RIVER'S EDGE FAMILY BIKE PARK
MASTER SITE DEVELOPMENT PLAN

Prepared for: Smithfield Township

August 25, 2025

DRAFT

T&M Associates, 74 W Broad Street, Suite 300, Bethlehem, PA 18018 P 610.625.2999 F 610.625.2969 W tandmassociates.com

TABLE OF CONTENTS

Section A: Purpose, Goals, and Objectives.....1

Section B: Public Participation 1

Section C: Background Information 6

Section D: Site Inventory and Analysis 13

Section E: Activity(ies) and Facility(ies) Analysis.....15

Section F: Design Considerations.....20

Section G: Design Process and Recommendations.....21

Section H: Cost Estimate and Phased Capital Development Program.....24

Section I: Maintenance and Operation Costs, Revenue.....25

Section J: Security Analysis.....27

Section K: Existing Recreational Amenities Assessment.....30

Section L: Significant Historical Areas and Structures Review 30

Section M: Forest Stewardship Plan 30

APPENDIX

A.1: Public Participation, Study Committee Meeting No. 1, August 28, 2024 ..... A-1

A.2: Public Participation, Study Committee Meeting No. 2, September 18, 2024..... A-13

A.3: Public Participation, Public Meeting No. 1, December 11, 2024 ..... A-21

A.4: Public Participation, Hybrid Meeting, March 26, 2025 ..... A-44

A.5: Public Participation, Public Meeting No. 2, August 27, 2025 ..... A-86

A.6: Public Participation, Study Committee Meeting No. 3, TBD..... A-88

A.7: Public Participation, Key Person Interviews..... A-90

A.8: Public Participation, Citizen's Survey A-96

B.1: Site Inventory and Analysis B-1

A Map of Survey of Lands intended to be Conveyed by Shawnee Development, Inc., prepared by Frank J. Smith, Jr., P.L.S., dated October 13, 2003. .....B-2

FEMA Firmette, Map No. 42089C0432F, Effective Date 05/02/2013.....B-3

DCNR PNDI Final Receipt, dated 09/23/2024.....B-4

NRCS Websoil Survey B-11

Wetland Mapping.....B-35

Existing Features Base Plan, prepared by T&M Associates, dated 09/11/2024, revised 12/11/2024.....B-36

C.1: Existing Pump Track Plan and Permit C-1

D.1: Concept Plans..... D-1

D.2: Final Concept Plan..... D-6

E.1: Construction Cost Estimate.....E-1

F.1: Operation and Maintenance Costs.....F-1

G.1: Significant Historic Areas and Structures Review..... G-1

H.1: Forest Stewardship Plan..... H-1

SECTION A – PURPOSE, GOALS, AND OBJECTIVES

Purpose of Study

This Master Plan was commissioned by Smithfield Township, Monroe County for improvements to River's Edge Family Bike Park. This document is the result of a collaboration between the public, the Study Committee, T&M Associates, Smithfield Township staff, the Smithfield Township Board of Supervisors, and Middle Smithfield Township. It outlines the planning process and provides a vision for the future of the Park as a valuable resource to the community.

This Plan was partially funded by a grant from the Community Conservation Partnerships Program administered by the PA Department of Conservation and Natural Resources (DCNR).

Master Planning Process

This Master Plan is the first step toward improving River's Edge Family Bike Park. It provides a consensus on desirable facilities and features for the Park, including estimated construction and operation and maintenance costs, and safety enhancements. This plan creates a flexible blueprint of the Park with desired amenities while preserving natural features, protecting and recognizing historical assets, and safeguarding endangered species and species of special concern.

The next step is to identify and acquire funding for improvements. Once funding is obtained, detailed design and engineering can begin. Construction documents will be publicly bid, and a contract awarded for construction. A master plan is typically implemented through a series of phases, dependent upon funding, over a period of years. For the River's Edge Family Bike Park, 11 to 12 phases over 5 years is a realistic time frame for the implementation of all park improvements.

Project Team

The project team included the River's Edge Family Bike Park Study Committee, the Smithfield Township Board of Supervisors, Township staff, Middle Smithfield Township, and T&M Associates. The Committee was comprised of residents, stakeholders, members of Pocono Area Cycling Trails (PACT), a Smithfield Township Supervisor, a Middle Smithfield Township Supervisor, and staff from both Smithfield and Middle Smithfield Townships. The Monroe County Planning Commission was also engaged to assist in conducting the citizen's survey. Alex Jackson, PhD, Smithfield Township Conservation & Recreation Director led the Committee, Township staff, and T&M Associates. The Committee's and Townships' vision guided T&M Associates in preparation of this Master Plan.

SECTION B – PUBLIC PARTICIPATION

Public participation is a critical part of preparing this Master Plan to ensure the success of the project. River's Edge Family Bike Park is a public park utilized by members of the community in which it resides, adjacent communities, and travelling visitors. The participation of these individuals and/or groups allows the Project Team to envision a final product that enhances the existing Park for everyone.

T&M Associates worked with the Study Committee to create a public participation process that suited this project. The public participation included three (3) Study Committee Meetings, one (1) publicly advertised hybrid meeting with the Study Committee and Smithfield Township Board of Supervisors, and two (2) publicly advertised meetings with the Smithfield Township Board of Supervisors. The public participation also included Key Person interviews and a Citizen's Survey. The entire process extended from August 2024 to September 2025.

Study Committee Meeting No. 1 – Wednesday, August 28, 2024

The first Study Committee Meeting acted as the project's kick-off meeting. This meeting was included on the Township's website calendar and was announced during the Board of Supervisors meeting on August 27, 2024. The meeting was attended by members of the Study Committee, Smithfield Township staff, Middle Smithfield Township representatives, T&M Associates, members of the Pocono Disc Golf Club, and several residents from Smithfield Township and neighboring municipalities.

The meeting discussed the following:

- Project scope
- A tentative project timeline
- Existing Park programming and activities, and high-use areas
- Existing amenities that could be replaced and/or improved and/or expanded
- Remediation of the existing bike pump track
- Key Persons to interview
- The function and contents of the Citizen's Survey
- Other items of discussion voiced by the Committee, Township staff, and other meeting attendees
- Expectations of Study Committee Meeting No. 2

Also refer to Appendix A.1.

Study Committee Meeting No. 2 – Wednesday, September 18, 2024.

The second Study Committee Meeting was held on Wednesday, September 18, 2024. The meeting was included on the Township's website calendar. The second Study Committee Meeting was attended by members of the Study Committee, Smithfield Township staff, Middle Smithfield Township representatives, T&M Associates, a member of the Pocono Disc Golf Club, and several residents from Smithfield Township.

An Existing Features Plan prepared by T&M Associates was presented to the Study Committee and discussion of the following items ensued:

- Location of the property and the FEMA Floodplain
- The Zoning District and the expansion of the existing use
- Popular existing bike pump tracks in other communities such as Port Jervis, NY and Williamsport, PA
- Committee members offered opinions on amenities including a jump line for BMX bikes and ADA accessibility for walkers
- Parking

- The existing Shawnee-Minisink Archaeological Site and residents' concerns for disturbance of the site

- The existing pump track and the original design

- Residents offered concerns related to woodland removal, a potential new kayak/canoe launch on the Brodhead Creek, a potential boardwalk for access to bird watching and/or fishing, and hunting in the Park

The Key Person interviews were discussed further. The content and distribution of the Citizen's Survey was also discussed. The tentative meeting schedule was reviewed and the expectations for Public Meeting No. 1 were set.

Also refer to Appendix A.2.

Public Meeting No. 1 – Wednesday, December 11, 2024

The first Public Meeting was similar to the first Study Committee Meeting in August and provided an overview of the project scope and existing features and included a discussion regarding the existing and desired amenities at the park.

The meeting was attended by the Smithfield Township Board of Supervisors, Smithfield Township staff, Middle Smithfield Township representatives, T&M Associates, a member of the Pocono Disc Golf Club, and several residents from Smithfield Township and neighboring municipalities.

Also refer to Appendix A.3.

Hybrid Meeting of Study Committee and Board of Supervisors – Wednesday, March 26, 2025

The Hybrid Meeting was held on Wednesday, March 26, 2025. The meeting was included on the Township's website calendar and announced during several Board of Supervisor meetings. The Hybrid Meeting was attended by members of the Study Committee, the Smithfield Township Board of Supervisors, Smithfield Township staff, Middle Smithfield Township representatives, T&M Associates, a member of the Pocono Disc Golf Club, and several residents from Smithfield Township and neighboring municipalities.

A Summary of Findings was presented including the opinion of the County Forester, the opinions of those Key Persons interviewed, the results of the Citizen's Survey, and correspondence from the Pennsylvania State Historic Preservation Office.

Four (4) Concept Plans were presented and discussed. Concept Plan 3 was ultimately chosen with the following revisions:

- Change layout of the driveway entrance to allow for fee collections from out-of-county residents and increase the amount of parking.

- Remove the proposed bike park expansion and replace it with a dog park.

- Provide a 200-foot buffer between the residential properties east of the Park, between it and the Delaware River, and proposed Park amenities.

- Remove the non-motorized boat launch at the Brodhead Creek and associated pedestrian path.
- Add a playground near the parking lot.
- Expand the existing disc-golf course by nine (9) holes.

Also refer to Appendix A.4.

Public Meeting No. 2 – Wednesday, August 27, 2025

[This space intentionally left blank]

Also refer to Appendix A.5

Study Committee Meeting No. 3 – Date TBD

[This space intentionally left blank]

Also refer to Appendix A.6.

Key Person Interviews

Several individuals were contacted as Key Persons to discuss the River's Edge Family Bike Park and the opportunity to expand its existing amenities and to provide additional improvements. Many interviewees provided feedback related to use of the park and how it attracts others outside of the community thus boosting the local economy. Other interviewees felt the park should remain as it is today and without expansion.

The following individuals and organizations were interviewed:

1. Pocono Area Cycling Trails
2. Kettle Creek Environmental Education Center
3. Pocono Heritage Land Trust
4. Port Jervis Outdoor Club
5. Dr. Joseph Gingerich, PhD
6. Pocono Disc Golf Club
7. Pocono Mountain Visitors Bureau
8. River Sojourn
9. Monroe County Transit Authority
10. Representative Tarah Probst
11. Lehigh Valley Center for Independent Living
12. Price's Landing Residents
13. Senator Rosemary Brown

The following is an overview of the primary items discussed during the Key Person interviews. Summaries of each individual interview are also included in Appendix A.7.

Existing Bike Pump Track Correction and Bike Park Expansion

The general consensus of the interviews is to continue with the correction of the existing bike pump track, however expansion of the bike park was viewed with less interest except from those who would actively use the expanded bike park or have interest in bike parks at other locations.

Disc Golf

The Pocono Disc Golf Club utilizes this Park frequently and indicated 30 to 40 persons participate at one time. Expansion of the disc golf course to 18-holes + was discussed. Expansion would attract more frequent users. ADA accessibility was also discussed and could be considered if the course is expanded south of Prices Landing Road.

ADA Accessibility

ADA accessibility is favorable. The Lehigh Valley Center for Independent Living suggested the Townships contact them prior to final design of any part of the Park to confirm accessibility is optimal.

Park Amenities

Water access and hiking appear to be the highest requested amenity in the Pocono area. However, two interviewees suggested the Park is not ideal for water access due to the location to put-in and take-out equipment. "Music in the Parks" was discussed, however interviewees felt the community is already oversaturated with this type of event. A dog park was briefly discussed.

Adjacent Property Owner Concerns

The main concern of neighboring residents is safety, both at the River's Edge Family Bike Park and their own properties. The residents believe that expanding the park will increase waterway accidents and deaths, continue trespass onto their own properties, continue misuse of Prices Landing Road, and reduce the general safety at the park. Residents are concerned about how the Townships plan to maintain and secure the Park, both financially and in terms of staffing.

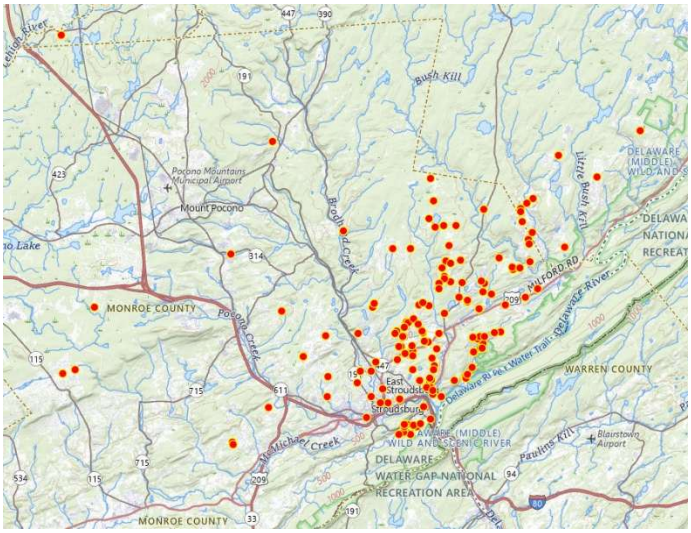
Local Politicians

Senator Rosemary Brown and State Representative Tarah Probst both support expansion of the bike park. Representative Probst particularly likes keeping this area recreational with no vertical development.

Citizen's Survey

The Townships partnered with the Monroe County Planning Commission to conduct a survey of citizens. The survey was accessed through the Smithfield Township website, through a QR code on signage placed at all parks located in Smithfield and Middle Smithfield Townships, at the Middle Smithfield Township Community & Cultural Center, and at the entrances to the Smithfield and Middle Smithfield Townships complexes. Residents were made aware of the survey through the Smithfield Township website, social media, and public meetings. The survey ran between September 27, 2024 and February 28, 2025.

Copies of the survey and results are included in Appendix A.8.



The survey received 244 responses: 189 from residents of Smithfield Township and 55 from non-residents. The respondents were primarily located within eastern Monroe County.

Many respondents never visit the existing park (32.8% of residents and 6.9% of non-residents) with 14.3% of residents visiting one time every six months and 10.6% of residents visiting once per year, and 5.7% of non-residents visiting once per month and 3.7% of non-residents visiting once per year. According to the survey, the primary reasons for low park visitation are: (1) lack of interest in the park, (2) absence of desired amenities, and (3) limited awareness of the park and its events.

Based upon the survey, the most interested proposed amenities are bathrooms and drinking fountains, Shawnee-Minisink educational kiosks with maps, kayak/canoe launch, pavilion/picnic tables, other educational kiosks with maps, an ADA accessible loop trail, and playground equipment. The least interested proposed amenities are sports field/courts, splash pad, pickleball courts, advanced bike track, dog park, open air theatre, beginner bike track, and bird watching.

Proposed Amenity	**Most Interested**	**Least Interested**
Bathrooms & Drinking Fountains	67%	33%
Shawnee-Minisink Kiosks w/ Map	63%	37%
Kayak/Canoe Launch	61%	39%
Pavilion/Picnic Tables	58%	42%
Educational Kiosks w/ Map	57%	43%
ADA Accessible Loop	57%	43%
Playground Equipment	51%	49%
Bird Watching	49%	51%
Beginner Bike Track	46%	54%
Open Air Theatre	46%	54%
Dog Park	45%	55%
Advanced Bike Track	40%	60%
Pickleball Courts	36%	64%
Splash Pad	35%	65%
Sports Field/Courts	28%	72%

SECTION C – BACKGROUND INFORMATION

Regional Context

Smithfield Township is located within the Pocono Mountains on the easterly side of Monroe County and is bordered by the Delaware River and New Jersey to the east. The Township is located approximately 75

miles west of New York City and 45 miles north of the City of Allentown. Smithfield Township has a total area of 23.9 square miles.

River's Edge Family Bike Park is located at 108 River Road in East Stroudsburg and is owned and managed by both Smithfield Township and Middle Smithfield Township. The Park has an area of 48.75 acres ± and is located at the confluence of the Brodhead Creek and Delaware River. It is bordered by the Delaware River and residential development to the east, residential development to the north, River Road to the west, and the Brodhead Creek to the south. The Borough of Delaware Water Gap is located less than one (1) mile south of the Park. Prices Landing Road traverses the Park with a 20-foot wide Right-of-Way providing access to fourteen (14) residences east of the Park. In addition, a 50-foot wide Right-of-Way also exists near the northern corner of the property to provide access from River Road (T-663) to Parcel Map Number 16732103128883 and Tax ID Numbers 16.2.1.22, 16.2.1.21, 16.2.1.18.

The property is home to the Shawnee-Minisink Clovis Archaeological Site and includes history from the New York, Susquehanna, and Western Railroad, both discussed below. More recently, the property was utilized for agriculture and included horse stables until a flood in 2006. The Township then purchased the property and created River's Edge Family Bike Park.

Demographics and Economy

The following information was taken from the latest U.S. Census data.

- In 2023, the population of Smithfield Township was 7,885 with 2,822 households between 2019 and 2023.
- Female persons account for 48.9% of the population.
- Between 2019 and 2023, 90.3% of Township residents obtained a high school diploma or higher and 39.3% of residents obtained a Bachelor's degree or higher.
- Approximately 7.5 percent of Township residents between 2019 and 2023 were foreign-born with 88.4% entering Monroe County prior to 2010.
- 55.3% of Township residents were from Latin America, 31.9% were from Europe, 11.9% from Asia, and 0.8% from North America.
- The median household income (in 2023 dollars) is $101,461. 11.1% of Township residents are in poverty.
- 16.7% of the population are 65 years or older, 22.4% are under 18 years, and 1.8% are under 5 years.

Economy	
Civilian Labor Force, Total, % Population 16 Years+, 2019-2023	64.5%
Civilian Labor Force, Female, % Population 16 Years+, 2019-2023	67.7%
Total Accommodation and Food Services Sales, 2017	$ 23M
Total Health Care & Social Assistance Receipts/Revenue, 2017	$ 39M
Total Retail Sales, 2017	$ 20M
Total Retail Sales per Capita, 2017	$ 2,778

Transportation

The mean travel time to work (ages 16 Years +) between 2019 and 2023 was 45.8 minutes. Local bus service does not exist within Smithfield Township. A regional bus service is located close to Smithfield Township in the Borough of Delaware Water Gap and provides service to other parts of Pennsylvania (including Philadelphia), Connecticut, New Jersey, New York state, and New York City,

Visitors and Tourism

Thirty million persons visit the four (4) county area, Monroe, Pike, Wayne, and Carbon, annually with 20 to 22 million persons visiting Monroe County alone.

Historical and Cultural Assets

Shawnee-Minisink Clovis Archaeological Site

The Shawnee-Minisink Clovis Archaeological Site is located on the Park's property, north of Prices Landing Road and borders the properties fronting on the Delaware River. It is known as the most significant, densest, and most intact archaeological site of the Clovis period on the east coast.

The Clovis period refers to the earliest Paleo-Indian culture in North and South Americas and was the first large bred culture in America. The Clovis period is named after the long, fluted, chipped stone projectile points used by the Paleo-Indians.

The Paleo-Indian period occurred between 10,000 and 17,000 years ago. According to Wisner (2007), "It is only one of eight sites in the Northeast that have produced chronometric dates associated with fluted projectile points" (p. 7).

In 1974, Donald Kline received permission from a property owner to excavate two small areas (100 square feet each) of existing cornfield. The initial excavations were 6-feet deep and uncovered artifacts related to the Woodland and Archaic periods. The Woodland period occurred 1,000 to 3,200 years ago and the Archaic period occurred 3,200 to 11,450 years ago. Kline was not satisfied and dug deeper (92-inches, over 7-feet) and uncovered many flakes. Flakes are portions of rock removed by pressure. Further excavations occurred between 1974 and 1977 when Donald Kline partnered with American University and excavated

362 square meters uncovering over 55,000 artifacts from the Woodland, Archaic, and Paleo-Indian periods.

Between 2003 and 2006 Dr. Joseph M. Gingerich joined Donald Kline and excavated an additional 40 square meters for a total excavation area of approximately 400 square meters. Between the two sessions of digs (1974-1977 and 2003-2006), a total of over 55,000 artifacts including tools and microdebitage, samples, and unidentified objects were found at the Paleo-Indian level only. The large number of artifacts indicates that this area was of intense use by its occupants.

The excavations uncovered hearths with abundant charcoal that provided precise dating proving this site is from 13,000 years ago. In addition, the areas of excavation were capped by 3-feet of sand deposited by the Delaware River and showed little disturbance. The uncovered artifacts were also randomly oriented and lying flat. These findings indicate that the uncovered items were located exactly where they were dropped 13,000 years ago.

The seeds and nuts also found in the abovementioned hearths have led archaeologists to believe the occupants were hunter-gatherers which is contrary to the belief that Paleo-Indian persons were solely specialized big game hunters. In addition, and supporting the hunter-gatherer theory, the endscrapers found on the site utilized sharp edges indicating the occupants processed hard materials like bone or wood, not hides which required the use of dull edged endscrapers to prevent damage to the hides.

Overall, the findings have concluded distinct cultural occupations occurred in the area beginning in the Paleo-Indian period and continuing through the Archaic and Woodland periods. The artifacts uncovered in 1974 to 1977 are now housed at the Smithsonian Institution. During his Key Person interview, Dr. Gingerich indicated the data collected from 2003 to 2006 has just finished being processed and will now begin to be assessed.

<u>New York, Susquehanna, and Western Railroad</u>

Existing stone piers in the Delaware River can be observed from the Rivers Edge Family Bike Park property. These are remnants of the New York, Susquehanna, and Western Railroad. The purpose of the railroad was to connect ports of the Hudson Waterfront near New York City with Pennsylvania via the Delaware Water Gap, and extended to Scranton, Pennsylvania. The railroad ran through what is now known as Prices Landing Road.

A truss bridge built in 1882 provided those from New York and New Jersey the ability to tour and trade in the Delaware Water Gap. The trains were "mixed" carrying both passengers and freight and included stops for boat service to popular riverbank hotels. The trains ran until about 1940 when financial distress closed service. The bridge was removed soon after, leaving only the stone piers.

Natural Resources and Critical Habitats

The Delaware River is located approximately 100-feet east of River's Edge Family Bike Park and the Brodhead Creek is immediately adjacent to the southerly property line of the Park. Based upon the Federal Emergency Management Floodplain Mapping, a large portion of River's Edge Family Bike Park consists of woodlands and is located within the 100-year floodplain. A smaller portion also consisting of woodlands, closer to and adjacent to Brodhead Creek is located within the 100-year floodway. A riverine habitat traverses the southern portion of the property. Hydric soils (Pope Silt Loam, Pp) also exist on a large portion of the property. The Websoil Survey and wetland mapping can be found in Appendix B.1.

In addition, steep slopes exist along the Brodhead Creek and Prices Landing Road.

The confluence of the Delaware River and Brodhead Creek and their floodplains support biodiversity of land and water species. Bald eagles frequently visit the area. There are many species of songbirds and warblers with visits from blue jays and cardinals in the summer. Canada geese, and mallard, black, and wood ducks can be spotted in the area. The Brodhead Creek provides habitat to brown trout and cold water species and the Delaware River provides habitat to the same and includes catfish, carp, and muskies. Small mammals typical of eastern Pennsylvania live on the site including chipmunk, squirrel, skunk, and possum. Muskrats enjoy the site because of its proximity to waterbodies. Larger mammals including black bear, coyote, and bobcat have also been seen in the area. There are also various amphibians, reptiles, and snakes. A PA Department of Conservation and Natural Resources PNDI search has found that endangered species and species of special concern exist including Triangle Floater, Brook Floater, Ironcolor Shiner, and Alewife Floater. The PNDI Receipt can be found in Appendix B.1.

Parks, Open Space, and Recreation

Six parks and recreation areas, including River's Edge Family Bike Park, exist within Smithfield Township.

1. Waterfront Park is located along Twin Falls Road and has an area of 51 acres. It is bordered to the south by Marshalls Creek and includes soccer and baseball fields, a basketball court, gravel parking areas, a playground, fishing pier, and a community garden. The Township Municipal Complex with associated parking and Public Works Department is located on the same property. This park is approximately 4 miles from the River's Edge Family Bike Park.

2. Minisink Park is located along River Road and has an area of 40 acres. The park includes soccer fields and a loop trail that partially follows the Brodhead Creek. The trail provides a crossing at Cherry Creek via stepping stones and connects to the Borough of Delaware Water Gap. A portion of the trail is ADA accessible. This park is located immediately across the Brodhead Creek.

3. Mt. Nebo Inter-Municipal Park is located at 230 Mount Nebo Road and has an area of 142 acres. The park includes catch and release fishing, trail walking, picnicking, and nature observation. The Park is jointly operated by Smithfield and Middle Smithfield Townships. This park is approximately 4 miles from the River's Edge Family Bike Park.

4. Hialeah Picnic Area is located along River Road and provides opportunities for walking and picnicking. Smithfield Beach is accessible via the existing trail. Hialeah Picnic Area is administered by the National Park Service and is approximately 4 miles from the River's Edge Family Bike Park.

5. Smithfield Beach is part of the Delaware Water Gap National Recreation Area and is located at 1194 River Road. The beach offers swimming and boating. Grilling is permitted with a personal grill. The beach is operated by the National Park Service and is approximately 5 miles from the River's Edge Family Bike Park.

6. Marshalls Falls Park is located at 274 Marshall Creek Road and has an area of 17 acres. The park provides an ADA accessible trail to a walking bridge spanning Marshalls Creek just below Marshalls Falls. This park is approximately 5 miles from the River's Edge Family Bike Park.

Five parks and recreation areas exist within Middle Smithfield Township.

1. Echo Lake Park is located along Milford Road (S.R. 0209) and has an area of 14 acres. The park includes a pavilion, playground, soccer/flag football field, and walking trail. Echo Lake Park is also

home to the Middle Smithfield Township Community and Cultural Center and the Library of the Smithfields. This park is approximately 7 miles from the River's Edge Family Bike Park.

2. The Judy Putek Memorial Park is located along Municipal Drive and has an area of 12.8 acres. The park includes passive open space with walking trails and wildlife watching. This park is approximately 7 miles from the River's Edge Family Bike Park.

3. Resica Park is located along Resica Falls Road (behind the Resica Elementary School) and has an area of 58.6 acres. The park includes a pavilion, playground, and baseball/softball diamond. This park is approximately 7 miles from the River's Edge Family Bike Park.

4. Coolbaugh Community Gardens Park is located along Coolbaugh Road and has an area of 43.2 acres. The park includes a community garden where residents may rent a garden plot. This park is approximately 10 miles from the River's Edge Family Bike Park.

5. The W. Leroy Lewis Dog Park is located along Milford Road (S.R. 0209) and has an area of 4.4 acres. The park includes a dog park. This park is approximately 10 miles from the River's Edge Family Bike Park.

The following two (2) parks are located outside of Smithfield and Middle Smithfield Townships and are within 5 miles of the River's Edge Family Bike Park.

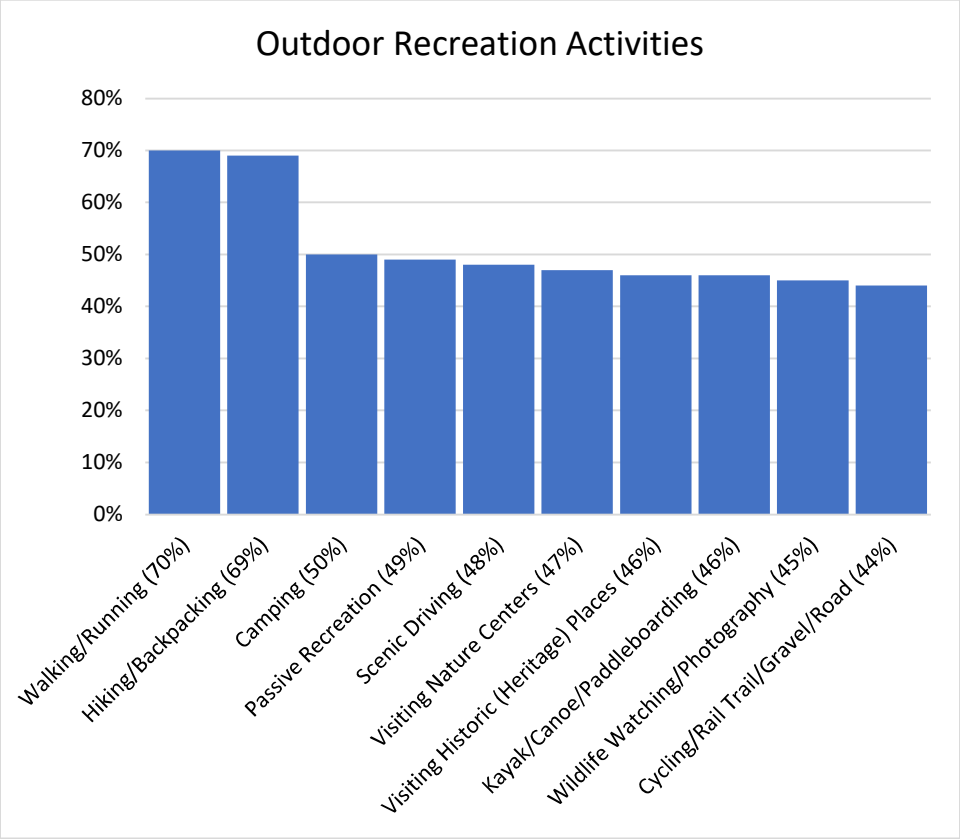
1. Glen Park located in Stroudsburg Borough is approximately 12 acres and includes a dog park and fishing access with mountain biking and hiking trails.

2. Shull Park located in Delaware Water Gap Borough is approximately 0.40 acres and includes a swing set and free play area.

River's Edge Family Bike Park is already part of the Smithfield Township park system. Nature walking trails exist and are utilized by the community. Through the Key Person interviews we understand that the existing bike pump track can be utilized to practice skills used at the Glen Park Mountain Bike Trail located just 4 miles west of the River's Edge Family Bike Park. Also, through the Key Person interviews we discovered paddlers traveling down the Brodhead Creek use the Park as a take-out location. Additionally, a 9-hole disc golf course also exists at the Park and is frequently used by the Pocono Disc Golf Club.

Comprehensive Planning

The most current comprehensive plan is the 2025-2029 PA Statewide Comprehensive Outdoor Recreation Plan Public Survey Report. A survey conducted between April 22, 2024 and May 22, 2024 and between September 1, 2024 and September 30, 2024 found that the survey takers preferred the following activities:



The survey also found that the activities survey-ees are willing to try are kayaking/canoeing/ paddleboarding, cycling, pickleball, and climbing.

Per this Comprehensive Plan, community and regional parks are the second highest investment priority over the next 5 years behind community and regional trail systems.

The Smithfield Township Comprehensive Plan Update (2001) also included survey results.

When asked whether there was a need to spend more of their tax money on various recreation, and leisure facilities, the majority of residents said there was little or no need for baseball/softball fields, basketball courts, stream launches, boat/fishing accesses, football/soccer fields, golf courses, handball/racquetball/squash courts, swimming pools or tennis courts. Most, however, said there was a need for trail systems, picnic facilities, playgrounds and senior citizens center and a youth center.

Residents said they generally favored spending tax money adding, expanding or improving fire protection, township roads, police protection, youth programs, senior programs, trails and bike paths, public water, sewage collection and treatment, library services, recreation programs and public transportation [were important].

The goals of the Eastern Monroe Regional Open Space & Recreation Plan for Delaware Water Gap Borough, Middle Smithfield Township, Price Township, Smithfield Township (August 2002) are to:

- Improve passive recreation and improve active parks and recreation facilities, improve recreation services.
- Work to provide the greatest variety of recreation programs.

It is noted that River's Edge Family Bike Park was listed as the top priority for improvement in this plan.

SECTION D – SITE INVENTORY AND ANALYSIS

Background Information

River's Edge Family Bike Park is located at 108 River Road in East Stroudsburg and is owned and managed by both Smithfield Township and Middle Smithfield Township. The Park has an area of 48.75 acres ± and is located at the confluence of the Brodhead Creek and Delaware River. It is bordered by the Delaware River and residential development to the east, residential development to the north, River Road to the west, and the Brodhead Creek to the south. The Borough of Delaware Water Gap is located less than one (1) mile south of the Park. Prices Landing Road traverses the Park with a 20-foot wide Right-of-Way providing access to fourteen residences east of the Park. In addition, a 50-foot wide Right-of-Way also exists near the northern corner of the property to provide access from River Road (T-663) to Parcel Map Number 16732103128883 and Tax ID Numbers 16.2.1.22, 16.2.1.21, 16.2.1.18.

The property is located within the R-1, Low Density Residential Zoning District. Per the Schedule of District Regulations provided in the Township Zoning Ordinance "Municipal recreation and entertainment facilities on lots of 5 or more acres in land area" is a Principal Permitted Use.

It is home to the Shawnee-Minisink Clovis Archaeological Site and includes history from the New York, Susquehanna, and Western Railroad. More recently, the property was utilized for agriculture and included horse stables until a flood in 2006. The Township then purchased the property and created River's Edge Family Bike Park.

No other easements, rights-of-way, or restrictions other than those described above are found in the property deed.

Utilities

Electric, cable, and internet services are also provided along Prices Landing Road to serve residents east of the Park, between it and the Delaware River. A single light is located within the existing Park.

Circulation and Access

The property is accessed via an existing 12-foot wide ± gravel driveway from River Road (T-663) and gravel parking is provided.

Historic and Cultural Features

As discussed extensively in Section C – Background Information, the Park is home to the Shawnee-Minisink Clovis Archaeological Site which uncovered artifacts related to human habitation dating back 13,000 years ago. It is also home to the former New York, Susquehanna, and Western Railroad.

During his Key Person interview Dr. Joseph Gingerich, PhD suggested that no attention should be drawn to the specific location of the Shawnee-Minisink Clovis Archaeological Site, however he supports educational kiosks being provided throughout the Park. Additionally, the State Historic Preservation Office (SHPO) reviewed the plan and states "If ground disturbing activities are proposed outside the known boundaries of the [dig] site, then it is our opinion that a Phase I archaeological survey to and locate other potentially significant sites within the project area should be conducted."

Topography

The existing property has slopes ranging between 2% and 15% within the areas of existing amenities including the bike pump track and nature trails, and the Delaware River. Steeper slopes can be found along the Brodhead Creek and Prices Landing Road.

Hydrology

The Delaware River is located approximately 100-feet east of River's Edge Family Bike Park and the Brodhead Creek is immediately adjacent to the southerly property line of the Park. Based upon the Federal Emergency Management Floodplain Mapping, a large portion of the Park consists of woodlands and is located within the 100-year floodplain. A smaller portion also consisting of woodlands, closer to and adjacent to Brodhead Creek is located within the 100-year floodway. A riverine habitat traverses the southern portion of the property. Hydric soils (Pope Silt Loam, Pp) also exist on a large portion of the property. FEMA and wetland mapping are provided in Appendix B.1.

Vegetation

The Park land consists of maintained lawn areas and woodlands.

The woodland areas include two (2) forest communities of various native species, a Floodplain Forest and a Mixed Hardwood Forest.

The existing Floodplain Forest is located within the 100-year floodplain identified by the Federal Emergency Management Agency and is located on hydric soils along the Brodhead Creek. This forest consists mainly of Silver Maple (Acer *saccharinum)* and is heavily invaded by Japanese Knotweed (*Reynoutria japonica*). A portion of this area is also identified as a riverine habitat on the National Wetlands Inventory mapping.

The Mixed Hardwood Forest surrounds the existing bike pump track and adjacent lawn areas and extends north across Prices Landing Road. The forest consists of Red Oak (*Quercus rubra*), Tulip Poplar (*Liriodendron tulipifera*), Basswood (*Tilia americana*), Black Cherry (*Prunus serotina*), Sycamore (*Platanus occidentalis*), Hickory (*Carya spp.*), Black Walnut (*Juglans nigra*), Black Birch (*Betula lenta*), Hackberry (*Celtis occidentalis*), Red Maple (*Acer rubrum*), and Elm (*Ulmus spp.*). Native understory species in this area include Spicebush and is interspersed with Hop Hornbeam and Shadbush. It is noted that the existing Sycamore observed closer to the Brodhead Creek are notable in size and are not comparable to other existing Sycamore in the area.

Soil Types

As	Alluvial Land
Cy	Cut and Fill Land
Pp	Pope Silt Loam, High Bottom
WyA	Wyoming Gravelly Sandy Loam, 0 to 3 percent slopes
WyD	Wyoming Gravelly Sandy Loam, 8 to 15 percent slopes
W	Waters

Soils information taken from the USDA NRCS Websoil Survey

The Wyoming soils (WyA, WyD) exist over a majority of the Park land along woodland and lawn areas with slopes ranging between 0% to 3% and 8% to 15%. These soils are comprised of gravelly sandy loam to

extremely gravelly loam/coarse sand. They are a somewhat excessively drained soil with a depth to water table greater than 80-inches. The soils have a hydrologic soil group classification of A.

The Pope soils (Pp) are hydric soils and exist over a majority of the Park land along woodland and lawn areas. The soils exist within Zone AE of the FEMA 100-Year Floodplain and within the FEMA Floodway of the Brodhead Creek and Delaware River. These soils are comprised of silt loam to very fine sand. They are well drained with a depth to the water table greater than 80-inches. The soils have a hydrological soil group classification of B.

The Alluvial soils (As) exist over a small portion of the Park land along woodland areas and immediately adjacent to the Brodhead Creek. These soils are comprised of sandy loam to gravelly silt loam. They are moderately well drained with a depth to the water table of 0-inches to 36-inches. The soils have a hydrological soil group classification of B/D.

The Websoil Survey is provided in Appendix B.1.

PNDI Potential Impacts

A PA Department of Conservation and Natural Resources PNDI search has found that endangered species and species of special concern exist including Triangle Floater, Brook Floater, Ironcolor Shiner, and Alewife Floater. These will be addressed prior to development of the Park as part of amended the existing NPDES Permit. The PNDI Receipt is included in Appendix B.1.

Historical/Cultural Resources

As discussed extensively in Section C – Background Information, the Park is home to the Shawnee-Minisink Clovis Archaeological Site which uncovered artifacts related to human habitation dating back 13,000 years ago. It is also home to the former New York, Susquehanna, and Western Railroad.

During his Key Person interview Dr. Joseph Gingerich, PhD suggested that no attention should be drawn to the specific location of the Shawnee-Minisink Clovis Archaeological Site, however he supports educational kiosks being provided throughout the Park. Additionally, the State Historic Preservation Office (SHPO) reviewed the plan and states "If ground disturbing activities are proposed outside the known boundaries of the [dig] site, then it is our opinion that a Phase I archaeological survey to and locate other potentially significant sites within the project area should be conducted."

SECTION E – ACTIVITY(IES) AND FACILITY(IES) ANALYSIS

Local Access to Outdoor Recreation Facilities

- The National Recreation and Park Association (NRPA) Park Metrics is a self-reporting tool that highlights the characteristics of park and recreation agencies across the United States of America. The NRPA breaks down the data based on population. Per the 2020 Census data Smithfield Township has a population of 7,967.

  The National median number of residents per park for populations less than 20,000 persons is 1,001. Smithfield Township has 1,138 residents per park which is near the National median.

  The National median acres of park land per 1,000 residents is 10.9 for populations less than 20,000 persons. Smithfield Township has 37.5 acres of park land per 1,000 residents which exceeds the National median.

The following is a list of amenities proposed at River's Edge Family Bike Park with the percentage of occurrence throughout the United States of America in communities having a population of less than 20,000 persons.

- Playgrounds – 94%
- Dog Parks – 47%
- Walking Loop/Running Tracks – 32%
- Disc Golf Courses – 16%

The median equivalent number of full-time staff for populations less than 20,000 persons is 13.8 with 45% being operations/maintenance, 27% programmers, 22% administration, 4% other, and 3% capital development. Based upon these numbers 6 to 7 staff are average across the nation to operate parks within communities having a population less than 20,000 persons. Smithfield Township employs 3 part-time persons to collect fees and maintain the park (i.e., trash and maintenance), and 1 full-time employee to oversee the Park's operations. In addition, two (2) employees from Middle Smithfield Township provide landscape maintenance on a part-time basis and one (1) Constable visits the park periodically. This is a total of 7 employees.

The median Annual Operating Expenditures for populations having less than 20,000 persons is $1,451,763, or $139.87 per capita. The Annual Operating Expenditure per acres of park is $9,512. Annual Operating Expenditure per Full-Time Equivalent employee is $107,982. The existing and proposed Operation and Maintenance Cost for the Park is just under $56,800, which equates to $1,165 per acre of Park.

- The Trust for Public Land (TPL) Park Serve provides data showing walkability, demographics, health, and climate/environment around parks, including the River's Edge Family Bike Park. Based upon this mapping, 66% of the population is within a 10-minute walk from the Park and 64% of that population is under the age of 20. It is noted that Smithfield Elementary is within a 10-minute walk from the Park.

Following is a description of the proposed amenities shown on the selected Concept Plan.

Existing Bike Pump Track

The existing bike pump track will remain. Smithfield Township received approval from the Pennsylvania Department of Environmental Protection and the Monroe County Conservation District to improve the existing track. The improvements consist of correcting the rain gardens including regrading, installing a storm sewer system, and providing amended soils and vegetation to promote infiltration. The track will be surfaced with an impervious material (i.e., dirt-crete) that will aid in maintaining the track and rain gardens. The approved PCSM Plan and NPDES Permit approval are provided in Appendix C.1.

Disc Golf Course

The existing 9-hole disc golf course will be expanded to 18-holes. On April 11, 2025, members of the Pocono Disc Golf Club, the Smithfield Township Manager and the Conservation and Maintenance Director, and staff from T&M Associates met at the River's Edge Family Bike Park to discuss and locate the additional nine (9) holes. Five (5) new holes will be placed along the ADA accessible loop trail with two (2) holes having an extra basket for handicap accessibility. Four (4) new holes will be placed along the existing

nature trails north of Prices Landing Road. All holes will be renumbered with Hole #1 located on the eastern edge of the proposed paved parking lot and Hole #18 (renumbered previous Hole #9) on the western side of the property. Play will occur counterclockwise along the ADA accessible loop trail, across Prices Landing Road and along the existing nature trails north of the Road, and then south across Prices Landing Road to the last hole.

Active Recreation Facilities

- The existing bike pump track will remain. The track is beginner skill level and draws visitors of all ages to practice biking skills on the track. Construction related to the pump track will be within the existing track and disturbance outside of the existing track will be minimal.

- The existing disc golf course will be expanded. The course is popular with local disc golf players and is visited by those players often. An 18-hole course will also allow the Pocono Disc Golf Club to hold tournaments.

  The locations of the additional holes will provide the least impact to the existing open space and woodland areas. The disc golf community views existing trees as desirable obstacles, therefore existing trees will not be removed as a result of the disc golf course construction.

- A 1,500 linear foot ± ADA accessible loop trail is proposed from the parking area and will loop around the existing bike pump track and adjacent meadow area (future dog park). The trail will be 6-feet wide, constructed with a firm and stable surface, i.e., pavement, and will be graded to meet the requirements of the Americans with Disabilities Act. Effort will be made to keep the location of the trail along existing lawn areas, however if it extends into wooded areas the intent is to meander through the woodlands to provide the least disturbance of trees. The trail will be used by visitors of all ages and can be used for walking, biking, and/or running. Benches will be provided, and shade trees will be planted where deemed appropriate.

- Located along the ADA accessible loop trail will be a 12,000 square foot area reserved for child recreation. This area will include a swing set and age appropriate playgrounds, i.e., toddler and school-age. A picnic table and benches will be provided. The area will be surfaced to meet the ASTM playground safety and surfacing standards and will provide ADA accessible play options. The location of the playground was selected to be in close proximity to the other amenities that older children and/or parents may utilize while younger children play. The area is wooded and will need to be cleared prior to construction of the playground.

- The nature trails north of Prices Landing Road will be re-established and maintained and connected to provide a nature loop trail. A nature trail leading from the proposed paved parking area will also be re-established and maintained for direct access to the pavilion at Disc Golf Hole #14. The nature trails will be routed through the existing woodlands as to provide the least disturbance possible. These trails will remain as dirt.

Spectators outside of those utilizing the facilities, or supervising use of the facilities is not anticipated.

Passive Recreation

- A nature path will be established and maintained from the ADA loop trail to an area overlooking the Brodhead Creek. The path will be developed by meandering through existing woodlands with the intent of maintaining well-established vegetation, including trees. Benches are proposed and a safety barrier will be provided to deter visitors from continuing to the Brodhead Creek. This area will provide restorative benefits to its visitors and can be utilized for wildlife viewing including bird watching.

- A fenced dog park will be provided in the meadow area just east of the existing bike pump track. The dog park will provide two areas: a 100-foot by 100-foot fenced enclosure for small dogs and a 150-foot by 200-foot fence enclosure for large dogs. The meadow area will remain as open space and trees will be planted to provide shaded areas. This area can also provide restorative benefits to its visitors.

- Pavilions with picnic tables will be provided: one (1) just west of the existing bike pump track and one (1) in the meadow area at Disc Golf Hole #14 (previous Hole #5). These areas will provide visitors with space to escape the sun and/or have lunch. The areas proposed for the pavilions are lawn areas and tree disturbance is not anticipated for their construction.

- Flora and fauna kiosks with benches are proposed along the nature loop trail located north of Prices Landing Road. Bird blinds with birding kiosks will also be provided along this nature loop trail.

- Educational kiosks discussing the Shawnee-Minisink Clovis Archaeological Site and the New York, Susquehanna, and Western Railroad will be provided along the ADA accessible loop trail.

- An educational kiosk will be provided at the pavilion located at Disc Golf Hole #14 (previously Hole #5) discussing the history and activity of disc golf.

Preservation of Existing Natural Features

- The proposed amenities are located in areas where existing facilities already exist. We do not anticipate large areas of tree clearing.

- The large area of open space located east of the existing bike pump track will be maintained.

- The proposed amenities are between 250-feet ± and 400-feet ± from the edge of the Brodhead Creek and greater than 800-feet from the Delaware River, therefore the required 150-foot riparian buffer will be maintained. A riverine habitat extending from the Delaware River traverses the southern portion of the property. The proposed ADA accessible loop trail will be located within

150-feet of this feature. Mitigation of this riparian buffer will be provided where required under the PADEP NPDES Permit.

- The wooded area to the east and south of the proposed ADA accessible loop trail between it and the Delaware River and Brodhead Creek will be maintained. In addition, the wooded area north of Prices Landing Road will be maintained.

- The area of the Shawnee-Minisink Clovis Archaeological Site will remain undisturbed. As previously discussed, this area will remain unmarked to deter visitors from visiting the actual Archaeological Site.

Participation Rates

[This space intentionally left blank.]

National, State, and Local Standards

The following standards and regulations have been utilized to prepare this Master Plan or will be utilized as amended to prepare subsequent design plans.

- Smithfield Township Code of Ordinances
- Americans with Disabilities Act
- ASTM International
- Consumer Product Safety Commission
- US Architectural and Transportation Barriers Compliance Board
- International Play Equipment Manufacturers Association
- Pocono Disc Golf Club
- Pennsylvania Department of Transportation
- Pennsylvania Department of Environmental Protection/Monroe County Conservation District
- Pennsylvania Code Title 25, Chapter 102

Support Facilities

- A 54-space paved parking lot including 2 ADA parking spaces will be provided over the existing gravel driveway and parking area. An accessible route will be provided between the parking and the proposed amenities including the bike pump track, dog park, ADA accessible loop trail, restrooms, and one (1) pavilion. A reinforced lawn area for overflow parking will also be provided for approximately 18 additional parking spaces.

  The driveway from River Road will include a one-way looped paved access to allow stacking of vehicles for the collection of fees on the project site. This will keep vehicles from stacking along River Road.

A minimal portion of the existing woodlands north of the existing gravel parking lot will be disturbed to construct the proposed parking area.

- Fee collection booths and entry gate will be provided.
- A fence with gate and landscaping will be provided along River Road between it and the proposed looped access drive and parking area.
- Restrooms are proposed between the parking area and existing bike pump track and will be accessible via the ADA accessible loop trail. The restrooms will be ADA accessible. A drinking fountain with pet bowl will also be provided adjacent to the restrooms.

- A 200-foot wide property line buffer is provided along the rear property line of the residences east of the Park, between it and the Delaware River. Any nature trails within this area will become unmaintained to prevent visitors accessing those trails. Directional trail signage will be placed to direct visitors along the nature loop trail that will remain.
- Educational kiosks will be provided along the ADA accessible loop trail discussing the Shawnee-Minisink Clovis Archaeological Site and the New York, Susquehanna, and Western Railroad.

SECTION F – DESIGN CONSIDERATIONS

The data utilized for preparation of the Master Plan was compiled using the best available information and can be found in Appendix B.1. This included the following:

- A Map of Survey of Lands intended to be Conveyed by Shawnee Development, Inc. prepared by Frank J. Smith, Jr., P.L.S., dated October 13, 2003.
- FEMA Floodplain Mapping effective May 2, 2013.
- Topographic survey of the existing bike pump track completed by LVL Engineering Group in May 2023.
- Contours and existing features were obtained from Lidar mapping
- Websoil Survey
- Rivers Edge Regional Park Master Plan prepared by Boucher & James, Inc., dated March 16, 2007.

In addition, T&M Associates staff is familiar with the River's Edge Family Bike Park by way of other active projects. T&M Associates also visited the project site during the Master Planning process in August 2024, November 2024, and April 2025.

After several meetings and consultation with the Bike Park Committee, Township Board of Supervisors, Township staff, Middle Smithfield Township representatives, the Monroe County Forester, and Pocono Disc Golf Club, as well as information gathered during the Key Person interviews and Citizen's Survey, Concept Plan 3 was created and subsequently amended. As discussed throughout this Master Plan, Concept Plan 3 prioritizes the preservation of natural features, the protection and recognition of historical assets, and

the safeguarding of endangered species and species of special concern, in full compliance with all permitting requirements.

SECTION G – DESIGN PROCESS AND RECOMMENDATIONS

In preparation for the Hybrid meeting on March 26, 2025, T&M Associates prepared four concept plans for review and discussion. The Concept Plans can be found in Appendix D.1.

Concept Plan 1

This plan included improved and paved driveway access from River Road with the security station and gate located immediately adjacent to River Road, a 41-space paved parking lot, and all amenities listed in the Citizen's Survey. The amenities included bathrooms and drinking fountains, Shawnee-Minisink educational kiosks with maps, kayak/canoe launch, pavilion/picnic tables, other educational kiosks with maps, an ADA accessible loop trail, playground, sports field/courts, splash pad, pickleball courts, advanced bike track, dog park, open air theatre, beginner bike track, and bird watching.

In addition, the existing trails north of Prices Landing Road would be re-established and maintained and connected to create a loop trail with benches, bird blinds and birding kiosks, and flora/fauna kiosks.

Pros

- Includes all amenities provided for in the Citizen's Survey

Cons

- Includes all amenities provided for in the Citizen's Survey
- Does not provide adequate stacking of vehicles when entering the Park
- The existing nature trails direct visitors near the residences east of the Park, between it and the Delaware River
- Large woodlands disturbance to create plan
- Safety concern with the kayak/canoe launch

Concept Plan 2

This plan also included improved and paved driveway access from River Road with the security station and gate located immediately adjacent to River Road and a 41-space paved parking lot. The amenities included on this plan were those of most interest based upon the Citizen's Survey. The amenities included bathrooms and drinking fountains, Shawnee-Minisink educational kiosks with maps, kayak/canoe launch, pavilion/picnic tables, other educational kiosks with maps, an ADA accessible loop trail, playground, and bird watching.

In addition, the existing trails north of Prices Landing Road would be re-established and maintained and connected to create a loop trail with benches, bird blinds and birding kiosks, and flora/fauna kiosks.

Pros

- Includes amenities of most interest provided for in the Citizen's Survey
- Less woodlands disturbance to create plan

Cons

- Does not provide adequate stacking of vehicles when entering the Park
- The existing nature trails direct visitors near residences east of the Park, between it and the Delaware River
- Safety concern with the kayak/canoe launch

Concept Plan 3

This plan again included improved and paved driveway access from River Road with the security station and gate located immediately adjacent to River Road and a 41-space paved parking lot. The amenities included on this plan were those of most interest based upon the Citizen's Survey, and the proposed bike track expansion and expanded disc golf course. The most interested amenities included bathrooms and drinking fountains, Shawnee-Minisink educational kiosks with maps, kayak/canoe launch, pavilion/picnic tables, other educational kiosks with maps, an ADA accessible loop trail, playground, and bird watching.

In addition, the existing trails north of Prices Landing Road would be re-established and maintained and connected to create a loop trail with benches, bird blinds and birding kiosks, and flora/fauna kiosks.

Pros

- Includes amenities of most interest provided for in the Citizen's Survey
- Less woodlands disturbance to create plan
- Expanded disc golf course is included

Cons

- Does not provide adequate stacking of vehicles when entering the Park
- The existing nature trails direct visitors near residences east of the Park, between it and the Delaware River
- Safety concern with the kayak/canoe launch

Concept Plan 4

This plan included improved driveway access from River Road with the security station and gate located immediately adjacent to River Road and a 41-space parking lot. The amenities included on this plan were the ADA accessible loop trail, two pavilions, playground, and expanded disc golf course.

Pros

- Less woodlands disturbance to create plan
- Expanded disc golf course is included
- No increased concern with water access

Cons

- Includes least number of amenities
- Does not provide adequate stacking of vehicles when entering the Park
- The existing nature trails direct visitors near the residences east of the Park, between it and the Delaware River

During the meeting held on March 26, 2025, **Concept Plan 3** was selected by the Bike Park Committee, the Smithfield Township Board of Supervisors, and the Middle Smithfield Township representatives with the following revisions:

- Provide a stacking lane for cars entering parking area to limit stacking of vehicles on River Road
- Remove bike park expansion and replace it with a dog park
- Remove canoe/kayak launch. Despite the high interest of this amenity shown during the Citizen's Survey the meeting attendees decided to remove it to reduce liability. The existing nature path for a viewing area of Brodhead Creek will remain
- Revise expanded disc golf course per layout provided by Pocono Disc Golf Club
- Provide a 200-foot buffer between the rear property lines of the residences east of the Park, between it and the Delaware River. Add trail markers to nature loop trail to direct visitors away from these residences.

Between March 26, 2025 and August 27, 2025, **Concept Plan 3** was ultimately revised to include the following:

- One-way paved driveway access to a proposed 54-space paved parking lot. The security station will be provided further away from the intersection with River Road to provide adequate stacking of vehicles.
- Additional overflow parking is provided for approximately 18-spaces.
- Two pavilions as shown on the Concept Plan presented during the March 26, 2025 meeting.
- The bike park expansion was removed, and the dog park is now located within the central meadow area of the Park.
- The canoe/kayak launch was removed as discuss above. The existing nature trail will remain and provide access to an overlook area to view the Brodhead Creek.

- The bathroom and drinking fountains remain but were relocated to be closer to the existing bike pump track.

- The existing bike pump track will remain and will be improved as approved under the amended PADEP NPDES Permit.

- The playground remains but was relocated to be closer to the existing bike pump track.

- The ADA Accessible loop trail remains as presented during the March 26, 2025 meeting.

- The expanded disc golf course was revised per a meeting with members of the Pocono Disc Golf Club in April 2025.

- A 200-foot buffer is shown between the rear property lines of the residences east of the Park, between it and the Delaware River. Trail markers have been added to direct visitors along the nature loop trail and away from these properties.

The Final Concept Plan is provided in Appendix D.2.

SECTION H – COST ESTIMATE AND PHASED CAPITAL DEVELOPMENT PROGRAM

The Townships intend to construct the proposed improvements as money becomes available whether it be Township funds or grant funding. Possible grant funding includes the County LSA, Statewide LSA, PADEP Growing Greener, DCNR C2P2 Program, and DCNR Greenways, Trails, and Recreation Program.

The first phase, Phase A, will include the installation of additional disc golf course baskets to expand the course as shown on the Final Concept Plan. This work will be completed by the Townships and members of the Disc Golf Club in locations discussed in the field in April of 2025. The Total Estimated Construction Cost for Phase A including a 10% Contingency is $11,880. Also refer to Page 25 and Appendix E.1.

Prior to commencing with additional phases, it is recommended that the existing NPDES Permit be amended to include all proposed amenities. The Total Estimated Cost for this work is $24,000 and will include the following:

- Layout and grading of all proposed amenities including associated details.

- Stormwater management design in accordance with the Smithfield Township Stormwater Management Ordinance and Pennsylvania Department of Environmental Protection regulations.

- Preapplication meeting with the Monroe County Conservation District.

- Prepare and submit all required permitting documentation and calculations to the Monroe County Conservation District in support of an amended NPDES Permit.

In addition, and as discussed during the review conducted by the State Historic Preservation Office, a Phase I Environmental Study should be conducted prior to any earthmoving. We suggest this study be completed prior to or simultaneously with the NPDES Permit amendment. The total Estimated Cost for a Phase I Environmental Study is $12,000.

The second phase, Phase B, will include expansion and paving of the Park entrance and parking lot. The Townships may choose to expand and pave the parking lot with municipal equipment and personnel, or

the Townships may choose to bid the project. If the Townships choose to complete the work, construction observation services will be less, and bidding will not be required saving the Townships money. The Total Estimated Cost for this work including Construction Plan preparation, bidding, and construction observation is $424,427. Also refer to Appendix E.1.

The remaining phases, Phases C through K, may be completed as funding becomes available. This flexible approach could result in Phase F being executed before Phase C, Phase G before Phase D, etc. The following is a chart listing the Total Estimated Construction Cost for each phase. A line item estimate for each phase is included in Appendix E.1.

Phase A	Disc Golf Course	$ 11,880
Phase B*	Entrance Driveway and Parking Lot Improvement	$ 424,427
Phase C	Bike Pump Track Rehabilitation	$ 123,670
Phase D*	6-Foot Wide ADA Accessible Loop Trail with Landscaping and Benches	$ 108,604
Phase E*	Dog Park	$ 61,018
Phase F	Playground	$ 786,086
Phase G*	Brodhead Creek Overlook	$ 24,681
Phase H	Bathroom with Drinking Fountain	$ 223,242
Phase I	Pavilions with Picnic Tables	$ 131,132
Phase J*	Nature Loop Trail	$ 30,156
Phase K*	Educational Kiosks and Amenities	$ 56,519

*The cost of bidding can be deducted if Townships perform work.

Please note, Phase J includes all remaining educational kiosks and bird blinds. These items may be completed as one phase or separately as the Townships deem appropriate.

The Total Estimated Construction Cost of all Phases A through J is $1,981,415. The Total Estimated Project Cost including the Phase I Environmental Study and amended NPDES Permit is $2,017,415. The Townships anticipate the proposed improvements to be completed over a 5-year period.

In addition, there are large areas (4 acres ±) of Japanese Knotweed along the southern portion of the property, adjacent to the Brodhead Creek and riverine habitat extending into the project site from the Delaware River. Over time, the Townships intend to remove the existing Japanese Knotweed. There are two ways to remove:

1. Applying herbicide over the course of 3 years with yearly treatments applied. The initial treatment is anticipated to cost $600 per acre, or $2,400. The second treatment is anticipated to cost $400 per acre, or $1,600. The final treatment, and each yearly treatment, is anticipated to cost $300 per acre, or $1,200. The total cost of the first three years is $5,200.

2. Removal of knotweed without treatment may cost $10,000 per acre, or $40,000. This method may also require annual herbicide treatment as discussed above.

SECTION I – MAINTENANCE AND OPERATION COSTS; REVENUE

Existing Operation and Maintenance Cost

The Yearly Operating and Maintenance Costs for the Park is $42,000 ±.

This total includes staffing for the following roles:

- Landscape Maintenance

  2 Full-Time Employees for mowing, weed-whacking, and general landscape upkeep

- Ground Maintenance

  1 Part-Time Employee handling trash removal and miscellaneous maintenance tasks

- Security and Fee Collection

  2 Part-Time Employees providing security and managing fee collection

  Constable visiting Park periodically, and as needed

- Park Operations

  1 Full-Time Employee for overseeing all park operations

In addition to the staffing requirements, the cost to rent the existing Port-o-Potty is included in the Park's Yearly Operating and Maintenance Cost. Refer to Appendix F.1.

Future Operation and Maintenance Cost

Sustainable Design Practices and Alternative Designs, and Reducing Long Term Maintenance Costs

The proposed amenities including the parking lot, ADA accessible loop trail, and bike pump track will have impervious surfaces, and the playground will have a solid play surface limiting the need for year-round maintenance. The parking lot and trails will not require any stone replenishment or replacement. In addition, the bike pump track will not require daily covering and uncovering of the existing dirt track and sedimentation of the rain gardens will no longer be a concern. The impervious surfaces will reduce the long-term maintenance cost of the Park.

Administration and Personnel

The Park currently incurs fixed administrative and personnel expenses. Any proposed additions should not result in increased administrative overhead.

However, yearly operating and maintenance costs are expected to rise due to:

- Additional personnel hours required for expanded park operations
- Additional periodic visits by Constable
- Additional trash
- Restroom cleaning and maintenance
- Snow plowing of paved parking lot
- Potential need for extra port-o-potties

Maintenance Equipment, Supplies, and Materials

The improved Park will require the purchase, placement, and routine cleaning of additional trash cans and dog waste stations. While no additional personnel will be needed, consumable supplies will be necessary:

- Dog Waste Bags and Receptacle Liners: Estimated yearly cost: $600
- Trash Can Liners: Estimated yearly cost: $600
- Toilet Paper: Estimated yearly cost: $500

To support these needs, a storage shed for supplies and materials is included in the Phase B Cost Estimate.

No additional equipment, supplies, or materials beyond those listed are anticipated for the operation of the improved Park.

Programming

The Park would be available to school groups, day camps, and scout troops, etc. for use as needed. The Townships do not intend to charge these groups for use of the Park.

Contracted Services

As noted above under Administration and Personnel, rental costs will increase if additional port-o-potties are required. The yearly rental cost for one (1) port-o-potty is $1,000 and the cost to rent a total of three port-o-potties will be $3,000 per year.

The new Yearly Operating and Maintenance Costs is estimated at approximately $56,800.

Revenue

On weekends (Saturdays and Sundays), the Park charges a daily admission fee of $10 for out-of-county residents. With an average of 50 out-of-county visitors per weekend, this generates approximately $5,000 in weekly revenue, or $14,000 per year (charged May through September). [This information will change upon receipt of participant data from Township]

In addition to a daily fee and programming fees, additional revenue is expected from pavilion rentals during the warmer months (May through September). Assuming each pavilion is rented twice per week at $25 per rental over a 7-month period, the estimated total revenue from pavilion rentals is $2,240 per year.

Any remaining funds required to support the Park's operation and maintenance will be supplemented through local taxpayer contributions.

SECTION J – SECURITY ANALYSIS

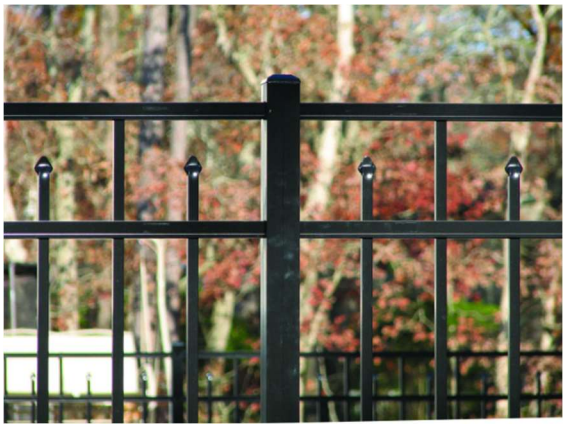
During the Master Plan process, several safety and security concerns were identified. These include:

- Ensuring the safety of visitors

- Deterring unauthorized water access
- Protecting the privacy and security of residents east of the Park, between it and the Delaware River
- Managing visitor volume
- Handling and disposing of trash effectively

In consultation with Constable Joseph DeBartolo and Smithfield Township Emergency Management Coordinator Julia Heilakka the following should be implemented at the Park to ensure the safety and security of visitors, and the protection of property, facilities, natural resources, historical assets, and critical habitats.

- Lighting should be provided at the driveway entrance intersecting River Road and within the parking lot, however additional lighting throughout the Park should not be provided. Lighting throughout the Park may invite visitors after hours. Constable DeBartolo indicated that if he or other law enforcement needs to visit the park after hours they can do so with flashlights and/or headlamps.
- Constable DeBartolo suggested signage listing fines for violations be provided throughout the Park to deter persons visiting after hours and visiting the Brodhead Creek and Delaware River for activities other than fishing.
- Both the Constable and Emergency Management Coordinator agreed that a fence with gate along River Road will deter persons visiting after hours. Concept Plan 3 has been prepared with a fence and gate along River Road.
- A security station with gate is provided prior to entering the parking lot on the Concept Plan. The Constable suggested security cameras be provided for use should persons visit the park after hours or if unsafe activities are observed.



The Constable noted that he patrols the park regularly during the week, with increased visits on weekends. Additionally, the public is encouraged to stay alert and report any suspicious or unsafe behavior to municipal or local police. Further safety and security can be provided by various Township personnel during visits for the operation and maintenance of the Park.

Safety and Security Policy

A comprehensive safety and security policy should be developed by the Townships to establish clear procedures and best practices for managing emergency incidents across agency parks and facilities. This policy should serve as a foundational guide for staff, ensuring consistent and effective responses to a range of situations.

At a minimum, the policy should include:

Preventative Security Measures

The following items are proposed and are preventative in nature:

- Controlled Access via Fencing and Gate: A fence will be installed along River Road, with a gated entrance at the driveway. The gate will remain open during regular park hours, typically from dawn to dusk.

- Weekend Access Control: Additional security booths and a gate will be installed before the entrance to the parking lot. These will be staffed on weekends (Saturdays and Sundays) to manage increased visitor traffic. The booth will also include security cameras for use at all times (24 hrs/day, 7 days/week).

- Security Patrols: A Constable or designated security personnel will conduct periodic patrols during the week, with increased frequency on weekends.

- Deterrent Signage: Signs will be posted to discourage entry during non-operating hours and to prevent visitors from venturing beyond designated amenities. These signs will clearly state applicable fines for violations.

- Emergency Contact Signage: Throughout the Park, signs will instruct visitors to call 911 or a designated phone number if they witness suspicious or dangerous activity, or if an emergency arises.

- Trail Guidance Signage: Directional signs will be placed along the nature loop trail to guide users and discourage off-trail exploration.

- Training: Park staff should receive safety and emergency training.

Emergency Procedures

In the event of an emergency at the Park requiring intervention by emergency services, staff stationed at the security booths will be responsible for managing the situation until responders arrive. Their duties may include:

- Immediately calling 911 to report the nature and location of the emergency.

- Securing the area by ensuring visitors remain at a safe distance from the emergency site to allow emergency personnel unobstructed access upon arrival.

- Directing both pedestrian and vehicular traffic off Park property in a calm, organized, and efficient manner, while keeping the entrance driveway and emergency access routes clear.

- Continuously observing visitor activity throughout the incident to maintain safety and prevent interference with emergency operations.

- Preparing a written report detailing the incident and the procedures followed, to be filed with the Townships for recordkeeping and review.

SECTION K – EXISTING RECREATIONAL AMENITIES ASSESSMENT

Three (3) existing recreational amenities will remain and are proposed to be improved.

Disc Golf Course

The existing 9-hole disc golf course will be expanded to 18-holes. On April 11, 2025, members of the Pocono Disc Golf Club, the Smithfield Township Manager and the Conservation and Maintenance Director, and staff from T&M Associates met at the River's Edge Family Bike Park to discuss and locate the additional nine (9) holes. Five (5) new holes will be placed along the ADA accessible loop trail with two (2) holes having an extra basket for handicap accessibility. Four (4) new holes will be placed along the existing nature trails north of Prices Landing Road. All holes will be renumbered with Hole #1 located on the eastern edge of the proposed paved parking lot and Hole #18 (renumbered previous Hole #9) on the western side of the property. Play will occur counterclockwise along the ADA accessible loop trail, across Prices Landing Road and along the existing nature trails north of the Road, and then south across Prices Landing Road to the last hole.

Existing Bike Pump Track

The existing bike pump track will remain. Smithfield Township received approval from the Pennsylvania Department of Environmental Protection and the Monroe County Conservation District to improve the existing track. The improvements consist of correcting the rain gardens including regrading, installing a storm sewer system, and providing amended soils and vegetation to promote infiltration. The track will be surfaced with an impervious material (i.e., dirt-crete) that will aid in maintaining the track and rain gardens over the long-term.

Existing Nature Trails

The nature trails north of Prices Landing Road will be re-established and maintained and connected to provide a nature loop trail. A nature trail leading from the proposed paved parking area will also be re-established and maintained for direct access to the pavilion at Disc Golf Hole #14. The nature trails will be routed through the existing woodlands as to provide the least disturbance possible. The trails will remain as dirt.

SECTION L – SIGNIFICANT HISTORICAL AREAS AND STRUCTURES REVIEW

A submission was made to, and a response was received by the Pennsylvania State Historic Preservation Office (SHPO). In addition, T&M Associates discussed the project in detail with SHPO on January 6, 2025. A copy of the SHPO response dated January 6, 2025 is included in Appendix G.1. SHPO states "If ground disturbing activities are proposed outside the known boundaries of the [dig] site, then it is our opinion that a Phase I archaeological survey to and locate other potentially significant sites within the project area should be conducted."

SECTION M – FOREST STEWARDSHIP PLAN

T&M Associates and Smithfield Township met with the County Forester on November 5, 2024 to inventory and evaluate the existing species located within Rivers Edge Family Bike Park. A Forest Stewardship Plan detailing this visit and observations is included in Appendix H.1.

WORKS CITED

Archaic Period. National Park Service. https://www.nps.gov/articles/archaic-period.htm

Clark, A. & Gingerich, J.A.M. (2022). Intra-Site Spatial Analysis of Mobile and Semi-Sedentary Peoples: Analytical Approaches to Reconstructing Occupation History. *University of Utah Press, Salt Lake.* 53-68.

Gingerich, J.A.M. (2004). Shawnee-Minisink Revisited: New Excavations of the Paleoindian Level. *Archaeology – North America*, 40-41.

Gingerich, J.A.M. (2007). Picking Up the Pieces: New Paleoindian Research in the Upper Delaware Valley. *Archaeology of Eastern North America.* 35, 117-124.

Gingerich, J.A.M. & Waters, M. R. New Dates from the Shawnee-Minisink Site, Pennsylvania. *Archaeology – North America,* 90-92.

Gingerich, J.A.M, Whyte, T.R. & Whittaker, S. (2019). Misidentified Clovis-age Fish Bone at Shawnee-Minisink and the Problem with Single Case Studies in Late Pleistocene Archaeology. *Journal of Archaeological Science: Reports.* (25), 94-99.

Paleo-Indian Period – 10,000 to 14,500 Years Ago. National Park Service. https://www.nps.gov/articles/000/paleo-indian-period-10-000-to-14-500-years-ago.htm

Wisner, G. (2007). A Spring that Keeps Flowing – The Shawnee-Minisink Clovis Site. *Mammoth Trumpet,* 22 (2), 4-7.

Woodland Period – 1,000 to 3,200 Years Ago. National Park Service. https://www.nps.gov/articles/000/woodland-period-1-000-to-3-200-years-ago.htm

(2003) History along Karamac Trail: New York, Susquehanna & Western Railroad Karama Hotel. *Spanning the Gap,* 25 (2).

Koppenhaver, B. (2004). Karamac Candy. *Skylands Visitor.* https://www.njskylands.com/odhikekaramac