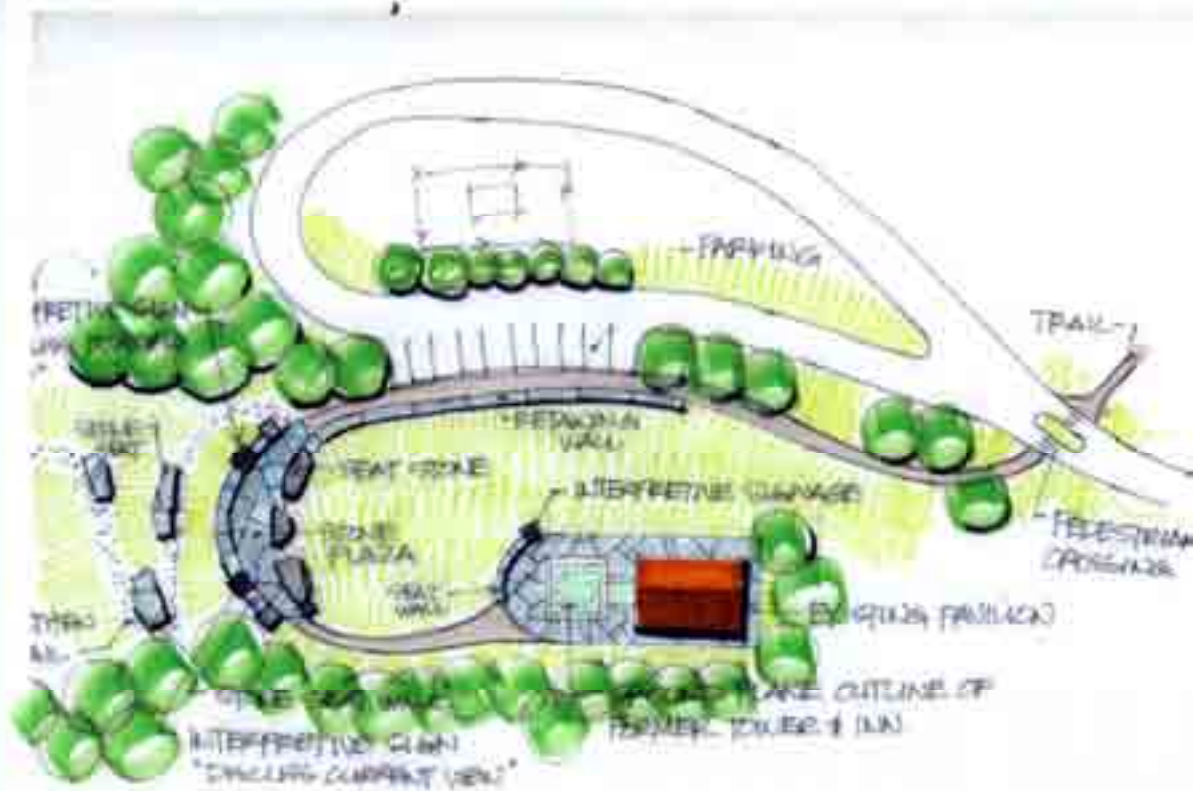
- Retain the existing pavilion at the summit and provide a restroom nearby
- Advance the camping concept on Conceptual Alternative B but phase it in over time.
- Incorporate the picnic hub on the south side of the summit and other picnic pavilions.

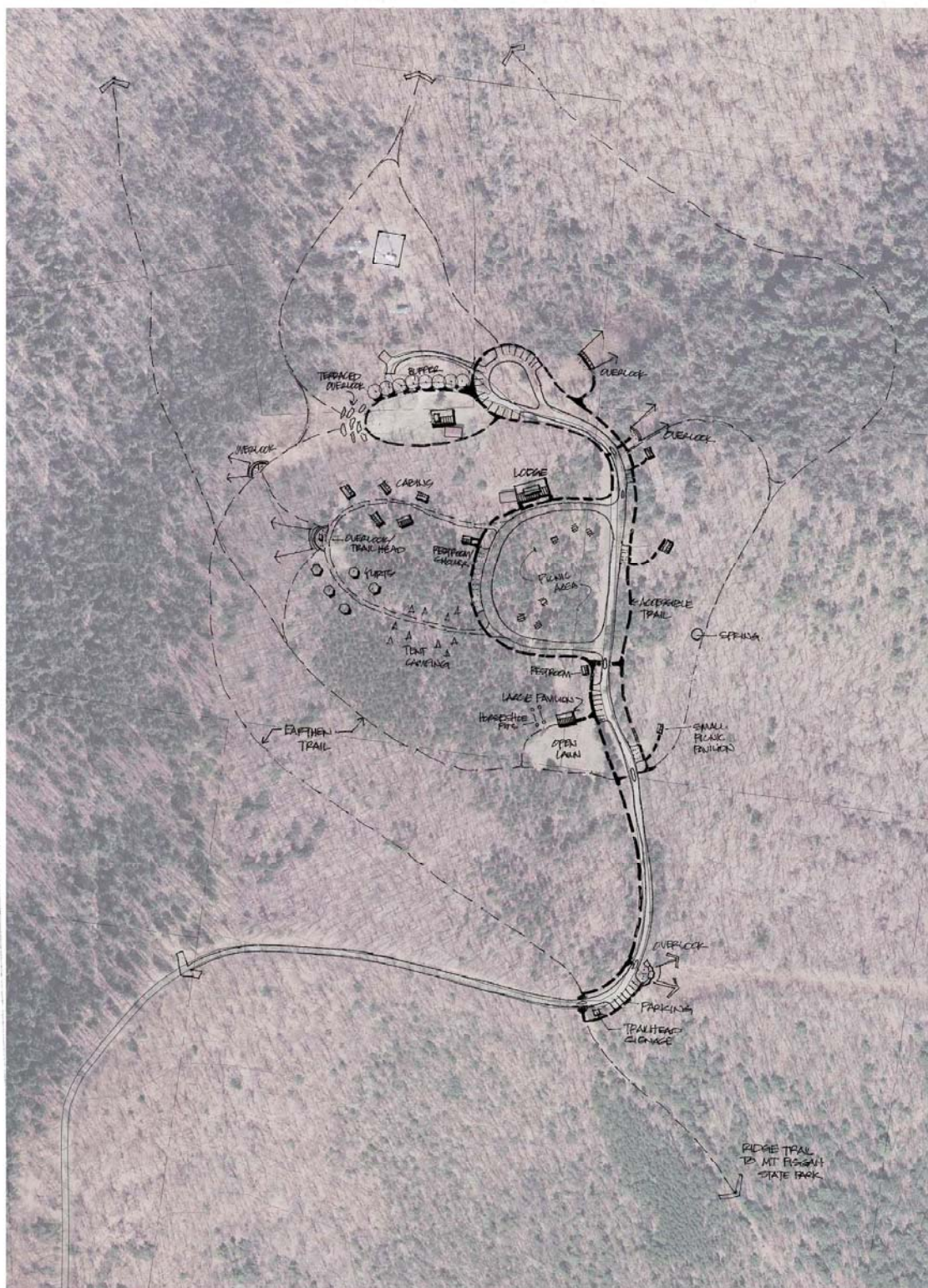
Conceptual Alternative A	
Positive	Negative
Day use activities are prioritized with multiple picnic areas, a playground, and game courts.	A restroom is not conveniently located near the summit pavilion, which is important for special events.
Parking is kept in close proximity to the main access drive.	
Conceptual Alternative B	
Positive	Negative
Diverse camping opportunities create an overnight destination with lodging options.	The lodge, expanded camping, and other activities will require a greater volume of water than Conceptual Alternative A.
New pavilion at the summit can be customized to meet special use needs such as weddings and includes restrooms.	



Mt. Pisgah County Park - Detail Conceptual Alternative A Springfield Township, Bradford County, PA

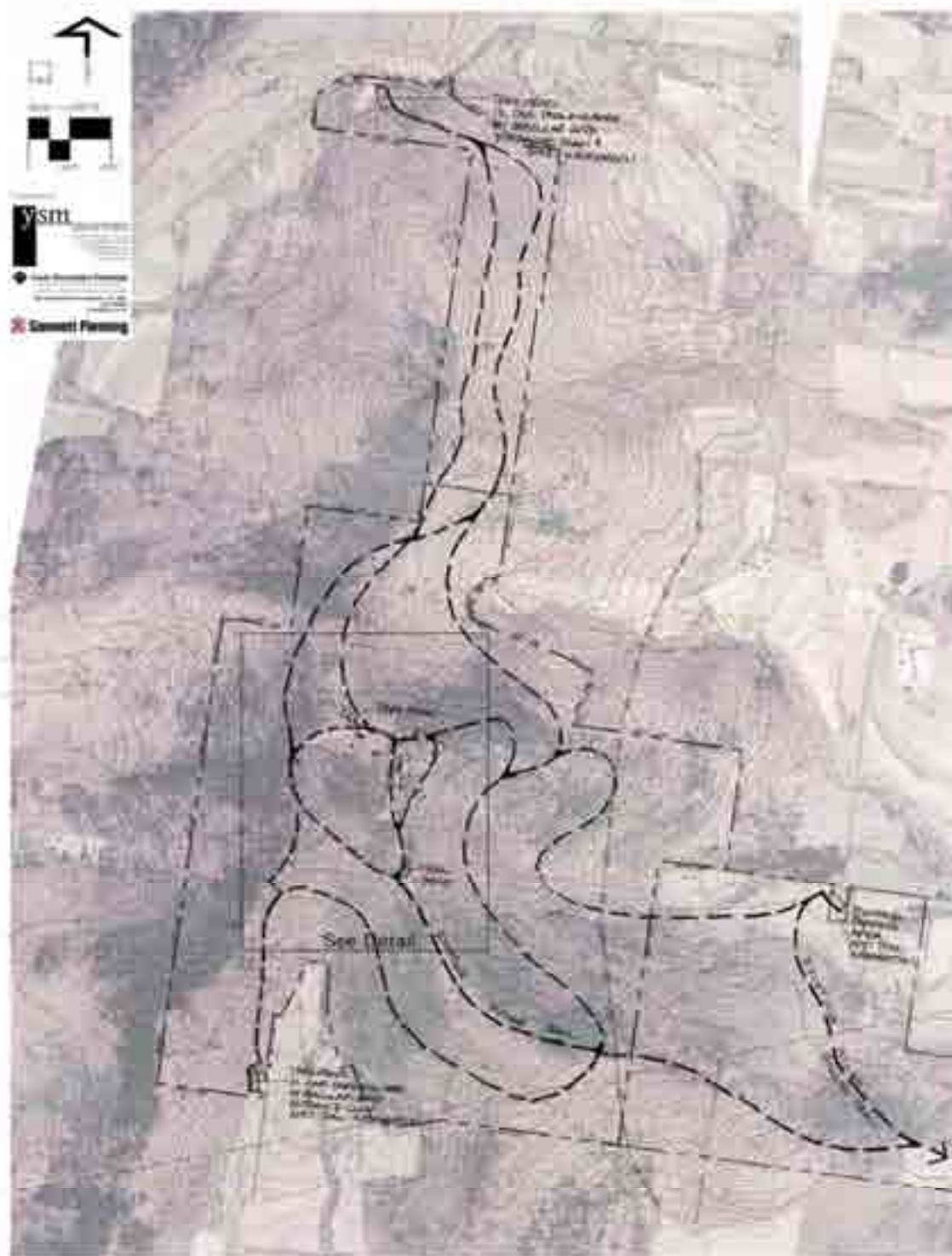






Mt. Pisgah County Park - Detail
Conceptual Alternative B
Springfield Township, Bradford County, PA

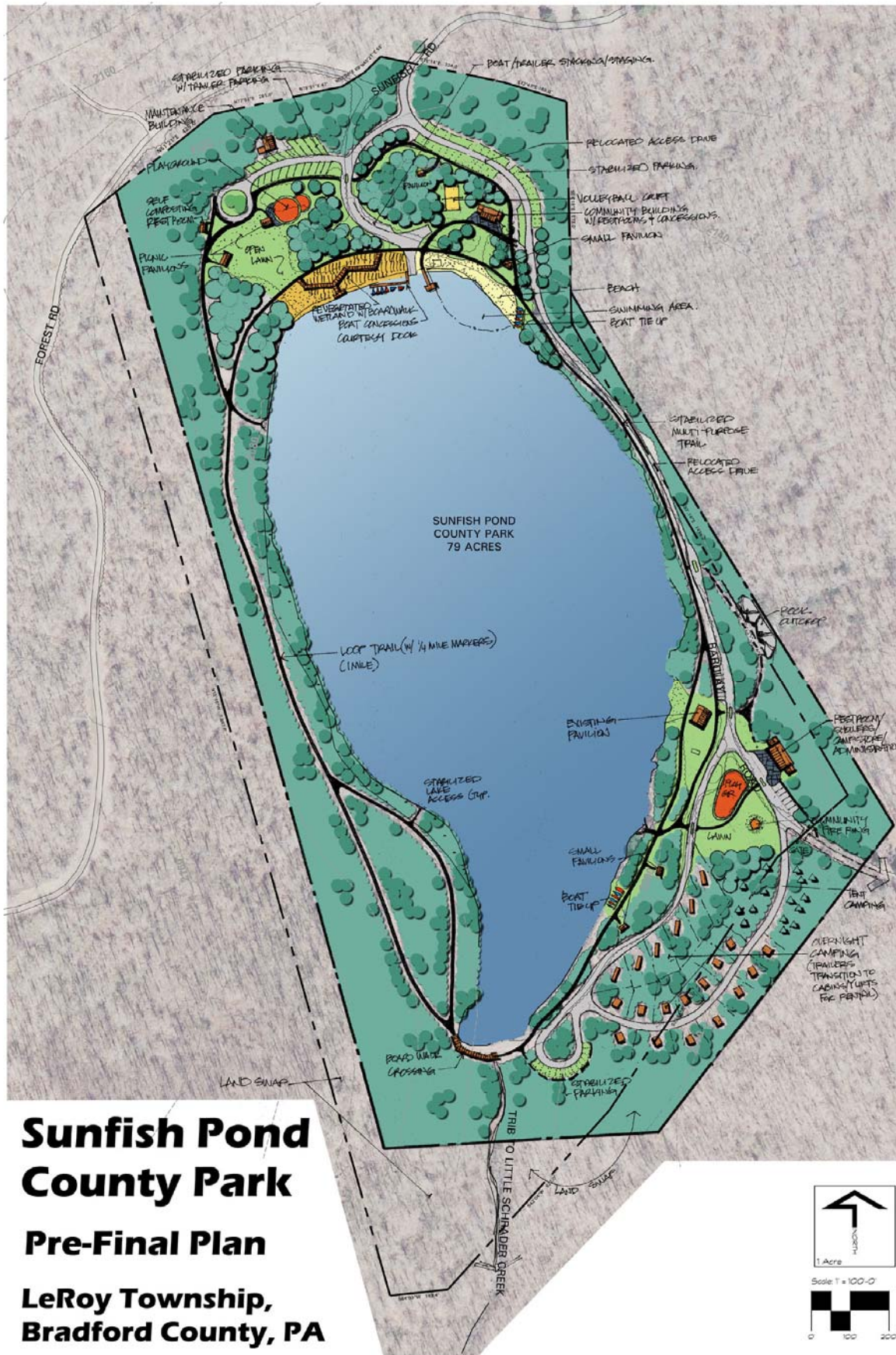




**Mt. Pisgah County Park
Conceptual Alternative**
Springfield Township,
Bradford County, PA

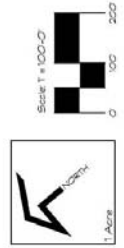
Pre-Final Designs

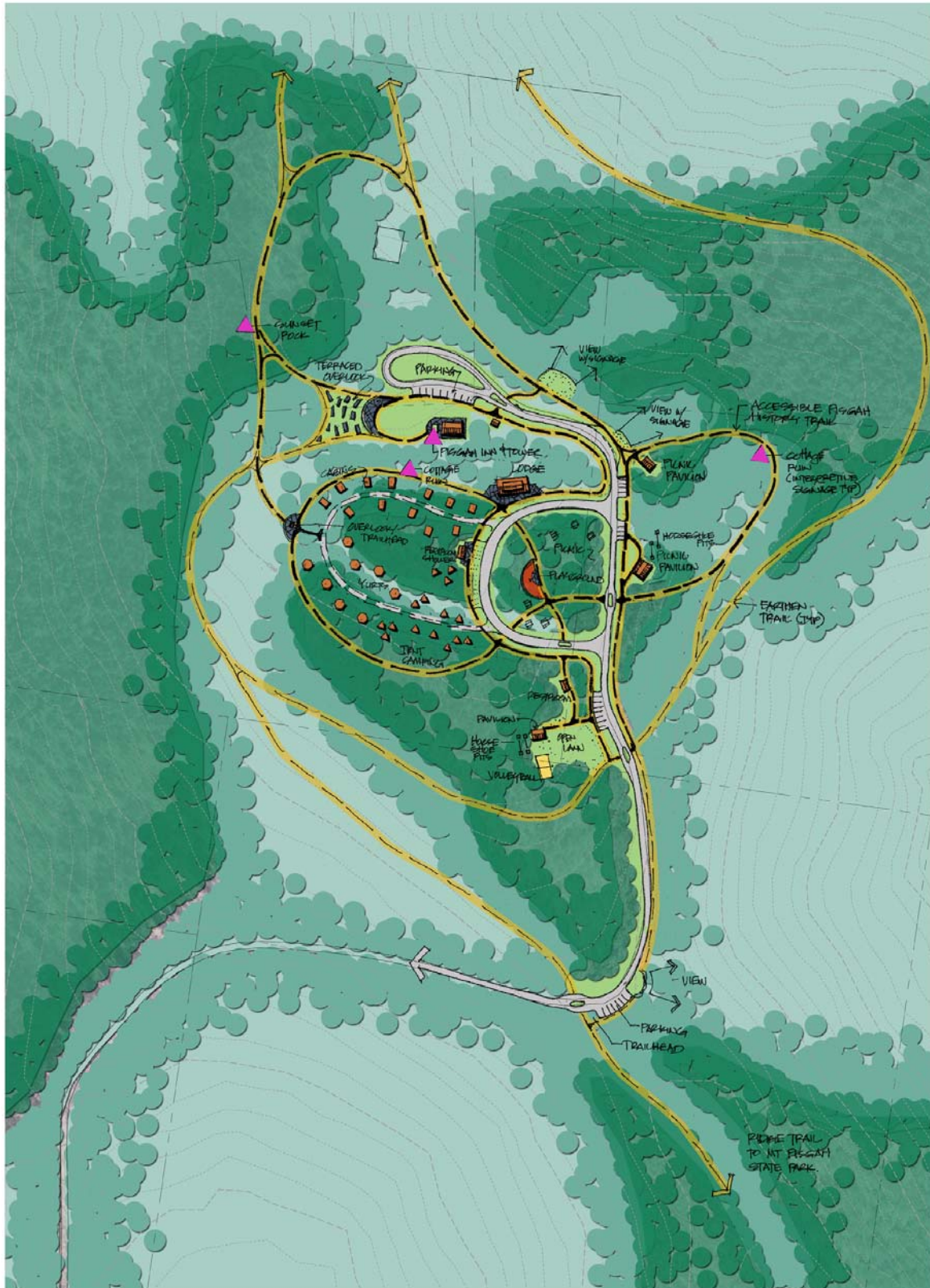
Pre-Final Master Plans were developed for each park guided by input from the Bradford County Parks Advisory Committee. The pre-final designs are a consolidation of the ideas and input from review of the Conceptual Alternatives into one cohesive master plan for each park site. The Pre-Final Master Plans were presented to the Parks Advisory Committee at a project meeting and no substantive changes were recommended. A public meeting was held in Troy at the Troy Veterans Club to present the three Pre-Final Master Plans to the general public. The meeting was attended by residents, Bradford County representatives, and the Parks Advisory Committee. The Pre-Final Master Plans are illustrated on the next pages.





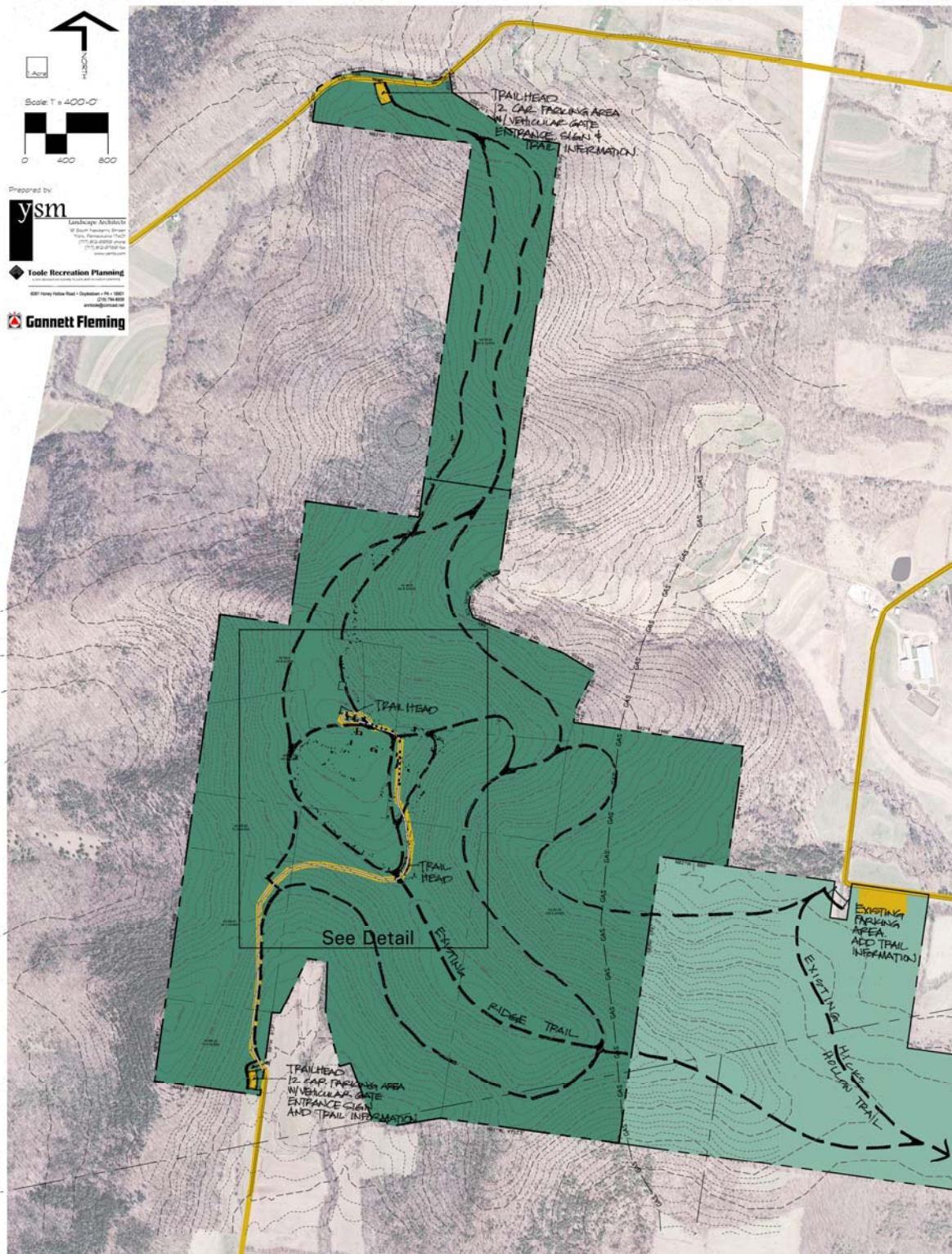
**Larnard-Hornbrook County Park
Pre-Final Plan
Sheshequin Township, Bradford County, PA**





Mt. Pisgah County Park - Detail
Pre-Final Plan
Springfield Township, Bradford County, PA





Mt. Pisgah County Park

Pre-Final Plan

Springfield Township, Bradford County, PA



Chapter **5** **Park Master Plans**

Introduction

The Master Plans for Sunfish Pond, Larnard-Hornbrook, and Mt. Pisgah County Parks illustrate the overall vision for the properties, the physical configuration of proposed improvements, and strategies for resource enhancements. The Master Plans were developed in their final form after careful consideration of input from the Bradford County Parks Advisory Committee, public meetings, park user focus group forums, and key person interviews conducted throughout the planning process. Each of the three Master Plans is described below followed by the Master Plan rendering. Elements and recommendations similar in each park are provided following the individual park descriptions.

Nature Based Recreation Opportunities

The foresight of Bradford County's elected officials to acquire the three county parks provides citizens significant opportunities to enjoy the great outdoors and the natural resources of the County. Each citizen has access to the Susquehanna River through the facilities at Larnard-Hornbrook County Park, opportunity to fish and camp at Sunfish Pond County Park, and miles of hiking trails for exploring nature in Mt. Pisgah County Park. Throughout the master plan process citizens expressed their love of spending time in the parks for leisure activities and nature based recreation. The range of public recreation opportunities provided in the three parks is listed below.

Natural Resource Conservation – The three parks preserve important natural resources as parkland. Woodlands, riparian areas, pond, wetlands, springs, rock outcrops, and open meadow areas are conserved in the parks for all to enjoy.

Resource Based Recreation – Fishing, hunting, trapping, bird watching, boating, geo-caching/ orienteering, nature study, cross-country skiing, horse-back riding, and other resource based recreation opportunities are found in the parks.

Environmental Education – The resources and settings of the parks present opportunities for environmental education. Interpretative signs are suggested which explore the environmental attributes of the park sties.

Family Recreation – The County parks provide unique natural settings for spending time with family. Picnic areas, playgrounds, gathering areas, trails, and open space for games and activities are the backdrops for lifetime memories.

Group Outings and Programs – The picnic areas, pavilions, and open activity areas provide space for community organizations such as the Boy Scouts, Girl Scouts, school ecology clubs, service clubs, and others to gather at the parks for their programs. Family and class reunions, business picnics, and other gatherings could be accommodated in the larger pavilions planned for each park.



Self-Directed Activities – Non-scheduled time is a premium for many as we get caught up in the hectic pace of our day to day lives. The County parks provide a place to go to where activities are not scheduled, where visitors can enjoy the parks at their own pace and on their own terms.

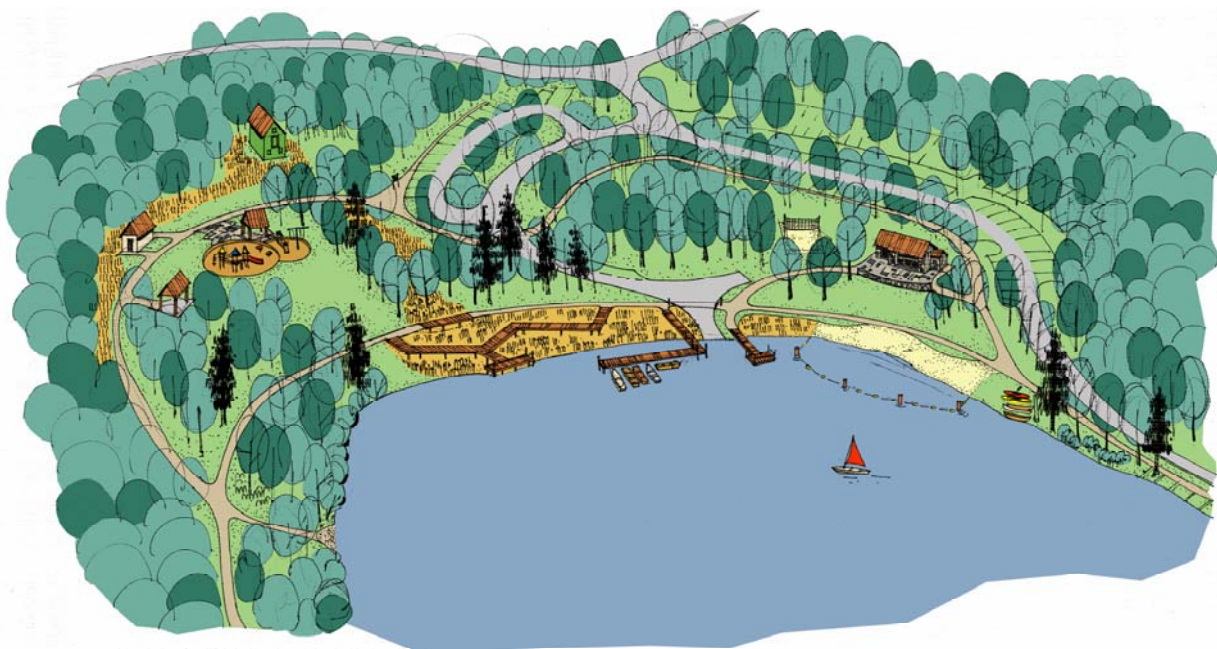
Fitness and Wellness – Fitness extends lives, improves self-image, reduces health care costs, reduces isolation, and makes people happier. The parks provide areas for people to walk, jog, hike, mountain bike, cross-country ski, and spend time being active in the outdoors.

Special Events Space – Larnard-Hornbrook offers open space that can be programmed for special events and the proposed improvements with new restrooms, parking, overflow parking, and electric service will support large gatherings.

Sunfish Pond County Park Master Plan

The Sunfish Pond County Park Master Plan emphasizes broadening the user base for this tremendous hidden treasure by introducing new facilities and recreation opportunities that will attract new visitors to the park. Day use recreation uses are emphasized while the camping experience is improved through upgraded and expanded facilities. Conservation of the site's natural resources has been prioritized.

The improvements depicted on the Master Plan assume that a land swap can be accomplished with the Pennsylvania Game Commission. The Master Plan seeks to expand the boundary of the park on the south and east sides of the parcel to provide a buffer to the access drive, include the significant rock outcrop within the park boundary, and expand opportunities for camping in the southern portion of the park. A key person interview explored this possibility with the Game Commission Land Manager for SGL #12. The Game Commission is open to the possibility of a land swap for additional land at Sunfish Pond and cited other examples where land swaps have occurred. The land swap could be with other lands owned by Bradford County such as Mt. Pisgah County Park. The caveats identified by the Game Commission is that property swapped for the additional land at Sunfish Pond should have wildlife value and should not be recently logged. The Game Commission also requires a favorable ratio for the land swap, typically 4:1 or 3:1 in favor of acreage swapped and granted to the Game Commission. Further discussions with the Game Commission are required to finalize the opportunity of expanding Sunfish Pond through a land swap.



Recreation and Leisure Facilities

Camping – Camping has been relocated to the southern end of the park and support facilities have been added to enhance the experience. The drive has been extended to form a loop to access camp site. Camp sites are designated on the inside and south side of the loop drive and public use spaces are provided to the north and pond-side of the drive. A new building is proposed to support camping which will include restrooms, showers, camp store, and camp administration. Parking is located convenient to this structure. Amenities include a playground, community fire ring and gathering area, a new small pavilion, boat tie up area, and trail connections. The park site is rocky with undulating terrain and new camp sites will have to be cleared and graded relatively smooth to provide suitable camp sites for trailers and tents. New fire rings and picnic tables should be provided at each camp site.

Camping spaces are provided that will accommodate recreational vehicles or tents. Long-term, the vision is to transition to cabins or yurts which can be rented for a week or two to provide a unique camping experience.

Trails – Trails extend throughout the park to provide accessible routes to facilities and activity areas and provide opportunities for walking, hiking, mountain biking, horseback riding, and cross country skiing. A main trail encircles the pond and includes a boardwalk crossing of the tributary to Little Schrader Creek at the south end of the pond. On the east side of the pond the existing access drive is re-purposed as the main trail and a new access drive is developed parallel to the trail, separated by a lawn corridor. The former road to Laquin remains gated and is tied to the trails system. Trail connections should be extended from the park to trails within the State Game Lands.

Trails within the parks should comply with the Americans with Disabilities Act *Accessibility Guidelines for Outdoor Developed Areas* and each facility and activity area must be connected to a parking area with an accessible route. Vehicular gates or removable bollards should be placed at all walk entries to limit access to authorized vehicles.

Swimming Area – A sand beach and designated swimming area are developed on the northeastern end of the pond. This location will receive afternoon sun and is convenient to other day use areas. The design and use of the swimming area must comply with the Pennsylvania Code, Title 28, Chapter 18 – Public Bathing Place Code. Clearing will be required to remove tree stumps, rocks, and other elements that could pose tripping hazards in the swimming area and beach. Sand is suggested in the swimming and beach areas and buoys should be used to designate the limits of swimming in the pond. The depth of the pond should be verified in the suggested swimming area to determine the swimming area limits and appropriate amenities. A floating dock, perhaps with a sliding board, could be included if the water depth is sufficient for safe use.



Community Building – A community building is located convenient to the swimming area and other day use activity areas and is envisioned to perform numerous functions. It is located near the access drive with a pull off area for campers to check-in and obtain information as they enter the park. The building includes restrooms and a concession stand. The building should be designed to include a large community room with accompanying kitchen so that the structure can be rented for weddings and special events. A plaza space is developed on the south side of the building for outdoor gatherings.

Picnic Areas – Six picnic pavilions are suggested for the park in addition to the existing pavilion located on the southeast edge of the pond. Picnic areas typically consist of a pavilion with picnic

tables located adjacent to open lawn areas where possible. Additional amenities suggested for picnic areas are rotating grills and horseshoe pits.

Sand Volleyball Court – A sand volleyball court is proposed near the swimming area with the preferred north-south orientation. The court is developed at standard size of 30' x 60', with the sand playing surface extending 10' beyond the limits of play on all sides.

Horseshoe Pits – Horseshoe pits are proposed to accommodate picnic areas where level ground is available to accommodate the pits. Horseshoe pits should be developed with the preferred north-south orientation and the stakes should be located 40-feet apart. The pits should be developed to the standards of the National Horseshoe Pitchers Association. An adequate safety zone should be provided to separate the playing area from other activities.

Playground – An age segregated playground is located adjacent to the open lawn area between the maintenance building and pond. The playground includes a tot lot for children ages two to five years old and a youth playground for ages six to twelve years old. A small picnic pavilion is located in the playground area to provide shade for caregivers. An accessible route should link the playground to nearby trails and connect to play equipment access points.



Boardwalks– Two areas of boardwalk are proposed for the park. A boardwalk explores the wetland area located at the northern end of the pond and provides access to the pond. A second area of boardwalk spans the unnamed tributary to Little Schrader Creek at the southern end of the pond. The boardwalks allow public access of sensitive wetland areas with minimal disturbance of the resource and should be developed to meet accessibility requirement of the ADA. Environmental permits will be required to install the boardwalks. Final length, location, and configuration of the boardwalks should be field determined to minimize impact on the natural resources.

Boating Facilities – Boat tie-up areas, courtesy dock, paddleboat concession dock, and boat ramp are provided on Sunfish Pond. Two boat tie-up areas are located near the pond; one east of the swimming area and a second near the camping area. The tie-ups include a low structure for resting boats off the ground and locking them in place. A dock for paddle boats and courtesy tie-up is located in the day use area and concessions can be administered from the community building. The existing boat ramp is maintained in the design.

Support Facilities

Restrooms – Restrooms are proposed at three locations in the park; two in the day use area and one in the camping area. A composting restroom is located on the west side of the day use area near the playground, open lawn, and two picnic pavilions. This facility will supplement the restrooms within the community building and because it does not require a hook up to sanitary or water lines, can be implemented in an early phase of development prior to infrastructure improvements. The other restrooms are associated with proposed buildings and should be developed with conventional sewer and water facilities.

Entrance/Access and Parking – Access to Sunfish Pond County Park is from Sunfish Road. The access drive is relocated to reduce pedestrian – vehicle conflicts by locating the drive to the east of activity areas. A portion of the existing access drive is maintained to the boat ramp. A spur off of

this drive extends to the maintenance building and terminates in a small cul-de-sac. The main park drive extends to the southern end of the pond where it terminates in a cul-de-sac. A loop drive is developed to serve the camping area and a spur extends to the Laquin Road, currently gated.

Parking is provided in several areas. The day use parking area is located along the access drive near the park entrance and community building. Additional day use parking and boat trailer parking is located near the maintenance building. Small parking areas are located adjacent to the camp building and existing pavilion. Parking is located along the cul-de-sac at the southern terminus of the drive to serve campers and anglers. Each campsite is developed to accommodate one vehicle.

Sunfish Pond County Park Facility Parking Analysis		
Typical Facility	Parking Standards	Parking Needs
Day Use Area		
Community Building (150 seats)	1 spaces/4 seats	38 spaces
Three Small Pavilions (24 seats – 4 tables/ea)	1 spaces/4 seats	18 spaces
One Medium Pavilion (48 seats – 8 tables)	1 space/4 seats	12 spaces
Swimming Area (150' x 30')	1 spaces/ 30 s.f.	150 spaces
Maintenance Building	3 spaces	3 spaces
Subtotal		221 spaces
Camping Area		
Trailer Camp Sites (20 sites)	1 space/ camp site	20 spaces
Tent Camp Sites (15 sites)	1 space/camp site	15 spaces
Existing Medium Pavilion (48 seats – 8 tables)	1 space/4 seats	12 spaces
Camp Administration	-	2 spaces
Subtotal		49 spaces
TOTAL PARKING REQUIRED		270 SPACES
Day Use Area		178 Spaces
Camping Area		92 Spaces
TOTAL PARKING PROVIDED		270 SPACES
Note: Horseshoe pits, playground, and volleyball court are complimentary to pavilions and included in those counts. Trail parking varies widely. Parking counts above assume full capacity of each picnic pavilion. Day to day use would be less.		

The park drives should be paved and painted with markings to designate two-way travel and trail crossings. Small islands are located in the drives at points where trails cross to slow travel speeds and provide a safe island to facilitate pedestrian crossing. Additional traffic calming measures, such as raised tables, should be considered to slow traffic within the park. Paved handicap parking spaces with appropriate signage and pavement markings should be provided in each parking area. The remainder of the parking spaces should be stabilized lawn spaces designated by guide rails and planting.

Utilities – Critical to the future use and enjoyment of Sunfish Pond County Park is investment in upgrading and replacing the park infrastructure. The existing electric, water, and sewer facilities are inadequate for the current facility and major upgrades will be necessary to accommodate the improvements proposed in the Master Plan.

Electric service and distribution throughout the park must be evaluated and upgraded to serve the proposed facilities. Electric service will be required for the community building and

maintenance building in the day use area and the camp building and camp sites in the camping area. Campers provided input that they did not want additional site lighting in the park but low level lighting will be required to light the paths from the camping area to the camp building. Night use of the day use area should be limited to the community building and lighting will be required to guide visitors from the building to the parking area.

On-lot sewage disposal is proposed for the restrooms within the community building and camp building. Soil percolation testing will be required to identify a suitable location for on-lot disposal.

A water well exists near the existing boat ramp. Park maintenance personnel have indicated that water from the well is potable but contains high levels of iron and many campers do not consider it appropriate for use. An environmental engineer should evaluate the well and water to determine if water quality can be improved through filtration or other means and to analyze the yield of the well relative to the proposed facilities. Water in the day use area should serve the community and maintenance buildings. Hose bibs should be provided at the paddleboat concession area for maintenance of the boats and at the beach entrance so that swimmers can wash sand from their feet in the camping area, water should serve the camp building and camp sites. Additional hose bibs should be conveniently placed for use by tent campers.

Natural Areas

Sunfish Pond County Park is surrounded by State Game Lands No. 12, a protected wooded natural area managed by the Pennsylvania Game Commission. From a landscape perspective the County Park is an extension of the Game Lands with its mature woodlands, pond, and wetlands.

Wetlands – The wetlands, northwest of the pond should not be mowed and be allowed to re-establish. These wetlands adjacent to the pond provide a physical, chemical, and biological filter that is crucial to maintaining water quality and a healthy pond ecosystem. The wetlands provide habitat for fish, amphibians, and birds. The wetlands are located adjacent to the day use area and exploration of the wetlands is promoted through a boardwalk system that traverses the wetlands and pond edge. Educational interpretative signs are suggested to advise visitors of the important role wetlands play in the ecosystem.

Springs – The natural springs and seeps northwest of the pond should be protected and facilities developed outside of this wet area. The design pulls facilities and activity areas away from these wet areas and creates a vegetated drainage path for surface water to reach the pond without crossing public use areas.

Woodlands – The forest on the west side of the pond was recently harvested for timber, leaving woody debris. Because this debris will decay at relatively the same time, nutrients will be released at the same time and may cause algae problems in the pond. Woody debris that was cut during logging operations should be removed and possibly used for campfire fuel.

Invasive Species – Minimize additional disturbance to the landscape and implement a resource management plan to identify, remove, and monitor the park for invasive species. The clearing opened up from the timbering operation allow more light to reach the forest floor and opportunities for invasive plants to be introduced. Prevent campers from bringing in firewood from outside sources. Encourage fisherman to use local bait and provide educational signs warning about the transportation of exotic fish and mussels between water bodies.

Beaver Dams – Beaver tubes, a device that allows water to escape from the pond through a subsurface tube and discharge downstream without detection from beavers is suggested to maintain the water level of the pond at the desired elevation.



Larnard-Hornbrook County Park Master Plan

The Larnard-Hornbrook County Park Master Plan redesigns the park to provide additional day use facilities, protects and buffers the park's significant resource; the Susquehanna River, and designate the riverfront areas of the park for public use. Overnight camping is retained and formal camping spaces have been moved away from the river edge and semi-permanent yurts are proposed as unique camping structures for rental in lieu of private campers. The camping experience has been improved with a new bathhouse and nearby recreation amenities.

The importance of the park as a destination along the Susquehanna River National Recreation Trail has been recognized with improvements that target the needs of boaters and tent campers traveling on the water trail. In 2009 the North Branch Susquehanna River was named a National Recreation Trail which recognizes the trail as part of a nation-wide system of trails. The trail is a recommended water trail of the American Canoe Association.



Recreation and Leisure Facilities

Camping – Camping has been relocated to the north boundary on the western side of the park where camp site improvements were made in 2009. The riverfront camp sites were moved to return the riverfront area to general public use, enhance the vegetative buffer along the river, and eliminate the need for electric service in the flood-prone area of the park. Nine camp sites have been designated along the existing drive. Recreation vehicle camping should be phased out over time as the master plan is implemented and yurts are suggested to create a unique camping destination. Yurts can be setup permanently or seasonally and should be rented on a weekly basis. This transition is suggested to provide expanded access for camping to the general public in lieu of the seasonal vacation homes (RV campers) dominating the park currently.

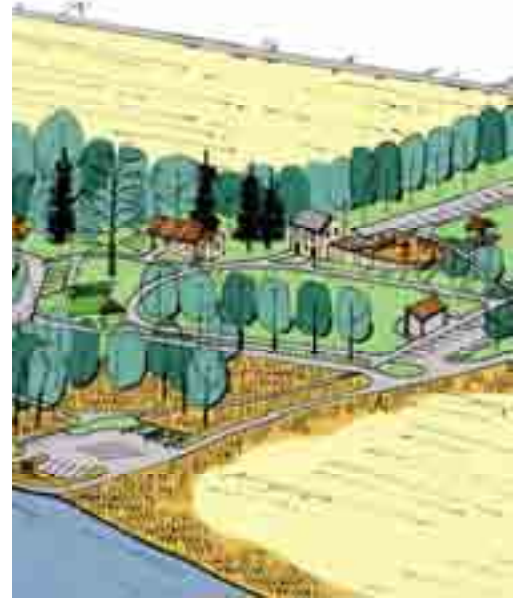
Primitive tent camping is located in two areas: along the interior of the southern portion of the loop drive and on the island when seasonal conditions permit. Tent camping on the island have minimal amenities limited to a fire ring. Camping spaces on the mainland should be provided with fire rings and picnic tables.

Native vegetation should be planted in the camping area to create individual camp sites and enhance privacy. Amenities to enhance the camping experience include a small pavilion, medium pavilion with park administration office, new bathhouse, nearby lawn games, and open lawn for informal play.

Picnic Areas – Five picnic pavilions are suggested for the park in addition to the existing pavilion located on the upland portion of the site. In addition to the picnic pavilions, picnic tables are located informally along the trails near the riverfront.

Two picnic pavilions are located for use by campers. A large picnic pavilion is located as a centerpiece to the open event lawn and could serve traditional picnic functions as well as a structure for performances with spectators sitting on the lawn. Two small pavilions are located on the west side of the open event lawn for informal picnics and gatherings. The existing pavilion will serve the new playground. Picnic areas should be outfitted with picnic tables and rotating grills and connected to an accessible trail. Three of the picnic areas have horseshoe pits and one has a grass volleyball court.

Playground – An age segregated playground is located in the open lawn area between the maintenance building and the existing pavilion. A retaining wall with a fence above grade is located on the south side of the playground and separates the playground from the maintenance area. The wall allows the playground to be located on the transitional slope area and in closer proximity to the camping area.



The playground includes a tot lot for children ages two to five years old and a youth playground for ages six to twelve years old. The tot lot and youth playgrounds must be developed within areas of safety surfacing and located as recommended for safe play. Benches are located in the playground for caregivers.

Grass Volleyball Court – A grass volleyball court is proposed at the western end of the open events lawn with the preferred north-south orientation. Grass is proposed due to the potential for flooding. The court is developed at standard size of 30' x 60', with clear area extending 10' beyond the limits of play on all sides.

Horseshoe Pits – Horseshoe pits are proposed in three locations in association with picnic pavilions. The horseshoe pits are located with the preferred north-south orientation with the stakes 40-feet apart and adequate safety zone surrounding the playing area. The pits should be developed to the standards of the National Horseshoe Pitchers Association.

Softball Field – A softball field (60' baselines, 250' outfields) is located in the upland portion of the park. The field has been reoriented to a preferred orientation for play and to eliminate the hazard of foul balls reaching Hornbrook Road. Backstop and sideline fence are included and an accessible trail encircles the field. Parking for field use is located south of the field near the large pavilion. The field can also function as an overflow parking area during special events.

Boat Launch and Storage – The boat launch area was recently expanded with a new ramp and additional aggregate parking. The configuration of the launch area is convenient for trailers to maneuver. The only additional improvements suggested are a boat storage area and tie-ups where small craft can be securely locked to a permanent rail. This storage will serve campers and day use visitors. The courtesy boat tie-up will serve paddlers passing down river who stop for a short visit.

Trails – Trails extend throughout the park to provide accessible routes to facilities and activity areas and provide opportunities for walking and exploring the park. The trails in the upland area and encircling the open event lawn are suggested as paved bituminous trails, developed at a minimum eight foot width. The trails in the riparian corridor and camping area are graphically shown different than the upland trails and trails on the island. These trails should be developed with a surface that meets accessibility requirements such as bituminous pavement or stonedust pavement. These trails could be developed at a smaller width, but no less than five foot wide. The County should consider the pros and cons of these surfaces within flood prone areas. Stonedust provides a more natural looking surface and is often preferred in natural area, but will migrate or even wash away in high water and flood events. In flood prone areas stonedust will require ongoing maintenance and replacement. Bituminous is more expensive and not natural in appearance but will withstand flooding better in the short-term. The trails on the island are proposed as earthen trails. A floating bridge is suggested to span from the mainland to the island. The bridge should be designed for seasonal removal during the winter.

Support Facilities

Restrooms – Restrooms are proposed at the new maintenance building/bathhouse. This location is above the known flood level and in the general location of the existing restrooms. The restrooms should be served by a water well and on-lot sewer disposal.

Utilities – Infrastructure improvements are necessary at Larnard-Hornbrook for the continued use and proposed use as defined by the master plan. The northern camping sites were recently upgraded with new water and electric hookups.

Electrical service to the southern camp sites should be removed as these sites are designated for tents and the area is known to flood. Proposed lighting is limited to the bathhouse structure to serve campers. Electrical service with locking outlets should be provided at the large pavilion and along the accessible trail that encircles the open event lawn for use during special events and performances.

Testing will be required to determine if the existing on-lot sewer disposal system is adequate in size and function to service the proposed maintenance building and bathhouse. The existing water well should continue to serve the park site. Water hose bibs should be extended to the tent camping area along the loop drive.

Entrance/Access and Parking – Access to Larnard-Hornbrook County Park is maintained at the two existing locations on Hornbrook Road. The eastern drive is located just to the east of the park property line within an easement granted by the adjacent owner. The eastern drive is designated as the main public entrance to the park site and the western entrance provides access to the maintenance building and parking spaces to serve upland facilities. The main park drive extends into the park along the eastern property line to the boat launch, with a loop extending to the northwest to provide access to the camping area.

Parking is provided at four locations in the park. There are approximately 22 parking spaces located near the maintenance building which serve park employees and provide accessible spaces convenient to the ball field, pavilion, and playground. The main parking lot with approximately 38 spaces is located adjacent to the large pavilion and will serve day visitors to the park. The boat launch area is developed with parking for five vehicles and eight vehicles with trailers. There are approximately eight parking spaces located along the camping area loop road, convenient to the administrative office.

The park drives should be paved and painted with markings to designate two-way travel. Paved handicap parking spaces with appropriate signage and pavement markings should be provided in each parking area.

Larnard-Hornbrook County Park Facility Parking Analysis		
Typical Facility	Parking Standards	Parking Needs
Day Use Area		
Existing Pavilion (36 seats - 6 tables)	1 spaces/4 seats	9 spaces
Softball Field	15 spaces/field	15 spaces
Large Pavilion (90 seats – 15 tables)	1 space/4 seats	23 spaces
2 Small Pavilions (24 seats – 4 tables)	1 space/4 seats	6 spaces
Playground	8 spaces/playground	8 spaces
Maintenance Building	-	3 spaces
Boat Launch Area		
Boat Launch – Vehicles	-	5 space
Boat Launch – Vehicles with Trailers	-	8 space
Camping Area		
Camp Sites	1 space/camp site	9 spaces
Camp Administration	-	2 spaces
TOTAL PARKING REQUIRED		89 SPACES
Day Use Area		60 Spaces
Boat Launch Area		13 Spaces
Camping Area		17 Spaces
TOTAL PARKING PROVIDED		90 SPACES
Note: Horseshoe pits and volleyball court are complimentary to picnic areas and included in those counts. The small and medium pavilions in the camping area are complimentary to the camping activities and included in those counts. Parking counts above assume full capacity of picnic pavilion. Day to day use would be less.		

Natural Areas

Natural area at Larnard-Hornbrook County Park is limited to the riparian corridor along the Susquehanna River. This area changes with the seasonal levels of the river and is prone to flooding.

Riparian Corridor – The Susquehanna River is the compelling feature of the park, drawing visitors to fish along the park shoreline and launch boats from the boat ramp. Large mature trees exist throughout the corridor, including the island, although many appear haggard and broken. These mature trees stabilize the river banks, prevent erosion, and limit ice scour. They also serve as nesting and roosting habitat for herons and birds of prey like the American bald eagle, osprey, and owl. Three cavities support wood ducks, common mergansers, and hooded mergansers along with other cavity nesting birds. Manmade disturbances along the riparian corridor should be minimized and should not impact large, mature tree species. The ecological impacts of tree maintenance and removal should be carefully considered before being undertaken.

Invasive Species – The riparian corridor and other areas of the park should be monitored for invasive species. The multi-flora rose, knot weed, and grape vine that currently inhabit the corridor should be removed and native vegetation planted in its place. Riparian areas are difficult to protect from invasive species and monitoring and removal efforts should be ongoing.



Larnard-Hornbrook County Park

Master Plan

Sheshequin Township, Bradford County, PA



Mt. Pisgah County Park Master Plan

The Mt. Pisgah County Park Master Plan rejuvenates a beloved County asset and re-introduces public facilities to the park. The emphasis of the master plan is to create opportunities for the public to enjoy the views from the summit, reflect upon the rich history of the site, enjoy day use activities such as picnicking and hiking, and spend time in the park camping. Natural resources are protected and improvements target areas that were previously cleared for public use. The master plan builds upon the past improvements and park infrastructure.



Recreation and Leisure Facilities

Scenic Overlooks – Four scenic overlook areas are incorporated into the park. The summit has been improved with a scenic overlook of the western view shed. An accessible trail leads from the summit parking area to a stone walled plaza area with interpretative signs that describe the view. Natural boulders are strategically placed on the upper hillside to create terraced seating to informally enjoy the view. Two, less formal overlook areas are located on the eastern side of the summit. These viewing areas extend from the trail that follows the park drive and have stabilized surface and stone walls to define the overlooks. A fourth overlook is located near the intersection of Ridge Trail and the park drive where the overhead electric line provides a clearing of the woodland. This overlook is developed similar to the other two along the drive.

Picnic Areas – Five picnic pavilions are suggested for the park including the existing pavilion just south of the summit. The primitive existing pavilion at the summit is removed. The new summit pavilion is envisioned as a large structure sized to accommodate large gatherings such as weddings and reunions. The idea of paying homage to the observation tower that had occupied the summit when the site was developed as a resort was suggested. The pavement of the ground plane could be developed to show the outline of the tower and interpretative signs could provide photos of the structure and an explanation of the resort. A plaza area on the west side of the pavilion is planned as a second tier scenic overlook.

A second existing pavilion is located just down-slope of the summit pavilion. This structure will require repair of the western block wall prior to use. This pavilion is in the location suggested for the future lodge, but the pavilion could remain in place and used until the lodge is developed, if repairs can adequately address the structure.

Three new pavilions are located for day use activities and complemented with connections to hiking trails and nearby lawn games. An informal picnic area with scattered picnic tables is located interior to the loop drive that provides access to the camping area. A playground complements this picnic area.

Playground – An age segregated playground is located central to the improved area of the park in the informal picnic area. This area is relatively level and convenient to the picnic pavilions. The playground includes a tot lot for children ages two to five years old and a youth playground for ages six to twelve years old. The playgrounds must be developed within areas of safety surfacing and located as recommended for safe play.

Grass Volleyball Court – A grass volleyball court is proposed at the southern-most picnic area which is located within an existing clearing of the woodlands. The court is developed at standard size of 30' x 60', with clear area extending 10' beyond the limits of play on all sides. The long axis of the court is north-south, the preferred orientation.

Horseshoe Pits – Horseshoe pits are proposed in two locations in association with picnic pavilions. The horseshoe pits are located with the preferred north-south orientation with the stakes 40-feet apart and adequate safety zone surrounding the playing area. The pits should be developed to the standards of the National Horseshoe Pitchers Association.

Camping – The master plan recommends re-instituting camping in Mt. Pisgah County Park, after the day-use activities have been re-introduced and the necessary infrastructure is in place. Camping is viewed as an important activity because it is compatible with the setting, desired by County residents who provided input to the planning process, and would complement the adjacent Mt. Pisgah State Park which is one of the few state parks that does not have camping. Additionally, camping was viewed as a potential revenue source, especially if it could be linked to environmental education in Mt. Pisgah State Park.

Camping is located in the area previously cleared for camping. This area is just south and down-slope of the summit in a relatively flat area of the park site. A paved loop drive off of the main park drive provides access to the area and an aggregate drive extends in a loop layout to the camp sites. The area is wooded with cleared areas for camp sites.

A variety of camping shelter options are proposed to create a unique destination and provide options that accommodate groups and families visiting for environmental education programs. Camping shelter options include camp sites for tents, yurts, cabins, and a lodge. The number, size, and configuration of these elements should be further defined through marketing research and program design. Initially, primitive tent camping should be introduced to the site. These sites will require

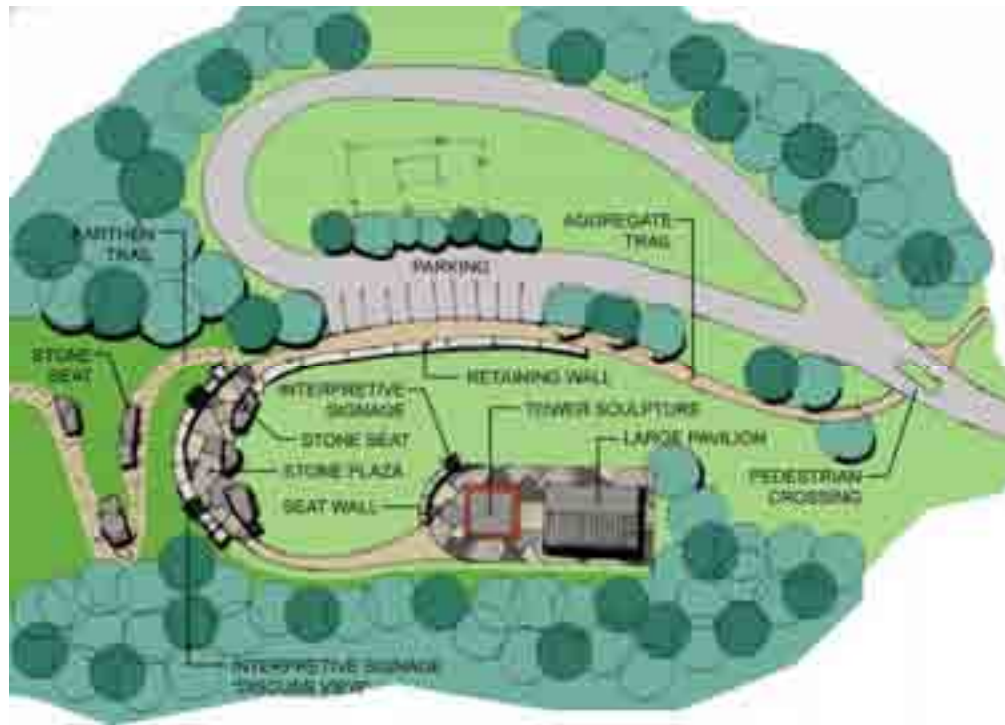


only minimal improvements such as a fire ring and picnic table. As capacity is developed within the park and park system additional camping options could be introduced. The lodge was envisioned as an eco-lodge designed to accommodate visitors participating in environmental education programs and activities at the County and State Parks. The eco-lodge should be built using LEED principles and was viewed as the last shelter option that would be introduced to the site.

Improvements to the camping area should be developed in a manner that retains and enhances the existing vegetation. Proposed amenities to serve campers include a restroom/shower building, overflow stabilized turf parking, and a trail head convenient to the trail encircling the camping area. The nearby existing block pavilion should be repaired and continue to serve campers and other park visitors until the lodge is introduced into the park. The proposed playground and informal picnic grove is located convenient to the camp area and other facilities are connected to the camp area with trails.

Trails – Trails are the primary recreation amenity at Mt. Pisgah and extend throughout the park site. Trails in the activity area connect facilities and loop throughout the summit area are designated as accessible trails. These trails should be developed with stonedust surface material and comply with the ADA for slope and developed at a minimum eight-foot width. Earthen trails extend beyond the activity area and connect to the three remote parking areas. Ridge Trail extends from Mt. Pisgah State Park to the County Park, crossing the park drive near the overhead electrical line clearing where a trailhead is established with parking.

Environmental and Historic Education – Trails throughout Mt. Pisgah County Park have been designated for environmental and historic education opportunity. The area offers opportunities to explore the natural systems associated with the woodlands, views, and past uses of the site. Interpretative sign locations are suggested on the master plan. Suggestions have been made to develop interpretative signs at each scenic overlook which describes the view. An interpretative area is proposed for the summit to explore the history and views.



Support Facilities

Restrooms – Restrooms are proposed in three locations in the activity area. Composting toilets are proposed at the summit near the large pavilion. This restroom is one of the two secured and funded by a grant and could be installed as an early implementation project. A new restroom/shower building is located in the camping area with direct access to the paved loop trail for convenience maintenance. A third restroom is located near the open lawn picnic area and reuses the block structure originally developed as a restroom but never brought on-line due to inadequate water yield. On-lot disposal and well water will be required to develop the conventional restrooms.



Utilities – Significant infrastructure improvements are necessary at Mr. Pisgah County Park to support the vision illustrated on the master plan.

Electrical service is currently extended to the summit to serve the communication towers and can be made available for facility improvements. Service will be required for the restroom buildings, yurts, cabins, and the eco-lodge to serve campers. Electrical service with locking outlets should be provided at the large pavilion so that it can serve gatherings such as weddings and reunions.

An on-lot disposal area for sewer waste will be required for the restroom buildings. The existing on-lot disposal system that was built to serve the block restroom building will require testing to determine if it can be used. If additional disposal area is required the location should minimize removal of mature trees.

Supplying water to the summit has always been a challenge. The well that exists was drilled to a depth of 530 feet but produced insufficient yield for the previous park uses. Bradford County has recently entered into an agreement with the natural gas company completing a gas line across the park which will provide the funds to drill a well and extend a water line to the summit. Water should be extended to the restroom buildings, lodge, cabins, and camping area.

Entrance/Access and Parking – Access to Mt. Pisgah County Park is maintained in its current configuration. The existing park drive extends from Shaylor Drive which intersects with Pisgah State Park Road. The park drive ascends the mountain, climbing approximately 560 feet over a length of 0.97 miles until it reaches the summit.

There are five parking areas designated for the activity areas at the summit. Approximately 1,920 feet from the summit, at the drive intersection with Ridge Trail, is the first parking area. This 10 space parking area is pulled off of the drive and provides trailhead parking for hikers using Ridge Trail or stopping to enjoy the view from the adjacent scenic overlook. As the drive continues to the summit, the next parking area is associated with the clearing located on the west side of the drive. This clearing is developed as a picnic hub with a small pavilion, horseshoe pits, and a grass volleyball court. Two additional small parking areas are located opposite the northern intersection with the loop drive and are conveniently located to the two eastern picnic pavilions, trails, and scenic overlook. The upper-most parking area is located at the summit where the drive forms a loop. This area provides approximately 22 parking spaces and is connects to an accessible trail that extends to the western scenic overlook and summit pavilion. Approximately 26 additional parking spaces are provided as stabilized turf along the loop road at the camping area to serve the pavilion/eco-lodge and informal picnic area.

The park extends to Keir Hill Road at the northern extent of the parcel. A small parking area accommodating approximately 12 cars is located near the road to serve as trailhead parking. Trails extend up the mountain into the park from this location but vehicles access is restricted to the parking area. A second trailhead parking area is provided at the southern parcel boundary off of the park access drive. Approximately 12 parking spaces are provided in this location with a connection to hiking trails. These two parking areas are important to distribute hikers to different areas of the park, lessening the ecological impact of hikers using trails at the summit. The northern parking area provides convenient access to residents living north of the park. Both parking areas are located near the park property line and if roadway to these parking areas are maintained during the winter these parking areas could serve as winter use access areas for hikers, cross-country skiers, and hunters. An existing mountain-base parking area is located on Hicks Road on Mt. Pisgah State Park land. The Hicks Hollow Trail extends east from this parking area to join Ridge Trail. A second trails connection is suggested to the west which will extend to the County Park and provide an alternative starting location for trail users.

The park drives should be paved and painted with markings to designate two-way travel and trail crossings. Islands are located at trail crossing locations to slow traffic and provide a mid-crossing safe island for pedestrians. Paved handicap parking spaces with appropriate signage and pavement markings should be provided in each parking area.

Mt. Pisgah County Park Facility Parking Analysis		
Typical Facility	Parking Standards	Parking Needs
Day Use Area		
Existing Pavilion (72 seats - 12 tables)	1 space/4 seats	18 spaces
Small Pavilion (24 seats – 4 tables)	1 space/4 seats	6 spaces
Medium Pavilion (48 seats – 8 tables)	1 space/4 seats	12 spaces
Small Pavilion (24 seats – 4 tables)	1 space/4 seats	6 spaces
General Picnic Area	1 space/table	10 spaces
4 Overlooks	-	8 spaces
Subtotal		60 spaces
Camping Area		
Tent Camp Sites	1 space/camp site	12 spaces
Yurt Camp Sites	1 space/yurt site	8 spaces
Cabin Camp Sites	1 space/cabin site	10 spaces
Lodge	1 space/guest room	12 spaces
Subtotal		42 spaces
Trails		
Southern Trail Parking	-	12 spaces
Northern Trail Parking	-	12 space
Subtotal		24 spaces
TOTAL PARKING REQUIRED		126 SPACES
Day Use Area		60 Spaces
Camping Area		48 Spaces
Trails		24 Spaces
TOTAL PARKING PROVIDED		132 SPACES
Note: Horseshoe pits, playground, and volleyball court are complimentary to picnic and camping activities and included in those counts. Parking counts above assume full capacity of picnic pavilion. Day to day use would be less. There is no standard for trail parking.		

Natural Areas

The majority of Mt. Pisgah Park is maintained as a natural area. The park setting will provide a quiet setting for hiking, resting, enjoying nature and scenic views, and a landscape for learning. Trails will be provided with interpretive signage, providing the user with self directed information about the park's resources and history.

Woodlands – The aesthetic values of Mt. Pisgah are contained within the scenic overlooks and forests. Disruption to the existing woodlands is minimized in the design to retain the parks aesthetic qualities and wildlife habitat. To the extent possible new facilities should be integrated into the natural setting with as minimal tree removal and impact on natural resources as possible.

The Forest Stewardship Plan provides forest management recommendations including timber harvesting and thinning of the forest and creating open space for wildlife food plots. Timber harvesting was completed at Mt. Pisgah near the completion of this master planning process.

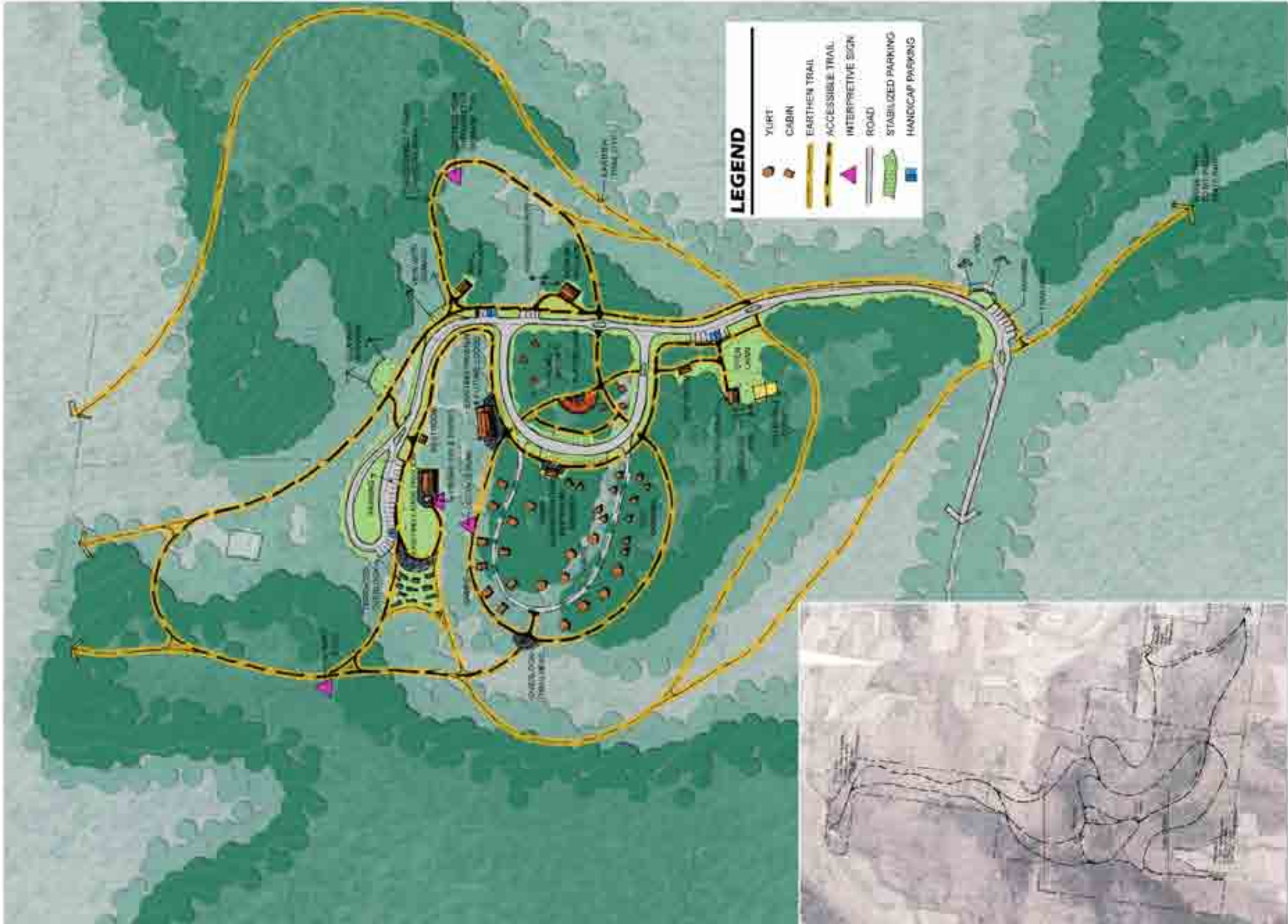
Timbering activities opened areas along the access drive where staging and loading activities occurred and timber roads were cut throughout the site to remove the timber products. While these opening and roads are significant, care was taken to keep the timbering below the summit and immediate view shed of the activity areas at the summit. Vegetative debris can be easily found upon venturing down slope from the summit which detracts from the scenic qualities of the park.

The timbering may have negative consequences that should be monitored. The wide open logging roads provide inviting routes for ATV use which can harm natural resources, cause erosion, and detract from the passive enjoyment of the park. The clearings and logging roads also present opening which receive more sunlight and are prime for the introduction of invasive species. Judicious monitoring of these areas will be necessary to assure that invasive species are not introduced. Reforesting efforts are recommended to minimize cleared areas. The logging roads should be evaluated for their potential to be incorporated into the trail network. Because the width needed for a trail is much reduced from the logging roads established, reforestation should occur even along corridors that may be used as trails.

Invasive Species – Invasive species were noted in the clearings associated with the communications towers but not within the forests with closed canopies and stratified under story layers. Although the forest communities appear stable and continuous with minimal opportunity for the establishment of invasive species, monitoring the park for invasive species should be part of the resource management plan. If invasive species are found, they should be removed and replaced with native material. As trails are developed care should be taken to minimize clearing and removal of large trees so that invasive species cannot get a foothold on the site in cleared areas where sunlight can reach the forest floor.

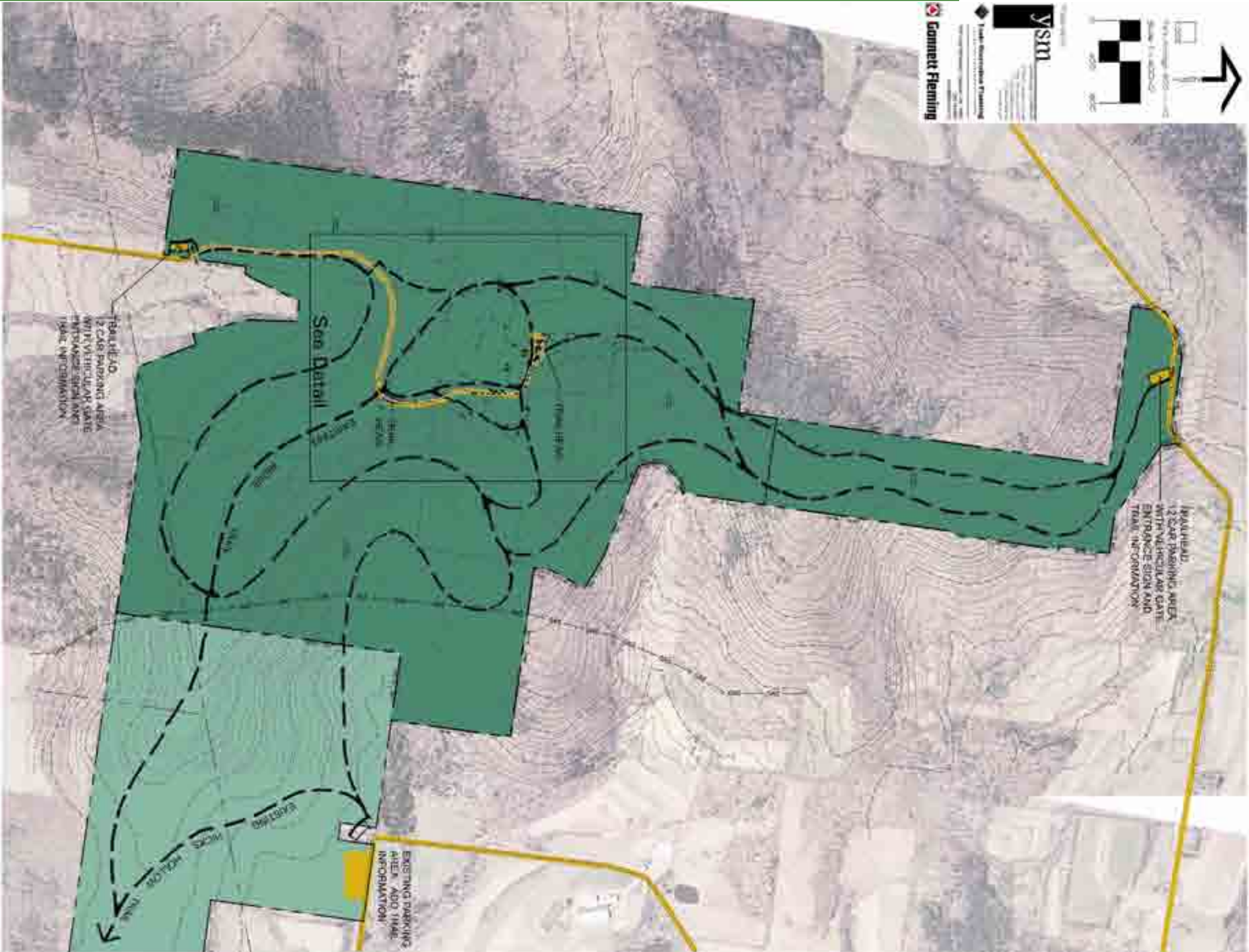
Fire Management – The activity areas at the summit of Mt. Pisgah has a heavy layer of pine needles, oak leaves, and dry wood debris that presents a fire hazard. There is currently no adequate water supply available on the site to control a small fire. For this reason, fires should be prohibited at Mt. Pisgah until adequate water supply is provided in the activity area. Camping is proposed for the summit area of the park which typically allows campfires. Fortunately, camping cannot be formally introduced into the park until an adequate supply of water can be developed to support the restroom/showers and hose bibs needed for camping. When this water supply is available consideration can be given to allowing campfires in a controlled manner. Rules should be defined and posted regarding fires and campfires should be allowed in fire rings only, when safe conditions exist.

Spring – The existing spring is located in a concrete box with debris and metal sheeting, and open casing for an un-productive well. The debris should be removed from the spring area which should be made safe for public access.



Mt. Pisgah County Park - Detail
Master Plan
Springfield Township, Bradford County, PA

Mt. Pisgah County Park Master Plan Springfield Township, Bradford County, PA



Common Development Considerations for Bradford County Parks

Facilities

Playgrounds – Tot lots and youth playgrounds must be developed within areas of safety surfacing and located as recommended for safe play. When developing playground areas, the following general guidelines should be incorporated into the design:

- The playground layout, equipment, and safety zone should comply with the Consumer Product Safety Commission (CPSC) Guidelines for Playground Safety.
- Playgrounds must meet the requirements of the Americans with Disabilities Act (ADA) which requires that an accessible route be provided from walkways/parking areas to the playground equipment and that a portion of the equipment offer activities that can be utilized by physically challenged children.
- Playgrounds should be age segregated to accommodate children of different ages and abilities. The playgrounds should have signs identifying the age appropriate areas of play.
- Important American Society for Testing and Materials references for public playground safety:
 - F1487 Standard Consumer Safety Performance Specification for Playground Equipment for Public Use.
 - F2373 Standard Consumer Safety Performance specification for Public Use Play Equipment for Children 6 Months through 23 Months.
 - F1292 Standard Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment.

Playgrounds should be designed to stimulate imaginative play as well as physical activity. Playgrounds should be stimulating environments that engage children while providing convenience facilities for adults such as benches and shaded areas. Playground equipment comes in many colors. Colors that are compatible with the natural settings are suggested for the structure and components of playground in the three parks.



Americans with Disabilities Act – ADA – The US Department of Justice and the Access Board are developing new guidelines covering access to trails, beaches, picnic areas, camping areas, and viewing areas. The guidelines will supplement those the Board has issued for the built environment and will address unique constraints specific to outdoor developed areas. The Accessibility Guidelines for Outdoor Developed Areas currently applies to all Federal land management agencies. These guidelines should be followed for all public projects in anticipation of the guidelines being adopted as the national standard. The following guidelines are outlined in the Accessibility Guidelines for Outdoor Developed Areas and summarized here, in part. Refer to the Access Board website for complete, up to date information, www.access-board.gov/outdoor/draft-final.htm.

Camping Units – Newly constructed camping facilities shall provide accessible camping units in accordance with the following table. Where camping units are altered or added, the number of accessible units shall apply only to the camping units that are altered or added. Accessible

camping units shall provide choices of camping units comparable to, and integrated with, those available to others.

Total Number of Camping Units Provided in Camping Facility	Minimum Number of Accessible Camping Units Required
1	1
2 to 25	2
26-50	3
51 to 75	4
76 to 100	5
101 to 150	7
151 to 200	8
201 and over	8, plus 2 percent of the number over 200

Outdoor constructed features (picnic table, fire ring, grill, fireplace, wood stove, trash and recycling features, parking spaces for recreational vehicles or other vehicles, tent pads or tent platforms, or camp shelters) in common use and public use areas that serve accessible camping units, shall include at least 20 percent, but not less than one of each type of outdoor constructed feature provided at each location.

Within accessible camping units at least one outdoor recreation access route shall connect accessible outdoor constructed features, elements, spaces, and facilities within each accessible camping unit. Where a circulation path connects camping facilities and adjacent recreation facilities, at least one outdoor recreation access route shall connect accessible camping units within the camping facility to an accessible route serving the adjacent recreation facility.

Picnic Facilities – Newly constructed picnic facilities shall provide accessible picnic units (outdoor space used for picnicking). Where picnic facilities contain two or fewer picnic units, each picnic unit shall be accessible. Where picnic facilities contain more than two picnic units, at least 20 percent but not less than two of the picnic units shall be accessible. Where picnic units are altered or added, the requirements above shall apply only to the picnic units that are altered or added until the number of accessible picnic units complies with the minimum number required for new construction.

Viewing Areas – Viewing area, other than viewing areas on trails, shall be accessible by providing a clear ground space (measuring 36" minimum by 48" minimum) at each distinct viewing location. The clear ground space shall be positioned for either forward or parallel approach to the viewing location. One full unobstructed side of the clear ground space shall adjoin or overlap an outdoor recreation access route or trail. An unobstructed view shall be provided between 32 inches and 51 inches above the clear ground space at each distinct viewing location that extends the entire side of the clear ground space facing the landscape or point of interest.

Trails – Trail shall be accessible where the trail directly connects to a trailhead or another accessible trail. Newly constructed trails shall be accessible and altered trails that change the original design, function, or purpose of the trail shall be accessible. Where a condition (listed below) does not permit full compliance with a specific requirement on a portion of a trail, that portion shall comply with the specific requirement to the maximum extent feasible. Where it is impracticable for an entire trail to comply, the trail shall not be required to comply.

Conditions for exception to trail accessibility criteria:

1. Compliance is not feasible due to terrain.

2. Compliance cannot be accomplished with the prevailing construction practices.
3. Compliance would fundamentally alter the function or purpose of the facility or the setting.
4. Compliance is precluded by the:
 - Endangered Species Act (16 U.S.C. §§ 1531 et seq.);
 - National Environmental Policy Act (42 U.S.C. §§ 4321 et seq.);
 - National Historic Preservation Act (16 U.S.C. §§ 470 et seq.);
 - Wilderness Act (16 U.S.C. §§ 1131 et seq.); or
 - Other Federal, State, or local law the purpose of which is to preserve threatened or endangered species; the environment; or archaeological, cultural, historical, or other significant natural features

Trail surface shall be firm and stable and shall have a clear tread width of 36-inches minimum and no more than 30-percent of the total length of a trail shall have a running slope steeper than 1:12.

Beach Access Routes – Beach access routes shall be provided and shall be permanent or removable. At least one beach access route shall be provided for each one-half mile of shoreline managed by the entity. Beach access routes shall connect an entry point of the beach to the normal recreation water level at pond and mean high water level at river beaches. The surface of beach access routes shall be firm and stable.

Trails in Natural Areas – Trails in areas of sensitive natural resources, particularly water reservoir, should be developed to protect the resources from soil erosion. A vegetative buffer should be provided between trails and water bodies, trail surface should be stabilized with a non-rutted tread, and erosion and drainage control measures implemented.

Existing trails in natural areas should be analyzed to determine if the condition is compatible with the surrounding natural resources. The first step to improving trail conditions is analyze the trail route and identify portions of trails that should be relocated to avoid sensitive natural areas. Trails should be relocated away from areas where seasonal conditions, springs, open drainage channels, and other land features negatively impact trail stability. Steep area and terrain that is easily erodable be avoided and if trails must traverse these areas the trail should be placed parallel to the slope, to limit erosion and create safer trail conditions.

Surface drainage patterns should be assessed and concentrated drainage flows should not be directed across trails. Culverts and bridges or boardwalks should be located to carry trails over swales and small streams or wet areas.

A minimum vegetative buffer of 50 feet is recommended between the earthen tread and the water's edge of Sunfish Pond and the Susquehanna River and where possible, the vegetative buffer should be expanded to 100 feet. Herbaceous planting of native grasses, perennials, and wetland emergent vegetation will control soil erosion and increase wildlife habitat. Shrub and tree planting should supplement ground cover planting. Trees are particularly important in areas of steep slopes to enhance soil stability.

If existing trails become worn and rutted, the trail should be moved to a separate parallel alignment. In open areas, worn trails should be improved with topsoil and seeded to establish a stabilized surface. In wooded areas, worn trails should be filled with native soil, compacted for stability, and mulched with natural material found onsite to encourage reforestation. If drainage is causing severe rutting and relocating the tread or installing diversion swales is not feasible options, improvements such as stabilized matting, water bars, and turnpikes should be introduced.

Natural Resources

Riparian Buffers - Critical to healthy streams and rivers are the riparian buffer corridors, the vegetated land contiguous to the stream and river banks which protect the watercourse and promote water quality. Riparian corridors provide ecological benefits which include:

- **Stabilize Stream Banks** – Deep-rooted vegetation binds the soil along stream banks, stabilizing the banks and preventing erosion during periods of high runoff.

- **Improve Water Quality** – Vegetation along streams traps and treats sediment, nutrients, and pollutants before they enter the stream or groundwater.
- **Enhance Wildlife Habitats** – Trees, shrubs, and grasses along streams provide habitat, shelter, and travel corridors for many aquatic and land species.
- **Reduce Flooding and Sedimentation** – Vegetation retains stormwater runoff longer, improves infiltration, and filters sediment from flowing downstream during floods.
- **Keep Streams Cooler and Healthier** – Shade from riparian buffers cools the stream waters, increasing the food, oxygen, and habitat for aquatic life.
- **Enhance Scenery** – Vegetation along streams adds beauty and diversity to the landscape.

The riverfront land at Larnard-Hornbrook County Park should be enhanced with riparian buffer plantings. In addition to the benefits listed above, studies show that riparian buffers have a positive impact on property values.¹ Anglers as well, know the value of shaded streams which provides quality fishing habitat. Streams with forested riparian buffers are as much as 10 degrees cooler than streams through meadows which, is an important habitat consideration for native brook trout which require water temperatures below 68 degrees to survive.²

The same concept is suggested for Sunfish Pond County Park where planting is suggested adjacent to the pond at the northwestern shoreline to protect the existing wetlands and improve water quality by providing a natural filter for run-off from seeps and stormwater that drains to the pond.

Landscaping – Landscaping should be introduced to solve problems and enhance the visual image and function of the three parks. All three of the park sites are within natural settings and landscaping requirements are minimal. Landscaping should be located and maintained to buffer adjacent uses, transition from high use areas to natural areas, and to aesthetically enhance the park settings. Perimeter landscaping is proposed on Larnard-Hornbrook at the property line adjacent to the one single-family house directly to the west to screen the park from the residence. Additional planting is suggested for the camping area of Larnard-Hornbrook to provide shade and separation between campsites.

Landscaping should be used as a strategy to minimize maintenance. Elements such as signs should be placed within landscaped areas to minimize hand mowing. Mow lines should be established which reduce mowing, especially outside of activity areas. Entrances to the main activity areas should be attractively landscaped with a signature design that designates the area as the entrance to a park facility. Consider low maintenance plantings for these areas that include native flowering shrubs, perennials, and warm season grasses to add color to the parks.

Where planting is introduced into the parks, native plant material should be used. Plant material native to Bradford County is adapted to the geographic location and, as a result, will require less maintenance, withstand the extremes in climate change, be less susceptible to disease and pests, and propagate naturally. Native plant material will provide needed habitat and food for small mammals and birds. The introduction of native plants and enhancement of native plant areas will help reduce the opportunity for exotic species to establish a foothold on the site.

Support Facilities

Site Furnishings – The developed areas of the sites should be convenient for users and create a welcoming environment. Picnic tables should be provided at pavilions, in designated picnic groves, and informally in clearings near activity areas. Benches should be provided at gathering places and periodically along trails. Park furnishings that provide for the leisurely enjoyment of the scenic settings of the parks are suggested. Adirondack chairs are suggested near the beach at Sunfish Pond and gliders swings as shown in the photo are suggested for Larnard-Hornbrook and Sunfish

¹ Schuler, T.R., Site Planning for Urban Stream Protection. Center for Watershed Protection, Ellicott City, MD 1995.

² Montgomery County Planning Commission, Benefits of Riparian Corridor Conservation, Montgomery County, PA.

Pond. Furnishings should consider the needs of seniors and persons with disabilities and includes picnic tables that accommodate wheel chairs and benches in shaded locations. Trash receptacles are not recommended in lieu of a “carry in carry out” policy.

Parking – Parking areas should be developed with a bituminous drive lane and stabilized turf parking stalls to promote infiltration of stormwater runoff and minimize the impervious pavement introduced into the park. Turf parking areas could be stabilized with aggregate beneath the topsoil layer or with a manufactured product such as a plastic grid. The picture below to the right shows a parking area with stabilized turf stalls with an aggregate drive.

Park Architecture – Implementing the recommendations of the three park master plans will require development of new park structures. Park buildings with similar architectural style can be a unifying factor of the park system. The buildings proposed for Sunfish Pond, Larnard-Hornbrook, and Mt. Pisgah County Parks should respond to the specific park site and building location but elements of the buildings such as the materials, proportions and massing, roof lines, colors, and other factors could be similar. In addition to unifying the three parks as County facilities, if pavilions, restrooms, and other buildings are developed with similar design and complementary qualities repairs and upgrades are more standardized.

An architectural style that is has natural qualities and is compatible with the settings of the parks is suggested. Consider using native stone and wood and natural colors. Pavilions could be pre-engineered and chosen from one of many pavilion manufacturers or specifically designed for each park site. All structures must comply with various local, State, and Federal codes and guidelines, including the American’s with Disabilities Act (ADA). Park architecture guidelines noted below are recommendations to guide the development of park structures.

Bradford County should consider developing buildings that are LEED certified to promote “green” sustainable development within the parks. LEED is an internationally recognized green building certification system, providing third-party verification that a building was designed and built using strategies aimed at



improving performance in energy savings, water efficiency, CO₂ emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts. LEED was developed by the U.S. Green Building Council to provide building owners and operators a concise framework for identifying and implementing practical and measurable green building design, construction, operation, and maintenance solutions.



Park Architecture Guidelines

Unifying Design – Buildings throughout the park should be similar in design and detail, while responding to context, function, and site characteristics. Building materials should be incorporated in other park elements, i.e. stone used for site walls or sign bases.

Building Style – The historic or vernacular style of existing buildings and structures should be observed and highlighted in new building design. Building materials and an earth tone color pallet that blends with the surrounding landscape should be used.

Complement the Park Setting – The buildings should relate to the topography and character of the setting, becoming an integral part of the park site and not forced upon the landscape.

Human Scale – The buildings should be human scale with wide roof overhangs to provide protection from the elements.

Vandal Resistant – Interior and exterior materials should be vandal resistant. Restrooms should have stainless steel fixtures, pavilion trusses should be closed to the public, and security lighting should be installed, exterior outlets should have locking covers.

Expandable – The park structures should be built with expansion opportunities preserved as future needs arise.

ADA Compliance – Public buildings must comply with the Americans with Disabilities Act requirements.

Green Design – Green materials and energy savings strategies should be incorporated into building designs. Consider developing LEED certified buildings.

Signage System Considerations – A comprehensive signage system is important for each park to guide visitors to the park and inform and direct visitors once they are at the park site. Effective signage must be provided to direct visitors to park trails and facilities. A comprehensive signage system should include a park entrance sign, park rules sign, direction signs, and interpretative signs. Other signs should be designed to complement the standard signs and further the mission of the park. The following table offers guidelines for development of signs in a park setting.

Park Signage System Guidelines		
Sign Type	Sign Purpose	Sign Locations
Park Entrance Signs	Identify park and park entrances.	Each public entrance to the park.
Information Kiosks	Provide information about the parks such as park policies, park and trail maps, special events and program calendar, etc.	At activity area hubs and major trailheads.
Directional Signs	Identify direction and distance to points of interest.	At trailheads and activity area hubs.
Trail Signs	Identify trails of the park, provide length of trail.	At trailheads and all trail intersections to guide users and identify cross trails.
Mile Markers	Identify location on a trail (mile indication visible from both sides of the marker).	At one-quarter mile intervals along trails.
Interpretative Signs	Provide environmental education, historic, cultural, and general interest information about the park site, its resources, or surrounding area.	At points of interest in the park and along the trails.
Traffic Signs	Traffic control and warn motorists of park activity areas.	Along the entrance drives and vehicular ways within the parks.
Safety Signs	Warn visitors of safety issues.	Strategically located as necessary.

The signs illustrated below show conceptual ideas for signs that may be required for the three parks.

Park Entrance Sign – The sketch of a park entrance sign for Mt. Pisgah County Park is shown to the right. The conceptual design includes several standard elements that could be incorporated into signs for each park site such as the nameplate with the park name, Bradford County Parks identification, a large image that relates to the park site, a small image specific to the park site, and the Bradford County seal.



Park Information Signs – Park rules, maps, and other information can be posted on information signs or on a kiosk. The two images to the right provide an example of a park information sign.



Park Direction Signs – Signs are required to direct visitors to the park and then to direct users to the various recreation facilities once they are in the park. Examples of park direction signs are shown to the right.

Trail Signs – Trail signs will be required to identify trails and trail distances. Accessible trail and trails in activity areas should be identified with trail signs. Remote and long distance trails could be identified with blazes on trees or trail signs. A typical design using a 6" x 6" wood bollard for a trail sign is shown to the right. Trail

information should be located on both sides of the sign to be visible from both approach directions from the trail.

Interpretative Signs – Interpretative signs are suggested to provide information on the history of the park sites, the park setting, and park natural resources. Interpretative signs should include illustrative graphics, photos, and descriptive text. An example of an interpretative sign on a stone base is illustrated above.



Park Sign Development Guidelines	
Vandal Resistant	Utilize materials such as phenolic resin panels (no frame required) or fiberglass embedded panels (frame required) which resist abrasions, graffiti, solvents, etc.
Weather Resistant	Utilize materials that will not fade or otherwise degrade from sunlight, moisture, or the freeze/thaw cycle.
Meet PennDOT Regulations	Along PennDOT roadways use standard signs.
Promote Consistent Image	Develop a “family” of graphics (logo, font, colors, etc.) that will be used on signs throughout the park to unify the park. Work with professional graphic artists to create a layout template for each sign type and park logo.
Graphics	Utilize maps, graphic illustrations and photographs, and text to communicate the intended message.
Positive Message	Research indicates that positive messages are far more effective in reducing depreciative activities (littering) than negatively worded messages. ³
Sign Illumination	Park identification signs located at the main entrances should be illuminated, where practical, so they are visible at night, fostering awareness of the parks.

Stormwater Management – Stormwater facilities will be required to accommodate the stormwater runoff generated from improvements and facilities introduced into the parks. Stormwater collection and conveyance facilities should be designed to comply with the Stormwater Management Code of the municipality or county. Stormwater management facilities, such as detention and retention facilities, to reduce peak flows are not accommodated on the park master plans at this time. Further study to determine the type of stormwater management facility, the size, and location should be performed as part of the design and engineering for construction. Best Management Practice (BMP) principles should be used to manage stormwater where applicable. BMP's such as rain gardens, filter strips, subsurface infiltration beds, and other low impact controls should be considered to control stormwater runoff in the parks.

Best Management Practices – The natural resources of each park site are valuable assets and should be protected. Development and rehabilitation of the park sites as conceived in this master plan will involve earthwork and construction activities. Best Management Practices are encouraged throughout the construction process to protect the resources and stabilize them through creative design. Best Management Practices will promote a stable future for the site. Examples of Best Management Practices are noted below.

Best Management Practices		
BMP	Purpose	Application
Subsurface Infiltration Bed	Subsurface infiltration beds provide temporary storage and infiltration of stormwater runoff by placing storage media of varying types beneath the proposed surface grade.	Subsurface Infiltration beds are ideally suited for expansive, generally flat open spaces, such as lawns, meadows, and playfields, which are located downhill from nearby impervious areas.
Riparian Buffer Restoration	Stabilize slope, improve wildlife habitat, slow stormwater run-off	Areas of erodible soils and/or steep slope and at the edge of a stream and perimeter of pond.
Filter Strip	To trap sediment and convey run-off from paved surfaces to storm water channels and reduce run-off velocity	Adjacent to impervious surfaces and on gentle slopes. Adjacent to springs, streams, and ponds to filter sediment.
Grass Swales	Run-off conveyance, pollution, and sediment filtering device and increased ground water infiltration.	Where natural drainage ways can be incorporated into the storm water design in lieu of piped conveyance.
Rain Gardens / Bioretention	Shallow surface depression planted with native vegetation to capture and treat stormwater run-off, promoting infiltration and groundwater recharge.	Flexible in terms of size and infiltration. Great for treating direct source of run-off on an on-lot basis, such the run-off from a paved parking lot or building roof.
Flood Plain Restoration	Re-established a stream's floodplain and banks to stop stream bank erosion, improve stream health, provide species habitat for land animals and aquatic species, recreate wetland areas, increase riparian areas and reduce flooding overflow.	Can be easily integrated into the initial site planning process to prevent riparian problems from getting worse or can fix problems caused by historical practices.
Reduce Impervious Cover	Reduce stormwater run-off and promote infiltration.	Where development is proposed. Reduce driveway width, parking area dimensions, and paved areas to minimum dimensions. Utilize coarse aggregate porous surface in lieu of impervious pavement. Utilize stabilized turf for overflow parking.
Best Management Plan for Construction Activities	To prevent soil erosion, sediment, and other pollutants from entering springs, streams, ponds, etc.	Where development is proposed. Utilize during construction and post-construction period.

Sustainability and Green Design Considerations

Sustainable Design

Sustainable design is a concept that recognizes human civilization is an integral part of the natural world and nature must be preserved and perpetuated if the human community is to sustain itself indefinitely. Sustainable design is the philosophy that human development should exemplify the principles of conservation, and encourage the application of those principles in our daily lives.

Source: Guiding Principles of Sustainable Design

Sustainability and Green Design Considerations – Sustainability is a widely accepted concept that is often integrated into park development. Sustainability recognizes the impact of human actions on the natural world and promotes actions that align with conservation principles.

Parks present opportunities to demonstrate and share environmental concepts and educate the general public about their role in the environment. Many park sites have embraced the concept of sustainability and have been developed with a sustainable site design approach that incorporates strategies that are ecologically based and compatible with the natural systems of the site. Sustainable park development additionally strives to repair and restore site systems and respect the function and process of the natural world. Andropogon Associates, Ltd developed the “Valdez Principles for Site Design” which promote a sustainable ecological model for site development.⁴ The principles include:

- Recognition of Context.
- Treatment of Landscapes as Interdependent and Interconnected.
- Integration of the Native Landscape with Development.
- Promotion of Biodiversity.
- Reuse of Already Disturbed Areas.
- Making a Habit of Restoration.

Park development and rehabilitation provides an opportunity to incorporate green design techniques and features. Integration of green design principals and products for construction and rehabilitation of park sites is encouraged to minimize the impact on natural resources and promote sustainable development.

Guidelines for sustainable site development are currently being developed through an effort call The Sustainable Sites Initiative. The Sustainable Sites Initiatives is creating voluntary national guidelines and performance benchmarks for sustainable land design, construction, and maintenance practices. It is anticipated that these guidelines and performance benchmarks will be incorporated into the LEED Green Building Rating System.

Green Design Considerations		
Consideration	Intent	Application
Erosion and sedimentation control	Reduce negative impact on air and water quality	Provide erosion control measures and best management practices (BMP's) during new construction activities. Eliminate or minimize impacts to steep slope areas.
Reduce site disturbance	Limit development to appropriate sites to reduce the impact on the landscape and habitat.	Construct improvements within existing clearings or developed areas.

Green Design Considerations, continued		
Consideration	Intent	Application
Reduce heat islands	Minimize impact of microclimate.	Provide plantings in the large, expansive parking areas to break up the hard surface and promote stormwater runoff infiltration.
Stormwater management	Limit disruption and pollution of natural water courses, reduce increased runoff, and promote infiltration.	Promote infiltration of runoff with grass swales, rain gardens, etc. Utilize porous pavement to promote infiltration of stormwater runoff. Size parking areas to meet park need and provide turf overflow parking for high use occurrences and special events.
Reduce light pollution	Improve night sky visibility and reduce impact on nocturnal environments.	Limit lighting within parks. Where night lighting is necessary for safety and security, specify full cut-off fixtures and only the necessary lumens.
Innovative wastewater treatment	Reduce the generation of wastewater and potable water demand	Provide self mulching, compost, or other environmentally friendly treatment alternatives.
Recycled building materials	Limit the use of consumptive building materials	Utilize recycled building materials in new construction.
Local materials and suppliers	Support the local economy and reduce the environmental impact resulting from transportation	Purchase products locally produced or manufactured.
Maximize solar orientation	Reduce electric needs through proper building orientation.	Orient buildings to take advantage of natural light and heat and cooling summer breezes. Plant deciduous trees to cool buildings in the summer and allow solar access in winter.
Energy consumption	Minimize use of fossil fuels.	Install a ground source geothermal heat pump system for heating and cooling of buildings. Connect park sites to regional trail systems so that non-motorized transportation modes can be used to access the site. Install solar powered amenities/features (lights, electric outlets, well power. Use of solar power also eliminates the need for electric trenches and distribution system.
Promote water conservation	Reduce water use to lower burden on supply.	Select native and drought tolerant plants to reduce watering and maintenance demands. Mulch landscape areas to retain moisture and minimize the need to water plants.
Use water efficiently	Maximize water collection to reduce burden on supply.	Collect rainwater and runoff in rain barrels for watering landscaping and maintenance needs. Direct rainwater to rain gardens to promote groundwater recharge. Use high efficiency fixtures and composting toilets to reduce demand. Use re-circulating and water treatment systems for splash pads and spray features.
Emphasize and promote recycling	Reduce the amount of new materials required and lower the demand for new materials to be produced.	Reuse existing buildings, materials, and infrastructure. Build with salvaged materials whenever available,
Participate in LEED and Sustainable Sites Initiative	Maximize the use of green solutions, strategies, and materials.	Use the LEED and Sustainable Sites Initiative project checklists for all aspects of design.



Chapter **6** **Cost & Implementation Analysis**

Park Improvement Phasing

Achieving the vision presented in the master plans for the three Bradford County Parks will require significant capital expenditures and dedication of County staff. As with most government investment in recreation facilities, the investment will occur in phases over several years. To guide the rehabilitation and improvements to Sunfish Pond, Larnard-Hornbrook, and Mt. Pisgah County Parks, cost estimates have been prepared to correspond to the various phases of development as determined by the Study Committee. The following summarizes the development sequence rationale and defines the phases for each park:

Sunfish Pond County Park

- The County has received a grant for two composting restrooms and installing one composting restroom at Sunfish Pond should be the first facility improvement implemented. The proposed location on the west side of the park near the open lawn could be implemented now to serve the campers currently using the area and serve day-use visitors using the open lawn and playground in the future.
- The master plan proposes a land swap with the PA Game Commission. Transferring land between Bradford County and the PA Game will require communications and coordination between the two government entities. Investigation of the land swap must precede implementation of the master plan beyond the development of the composting restroom and other improvements designated as phase one.
- Suggested development phases:
 - Phase 1 – The initial development phase should include the composting restroom and other high priority improvements requested by users that can be implemented without concern for physical conflicts with future phases. In addition to the composting restroom, the trail connection on the west side of the pond and the playground located in the day use area can be developed without conflicts with future improvements.
 - Phase 2 – The next phase includes infrastructure upgrades/replacement for the water system and electrical system. These systems need to be addressed prior to implementing other proposed improvements as water and electric must serve many future facilities and early implementation will eliminate conflicts between the distribution systems and other improvements.
 - Phase 3 – Pond-front camp sites and associated amenities to include a small pavilion, boat tie-up, play area, community fire ring, trail connections, and parking.
 - Phase 4 – West day use area which includes boat trailer parking and turn-around, re-vegetated wetland area, boat concession and courtesy dock, and picnic pavilions.
 - Phase 5 – East day use area including the re-configured access drive and stabilized parking, community building with restrooms and concession, volleyball court, swimming area with beach, pavilion, and boat tie-up.
 - Phase 6 – The second tier of camping, closest to the State Game Lands with the restroom /showers/camp store/administration building.

Larnard-Hornbrook County Park

- Prior to undertaking any improvements to Larnard-Hornbrook, a Phase 1 archeological study should be completed based on the park location and known Indian activities along the Susquehanna River.
- Suggested development phases:

- Phase 1 - The initial development phase should target the riverfront/riparian buffer area. This area and the associated improvements have potential for grant funding, based on the designation of the Susquehanna River Water Trail as a National Recreation Trail and PA-DCNR's emphasis on riparian buffer enhancements.
- Phase 2 – The open event lawn, pavilion, and parking on the eastern side of the park.
- Phase 3 – The new camping area amenities to include pavilions, horseshoe pits, sand volleyball court, attendant's booth and associated parking.
- Phase 4 – Upper area with the two-story maintenance/bathhouse building, playground, relocated ball field, and parking.
- Last Phase – Transition the camping area to the northern property line and introduce yurts or cabins. Introduce tent camping near the enhanced riparian buffer.

Mt. Pisgah County Park

- A composting restroom is slated for the park and the second restroom funded by a grant secured by the County should be located near the summit to serve the existing pavilions and visitors to the overlook as the initial improvement to the park.
- Suggested development phases:
 - Phase 1 – The initial development phase should include the composting restroom and two trailhead parking areas located at the base of the park access drive and on Kerr Hill Road.
 - Phase 2 – Improvements at the summit to include the large pavilion with plaza, terraced overlook, walkway, parking improvements, small pavilion, vegetation clearing at scenic overlooks, and interpretative signs. Repair to the existing block pavilion should also occur in this phase.
 - Phase 3 – Day use facilities along the access drive to include parking and trailhead improvements at the Ridge Trail trailhead; southern picnic area with lawn volleyball court, horseshoe pits, open lawn, pavilion, renovated restrooms, and associated parking; east side picnic area with medium pavilion, horseshoe pits, and associated parking; picnic grove within the loop road and associated parking; trail connections and signage; and a water well and distribution system for water throughout the park.
 - Phase 4 – Camping area with cabins, yurts, and tent camping sites, restroom/shower building, playground, associated stabilized parking, and electrical distribution to these facilities.
 - Last Phase – Eco-lodge and associated plaza and parking.

As facility improvements are undertaken and new facilities are introduced into the three parks, accommodations must be included to make the facilities accessible in line with the requirements of the Americans with Disabilities Act. Accessible routes, parking spaces, and other accommodations must be included. Additionally, as improvements are implemented accessories such as benches, signs, and landscaping should be implemented to achieve a completed area that is convenient to use and inviting to visitors.

Early Implementation Projects

Throughout the master planning process there has been a desire to undertake small improvements to the parks to show progress and provide enhancements that will immediately benefit citizens. Ideas have been generated for projects that can occur immediately, without significant investment or the need for extensive design, engineering, and permitting. Potential early implementation projects include:

- Park entry signs (funded by a tourism grant).
- Trail clearing and development (potential volunteer project).
- Vegetation enhancements (riparian buffer, re-forestation, wetlands buffers/planting, potential volunteer project)
- Composting toilets (funded by a grant).
- Mt. Pisgah trailhead parking (potential partnership for development with local municipalities).
- Sunfish Pond west side trail connection and playground.
- Vegetation clearing at views at scenic overlooks at Mt. Pisgah County Park (potential volunteer project).
- Small pavilions in each park, separate from other future facilities and potential utility conflicts.
- Interpretative signs/information kiosk/other park signs.

Park Priority

The Study Committee considered the priority between the three parks for improvements and suggested the priority order outlined below. It was acknowledged that priorities would likely jump from park to park to align with funding opportunities and physical conditions which may require priority attention.

- Mt. Pisgah should be the first priority due to the secured and potential revenues associated with the gas line, communications towers, and logging.
- Larnard-Hornbrook should be the second priority because of the grant potential discussed above.
- Sunfish Pond is the third priority.

Probable Construction Cost Opinions

All costs provided in this plan are estimated based on the findings of this master plan and knowledge of similar park development. The proposed phases are based on logical sequence of construction and park function. These phases should be viewed as recommendations for development phasing. As funding is available or needs change in the County, the sequence of development may change. Not included in the cost estimates is an escalation cost between phases so that each phase can be compared and evaluated on an equal basis. As the parks are developed, consideration should be given to escalation costs over the base cost provided herein. Design and engineering fees have been estimated and are included in the cost breakdowns.

The following opinions of probable construction costs have been completed using DCNR format for use in future grant-funding applications. Costs are based on Pennsylvania prevailing wages for year 2010 construction prices. A fifteen percent contingency is included in each cost. No increase or adjustments for inflation has been accounted for between phases. A phasing plan for each park is provided on page 8, 9, and 10, followed by the detailed construction cost opinions.

Summaries of the costs for each park by park are provided on the next page:

Sunfish Pond County Park Probable Construction Cost Opinions	
Phase 1	\$615,653
Phase 2	\$225,142
Phase 3	\$602,920
Phase 4	\$510,792
Phase 5	\$1,827,414
Phase 6	\$1,879,454
TOTAL	\$5,661,375

Larnard-Hornbrook County Park Probable Construction Cost Opinions	
Phase 1	\$348,304
Phase 2	\$278,691
Phase 3	\$243,922
Phase 4	\$1,573,195
Phase 5	\$195,647
TOTAL	\$2,639,759

Mt. Pisgah County Park Probable Construction Cost Opinions	
Phase 1	\$245,916
Phase 2	\$689,847
Phase 3	\$603,515
Phase 4	\$2,086,648
Phase 5	\$3,870,395
Phase 6	\$151,071
TOTAL	\$7,647,392

Construction Cost Opinion Assumptions and Exclusions

The Construction Cost Opinions on the following pages exclude the following items:

- Utility service connection fees
- Utility service upgrades or distribution
- Utility location and/or relocation
- Excavation or removal of rock or unsuitable materials
- Remediation of soils and soil amendments
- Import of topsoil
- Construction management
- Construction inspections fees
- Dumping/hauling fees
- Interpretive signage message and graphic design
- Off-site improvements

YSM is not a construction contractor and therefore probable constructions cost opinions are based solely upon our experience with construction. This requires YSM to make a number of

assumptions as to actual conditions which will be encountered on the site; the specific decisions of other design professionals engaged; the means and methods of construction the contractor will employ; contractors' techniques in determining prices and market conditions at the time, and other factors over which YSM has no control. Additionally, the master plans were prepared using GIS mapping information and topographic and boundary line survey information was not available. GIS information is generalized and suitable for planning purposes but does not provide mapping that can be accurately measured for quantity take-offs. Assumptions were made based on our visits to the site and the review of available information. Stormwater management and erosion and sedimentation control costs are provided on a per acre cost and specific strategies for this work can not be defined until the design and engineering phase.

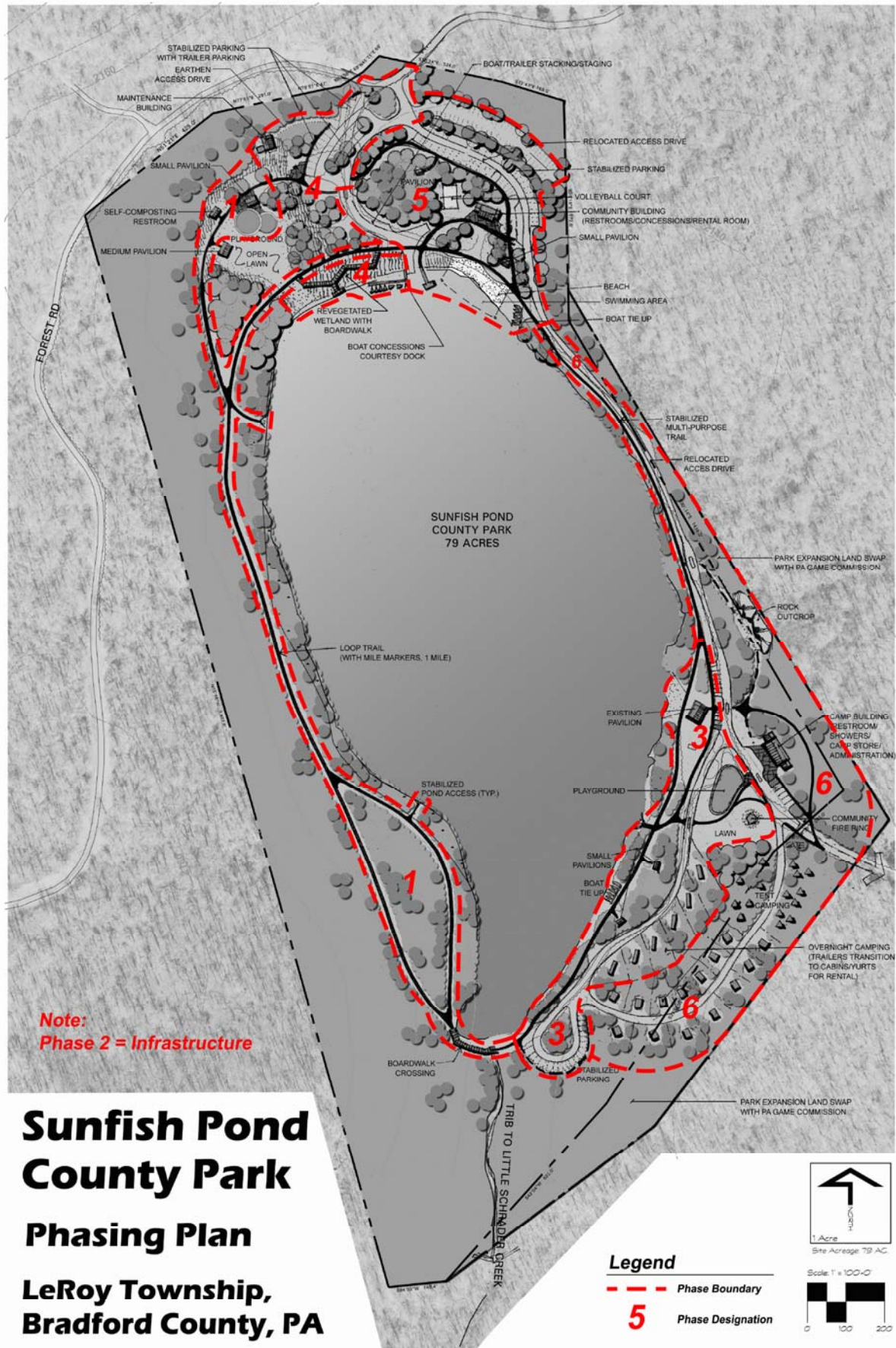
Implementation Tasks

The development of the parks as depicted on the final master plans will require additional planning, design, and approvals. The following list outlines the implementation tasks that may be required for renovation and development of the three Bradford County Parks. This list is provided for planning purposes and should not be considered all inclusive as additional tasks, approvals, and permits may be required.

- Apply for park development funding grants. Refer to Appendix B for funding sources.
- Complete Phase 1 archeological studies, as appropriate, to determine that there are no archeological or historic artifacts of significance in the project area.
- Develop construction documents. Construction documents shall design in detail and engineer the proposed improvements and associated amenities. Prepare a project manual including technical and bidding specifications.
- Prior to bidding and construction, obtain approvals from the various governing agencies. The following is a listing of typical approvals but may not be all-inclusive.
 - Municipal and County approval for land development plans, if required.
 - Bradford County Conservation District approval for erosion and sedimentation control plans and NPDES Permit.
 - Pennsylvania Department of Environmental Protection approval for any work within the waters of the Commonwealth including delineated wetlands and stream encroachments.
 - Water well testing for quantity and potable water.
 - Pennsylvania Department of Environmental Protection for sewage planning module approval.
 - On lot testing for septic field suitability for proposed restrooms facilities, unless a self-composting restroom or public sewer are utilized.
 - Pennsylvania One Call. Pennsylvania law requires three working days notice for construction phase and ten working days in design stage.
 - Approval from public utilities required for development such as electric service extensions.

Each of the above permits and approval are typically involved and will require advance planning to facilitate the process. Adequate preparation and review time should be allotted.

- Upon approval of all required approvals and permits and completion of the construction documents, the project should be publicly bid for construction.



Sunfish Pond County Park **Phasing Plan** **LeRoy Township, Bradford County, PA**



- Legend**
- Phase Boundary
 - 5 Phase Designation

Larnard-Hornbrook County Park **Phasing Plan** **Sheshequin Township, Bradford County, PA**



**Mt. Pisgah County Park - Detail
Phasing Plan
Springfield Township, Bradford County, PA**



Commonwealth of Pennsylvania Department of Conservation and Natural Resources Bureau of Recreation and Conservation PROBABLE CONSTRUCTION COST OPINION Sunfish Pond County Park - Phase 1				
Grantee: <u>Bradford County</u> Project Title: <u>Bradford County Three Park Master Plan</u>		Date Prepared: <u>7/30/2010</u> DCNR Project No.:		
Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	Demolition/Site Preparation			\$4,500
	A. Clear and Grub	0.5 AC	\$5,000	\$2,500
	B. Existing Building/Structure Demo	1 LS	\$2,000	\$2,000
2	Earthwork			\$9,250
	A. Strip Slope/Regrade Topsoil	1,000 LY	\$9	\$9,000
	B. Grading Operations	2,000 LF	\$5	\$6,000
3	Stormwater and E&S Facilities			\$66,000
	A. Stormwater Management	6 AL	\$9,000	\$54,000
	B. E&S Facilities	6 LF	\$4,000	\$24,000
4	8" Aggregate Trail (4,100 LF)			\$42,850
	A. Excavation	100 LY	\$9	\$9,000
	B. 1" Stone Dust Filter Course	3,500 SY	\$3	\$7,500
	C. 6" 2A Course Aggregate	3,500 SY	\$5	\$12,850
5	Tot Lot (Ages 2-5) (Day Use)			\$28,174
	A. Play Equipment	1 LS	\$19,000	\$19,000
	B. Play Equipment Installation	1 LS	\$6,400	\$6,400
	C. Excavation for Under and Construction	40 LY	\$3	\$1,200
	D. Stormwater Filtering Fabric	140 LF	\$14	\$2,400
	E. Landscaping	60 LF	\$10	\$600
	F. Safety Surface (Engineered Material)	1,000 SF	\$1	\$1,000
	G. Stone Base and Filter Fabric	140 SY	\$5	\$1,174
6	Youth Playground (Ages 5-12) (Day Use)			\$64,723
	A. Play Equipment	1 LS	\$40,000	\$40,000
	B. Play Equipment Installation	1 LS	\$16,000	\$16,000
	C. Excavation for Under and Construction	100 LY	\$9	\$900
	D. Stormwater Filtering Fabric	140 LF	\$16	\$2,240
	E. Landscaping	100 LF	\$10	\$1,000
	F. Safety Surface (Engineered Material)	2,000 SF	\$1	\$2,000
	G. Stone Base and Filter Fabric	200 SY	\$5	\$1,000
7	Concrete Walks/Plaza Areas			\$30,000
	A. Concrete Pavement	2,000 SF	\$15	\$30,000
8	Site Amenities			\$39,000
	A. Rest Bench at Secondary State Lane Access 2	1 LS	\$35,000	\$35,000
	B. State Lane Access	2 LF	\$2,000	\$4,000
9	Signage			\$6,000
	A. Information Kiosk	1 EA	\$2,000	\$2,000
	B. Entrance Sign	1 EA	\$2,000	\$2,000
	C. Wayfinding/Interpretal Signage at Entrance	1 LS	\$2,000	\$2,000
10	Buildings and Pavilions			\$112,000
	A. Small Picnic Pavilion with Pad	1 EA	\$22,000	\$22,000
	B. Self-composting Restroom Building	1 LS	\$90,000	\$90,000
11	Landscaping			\$15,120
	A. Lawn Seeding	87,000 SF	\$0.15	\$13,050
	B. Native Grass Wetland Seeding	11,500 SF	\$0.18	\$2,070
12	Contingency			\$60,375
	A. 15% Contingency	1 LS	\$60,375	\$60,375
13	Bond Mobilization and Layout			\$57,359
	A. Bond Mobilization and Layout (12%)	1 LS	\$57,359	\$57,359
14	Professional Fees			\$80,303
	A. Design, Permitting, and Engineering (15%)	1 LS	\$80,303	\$80,303
	Total			\$615,653

Commonwealth of Pennsylvania
Department of Conservation and Natural Resources
Bureau of Recreation and Conservation

PROBABLE CONSTRUCTION COST OPINION

Sunfish Pond County Park - Phase 2

Grantee: Bradford County
Project Title: Bradford County Three Park Master Plan

Date Prepared 7/30/2010
DCNR Project No.

Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	Demolition/Site Preparation			\$2,500
	A. Clear and Grub	0.5 AC	\$5,000	\$2,500
2	Water Line			\$111,500
	A. Water Well	2 EA	\$12,000	\$24,000
	B. Water Pipe and Appurt	2500 LF	\$35	\$87,500
3	Sanitary Sewer			\$38,000
	A. Septic Field	2 EA	\$12,000	\$24,000
	B. Sanitary Sewer Pipe	400 LF	\$35	\$14,000
4	Site Electrical			\$0
	A. Site Electric and distribution	1 LS	\$0	\$0
	B. Parking area lighting	1 LS	\$0	\$0
	C. Low level trail lighting	1 LS	\$0	\$0
5	Contingency			\$22,800
	A. 15% Contingency	1 LS	\$22,800	\$22,800
6	Bond Mobilization and Layout			\$20,976
	A. Bond Mobilization and Layout (12%)	1 LS	\$20,976	\$20,976
7	Professional Fees			\$29,366
	A. Design and Engineering (15%)	1 LS	\$29,366	\$29,366
	Total			\$225,142

Commonwealth of Pennsylvania
Department of Conservation and Natural Resources
Bureau of Recreation and Conservation

PROBABLE CONSTRUCTION COST OPINION

Sunfish Pond County Park - Phase 3

Grantee: Bradford County
Project Title: Bradford County Three Park Master Plan

Date Prepared: 7/30/2010
DCNR Project No. _____

Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	Demolition/Site Preparation			\$18,250
	A. Clear and Grub	0.75 AC	\$5,000	\$3,750
	B. Existing Building/Structure Demo	1 LS	\$2,000	\$2,000
	C. Paved/Imp. Removal	2.50 SF	\$7	\$17,500
2	Earthwork			\$8,844
	A. Strip/Stockpile/Regrade Topsoil	8.0 CY	\$3	\$2,400
	B. Grading Operations	2,000 SF	\$2	\$4,000
3	Stormwater and E&S Facilities			\$88,000
	A. Stormwater Management	4 AC	\$5,000	\$20,000
	B. L&S Controls	8 AC	\$6,000	\$48,000
4	6" Aggregate Trail (2,300 LF)			\$24,050
	A. Excavation	500 CY	\$3	\$1,500
	B. 4" Stone Dust/Gravel Course	2,300 SF	\$2	\$4,600
	C. 6" 2A Course Aggregate	2,000 SF	\$3	\$6,000
5	Tot Lot (Ages 2-5) (Campgrounds)			\$18,932
	A. Play Equipment	1 LS	\$4,000	\$4,000
	B. Play Equipment Installation	1 LS	\$4,000	\$4,000
	C. Excavation/Regrade and Compaction	40 CY	\$3	\$1,200
	D. Concrete Curbing/Edgeing	140 LF	\$14	\$1,960
	E. Underdrain	140 LF	\$10	\$1,400
	F. Safety Surface (engineered mulch)	1,000 SF	\$1	\$1,000
	G. Stone Base and Filter Fabric	135 SF	\$3	\$4,050
6	Youth Playground (Ages 6-12) (Campgrounds)			\$36,723
	A. Play Equipment	1 LS	\$20,000	\$20,000
	B. Play Equipment Installation	1 LS	\$5,000	\$5,000
	C. Excavation/Regrade and Compaction	160 CY	\$3	\$480
	D. Concrete Curbing/Edgeing	140 LF	\$14	\$1,960
	E. Underdrain	140 LF	\$10	\$1,400
	F. Safety Surface (engineered mulch)	2,000 SF	\$1	\$2,000
	G. Stone Base and Filter Fabric	240 SF	\$6	\$1,440
	Access Drive (1,400 LF)			\$84,600
	A. 11" Gravel Course	1,400 SF	\$4	\$5,600
	B. 2" Rubber Course	3,600 SF	\$3	\$10,800
	C. 3" Course Aggregate	3,600 SF	\$10	\$36,000
	D. Handicap parking striping and signage	2 SF	\$400	\$800
7	Stabilized Parking Area (15 Spaces)			\$3,760
	A. Excavation	40 CY	\$3	\$1,200
	B. Strip/Stockpile/Regrade Topsoil	40 CY	\$3	\$1,200
	C. 4" Course Aggregate	340 SF	\$8	\$2,720
	E. Concrete/Gravel Slope	15 SF	\$100	\$1,500
8	Signage			\$7,000
	A. Information Kiosk	1 EA	\$5,000	\$5,000
	B. Wayfinding/Directional Signage/Off-ramp	1 LS	\$2,000	\$2,000

10	Site Amenities			\$46,060
	A. Picnic Tables	6 EA	\$761	\$4,500
	B. Benches / Chairs	8 EA	\$14,000	\$112,000
	C. Azalea Bushes	2 EA	\$5,000	\$10,000
	D. Birch Bark Rock	1 EA	\$100	\$100
	E. Flower Pots	2 EA	\$800	\$1,600
	F. Grills	2 EA	\$400	\$800
	G. Basketball	1 EA	\$600	\$600
	H. Community Fire Ring	1 EA	\$10,000	\$10,000
	I. Star Map Lake Access	1 EA	\$10,000	\$10,000
	J. Picnic Shelter	2 EA	\$500	\$1,000
	K. Camp Site (with Arch Fire Ring, Toilet)	1 EA	\$10,000	\$10,000
11	Buildings and Pavilions			\$44,000
	A. Small Picnic Pavilion with Pad	2 EA	\$22,000	\$44,000
12	Landscaping			\$29,850
	A. Lawn Seeding	160,000 SF	\$0.15	\$24,000
	B. Evergreen Trees	3 EA	\$250	\$750
	C. Shade Trees	6 EA	\$350	\$2,100
	D. Flowering Trees	6 EA	\$250	\$1,500
	E. Shrubs	20 EA	\$75	\$1,500
	F. Perennials / Grasses	1 LS	\$0	\$0
13	Contingency			\$61,057
	A. 15% Contingency	1 LS	\$61,057	\$61,057
14	Bond Mobilization and Layout			\$56,173
	A. Bond Mobilization and Layout (12%)	1 LS	\$56,173	\$56,173
15	Professional Fees			\$78,642
	A. Design and Engineering (15%)	1 LS	\$78,642	\$78,642
	Total			\$602,920

Commonwealth of Pennsylvania
Department of Conservation and Natural Resources
Bureau of Recreation and Conservation

PROBABLE CONSTRUCTION COST OPINION

Sunfish Pond County Park - Phase 4

Grantee: Bradford County
Project Title: Bradford County Three Park Master Plan

Date Prepared: 7/30/2010
DCNR Project No.:

Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	Demolition/Site Preparation			\$5,500
	A. Clear and Grub	0.50 AC	\$5,000	\$2,500
	B. Pavement Removal	600 SY	\$5	\$3,000
2	Earthwork			\$8,325
	A. Strip/Stockpile/Replace Topsoil	900 CY	\$3	\$2,925
	B. Grading Operation	1,400 CY	\$3	\$4,400
3	8" Aggregate Trail (400 LF)			\$4,425
	A. Excavation	100 CY	\$0	\$0.00
	B. 1" Stone Dust/Stone Coarse	200 SY	\$0	\$0.00
	C. 6" 1 1/2" Course Aggregate	300 SY	\$0	\$0.00
4	Stormwater and E&S Facilities			\$55,000
	A. Stormwater Management	1 AC	\$5,000	\$5,000
	B. E&S Detention	1 AC	\$5,000	\$5,000
5	Access Drive			\$42,300
	A. 1" Gravel Course	1,000 SY	\$8	\$11,400
	B. 2" Gravel Course	1,000 SY	\$8	\$11,400
	C. 3" Course Aggregate	1,000 SY	\$10	\$10,000
	D. Handicap parking, Staging and signage	1 SP	\$500	\$500
6	Stabilized Parking Area (20 Spaces)			\$8,880
	A. Excavation	80 CY	\$3	\$240
	B. Strip/Stockpile/Replace & Compact	80 CY	\$3	\$240
	C. 4" Course Aggregate	100 SY	\$8	\$4,700
	D. Concrete Wheel Stops	20 LF	\$100	\$2,000
7	Concrete Walk/Plaza Areas			\$22,500
	A. Recreational Pavement	1,500 SF	\$15	\$22,500
8	Signage			\$2,000
	A. Wayfinding Directional Signage/waymarker	1 LS	\$2,000	\$2,000
9	Site Amenities			\$117,350
	A. Picnic Tables	6 EA	\$750	\$4,500
	B. Benches/Chairs	6 EA	\$1,200	\$7,200
	C. Waste Enclosure	1 EA	\$5,000	\$5,000
	D. Picnic Rack	1 EA	\$750	\$750
	E. Bench Stumps	2 EA	\$2,000	\$4,000
	F. Interpretive Sign	2 EA	\$500	\$1,000
	G. Cans	2 EA	\$400	\$800
	H. Enclosed Bait/Junk/Wild Animal Bait Containers/Traps	1,000 SF	\$40	\$40,000
	I. Bird/Animal Feeder	1 EA	\$10,000	\$10,000
	J. Pet Waste Disposal	2 EA	\$250	\$500
10	Buildings and Pavilions			\$50,000
	A. Medium Pond Pavilion with Port	1 EA	\$25,000	\$25,000
	B. Maintenance Building Renovation	1 LS	\$25,000	\$25,000
11	Landscaping			\$22,770
	A. Lawn Seeding	60,000 SF	\$0.15	\$9,000
	B. Native Grass Wetland Seeding	44,000 SF	\$0.18	\$7,920
	C. Evergreen Trees	3 EA	\$250	\$750
	D. Shade Trees	6 EA	\$350	\$2,100
	E. Flowering Trees	6 EA	\$250	\$1,500
	F. Shrubs	20 EA	\$75	\$1,500
	G. Perennials / Grasses	1 LS	\$0	\$0
12	Contingency			\$51,728
	A. 15% Contingency	1 LS	\$51,728	\$51,728
13	Bond Mobilization and Layout			\$47,589
	A. Bond Mobilization and Layout (12%)	1 LS	\$47,589	\$47,589
14	Professional Fees			\$66,625
	A. Design and Engineering (15%)	1 LS	\$66,625	\$66,625
	Total			\$510,792

Commonwealth of Pennsylvania
Department of Conservation and Natural Resources
Bureau of Recreation and Conservation

PROBABLE CONSTRUCTION COST OPINION

Sunfish Pond County Park - Phase 5

Grantee: Bradford County

Date Prepared: 7/30/2010

Project Title: Bradford County Three Park Master Plan

DCNR Project No.:

Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	Demolition/Site Preparation			\$30,250
	A. Clear and Grub (including swimming area)	2.5 AC	\$6,000	\$15,000
	B. Existing Building/Structure Demo	1 LS	\$6,000	\$6,000
	C. Pavement Removal	1,850 SY	\$5	\$9,250
2	Earthwork			\$18,375
	A. Strip/Stockpile/Replace Topsoil	1,500 CY	\$3	\$4,875
	B. Grading Operations	4,500 CY	\$3	\$13,500
3	Stormwater and E&S Facilities			\$88,000
	A. Stormwater management	8 AC	\$5,000	\$40,000
	B. E&S Controls	8 AC	\$6,000	\$48,000
4	8" Aggregate Trail (1,600 LF)			\$16,880
	A. Excavation	435 CY	\$3	\$1,305
	B. 1" Stone Dust Choke Course	1,425 SY	\$2	\$2,850
	C. 6" 2A Coarse Aggregate	1,425 SY	\$9	\$12,825
5	Swimming Beach			\$18,150
	A. Sand (24" deep)	900 SY	\$16	\$14,400
	B. Excavation Backfill and Compaction	600 CY	\$3	\$1,950
	C. Gentle Slope Material	900 SY	\$2	\$1,800
6	Volleyball Court			\$9,543
	A. Sand	445 SY	\$9	\$3,783
	B. Timber Edging	260 LF	\$7	\$1,820
	C. Excavation Backfill and Compaction	200 CY	\$3	\$600
	D. Net and Posts	1 SET	\$1,200	\$1,200
	E. Gentle Slope Material	445 SY	\$2	\$890
	F. Underdrain	120 LF	\$13	\$1,560
7	Plaza Areas			\$25,500
	A. Decorative Pavement	1,700 SF	\$15	\$25,500
8	Access Drive			\$62,600
	A. 11" Wearing Course	2,900 SY	\$5	\$14,500
	B. 2" Binder Course	2,900 SY	\$5	\$14,500
	C. 6" Coarse Aggregate	2,900 SY	\$10	\$29,000
	D. Marking, parking striping and signage	2 SF	\$500	\$1,100
9	Stabilized Parking Area (120 Spaces)			\$28,870
	A. Excavation	300 CY	\$3	\$900
	B. Shell/Underpave/Replace 4" Topsoil	300 CY	\$3	\$900
	C. 4" Coarse Aggregate	2,970 SY	\$4	\$11,880
	D. Concrete Wheel Stops	120 EA	\$120	\$14,400
10	Signage			\$7,000
	A. Information Kiosk	1 EA	\$6,000	\$6,000
	B. Wayfinding/Directional Signage at Entrance	1 LS	\$1,000	\$1,000
11	Site Amenities			\$45,290
	A. Picnic Tables	16 EA	\$750	\$12,000
	B. Benches / Chairs	12 EA	\$1,200	\$14,400
	C. Water Fountain	1 EA	\$5,000	\$5,000
	D. Bicycle Rack	1 EA	\$750	\$750
	E. Bench Swings	2 EA	\$2,000	\$4,000
	F. Horseshoe pits	2 EA	\$800	\$1,600
	G. Flagpole	1 EA	\$5,000	\$5,000
	H. Grills	3 EA	\$400	\$1,200
	I. Boat Tie Up	1 EA	\$800	\$800
	J. Pet Waste Disposal	2 EA	\$250	\$500
12	Buildings and Pavilions			\$922,000
	A. Small Picnic Pavilion with Pad	1 EA	\$22,000	\$22,000
	B. Community Center Building (45x80)	3,600 SF	\$250	\$900,000
13	Landscaping			\$27,250
	A. Lawn Seeding	102,000 SF	\$0.15	\$15,300
	B. Evergreen Trees	6 EA	\$250	\$1,500
	C. Shade Trees	12 EA	\$350	\$4,200
	D. Flowering Trees	12 EA	\$250	\$3,000
	E. Shrubs	30 EA	\$75	\$2,250
	F. Perennials / Grasses	1 LS	\$1,000	\$1,000
14	Contingency			\$156,086
	A. 15% Contingency	1 LS	\$156,086	\$156,086
15	Bond Mobilization and Layout			\$174,816
	A. Bond Mobilization and Layout (12%)	1 LS	\$174,816	\$174,816
16	Professional Fees			\$195,794
	A. Design and Engineering (12%)	1 LS	\$195,794	\$195,794
	Total			\$1,827,414

Commonwealth of Pennsylvania
Department of Conservation and Natural Resources
Bureau of Recreation and Conservation

PROBABLE CONSTRUCTION COST OPINION

Sunfish Pond County Park - Phase 6

Grantee: Bradford County
Project Title: Bradford County Three Park Master Plan

Date Prepared: 7/30/2010
DCNR Project No.:

Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	Demolition/Site Preparation			\$21,750
	A. Clear and Grub	1.75 AC	\$5,000	\$8,750
	B. Pavement Removal	2,600 SY	\$5	\$13,000
2	Earthwork			\$9,900
	A. Strip/Stockpile/Replace Topsoil	1,200 CY	\$9	\$10,800
	B. Grading Operations	2,000 L.Y.	\$5	\$9,000
3	Stormwater and E&S Facilities			\$110,000
	A. Stormwater Management	10 AC	\$4,000	\$40,000
	B. E&S Controls	10 AC	\$5,000	\$50,000
4	Aggregate Trail (2,000 LF)			\$20,885
	A. Preparation	435 CY	\$3	\$1,305
	B. 1" Stone Dust Chase Course	1,760 SF	\$7	\$12,320
	C. 6" 3/4" Gravel Aggregate	1,760 SF	\$9	\$16,260
5	Concrete Walks/Plaza Areas			\$25,500
	A. Concrete Footprint	6 SF	\$4	\$24
	B. Decorative Footprint	1,760 SF	\$15	\$26,400
6	Access Drive & Parking			\$139,430
	A. 1" Wearing Course	6,315 SF	\$8	\$50,520
	B. 2" Base Course	6,315 SF	\$8	\$50,520
	C. 6" Gravel Aggregate	6,315 SF	\$10	\$63,150
	D. Handicap Access to Amphitheater Stage	1 SF	\$500	\$500
7	Stabilized Parking Area (12 Spaces)			\$3,120
	A. Excavation	50 CY	\$2	\$100
	B. Strip/Stockpile/Replace 4" Topsoil	50 CY	\$2	\$100
	C. 4" Gravel Aggregate	270 SF	\$8	\$2,160
	D. Concrete/Gravel Slopes	14 EA	\$100	\$1,400
8	Signage			\$2,000
	A. 12'x14'x12' Directional Signage Above Gate	1 EA	\$2,000	\$2,000
9	Site Amenities			\$49,800
	A. Picnic Tables	4 EA	\$750	\$3,000
	B. Benches/Chairs	4 EA	\$1,200	\$4,800
	C. Trash/Recycling Cans	1 EA	\$1,500	\$1,500
	D. Pet Waste Disposal	2 EA	\$250	\$500
	E. Camp Green Up/Leave Area Teaching Table	20 EA	\$2,000	\$40,000
10	Buildings and Pavilions			\$909,000
	A. Camp Admin/Storage Building	2,000 SF	\$225	\$450,000
	B. 20'x20'x12' Recreational Timber Cabin/Kiosk	2 EA	\$55,000	\$110,000
	C. 20'x20'x12' Recreational Timber Cabin/Kiosk	2 EA	\$55,000	\$110,000
11	Landscaping			\$11,475
	A. Land Seeding	37,500 SF	\$0.15	\$5,625
	B. Evergreen Trees	3 EA	\$250	\$750
	C. Shade Trees	6 EA	\$350	\$2,100
	D. Flowering Trees	6 EA	\$250	\$1,500
	E. Shrubs	20 EA	\$75	\$1,500
	F. Perennials / Grasses	1 LS	\$0	\$0
12	Contingency			\$195,429
	A. 15% Contingency	1 LS	\$195,429	\$195,429
13	Bond Mobilization and Layout			\$179,795
	A. Bond Mobilization and Layout (12%)	1 LS	\$179,795	\$179,795
14	Professional Fees			\$201,370
	A. Design and Engineering (12%)	1 LS	\$201,370	\$201,370
	Total			\$1,879,454

Commonwealth of Pennsylvania
Department of Conservation and Natural Resources
Bureau of Recreation and Conservation

PROBABLE CONSTRUCTION COST OPINION

Larnard Hornbrook County Park - Phase 3

Grantee: Bradford County
Project Title: Bradford County Three Park Master Plan

Date Prepared: 7/1/2010
DCNR Project No.:

Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	Demolition/Site Preparation			\$3,000
	A. Demo Buildings/Structures	1 LS	\$3,000	\$3,000
2	Earthwork			\$4,675
	A. Strip/Stockpile/Regrade Topsoil	400 CY	\$9	\$3,600
	B. Grading Operations	600 CY	\$8	\$4,800
3	Lawn Volleyball Court			\$1,850
	A. Excavation for Foundation and Compaction	200 CY	\$9	\$1,800
	B. 12" Deep Boundary	100 LF	\$18.50	\$1,850
4	Stormwater and E&S Facilities			\$11,000
	A. Stormwater Management	1 AC	\$8,000	\$8,000
	B. E&S Controls	1 AC	\$3,000	\$3,000
5	Stabilized Parking Area (8 Spaces)			\$1,928
	A. Excavation	20 CY	\$9	\$180
	B. Strip/Stockpile/Regrade 4" Topsoil	20 CY	\$9	\$180
	C. 4" Course Aggregate	168 SF	\$4	\$672
	D. Concrete Wheel Stops	8 EA	\$200	\$1,600
6	Site Amenities			\$26,700
	A. Picnic Tables	10 EA	\$140	\$1,400
	B. Benches/Chairs	4 EA	\$100	\$400
	C. Trash Receptacle	5 EA	\$800	\$4,000
	D. Information Post	2 EA	\$500	\$1,000
	E. Urinals	4 EA	\$400	\$1,600
	F. Potable Water Dispenser	1 EA	\$500	\$500
7	Buildings and Pavilions			\$99,000
	A. Small Picnic Pavilion with Rest	2 EA	\$20,000	\$40,000
	B. Pavilion for Attendants/Booth	1 EA	\$59,000	\$59,000
8	Site Electrical			\$6,000
	A. Site Lighting and Distribution	1 LS	\$6	\$6
	B. Low Voltage Security Lighting	1 LS	\$9,994	\$9,994
9	Landscaping			\$12,500
	A. Lawn Seeding	40,000 SF	\$0.15	\$6,000
	B. Evergreen Trees	5 EA	\$200	\$1,000
	C. Shrub Trees	5 EA	\$200	\$1,000
	D. Flowering Trees	5 EA	\$200	\$1,000
	E. Shrubs	10 EA	\$100	\$1,000
10	Contingency			\$24,398
	A. 15% Contingency	1 LS	\$24,398	\$24,398
11	Bond Mobilization and Layout			\$22,446
	A. Bond Mobilization and Layout (12%)	1 LS	\$22,446	\$22,446
12	Professional Fees			\$31,425
	A. Design and Engineering (15%)	1 LS	\$31,425	\$31,425
	Total			\$243,922

Commonwealth of Pennsylvania
Department of Conservation and Natural Resources
Bureau of Recreation and Conservation

PROBABLE CONSTRUCTION COST OPINION

Larnard Hornbrook County Park - Phase 4

Grantee: Bradford County
Project Title: Bradford County Three Park Master Plan

Date Prepared: 7/1/2010
DCNR Project No.:

Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	Demolition/Site Preparation			\$13,675
	A. Demo Buildings/Structures	1 LS	\$10,000	\$10,000
	B. Pavement Removal	735 SY	\$5	\$3,675
2	Earthwork			\$10,781
	A. Strip Stockpile/Rapeseed Topsoil	525 CY	\$3	\$1,705
	B. Grading Operations	1,000 CY	\$3	\$3,000
3	B' Bituminous Trail (2,200 LF)			\$43,950
	A. Preparation	1,000 CY	\$3	\$3,000
	B. 1" Grading Course	1,100 SY	\$1	\$1,100
	C. 2" Binder Course	1,050 SY	\$3	\$3,150
	D. 4" A Course Aggregate	1,050 SY	\$3	\$3,150
4	Youth Baseball/Softball Field Renovation			\$23,500
	A. Topsoil and Reseed of Infield Area	1,000 LS	\$2.25	\$2,250
	B. Infield Mow	200 100'	\$18	\$3,600
	C. Backstop	1 LS	\$2,000	\$2,000
	D. Fencing Benches	2 BA	\$500	\$1,000
	E. Bases	1 SET	\$500	\$500
	F. Scorekeeping Stand	200 LF	\$35	\$7,000
5	Tot Lot (Ages 2-5)			\$37,774
	A. Play Equipment	1 LS	\$15,000	\$15,000
	B. Play Equipment Installation	1 LS	\$2,400	\$2,400
	C. Excavation/Infill Gravel and Compaction	40 CY	\$3	\$120
	D. Concrete Outlying Edging	140 LF	\$16	\$2,240
	E. Underdrain	100 LF	\$10	\$1,000
	F. Safety Surface (coured in place rubber)	1,000 SF	\$3	\$3,000
	G. Stone Base and Infill Fabric	140 SY	\$8	\$1,120
6	Youth Playground (Ages 6-12)			\$106,963
	A. Play Equipment	1 LS	\$40,000	\$40,000
	B. Play Equipment Installation	1 LS	\$18,000	\$18,000
	C. Excavation/Infill Gravel and Compaction	100 CY	\$3	\$300
	D. Concrete Outlying Edging	360 LF	\$16	\$5,760
	E. Underdrain	100 LF	\$10	\$1,000
	F. Safety Surface (coured in place rubber)	1,000 SF	\$3	\$3,000
	G. Stone Base and Infill Fabric	100 SY	\$8	\$800
	H. Retaining Wall	1,000 SF	\$25	\$25,000
7	Concrete Walks/Plaza Areas			\$18,200
	A. Concrete Placement	2,000 SF	\$9	\$18,000
8	Access Drive and Parking			\$31,300
	A. 1" Grading Course	1,400 SY	\$8	\$11,200
	B. 2" Binder Course	1,400 SY	\$3	\$4,200
	C. 4" Course Aggregate	1,400 SY	\$10	\$14,000
	D. Stormwater parking strip and signage	1 SF	\$300	\$300
9	Signage			\$9,000
	A. Information Kiosk	1 BA	\$5,000	\$5,000
	B. Entrance Sign	1 BA	\$2,000	\$2,000
	C. Wayfinding Directional Signage at Entrance	1 LS	\$2,000	\$2,000

10	Stormwater and E&S Facilities			\$66,000
	A. Stormwater management	1 AC	\$6,000	\$6,000
	B. L&S Concessions	1 AC	76,000	\$76,000
11	Water Line			\$64,500
	A. Water Valve	1 EA	\$12,000	\$12,000
	B. Water Main and Access	1500 LF	\$35	\$52,500
12	Sanitary Sewer			\$33,000
	A. Sewer Inlet	1 EA	\$12,000	\$12,000
	B. Sanitary Sewer Line	1500 LF	\$22	\$33,000
13	Site Amenities			\$26,250
	A. Trash Cans	8 EA	\$300	\$2,400
	B. Benches / Tables	4 EA	\$1,000	\$4,000
	C. Trash Receptacle	4 EA	\$300	\$1,200
	D. Water Fountain	1 EA	\$4,000	\$4,000
	E. Bicycle Rack	1 EA	\$750	\$750
	F. Bollards	2 EA	\$500	\$1,000
	G. Picnic Table	1 EA	\$6,000	\$6,000
	H. Grills	2 EA	\$400	\$800
	I. Hot Waste Dispose	2 EA	\$200	\$400
14	Buildings and Pavilions			\$528,000
	A. Restaurant/Bar/Concession/Storage Building	1 EA 10,000 SF	\$52,800	\$528,000
15	Site Electrical			\$10,000
	A. Site Lighting and Distribution	1 LS	\$0	\$0
	B. Parking area Lighting	1 LS	\$4,000	\$4,000
	C. Low-voltage security lighting	1 LS	\$6,000	\$6,000
16	Landscaping			\$41,225
	A. Lawn Seeding	18,000 SF	\$2.17	\$3,906
	B. Evergreen Trees	18 EA	\$200	\$3,600
	C. Shade Trees	12 EA	\$150	\$1,800
	D. Flowering Trees	12 EA	\$250	\$3,000
	E. Shrubs	24 EA	\$75	\$1,800
	F. Perennials / Grasses	1 LS	\$1,500	\$1,500
17	Contingency			\$159,316
	A. 15% Contingency	1 LS	\$159,316	\$159,316
18	Bond Mobilization and Layout			\$146,571
	A. Bond Mobilization and Layout (12%)	1 LS	\$146,571	\$146,571
19	Professional Fees			\$205,199
	A. Design and Engineering (15%)	1 LS	\$205,199	\$205,199
	Total			\$1,573,195

Commonwealth of Pennsylvania
Department of Conservation and Natural Resources
Bureau of Recreation and Conservation

PROBABLE CONSTRUCTION COST OPINION

Larnard Hornbrook County Park - Phase 5

Grantee: Bradford County

Date Prepared 7/1/2010

Project Title: Bradford County Three Park Master Plan

DCNR Project No.

Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	Buildings and Pavilions			\$120,000
	A. 20' Dia insulated Yurt Kit	10 EA	\$12,000	\$120,000
2	Site Amenities			\$1,600
	A. Horseshoe pits	2 EA	\$800	\$1,600
3	Landscaping			\$12,300
	A. Shade Trees	23 EA	\$350	\$8,050
	B. Flowering Trees	8 EA	\$250	\$2,000
	C. Shrubs	30 EA	\$75	\$2,250
4	Contingency			\$18,000
	A. 15% Contingency	1 LS	\$18,000	\$18,000
5	Bond Mobilization and Layout			\$18,228
	A. Bond Mobilization and Layout (12%)	1 LS	\$18,228	\$18,228
6	Professional Fees			\$25,519
	A. Design and Engineering (15%)	1 LS	\$25,519	\$25,519
	Total			\$195,647

Commonwealth of Pennsylvania
Department of Conservation and Natural Resources
Bureau of Recreation and Conservation

PROBABLE CONSTRUCTION COST OPINION

Mt. Pisgah County Park - Phase 1

Grantee: Bradford County
Project Title: Bradford County Three Park Master Plan

Date Prepared: 7/1/2010
DCNR Project No.:

Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	Demolition/Site Preparation			\$2,500
	A. Clear and Grub	0.5 AC	\$5,000	\$2,500
2	Earthwork			\$4,625
	A. Strip Surface and Repave Trench	100 CY	\$7	\$700
	B. Grading Operations	1,000 CY	\$5	\$5,000
3	Satellite Parking Areas (24 Spaces Total, two areas)			\$26,200
	A. 1st Working Course	1,110 SF	\$8	\$8,880
	B. 2nd Working Course	1,110 SF	\$8	\$8,880
	C. 3rd Course Aggregate	1,110 SF	\$10	\$11,000
	D. Install and parking striping and signage	4 SF	\$500	\$2,000
	E. Concrete Curb	2 LF	\$16	\$32
4	Signage			\$4,000
	A. Entrance Sign	1 SA	\$2,000	\$2,000
	B. Wayfinding Directional Signage throughout	1 S	\$2,000	\$2,000
5	Stormwater and E&S Facilities			\$22,000
	A. Stormwater management	2 AC	\$5,000	\$10,000
	B. E&S Controls	2 AC	\$5,000	\$10,000
6	Site Amenities			\$1,800
	A. Toilet Restroom	2 SA	\$900	\$1,800
7	Buildings and Pavilions			\$80,000
	A. Composting Restroom	1 S	\$80,000	\$80,000
8	Site Electrical			\$14,000
	A. Site Electric and distribution	1 S	\$0	\$0
	B. Parking area lighting	1 S	\$10,000	\$10,000
	C. Electric to restroom	1 S	\$4,000	\$4,000
9	Landscaping			\$11,100
	A. Seeding	20,000 SF	\$0.45	\$9,000
	B. Evergreen Trees	6 EA	\$170	\$1,020
	C. Shrub Trees	10 EA	\$250	\$2,500
	D. Flowering Trees	6 EA	\$280	\$1,680
	E. Shrubs	10 EA	\$110	\$1,100
10	Contingency			\$24,904
	A. 15% Contingency	1 LS	\$24,904	\$24,904
11	Bond Mobilization and Layout			\$22,911
	A. Bond Mobilization and Layout (15%)	1 LS	\$22,911	\$22,911
12	Professional Fees			\$32,076
	A. Design and Engineering (15%)	1 LS	\$32,076	\$32,076
	Total			\$245,916

Commonwealth of Pennsylvania
Department of Conservation and Natural Resources
Bureau of Recreation and Conservation

PROBABLE CONSTRUCTION COST OPINION

Mt. Pisgah County Park - Phase 2

Grantee: Bradford County
Project Title: Bradford County Three Park Master Plan

Date Prepared: 7/1/2010
DCNR Project No. _____

Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	Demolition/Site Preparation			\$7,500
	A. Clear and Grub	0.5 AC	\$5,000	\$2,500
	B. Remove Existing Bldgs/Structures	1 LS	\$5,000	\$5,000
2	Earthwork			\$4,625
	A. Strip/Stockpile/Regrade Topsoil	600 CY	\$3	\$1,800
	B. Grading Operations	1,000 LF	\$5	\$5,000
3	6" Aggregate Tread (9,000LF)			\$31,320
	A. Excavation	650 CY	\$3	\$1,950
	B. 1" Stone Dust / 1/2" gravel course	2,670 SY	\$2	\$5,340
	C. 6" 2A Coarse Aggregate	2,670 SY	\$9	\$24,030
4	High Point Improvements			\$166,940
	A. Excavation From Grade and Compaction	1,800 CY	\$3	\$5,400
	B. Unsettled Placement	1,000 SF	\$75	\$75,000
	C. Stone Bedding	100 LF	\$120	\$12,000
	D. Retaining Wall	150 LF	\$160	\$24,000
	E. Custom Stone Seats & Benches	1 LS	\$10,000	\$10,000
	F. Custom Leadline & Fencing	1 LS	\$10,000	\$10,000
5	Access Drive and Parking (top of hill)			\$27,040
	A. 1" Wear Top Course	2,250 SY	\$2	\$4,500
	B. 2" Binder Course	440 SY	\$4	\$1,760
	C. 3" Coarse Aggregate	440 SY	\$10	\$4,400
	D. Hand laid paving stones and a flagstone	1 SF	\$300	\$300
	E. Gravel Shoulder	0 LF	\$2	\$0
6	Signage			\$13,000
	A. Information Kiosk	1 EA	\$1,000	\$1,000
	B. Interpretive Signage	2 EA	\$2,000	\$4,000
	C. Wayfinding / Directional Signage & Fencing	1 LS	\$2,000	\$2,000
7	Stormwater and E&S Facilities			\$66,000
	A. Stormwater management	6 EA	\$9,000	\$54,000
	B. L&S facilities	6 EA	\$9,000	\$54,000
8	Site Amenities			\$17,600
	A. Picnic Tables	10 EA	\$150	\$1,500
	B. Benches	2 EA	\$1,000	\$2,000
	C. Trash Receptacle	4 EA	\$500	\$2,000
	D. Fire Pit	1 EA	\$400	\$400
9	Buildings and Pavilions			\$122,000
	A. Custom High Point Pavilion	1 LS	\$100,000	\$100,000
	B. Small Picnic Pavilion with Pad	1 EA	\$22,000	\$22,000
10	Landscaping			\$9,710
	A. Seeding	7,900 SF	\$0.15	\$1,185
	B. Evergreen Trees	3 EA	\$250	\$750
	C. Shade Trees	9 EA	\$350	\$3,150
	D. Flowering Trees	9 EA	\$250	\$2,250
	E. Shrubs	25 EA	\$75	\$1,875
	F. Perennials / Grasses	1 LS	\$500	\$500
11	Contingency			\$69,860
	A. 15% Contingency	1 LS	\$69,860	\$69,860
12	Bond Mobilization and Layout			\$64,271
	A. Bond Mobilization and Layout (12%)	1 LS	\$64,271	\$64,271
13	Professional Fees			\$89,980
	A. Design and Engineering (15%)	1 LS	\$89,980	\$89,980
	Total			\$689,847

Commonwealth of Pennsylvania
Department of Conservation and Natural Resources
Bureau of Recreation and Conservation

PROBABLE CONSTRUCTION COST OPINION

Mt. Pisgah County Park - Phase 3

Grantee: Bradford County
Project Title: Bradford County Three Park Master Plan

Date Prepared: 7/1/2010
DCNR Project No. _____

Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	Demolition/Site Preparation			\$5,000
	A. Clear and Grub	1 AC	\$5,000	\$5,000
2	Earthwork			\$6,475
	A. Strip/Stockpile/Replace Topsoil	700 CY	\$3	\$2,275
	B. Grading Operations	1,400 LF	\$5	\$4,200
3	# Aggregate Trade (2,300 LF)			\$29,315
	A. Excavation	600 LF	\$5	\$1,915
	B. 1" Stone Dust Choker Course	2,500 SF	\$2	\$5,000
	C. 4" PA. Crush Aggregate	2,000 SF	\$5	\$10,000
4	Lawn Volleyball Court			\$1,850
	A. Excavation to the Grade and Compaction	200 SF	\$5	\$800
	B. 1" Base B. Utility	1,650	\$1,050	\$1,700
5	Access Drive and Parking			\$42,860
	A. 1" Working Course	4,540 SF	\$6	\$27,240
	B. 2" Road Course	600 SF	\$6	\$4,000
	C. 3" Course Aggregate	100 SF	\$10	\$6,700
	D. Handicap parking (20' x 40' x 10' deep)	4 SF	\$100	\$400
	E. Concrete Drive Slabs	10 SF	\$100	\$1,000
6	Signage			\$6,000
	A. Interpretive Signage	2 EA	\$2,000	\$4,000
	B. Wayfinding Directional Signage at entrance	1 LS	\$2,000	\$2,000
7	Stormwater and E&S Facilities			\$38,000
	A. Storm water management	5 EA	\$5,000	\$10,000
	B. E&S facilities	6 EA	\$6,000	\$48,000
8	Water Line			\$34,000
	A. Water Mains (90' deep)	1 EA	\$30,000	\$30,000
	B. Water Pipe and Appur.	1,000 LF	\$40	\$40,000
9	Sanitary Sewer			\$4,000
	A. Rehabilitation (section 100)	1 EA	\$4,000	\$4,000
10	Site Amenities			\$28,300
	A. Plant Tables	15 EA	\$100	\$1,500
	B. Benches	6 EA	\$1,000	\$6,000
	C. Trash Receptacle	5 EA	\$800	\$4,000
	D. Horse shoe L's	4 EA	\$800	\$3,200
	E. Urinals	4 EA	\$400	\$1,600
11	Buildings and Pavilions			\$97,000
	A. Medium Picnic Pavilion with Pad	1 EA	\$60,000	\$60,000
	B. Large Picnic Pavilion with Pad	1 EA	\$44,000	\$44,000
	C. Restroom Building Rehabilitation	1 LS	\$15,000	\$15,000
12	Landscaping			\$14,550
	A. Seeding	50,000 SF	\$0.15	\$7,500
	B. Evergreen Trees	3 EA	\$250	\$750
	C. Shade Trees	9 EA	\$350	\$3,150
	D. Flowering Trees	9 EA	\$250	\$2,250
	E. Shrubs	12 EA	\$75	\$900
13	Contingency			\$61,118
	A. 15% Contingency	1 LS	\$61,118	\$61,118
14	Bond Mobilization and Layout			\$56,228
	A. Bond Mobilization and Layout (12%)	1 LS	\$56,228	\$56,228
15	Professional Fees			\$78,719
	A. Design and Engineering (15%)	1 LS	\$78,719	\$78,719
	Total			\$603,515

Commonwealth of Pennsylvania
Department of Conservation and Natural Resources
Bureau of Recreation and Conservation

PROBABLE CONSTRUCTION COST OPINION

Mt. Pisgah County Park - Phase 4

Grantee: Bradford County
Project Title: Bradford County Three Park Master Plan

Date Prepared: 7/1/2010
DCNR Project No. _____

Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	Demolition/Site Preparation			\$9,000
	A. Clear and Grub	1 AC	\$5,000	\$5,000
	B. Remove Existing Bldgs/Structures	1 LS	\$4,000	\$4,000
2	Earthwork			\$3,125
	A. Strip Stockpile/Rapeseed Topsoil	100 CY	\$0	\$0
	B. Grading Operations	140 CY	\$0	\$0
3	B Aggregate Trail (2,800 LF)			\$29,315
	A. Excavation	190 CY	\$0	\$0
	B. 11" Base Layer Under Course	2,800 SY	\$0	\$0
	C. 4" A Course Aggregate	2,800 SY	\$0	\$0
4	Tot Lot (Ages 2-5)			\$18,832
	A. Play Equipment	1 S	\$8,000	\$8,000
	B. Play Equipment Installation	1 LS	\$3,000	\$3,000
	C. Excavation/Pre-Grass and Compaction	40 CY	\$0	\$0
	D. Concrete Curbing/Flagging	140 LF	\$14	\$2,000
	E. Underdrain	60 LF	\$10	\$600
	F. Safety Surface/Engineering needed in area	1,000 SF	\$1	\$1,000
	G. Stone Base and Filter Fabric	130 SY	\$0	\$0
5	Youth Playground (Ages 5-12)			\$38,723
	A. Play Equipment	1 LS	\$20,000	\$20,000
	B. Play Equipment Installation	1 LS	\$4,000	\$4,000
	C. Excavation/Pre-Grass and Compaction	100 CY	\$0	\$0
	D. Concrete Curbing/Flagging	140 LF	\$14	\$2,000
	E. Underdrain	100 LF	\$10	\$1,000
	F. Safety Surface/Engineering needed in area	2,000 SF	\$1	\$2,000
	G. Stone Base and Filter Fabric	230 SY	\$0	\$0
6	Concrete Walks/Plaza Areas			\$22,500
	A. Concrete Pavement	0 SF	\$0	\$0
	B. Decorative Pavement	1,500 SF	\$15	\$22,500
7	Access Drive (800 LF)			\$47,080
	A. 11" Working Course	2,140 SY	\$8	\$17,120
	B. 2" Base Course	2,140 SY	\$0	\$0
	C. 4" Course Aggregate	2,140 SY	\$10	\$21,400
8	Stabilized Parking Area (23 Spaces)			\$13,940
	A. Excavation	100 CY	\$0	\$0
	B. Strip Stockpile/Rapeseed Topsoil	100 CY	\$0	\$0
	C. 4" Course Aggregate	2,000 SY	\$0	\$0
	D. 12" Steel Staples	23 LF	\$60	\$1,380
9	Signage			\$10,000
	A. Informational Signs	4 LA	\$2,000	\$8,000
	B. Directional Sign	1 LA	\$2,000	\$2,000
	C. Interpretive Signage	0 LA	\$0	\$0
	D. Wayfinding/Informational Signage Examples	1 S	\$2,000	\$2,000

10	Stormwater and E&S Facilities			\$88,000
	A. Stormwater management	6 AC	\$0.00	\$0.00
	B. L&S Conduits	8 AC	\$6.00	\$48.00
11	Sanitary Sewer			\$37,000
	A. Sanitary Sewer (12" Diameter) Campground	1 SA	\$16,000	\$16,000
	B. Sanitary Sewer (12" Diameter)	500 LF	\$0.00	\$0.00
12	Site Amenities			\$50,860
	A. Picnic Tables	3 LA	\$4.00	\$12.00
	B. Benches	3 SA	\$10.00	\$30.00
	C. Trash Receptacles	3 LA	\$5.00	\$15.00
	D. Restroom Closures	3 SA	\$10.00	\$30.00
	E. Camp Site Development (Fire Ring, Tables)	20 SA	\$2.00	\$40.00
13	Buildings and Pavilions			\$1,088,000
	A. Camp Restrooms/Showers/Commissary Bldg	2,000 SF	\$0.00	\$0.00
	B. Day Use/Day Use/Day Use/Day Use/Day Use	10 SA	\$68,000	\$680,000
	C. N.E. (12" Diameter) Culvert	6 SA	\$10,000	\$60,000
14	Site Electrical			\$10,000
	A. Site Lighting and Distribution	1 LS	\$0.00	\$0.00
	B. Park Area Lighting	1 LS	\$0.00	\$0.00
	C. Camp Area Lighting	1 LS	\$0.00	\$0.00
15	Landscaping			\$12,525
	A. Seeding	1,500 SF	\$0.00	\$0.00
	B. Landscape Plants	5 LA	\$0.00	\$0.00
	C. Shrub Plantings	5 SA	\$0.00	\$0.00
	D. Flowering Trees	5 SA	\$0.00	\$0.00
	E. Shrubs	10 SA	\$0.00	\$0.00
16	Contingency			\$220,818
	A. Total Contingency	1 LS	\$220,818	\$220,818
17	Bond Mobilization and Layout			\$203,245
	A. Bond Mobilization and Layout (12%)	1 LS	\$203,245	\$203,245
18	Professional Fees			\$189,695
	A. Design and Engineering (10%)	1 LS	\$189,695	\$189,695
	Total			\$2,086,648

Commonwealth of Pennsylvania
Department of Conservation and Natural Resources
Bureau of Recreation and Conservation

PROBABLE CONSTRUCTION COST OPINION

Mt. Pisgah County Park - Phase 5

Grantee: Bradford County
Project Title: Bradford County Three Park Master Plan

Date Prepared: 7/1/2010
DCNR Project No. _____

Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	Demolition/Site Preparation			\$2,500
	A. Clear and Grub	0.5 AC	\$5,000	\$2,500
2	Earthwork			\$1,250
	A. Strip/Stabilize/Regrade Topsoil	200 CY	\$5	\$950
	B. Grading Operations	200 CY	\$5	\$500
3	Concrete Walks/Plaza Areas			\$30,000
	A. Concrete Placement	2 EA	\$5	\$10
	B. Alternative Placement	100 EA	\$30	\$3,000
4	Signage			\$5,000
	A. Entrance Sign	1 EA	\$1,000	\$1,000
	B. Interpretive Signage	1 EA	\$2,000	\$2,000
5	Stormwater and E&S Facilities			\$5,500
	A. Stormwater Management	0.5 AC	\$9,000	\$4,500
	B. E&S Controls	0.5 AC	\$9,000	\$4,500
6	Water Line			\$6,750
	A. Water Pipe and Appur.	100 LF	\$67.50	\$6,750
7	Sanitary Sewer			\$21,260
	A. Sewer Field/Ledge/Construction	1 EA	\$16,000	\$16,000
	B. Sanitary Sewer Line	100 LF	\$212.60	\$21,260
8	Buildings and Pavilions			\$2,704,000
	A. Eco Lodge (65x160)	10,400 SF	\$260	\$2,704,000
9	Landscaping			\$6,125
	A. Seeding	8,000 SF	\$0.15	\$1,200
	B. Evergreen Trees	6 EA	\$250	\$1,500
	C. Shade Trees	3 EA	\$350	\$1,050
	D. Flowering Trees	3 EA	\$250	\$750
	E. Shrubs	15 EA	\$75	\$1,125
	F. Perennials / Grasses	1 LS	\$500	\$500
10	Contingency			\$417,356
	A. 15% Contingency	1 LS	\$417,356	\$417,356
11	Bond Mobilization and Layout			\$383,968
	A. Bond Mobilization and Layout (12%)	1 LS	\$383,968	\$383,968
12	Professional Fees			\$286,696
	A. Design and Engineering (8%)	1 LS	\$286,696	\$286,696
	Total			\$3,870,395

**Commonwealth of Pennsylvania
Department of Conservation and Natural Resources
Bureau of Recreation and Conservation**

PROBABLE CONSTRUCTION COST OPINION

Mt. Pisgah County Park - Phase 6

Grantee: Bradford County

Project Title: Bradford County Three Park Master Plan

Date Prepared 7/1/2010

DCNR Project No.

Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	Access Drive Improvements (3,400 LF from utility clearing south)			\$101,993
	A. 1" ID2 Wearing Course (assume 20' wide)	7,555 SY	\$6	\$45,330
	B. 2" ID2 Binder Course	7,555 SY	\$6	\$45,330
	C. 8" Coarse Aggregate	0 SY	\$10	\$0
	D. Clean and prepare existing surface	7,555 LS	\$2	\$11,333
2	Contingency			\$15,299
	A. 15% Contingency	1 LS	\$15,299	\$15,299
3	Bond Mobilization and Layout			\$14,075
	A. Bond Mobilization and Layout (12%)	1 LS	\$14,075	\$14,075
4	Professional Fees			\$19,705
	A. Design and Engineering (15%)	1 LS	\$19,705	\$19,705
	Total			\$151,071



Chapter **7** **Strategic Operations & Management Plan**

Bradford County has three parks: Sunfish Pond, Larnard-Hornbrook, and Mount Pisgah. The parks combined provide Bradford County with a remarkable mix of county parks including a river park, a lake park, and a mountain park. All three parks have unique and special features rooted in nature that offer tremendous potential for the 63,000 citizens of Bradford County and visitors from throughout the northeast.

For these parks to achieve their true potential as places for people to experience nature, enjoy active healthy lifestyles, spend time with family and friends, as well as for county economic development engines, major management, operation and financing elements need to be defined and implemented. As our country faces the harsh reality of today's economic downturn, the county's challenges in operating and improving the parks require continued innovation, partnerships and a mix of public and private support. This operations and management plan offers the County an opportunity to look at current ways of doing business along with future directions.

Plan Purpose

The purpose of the Strategic Operations and Management Plan is to establish the foundation, strategies and actions required to revitalize Bradford County's parks and support their successful operation in the future.

The Strategic Operations & Management Plan is the result of a lengthy process that involved considerable public participation, work sessions with county management and staff, discussions with community leaders, involvement of the Park Study Committee, and research. The research into park systems shows that parks are vital to the quality of life and essential in attracting and retaining residents and businesses. Some of the strategies used in the successful revitalization of parks include the following:

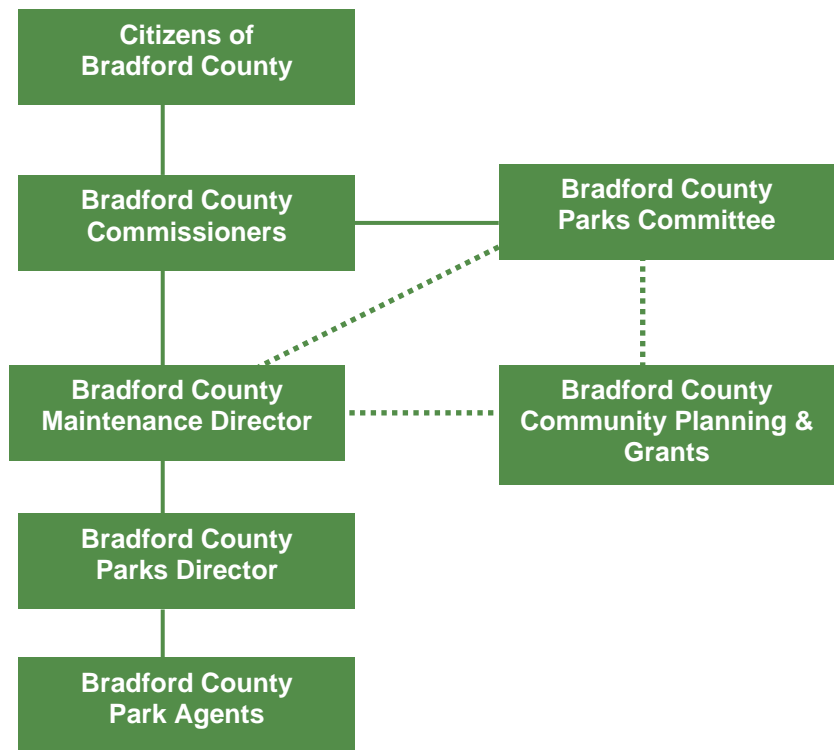
1. Parks must rank high on the political agenda to get funded.¹
2. The public is involved in the planning, design, and operation of the park.
3. The design conveys a strong vision and purpose for the park.
4. The parks are programmed with many and varied activities for visitors of all ages.
5. The parks and each of its facilities are clean. Clean, attractive appearance is crucial to a park's success and positive perception by the public and the business community.
6. A mix of public and private funding sources support park improvements and operation.
7. Parks are an organizing element for initiatives such as economic development, increasing livability of the region, tourism, and so on.
8. Parks & recreation departments, boards, directors, and staff must play a leadership role in insuring that parks are part of overall community and economic planning.²

Current Operations

The following figure shows the organizational structure for Bradford County Parks and the departments and committees related to county parks.

¹ Harnik, Peter. (2000) **Inside City Parks**. Washington, D.C.: Trust for Pubic Land. p xi.

² Garvin, Alexander and Berens, Gayle. (1997) **Urban Parks and Open Space**. (New York: Urban Land Institute) pp 36-40.



Bradford County Commissioners

As the chief elected officials of Bradford County, the Board of Commissioners set policy, authorize budgets, determine the organizational structure, oversee management, appoint staff, and appoints the Bradford County Parks Committee. They are the ultimate authority in establishing county policy.

Bradford County Parks Department

The County Parks Department is responsible for the general administration, development and direction of the three county parks. The department establishes parks management goals and outlines specific procedures for meeting them. The Director develops, supports, controls, and administers the budget for the Parks Department. The department ensures that all fees collected are properly accounted for and performs all field functions required in the parks ranging from operating machinery to performing the simplest maintenance tasks.³

The Department was formally housed in the Public Works Department. It was spun off in 2008 when the logging operations were underway. The role of the Parks Director with respect to the Maintenance Department is not clearly defined.

There are no other maintenance employees, program staff, or administrators for the parks.

Bradford County Maintenance Director

The Maintenance Director is responsible for the maintenance of the Library, Prison, 60 county cars, county buildings, and the nursing facility. The Maintenance Director oversees the operation of the Bradford County parks.

Bradford County Park Agents

The Bradford County Park agents are the on-site managers of Sunfish Pond and Larnard-Hornbrook County Parks. They are responsible for managing the camping operations including fee collection, camper services, and concession management. They have contracts with the county for their positions.

³ <http://www.bradfordcountypa.org/Administration/Administration-County-Parks.asp>. Referenced May 7, 2009.

Bradford County Community Planning & Grants

The Director of Community Planning and Grants provides planning assistance for grant writing, administration and monitoring. In the case of this master plan project, the Director served as the project coordinator.

Bradford County Parks Advisory Committee

The Bradford County Parks Advisory Committee was formed for the purpose of getting citizens involved in the county parks system. The County owns three parks Sunfish Pond, Mt. Pisgah, and Larnard/Hornbrook and the Parks Advisory Committee consists of one main committee and a sub-committee for each of the three parks. The committee will be instrumental over the next few years in the Bradford County parks master planning process. The Committee includes seven members. The roles and responsibilities of the Committee need to be clearly defined so that key stakeholders have in understanding of the functions of this organizational unit.

Policy and Planning

The County Commissioners are responsible for setting park policy ultimately. The responsibility for developing recommendations that support informed decision-making are diffused among several entities: the Park Committee, the Parks Director, the Maintenance Director, and the Community Planning and Grants Director to some extent, principally related to grants. The Commissioners are policy makers. The Parks Committee is advisory. The County staff is responsible for implementing the policy.

Operations and Management

Organizationally, park operations and management fall under the purview of both the Parks Department and the Maintenance Department. The Parks Director is responsible for planning, directing, and controlling park operations and maintenance. It also appears that the Maintenance Director has a role in this as well. Relationships and responsibilities of the Maintenance Department and the Park Department are unclear and result in conflicts in functions and direction in planning, directing, and carrying out park maintenance operations.

Communication

Communication among all the various parties involved with the county parks is off in many directions. As a result, those involved are unsure of many aspects of park planning, operation, management, finance, and maintenance. This is the result of operating in response to situations rather than in a planned, organized, and directed fashion.

Security

Park security usually is covered by the local police force or in the case of county park systems, county park rangers. There is no local police force in the communities in which these county parks are located. In such a case, police protection becomes the responsibility of the Pennsylvania State Police by default. In the case of Sunfish Pond and Larnard-Hornbrook, public campgrounds typically have securing in place during after hours. The two agents live on-site in campers at Larnard-Hornbrook and Sunfish Pond.

Security is a challenge since there is no local police force that could provide patrolling for the county parks. There is no county ranger staff. The Bradford County Sheriff is governed by state regulations and does not report to the Commissioners. If the Commissioners desire the services of the county sheriff, they are required to ask the Sheriff not direct the Sheriff for assistance. In the past, the Commissioners have requested the service of the Sheriff to patrol the campsites on holiday weekends resulting in a positive public authority presence. State police services are dispersed across a wide area and officers are often far away with pressing responsibilities that limit servicing county parks.

Recreation

There is no recreation director or program planning professional in place so there are no organized events or activities. Programs are a potential revenue-generating source in public parks and recreation department. Years ago, the County had an arts and music festival. This program ceased to operate when the person in charge of running it decided not to do it anymore. Recreation in these parks is primarily self-directed and undertaken as people enjoy the great outdoors at their own discretion.

Larnard-Hornbrook County Park serves as a landing for the Susquehanna River Sojourn. As a major stop of paddlers on the Susquehanna Greenway, this park is an important destination of the Susquehanna River with its prestigious designation as a National Recreational Trail. It is also the site of a major annual Veterans Picnic that brings hundreds of veterans from the region for a one-day event. The event is operated by volunteers with facility support provided by the County. A church league also operates on Sundays during the summer.

Sunfish Pond County Park has two primary uses: camping and fishing. Camping is seasonal with generations of families renting seasonal sites. Day use camping is also available. The pond is a major attraction for anglers of all ages. This is a year round activity that includes ice fishing in the winter.

Mount Pisgah County Park's recreational use has been limited in recent years. The park's deteriorating condition and incidents of vandalism have plagued the site. Interested citizens have been catalysts for addressing the potential for tourism here. Events such as sunrise services and tours in conjunction with the adjacent state park are held here.

Funding

In 2009, Bradford County appropriated \$81,825 budget for the parks as shown in **Table 1**. Bradford County allocates .0014% of the county's \$54,928,782 annual operating budget to county parks. Most of the funding for Larnard-Hornbrook and Sunfish Pond is for maintenance related to the campgrounds. In 2007, the total park budget was \$73,000.

Table 1 Bradford County Parks Budget		
Expenditures	2009	2008
Sunfish Pond County Park	\$37,895	\$40,895
Larnard-Hornbrook County Park	26,090	33,250
Mt. Pisgah County Park	17,840	19,855
TOTAL	\$81,825	\$94,000

Table 2 presents non-tax revenues for 2009. In May 2010, the park camping receipts were \$28,965 to date for seasonal camping. The year-end projection was set at \$37,430. There is no tracking of daily camping receipts.

Table 2 Bradford County Park Department Non-Tax Revenues	
Revenues	2009
Sunfish Pond Camping Fees (Seasonal)	\$10,500
Sunfish Pond Camping Fees (Daily)	Not available
Larnard-Hornbrook Camping Fees (Seasonal)	19,600
Larnard-Hornbrook Camping Fees (Daily)	Not available
Other:	
TOTAL	\$30,100 plus daily fees

Recognize that the county park and recreation funding contributed now largely goes to support seasonal RV camping. The fees generated have not covered the seasonal camping costs in the past. So the revenues generated from camping at the rate charged in the past would not actually be a loss with the phasing out of riverfront seasonal rentals. There are no other operating revenue sources. Theoretically, camping fees are revenue generators for county park systems that help to offset park operations. Due to low fees here, the revenues have not covered the actual cost of labor, materials, supplies and utilities. While it appears logical to be concerned about the loss of revenue, that revenue was not a profit nor did it cover operational costs of that park use.

Bradford County is mandated to provide funding for the Justice System by federal and state laws. This consumes about 60 percent of the County budget for the Prison and Children and Youth. In years past, very limited investment went to county parks. In recent years the County has become more supportive of the parks financially. Current Commissioners have made a very conscious effort to fix up the parks. Bradford County invests about \$1.30 per capita in operating parks and recreation annually. Similar size counties invest about \$6.88 per capita in operating parks.

With a total of 660 acres of parkland, the county spends about \$123.97 per acre. Nature based parks generally spend about \$1,500 per acre or more for developed areas and about \$500 per acre for natural areas. The Montour Preserve in Montour and Columbia Counties and Green Lane County Park in Montgomery County fall into this range as examples.

The County negotiated \$93,000 in fees from a Gas Company for the purpose of installing a water line in Mount Pisgah. The Planning Department worked in partnership with the PA Fish & Boat Commission and used PennDOT agility funds to pave a parking lot. Under the agility program, the County builds up these funds through use of community service and offenders on tasks such as litter pick up which PennDOT counts towards work on projects that PennDOT undertakes for the County. A combination of a \$25,000 Fish & Boat Commission grant, PennDOT agility funds, and donations of materials from the Conservation District enabled the county to develop the new boat launch and parking at Larnard-Hornbrook Park. Through a concerted effort, several county departments worked together very creatively to achieve this project successfully using a variety of financial support sources. The Director of Community Planning and Grants has adopted a comprehensive strategy to merge county initiatives with a variety of funding sources, partners, and related state and county sources to support park improvements.

The County has a comparatively low debt ratio in Pennsylvania. Bradford County now owes only \$2 million in bonds, which will be paid off in 2013 and 2014. Bradford County sets aside a little every year for capital improvements.

Challenges

Several challenges regarding park operations emerged in the master planning process. These included:

- Bradford County is a very large county geographically covering 1,161 square miles. Because of the extensive land area, park staff spends an inordinate amount of time driving around from site to site. Based upon rough calculations developed with park management, about four out of every seven hours are actually productive hours. The other three hours are devoted to travel time and work set-up and take-down.
- There is essentially one employee for county parks. The County contracts certain park functions and uses assistance from other county departments for park projects. There is not enough staff or budget to maintain the park system as it is. Even more challenging is the fact that much of the maintenance labor is spent on tasks resulting from infrastructure systems that are outdated, insufficient, and deteriorating such as water and electrical services. Maintenance hours are used for tasks such as the seasonal installation and removal of electrical service for campgrounds due to seasonal flooding.
- Park management and operations are primarily directed to seasonal campers.

- The philosophy of the Parks Department is based upon park maintenance. The park master planning effort represents a major step forward in setting forth a vision for achieving the true recreation potential for these parks.
- With essentially one full-time parks employee and shared staffing from the Maintenance Department, the County gets a lot done for its investment and staffing level. Recent improvements such as the purchase of a zero turn radius mower have increased productivity significantly by increasing mowing efficiency and reducing mowing time.
- No recreational services or events are in place that would increase park usage, generate revenues, and attract tourists thus depriving the county of a major tool for economic development. Parks and recreation create lot of things to do that attract businesses and residents to an area.
- Roles and responsibilities are not clearly defined. As a result, communication is difficult and often results in key stakeholders being uniformed and even left out of the planning and decision-making process regarding park operations.
- *No policies are in place and formalized that would help all parties to know and understand the foundation for decisions, day-to-day management, and long-term planning.*
- *No formal process is in place for setting park policy.* No policies are in place for fees and charges, campground operations and management, special events, cash and fee collection, or procedures for cash management including bonding of those handling money, checks, or credit cards. Season opening and closings and campground fees vary from year to year. Guidelines for customer service and training in customer service for the county agents that serve as campground managers are not in place. Major decisions such as the addition of campsites do not have a process for proposing, evaluation, discussion, and recommendation with respect to short and long term implications regarding operations, financial commitment, management impact, and revenue potential.
- The role of the park agents and how they conduct operations should be defined and implemented according to the contracts. Procedures for collecting fees, managing visitors, and providing security for campers during off hours need to be monitored and implemented. Contracts need to be monitored for compliance.
- There is no system in place for evaluating conditions, programs, services, or outcomes of financial investment in the parks. An effective system for evaluating the outcomes of park operations, program, and management efforts is important in ensuring that the investment of time and money in these facilities achieves the desired goals. Goals for the county parks should be established for the long term with a specific set of annual goals, objectives, and actions organized for the work program for each fiscal year. This sets up the basis for accountability, transparency, and evaluation of government public services. It would provide important information to the staff, Parks Committee, and the County Commissioners to use in enhancing their effective and timely decision-making.
- Concessions could be managed for increased revenues for Bradford County.
- Formalized systems for maintenance management and campground management should be developed and implemented. This would include planning, directing, controlling, and evaluating operation on a scheduled basis. While park management clearly has seasonal tasks established as an annual work calendar, these tasks are oriented towards seasonal campground preparation and winterization.
- Park security is a concern. No local police force is in place resulting in limited patrols by State Police. No park security force or rangers are in place. While the county Sheriff's office can patrol, this can be done only upon request by the Commissioners and it usually requires overtime pay for the Sheriff's staff.

- Typically, there is a line of responsibility for managing conflicts on site that are undesirable but not criminal. These are usually vested in a park site manager and then on up to the Parks and Recreation Director. Dealing with park visitors in a way as to curb undesirable behavior and foster positive public use of the park is a usual and customary part of professional park management, although a very challenging aspect of the job. In most cases, public outreach and building of positive interchanges with park visitors, neighbors and other stakeholders/visitors is the key to successful deterrence of undesirable behavior in parks. Effective human interaction usually goes a lot farther in building positive park use than trying to approach situations riddled in conflict.
- Park funding is an issue. County support for parks is relatively low. Revenue sources from non-tax sources are limited. These are primarily camp fees, which appear not to offset their actual costs. While a hotel tax is in place and 30 percent of it goes to Bradford County Visitors Bureau, it is mostly for advertising. However in 2009/10, the Visitors Bureau began to award grants for projects to stimulate tourism. As a result, the parks received two grants totaling \$4,000 for signage that is much needed. While \$4000 is a good start, additional funds for signage are required. The Visitors Bureau also awarded another \$3,000 for brochures.
- Park management is largely driven by active recreational maintenance tasks. No plan is in place for natural resources management although most of the parkland is configured as natural.
- Due to limited staff capacity, there is no one in place to generate non-tax support through volunteerism, partnerships, sponsorships, fundraising, grants, and other initiatives.
- No community outreach and education program is in place to inform people about the opportunities that exist in these parks even in their current condition. Lack of awareness about what exists is usually the chief deterrent to the public use of parks.
- Customer service is a major issue. Reports on less than satisfactory experiences of park visitors with respect to park management i.e. County Agents are numerous. Goals for the level of customer service are crucial. Customer Service training should be a required aspect of the employee development program. County employees, contractors, and agents with agreements with Bradford County represent the County Commissioners and County government. Therefore, they should set the bar for the Commissioners in providing an excellent level of responsible public service.
- The transition over the next ten years regarding changes in seasonal camping needs to be managed not only from a physical development perspective but from a public service perspective. Access and opportunities for the general citizenry will greatly expand while the as the seasonal vacation homes (RV campers) will be phased out in Larnard Hornbrook Park and Sunfish Pond. Tent and primitive camping will remain. A transition plan needs to be developed that includes long range notice about the changes (to be phased in over ten years), outreach and communication strategies, and a sound rationale reflecting the importance of these changes in terms of serving the citizens at large needs to be developed and implemented.

Guiding Principles

The following guiding principles were developed as the foundation for the recommendations for the strategic revitalization, management, and operation of Bradford County's park system. The Guiding Principles should serve as the foundation for all future actions and decision-making.

1. Bradford County's park system is a regional asset.
2. The parks have to serve a broad base of park visitors.

3. Excellent visitor service will be the hallmark of the visitor experience in Bradford County Parks.
4. The County's investment in the park system will ensure that they are safe, clean, and attractive places for people who live work and visit here to enjoy year round. In addition, a combination of public and private funds and support needs to be generated.
5. Stewardship for the parks needs to be cultivated with many partners working collaboratively with Bradford County. The potential partners include: Lions Clubs, Kiwanis, Susquehanna Greenway, Northern Tier Foundation, the school districts, and ____.
6. Strong leadership is needed from Bradford County in park revitalization and achieving the desired vision for the county park system.
7. The revitalization of Bradford County Parks should be directly connected to the overall economic development planning for the County and tourism.
8. Bradford County needs a point person to act in a strong leadership capacity to lead the way in creating the future of the Bradford County Park system. This includes the cultivation, support, and recognition of partners.

What this Plan Does

Overall the Strategic Plan for Operations and Management of the Bradford County Parks is a tool to:

- Focus on the major issues and opportunities for the revitalization and future operation and management of the parks.
- Guide Bradford County, community leaders, organizations, and individuals in working towards a common vision and goals.
- Provide a general direction for future actions, policies, operating procedures, visitor service, and collaborative efforts regarding Sunfish Pond, Larnard-Hornbrook, and Mt. Pisgah County Parks.
- Help decision-makers formulate the steps they will take to advance the revitalization of the three parks.
- Set a foundation for formalizing and institutionalizing those changes in order to create stability through personnel, management, and political changes.

What This Plan Does Not Do

- Does not make decisions about the park master plan, specific areas of the parks, or programs.
- Does not offer specific recommendations about staff, numbers of employees, maintenance or program procedures, and policies. It is a strategic plan.
- Does not preclude future actions or recommendations based upon changing objectives and opportunities. The plan is meant to remain open and flexible as a living document.

Recommendations

While the master plans provide a grand vision for the kind of park system that Bradford County could have, the resources are not in place to fund either the capital improvements or the ongoing management of the improved sites. The development of the three park master plans raises questions of major significance that need to be answered.

- **Who will be responsible for the implementation of the Master Plans?** This requires a commitment of time, money and expertise in park planning, contracting, project management; obtaining skilled professionals for design and development of plans and specifications; and construction monitoring and management. The roles and responsibilities of the various departments, staff, contractors, and committees need to be defined.
- **How will the master plan implementation be paid for?** Counties have significant mandates in terms of county services such as prisons and nursing facilities to the extent that most of the budget is already spoken for. However, Bradford County is in an area of the Commonwealth with significant resources of natural gas and timber. Determining how future revenues might be able to support park improvements will be an important discussion over time. There are many competing and important uses for future revenues. It will be important to make the case for parks as major tools for improving the quality of life here as well as for attracting and retaining businesses and residents.
- **How will the improvements be supported and maintained over time?** Long term, operations and maintenance require about 75 percent of the lifetime cost of a park.

Options and Directions

1. **Define the roles and responsibilities of the key stakeholders in Bradford County Parks.** While the Board of Commissioners is the body that sets policy, a number of entities are responsible for making recommendations to the Commissioners as well as for carrying out those established policies. These entities include the Parks Committee, Parks Director, Maintenance Director, and Community Planning & Grants Director. Since their roles are not defined nor is a formal communication system in place, the potential for cross communication and items falling through the gaps exists. Consider re-configuring the Parks Committee as a Parks Commission. A commission would require enactment by ordinance that would specify roles and responsibilities. A committee is more informal in structure than a commission.
 - a. Although not a popular concept and fraught with a history regarding past consideration of joining forces, consider a potential arrangement with Mount Pisgah State Park to manage Mount Pisgah County Park as part of the adjoining state park. It may be possible to create a hybrid approach that meshes county and state park ownership and management so that the county and county Mount Pisgah supporters could be involved in an alternative management system to county management of Mount Pisgah County Park. With limited resources at both the state and county level, joining forces may be beneficial to both entities. This may be a way to generate the required security so vital to Mount Pisgah County Park. The present condition of Pennsylvania's budget with associated cutbacks in state park budget may preclude this as an option at this time.
2. **Develop a management structure that would support the achievement of the vision of the county park system.** A parks and recreation professional with expertise in parks and recreation management, open space conservation, programs and services, financing, partnerships, marketing, trails, park planning and related functions to head the department could help to advance the county's goals. A person with this expertise is necessary to move ahead with the master plan implementation. There is no staff in place in county government to undertake this initiative successfully. This would be in keeping with the County's Comprehensive Park, Recreation and Open Space Plan that includes a recommendation to hire an Open Space Coordinator. A professional park and recreation director's functions could also include open space conservation functions based upon the current level of need in Bradford County now and in the foreseeable future. Combining the open space and park and recreation functions would be a viable way of establishing these functions in county government. PA DCNR is providing assistance for such positions through its Circuit Rider program. Under this program, PA DCNR provides funding for a Peer Study to establish the viability of such a position in a yearlong study. If this position appears to have support, then Bradford County would be eligible for a Circuit Rider grant. This is a four year grant that

provide funding for the director's salary in decreasing amounts over four years from 100 to 75 to 50 to 25 percent over four years as the match is generated over time to ultimate sustainability through a mix of county and partner support through public resources, grant, gifts, donations, sponsorships, partnership, fees, charges and other non-tax private support. Other counties in northern Pennsylvania have benefited through this program including Monroe and Pike Counties.

3. **Institute a communication system to involve appropriate entities.** Well-orchestrated communication creates a harmonious foundation for parks and recreation as a public service and helps to make the best use of limited resources. A single point of contact with the designated responsibility for managing communications would be advance communication management. That single point of contact would be responsible to the County Commissioners and the liaison to other stakeholders. A regular schedule for the Parks Commission to meet with the County Commissioners annually or twice a year should be set. Ideal meeting times would be before budget discussions and at year end or after the first of the year in order to present accomplishments and future projects or services for consideration. Another consideration could be appointing one Commissioner as a liaison to the Bradford County Parks Commission.
 - a. Outreach to the public needs to be expanded. Just whom the public calls with a question about county parks is not evident. Trying to get information about county parks usually lands a caller in the County Commissioners' office. The public outreach process found that calls on weekends are impossible which, is a problem for campers at Sunfish Pond. The WEB site has limited information for the public.
4. **Establish a five-year management and service plan for Bradford County Parks.** Based upon that plan, create an annual work program every year in conjunction with the budget preparation with goals and objectives tied to the budget and staffing. This would set forth, in a transparent manner, all of the proposals, work efforts, projects, policies, and other factors. This will enable key stakeholders to be involved in the discussions in an appropriate and timely fashion.
5. **Develop and implement a campground management program.** This would be a comprehensive program on the management of seasonal campsites and overnight camping. Establish on-site security procedures to ensure a security presence during off-hours. Build the cost of campground management and security into the camping fees. Require bonding for the agents who handle money.
6. **Establish a five to ten year capital improvement program.** Base the program upon the phasing suggested in the Master Plans. Consider creating a ten-year funding program using a capital investment program supported by a combination of county funds, grants, and private support. Consider obtaining a county bond of \$ _____ to \$ _____ to support the program.
7. **Work towards the establishment of a Bradford County Parks Conservancy.** Use models such as the Friends of Salt Springs State Park or the Pittsburgh Park Conservancy as a model. Organize this as a 501-C-3 organization under the federal IRS tax codes. Explore the potential to use the Community Foundation for the Twin Tiers as a conduit for the non-profit status. Mount Pisgah State park recently formed a Friends Group. It may be worth exploring if the state park friends and county park friends could collaborate in park support.

Pittsburgh Park Conservancy

The Pittsburgh Parks Conservancy was founded in December 1996 by a group of citizens concerned with the deteriorating conditions of Pittsburgh's parks. In 1998, the Parks Conservancy signed an official public-private partnership agreement with the City of Pittsburgh to work together for the restoration of the city's four regional parks - Frick, Highland, Riverview, and Schenley. Since then, the Parks Conservancy has raised \$40 million toward park improvements, and has recently expanded into other city parks as time and resources permit.

Friends of Salt Springs Park

Salt Springs State Park is managed by the Friends of Salt Springs Park, Inc., a nonprofit organization formed in 1994 for this purpose. Since 1994, by legal contract, the Friends have designed and paid for most of the renovations and improvements to park facilities and have designed and implemented 100% of the park's programs and events. **Salt Springs is the only Pennsylvania state park under the direct management of a private, nonprofit volunteer organization.**

The Friends stepped in because the state could not afford to maintain or improve the park. Although located in a rural area, the park is a popular destination for people from miles around. When the historic structures became slated for destruction, local citizens mobilized. They were soon joined by others, locally and around the country who have ties here or who support historical and environmental preservation, or both. By purchase of adjoining lands, the Friends have more than doubled the area open to the public for hiking, camping, hunting, recreation, and education.

Although the Friends' vision for Salt Springs is complementary to that of the Bureau of State Parks, it is different, and this is reflected in how the Friends manage the park. Visitors use words like "pristine," "unspoiled," "sanctuary," and "hidden beauty" when describing what they like about Salt Springs. The Friends are firmly dedicated to protecting these qualities.

Support for the Friends' work comes from memberships, public and private agency grants, business donations, in-kind donations of materials and services, special events, and program fees for educational services.

8. **Explore the potential to join forces with the Friends of Mount Pisgah State Park.** The Friends group could support efforts in both parks, maximize volunteer resources, and minimize duplication of services.
9. **Work towards increasing County investment in managing, programming, and maintaining the parks.** Strive towards increasing the budget more towards the average per capita investment of counties this size of about \$6.88 per capita or about \$434,000. This would translate in to about \$270,000 for park maintenance and \$164,000 for management, services, events, partnership building, and development of non-tax support for parks. Create a four part revenue source system:
 - a. **Earned Income:** fees, charges, admissions, rentals, sales, special services, licenses, and permits.
 - b. **Compulsory Resources:** Taxes, mandatory dedication of park land/fees in lieu of dedication focused on redevelopment projects.
 - c. **Contractual receipts:** facility leases, facility rentals, and concessions.
 - d. **Financial Assistance:** grants, gifts, bequests, fund raising, park friends, and conservancy efforts.
 - e. Consider the revenues that will be generated through the gas drilling underway in Bradford County. While the projection for the proceeds to Bradford County has not been available for this strategic operations plan for the three county park master plans, consideration could be given in the future to allocating a portion of these proceeds back into the environment and parks. This is a similar philosophy to the Land & Water Conservation Fund, the major federal program in a nationwide action program to assist in preserving, developing, and assuring to all citizens of the United States of present and future generations such quality and quantity of outdoor recreation resources as may be available, necessary and desirable for individual active participation with nearly \$4 billion in grants. This program was funded through the proceeds of off-shore oil drilling as a way to put back into the environment and improve environmental and outdoor recreation opportunities using funds generated from extraction of resources. Plymouth Township in Montgomery County has used the proceeds from hosting fees for a trash to steam plant

in parks and recreation as a way of improving the quality of life in a community affected by a negative environmental condition in their community.

10. **Develop a formal written maintenance management system.** This would include a written system to plan, direct, schedule, and evaluate park maintenance. Consider applying for a Peer Study grant through PADCNR. This is a \$10,000 grant requiring a \$1,000 match to retain a park maintenance person to work collaboratively with park management in Bradford County to formalize the maintenance management system. As part of this system consider ways of reducing travel time by housing maintenance equipment in each park seasonally with permanent off site storage in a central location. Explore alternative work hours that would make the best use of workdays and minimize preparation, travel, and pack-up time.
11. **Begin to offer programs and events in the parks.** Consider starting off by creating one signature event such as the Music and Arts Festival held years ago. Consider adding revenue-generating programs such as seasonal camps. Develop a five-year program and event management plan.
12. **Begin to develop policies along with provisions for enforcement of the policies.** Policies needed include a revenue management policy, a fees and charges policy, donations, naming, and sponsorships. Include the philosophy for charging fees in Bradford County, the process for proposing, discussing and setting fees, and evaluation mechanisms for determining how they are monitored and updated.
13. **Create a marketing program and plan to increase public awareness and positive public regard for the parks.** Coordinate efforts with the Bradford County Visitors Bureau and the Endless Mountains Visitors Bureau. Develop a logo that is placed on every possible structure, form, piece of equipment, and other materials and equipment to foster wide recognition. Develop a county park signage system for wayfinding, directions, interpretation, information and regulations. Use the park master plans as the foundation for communicating the vision to a wide audience. The importance of communicating the vision for the parks cannot be overstated.
14. **Arrange to make appointments for face-to-face meetings with state and federal elected representatives to inform them about projects ready for construction and to promote the park improvement/development projects for potential federal funding under the anticipated economic stimulus program.** The next stimulus bill may include jobs.

90-percent of the success of public spaces is due to management.

Fred Kent, Project for Public Spaces

14. **Develop a park security program.** Use a variety of strategies including the State Police, park watch, and potential municipal assistance if regional police might emerge in the future. Security cameras, security lighting, and generating a regular level of desirable park use and visitation. Explore the potential for a park rangers program. It is important to consider that many of the problems identified as park security issues are really park management issues. Effective management based upon a philosophy of public outreach and excellent public service would prevent many of the problems identified as security issues.
15. Park Committee (or Commission) or a future Bradford County Parks Conservancy.
16. **Plan for Sustainable Parks.** Plan and adopt maintenance practices that conserve natural resources and are environmentally friendly. Consider outreach, education, and policies that support ecological protection such as discouraging the use of plastic water bottles, reduced use of pesticides, use of native plant species, reduced mowing and more naturalization in the parks and other practices. Use products and materials that are eco-friendly. Explore the use of hybrid or alternative fuel vehicles. Recycle. Adopt LEEDS construction principles for buildings. Develop a sustainable parks program.

17. **Use the MIS tool as a way to assess the impact of proposed projects.** Use the tool to determine if the County has the capacity to support capital improvements or programs and events.

MIS Management Impact Statement

Purpose

- To assess the impact of a proposed project in terms of capital and operating costs including cost, human resources required and effect on other parks and recreation facilities and services.
- 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 Bradford County has as a goal?
4. **Revenue Sources**
 - Grants
 - Donations
 - County funds – additional appropriation
 - County funds – within current budget
 - Non-tax funds to be generated from the project/program

Decision-Making

Based upon the above information, does Bradford County have the resources to move ahead with this project?

Action Plan Blueprint: What To Do Right Now

The following steps outline a way to jump-start the implementation of the recommendations of the park master plan.

1. Explore the fundamental question of what the County wants to the Bradford County park system to be, how the system should be managed, the level of public service the County wants to deliver, and the extent of support the County wishes to generate through a mix of

public and private resources. Until now, the parks have been managed as individual units rather than as a true county park system. Together, the parks represent a system with a river park, a mountain park, and a lake park, an unusual combination. Adding French Asylum overlook to the mix provides a unique combination of significant county park, cultural, and recreation facilities. Together, they create a valuable entity for Bradford County that far eclipses each site on its own. Together, they can be an important aspect of economic development through tourism, and major industry in the Endless Mountains region and Bradford County's Tourism Bureau. Long term, the operation and management of the parks will exceed the cost of capital improvements. It is usually relatively easier to get capital funding than it is to get operational funding. Therefore a discussion about the management, operation, programming, and funding of the park needs to be explored prior to any significant investment for capital improvements.

2. Develop a financial management plan that includes a mix of public and private funds. This should include county support, grants, gifts, sponsorships, donations, fees, charges, leases, concessions, and other means. Consult with the County Finance Director to establish a policy and procedures for the collection, depositing, reporting and tracking fees for the campgrounds. Establish a fees and charges policy for seasonal campers, daily individual campers and group camping. The development of a group camping policy is necessary to accommodate organization such as scout troops, social outings, sojourns and recreation that fosters Bradford County as a destination on the Susquehanna Greenway.
3. Adopt the Park Master Plans. Roll out the plan to the public.
4. Identify specific project components to launch. Prepare the plans and specifications for these phases with a goal of having projects ready for construction in 2010. Meet with state and federal representatives to alert them of these projects and urge them to help the County to secure funding under economic stimulus programs to counter the economic downturn. Plan for potential ways to match grants if necessary.
5. Apply for grants for identified phases of the park improvement plan. Set a goal to submit an application for the next PADNCR development grant round. Apply to DCED for park improvement funding.
6. Add subsequent phases of improvements based upon successful completion of projects.
7. Re-configure the Parks Committee as a Parks and Recreation Commission. Join PRPS and apply for a RecTAP grant to have a parks and recreation professional provide an assessment and report on how to do this in collaboration with the key stakeholders for the committee: committee members and County Commissioners.
8. Institute a communication system. This system should have an immediate, short, and long-range plan. The immediate plan should include identifying a number and e-mail or link on the WEB site for citizens to call about Bradford County Parks along with the designation of who will respond to such calls. While emergency calls should always go to 911, provisions for who campers call during "after hours" and on weekends needs to be spelled out more directly and clearly as part of effective camp ground management.
9. Join the Pennsylvania Park and Recreation Society (PRPS). The membership will serve as a vehicle for Bradford County to get the latest information and opportunities for training and networking in parks, recreation open space, greenways, and trails. A membership in PRPS also presents eligibility for the County to get a \$1,500 RecTAP grant once a year. RecTAP grants enable a grantee, such as Bradford County, to procure the services of parks and recreation or related professional to work on a problem or initiative that would benefit the County parks and recreation system. The \$1,500 requires no match and procures the services of the professional for a consultation, discussions, development of solutions, and a written report. Such projects funded by RecTAP:
 - Recruiting, screening, and interviewing staff
 - Getting started – how to begin providing recreation and parks services

- Mission and vision statements
- Strategic planning
- Board training
- Budget and fiscal management
- Advantages of intergovernmental cooperation
- Partnership development
- Greenways and trails
- Building public awareness
- Organizational image
- Volunteer management
- Marketing and public relations
- Recreation programming
- Revenue sources
- Park and facility maintenance

What to Do Once the Basics of Steps 1-9 are in Place

10. Encourage willing citizens to form the Bradford County Parks Conservancy.
11. Explore the potential to hire a parks and recreation professional/open space coordinator as a Parks and Recreation Director. Consider a Peer Study to determine if a Circuit Rider would be appropriate in Bradford County. A Circuit Rider is a position funded by PADCNr to provide parks, recreation, and open space expertise over four years with a goal of creating a stable system in year five. Other counties that have created such a position include Pike, Cumberland and Monroe.
12. Develop a formal written plan for sustainable parks. Consider getting assistance from a college or university in the development of this plan. The conservation district may be able to assist. Include both actions to undertake in the parks for sustainability as well as education and outreach to encourage public support and sustainable practices by citizens in the parks.
13. Consider a potential Peer-to-Peer study for development of a maintenance management system.
14. Establish and implement an Employee Development Program. Budget about 1-2 percent of the parks and recreation budget for training. This should be directed at increasing expertise in natural resource management, customer service, campground management, park sustainability, and certification in playground safety inspections (Certified Playground Safety Inspector).
15. Develop and implement a plan to increase programs and events in the parks.



Appendix A
Demographic Profile

Demographic Profile					
	Bradford County	Leroy Township	Sheshequin Township	Springfield Township	Pennsylvania
Population Statistics					
2000 Population	62,762	627	1,300	1,167	12,281,054
- Under 5	3,804	26	94	59	727,804
- 5-19	13,693	162	288	283	2,532,780
- 20-44	19,880	202	430	344	4,254,648
- 45-64	15,519	166	326	290	2,836,657
- 65+	9,865	71	162	191	1,919,165
1990 Population	78,274	610	1,211	1,118	11,881,643
Population Growth 1990-2000 *	-19.8%	+2.8%	+7.3%	+4.4%	3.3%
Gender	Male – 48.7% Female – 51.3%	Male – 53.1% Female – 46.9%	Male – 50.9% Female – 49.1%	Male – 50.0% Female - 50.0%	Male – 48.3% Female – 51.7%
Race/Ethnicity	97.9% White 0.6% Hispanic 0.4% African American	99.4% White 0.2% Hispanic 0.2% African American	99.3% White 0.1% Hispanic 0.4% African American	99.1% White 0.3% Hispanic 0.2% African American	98.8% White 3.2% Hispanic 10.0% African American
Median Age	38.9	37.5	37.7	39.9	38.0
Household and Housing Statistics					
Family Households	17,308 or 70.8%	186 or 79.1%	376 or 76.9%	346 or 81.6%	3,208,388 or 67.2%
Persons Per Household Average	2.52 persons	2.67 persons	2.66 persons	2.75 persons	2.48 persons
Owner Occupied	75.5%	84.3%	86.1%	84.7%	71.3%
Housing Units	28,664	320	563	557	5,249,750
Median House Value	\$73,900	\$72,000	\$72,700	\$75,900	\$97,000
Socio-Economic Characteristics					
Median Household Income	\$35,038	\$35,938	\$37,222	\$36,625	\$40,106
Per Capita Income	\$17,148	\$15,087	\$16,017	\$14,804	\$20,880
Employment (top 3 categories by %)	-Management, professional, related occupations – 27.6% -Manufacturing – 26.0% -Production, transportation, material moving–25.9%	-Management, professional, related occupations – 30.9% -Manufacturing – 28.7% -Production, transportation, material moving–28.4%	-Management, professional, related occupations – 33.9% -Manufacturing - 25.2% -Education, Health, social service– 24.2% -Production, transportation, material moving- 24.2%	-Management, professional, related occupations – 27.5% -Production, transportation, material moving– 25.3% -Manufacturing 23.7%	-Management, professional, related occupations – 32.6% -Sales, office – 27.0% -Education, health, social service- 21.9%

* US Census 1990, 2000



Appendix **B**

Funding Sources

Funding Sources

Funding sources are in flux with the current economic crisis and its impact of state, county, local and private funding sources. A prime example is Pennsylvania's Growing Greener Program.

With \$645 million in funding, the Growing Greener Program continues to be the largest single investment in cleaning up and restoring the environment in Pennsylvania's history. It is important to note that Growing Greener project funding will largely end in 2011, with the spending of the last of the bond issue. At this time, there is discussion among conservationists about the potential for a Growing Greener III program in the future. It would be important for Bradford County to monitor this program as the county has benefited from Growing Greener grant funding in the past with over \$1,000,000 in funding for projects such as the improvements to the Marie Antoinette Overlook, stream bank stabilization, and restroom facilities.

Program	Description	Administering Agency
Community Conservation Partnership (C2P2)	Grants for open space conservation, parks, recreation trails, rivers, and greenways that fall into planning acquisition and development projects. Single application process also provides applicants the opportunity to receive federal Land & Water Conservation as well as National recreational Trails funding. www.dcnr.state.pa.us	PA DCNR
Community Development Block Grant Program (CDBG)	Grants for a wide variety of projects that benefit 51 percent low to moderate-income residents or people with disabilities or that remove blighted conditions. Projects could include parks, recreation and historic rehabilitation.	Bradford County Community Planning & Grants
Pennsylvania Conservation Corps	Funding for work crews for community projects such as trails and park improvements. www.dcnr.state.pa.us	PA DCNR
Community Facilities Loan Program	Community Programs provide loans and grants and loan guarantees for water and environmental projects, as well as community facilities projects. Water and environmental projects include water systems, waste systems, solid waste, and storm drainage facilities. Community facilities projects develop essential community facilities for public use in rural areas and may include hospitals, fire protection, safety, as well as many other community-based initiatives. www.rurdev.usda.gov/HCF_CF.html	USDA
TEA – Transportation Equity Act Enhancements Program	Provides grants of up to 80 percent funding for facilities for pedestrians and bicycles, landscaping and other scenic beautification along highways, historic preservation, preservation of rail corridors, control and removal of outdoor advertising, archeological research, and mitigation of water pollution due to highway runoff. All projects must relate to transportation. www.dot.state.pa.us	PennDOT
Rivers, Trails, & Conservation Assistance Program	National Park Service operates this program to conserve land and water resources. Eligible projects include conservation plans for resources, trail development, and greenway development. www.ncrc.nps.gov/programs/rtca/ContactUs/cu_apply.html	National Park Service
RecTAP	Technical assistance grants to help parks and recreation organizations with specific issues. \$1500 grant with no match required. www.prps.org	PRPS (Pennsylvania Recreation & Park Society)

Program	Description	Administering Agency
Local Share Assessment Account	Established by the Pennsylvania Horse Race and Gaming Development Act and requires DCED to distribute the money. Projects are eligible for single- or multi-year commitments and must be geared toward economic development, community improvement, job training, public interest projects or administrative costs. All of the projects selected for funding were chosen through a competitive application process. www.dced.state.pa.us	PA DCED
Susquehanna Greenway/Heritage Parks	Projects, programs, technical support for projects associated with establishing the Susquehanna Greenway. www.susquehannagreenway.org	Susquehanna Greenway Partnership
The Community Foundation for the Twin Tiers	A vehicle for individuals, families, not-for-profit organizations and businesses to establish permanent named funds that will provide grants in perpetuity to the widest range of local charitable organizations and programs. http://www.twintierscf.org	Community Foundation for the Twin Tiers
Bikes Belong Coalition	Grants to assist agencies in developing bicycle facilities projects that will use federal funding. www.bikesbelong.org	Bikes Belong Coalition
Global Re-Leaf	Tree-planting assistance to restore eco-systems, which include community forests. www.americanforests.org/global_releaf/grants	American Forests
Woodsy Owl Program	Program with hands-on stewardship activities to help children develop a sense of responsibility and compassion for the natural world. www.fs.fed.us/spf/woodsy	U.S. Forest Services
Kaboom	Leverages spending power with well-established companies in the playground industry and bring together community organizations and businesses to develop safe, healthy and fun playgrounds. www.kaboom.org	KaBOOM!, a national non-profit organization
Wal-Mart Good Works	Allows local non-profit organizations to hold fund-raisers at the local Wal-Mart or Sam's Club. Wal-Mart and Sam's Club can match a portion of the funds collected. Additional funding is available that can be passed directly to community organizations www.walmartfoundation.org	Wal-Mart Foundation
Lowe's Charitable & Educational Foundation	Community improvement projects at parks and other public areas and innovative environmental projects. Requires that organizations to receive funding are private non-profit 501-c-3 organizations. www.easy2.com/cm/lowe/foundation	
Kodak American Greenways Awards Program	Provides seed funding to stimulate greenway planning and design. Supports linking natural areas, historic sites, parks and open space. www.conservationfund.org/kodak_awards	Conservation fund and Eastman Kodak Company