

Implementation and Funding Strategy

An initial strategy for the development of improvements for Squire Cheyney and Waln Run Parks is outlined in a phasing plan. As park plans are being implemented, unforeseen variables associated with funding sources or other factors such as an increased demand for certain park facilities may influence implementation phases. Thornbury Township must be able to adapt to these changes as it progresses with the development of each park.

Phasing Plan

This implementation strategy revolves around the concept of addressing immediate needs in a logical sequence of construction. The Phasing Plan outlined below summarizes the proposed phased implementation of construction at Squire Cheyney Park and Waln Run Park. An 11x17 Phasing Plan for each park is included at the end of this chapter.

It is essential to keep in mind that this sequence may be adapted in response to any changes in opportunity or demands that may occur in the coming years and as project funding becomes available. Separate project components can be constructed concurrently, again depending on the state of available funding and the commitment of Township resources for maintenance and operations.

Phasing: Squire Cheyney Park

Phase 1

- Erosion and Sedimentation Control
- Grading
- Stream bank Stabilization
- Buffer Planting
- Trees - Allee
- Trees - General Planting
- Meadow Mix (seed, prep, etc.)
- Park Entry Signage
- Resurfacing Stone Entry Drive
- Porous Asphalt Parking Lot (20 spaces)
- Asphalt Multi-Use Trail (8 feet wide)
- Trash Receptacles

Phase 2

- Adirondack Chair Sitting Area
- Picnic Pavilion and Concrete Pad
- Water Line Extension to Pavilion
- Hose Bib and Water Fountain
- Electric Service to Pavilion
- Kiosk
- Interpretive Signage
- Springhouse-Wetland Garden

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Additional Phasing

Stabilization and reconstruction of the Squire Cheyney Farmhouse, Barn and Springhouse are independent of the overall park phases listed above. Work on these structures may be completed as funding becomes available.

Phasing: Waln Run Park

Phase 1

Erosion and Sedimentation Control
Clearing and Grubbing
Grading
Porous Asphalt Drive, Drop off and Parking (9 spaces)
Buffer Planting
Park Entry Signage
Entry Gate
Trash Receptacles
Post and Rail Fence

Phase 2

Asphalt Multi-Use Trail (8 feet wide)
Woodchip Trail-Township Park Property (6 feet wide)
Benches
Woodchip Trail-Hill Property (6 feet wide)
Compacted Earth Trail (6 feet wide)
Concrete Sidewalk
Prefabricated Pedestrian Bridge

Phase 3

Meadow Mix (seed, prep, etc)
Lawn Mix (seed, prep, etc)
Reforestation Planting
Entry Garden Planting
Trees-General Planting

Phase 4

Interpretive Signage
Gazebo

Cost

Based on the park improvements proposed in the draft plan, a comprehensive estimate of probable construction costs was assembled. Construction costs for park improvements have been grouped according to their proposed phasing.

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

The total cost for Squire Cheyney Park improvements is estimated at \$1,032,676. The costs for improvements by phase are:

Phase one	\$803,260
Phase two	\$229,416

Stabilization and restoration of the Farmstead and Barn will cost an estimated \$2,129,600 based upon the high end of an estimated price range.

The total cost for improvements to Waln Run Park is estimated at \$586,186. The costs for improvements by phase are:

Phase one	\$280,793
Phase two	\$121,871
Phase three	\$138,147
Phase four	\$45,375

Potential Funding Sources

Keystone Historic Preservation Grants

Local governments and non-profit groups may apply for this grant that ranges in value from \$5,000 to \$100,000. A 50% local match is required and funds may be used for preservation, rehabilitation, and restoration of historic properties, buildings, structures, sites or objects. Grants may be considered for the restoration of historic structures and interpretation at Squire Cheyney Park.

Pennsylvania Historic and Museum Commission (PHMC)

The competition in this program is considerable for relatively small grant awards. Application and administration of these grants are time consuming and this should be considered when deciding whether to apply. Historic interpretation of the Squire Cheyney Farmstead will likely qualify for funding.

The Community Conservation Partnership Program (C2P2)

The State of Pennsylvania makes available grant money to municipal governments through this program to support greenway and park planning, design, and development. Applications for these grants are now due in the spring of each year and a 50 percent match is required from the local project sponsor. The amount of maximum award varies with the requested activity. Land acquisition and construction (development) grants typically range from \$150,000 to \$200,000. Having completed the master plan, Thornbury Township will be in an appropriate position to apply for a development grant in spring of 2008, if so desired. If interested in applying for a grant for Squire Cheyney and Waln Run Parks, it is recommended that the township meet with the regional DCNR advisor as soon as possible. Additional information can be found at: <http://www.dcnr.state.pa.us/brc/grants/>

Growing Greener 2

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

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Additional information is available at: <http://www.depweb.state.pa.us/growinggreener/site/default.asp>

Private Foundations

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

Schools

The local School Districts may also be of assistance in several ways. The student body might get involved with clubs, fundraising events, and site cleanup days. Also, considering the proximity of Cheyney University and Concept School to Squire Cheyney Park, the faculty could incorporate the park site into various outdoor curricula with students helping to develop and possibly maintain the park as part of a classroom assignment or after school club. While the amount of funds raised may be relatively small, this process builds constituents and support for the park, critical to its long-term success.

Friends-of-the-Park

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

Regulatory Considerations

A number of permit requirements will apply to this project. These must be addressed during the various phases of design and bidding.

Water Quality

Most construction projects in the park that will involve the disturbance of more than one acre of earth disturbance are required to obtain a National Pollutant Discharge Elimination System (NPDES) Storm Water Permit for Construction Activities.

Erosion and Sedimentation Control

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

Utility Connections

If any other connections to public utilities are necessary, individual authorities and utility companies will have to be contacted regarding their specific requirements.

Pennsylvania Department of Environmental Protection Permit

The installation of a prefabricated bridge over the stream in Waln Run Park will likely require a permit.